AGENDA

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

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

(I) CALL TO ORDER

(II) APPOINTMENTS

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

(III) OPEN FORUM

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

(IV) CONSENT AGENDA

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

(2) Approval of the Minutes for the *April 16, 2026* Planning and Zoning Commission meeting.

(3) **P2026-013 (HENRY LEE)**
Consider a request by John P. Wardell for the approval of a *Replat* for Lot 5, Block A, Las Primeras Addition being a 0.637acre tract of land identified as Lots 1 & 2, Block A, Las Primeras Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, generally located on the west side of Renfro Street, north of the intersection of Renfro Street and E. Boydstun Avenue, and take any action necessary.

(4) **P2026-014 (HENRY LEE)**
Consider a request by RDelta Engineers on behalf of Stephen Geiger of Rayburn Country Electric Cooperation, Inc. for the approval of a *Replat* for Lot 4, Block A, REC Campus Addition being a 32.835-acre parcel of land identified as Lot 3, Block A, REC Campus Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 44 (PD-44) for Commercial (C) and Heavy Commercial (HC) District land uses, generally located at the northwest corner of the intersection Mims Road and S. Goliad Street [*SH-205*], and take any action necessary.

(5) **P2026-016 (ANGELICA GUEVARA)**
Consider a request by David Bond of Spiars Engineering, Inc. on behalf of Todd Baker of YMCA of Metropolitan Dallas for the approval of a *Replat* for Lot 2, Block A, Rockwall County YMCA Addition being a 21.378-acre parcel of land identified as Lot 1, Block A, Rockwall County YMCA Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 5 (PD-5), situated within the North SH-205 Overlay (N. SH-205 OV) District, addressed as 1210 N. Goliad Street [*SH-205*], 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.

(6) **Z2026-011 (HENRY LEE)**
Hold a public hearing to discuss and consider a request by Grant Young of Big-Tex Trailers on behalf of Raymond Jowers of Jowers, Inc. for the approval of a *Specific Use Permit (SUP)* amending *Ordinance No. 20-01* and allowing outside storage adjacent to IH-30 on a 4.4317-acre tract of land identified as Tract 22-01 of the R. Irvine Survey, Abstract No. 120, City of Rockwall, Rockwall County,

Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 2260 E. IH-30, and take any action necessary.

(7) **Z2026-014 (HENRY LEE)**
Hold a public hearing to discuss and consider a request by Kris Sharp of 5 Sharp Real Estate, LLC for the approval of a Zoning Change to amend Planned Development District 46 (PD-46) [Ordinance No. 25-12] being a 47.37-acre tract of land situated within the J. A. Ramsey Survey, Abstract No. 186, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 46 (PD-46) for Commercial (C) District land uses, situated within the SH-276 Overlay (SH-276 OV) District, generally located at the northeast corner of Corporate Crossing and SH-276, and take any action necessary.

(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.

(8) **SP2026-008 (BETHANY ROSS) [*THE APPLICANT HAS TABLED THIS CASE TO MAY 12, 2026*]**
Discuss and consider a request by Chase Finch of Corwin Engineering, Inc. on behalf of John Arnold of Erwin Farms SF, LTD for the approval of a *Site Plan* for Erwin Farms Subdivision consisting of 123 residential lots on a 98.198-acre tract of land identified as a portion of Tract 4 of the J. M. Gass Survey, Abstract No. 88, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 104 (PD-104) for Single-Family 10 (SF-10) District land uses, generally located on the southside of North Country Lane east of the intersection of North Country Lane and FM-1141, and take any action necessary.

(9) **MIS2026-005 (BETHANY ROSS)**
Discuss and consider a request by Lexie Tanner on behalf of Michael Swiercinsky for the approval of a *Miscellaneous Case* for a *Minor Waiver* to the Downtown (DT) District requirements on a 0.057-acre parcel of land identified as a portion of Lot 3, Block M, Rockwall OT Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, addressed as 106 E. Rusk Street, and take any action necessary.

(10) **MIS2026-006 (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.

(11) **MIS2026-007 (RYAN MILLER)**
Discuss and consider a request by Bennie Griffin on behalf of Lakeshore Assisted Living for the approval of a *Miscellaneous Case* for an *Exception* to the *Engineering Standards of Design and Construction Manual* to allow an existing smooth face concrete retaining wall on a 10.549-acre parcel of land identified as Lot 8, Block C, Horizon Ridge Medical Addition, City of Rockwall, Rockwall County, Texas, being zoned Planned Development District 9 (PD-9) for General Retail (GR) District land uses, addressed as 5250 Medical Drive, and take any action necessary.

(12) **MIS2026-008 (ANGELICA GUEVARA)**
Discuss and consider a request by Kevin Osornio of MBA Custom Homes for the approval of a *Miscellaneous Case* for an *Exception* for a *Front Yard Fence* 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 May 12, 2026.

(13) **Z2026-015 (BETHANY ROSS)**
Hold a public hearing to discuss and consider a request by Akhil D. Vats 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 1.59-acre parcel of land identified as Lot 5, Block A, People Tract Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family Estate 1.5 (SFE-1.5) District, addressed as 451 Cornelius Road, and take any action necessary.

(14) **Z2026-016 (RYAN MILLER)**

Hold a public hearing to discuss and consider a request by Bilal Mashhood on behalf of Abdul Khan of Center for Peace and Mercy for the approval of a *Specific Use Permit (SUP)* for a *Church/House of Worship* on a 2.681-acre tract of land identified as Tract 10-01 & 22 of the E. P. G. Chisum Survey, Abstract No. 64, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, generally located on the north side of Turtle Cove Boulevard, north of the intersection of Turtle Cove Boulevard and Ridge Road [*FM-740*], and take any action necessary.

(15) **Z2026-017 (HENRY LEE)**

Hold a public hearing to discuss and consider a request by Anthony Winkler of Calabrese & Winkler Holdings on behalf of David Naylor of Rayburn Electric for the approval of a *Specific Use Permit (SUP)* for *Outdoor Commercial Amusement/Recreation* and a *Structure Exceeding 60-Feet in Height in a Commercial (C) District* for a *Golf Driving Range* on a 39.525-acre parcel of land identified as Lot 1, Block A, Rockwall Hospital Addition and Tract 18 of the J. D. McFarland Survey, Abstract No. 145, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, generally located at the northwest corner of the intersection of Sids Road and S. Goliad Street [*SH-205*], and take any action necessary.

(16) **Z2026-018 (ANGELICA GUEVARA)**

Hold a public hearing to discuss and consider a request by Javier Silva of JMS Custom Homes 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 0.161-acre parcel of land identified as Lot 3, Block A, Kinsey Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 804 Kernodle Street, and take any action necessary.

(17) **Z2026-019 (ANGELICA GUEVARA)**

Hold a public hearing to discuss and consider a request by Javier Silva of JMS Custom Homes 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 0.161-acre parcel of land identified as Lot 2, Block A, Kinsey Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 806 Kernodle Street, and take any action necessary.

(18) **Z2026-020 (ANGELICA GUEVARA)**

Hold a public hearing to discuss and consider a request by Javier Silva of JMS Custom Homes 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 0.138-acre tract of land identified as Block 52C of the B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 508 Munson Street, and take any action necessary.

(19) **Z2026-021 (BETHANY ROSS)**

Hold a public hearing to discuss and consider a request by Ron Hawkins for the approval of a *Zoning Change* from an Agricultural (AG) District to a Light Industrial (LI) District for a 9.9398-acre tract of land identified as Tract 3 of the J. H. Bailey Survey, Abstract No. 34, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-276 Overlay (SH-276 OV) District, addressed as 4571 SH-276, and take any action necessary.

(20) **Z2026-022 (BETHANY ROSS)**

Hold a public hearing to discuss and consider a request by Akhil Parmar 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 1.59-acre parcel of land identified as Lot 4, Block A, People Tract Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family Estate 1.5 (SFE-1.5) District, addressed as 401 Cornelius Road, and take any action necessary.

(21) **Z2026-023 (ANGELICA GUEVARA)**

Hold a public hearing to discuss and consider a request by Samuel Angel Hernandez Ramirez for the approval of a *Specific Use Permit (SUP)* for an existing *Accessory Structure* on a 0.344-acre parcel of land identified as Lot 48 of the Canup 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 304 E. Bourn Street, and take any action necessary.

(22) **Z2026-024 (HENRY LEE)**

Hold a public hearing to discuss and consider a request by Stephen Geiger for the approval of a *Zoning Change* from a Commercial (C) District to a Heavy Commercial (HC) District for a 1.50-acre tract of land identified as Tract 8-02 of the J. D. McFarland Survey, Abstract No. 145, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, addressed as 960 Sids Road, and take any action necessary.

(23) **Z2026-025 (BETHANY ROSS)**

Hold a public hearing to discuss and consider a request by Eric Williams of Teague, Nall, & Perkins on behalf of Elisa Cardona of the North Texas Municipal Water District (NTMWD) for the approval of a *Specific Use Permit (SUP)* for *Freestanding Commercial Antenna* on *Public Property* on a 0.40-acre tract of land identified as a portion of Tract 3 of the T. R. Bailey Survey, Abstract No. 30,

City of Rockwall, Rockwall County, Texas, zoned Planned Development District 80 (PD-80) for Single-Family 10 (SF-10) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV)) District, generally located on the west side of John King Boulevard north of the intersection of John King Boulevard and FM-552, and take any action necessary.

(24) **P2026-015 (HENRY LEE)**
Discuss and consider a request by Pat Atkins of KPA Consulting on behalf of Rockwall King 15, LLC for the approval of a *Final Plat* for Phase 3 of the Saddle Star South Subdivision consisting of 26 single-family residential lots on a 14.995-acre tract of land identified as Tract 1-03 of the P. B. Harrison Survey, Abstract No. 97, City of Rockwall, Rockwall County, Texas, zoned Planned Development 79 (PD-79) for Single-Family 10 (SF-10) District land uses, situated within SH-205 By-Pass Overlay (SH-205 BY-OV) District, generally located northeast of the intersection of Featherstone Drive and John King Boulevard, and take any action necessary.

(25) **SP2026-011 (HENRY LEE)**
Discuss and consider a request by Pat Atkins of KPA Consulting on behalf of Rockwall King 15, LLC for the approval of a *Site Plan* for Phase 3 of the Saddle Star South Subdivision consisting of 26 single-family residential lots on a 14.995-acre tract of land identified as Tract 1-03 of the P. B. Harrison Survey, Abstract No. 97, City of Rockwall, Rockwall County, Texas, zoned Planned Development 79 (PD-79) for Single-Family 10 (SF-10) District land uses, situated within SH-205 By-Pass Overlay (SH-205 BY-OV) District, generally located northeast of the intersection of Featherstone Drive and John King Boulevard, and take any action necessary.

(26) **SP2026-012 (BETHANY ROSS)**
Discuss and consider a request by Paul Cragun of Cumulus Design on behalf of Sam Mota of MGD 276 Business Park, LLC for the approval of a *Site Plan* for *Commercial/Office Building* on a 3.8-acre tract of land identified as Tract 2-5 of the J. Cadle Survey, Abstract No. 65, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 10 (PD-10) for General Retail (GR) District land uses, situated within the SH-276 Overlay (SH-276 OV) District, located at the northwest corner of the intersection of Old SH-276 and T. L. Townsend Drive, and take any action necessary.

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

- P2026-008: Preliminary Plat for Phase 3 of the Saddle Star Subdivision **(APPROVED)**
- P2026-011: Replat for Lots 7 & 8 of the Davenport Acres Addition **(APPROVED)**
- P2026-012: Final Plat for the Erwin Farms Subdivision **(APPROVED)**
- Z2026-008: Specific Use Permit (SUP) for *Residential Infill Adjacent to an Established Subdivision* for 213 S. Clark Street **(2ND READING; APPROVED)**
- Z2026-011: Specific Use Permit (SUP) for *Outside Storage* for 2260 E. IH-30 **(TABLED TO THE APRIL 20, 2026)**
- Z2026-012: Text Amendment to Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC) **(1ST READING; APPROVED)**
- Z2026-013: Zoning Change Amending Planned Development District 76 (PD-76) **(1ST READING; APPROVED)**
- Z2026-014: Zoning Change Amending Planned Development District 46 (PD-46) **(DENIED)**

(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 *April 22, 2026* at 5:00 PM, and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

MINUTES

PLANNING AND ZONING COMMISSION PUBLIC HEARING MEETING
CITY HALL, 385 SOUTH GOLIAD STREET, ROCKWALL, TEXAS
***APRIL 14, 2026* IN THE CITY COUNCIL CHAMBERS AT 6:00 PM**

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

I. CALL TO ORDER

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

II. APPOINTMENTS

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

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

III. OPEN FORUM

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

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

IV. CONSENT AGENDA

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

2. Approval of Minutes for the *March 31, 2026* Planning and Zoning Commission meeting.

3. **P2026-008 (HENRY LEE)**
Consider a request by Pat Atkins of KPA Consulting on behalf of Rockwall King 15, LLC for the approval of a *Preliminary Plat* for Phase 3 of the Saddle Star South Subdivision consisting of 26 single-family residential lots on a 14.995-acre tract of land identified as Tract 1-03 of the P. B. Harrison Survey, Abstract No. 97, City of Rockwall, Rockwall County, Texas, zoned Planned Development 79 (PD-79) for Single-Family 10 (SF-10) District land uses, situated within SH-205 By-Pass Overlay (SH-205 BY-OV) District, generally located northeast of the intersection of Featherstone Drive and John King Boulevard, and take any action necessary.

4. **P2026-011 (ANGELICA GUEVARA)**
Consider a request by Cristian Federciuc for the approval of a *Replat* for Lot 7 & 8 of the Davenport Acres Addition being a 6.00-acre parcel of land identified as Lot 3 of the Davenport Acres Addition, Rockwall County, Texas, situated within the Extraterritorial Jurisdiction (ETJ) of the City of Rockwall, addressed as 211 Howell Road, and take any action necessary.

5. **P2026-012 (BETHANY ROSS)**
Consider a request by Chase Finch of Corwin Engineering, Inc. on behalf of John Arnold of Erwin Farms SF, LTD for the approval of a *Final Plat* for Erwin Farms Subdivision consisting of 123 residential lots on a 98.198-acre tract of land identified as a portion of Tract 4 of the J. M. Gass Survey, Abstract No. 88, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 104 (PD-104) for Single-Family 10 (SF-10) District land uses, generally located on the southside of North Country Lane east of the intersection of North Country Lane and FM-1141, and take any action necessary.

6. **SP2026-009 (ANGELICA GUEVARA)**
Discuss and consider a request by Aaron C. Hawkins of Quiddity Engineering on behalf of Matt McCulloch of Raising Cane's for the for the approval of a *Site Plan* for an existing *Restaurant, Greater Than 2,000 SF, with Drive-Through or Drive-In* on a 2.951-acre parcel of land identified as Lot 3, Block 1, Rockwall Centre Corners Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District and Commercial (C) District, situated within the IH-30 Corridor Overlay (IH-30 OV) District, addressed as 1114 E. IH-30, and take any action necessary.

Chairman Dr. Conway pulled item #6 (SP2026-009) and Commissioner Brock made a motion to approve the Consent Agenda excluding item #6 (SP2026-009). Commissioner Schoen seconded the motion which passed by a vote of 7-0.

Director of Planning and Zoning Ryan Miller explained that the Architectural Review Board ARB) had a recommendation that the supports for the two canopies be wrapped in stone and the applicant indicated earlier that they are willing to meet that, but they don't have the elevations revised to show that. Therefore, staff request that the Commission conditionally approve it with ARB recommendation to wrap the supports in stone. Vice-Chairman Hagman made a motion to approve SP2026-009 with ARB recommendations. Commissioner Roth seconded the motion which passed by a vote of 7-0.

V. PUBLIC HEARING ITEMS

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

7. **Z2026-011 (HENRY LEE)**

Hold a public hearing to discuss and consider a request by Grant Young of Big-Tex Trailers on behalf of Raymond Jowers of Jowers, Inc. for the approval of a *Specific Use Permit (SUP)* amending *Ordinance No. 20-01* and allowing outside storage adjacent to IH-30 on a 4.4317-acre tract of land identified as Tract 22-01 of the R. Irvine Survey, Abstract No. 120, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 2260 E. IH-30, and take any action necessary.

Senior Planner Henry Lee provided a brief summary in regard to the applicants request. Senior Planner Henry Lee provided a bit of history in regards to the subject property. In 2008 they were originally issued a Specific Use Permit (SUP) for a recreational vehicle sales and service facility. At that time, it was granted for a three (3) year period given that their 549 overpass had not been constructed yet, and that development in the area had not been happening at this time, and so they granted a three- year period to see the bridge finished and see if activity increased in the area in terms of development to see if the use would be appropriate at that time. In 2009 they issued a new CO for the current use that is there today. As part of the expiration process in 2011, 2014 and 2017 they issued extensions to the SUP request each for a three-year period and in 2017, however they did make an amendment to the SUP in order to have it concurrent with the user that is there today. This was again extended in 2019 and 2020 and 2022. As part of this case there are requirements to that SUP that delayed the construction of the concrete for the outside storage and drive isles, landscape screening as well as the extension of the 12-inch water line from FM-549. Those were all included as operational conditions within the original ordinance. The applicant is requesting an extension for there SUP for a 10-year period. However, they are proposing to provide those improvements that were given a waiver for construction previously. That being the concrete for the outside storage and they are including the landscape that is required the berms and landscaping along Interstate 30, the detention landscaping and then they're providing there three-tiered screening around the outside storage. In addition, to this staff wanted to point out that as part of the construction along 30 at some point between July 2018 and March 2021 the fence was moved and the landscaping had been removed at that time and the fence had been done without a permit. Tonight, they're proposing to put in the required improvements that were initially delayed. This can also be treated as a new SUP request, and determining whether this use is appropriate on the property. Staff mailed out notices to property owners and occupants within 500 feet of the subject property. Staff has not received any notices at this time.

Dub Douphrate
2235 Ridge Road
Rockwall, TX 75087

Mr. Douphrate explained the first step would be to obtain easements from adjacent properties.

Raymond Jowers
3290 Anna Cade Circle
Rockwall, TX 75032

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

Commissioner Schoen asked if the proposed chain fence would be allowed.

Senior Planner Henry Lee explained they included a condition of approval for an operational condition that it be replaced with wrought iron.

Vice-Chairman Hagaman explained he did not have an issue the land use, however it is coming up on five years for the improvements that they have been postponing to get there. In order for him to support it he would like the deadline to be December 31st.

Commissioner Brock asked if the SUP is 10 years? and what tis the timeline they have to make those improvements ?

Senior Planner Henry Lee explained that, as currently written in the operational conditions and draft ordinance, Item 3 states that if the proposed improvements depicted in the exhibits are not completed by January 1, 2027, the SUP shall expire.

Chairman Dr. Conway explained she was concerned with the timeline for the SUP being 10 years.

Commissioner Bentley asked where they were in the easement process.

Commissioner Roth asked what the probability was that they could complete this by December 31st.

Commissioner Hilliard explained he would want to table this request until there's a consensus.

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

Bob Wacker
309 Featherstone Drive
Rockwall, TX 75087

Mr. Wacker came forward and asked if he doesn't add the waterline would that make it more difficult for him to obtain easements.

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

Commissioner Brock made a motion to table Z2026-011 to the April 28, 2026 meeting. Commissioner Roth seconded the motion which passed by a vote of 7-0.

8. **Z2026-013 (HENRY LEE)**
Hold a public hearing to discuss and consider a request by Kenton Creekmore of Sumeer Homes on behalf of Suresh Shridharani for the approval of a *Zoning Change* amending the *Development Standards* contained in Planned Development District 76 (PD-76) [*Ordinance No. 14-50*] for the Emerson Farms Subdivision being a 138.79-acre tract of land situated within the J. Lockhart Survey, Abstract No. 137, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 76 (PD-76) for Single-Family 1 (SF-1) District land uses, generally located on the east side of Dowell Road south of the intersection of SH-276 and Dowell Road, and take any action necessary.

Senior Planner Henry Lee provided a brief summary regarding the applicant's request, stating that the applicant is requesting to amend the Planned Development District to modify entry features, garage orientation, and other minor standards; specifically, the applicant is requesting to allow side-entry garages as a permitted orientation, which is not currently allowed within the district and is similar to Discovery Lakes where only J-swing and traditional swing garages are permitted; as part of the request, the applicant has agreed to increase anti-monotony standards to meet current requirements, which were previously lower; the applicant is also requesting to remove the requirement for crown molding in all living rooms and bedrooms, noting that the standard is outdated; additionally, the applicant proposes to simplify fencing requirements by requiring wrought iron as the only permitted fence type rather than allowing both wood and wrought iron; staff has proposed increasing the minimum home size from 2,600 square feet to 3,000 square feet, requiring a minimum two-car garage, and requiring driveways for side-entry garages to be set back at least five feet from the side property line, and the applicant has indicated agreement with these changes; staff mailed notices to property owners and occupants within 500 feet of the subject property, and no responses have been received at this time.

Keaton Creekmore
2404 Texas Drive
Irving, TX 75062

Mr. Creekmore came forward and provided additional details in regard to the applicants request.

Commissioner Hilliard asked if 6ft is atypical for a fence.

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

Commissioner Schoen made a motion to approve Z2026-013 with wrought iron to be 5 foot. Commissioner Bentley seconded the motion which passed by a vote of 6-1 with Vice-Chairman Hagaman dissenting.

9. **Z2026-014 (HENRY LEE)**
Hold a public hearing to discuss and consider a request by Kris Sharp of 5 Sharp Real Estate, LLC for the approval of a *Zoning Change* to amend Planned Development District 46 (PD-46) [*Ordinance No. 25-12*] being a 47.37-acre tract of land situated within the J. A. Ramsey Survey, Abstract No. 186, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 46 (PD-46) for Commercial (C) District land uses, situated within the SH-276 Overlay (SH-276 OV) District, generally located at the northeast corner of Corporate Crossing and SH-276, and take any action necessary.

Senior Planner Henry Lee provided a brief summary regarding the applicant's request. The subject property was originally annexed and zoned as Planned Development District 46, with an underlying Commercial District designation, and was divided into multiple tracts based on established land uses at the time of annexation, with each tract assigned permitted uses consistent with those established uses. On August 2, 2021, the City Council approved an amendment to Planned Development District 46 to allow warehouse distribution as a by-right land use on the subject property. On August 10, the original applicant was approved for a 22,000 square foot office/warehouse building on Tract 12, and on January 1, 2023, following site plan approval, a building permit was issued for construction. During construction, a wrought iron fence was installed in the front yard, and the applicant later requested to allow the fence to remain, which was approved on March 26, 2024. The subject property had been operating without a final building permit and without a Certificate of Occupancy (CO), and Neighborhood Improvement Services followed up in June 2025 due to outside storage on the property. Afterward, the applicant obtained the CO and building permit but continued the outside storage, resulting in citations for non-compliance and leading to the current request to amend the Planned Development District. At present, all required parking on the site is being used for outside storage, and the storage has begun to encroach into the fire lane, which would not be permitted even if the request is approved, leaving the site with effectively no available parking. Additionally, the applicant failed to attend the previous meeting, where Commissioners expressed concerns regarding screening and requested a plan showing the location of the storage and proposed screening as noted in staff comments; however, staff has not received any information regarding location details or landscape screening. Staff mailed notices to property owners and occupants within 500 feet of the subject property and has not received any responses at this time.

Commissioner Bentley asked if staff had received what they had requested from the applicant?

Commissioner Roth asked what the next step would be?

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

Commissioner Bentley made a motion to deny Z2026-014. Commissioner Hilliard seconded the motion which was denied by a vote of 7-0.

10. **Z2026-012 (RYAN MILLER)**
Hold a public hearing to discuss and consider a *Text Amendment* to Section 10, *Fee Schedule*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC) for the purpose of amending the *Fee Schedule* to update the City's development related application fees, and take any action necessary.

Director of Planning and Zoning Ryan Miller provided a brief summary regarding the applicant's request. The fee schedule has not been updated since 2005, and the purpose of these fees is solely to recover administrative costs associated with processing applications, advertising zoning cases, and conducting public hearings, rather than generating revenue beyond cost recovery. At this time, staff believes the City is no longer fully recovering its costs and is therefore proposing updates to the fee schedule. For example, the cost of postage has increased from 37 cents in 2005 to approximately 78 cents today. As discussed at the previous meeting, staff is also working to normalize fees across the schedule and is proposing increases to plat and site plan fees. While the proposed fees are not among the highest, the City's current fees are among the lowest. Proposed changes include increasing zoning change application fees from $200 to $1,000 plus $20 per acre, adjusting another zoning change fee to $1,500, adding a third landscape inspection fee, and increasing the non-compliance fee to $2,500.

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

Commissioner Bentley made a motion to approve Z2026-012. Commissioner Schoen seconded the motion which passed by a vote of 7-0.

VI. ACTION ITEMS

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

11. **SP2026-010 (HENRY LEE)**
Discuss and consider a request by Keaton Mai of the Dimension Group on behalf of Michael Hampton of Creekside Commons Crossing, LP for the approval of a *Site Plan* for a *General Retail Building* on a 1.412-acre tract of land identified as Lots 15 & 16, Block A, Creekside Commons Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Sh-205 Corridor Overlay (SH-205 OV) District, addressed as 4853 S. Goliad Street [*SH-205*], and take any action necessary.

Senior Planner Henry Lee provided a brief summary regarding the applicant's request. The applicant is requesting to construct an approximately 8,580 square foot multi-tenant restaurant/retail building on the subject property. The proposal generally meets the applicable requirements; however, at the time the report was drafted, staff noted that the minimum landscaping percentage did not meet the dimensional requirements shown in the table. Staff coordinated with the applicant, who agreed to make the necessary revisions rather than request a variance, and a condition of approval was included requiring submission of an updated plan prior to civil plan approval. The applicant has since made the revisions and provided the updated plan to staff, and the project now appears to be in conformance. The Architectural Review Board (ARB) reviewed the request and recommended approval. The applicant is requesting variances related to building articulation standards, four-sided architecture requirements, and building material standards, including secondary and cementitious materials.

Michael Hampton and Keaton Mai
10755 Sandhill Road
Dallas, TX 75238

Mr. Hampton and Mr. Mai came forward and provided additional details in regards to there request.

Vice-Chairman Hagman made a motion to approve SP2026-010. Commissioner Bentley seconded the motion which passed by a vote of 7-0.

12. **SP2026-008 (BETHANY ROSS) [*THE APPLICANT HAS TABLED THIS CASE TO APRIL 28, 2026*]**
Discuss and consider a request by Chase Finch of Corwin Engineering, Inc. on behalf of John Arnold of Erwin Farms SF, LTD for the approval of a *Site Plan* for Erwin Farms Subdivision consisting of 123 residential lots on a 98.198-acre tract of land identified as a portion of Tract 4 of the J. M. Gass Survey, Abstract No. 88, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 104 (PD-104) for Single-Family 10 (SF-10) District land uses, generally located on the southside of North Country Lane east of the intersection of North Country Lane and FM-1141, and take any action necessary.

13. **P2026-009 (HENRY LEE) [*THE APPLICANT HAS TABLED THIS CASE TO APRIL 28, 2026*]**
Discuss and consider a request by Mitchell Mulholland of Cross Engineering Consultants, Inc. on behalf of Kris Ramji of Providence Village Neighborhood Shops on 380 by Slate, LLC and SV Rockwall, LLC for the approval of a *Preliminary Plat* for Lots 1-5, Block A, Rockwall Neighborhood Shops Addition being an 11.836-acre tract of land identified as Tract 5-3 of the W. H. Baird Survey, Abstract No. 25, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 45 (PD-45) for General Retail (GR) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District and the SH-276 Overlay (SH-276 OV) District, located at the southeast corner of the intersection of John King Boulevard and SH-276, and take any action necessary.

VII. DISCUSSION ITEMS

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

- P2026-007: Replat for Lot 9, Block A, Maverick Ranch Addition **(APPROVED)**
- P2026-010: Replat for Lot 3, Block A, Rockwall Technology Park, Phase IV Addition **(APPROVED)**
- Z2026-004: Specific Use Permit (SUP) for a *Detached Garage* at 1982 Sterling Court **(2ND READING; APPROVED)**
- Z2026-006: Specific Use Permit (SUP) for *Residential Infill Adjacent to an Established Subdivision* for 2592 FM-549 **(2ND READING; APPROVED)**
- Z2026-007: Zoning Change from Agricultural (AG) and Light Industrial (LI) District to a Planned Development District for Limited Commercial (C) and Light Industrial (LI) District Land Uses **(2ND READING; APPROVED)**
- Z2026-008: Specific Use Permit (SUP) for *Residential Infill Adjacent to an Established Subdivision* for 213 S. Clark Street **(1ST 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 7:19PM

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 CASE MEMO

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

TO:	Planning and Zoning Commission
DATE:	April 28, 2026
APPLICANT:	John Wardell
CASE NUMBER:	P2026-013; *Replat for Lot 5, Block A, Las Primeras Addition*

SUMMARY

Consider a request by John P. Wardell for the approval of a *Replat* for Lot 5, Block A, Las Primeras Addition being a 0.637acre tract of land identified as Lots 1 & 2, Block A, Las Primeras Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, generally located on the west side of Renfro Street, north of the intersection of Renfro Street and E. Boydstun Avenue, and take any action necessary.

PLAT INFORMATION

☑ *Purpose*. The applicant is requesting approval of a *Replat* for two (2) existing parcels of land on 0.637-acres (*i.e. Lots 1 & 2, Block A, Las Primeras Addition*) in order to combine the lots in to one (1) new lot (*i.e. Lot 5, Block A, Las Primeras Addition*). The purpose of the *Replat* is to facilitate the future sale of the subject property.

☑ *Background*. The subject property was annexed sometime between April 1911 and April 1934 according to the City Sanborn Maps. According to the January 3, 1972 zoning map the subject property was zoned Commercial (C) District. At some point between June 14, 1983 and July 11, 1985, the subject property was rezoned from a Commercial (C) District to a Single Family (SF-7) District. In review of the available aerial imagery and permitting history, there is an accessory building located on the subject property; however, the date of construction could not be determined. That being said, the remainder of the subject property has remained vacant since the time of annexation.

☑ *Conformance to the Subdivision Ordinance*. The surveyor has completed the majority of the technical revisions requested by staff, and this plat -- *conforming to the requirements for plats as stipulated by the Subdivision Ordinance in the Municipal Code of Ordinances* -- - is recommended for conditional approval pending the completion of final technical modifications, submittal requirements, and conformance to the items listed in the Conditions of Approval section of this case memo.

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

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of a *Replat* for *Lot 5, Block A, Las Primeras Addition*, staff would propose the following conditions of approval:

(1) All technical comments from City Staff (*i.e. Engineering, Planning and Fire Department*) shall be addressed prior to submittal of civil engineering plans; and,

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

PROJECT COMMENTS

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

DATE: 4/23/2026

PROJECT NUMBER: P2026-013
PROJECT NAME: Replat for Lots 1 & 2, Block A, Las Prmeras Addition
SITE ADDRESS/LOCATIONS: 521 Renfro Street, Rockwall, TX 75087

CASE CAPTION: Consider a request by John P. Wardell for the approval of a Replat for Lot 5, Block A, Las Primeras Addition being a 0.637acre tract of land identified as Lots 1 & 2, Block A, Las Primeras Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, generally located on the west side of Renfro Street, north of the intersection of Renfro Street and E. Boydstun Avenue, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Henry Lee	04/23/2026	Needs Review

04/23/2026: Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a Replat for Lot 5, Block A, Las Primeras Addition being a 0.637-acre tract of land identified as Lots 1 & 2, Block A, Las Primeras Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, generally located on the west side of Renfro Street, north of the intersection of Renfro Street and E. Boydstun Avenue.

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 (P2026-013) in the lower right-hand corner of all pages on future submittals.

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

Final Plat
Lot 5, Block A
Las Primeras Addition
Being a Replat of
Lots 1 & 2, Block A
Las Primeras Addition
Being
1 Lot
0.637-acres or 27,749 SF
Situated in the
R. Ballard Survey, Abstract No. 29
City of Rockwall, Rockwall County, Texas

M.5 The location of the development is required to be tied to a Rockwall monument, or tie two (2) corners to state plan coordinates (NAD 83 State Plane Texas, North Central

[7202], US Survey Feet). (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

M.6 Please delineate and label the 20-foot building setback along Renfro Street. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

M.7 Please provide the General Notes contained within the Subdivision Ordinance. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

M.8 Please use the City signature block shown for Replats in the Subdivision Ordinance. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

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

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

Planning and Zoning: April 28, 2026
City Council Meeting: May 4, 2026

I.11 Please note that a representative is required to be present for the meeting to answer any questions the Planning and Zoning Commission may have regarding your request. Once the Replat has been approved by the Planning and Zoning Commission and City Council, the case will be considered to be conditionally approved pending all of staff's comments from all City Departments and any applicable conditions of approval contained in staff's case memo are addressed prior to the subdivision plat being filed.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Madelyn Price	04/23/2026	Approved w/ Comments

04/23/2026: 1. Need correct "Notes"
2. Need to tie two corners to City monumentation
3. What is S.L.? Need a legend for abbreviations.
4. Please include these general notes on the plat.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	04/22/2026	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	04/22/2026	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	04/20/2026	Approved w/ Comments

04/20/2026: Assigned address for this lot will be 521 Renfro St. Rockwall, TX 75087

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	04/20/2026	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	04/20/2026	Approved

No Comments

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS

COUNTY OF ROCKWALL

I (we) the undersigned owner(s) of the land shown on this plat, and designated herein as the REPLAT OF LOTS 1 AND 2, BLOCK A, LAS PRIMERAS addition to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places
thereon shown on the purpose and consideration therein expressed. I (we) further certify that all other parties who have a mortgage or lien interest in the BRAKES PLUS addition have been notified and signed this plat. I (we) understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I (we) also understand the following;

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the Ctty of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or

Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or
Until the developer and/or owner files a corporate surety bond with the ctty secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.
I (we) further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the Subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; I (we), my (our) successors and assigns hereby waive any claim, damage, or cause of action that I (we) may have as a result of the dedication of exactions made herein.

_____
John Wardell, Owner

STATE OF TEXAS
COUNTY OF _____

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared John Wardell, 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 of consideration therein expressed.

Given upon my hand and seal of office this _____ day of _____, 2026.

_____
Notary Public in and for the State of Texas

MY COMMISSION EXPIRES ON:_____

APPROVED:

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the _____ day of _____, 2026.

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

WITNESS OUR HANDS, this _____ day of _____, 2026.

_____
Mayor, City of Rockwall

_____
City Secretary

_____
City Engineer

_____
Planning & Zoning Commission Chairman

LEGEND

▲ (CM)	= CONTROLLING MONUMENT
●	= MONUMENT FOUND (AS DESCRIBED)
◉	= 1/2" CAPPED IRON ROD (STAMPED: "BISON CREEK") SET (UNLESS NOTED OTHERWISE)

NOTES

1) Bearings are based from the Smartnet NA RTK Network, Texas North Central Zone 4202, North American Datum of 1983 (NAD 83) as observed by GPS. Distances shown are in Surface Values of US-Survey Feet.

2) Selling a portion of this addition by metes and bounds is a violation of town subdivision ordinance and State platting statutes and is subject to fines and withholding of utilities and building permits.

3) According to F.E.M.A. Flood Insurance Rate Map, Community Panel Number 48397C0040L, dated September 26, 2008, this property does appears to lie within Zone X (Areas of 0.2% annual chance flood; areas of 1% chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% chance flood.) determined by graphic plotting only.

4) It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.

5) Property owner is responsible for all maintenance, repair and replacement of all on-site drainage systems.

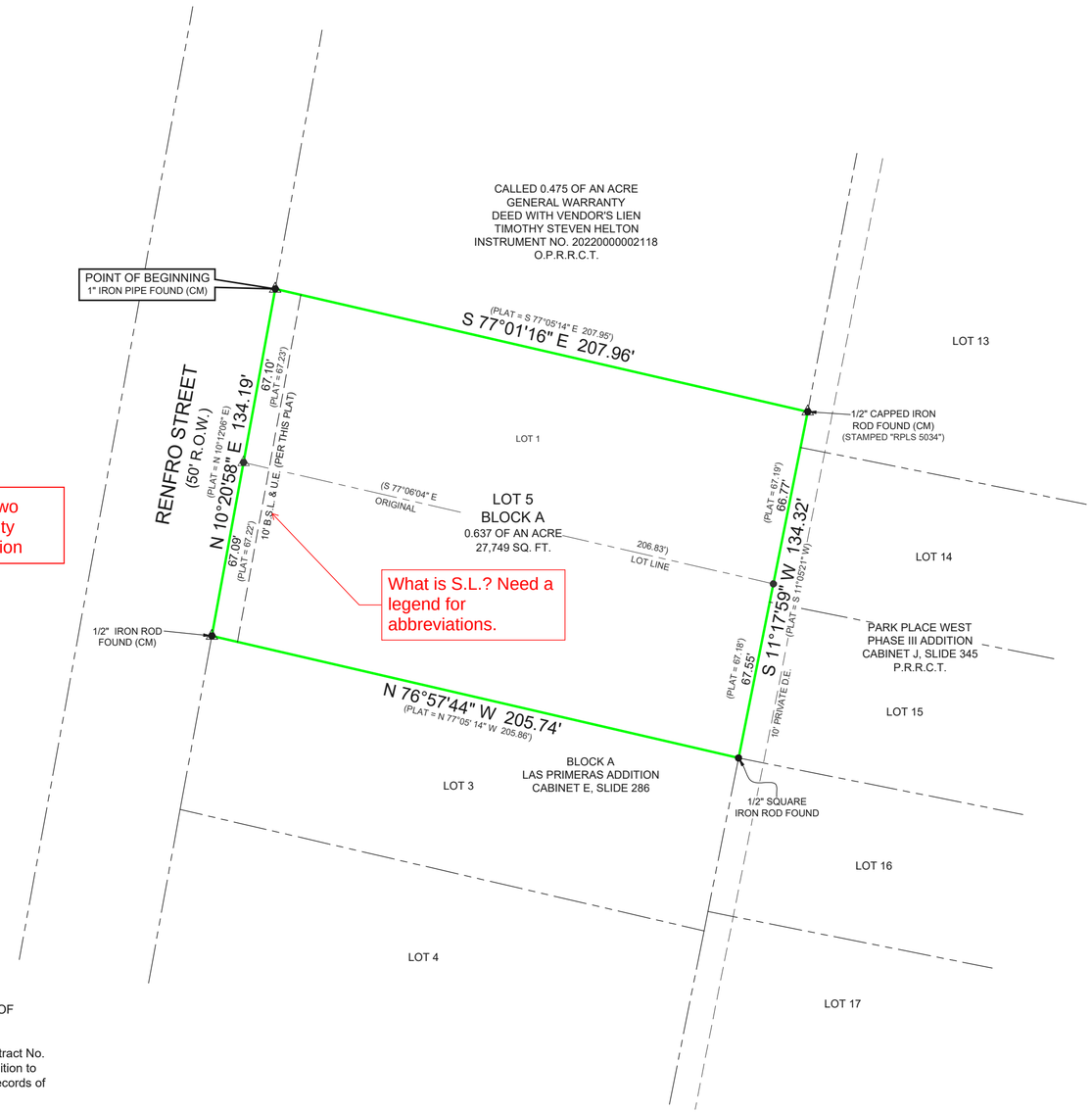
Need correct "Notes"

Need to tie two corners to City monumentation

SCALE: = 1" = 40'

40 20 0 40 80

GRAPHIC SCALE



What is S.L.? Need a legend for abbreviations.

OWNER'S CERTIFICATION

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS JOHN WARDELL BEING THE OWNER OF A TRACT OF LAND IN THE COUNTY OF ROCKWALL, STATE OF TEXAS, SAID TRACT BEING DESCRIBED AS FOLLOWS:

All that certain 0.637 of an acre lot, tract, or parcel of land situated in the R. Ballard Survey, Abstract No. 29, Rockwall County, Texas. Being all of Lots 1 and 2, Block A of Las Primeras Addition, an addition to the city of Rockwall according to the plat thereof recorded in Cabinet E, Slide 286, of the Plat Records of Rockwall County, Texas (P.R.R.C.T.) and being more particularly described as follows:

BEGINNING at a 1" iron pipe found in the East right of way line of Renfro Street for the Northwest corner of the hereon described tract same being the Northwest corner of said Lot 1, Block A;

THENCE: South 77° 01' 16" East, along the North line of said Lot 1, Block A, a distance of 207.96 feet to a 1/2" capped iron rod found stamped "RPLS 5034" for the Northeast corner of the hereon described tract same being the Northeast corner of said Lot 1, Block A;

Please include these general notes on the plat.

THENCE: South 11° 17' 59" West, along the East lines of [illegible]stance of 134.32 feet to a 1/2" square iron rod found for the Southe[illegible] tract same being the Southeast corner of said Lot 2, Block A and being the Northeast corner of Lot 3, Block A of same addition;

THENCE: North 76° 57' 44" West, along the common line between Lots 2 and 3, Block A, a distance of 205.74 feet to a 1/2" iron rod found in the East right of way line of Renfro Street for the Southwest corner of the hereon described tract same being the Southwest corner of said Lot 2, Block A and being the Northwest corner of said Lot 3, Block A;

THENCE: North 10° 20' 58" East, along the East right of way line of Renfro Street and the West lines of said Lots 1 and 2, Block A, a distance of 134.19 feet to the POINT OF BEGINNING and containing 0.637

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

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

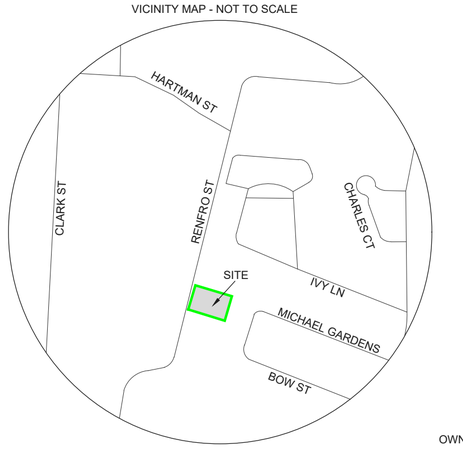
(2) *Public Improvement Statement.* It shall be the policy of the City of Rockwall to withhold issuing buildings permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a subdivision plat by the City of Rockwall does not constitute any representation,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

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

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

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

VICINITY MAP - NOT TO SCALE



OWNER
JOHN WARDELL
510 CHAPS DRIVE
HEATH, TX 75032
Phone: (214) 707 -2732

REPLAT OF
LOTS 1 AND 2, BLOCK A
LAS PRIMERAS ADDITION

LOT 5, BLOCK A
0.637 OF AN ACRE
OUT OF THE
R. BALLARD SURVEY
ABSTRACT NO. 29
CITY OF ROCKWALL,
ROCKWALL COUNTY TEXAS

PREPARED BY:

BISON CREEK
Land Services, LLC
29740 HWY 64, CANTON, TEXAS, 75103
PHONE: 903-873-3600
FIRM LICENSE NO. 10193880

DATE: 03/31/26 SCALE: 1" = 40' DRAWN BY: MTL CHECKED BY: BKF APPROVED BY: MTL

DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

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

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

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

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

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	601 RENFRO, ROCKWALL				
SUBDIVISION	LAS PRIMERAS	LOT	1 & 2	BLOCK	A
GENERAL LOCATION	RENFRO NORTH OF BOYOSTUN				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	SF-7		CURRENT USE	VACANT	
PROPOSED ZONING	SF-7		PROPOSED USE	RESIDENTIAL	
ACREAGE	.64	LOTS [CURRENT]	2	LOTS [PROPOSED]	1

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

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

☑ OWNER	JOHN WARDELL	☑ APPLICANT	JOHN P. WARDELL
CONTACT PERSON	JOHN P. WARDELL	CONTACT PERSON	JOHN P. WARDELL
ADDRESS	[redacted]	ADDRESS	[redacted]
CITY, STATE & ZIP		CITY, STATE & ZIP	
PHONE		PHONE	
E-MAIL		E-MAIL	

NOTARY VERIFICATION [REQUIRED]

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

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF $320.00 *TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 8th *DAY OF* April *20*26*. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

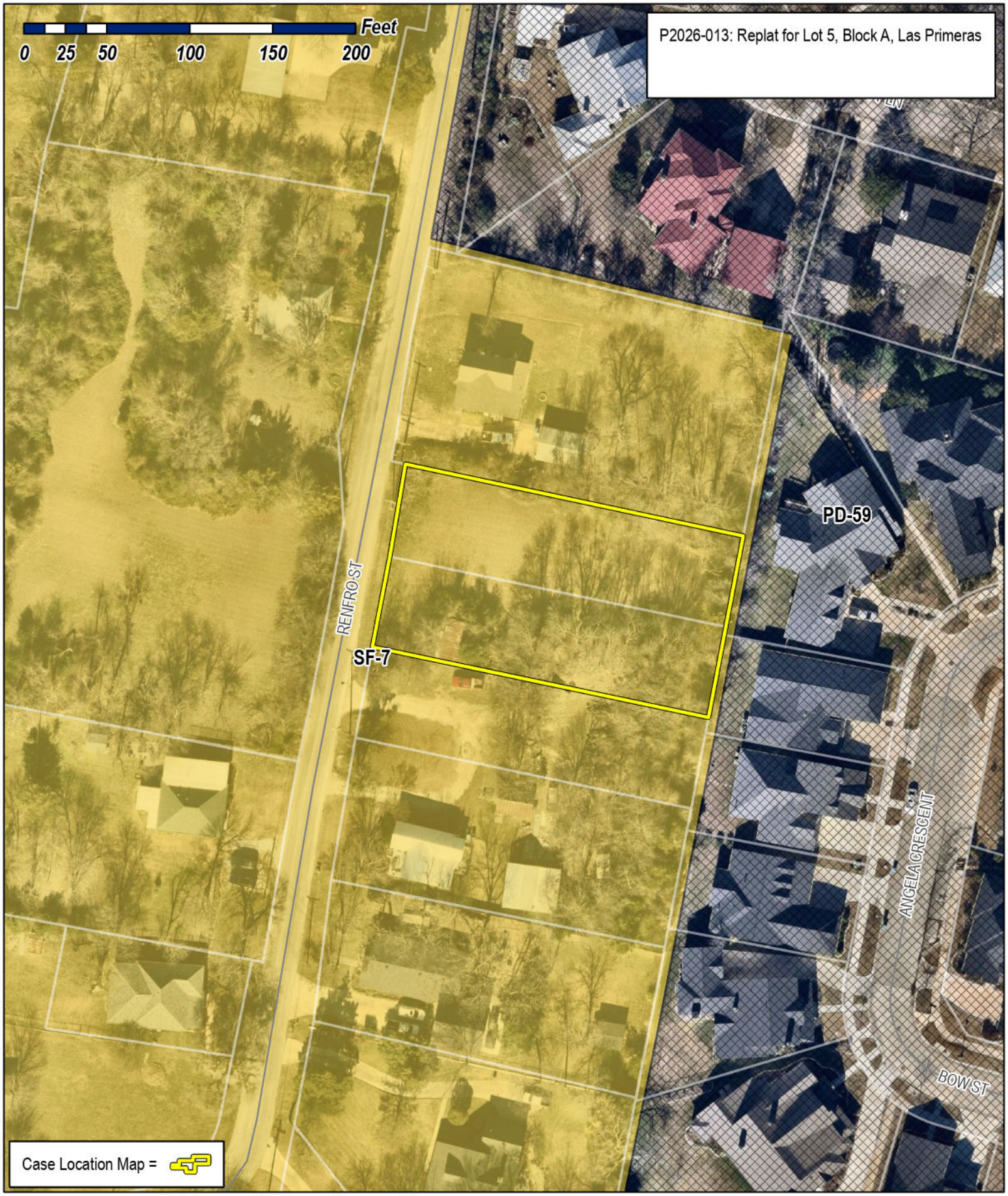
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 8th DAY OF April, 2026.

OWNER'S SIGNATURE JLPWardell

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Kristi Donaghy

KRISTI DONAGHY
Notary ID #132211284
My Commission Expires
October 15, 2027

MY COMMISSION EXPIRES 10/15/2027



City of Rockwall

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

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

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS

COUNTY OF ROCKWALL

I (we) the undersigned owner(s) of the land shown on this plat, and designated herein as the REPLAT OF LOTS 1 AND 2, BLOCK A, LAS PRIMERAS addition to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places
thereon shown on the purpose and consideration therein expressed. I (we) further certify that all other parties who have a mortgage or lien interest in the BRAKES PLUS addition have been notified and signed this plat. I (we) understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I (we) also understand the following;

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the Ctty of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or

Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or
Until the developer and/or owner files a corporate surety bond with the ctty secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.
I (we) further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the Subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; I (we), my (our) successors and assigns hereby waive any claim, damage, or cause of action that I (we) may have as a result of the dedication of exactions made herein.

_____
John Wardell, Owner

STATE OF TEXAS
COUNTY OF _____

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared John Wardell, 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 of consideration therein expressed.

Given upon my hand and seal of office this _____ day of _____, 2026.

_____
Notary Public in and for the State of Texas

MY COMMISSION EXPIRES ON:_____

APPROVED:

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the _____ day of _____, 2026.

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

WITNESS OUR HANDS, this _____ day of _____, 2026.

_____
Mayor, City of Rockwall

_____
City Secretary

_____
City Engineer

_____
Planning & Zoning Commission Chairman

LEGEND

▲ (CM)	= CONTROLLING MONUMENT
●	= MONUMENT FOUND (AS DESCRIBED)
◉	= 1/2" CAPPED IRON ROD (STAMPED: "BISON CREEK") SET (UNLESS NOTED OTHERWISE)

NOTES

1) Bearings are based from the Smartnet NA RTK Network, Texas North Central Zone 4202, North American Datum of 1983 (NAD 83) as observed by GPS. Distances shown are in Surface Values of US-Survey Feet.

2) Selling a portion of this addition by metes and bounds is a violation of town subdivision ordinance and State platting statutes and is subject to fines and withholding of utilities and building permits.

3) According to F.E.M.A. Flood Insurance Rate Map, Community Panel Number 48397C0040L, dated September 26, 2008, this property does appears to lie within Zone X (Areas of 0.2% annual chance flood; areas of 1% chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% chance flood.) determined by graphic plotting only.

4) It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.

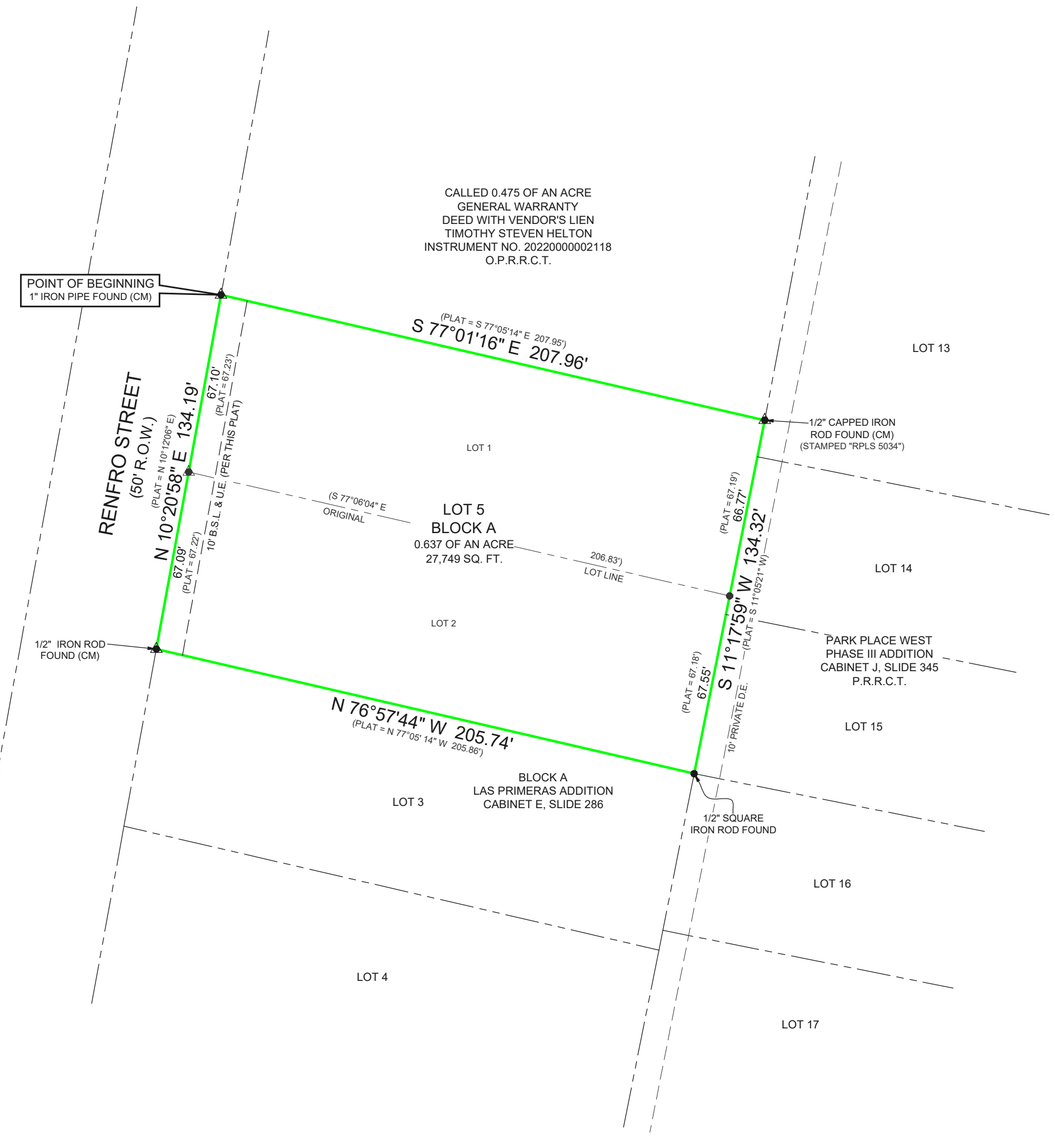
5) Property owner is responsible for all maintenance, repair and replacement of all on-site drainage systems.

N
W E
S

SCALE: = 1" = 40'

40 20 0 40 80

GRAPHIC SCALE



OWNER'S CERTIFICATION

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS JOHN WARDELL BEING THE OWNER OF A TRACT OF LAND IN THE COUNTY OF ROCKWALL, STATE OF TEXAS, SAID TRACT BEING DESCRIBED AS FOLLOWS:

All that certain 0.637 of an acre lot, tract, or parcel of land situated in the R. Ballard Survey, Abstract No. 29, Rockwall County, Texas. Being all of Lots 1 and 2, Block A of Las Primeras Addition, an addition to the city of Rockwall according to the plat thereof recorded in Cabinet E, Slide 286, of the Plat Records of Rockwall County, Texas (P.R.R.C.T.) and being more particularly described as follows:

BEGINNING at a 1" iron pipe found in the East right of way line of Renfro Street for the Northwest corner of the hereon described tract same being the Northwest corner of said Lot 1, Block A;

THENCE: South 77° 01' 16" East, along the North line of said Lot 1, Block A, a distance of 207.96 feet to a 1/2" capped iron rod found stamped "RPLS 5034" for the Northeast corner of the hereon described tract same being the Northeast corner of said Lot 1, Block A;

THENCE: South 11° 17' 59" West, along the East lines of said Lot 1 and Lot 2, Block A, a distance of 134.32 feet to a 1/2" square iron rod found for the Southeast corner of the hereon described tract same being the Southeast corner of said Lot 2, Block A and being the Northeast corner of Lot 3, Block A of same addition;

THENCE: North 76° 57' 44" West, along the common line between Lots 2 and 3, Block A, a distance of 205.74 feet to a 1/2" iron rod found in the East right of way line of Renfro Street for the Southwest corner of the hereon described tract same being the Southwest corner of said Lot 2, Block A and being the Northwest corner of said Lot 3, Block A;

THENCE: North 10° 20' 58" East, along the East right of way line of Renfro Street and the West lines of said Lots 1 and 2, Block A, a distance of 134.19 feet to the POINT OF BEGINNING and containing 0.637 of an acre of land or 27,749 square feet.

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

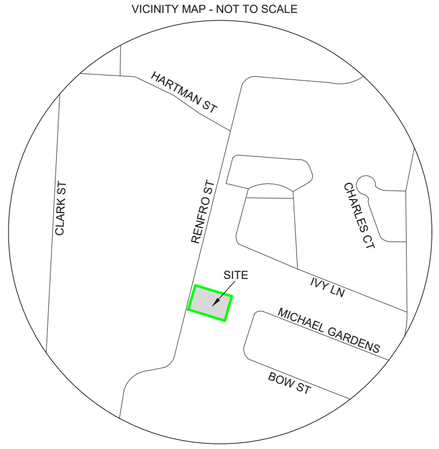
That I, Mason Lewis, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

PRELIMINARY

_____
Mason Lewis
R.P.L.S. No. 7110

STATE OF TEXAS
REGISTERED
MASON LEWIS
7110
PROFESSIONAL
LAND SURVEYOR

VICINITY MAP - NOT TO SCALE



OWNER
JOHN WARDELL
510 CHAPS DRIVE
HEATH, TX 75032
Phone: (214) 707 -2732

REPLAT OF
LOTS 1 AND 2, BLOCK A
LAS PRIMERAS ADDITION

LOT 5, BLOCK A
0.637 OF AN ACRE
OUT OF THE
R. BALLARD SURVEY
ABSTRACT NO. 29
CITY OF ROCKWALL,
ROCKWALL COUNTY TEXAS

PREPARED BY:

BISON CREEK
Land Services, LLC
29740 HWY 64, CANTON, TEXAS, 75103
PHONE: 903-873-3600
FIRM LICENSE NO. 10193880

DATE: 03/31/26 SCALE: 1" = 40' DRAWN BY: MTL CHECKED BY: BKF APPROVED BY: MTL

CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

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

TO:	Planning and Zoning Commission
DATE:	April 28, 2026
APPLICANT:	RDelta Engineers
CASE NUMBER:	P2026-014; *Replat for Lot 4, Block A, REC Campus Addition*

SUMMARY

Consider a request by RDelta Engineers on behalf of Stephen Geiger of Rayburn Country Electric Cooperation, Inc. for the approval of a *Replat* for Lot 4, Block A, REC Campus Addition being a 32.835-acre parcel of land identified as Lot 3, Block A, REC Campus Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 44 (PD-44) for Commercial (C) and Heavy Commercial (HC) District land uses, generally located at the northwest corner of the intersection Mims Road and S. Goliad Street [*SH-205*], and take any action necessary.

PLAT INFORMATION

☑ *Purpose*. The applicant is requesting approval of a *Replat* for one (1) existing parcel of land on 32.835-acres (*i.e. Lot 3, Block A, REC Campus Addition*) in order to establish one (1) new lot (*i.e. Lot 4, Block A, REC Campus Addition*). The purpose of the *Replat* is to establish the necessary easements in order to develop the previously approved *Indoor Gun Range Facility* [*Case No. SP2025-012*] on the subject property.

☑ *Background*. The subject property was annexed on May 19, 1986 by *Ordinance No. 86-37* [*Case No. A1986-005*]. According to the December 7, 1993 zoning map the subject property was zoned Commercial (C) District and Heavy Commercial (HC) District. On September 19, 2022, the City Council approved a preliminary plat [*Case No. P2022-041*] that indicated the subject property as Lot 3, Block A, REC Campus Addition. On July 17, 2023, the Planning and Zoning Commission approved a final plat [*Case No. P2023-018*] that establish the subject property as Lot 3, Block A, REC Campus Addition. On August 5, 2024, the City Council approved a zoning change [*Case No. Z2024-028*] from Commercial (C) District and Heavy Commercial (HC) District to Planned Development District 44 (PD-44) for Commercial (C) District and Heavy Commercial (HC) District land uses. On April 15, 2025, the Planning and Zoning Commission approved a site plan [*Case No. SP2025-012*] to allow the construction of an *Indoor Gun Range Facility* as part of the greater Rayburn Electric Cooperative corporate campus. The subject property has remained vacant since the time of annexation.

☑ *Conformance to the Subdivision Ordinance*. The surveyor has completed the majority of the technical revisions requested by staff, and this plat -- *conforming to the requirements for plats as stipulated by the Subdivision Ordinance in the Municipal Code of Ordinances* -- - is recommended for conditional approval pending the completion of final technical modifications, submittal requirements, and conformance to the items listed in the Conditions of Approval section of this case memo.

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

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of a *Replat* for *Lot 4, Block A, REC Campus Addition*, staff would propose the following conditions of approval:

(1) All technical comments from City Staff (*i.e. Engineering, Planning and Fire Department*) shall be addressed prior to submittal of civil engineering plans; and,

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

PROJECT COMMENTS

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

DATE: 4/23/2026

PROJECT NUMBER: P2026-014
PROJECT NAME: Replat for Lot 4, Block A, REC Campus Addition
SITE ADDRESS/LOCATIONS: 950 Sids Road

CASE CAPTION: Consider a request by RDelta Engineers on behalf of Stephen Geiger of Rayburn Country Electric Cooperation, Inc. for the approval of a Replat for Lot 4, Block A, REC Campus Addition being a 32.835-acre parcel of land identified as Lot 3, Block A, REC Campus Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 44 (PD-44) for Commercial (C) and Heavy Commercial (HC) District land uses, generally located at the northwest corner of the intersection Mims Road and S. Goliad Street [SH-205], and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Henry Lee	04/23/2026	Needs Review

04/23/2026: Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a Replat for Lot 4, Block A, REC Campus Addition being a 32.835-acre parcel of land identified as Lot 3, Block A, REC Campus Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 44 (PD-44) for Commercial (C) and Heavy Commercial (HC) District land uses, generally located at the northwest corner of the intersection Mims Road and S. Goliad Street [SH-205].

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

M.3 For reference, include the case number (P2026-014) in the lower right-hand corner of all pages on future submittals.

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

Final Plat
Lot 4, Block A
REC Campus Addition
Being a Replat of
Lot 3, Block A
REC Campus Addition
Being
1 Lot
32.835-acres or 1,430,271 SF
Situated in the
W. H. Barnes Survey, Abstract No. 26
City of Rockwall, Rockwall County, Texas

M.5 The location of the development is required to be tied to a Rockwall monument, or tie two (2) corners to state plan coordinates (NAD 83 State Plane Texas, North Central

[7202], US Survey Feet). (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

M.6 Please correct the lot callout on the plat to Lot 4, Block A. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

M.7 Please indicate all existing and proposed corner clips and any subsequent dedication. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

M.8 Please verify the following: the plat indicates S31˚08'13"E but the legal description has S31˚03'49"E. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

M.9 Please provide all of the General Notes contained within the Subdivision Ordinance. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

M.10 Please correct the lot and block in the Owner's Dedication to Lot 4, Block A. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

M.11 Please remove the notary for the surveyor, their seal will serve 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 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: April 28, 2026
City Council Meeting: May 4, 2026

I.14 Please note that a representative is required to be present for the meeting to answer any questions the Planning and Zoning Commission may have regarding your request. Once the Replat has been approved by the Planning and Zoning Commission and City Council, the case will be considered to be conditionally approved pending all of staff's comments from all City Departments and any applicable conditions of approval contained in staff's case memo are addressed prior to the subdivision plat being filed.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Madelyn Price	04/23/2026	Approved w/ Comments

04/23/2026: 1. Need two corners tied to City monumentation
2. Sheet 2 (not 3)
3. Need to call out where this is.
4. Need to show/call out floodplain limit, erosion hazard setback, and source of floodplain information.
5. Need to add 100 year water surface elevation.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	04/22/2026	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	04/22/2026	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	04/20/2026	Approved

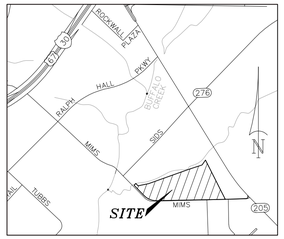
No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	04/20/2026	Approved

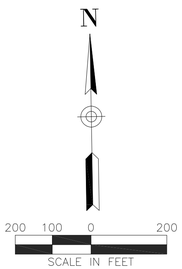
No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	04/20/2026	Approved

No Comments



VICINITY MAP
NOT TO SCALE



CURVE TABLE					
Curve No.	Delta	Radius	Length	Chord Bearing	Chord
C1	47°24'28"	420.00'	347.52'	N 66°46'53"W	337.69'
C2	07°45'13"	6,142.03'	831.18'	S 35°00'49"E	830.55'

LEGEND

RDR	= 5/8–INCH STEEL ROD RECOVERED WITH A PINK CAP STAMPED "R–DELTA | FIRM 10155000"
RDS	= 5/8–INCH STEEL ROD SET WITH A PINK CAP STAMPED "R–DELTA | FIRM 10155000"
O.P.R.R.C.T.	= OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS
P.R.R.C.T.	= PLAT RECORDS, ROCKWALL COUNTY TEXAS
R.R.C.T.	= RECORDS, ROCKWALL COUNTY TEXAS
D.R.R.C.T.	= DEED RECORDS, ROCKWALL COUNTY, TEXAS
P.O.B.	= POINT OF BEGINNING
DOC. NO.	= DOCUMENT NUMBER
CSRF	= CAPPED STEEL ROD FOUND
SF	= SQUARE FEET
SRF	= STEEL ROD FOUND
R.O.W.	= RIGHT–OF–WAY

REC PICKLEBALL ADDITION LOT 1, BLOCK A DOC. NO. 20260000003091 R.R.C.T.

REPLAT HELWIG ADDITION LOT 1, BLOCK 1 CABINET D, SLIDE 107 P.R.R.C.T.

POTTS/RIGELEY ADDITION LOT 1, BLOCK 1 CABINET C, SLIDE 307 P.R.R.C.T.

SIDS ROAD

REC CAMPUS ADDITION LOT 1, BLOCK A DOC. NO. 20250000007337 R.R.C.T.

WILLIAM H. BARNES SURVEY ABSTRACT No. 26

CITY OF ROCKWALL SANITARY SEWER EASEMENT VOL. 1825, PG. 145 D.R.R.C.T.

VARIABLE WIDTH DRAINAGE EASEMENT DOC. NO. 20250000007337 (SEE NOTE 5 R.R.C.T.

N 35°54'04" E 154.36'

N 72°30'39" E 356.74'

1/2" SRF W/CAP (OWEN 5560)

1/2" SRF

VARIABLE WIDTH WASTEWATER EASEMENT DOC. NO. 20250000007337 R.R.C.T.

S 31°08'13"E 392.75'

CALLED 150 ACRES RICHARD SLAUGHTER JR VOL. 157, PG. 145 O.P.R.R.C.T.

20' B.L.

N 71°08'04" E 1,106.87'

S 43°25'10" E 85.05'

N 79°17'44" E 276.15'

N 42°24'17" E 66.72'

CITY OF ROCKWALL SANITARY SEWER EASEMENT VOL. 1825, PG. 145 D.R.R.C.T.

CITY OF ROCKWALL 20' SANITARY SEWER EASEMENT DOC. 20190000015758 O.P.R.R.C.T.

10' UTILITY EASEMENT DOC. NO. 20250000007337 R.R.C.T.

R.O.W. DEDICATION DOC. NO. 20250000007337 R.R.C.T.

FARMERS ELECTRIC COOPERATIVE, INC. VARIABLE WIDTH UTILITY EASEMENT DOC. NO. 20250000011676 R.R.C.T.

N 43°04'39" W 371.89'

C1

25' B.L.

S 89°30'54" W 1,118.09'

PEACHTREE MEADOWS DOC. NO. 20250000012653 R.R.C.T.

D & A REAL ESTATE PARTNERS VOLUME 1647, PAGE 48 D.R.R.C.T.

DETENTION EASEMENT DETAIL (SEE SHEET 3)

FIRELANE EASEMENT DETAIL (SEE SHEET 3)

UTILITY EASEMENT DETAIL (SEE SHEET 3)

REC CAMPUS ADDITION LOT 3, BLOCK A DOC. NO. 20250000007337 R.R.C.T.

LOT 3R 1,430,271 SF OR 32.835 ACRES

Sheet 2 (not 3)

Sheet 2 (not 3)

CITY OF ROCKWALL SANITARY SEWER EASEMENT VOL. 1825, PG. 145 D.R.R.C.T.

FARMERS ELECTRIC COOPERATIVE, INC. VARIABLE WIDTH UTILITY EASEMENT DOC. NO. 20250000011676 R.R.C.T.

10' UTILITY EASEMENT DOC. NO. 20250000007337 R.R.C.T.

VARIABLE WIDTH DRAINAGE EASEMENT DOC. NO. 20250000007337 R.R.C.T. (SEE DETAIL "A")

S 89°43'00" W 668.68'

MIMS ROAD (VARIABLE WIDTH R.O.W.)

CONTI & WILLIAMSON SERIES, LLC INSTRUMENT NO. 20240000014752 D.R.R.C.T.

S 88°34'14" W 181.59'

BILLY McSWAIN VOLUME 1094, PAGE 225 D.R.R.C.T.

R.O.W. DEDICATION DOC. NO. 20250000007337 R.R.C.T.

EPES TRANSPORT SYSTEM LLC VOLUME 2020, PAGE 2928 D.R.R.C.T.

REC CAMPUS ADDITION LOT 2, BLOCK A DOC. NO. 20250000007337 R.R.C.T.

C2

STATE HWY. NO. 205 (GOLIAD ST.) (VARIABLE WIDTH R.O.W.)

WALNUT RIDGE DRIVE

RIDGETOP CT.

HICKORY RIDGE PHASE ONE CABINET D, SLIDE 381 P.R.R.C.T.

RICHFIELD COURT

TIMBER RIDGE DR.

LOT 1

LOT 2

LOT 3

CITY OF ROCKWALL SANITARY SEWER EASEMENT VOL. 1825, PG. 145 D.R.R.C.T.

P.O.B.
X=2,600,680.60'
Y=7,013,957.51'

366.78'

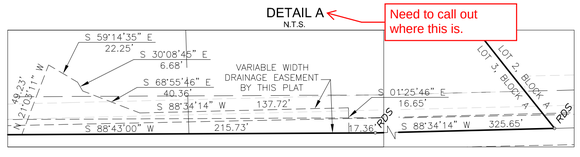
25' B.L.

Need two corners tied to City monumentation

NOTE:
WATER AND SANITARY SEWER SERVCE PROVIDER FOR THIS SITE IS THE CITY OF ROCKWALL, TEXAS.

DETAIL A
N.T.S.

Need to call out where this is.



Need to show/call out floodplain limit, erosion hazard setback, and source of floodplain information.

NOTES

1. SUBDIVIDER'S STATEMENT. SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS UNLAWFUL AND A VIOLATION OF THE SUBDIVISION ORDINANCE OF THE CITY OF ROCKWALL AND CHAPTER 212, MUNICIPAL REGULATION OF SUBDIVISIONS AND PROPERTY DEVELOPMENT, OF THE TEXAS LOCAL GOVERNMENT CODE, AND SHALL BE SUBJECT TO THE CITY OF ROCKWALL WITHHOLDING UTILITIES AND BUILDING PERMITS.

2. PUBLIC IMPROVEMENT STATEMENT. IT SHALL BE THE POLICY OF THE CITY OF ROCKWALL TO WITHHOLD ISSUING BUILDING PERMITS UNTIL ALL STREETS, WATER, SEWER AND STORM DRAINAGE SYSTEMS HAVE BEEN ACCEPTED BY THE CITY. THE APPROVAL OF A SUBDIVISION PLAT BY THE CITY DOES NOT CONSTITUTE ANY REPRESENTATION, ASSURANCE OR GUARANTEE THAT ANY BUILDING WITHIN SUCH SUBDIVISION PLAT SHALL BE APPROVED, AUTHORIZED OR PERMIT ISSUED, NOR SHALL SUCH APPROVAL CONSTITUTE ANY REPRESENTATION, ASSURANCE OR GUARANTEE BY THE CITY OF ROCKWALL OF THE ADEQUACY AND AVAILABILITY FOR WATER AND SANITARY SEWER FOR PERSONAL USE AND FIRE PROTECTION WITHIN SUCH SUBDIVISION PLAT, AS REQUIRED UNDER THE SUBDIVISION ORDINANCE OF THE CITY OF ROCKWALL.

3. DRAINAGE AND DETENTION EASEMENTS. PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTAINING, REPAIRING, AND REPLACING AND SHALL BEAR SOLE LIABILITY OF ALL SYSTEMS WITHIN THE DRAINAGE AND DETENTION EASEMENTS.

4. FIRE LANES. ALL FIRE LANES WILL BE CONSTRUCTED, MAINTAINED, REPAIRED AND REPLACED BY THE PROPERTY OWNER. FIRE LANES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE APPROVED CIVIL ENGINEERING PLANS FOR BOTH ON-SITE AND OFF-SITE FIRE LANE IMPROVEMENTS.

5. A VARIABLE WIDTH DRAINAGE EASEMENT BEING TEN FEET OUTSIDE OF GRADIENT LINES DEFINED BY ELEVATIONS TWO-FEET ABOVE THE FULLY DEVELOPED 100-YEAR FLOOD PLAIN WATER SURFACE ELEVATION. AN APPROXIMATION OF THIS AMBULATORY LINE IS GRAPHICALLY DEPICTED HERE AS A GUIDE TO THE LOCATION OF THE ACTUAL BOUNDARY OF THE RIGHTS ASSOCIATED WITH THIS EASEMENT.

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X = 2,599,971.99'
Y = 7,015,703.17'
ELEV. = 565.98

REPLAT
LOT 3R, BLOCK A
REC CAMPUS ADDITION
BEING A REPLAT OF LOT 3, BLOCK A
OF REC CAMPUS ADDITION
32.835 ACRES OR 1,430,271 S.F.
SITUATED IN THE
WILLIAM H. BARNES SURVEY, ABSTRACT NO. 26,
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

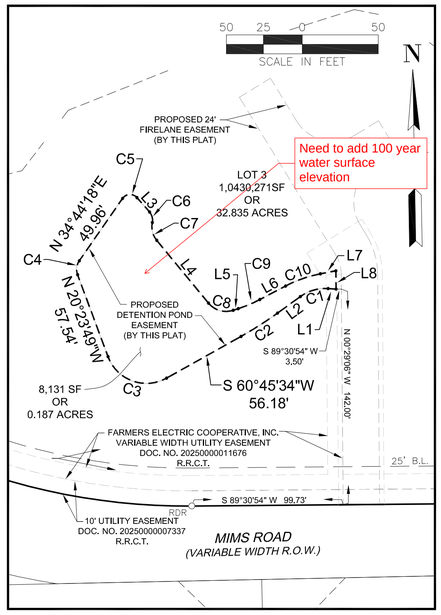
SURVEYOR:
r.delta ENGINEERS
618 Main Street
Garland, TX 75040
Ph. (972) 494-5031
www.rdelta.com
TBPE No. F-1515
TBPLS No. 10155000

OWNER: Rayburn Country Electric Cooperative, Inc.
950 Slds Road
Rockwall, Texas 75032
TEL (469) 402-2100

CASE NO. P2023-018
RDE Proj. No. 3036-22
DATE: APRIL 14, 2026

EASEMENT DEDICATIONS BY THIS PLAT

DETENTION POND EASEMENT



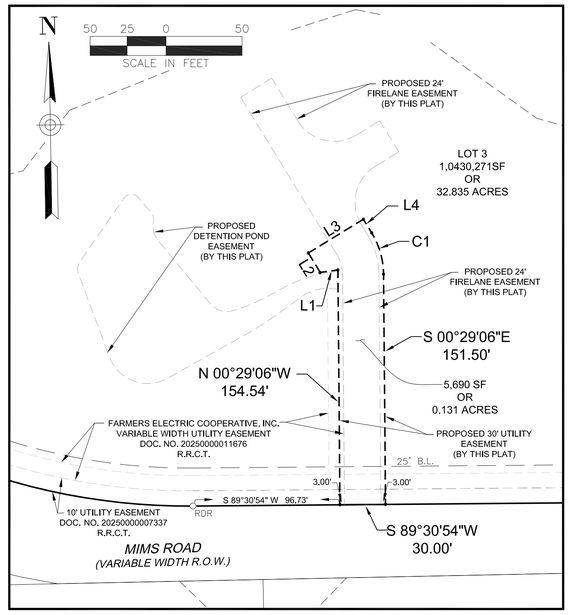
DETENTION POND CURVE TABLE

Curve No.	Delta	Radius	Length	Chord Bearing	Chord
C1	39°40'17"	28.00'	19.39'	S 73°54'45"W	19.00'
C2	06°40'57"	245.00'	28.57'	S 57°25'05"W	28.56'
C3	98°50'37"	27.00'	46.58'	N 69°49'07"W	41.01'
C4	55°08'06"	10.00'	9.62'	N 07°10'14"E	9.26'
C5	104°01'16"	6.00'	10.89'	N 86°44'56"E	9.46'
C6	52°57'38"	8.00'	7.39'	S 14°45'37"E	7.13'
C7	51°12'45"	14.00'	12.51'	S 13°53'10"E	12.10'
C8	68°28'45"	15.00'	17.93'	S 73°43'55"E	16.88'
C9	09°45'28"	91.00'	15.50'	N 67°08'59"E	15.48'
C10	16°49'54"	83.00'	24.38'	N 70°41'12"E	24.30'

DETENTION POND LINE TABLE

No.	Bearing	Distance.
L1	N 86°15'06"W	5.24'
L2	S 54°04'37"W	18.55'
L3	S 41°14'26"E	12.62'
L4	S 39°29'33"E	53.58'
L5	N 72°01'42"E	3.49'
L6	N 62°16'15"E	19.12'
L7	N 76°06'09"E	10.41'
L8	S 00°29'06"E	12.00'

UTILITY EASEMENT



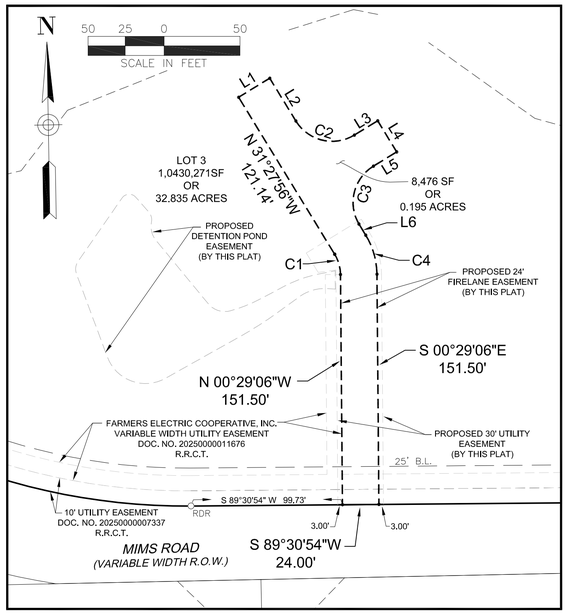
UTILITY EASEMENT CURVE TABLE

Curve No.	Delta	Radius	Length	Chord Bearing	Chord
C1	92°11'34"	44.00'	70.80'	N 19°08'08"E	63.41'

UTILITY EASEMENTLINE TABLE

No.	Bearing	Distance.
L1	S 82°11'11"W	11.76'
L2	N 31°27'56"W	15.00'
L3	N 58°32'04"E	42.49'
L4	S 31°27'56"E	10.49'

FIRELANE EASEMENT



FIRE LANE CURVE TABLE

Curve No.	Delta	Radius	Length	Chord Bearing	Chord
C1	30°58'49"	26.00'	14.06'	N 15°58'31"W	13.89'
C2	90°00'00"	28.00'	43.98'	S 76°27'56"E	39.59'
C3	90°00'00"	28.00'	43.98'	S 13°32'04"W	39.60'
C4	30°58'49"	50.00'	27.04'	S 15°58'31"W	26.71'

FIRE LANE LINE TABLE

No.	Bearing	Distance.
L1	N 58°32'04"E	24.00'
L2	S 31°27'56"E	32.99'
L3	N 58°32'04"E	18.00'
L4	S 31°27'56"W	24.00'
L5	S 58°32'04"W	18.00'
L6	N 55°40'35"E	187.43'

LEGEND

RDR	= 5/8-INCH STEEL ROD RECOVERED WITH A PINK CAP STAMPED "R-DELTA | FIRM 10155000"
RDS	= 5/8-INCH STEEL ROD SET WITH A PINK CAP STAMPED "R-DELTA | FIRM 10155000"
O.P.R.C.C.T.	= OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS
P.R.R.C.T.	= PLAT RECORDS, ROCKWALL COUNTY TEXAS
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P.O.B.	= POINT OF BEGINNING
DOC. NO.	= DOCUMENT NUMBER
CC#	= DOCUMENT NUMBER
SF	= SQUARE FEET
SRF	= STEEL ROD FOUND
R.O.W.	= RIGHT-OF-WAY

SURVEYOR:
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REPLAT

LOTS 3R, BLOCK A

REC CAMPUS ADDITION

BEING A REPLAT OF LOT 3, BLOCK A
OF REC CAMPUS ADDITION
32.835 ACRES OR 1,430,271 SF
SITUATED IN THE
WILLIAM H. BARNES SURVEY, ABSTRACT NO. 26,
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER: Rayburn Country Electric Cooperative, Inc.
950 Sids Road
Rockwall, Texas 75032
TEL (469) 402-2100

CASE NO. P2023-018
RDE Proj. No. 3036-22
DATE: APRIL 14, 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) [1]
§ PRELIMINARY PLAT ($200.00 + $15.00 ACRE) [1]
§ FINAL PLAT ($300.00 + $20.00 ACRE) [1]
§ X REPLAT ($300.00 + $20.00 ACRE) [1]
§ AMENDING OR MINOR PLAT ($150.00)
§ PLAT REINSTATEMENT REQUEST ($100.00)

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

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

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

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	950 Sids Road				
SUBDIVISION	REC Campus Addition	LOT	3	BLOCK	A
GENERAL LOCATION	North side of Mims Road, West of State Hwy 205				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING		CURRENT USE			
PROPOSED ZONING		PROPOSED USE			
ACREAGE	32.835 Acres	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	Rayburn Country Elec. Coop. Inc.	§ APPLICANT	RDelta Engineers
CONTACT PERSON	Stephen Geiger	CONTACT PERSON	
ADDRESS	[redacted]	ADDRESS	[redacted]
CITY, STATE & ZIP		CITY, STATE & ZIP	
PHONE		PHONE	
E-MAIL		E-MAIL	

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Stephen Geiger [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 $ 960.00, 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."

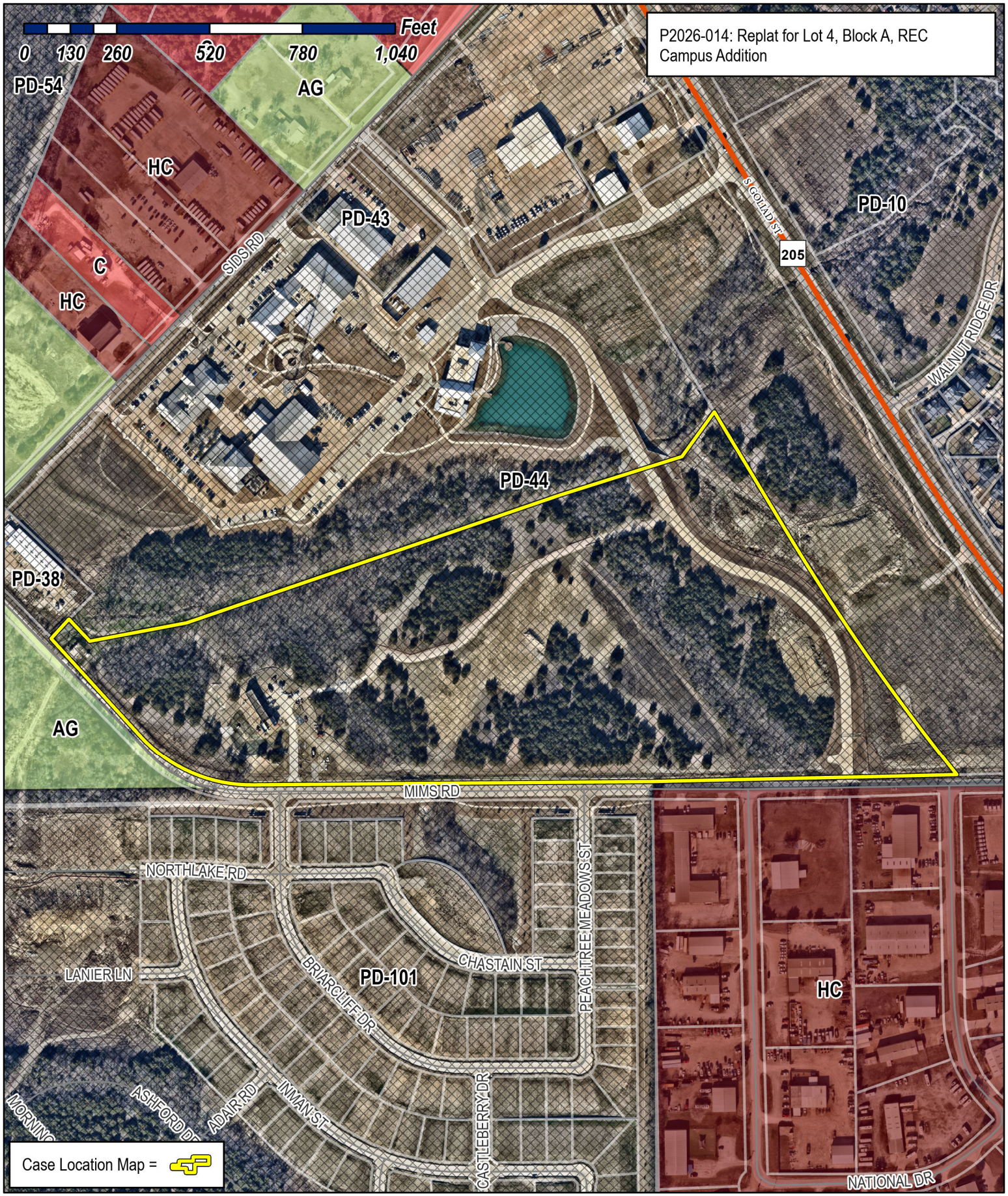
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 6 DAY OF April, 20 26

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES

PAMELA BUIE
Notary Public, State of Texas
Comm. Expires 09-01-2026
Notary ID 133943018



City of Rockwall

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

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

VICINITY MAP
NOT TO SCALE

CURVE TABLE					
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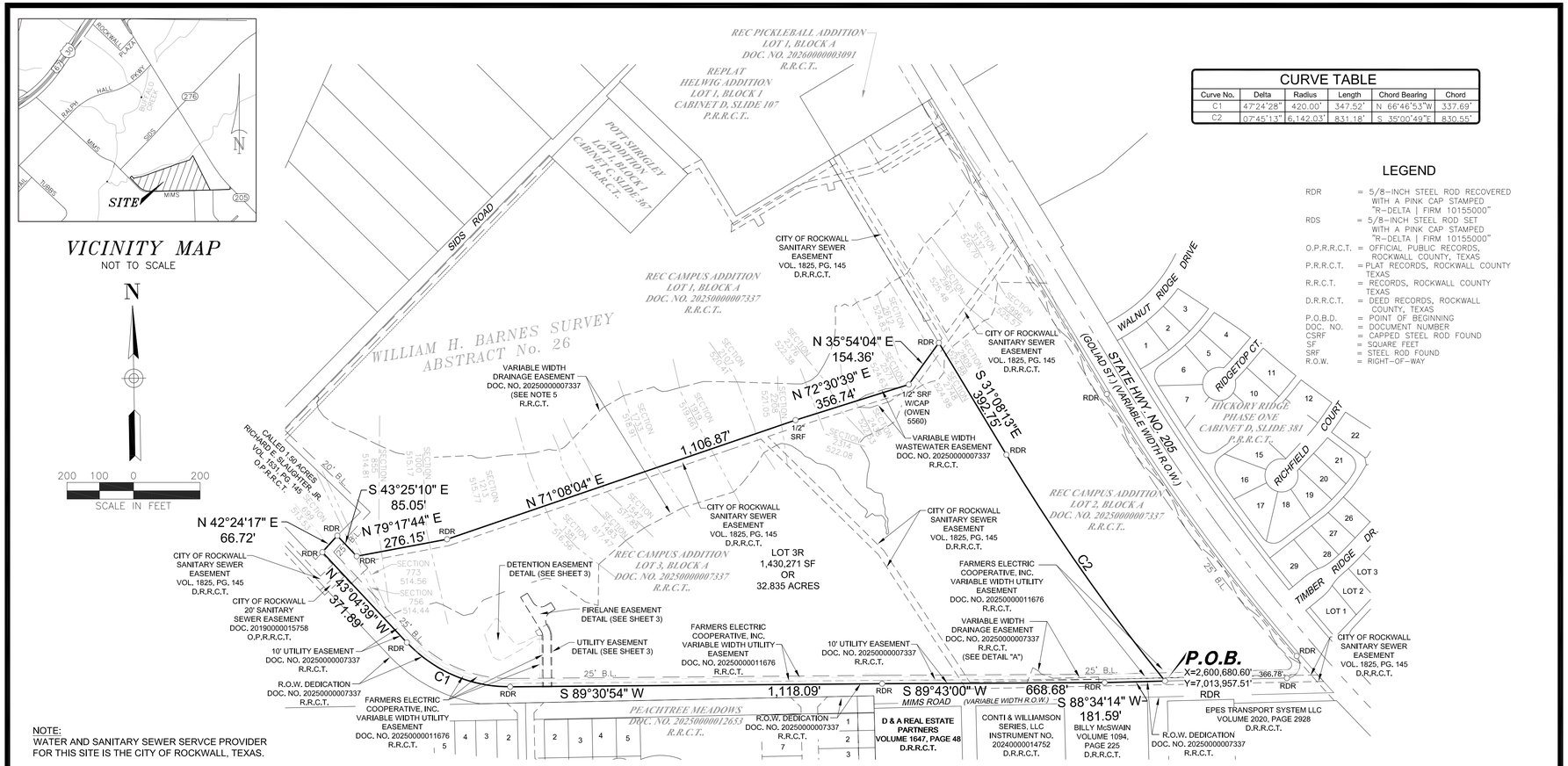

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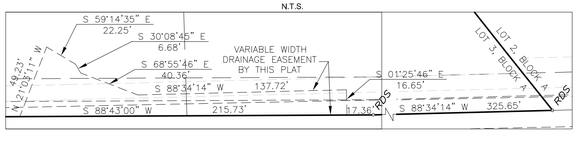
DETAIL A
N.T.S.



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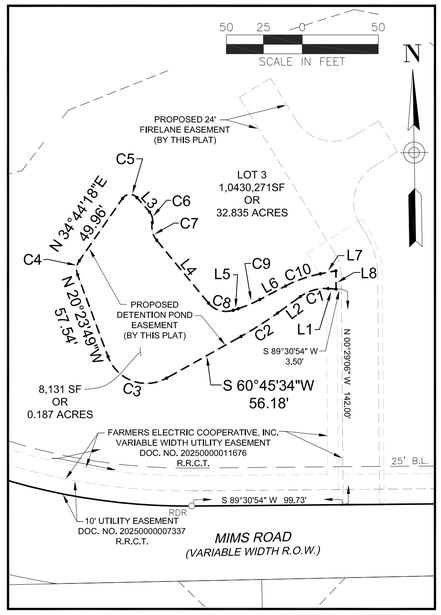
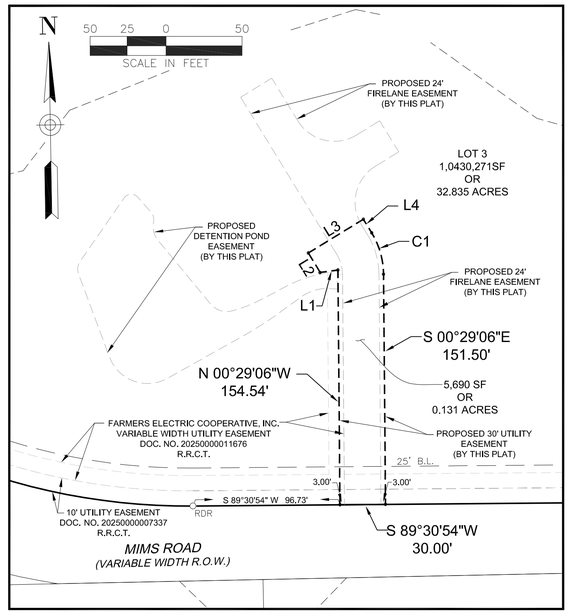
EASEMENT DEDICATIONS BY THIS PLAT

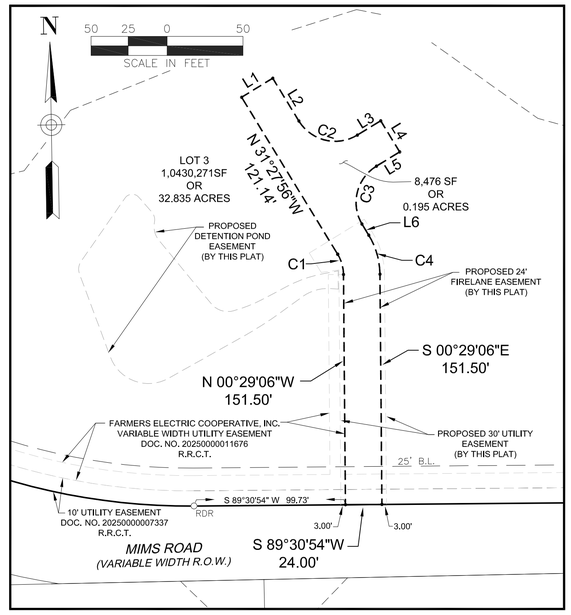
DETENTION POND EASEMENT



UTILITY EASEMENT



FIRELANE EASEMENT



DETENTION POND CURVE TABLE

Curve No.	Delta	Radius	Length	Chord Bearing	Chord
C1	39°40'17"	28.00'	19.39'	S 73°54'45"W	19.00'
C2	06°40'57"	245.00'	28.57'	S 57°25'05"W	28.56'
C3	98°50'37"	27.00'	46.58'	N 69°49'07"W	41.01'
C4	55°08'06"	10.00'	9.62'	N 07°10'14"E	9.26'
C5	104°01'16"	6.00'	10.89'	N 86°44'56"E	9.46'
C6	52°57'38"	8.00'	7.39'	S 14°45'37"E	7.13'
C7	51°12'45"	14.00'	12.51'	S 13°53'10"E	12.10'
C8	68°28'45"	15.00'	17.93'	S 73°43'55"E	16.88'
C9	09°45'28"	91.00'	15.50'	N 67°08'59"E	15.48'
C10	16°49'54"	83.00'	24.38'	N 70°41'12"E	24.30'

DETENTION POND LINE TABLE

No.	Bearing	Distance.
L1	N 86°15'06"W	5.24'
L2	S 54°04'37"W	18.55'
L3	S 41°14'26"E	12.62'
L4	S 39°29'33"E	53.58'
L5	N 72°01'42"E	3.49'
L6	N 62°16'15"E	19.12'
L7	N 76°06'09"E	10.41'
L8	S 00°29'06"E	12.00'

UTILITY EASEMENT CURVE TABLE

Curve No.	Delta	Radius	Length	Chord Bearing	Chord
C1	92°11'34"	44.00'	70.80'	N 19°08'08"E	63.41'

UTILITY EASEMENTLINE TABLE

No.	Bearing	Distance.
L1	S 82°11'11"W	11.76'
L2	N 31°27'56"W	15.00'
L3	N 58°32'04"E	42.49'
L4	S 31°27'56"E	10.49'

FIRE LANE CURVE TABLE

Curve No.	Delta	Radius	Length	Chord Bearing	Chord
C1	30°58'49"	26.00'	14.06'	N 15°58'31"W	13.89'
C2	90°00'00"	28.00'	43.98'	S 76°27'56"E	39.59'
C3	90°00'00"	28.00'	43.98'	S 13°32'04"W	39.60'
C4	30°58'49"	50.00'	27.04'	S 15°58'31"W	26.71'

FIRE LANE LINE TABLE

No.	Bearing	Distance.
L1	N 58°32'04"E	24.00'
L2	S 31°27'56"E	32.99'
L3	N 58°32'04"E	18.00'
L4	S 31°27'56"W	24.00'
L5	S 58°32'04"W	18.00'
L6	N 55°40'35"E	187.43'

LEGEND

RDR	= 5/8-INCH STEEL ROD RECOVERED WITH A PINK CAP STAMPED "R-DELTA | FIRM 10155000"
RDS	= 5/8-INCH STEEL ROD SET WITH A PINK CAP STAMPED "R-DELTA | FIRM 10155000"
O.P.R.C.C.T.	= OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS
P.R.R.C.T.	= PLAT RECORDS, ROCKWALL COUNTY TEXAS
R.R.C.T.	= RECORDS, ROCKWALL COUNTY TEXAS
D.R.R.C.T.	= DEED RECORDS, ROCKWALL COUNTY, TEXAS
P.O.B.	= POINT OF BEGINNING
DOC. NO.	= DOCUMENT NUMBER
CC#	= DOCUMENT NUMBER
SF	= SQUARE FEET
SRF	= STEEL ROD FOUND
R.O.W.	= RIGHT-OF-WAY

SURVEYOR:
r.delta ENGINEERS
618 Main Street
Garland, TX 75040
Ph. (972) 494-5031
www.rdelta.com
TBPE No. F-1515
TBPLS No. 10155000

REPLAT

LOTS 3R, BLOCK A

REC CAMPUS ADDITION

BEING A REPLAT OF LOT 3, BLOCK A
OF REC CAMPUS ADDITION
32.835 ACRES OR 1,430,271 SF
SITUATED IN THE
WILLIAM H. BARNES SURVEY, ABSTRACT NO. 26,
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER: Rayburn Country Electric Cooperative, Inc.
950 Sids Road
Rockwall, Texas 75032
TEL (469) 402-2100

CASE NO. P2023-018
RDE Proj. No. 3036-22
DATE: APRIL 14, 2026

OWNER'S CERTIFICATE

STATE OF TEXAS §

COUNTY OF ROCKWALL §

WHEREAS RAYBURN COUNTRY ELECTRIC COOPERATIVE, INC., is the owner of a tract of land in the County of Rockwall, State of Texas, said tract being a 32.835-acre tract of land situated within the City of Rockwall in the William H. Barnes Survey, Abstract No. 26 comprised of Lot 3, Block A, of the Final Plat of REC Campus Addition, Lots 1-3, Block A, (hereafter Campus Addition) according to the plat thereof recorded in Document No. 20250000007337 of the Records of Rockwall County, Texas (RRCT), and being more particularly described as follows:

BEGINNING at a 5/8-inch steel rod recovered with a pink plastic cap stamped "R-DELTA | FIRM 10155000" (hereafter RDR), in the north right-of-way line of Mims Road (a variable width right-of-way) as dedicated by the Campus Addition marking the southwest corner of Lot 2, Block A, and the southeast corner of Lot 3, Block A, and having coordinates of:
X = 2,600,680.60 feet,
Y = 7,013,957.51 feet;

THENCE S 88°34'14" W with the northerly right-of-way line of said Mims Road as dedicated by the Campus Addition for a distance of 181.59 feet to a RDR;

THENCE S 89°43'00" W with the northerly right-of-way line of said Mims Road as dedicated by the Campus Addition for a distance of 668.68 feet to a RDR;

THENCE S 89°30'54"W continuing with the northerly right-of-way line of said Mims Road as dedicated by the Campus Addition for a distance of 1,118.09 feet to a RDR at the P.C. of a curve to the right having a radius of 420.00 feet, a central angle of 47°24'28" and a chord that bears N 66°46'53"W for a distance of 337.69 feet;

THENCE in a northwesterly direction, continuing with the north right-of-way line of said Mims Road as dedicated by the Campus Addition, an arc distance of 347.52 feet to an RDR at the P.T. of said curve;

THENCE N 43°04'39" W continuing with the northeasterly right-of-way line of said Mims Road as dedicated by the Campus Addition, for a distance of 371.89 feet to an RDR in the southeasterly line of a called 1.50-acre tract as described in Special Warranty Deed from Edrich Development to Richard E. Slaughter, Jr. and recorded in Volume 1531, at Page 145, Official Public Records, Rockwall County, Texas and the northwesterly line of a City of Rockwall sanitary sewer easement recorded in Volume 1825, at Page 145 of the Deed Records of Rockwall County, Texas, for the most westerly corner of Lot 3 of the Campus Addition;

THENCE N 42°24'17" E with the southeasterly line of said Slaughter tract, the northwesterly line of said sanitary easement and the northwesterly line of Lot 3 of the Campus Addition for a distance of 66.72 feet to an RDR for a north corner of said sanitary sewer easement, the most westerly north corner of said Lot 3, and an ell corner of Lot 1 of the Campus Addition;

THENCE continuing with the northwesterly line of said sanitary sewer easement, and with the common line between Lots 1 and 3 of the Campus Addition the following five (5) courses and distances:

1. S 43°25'10" E for a distance of 85.05 feet to an RDR;
2. N 79°17'44" E for a distance of 276.15 feet to an RDR;
3. N 71°08'04" E for a distance of 1,106.87 feet to a 1/2-inch steel rod found;
4. N 72°30'39"E for a distance of 356.74 feet to a 1/2-inch steel rod found with a plastic cap stamped "OWEN 5560";
5. N 35°54'04"E for a distance of 154.36 feet to an RDR for t he southeast corner of said Lot 1 and the northeast corner of said Lot 3 and being in the west line of Lot 2 of the Campus Addition;

THENCE S 31°03'49" E with the common line between Lot 2 and Lot 3 of the Campus Addition for a distance of 392.75 feet to an RDR at the P.C. of a curve to the left having a radius of 6,142.03 feet, a central angle of 07°45'13" and a chord that bears S 35°00'49"E for a distance of 830.55 feet;

THENCE in a southeasterly direction, continuing with the common line between Lot 2 and Lot 3 of the Campus Addition, an arc distance of 831.18 feet to the POINT of BEGINNING and containing 1,430,271 square feet or 32.835 acres of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS §
§
COUNTY OF ROCKWALL §

I the undersigned owner of the land shown on this plat, and designated herein as the LOT 3R, BLOCK A, REC CAMPUS ADDITION, an addition to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I further certify that all other parties who have a mortgage or lien interest in the REC CAMPUS ADDITION, an addition to the City of Rockwall, Texas, have been notified and signed this plat. I understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I also understand the following;

1. No buildings shall be constructed or placed upon, over, or across the off-site and on-site utility easements as described herein.

2. Any public utility shall have the right to removed 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 to their respective system on any of these easement strips; any and all 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 adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.

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

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

5. The developer/property owner shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development. The property owner shall be responsible for maintenance of detention ponds and easements.

6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or

Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or

Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

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

_____
Rayburn Country Electric Cooperative, Inc.
Stephen Geiger,

STATE OF TEXAS §
§
COUNTY OF ROCKWALL §

Before me, the undersigned authority, on this day personally appeared Stephen Geiger, 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 for and in the State of Texas

My commission expires: _____

SURVEYOR'S CERTIFICATE

STATE OF TEXAS §
§
COUNTY OF DALLAS §

THAT I, Wayne C. Terry, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

FOR REVIEW ONLY
_____
Wayne C. Terry
Registered Professional Land Surveyor
Registration No. 4184

STATE OF TEXAS §
§
COUNTY OF DALLAS §

Before me, the undersigned authority, on this day personally appeared Wayne C. Terry, 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 for and in the State of Texas

My commission expires: _____

STATE OF TEXAS §
§
COUNTY OF ROCKWALL §

APPROVED:
I hereby certify that the above and foregoing 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 _____, 2026.

_____
Mayor of the City of Rockwall

_____
Planning and Zoning Commission Chairman

_____
City Secretary

_____
City Engineer

STATE OF TEXAS
PRELIMINARY
This document is for REVIEW purposes only and shall not be used or viewed or relied upon as a final survey document.
SURVEYOR

REPLAT
LOTS 3R BLOCK A
REC CAMPUS ADDITION
BEING 1 LOT
24.170 ACRES OR 1,052,828 SF
SITUATED IN THE
WILLIAM H. BARNES SURVEY, ABSTRACT NO. 26,
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SURVEYOR:
r.delta ENGINEERS
618 Main Street
Garland, TX 75040
Ph. (972) 494-5031
www.rdelta.com
TBPE No. F-1515
TBPLS No. 10155000

OWNER: Rayburn Country Electric Cooperative, Inc.
950 Sids Road
Rockwall, Texas 75032
TEL (469) 402-2100

DATE: APRIL 14, 2026

CASE NO. P2023-018
RDE Proj. No. 3036-22

CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION MEMORANDUM

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

TO:	Planning and Zoning Commission
DATE:	April 28, 2026
APPLICANT:	David Bond; *Spiars Engineering, Inc.*
CASE NUMBER:	P2026-016; *Replat for Lot 2, Block A, Rockwall County YMCA Addition*

SUMMARY

Consider a request by David Bond of Spiars Engineering, Inc. on behalf of Todd Baker of YMCA of Metropolitan Dallas for the approval of a *Replat* for Lot 2, Block A, Rockwall County YMCA Addition being a 21.378-acre parcel of land identified as Lot 1, Block A, Rockwall County YMCA Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 5 (PD-5), situated within the North SH-205 Overlay (N. SH-205 OV) District, addressed as 1210 N. Goliad Street [*SH-205*], and take any action necessary.

PLAT INFORMATION

☑ *Purpose.* The applicant is requesting the approval of a *Replat* for a 21.378-acre parcel of land [*i.e. Lot 2, Block A, Rockwall County YMCA Addition*] for the purpose of establishing the necessary easements for the expansion of the subject property.

☑ *Background.* The subject property was annexed on March 2, 1960 by *Ordinance No. 60-01* [*i.e. Case No. A1960-001*]. According to the City's historic zoning maps, the subject property was zoned both Office (O) District and Single-Family 3 (SF-3) District as of January 3, 1972. Between January 3, 1972 and January 22, 1982, the subject property was rezoned to Planned Development District 5 (PD-5) and has maintained that designation since. According to the Rockwall Central Appraisal District (RCAD), there is a restroom building, swimming pool, and pool enclosure that were constructed in 1989, a gym that was constructed in 1992, and a rec center and parking lot that were constructed in 2014. On November 12, 2013, the Planning and Zoning Commission approved a site plan [*i.e. Case No. SP2013-026*] to allow the remodel and expansion of the facility on the subject property. On February 17, 2014, the City Council approved a replat [*i.e. Case No. P2014-003*] allowing the establishment of easements for the expansion. On September 11, 2018, the Planning and Zoning Commission approved an amended site plan [*i.e. SP2018-027*] for the purpose of allowing the replacement of the lighting facilities for the ball fields on the subject property. On February 12, 2026, another amended site plan [*i.e. SP2025-012*] was approved to allow the expansion of the parking lot on the subject property.

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

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

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

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the *Replat* for *Lot 2, Block A, Rockwall County YMCA Addition*, staff would propose the following conditions of approval:

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

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

PROJECT COMMENTS

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

DATE: 4/23/2026

PROJECT NUMBER: P2026-016
PROJECT NAME: Replat for Lot 2, Block A, Rockwall County YMCA
SITE ADDRESS/LOCATIONS: 1210 N Goliad

CASE CAPTION: Consider a request by David Bond of Spiars Engineering, Inc. on behalf of Todd Baker of YMCA of Metropolitan Dallas for the approval of a Replat for Lot 2, Block A, Rockwall County YMCA Addition being a 21.378-acre parcel of land identified as Lot 1, Block A, Rockwall County YMCA Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 5 (PD-5), situated within the North SH-205 Overlay (N. SH-205 OV) District, addressed as 1210 N. Goliad Street [SH-205], and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Angelica Guevara	04/23/2026	Approved w/ Comments

04/23/2026: P2026-016: Replat for Lot 2, Block A, Rockwall County YMCA Addition
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a Replat for Lot 2, Block A, Rockwall County YMCA Addition being a 21.378-acre parcel of land identified as Lot 1, Block A, Rockwall County YMCA Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 5 (PD-5), situated within the North SH-205 Overlay (N. SH-205 OV) District, addressed as 1210 N. Goliad Street [SH-205].

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

M.3 For reference, include the case number (P2026-016) in the lower right-hand corner of all pages on future submittals.

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

FINAL PLAT
LOT 2, BLOCK A
ROCKWALL COUNTY YMCA ADDITION
BEING A REPLAT OF
LOT 1, BLOCK A
ROCKWALL COUNTY YMCA ADDITION
BEING
ONE (1) LOT
21.378-ACRES OR 31,226 SF
SITUATED IN THE
S. MCMURRY SURVEY, ABSTRACT NO. 146
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

M.5 Please tie two (2) corners to State Plane Coordinates. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

M.6 Please provide a Vicinity Map which shows the boundaries of the proposed subdivision relative to the rest of the city. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

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

M.8 Please label all proposed and existing streets with the proposed or approved names adjacent to the subject property. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

M.9 Please label the right-of-way width and street centerline for all streets within and adjacent to the subject property. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

M.10 Please provide all adjacent property owner information. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

M.11 Please provide or add the following General Notes to other notes on the plat:

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

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

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

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

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

M.12 Please update the Owner's Certificate and Standard Plat Wording to be in conformance with the subdivision ordinance (i.e. Section 38-7(1)(A)(1)). (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances).

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

STATE OF TEXAS
COUNTY OF ROCKWALL
Before me, the undersigned authority, on this day personally appeared [PROPERTY OWNER], known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.
Given upon my hand and seal of office this [DAY] day of [MONTH], [YEAR].

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

M.14 Please remove the notary stamp underneath the Surveyors Certificate.

M.15 Please provide the following Surveyor's/Registered Engineer Certificate. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, [SURVEYOR'S NAME], do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

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

M.16 Please provide the following Signature Block. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

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

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

_____
CITY SECRETARY

_____
CITY ENGINEER

I.17 Staff has identified the aforementioned items necessary to continue the submittal process. Please make all revisions and corrections and return to staff as soon as possible for a subsequent review prior to approval.

I.18 All meetings will be held in the Rockwall City Council Chambers at 385 S. Goliad Street at 6:00 PM. The meeting schedule for this case is as follows:

Planning and Zoning Meeting: April 28, 2026
City Council Meeting: May 4, 2026

I.19 Please note that a representative is required to be present for the meeting to answer any questions the Planning and Zoning Commission may have regarding your request. Once the Replat has been approved by the Planning and Zoning Commission and City Council, the case will be considered to be conditionally approved pending all of staff's comments from all City Departments and any applicable conditions of approval contained in staff's case memo are addressed prior to the subdivision plat being filed.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Madelyn Price	04/23/2026	Approved w/ Comments

04/23/2026: 1. Add all bearings/distances and curve data
2. Add flood plain with cross sections every 300 ft and 100 year flood elevations and erosion hazard setback throughout the entire tract. Call out source of floodplain information. Floodplain and erosion hazard setback shall be in a drainage easement.
3. Need to also show all proposed fire lane and access easements with bearing and distances that you are showing on the civil plans.
4. Add all City plat notes

5. Two corners must be tied to City of Rockwall monumentation (x, y coordinates)
6. Label all of these lines too, setbacks, buffers, easements.
7. Add flood plain with cross sections and flood elevations

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	04/22/2026	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	04/22/2026	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	04/20/2026	Approved w/ Comments

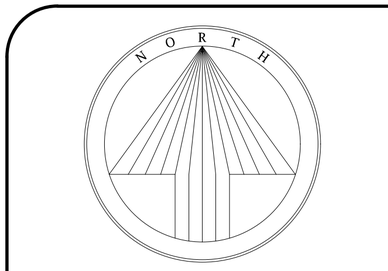
04/20/2026: Please tie two corners to the State Plane Coordinate System (NAD83 NCTX 4202 Grid)

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	04/20/2026	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	04/20/2026	Approved

No Comments



80 0 40 80 160

1 inch = 80 ft.

LEGEND	
○	1/2" IRON ROD W/ PLASTIC CAP STAMPED "SPIARSENG" SET, UNLESS OTHERWISE NOTED.
CM	CONTROL MONUMENT
CIRF	CAPPED IRON ROD FOUND
DRRCT	DEED RECORDS, ROCKWALL COUNTY, TEXAS

General Notes:

1) It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.

2) Property owner shall be responsible for maintaining, repairing, and replacing all systems within the drainage and detention easements.

3) All drainage and detention easements and facilities to be maintain, repaired and replaced by property owner.

Add flood plain with cross sections every 300 ft and 100 year flood elevations and erosion hazard setback throughout the entire tract. Call out source of floodplain information.

Floodplain and erosion hazard setback shall be in a drainage easement.

Add all bearings/distances and curve data

- Add all City plat notes
- Two corners must be tied to City of Rockwall monumentation (x, y coordinates)

Need to also show all proposed fire lane and access easements with bearing and distances that you are showing on the civil plans.

S 76°23'36" E 91.80'

S 27°09'55" E 62.56'

S 73°29'39" E 126.26'

S 50°58'36" E 155.37'

S 12°34'16" W 67.87'

S 50°24'13" E 77.28'

S 89°26'02" E ~ 379.69'

"X" Fnd. in conc.

S 06°18'11" W ~ 303.16'

S 58°26'09" E 57.95'

S 31°33'51" W 35.00'

PROPSOED DRAINAGE & DETENTION EASEMENT

Detention / Drainage Esmt.
Doc. No. 20140000004217, OPRRCT

City of Rockwall, Texas
Volume 3907, Page 143, DRRCT

Rockwall County Y.M.C.A.
Lot 2, Block A
Document No. 20140000004217, PRRCT

N 14°16'39" W ~ 1342.64'

State of Texas Easement
Volume 45, Page 224, OPRRCT

15' Water Esmt.
Doc. No. 20140000004217, OPRRCT

24' Fire Lane Esmt.
Doc. No. 20140000004217, OPRRCT

Variable Width Oncor Esmt.
Doc. No. 20140000002112, OPRRCT

12.5' Utility Esmt.
Cabinet B, Slide 33, OPRRCT

N.T.M.W.D. Esmt.
Volume 91, Page 167, OPRRCT

15' Power Esmt.
Cabinet B, Slide 33, OPRRCT

Lot 2R, Block A
21.378 Ac.
(931,229 S.F.)

Approximate Location of Access Easement Reserved Across Full Width of Dam
Volume 152, Page 77, OPRRCT

City of Rockwall, Texas
Volume 2770, Page 151, DRRCT

"X" Fnd. in conc.

10' Utility Esmt.
Cabinet B, Slide 33, OPRRCT

N 40°41'33" W 84.00'

S 09°29'42" W ~ 9.04'

S 24°29'32" W ~ 84.07'

N 14°16'39" W ~ 50.40'

POINT OF BEGINNING

S 88°45'51" W ~ 1067.00'

1/2" IRF

Caruth Ridge Estates Homeowners Association, Inc.
Volume 7075, Page 5, DRRCT

Caruth Lake Phase One
Cabinet C, Slide 208, PRRCT

Robert S. Whittle
Volume 694, Page 47, DRRCT

City of Rockwall Geodetic Control Monuments:

COR-14
BRASS DISK STAMPED "CITY OF ROCKWALL SURVEY MONUMENT" IN THE CENTER OF CARUTH LANE ON THE WEST NOSE OF A GRASS MEDIAN +100' EAST OF THE INTERSECTION OF CARUTH LANE AND N. GOLIAD STREET.
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Elevation = 529.10

Owner/Applicant
YMCA of Metropolitan Dallas
1621 W Walnut Hill Lane
Dallas, Texas 75038
Telephone (214) 880-9622
Contact: Todd Baker

Engineer/Surveyor
Spiars Engineering, Inc.
765 Custer Road, Suite 100
Plano, Texas 75075
Telephone (972) 422-0077
Contact: David Bond

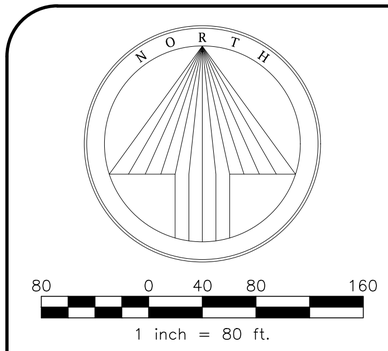
P2026-000
FINAL PLAT

ROCKWALL COUNTY YMCA
LOT 2R, BLOCK A,

BEING A REPLAT OF LOT2, BLOCK A
21.378 ACRES OUT OF THE
S. McCURRY SURVEY ~ ABSTRACT NO. 146
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

Scale 1"=80' April, 2026

Drawing: G:\2024 JOBS\24-377 YMCA of Rockwall\SURVEY\DWG\24-377 Replat.dwg Saved By: DBond10 Save Time: 4/13/2026 8:18:34 AM Plotted by: DBond10 Plot Date: 4/13/2026 8:20 AM



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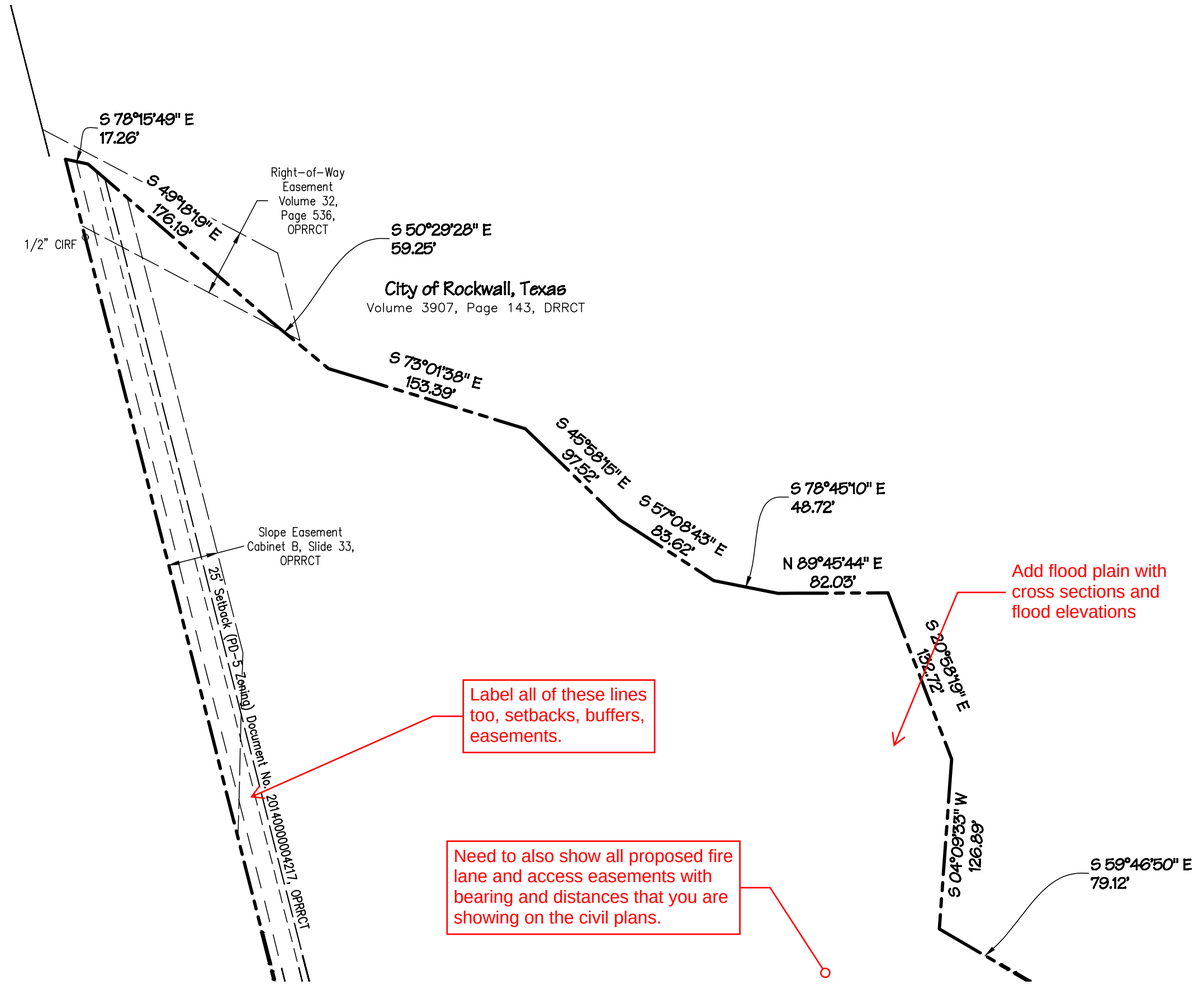

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765 Custer Road, Suite 100
Plano, Texas 75075
Telephone (972) 422-0077
Contact: David Bond

Scale 1"=80' April, 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) [1]
- ☐ PRELIMINARY PLAT ($200.00 + $15.00 ACRE) [1]
- ☐ FINAL PLAT ($300.00 + $20.00 ACRE) [1]
- ☒ REPLAT ($300.00 + $20.00 ACRE) [1]
- ☐ AMENDING OR MINOR PLAT ($150.00)
- ☐ PLAT REINSTATEMENT REQUEST ($100.00)

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

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

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

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

PROPERTY INFORMATION [PLEASE PRINT]

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

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	PD - 5 w/North-SH205 Overlay	CURRENT USE	Community or Recreation Club		
PROPOSED ZONING	PD-5 w/ North SH205 Overlay (No Change)	PROPOSED USE	Community or Recreation Club (No Change)		
ACREAGE	21.378	LOTS [CURRENT]	1	LOTS [PROPOSED]	1

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

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

☐ OWNER	Y.M.C.A. of Metropolitan Dallas	☒ APPLICANT	Spiars Engineering, Inc.
CONTACT PERSON	Todd Baker	CONTACT PERSON	David Bond, P.E.
ADDRESS	[redacted]	ADDRESS	[redacted]
CITY, STATE & ZIP		CITY, STATE & ZIP	
PHONE		PHONE	
E-MAIL		E-MAIL	

NOTARY VERIFICATION [REQUIRED]

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

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF $ 100.00, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 15 DAY OF April, 20 25. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 15 DAY OF April, 2025

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

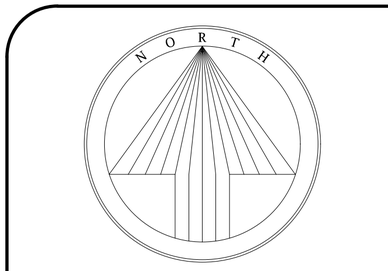
JIME DIXON
Notary ID #6766047
My Commission Expires
February 28, 2028

MY COMMISSION EXPIRES Feb. 28, 2028

City of Rockwall

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

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



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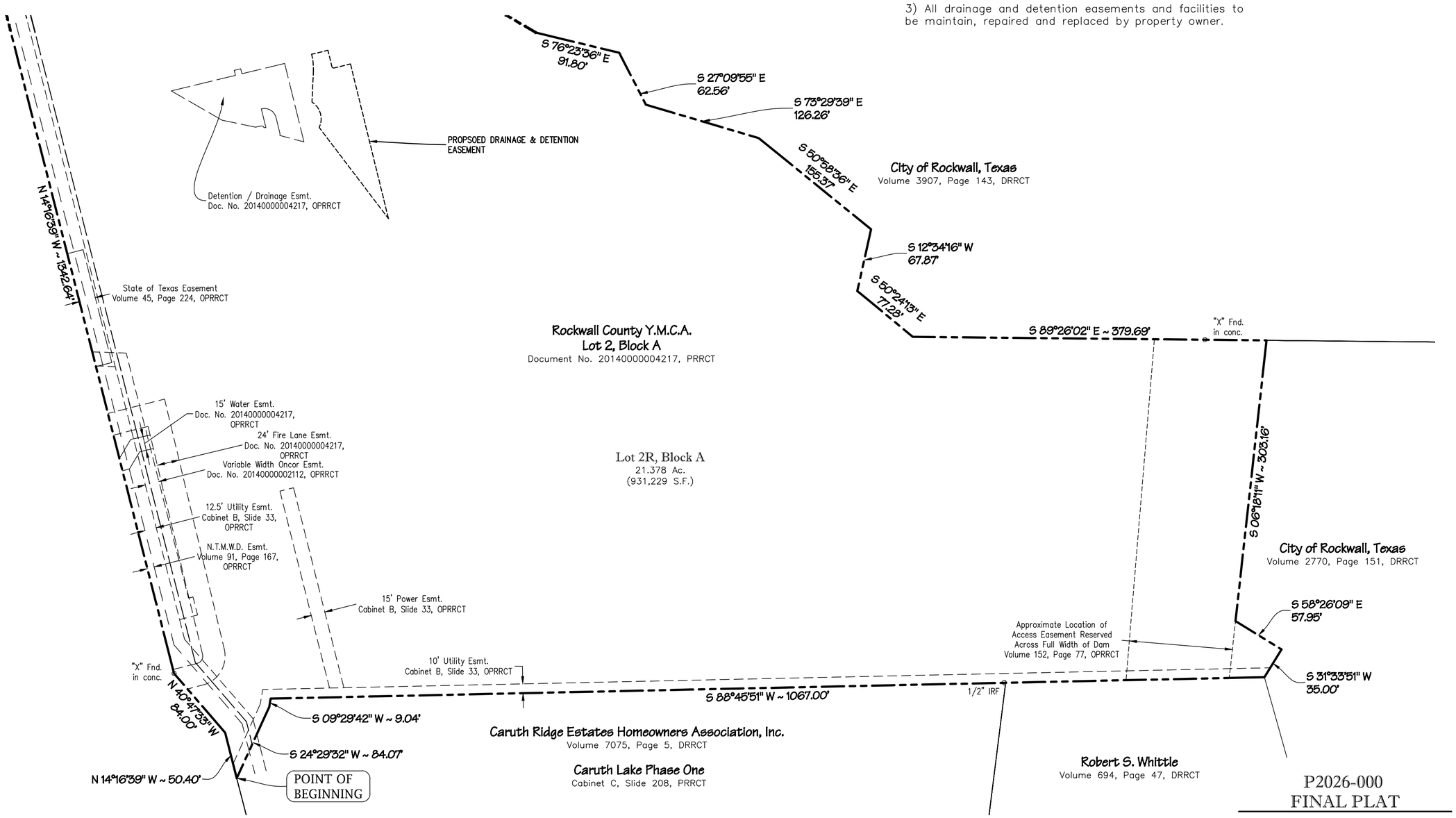

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Telephone (214) 880-9622
Contact: Todd Baker

Engineer/Surveyor
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765 Custer Road, Suite 100
Plano, Texas 75075
Telephone (972) 422-0077
Contact: David Bond

P2026-000
FINAL PLAT

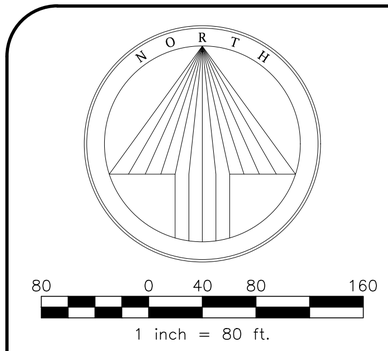
ROCKWALL COUNTY YMCA
LOT 2R, BLOCK A,

BEING A REPLAT OF LOT2, BLOCK A
21.378 ACRES OUT OF THE
S. McCURRY SURVEY ~ ABSTRACT NO. 146
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 1 OF 3

Scale 1"=80' April, 2026

Drawing: G:\2024 JOBS\24-377 YMCA of Rockwall\SURVEY\DWG\24-377 Replat.dwg Saved By: DBond10 Save Time: 4/13/2026 8:18:34 AM Plotted by: DBond10 Plot Date: 4/13/2026 8:20 AM



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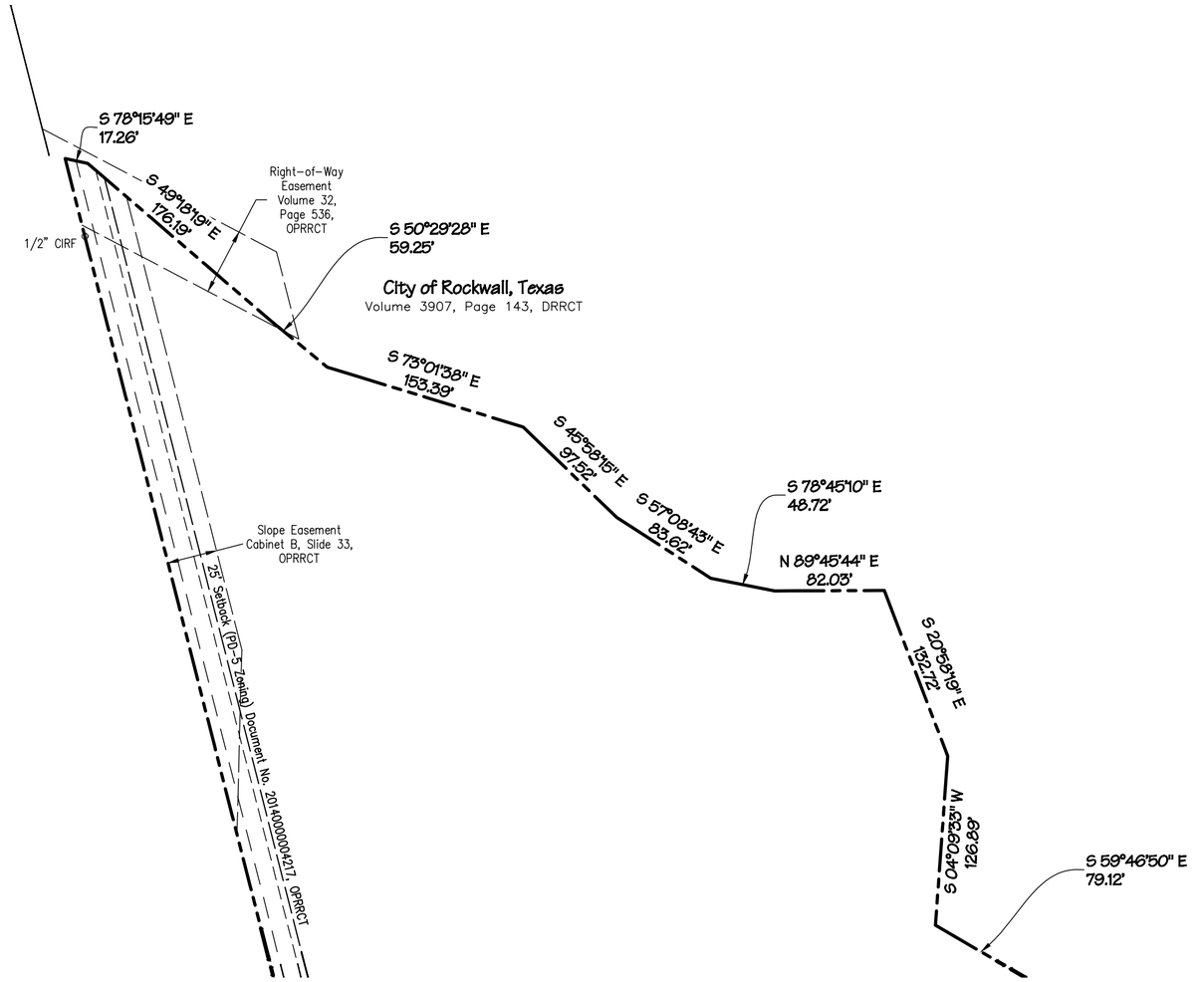

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OWNERS' CERTIFICATE

STATE OF TEXAS §

COUNTY OF ROCKWALL §

BEING a tract of land situated in the S McCurry Survey, Abstract No. 146, City of Rockwall, Rockwall County, Texas, being all of Lot 2, Block A, Rockwall County YMCA Addition, according to the plat recorded in Cabinet I, Page 17, Plat Records, Rockwall County, Texas (PRRCT), , with the subject tract being more particularly described as follows:

BEGINNING at a point found in the east line of State Highway 205 (aka North Goliad Street), a variable width public right–of–way, and also being the westerly northwest corner of Caruth Lake Phase One, an addition to the City of Rockwall according to the plat recorded in Cabinet C, Slide 208, PRRCT;

THENCE N 14°16'39" W, 50.40 feet;

THENCE N 40°47'33" W, 84.00 feet;

THENCE N 14°16'39" W, 1342.64 feet to a point in the center of Squabble Creek, and also being the southewest line of a tract conveyed to City of Rockwall as recorded in Volume 3907, Page 142, Deed Records, Rockwall County, Texas;

THENCE along the common line between said City of Rockwall tract and the subject parcel along the meanders of Squabble Creek the following:

S 78°15'49" E, 17.26 feet; S 49°18'19" E, 176.19 feet; S 50°29'28" E, 59.25 feet; S 73°01'38" E, 153.39 feet;

S 45°58'15" E, 97.52 feet; S 57°08'43" E, 83.62 feet; S 78°45'10" E, 48.72 feet; N 89°45'44" E, 82.03 feet;

S 20°58'19" E, 132.72 feet; S 04°09'33" W, 126.89 feet; S 59°46'50" E, 79.12 feet; S 76°23'36" E, 91.80 feet;

S 27°09'55" E, 62.56 feet; S 73°29'39" E, 126.26 feet; S 50°58'36" E, 155.37 feet; S 12°34'16" W, 67.87 feet;

S 50°24'13" E, 77.28 feet;

THENCE S 89°26'02" E, 379.69 feet to a pint for corner in Caruth Lake, and also being the northwest corner of a tract conveyed to the City of Rockwall as recorded in Volume 2770, Page 151, DRRCT;

THENCE S 06°18'11" W, 303.16 feet;

THENCE S 58°26'09" E, 57.95 feet;

THENCE S 31°33'51" W, 35.00 feet to a common corner with said City of Rockwall tract and a tract of land conveyed to Robert S Whittle as recorded in Volume 694, Page 47, DRRCT;

THENCE S 88°45'51" W, 1067.00 feet; THENCE S 09°29'42" W, 9.04 feet;

THENCE S 24°29'32" W, 84.07 feet to the POINT OF BEGINNING with the subject tract containing 931,229 square feet or 21.378 acres of land.

SURVEYOR'S CERTIFICATE

That I, Darren K. Brown, of Spiars Engineering, Inc., do hereby certify that I prepared this plat and the field notes made a part thereof from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the Subdivision Regulations of the City of Rockwall, Texas.

Dated this the _____ day of _____, 2026.

STATE OF TEXAS · REGISTERED · DARREN K. BROWN · 5252 · PROFESSIONAL · LAND SURVEYOR

darren.brown@
spiarsengineering.com

_____
DARREN K. BROWN, R.P.L.S. NO. 5252

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Darren K. Brown, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 2026.

_____
Notary Public, State of Texas

RECOMMENDED FOR FINAL APPROVAL

_____ _____
Planning and Zoning Commission Date

APPROVED

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

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

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

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

STATE OF TEXAS §

COUNTY OF ROCKWALL §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

We, GINGERCREST, INC., the undersigned owner of the land shown on this plat, and designated herein as the **ROCKWALL COUNTY YMCA, LOT 2, BLOCK 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. We further certify that all other parties who have a mortgage or lien interest in the **ROCKWALL COUNTY YMCA, LOT 2, BLOCK A** subdivision have been notified and signed this plat. We understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. We also understand the following;

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or

Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or

Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

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

WITNESS MY HAND at _____, Texas, this _____ day of _____, 2026

YMCA OF METROPOLITAN DALLAS

By: _____

Name: _____

Title: _____

STATE OF TEXAS §

COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, a Notary Public in and for The State of Texas, on this day personally appeared _____, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 2026

_____
Notary Public, State of Texas

P2026-000
REPLAT

ROCKWALL COUNTY YMCA
LOT 2R, BLOCK A

BEING A REPLAT OF LOT 2, BLOCK A
21.378 ACRES OUT OF THE
S. McCURRY SURVEY ~ ABSTRACT NO. 146
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

Owner/Applicant
YMCA of Metropolitan Dallas
1621 W Walnut Hill Lane
Dallas, Texas 75038
Telephone (214) 880–9622
Contact: Todd Baker

Engineer/Surveyor
Spiars Engineering, Inc.
765 Custer Road, Suite 100
Plano, Texas 75075
Telephone (972) 422–0077
Contact: David Bond

SHEET 3 OF 3
Scale 1"=80' April, 2026

Drawing: G:\2024_JOBS\24-377 YMCA of Rockwall\SURVEY\24-377 Replat.dwg Saved By: DBrant10 Save Time: 4/13/2026 8:19:34 AM
Plotted by: DBrant10 Plot Date: 4/13/2026 8:20 AM

CLOSURE REPORT

Segment #1 : Line

Course: N14°16'39"W Length: 50.40'

Segment #2 : Line

Course: N40°47'33"W Length: 84.00'

Segment #3 : Line

Course: N14°16'39"W Length: 1342.64'

Segment #4 : Line

Course: S78°15'49"E Length: 17.26'

Segment #5 : Line

Course: S49°18'19"E Length: 176.19'

Segment #6 : Line

Course: S50°29'28"E Length: 59.25'

Segment #7 : Line

Course: S73°01'38"E Length: 153.39'

Segment #8 : Line

Course: S45°58'15"E Length: 97.52'

Segment #9 : Line

Course: S57°08'43"E Length: 83.62'

Segment #10 : Line

Course: S78°45'10"E Length: 48.72'

Segment #11 : Line

Course: N89°45'44"E Length: 82.03'

Segment #12 : Line

Course: S20°58'19"E Length: 132.72'

Segment #13 : Line

Course: S4°09'33"W Length: 126.89'

Segment #14 : Line

Course: S59°46'50"E Length: 79.12'

Segment #15 : Line

Course: S76°23'36"E Length: 91.80'

Segment #16 : Line

Course: S27°09'55"E Length: 62.56'

Segment #17 : Line

Course: S73°29'39"E Length: 126.26'

Segment #18 : Line

Course: S50°58'36"E Length: 155.37'

Segment #19 : Line

Course: S12°34'16"W Length: 67.87'

Segment #20 : Line

Course: S50°24'13"E Length: 77.28'

Segment #21 : Line

Course: S89°26'02"E Length: 379.69'

Segment #22 : Line

Course: S6°18'11"W Length: 303.16'

Segment #23 : Line

Course: S58°26'09"E Length: 57.95'

Segment #24 : Line

Course: S31°33'51"W Length: 35.00'

Segment #25 : Line

Course: S88°45'51"W Length: 1067.00'

Segment #26 : Line

Course: S9°29'42"W Length: 9.04'

Segment #27 : Line

Course: S24°29'32"W Length: 84.07'

Perimeter: 5050.81' Area: 931229.29 Sq. Ft.

Error Closure: 0.0122 Course: N39°14'46"W

Error North: 0.00947 East: -0.00774

Precision 1: 414000.00

CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION MEMORANDUM

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

TO:	Planning and Zoning Commission
DATE:	April 28, 2026
APPLICANT:	Grant Young; *Big-Tex Trailers*
CASE NUMBER:	Z2026-011; *Specific Use Permit (SUP) for Big-Tex Trailers*

On August 4, 2008, the City Council approved a request [*Case No. Z2008-014*] for approval of a Specific Use Permit (SUP) [*Ordinance No. 08-38; SUP No. S-056]* to allow a *recreational vehicle "RV" sales and service facility* in a Light Industrial (LI) District. At that time, a condition of approval stated that the Specific Use Permit (SUP) would be valid for a period of three (3) years, commencing on the date a Certificate of Occupancy (CO) was issued for the use; however, the SUP ordinance permitted the owner to petition the City Council for an extension of the Specific Use Permit (SUP) 90-days prior to the date of expiration. The intent was to allow the City Council to examine the status of the FM-549 overpass construction and/or development activity in the area to determine if an extension to the Specific Use Permit (SUP) is warranted.

On September 16, 2008, a Certificate of Occupancy (CO) [*CO2008-0217*] was issued to Walkabout RV, LLC and when the business owner changed, a new Certificate of Occupancy (CO) [*CO2009-0100*] was issued to Big-Tex Trailers (*i.e. the current occupant*). On April 1, 2011, the applicant submitted a request for an extension to the Specific Use Permit (SUP), which was granted by the City Council [*Ordinance No. 08-38; SUP No. S-056*] on April 18, 2011. Subsequently, the City Council approved the second extension of the Specific Use Permit (SUP) [*Ordinance No. 08-38; SUP No. S-056*] on April 7, 2014. On February 14, 2017, the applicant submitted a third request [*Case No. Z2017-008*] for an extension of the Specific Use Permit (SUP). In response to this, the City Council requested that the applicant amend the Specific Use Permit (SUP) from *recreational vehicle (RV) sales and service facility* to *outside storage* to reflect the changes in use of the property. Subsequently, on April 17, 2017 the City Council rescinded *Ordinance No. 08-38; SUP No. S-056* and approved *Ordinance No. 17-20; SUP No. S-164*, allowing outside storage in a Light Industrial (LI) District. A condition of approval stated that the SUP ordinance would expire three (3) years from date of approval (*i.e. April 17, 2020*) and permitted the applicant to request an extension to the Specific Use Permit (SUP) no less than 90-days prior to the date of expiration. The City Council approved two (2) additional extensions on February 3, 2020 [*Case No. Z2019-027; Ordinance No. 20-01*] and December 5, 2022.

In addition to the expiration period, the applicant's Specific Use Permit (SUP) permitted site improvements to be delayed. These improvements included concrete paving for the *Outside Storage*, landscape screening, and the extension of a 12-inch water line from FM-549. In accordance with this operational condition, on March 13, 2026 the applicant -- *Grant Young of Big Tex Trailers on behalf of Raymond Jowers of Jowers, Inc.* -- submitted a development application, site plan, landscape plan, paving plan, and letter requesting to extend the Specific Use Permit (SUP) for a period of ten (10) years and install the necessary paving, landscaping, and water line improvements. At the April 14, 2026 Planning and Zoning Commission meeting, the Planning and Zoning Commission tabled the applicant's case, and requested that a more detailed timeline for securing the easements and constructing the improvements be provided. According to the new letter provided by the applicant, following the Planning and Zoning Commission meeting, the applicant engaged the adjacent property owner requesting the easements; however, this property owner informed the applicant that since the property was for sale they were not interested in granting the easements at this time. In light of this, the applicant has provided two (2) new options to the Planning and Zoning Commission for consideration:

Option 1: The applicant will install the paving, drainage, and landscaping improvements, as well as the onsite water and sewer improvements, but all of the offsite improvements would *not* be installed and would *not* be required in the future. In addition, the applicant is requesting that the Specific Use Permit (SUP) be valid for a period an eight (8) years, with the option to extend the Specific Use Permit (SUP) in the future.

Option 2: As an alternative, if the Planning and Zoning Commission is not willing to grant *Option 1*, the applicant is requesting that the Specific Use Permit (SUP) be approved for 18-months to allow them time to relocate their operations off of the subject property.

Staff should note, before the applicant's Specific Use Permit (SUP) submittal, they submitted civil engineering plans, which have been reviewed and are waiting on off-site easements. The site plan and paving plan submitted with this request are consistent with what is pending approval from the Engineering Department. In addition, the submitted site plan and paving plans generally conform to the requirements of the Unified Development Code (UDC). The proposed landscape plan indicates that the applicant will be [*1*] installing landscaping and berms along E. IH-30, [*2*] providing canopy and accent trees within the detention ponds, and [*3*] providing three (3) tiered landscaping around the *Outside Storage* areas. These proposed landscape improvements meet the requirements of Article 08, *Landscape and Fence Standards*, of the Unified Development Code (UDC). That being said, staff has included a *Condition of Approval* that all trees cannot be located within a utility easement. Currently, the landscape plan shows seven (7) canopy trees and four (4) accent trees that will need to be shifted outside of a utility easement. In addition, the applicant has indicated that all of the proposed improvements will be installed by January 1, 2027. Given this, staff has included an additional *Condition of Approval* that all of the proposed improvements shall be installed by January 1, 2027, otherwise the Specific Use Permit (SUP) shall expire. Lastly, staff should note that the applicant has indicated a six (6) foot wrought iron fence will be constructed around the property and the existing chain-link fence will be removed. This conforms to the *Operation Condition* included in the draft ordinance.

When examining the applicant's request, staff should point out that the current facility has been in operation since 2009 (*i.e. approximately 18 years).* At the time *Ordinance No. 08-38; SUP No. S-156* was approved, it appears that a majority of the surrounding properties were either undeveloped or not within the corporate limits of the City of Rockwall. The construction of the FM-549 overpass was anticipated to begin between February and July of 2010 (*i.e. within two [2] years of approval of the SUP*) and would take approximately 18-24 months to complete. At that time, the City Council expressed an interest for the applicant to limit the leasing of the property to Big-Tex Trailers for a period of less than three (3) years. This appears to correspond to the anticipated completion date of the proposed overpass construction and the City Council's expectation that the area would re-develop at that time. With no additional development taking place during that time, it seems that subsequent extensions of the Specific Use Permit (SUP) were granted by the City Council. The construction of the FM-549 overpass was delayed and did not start until 2017 (*i.e. approximately seven [7] years after the anticipated start date*) and was completed in 2019. Other development since the previous extension of the Specific Use Permit (SUP) includes [*1*] a sports complex (*i.e. Fit Sport Life*); [*2*] two (2) *Warehouse/Distribution Facilities* off Data Drive; [*3*] the expansion for Pratt Industries, which had a site plan approved January 13, 2026; and [*4*] a *Retail Store with Gasoline Sales* (*i.e. 7-11*). In summary, the original Specific Use Permit (SUP) was limited to three (3) years due to the construction of the FM-549 overpass, the lack of development surrounding the subject property, and whether the proposed land use would be appropriate in the future. Based on this, the Planning and Zoning Commission and City Council is being tasked with determining whether the proposed land use is appropriate on the subject property moving forward given the completion of the FM-549 overpass in 2019 and the recent development near the subject property.

All this being said, this Specific Use Permit (SUP) request is a discretionary decision for the City Council, pending a recommendation from the Planning and Zoning Commission. In accordance with the requirements of the Unified Development Code (UDC) and State law, staff notified all properties within 500-feet of the subject property. These notices were sent out on March 17, 2026, and included six (6) notices. As of this memorandum, staff has not received any notices with regard to the applicant's request. If the Planning and Zoning Commission have any questions concerning this case, staff and the applicant will be available at the *April 28, 2026* Planning and Zoning Commission meeting.

DOUPHRATE & ASSOCIATES, INC.
ENGINEERING • SURVEYING

2235 Ridge Rd., Suite 200
Rockwall, TX 75087
Tel: 972.771.9004
Fax: 972.771.9005

April 22, 2026

Memorandum

To: Henry Lee
Planning Department
City of Rockwall

From: W.L. "Dub" Douphrate II

Re: Big Tex Improvements for SUP Renewal

Henry, on behalf of our client Big Tex Trailers, please allow this letter to serve as their formal request to modify the conditions of approval to renew their Special Use Permit.

As you know our firm has completed the engineering design which includes the paving, drainage, utility (onsite and offsite), and landscape improvements in order to bring the property into city code compliance. And as previously discussed, our client was originally prepared to move forward with all of these improvements within the next 30-45 days, with the estimated time of completion by the end of 2026, provided the offsite easements were granted in a timely manner by the adjacent property owner.

For your information, we have contacted the adjacent property owner (through their attorney) to discuss the necessity of acquiring the proposed offsite easements in order to install the offsite water and sewer mains. We have recently received their response. The adjacent property owner has clearly stated they are not interested whatsoever in granting these easements.

So, in light of this new information, Big Tex would like to propose two options to be discussed with the planning and zoning commission followed by the city council.

Option No. 1: Consider renewing the SUP with a 8-year time limit and eliminate the requirement of installing the "**offsite**" water and sanitary sewer mains.

This option is conditioned with the understanding that Big Tex will agree to install the "**onsite**" water and sanitary sewer main segments (as shown in the city approved engineering plans) when the adjacent tract is developed and the "**offsite**" water and sanitary sewer main segments are extended through the adjacent tract terminating at the Big Tex property line.

Also, Big Tex will also agree to continue with the currently proposed paving, drainage, and landscaping improvements.

Option No. 2: Consider renewing the SUP only for a short term 18-month period allowing Big Tex enough time to close and relocate their Rockwall trailer business to another location.

Thank you for your understanding in this matter

Sincerely,

W L Douphrate II

W.L. Douphrate II, P.E.

Cc: Grant Young

CITY OF ROCKWALL

ORDINANCE NO. 26-XX

SPECIFIC USE PERMIT NO. S-XXX

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) TO ALLOW OUTSIDE STORAGE IN A LIGHT INDUSTRIAL (LI) DISTRICT WITHIN THE IH-30 OVERLAY (IH-30 OV) DISTRICT ON A 4.4317-ACRE PARCEL OF LAND, IDENTIFIED AS TRACT 22-01 OF THE R. IRVINE SURVEY, ABSTRACT NO. 120, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY 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 Raymond Jowers of Jowers Inc. on behalf of Grant Young of Big Tex Trailers for the approval of a Specific Use Permit (SUP) to allow outside storage on a 4.4317-acre parcel of land being described as Tract 22-01, Abstract No. 120, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 2260 E. IH-30 and being more specifically depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code (UDC) [*Ordinance No. 20-02*] and *Ordinance No. 20-01; S-212* 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. 20-01*;

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) allowing *Outside Storage* as stipulated by Section 1, *Land Use Schedule,* of Article 04, *Permissible Uses*, the Unified Development Code (UDC) [*Ordinance No. 20-02*] on the *Subject Property*; and,

DRAFT ORDINANCE 04.08.2026 OPTION 1

SECTION 3. That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 05.01, *Industrial Districts*, Subsection 05.02, *Light Industrial (LI) District*, and Subsection 06.06, *IH-30 Overlay (IH-30 OV) District,* of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] as heretofore amended and as may be amended in the future, and shall be subject to the following conditions:

3.1 OPERATIONAL CONDITIONS

The following conditions pertain to the operation of outside storage on the *Subject Property* and conformance to these conditions are required for continued operations:

1) The Specific Use Permit (SUP) shall be valid for a period of eight (8) years from the date of the approval of this ordinance. If an extension of the SUP is necessary, the owner shall submit a request in writing to staff no less than 90 days prior to the expiration of the SUP. Upon receipt of the request, the City Council shall review the SUP and determine if an extension of the SUP is warranted.

2) That proposed onsite improvements on the *Subject Property* shall generally be in accordance with the *Concept Plan* and *Paving Plan* depicted in *Exhibit 'B'* and *Exhibit 'C'* of this ordinance.

3) That proposed landscaping on the *Subject Property* shall generally be in accordance with the *Landscape Plan* depicted in *Exhibit 'D'* of this ordinance.

4) If the proposed onsite improvements depicted in *Exhibit 'B'*, *Exhibit 'C'*, and *Exhibit 'D'* are not completed by January 1, 2027 this Specific Use Permit (SUP) shall expire.

5) All outside display and outside storage of trailers shall generally conform to the *Concept Plan* depicted in *Exhibit 'B'* of this ordinance, which shall be incorporated herein by reference.

6) All existing chain link fencing shall be replaced with wrought iron fencing.

7) The *Outside Display* and *Outside Storage* of semi-trailers and tractor-trailers shall be prohibited.

8) In the event that the development expands the existing structure or adds additional buildings, the development will be subject to meet the requirements for fire protection.

3.2 COMPLIANCE

Approval of this ordinance –*in accordance with Subsection 2.05, City Council Action, of Article XI, Zoning Related Applications, of the Unified Development Code (UDC)* -- will require compliance to the following:

1) Upon obtaining approval of this Specific Use Permit (SUP), should the property owner fail to meet the minimum operational requirements set forth herein and outline in the Unified Development Code (UDC), the City Council may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Section 2.02.D(3) of Article XI, *Zoning Related Applications*, of the Unified Development Code (UDC).

SECTION 4. That the official zoning map of the City be corrected to reflect the changes in zoning

DRAFT ORDINANCE 04.28.2026 OPTION 1

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 18TH DAY OF MAY, 2026.

_____
Tim McCallum, *Mayor*

ATTEST:

_____
Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

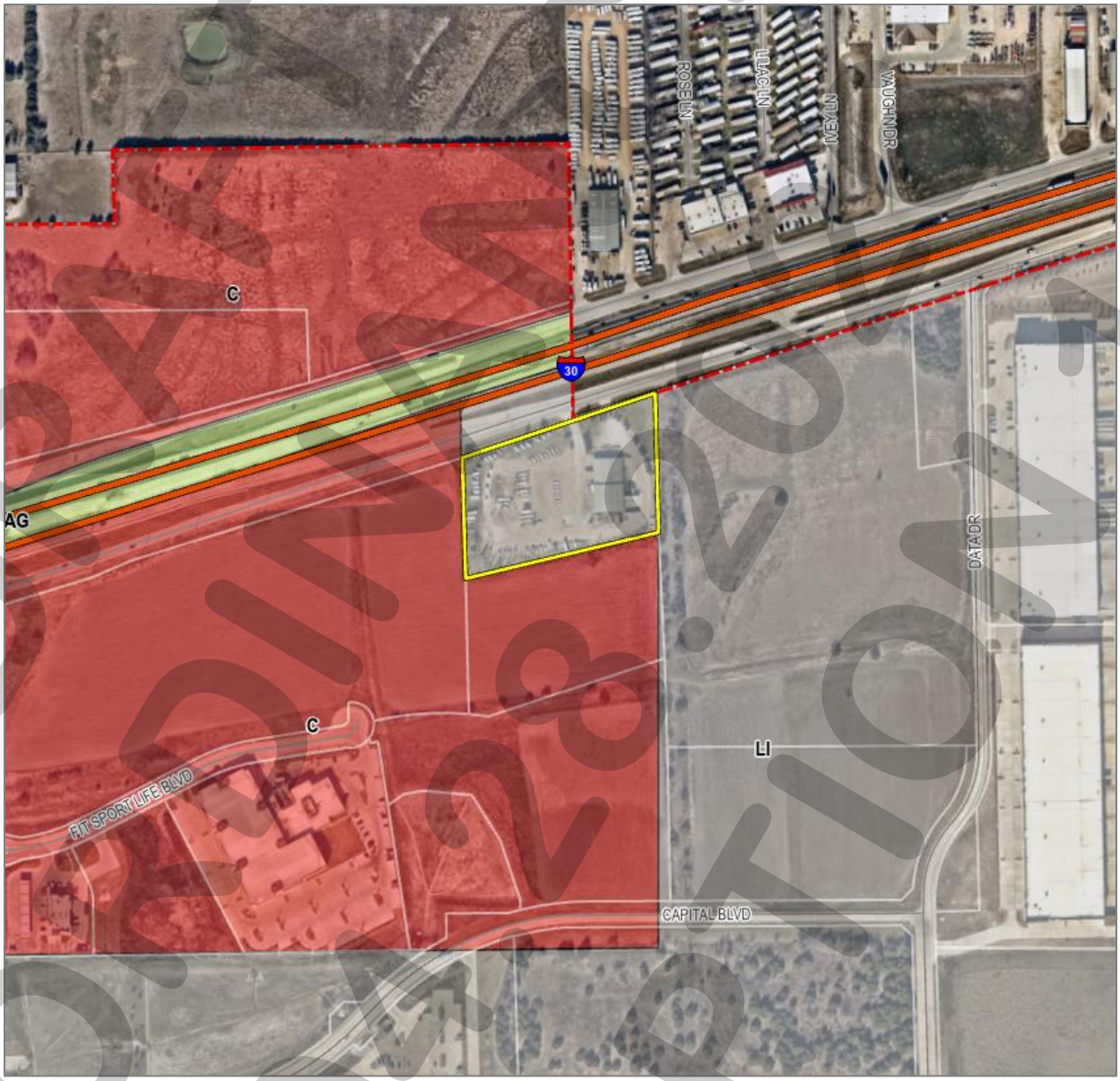
1st Reading: *May 4, 2026*

2nd Reading: *May 18, 2026*

DRAFT ORDINANCE 04.28.2026 OPTION 1

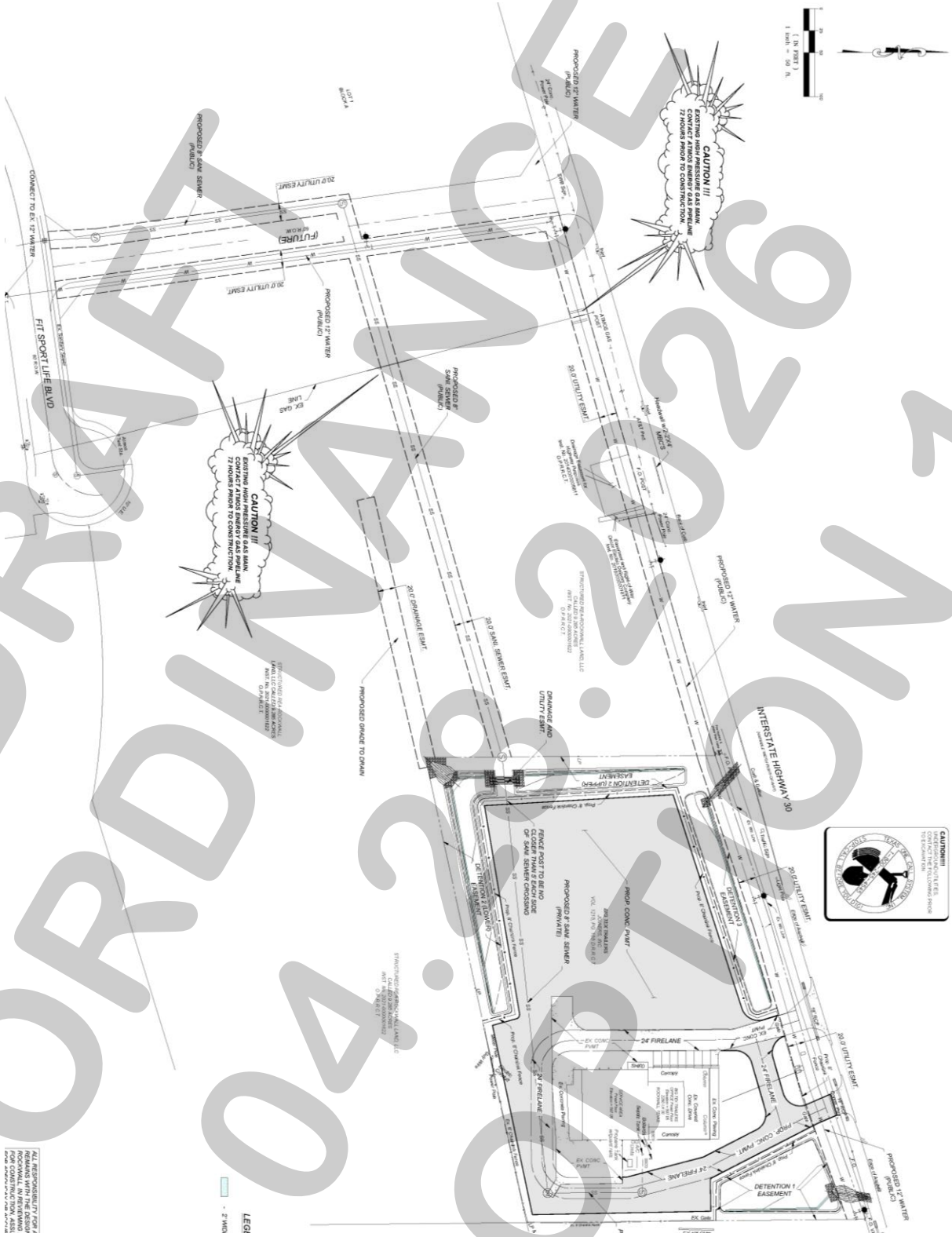
Exhibit 'A'
Zoning Exhibit

Address: *2260 E. IH 30*
Legal Description: *Tract 22-01 of the R. Irvine Survey, Abstract No. 120*



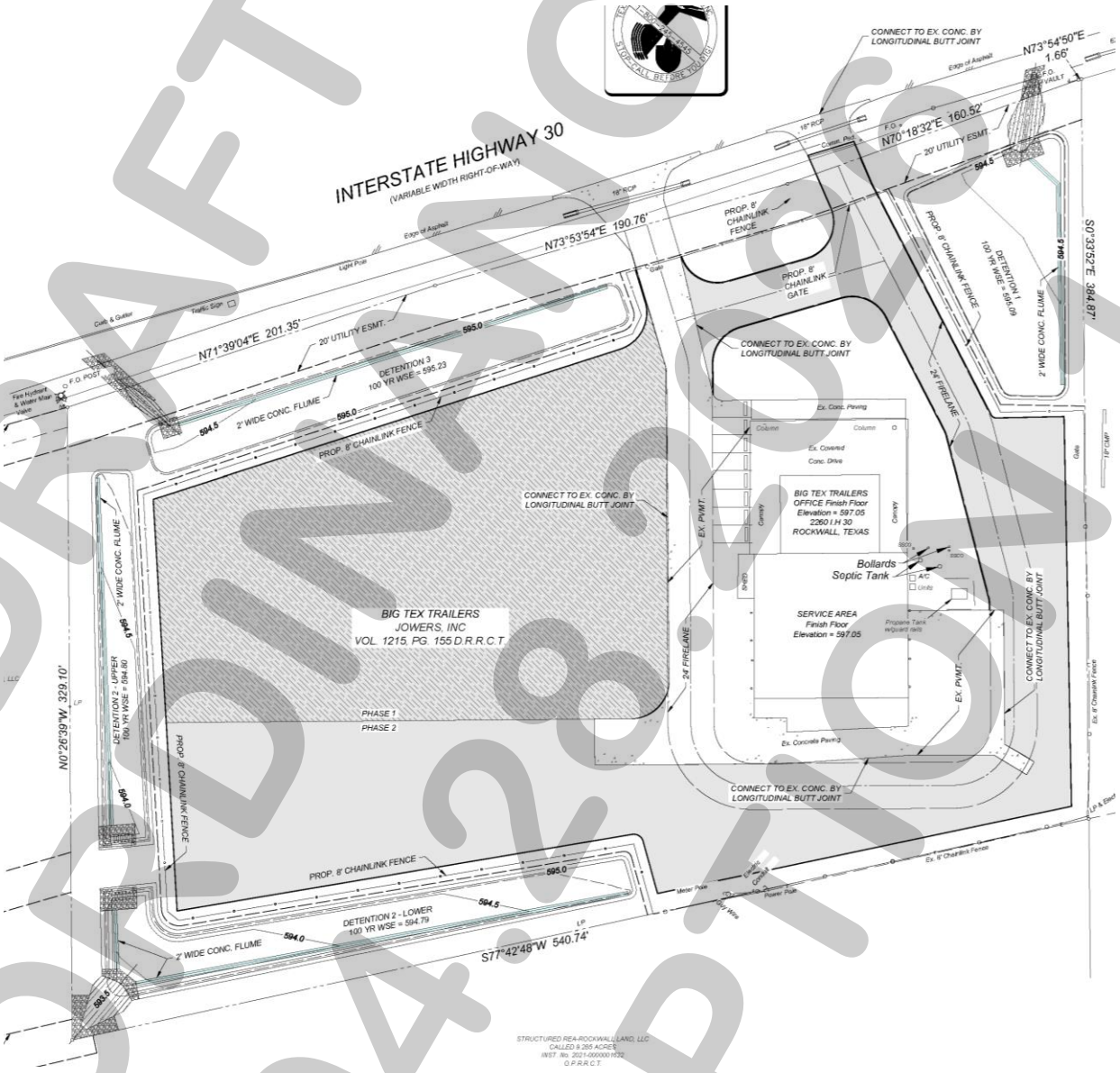
DRAFT ORDINANCE 02.28.2026 OPTION 1

Exhibit 'B'
Concept Plan



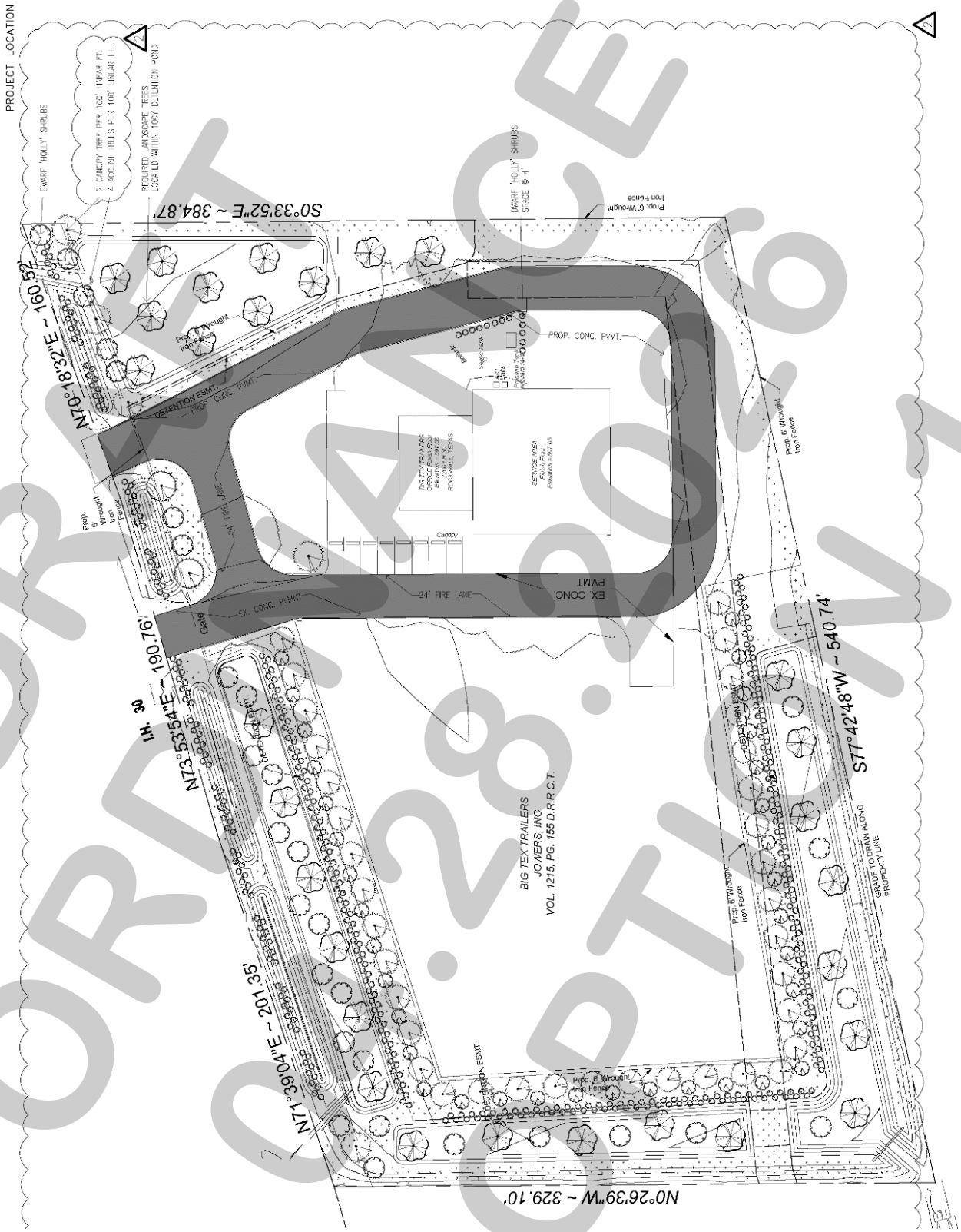
DRAFT
ORDINANCE
04.28.2026
OPTION 1

Exhibit 'C'
Paving Plan



DRAFT ORDINANCE 04.28.2026 OPTION

Exhibit 'D'
Landscape Plan



DRAFT ORDINANCE 02.28.2026 OPTION 1

CITY OF ROCKWALL

ORDINANCE NO. 26-XX

SPECIFIC USE PERMIT NO. S-XXX

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) TO ALLOW OUTSIDE STORAGE IN A LIGHT INDUSTRIAL (LI) DISTRICT WITHIN THE IH-30 OVERLAY (IH-30 OV) DISTRICT ON A 4.4317-ACRE PARCEL OF LAND, IDENTIFIED AS TRACT 22-01 OF THE R. IRVINE SURVEY, ABSTRACT NO. 120, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY 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 Raymond Jowers of Jowers Inc. on behalf of Grant Young of Big Tex Trailers for the approval of a Specific Use Permit (SUP) to allow outside storage on a 4.4317-acre parcel of land being described as Tract 22-01, Abstract No. 120, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 2260 E. IH-30 and being more specifically depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code (UDC) [*Ordinance No. 20-02*] and *Ordinance No. 20-01; S-212* 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. 20-01*;

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) allowing *Outside Storage* as stipulated by Section 1, *Land Use Schedule,* of Article 04, *Permissible Uses*, the Unified Development Code (UDC) [*Ordinance No. 20-02*] on the *Subject Property*; and,

DRAFT ORDINANCE 04.28.2026 OPTION 2

SECTION 3. That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 05.01, *Industrial Districts*, Subsection 05.02, *Light Industrial (LI) District*, and Subsection 06.06, *IH-30 Overlay (IH-30 OV) District,* of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] as heretofore amended and as may be amended in the future, and shall be subject to the following conditions:

3.1 OPERATIONAL CONDITIONS

The following conditions pertain to the operation of outside storage on the *Subject Property* and conformance to these conditions are required for continued operations:

1) The Specific Use Permit (SUP) shall be valid for a period of 18-months. At which point the Specific Use Permit (SUP) shall expire.

3.2 COMPLIANCE

Approval of this ordinance –*in accordance with Subsection 2.05, City Council Action, of Article XI, Zoning Related Applications, of the Unified Development Code (UDC)* -- will require compliance to the following:

1) Upon obtaining approval of this Specific Use Permit (SUP), should the property owner fail to meet the minimum operational requirements set forth herein and outline in the Unified Development Code (UDC), the City Council may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Section 2.02.D(3) of Article XI, *Zoning Related Applications*, of the Unified Development Code (UDC).

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 18TH DAY OF MAY, 2026.

_____

Tim McCallum, *Mayor*

DRAFT ORDINANCE 04-28-26 OPTION 2

ATTEST:

_____
Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

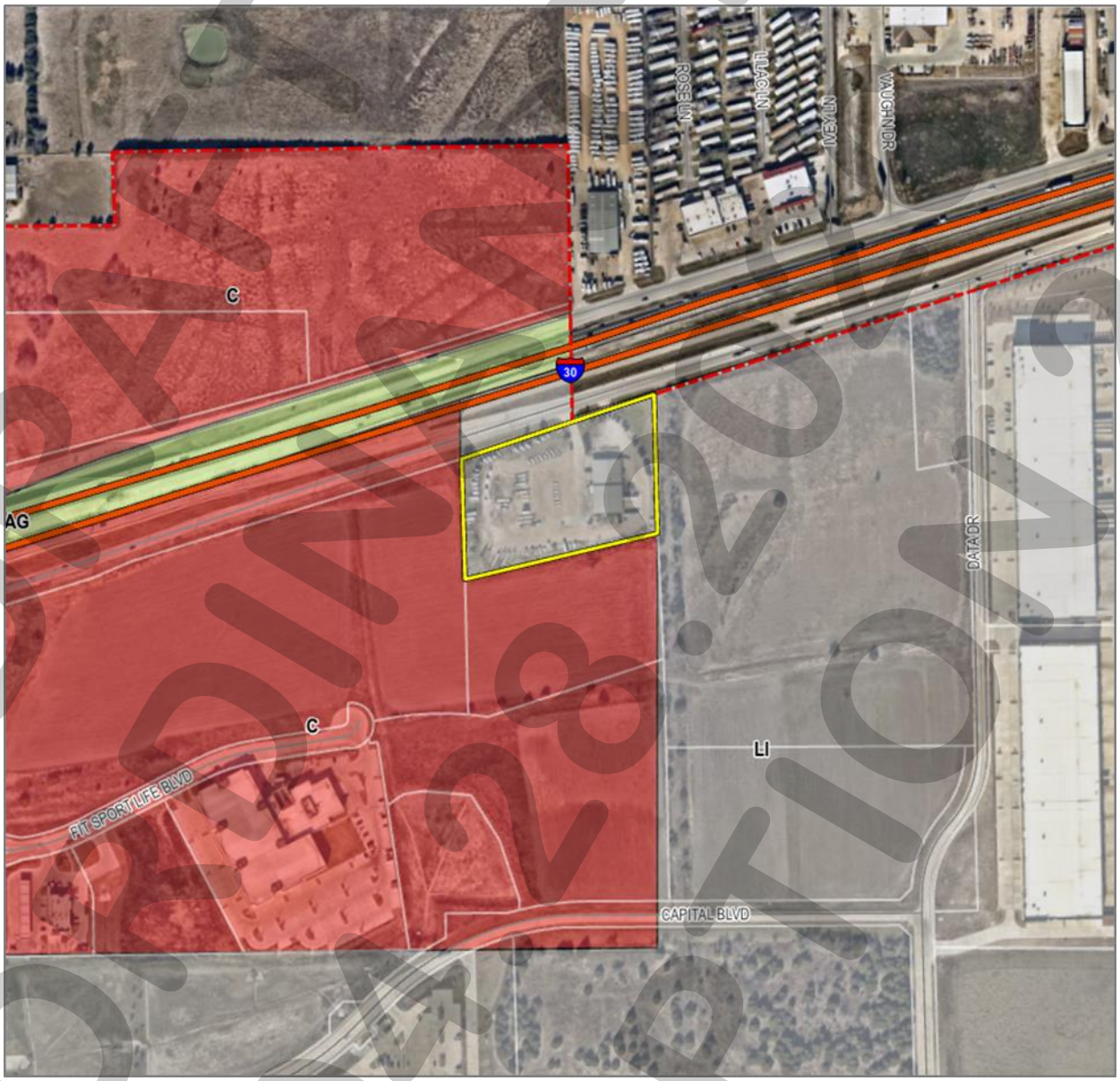
1st Reading: *May 4, 2026*

2nd Reading: *May 18, 2026*

DRAFT ORDINANCE 04.28.2026 OPTION 2

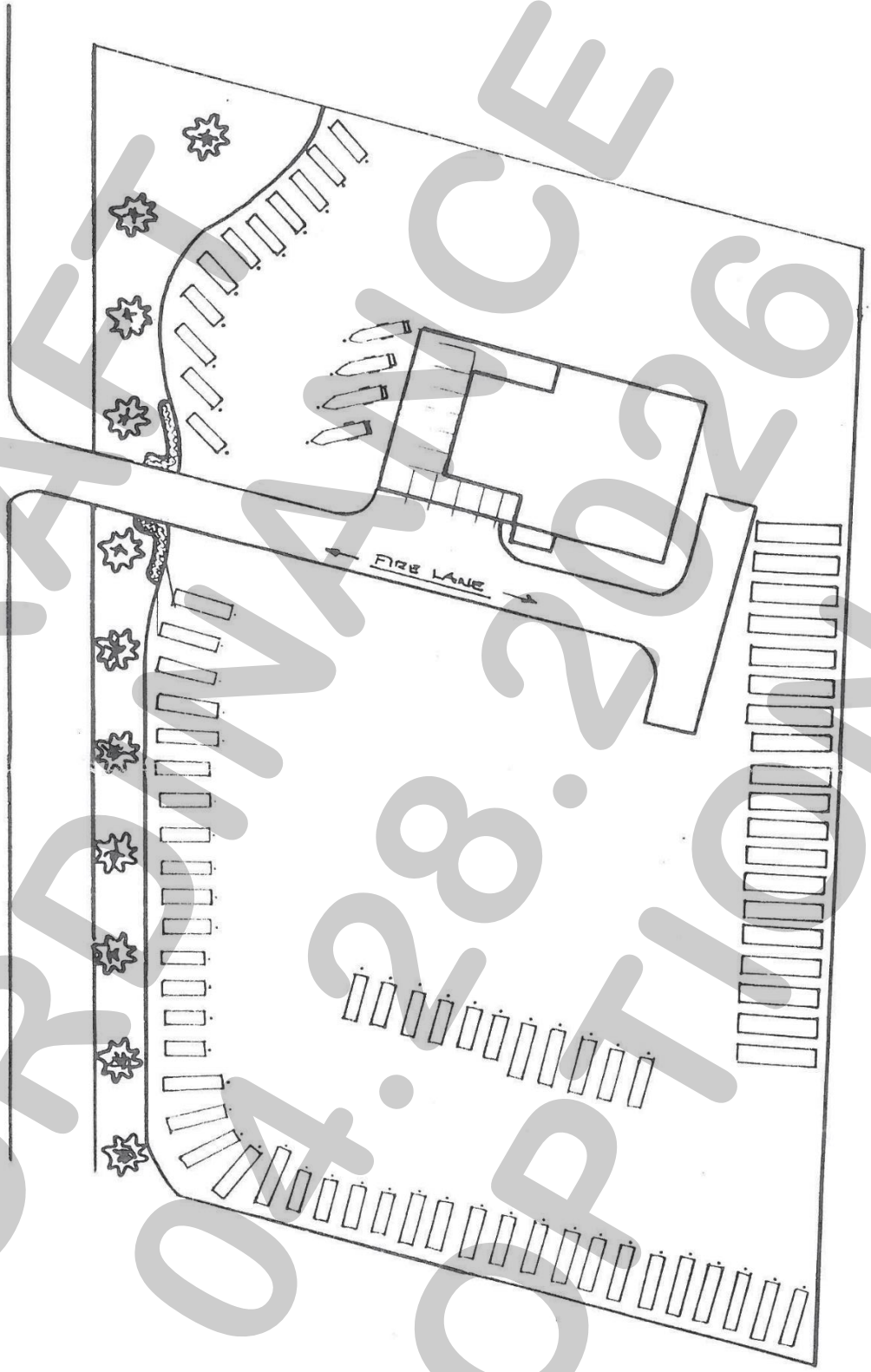
Exhibit 'A'
Zoning Exhibit

Address: *2260 E. IH 30*
Legal Description: *Tract 22-01 of the R. Irvine Survey, Abstract No. 120*



DRAFT
ORDINANCE
02.28.2026
OPTION 2

Exhibit 'B'
Concept Plan



DRAFT ORDINANCE 01.28.2026 OPTION 2

CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION MEMORANDUM

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

TO:	Planning and Zoning Commission
DATE:	April 14, 2026
APPLICANT:	Grant Young; *Big-Tex Trailers*
CASE NUMBER:	Z2026-011; *Specific Use Permit (SUP) for Big-Tex Trailers*

On August 4, 2008, the City Council approved a request [*Case No. Z2008-014*] for approval of a Specific Use Permit (SUP) [*Ordinance No. 08-38; SUP No. S-056]* to allow a *recreational vehicle "RV" sales and service facility* in a Light Industrial (LI) District. At that time, a condition of approval stated that the Specific Use Permit (SUP) would be valid for a period of three (3) years, commencing on the date a Certificate of Occupancy (CO) was issued for the use; however, the SUP ordinance permitted the owner to petition the City Council for an extension of the Specific Use Permit (SUP) 90-days prior to the date of expiration. The intent was to allow the City Council to examine the status of the FM-549 overpass construction and/or development activity in the area to determine if an extension to the Specific Use Permit (SUP) is warranted.

On September 16, 2008, a Certificate of Occupancy (CO) [*CO2008-0217*] was issued to Walkabout RV, LLC and when the business owner changed, a new Certificate of Occupancy (CO) [*CO2009-0100*] was issued to Big-Tex Trailers (*i.e. the current occupant*). On April 1, 2011, the applicant submitted a request for an extension to the Specific Use Permit (SUP), which was granted by the City Council [*Ordinance No. 08-38; SUP No. S-056*] on April 18, 2011. Subsequently, the City Council approved the second extension of the Specific Use Permit (SUP) [*Ordinance No. 08-38; SUP No. S-056*] on April 7, 2014. On February 14, 2017, the applicant submitted a third request [*Case No. Z2017-008*] for an extension of the Specific Use Permit (SUP). In response to this, the City Council requested that the applicant amend the Specific Use Permit (SUP) from *recreational vehicle (RV) sales and service facility* to *outside storage* to reflect the changes in use of the property. Subsequently, on April 17, 2017 the City Council rescinded *Ordinance No. 08-38; SUP No. S-056* and approved *Ordinance No. 17-20; SUP No. S-164*, allowing outside storage in a Light Industrial (LI) District. A condition of approval stated that the SUP ordinance would expire three (3) years from date of approval (*i.e. April 17, 2020*) and permitted the applicant to request an extension to the Specific Use Permit (SUP) no less than 90-days prior to the date of expiration. The City Council approved two (2) additional extensions on February 3, 2020 [*Case No. Z2019-027; Ordinance No. 20-01*] and December 5, 2022.

In addition to the expiration period, the applicant's Specific Use Permit (SUP) permitted site improvements to be delayed. These improvements included concrete paving for the *Outside Storage*, landscape screening, and the extension of a 12-inch water line from FM-549. In accordance with this operational condition, the applicant -- *Grant Young of Big Tex Trailers on behalf of Raymond Jowers of Jowers, Inc.* -- submitted a development application, site plan, landscape plan, paving plan, and letter requesting to extend the Specific Use Permit (SUP) for a period of ten (10) years and install the necessary paving, landscaping, and water line improvements.

Staff should note, before the applicant's Specific Use Permit (SUP) submittal, they submit civil engineering plans which have been reviewed and are waiting on off-site easements. The site plan and paving plan submitted with this request are consistent with what is pending approval from the Engineering Department. In addition, the submitted site plan and paving plans generally conform to the requirements of the Unified Development Code (UDC). The proposed landscape plan indicates that the applicant will be [*1*] installing landscaping and berms along E. IH-30, [*2*] providing canopy and accent trees within the detention ponds, and [*3*] providing three (3) tiered landscaping around the *Outside Storage* areas. These proposed landscape improvements meet the requirements of Article 08, *Landscape and Fence Standards*, of the Unified Development Code (UDC). That being said, staff has included a *Condition of Approval* that all trees cannot be located within a utility easement. Currently, the landscape plan shows seven (7) canopy trees and four (4) accent trees that will need to be shifted outside of a utility easement. In addition, the applicant has indicated that all of the proposed improvements will be installed by January 1, 2027. Given this, staff has included an additional *Condition of Approval* that all of the proposed improvements shall be installed by January 1, 2027, otherwise the Specific Use Permit (SUP) shall expire. Lastly, staff should note that the applicant

has indicated a six (6) foot wrought iron fence around the property, which conforms to the *Operation Condition* included in the draft ordinance.

When examining the applicant's request, staff should point out that the current facility has been in operation since 2009 (*i.e. approximately 18 years).* At the time *Ordinance No. 08-38; SUP No. S-156* was approved, it appears that a majority of the surrounding properties were either undeveloped or not within the corporate limits of the City of Rockwall. The construction of the FM-549 overpass was anticipated to begin between February and July of 2010 (*i.e. within two [2] years of approval of the SUP*) and would take approximately 18-24 months to complete. At that time, the City Council expressed an interest for the applicant to limit the leasing of the property to Big-Tex Trailers for a period of less than three (3) years. This appears to correspond to the anticipated completion date of the proposed overpass construction and the City Council's expectation that the area would re-develop at that time. With no additional development taking place during that time, it seems that subsequent extensions of the Specific Use Permit (SUP) were granted by the City Council. The construction of the FM-549 overpass was delayed and did not start until 2017 (*i.e. approximately seven [7] years after the anticipated start date*) and was completed in 2019. Other development since the previous extension of the Specific Use Permit (SUP) includes [*1*] a sports complex (*i.e. Fit Sport Life*); [*2*] two (2) *Warehouse/Distribution Facilities* off Data Drive; [*3*] the expansion for Pratt Industries, which had a site plan approved January 13, 2026; and [*4*] a *Retail Store with Gasoline Sales* (*i.e. 7-11*). In summary, the original Specific Use Permit (SUP) was limited to three (3) years due to the construction of the FM-549 overpass, the lack of development surrounding the subject property, and whether the proposed land use would be appropriate in the future. Based on this, the Planning and Zoning Commission and City Council is being tasked with determining whether the proposed land use is appropriate on the subject property moving forward given the completion of the FM-549 overpass in 2019 and the recent development near the subject property.

All this being said, this Specific Use Permit (SUP) request is a discretionary decision for the City Council, pending a recommendation from the Planning and Zoning Commission. In accordance with the requirements of the Unified Development Code (UDC) and State law, staff notified all properties within 500-feet of its boundary. These notices were sent out on March 17, 2026, and included six (6) notices. As of this memorandum, staff has not received any notices with regard to the applicant's request. If the Planning and Zoning Commission have any questions concerning this case, staff and the applicant will be available at the *April 14, 2026* Planning and Zoning Commission meeting.

DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

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

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

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

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

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	2260 E Interstate 30, Rockwall, TX 75087				
SUBDIVISION	Robert Boyd Irvine Survey Abstract No. 120	LOT		BLOCK	
GENERAL LOCATION	East of Southeast Corner of I-30 & F.M. 3549				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	Light Industrial	CURRENT USE	Trailer Sales & Repair
PROPOSED ZONING	Light Industrial with SUP	PROPOSED USE	Trailer Sales & Repair
ACREAGE	4.341	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	Jowers, Inc.	☒ APPLICANT	Big Tex Trailers
CONTACT PERSON	Raymond Jowers	CONTACT PERSON	Grant Young
ADDRESS	[redacted]	ADDRESS	[redacted]
CITY, STATE & ZIP		CITY, STATE & ZIP	
PHONE		PHONE	
E-MAIL		E-MAIL	

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Raymond Jowers [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."

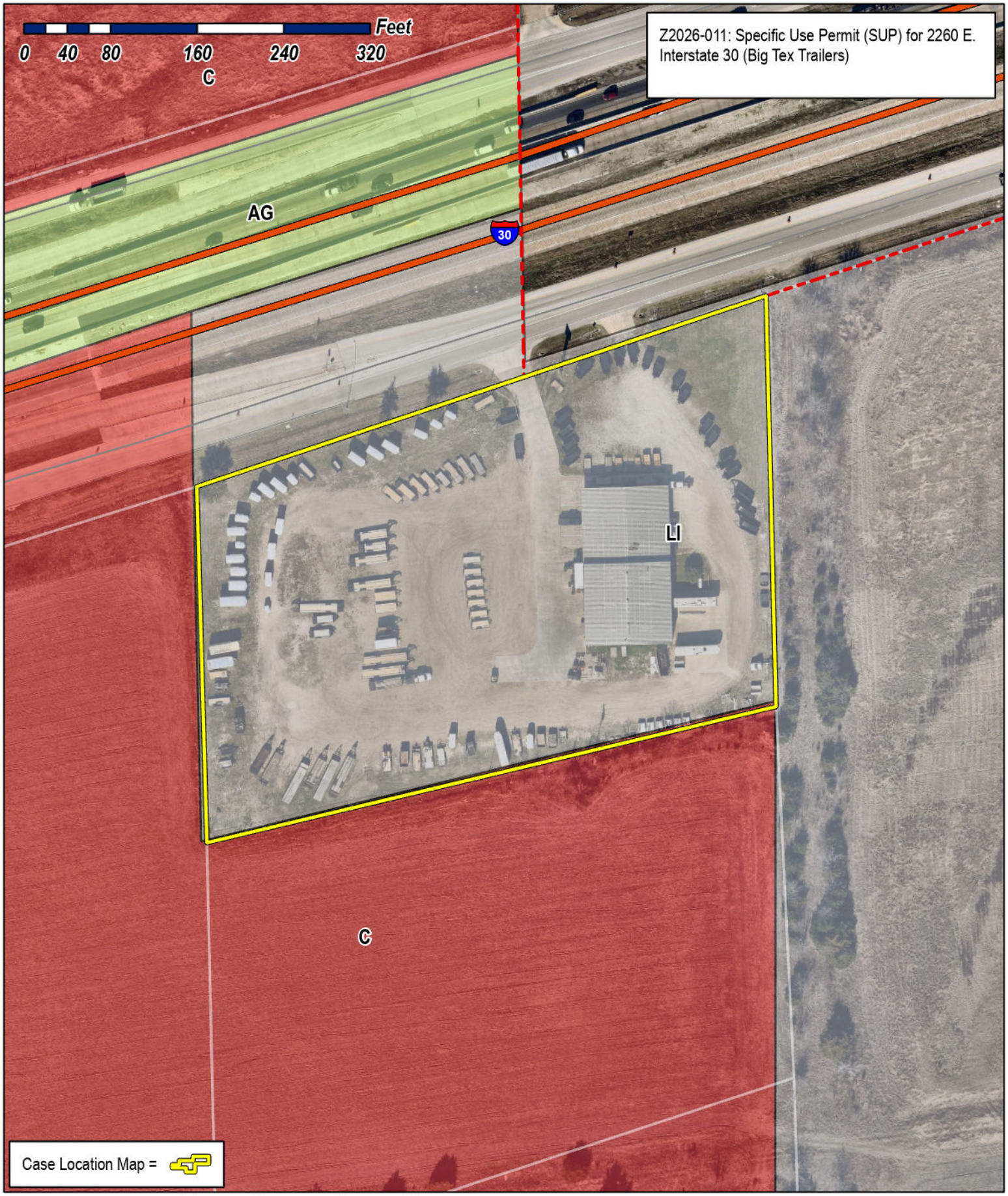
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 13th *DAY OF* February, 2026

HEIDI LAVENA MEKANI
Notary ID #128067857
My Commission Expires
October 25, 2027

OWNER'S SIGNATURE [signature] V.P.

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

MY COMMISSION EXPIRES 10/25/27



City of Rockwall

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

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

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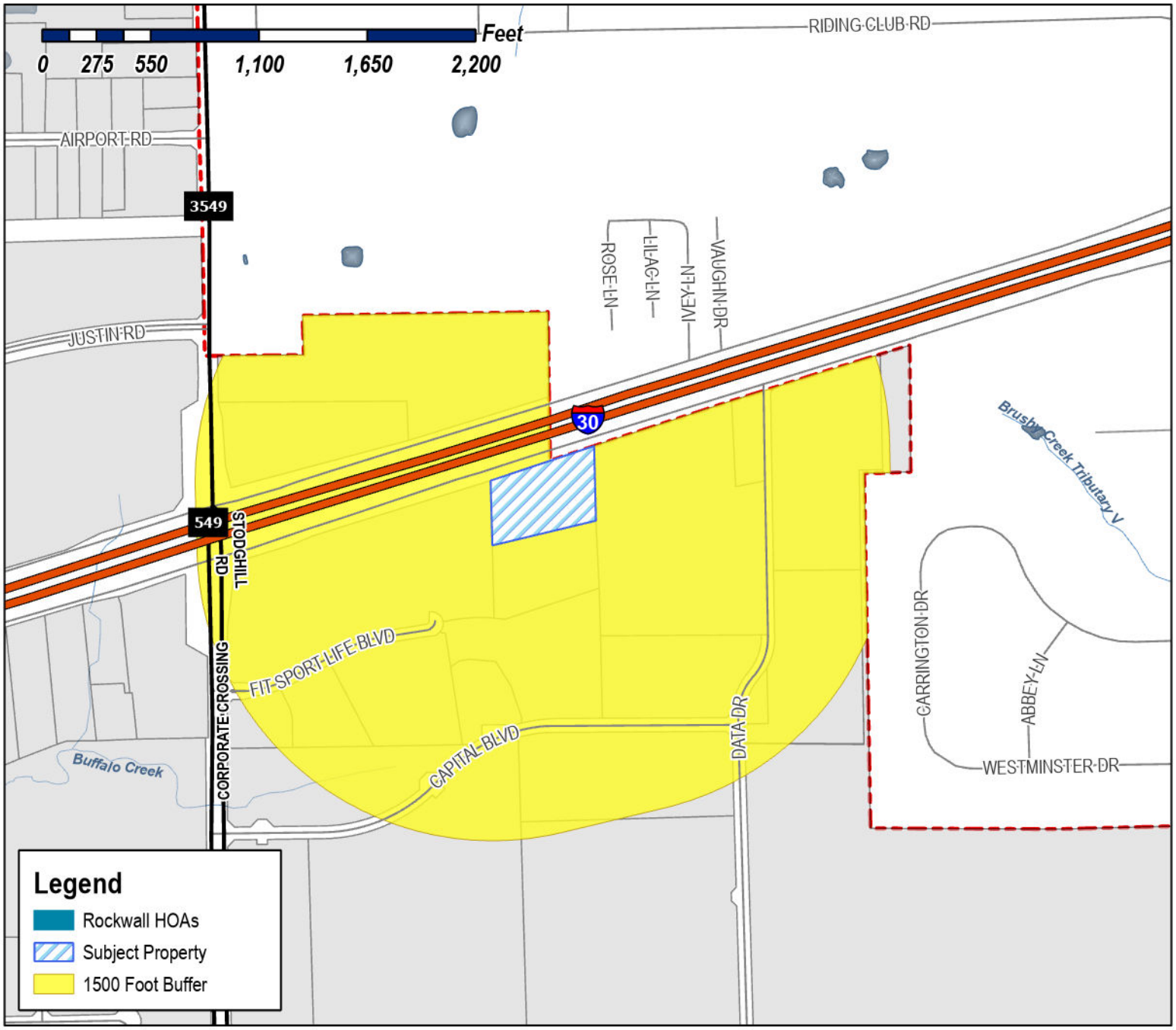
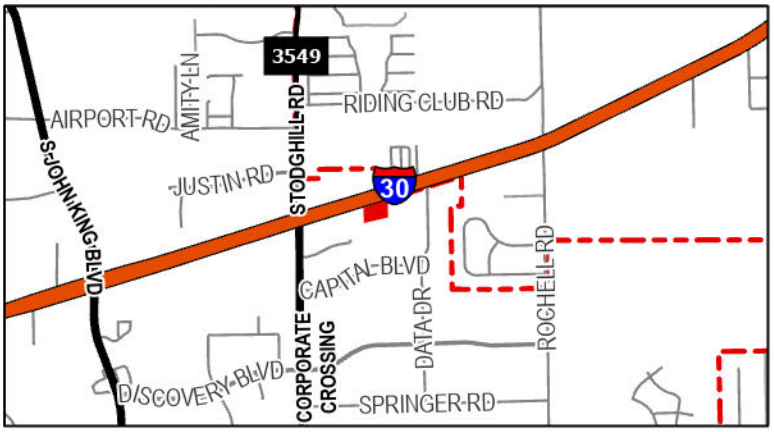


Case Number: Z2026-011
Case Name: Specific Use Permit (SUP) for Big Tex Trailers
Case Type: Zoning
Zoning: Light Industrial (LI) District
Case Address: 2260 E. Interstate 30



Date Saved: 3/9/2026
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
(W): www.rockwall.com

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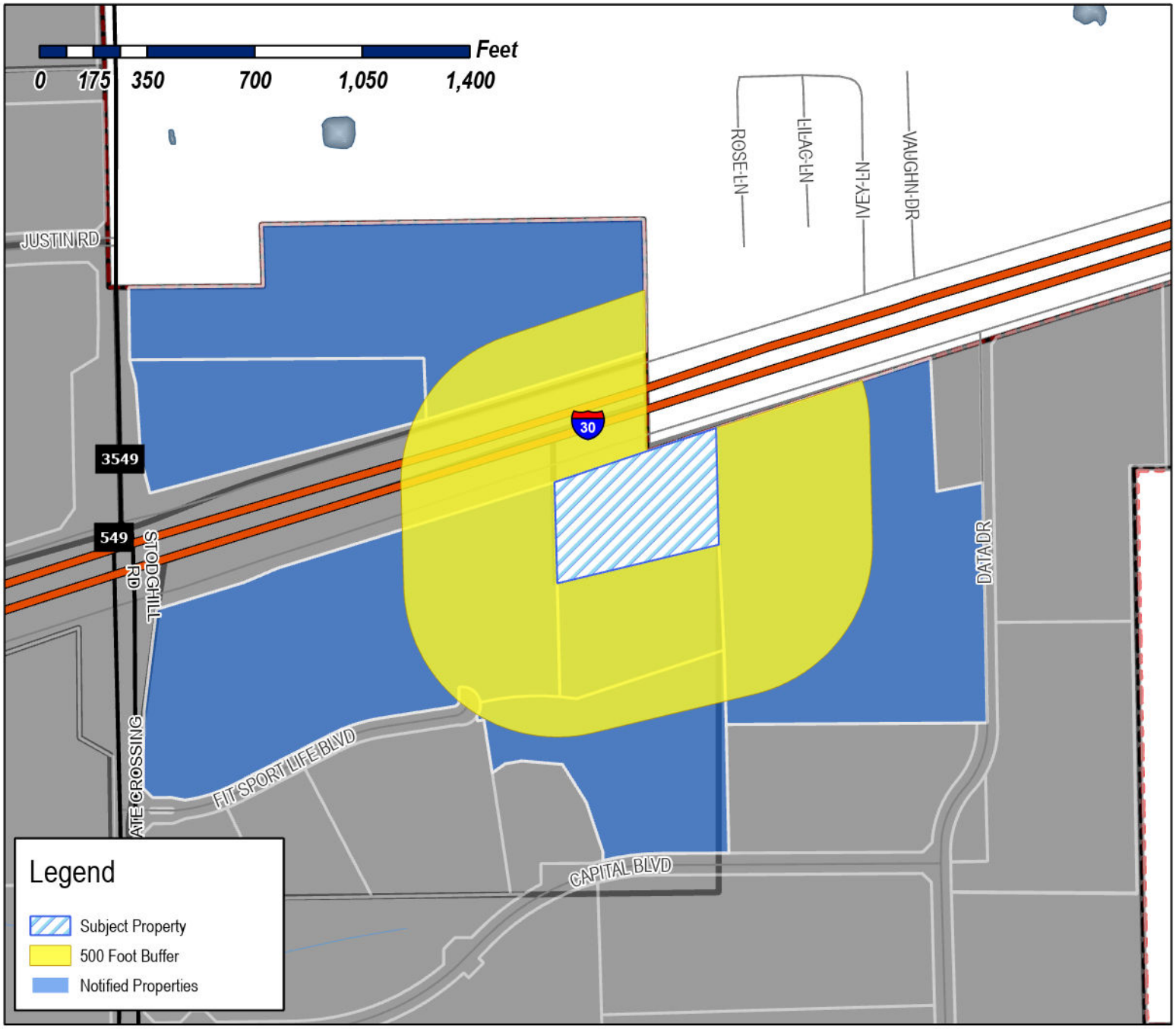

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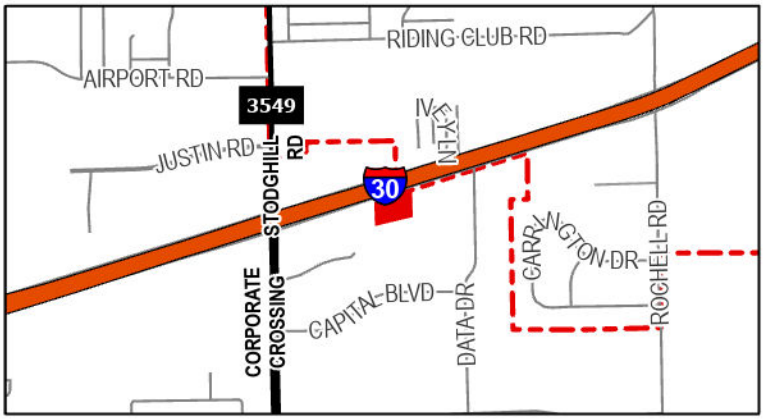


Date Saved: 3/4/2026
For Questions on this Case Call: (972) 771-7745

MIRANDA VINOD
9105 BRIARCREST DR
ROWLETT, TX 75088

WALLIS RUSTY FAMILY LTD PARTNERSHIP #2
12277 SHILOH RD
DALLAS, TX 75228

MIRANDA VINOD
9105 BRIARCREST DR
ROWLETT, TX 75088

JOWERS INC
PO BOX 1870
ROCKWALL, TX 75087

STRUCTURED REA- ROCKWALL LAND LLC
3104 E Camelback Rd
Phoenix, AZ 85016

RESIDENT
2260 E I30
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:

Z2026-011: SUP for Big Tex Trailers

Hold a public hearing to discuss and consider a request by Grant Young of Big-Tex Trailers on behalf of Raymond Jowers of Jowers, Inc. for the approval of a Specific Use Permit (SUP) amending Ordinance No. 20-01 and allowing outside storage adjacent to IH-30 on a 4.4317-acre tract of land identified as Tract 22-01 of the R. Irvine Survey, Abstract No. 120, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 2260 E. IH-30, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on *Tuesday, April 14, 2026 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, April 20, 2026 at 6:00 PM*. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

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

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

Your comments must be received by *Monday, April 20, 2026 at 4:00 PM* to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

USE THIS QR CODE TO GO DIRECTLY TO THE WEBSITE

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

PLEASE RETURN THE BELOW FORM

Case No. Z2026-011: SUP for Big Tex Trailers

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

DOUPHRATE & ASSOCIATES, INC.
ENGINEERING • SURVEYING

2235 Ridge Rd., Suite 200
Rockwall, TX 75087
Tel: 972.771.9004
Fax: 972.771.9005

March 27, 2026

Memorandum

To: Henry Lee
Planning Department
City of Rockwall

From: W.L. "Dub" Douphrate II

Re: Big Tex Improvements for SUP Renewal

Henry, on behalf of our client Big Tex Trailers, please allow this letter to serve as their formal request to renew their Special Use Permit. Our firm has completed an approved engineering design which includes concrete paving , drainage , utility, and landscape improvements in order to bring the property into city code compliance. Currently our client is planning to move forward with all of these improvements within the next 30-45 days to start construction with the estimated time of completion by December of 2026. The cost of these improvements are extensive so our client respectfully requests the granting of the special use permit in perpetuity.

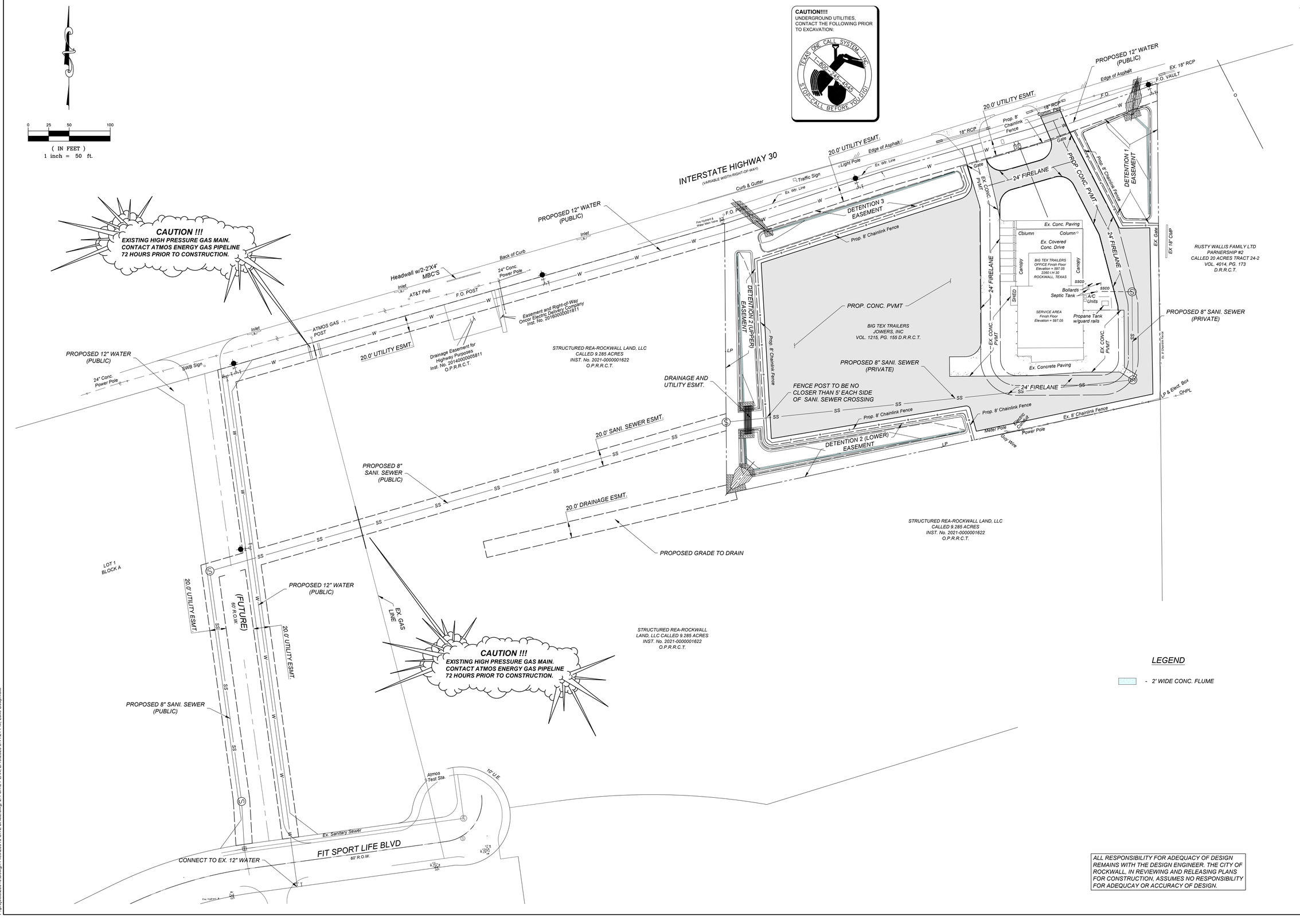
Thank you for your understanding in this matter

Sincerely,

W L Douphrate II

W.L. Douphrate II, P.E.

Cc: Grant Young



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

P:\projects\25010\Design Files\25010 SITE BASE.dwg, 2.1 SITE PLAN, 2/19/2026 3:41:21 PM, Luke Douphrate

STATE OF TEXAS
W.L. DOUPHRATE II
68102
REGISTERED PROFESSIONAL ENGINEER

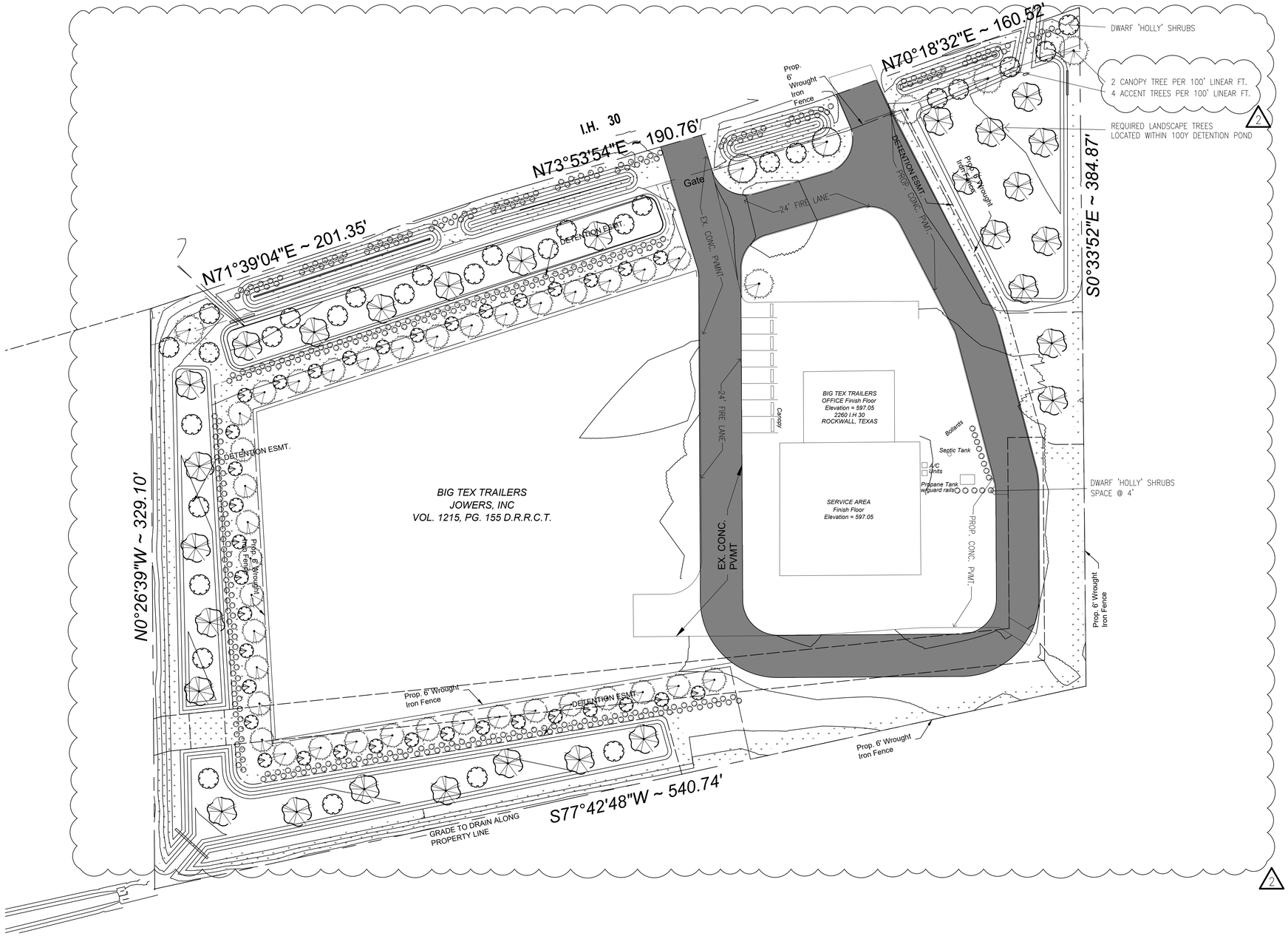
THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY W.L. DOUPHRATE II TEXAS P.E. NO. 68102, F-886, ON DATE: NOVEMBER 13, 2025

DOUPHRATE & ASSOCIATES, INC.
ENGINEERING • PROJECT MANAGEMENT SURVEYING
2235 RIDGE RD., # 200 ROCKWALL, TEXAS 75087
PHONE: (972)771-9004 FAX: (972)771-9005

SITE PLAN
BIG TEX TRAILERS
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

REVISION	
CHECKED	W.L.D.
DRAWN	D.L.L.
SCALE	1"= 50'
DATE	NOV. 2025
PROJECT	25010
	2.1

PROJECT LOCATION



REQUIRED DETENTION POND LANDSCAPE
AREA (SF) / 750 = # OF CANOPY TREES
AREA (SF) / 1500 = # OF ACCENT TREES

DETENTION 1 : 10,000SF/750 = 10,000/1500 = 10,000/1500 =
13 CANOPY TREES 6 ACCENT TREE 6 ACCENT TREE

DETENTION 2 : 6,384SF/750 = 6,384/1500 = 6,384/1500 = 8
CANOPY TREES 4 ACCENT TREE 4 ACCENT TREE

DETENTION 2 UPPER : 4,746SF/750 = 4,746/1500 = 4,746/1500
= 6 CANOPY TREES 3 ACCENT TREE 3 ACCENT TREE

DETENTION 2 LOWER : 8,556SF/750 = 8,556/1500 =
8,556/1500 = 11 CANOPY TREES 5 ACCENT TREES ACCENT TREE

REQUIRED LANDSCAPE BUFFER @ ABUTTING ROW

NORTH
–FRONTAGE ALONG I–30
2 CANOPY TREE PER 100 LINEAL FEET:
552.63' / 50' LINEAR FT PER TREE = 11.04
TREES REQUIRES = 11
TREES SHOWN = 11

4 ACCENT TREE PER 100 LINEAL FEET:
552.63' / 25' LINEAR FT PER TREE = 22
TREES REQUIRES = 22
TREES SHOWN = 22

10 SHRUBS PER 30 LINEAL FEET: 253.09'/3'= 84.4 SHRUBS
REQUIRED
SHRUBS PROVIDED : 85

SOUTH– NONE
EAST– NONE
WEST– NONE

ALL OUTSIDE STORAGE AREAS SHALL BE SCREENED FROM ALL PUBLIC STREETS, OPEN SPACE, ADJACENT PROPERTIES AND ANY RESIDENTIAL ZONING DISTRICTS.

IN ADDITION, THE UDC STATES THAT THE OUTSIDE STORAGE CAN BE SCREENED WITH EITHER A MASONRY WALL ONE (1) FOOT TALLER THAN WHAT IS BEING STORED AND CANOPY TREES ON 20–FOOT CENTERS, OR WITH A WROUGHT IRON FENCE AND THREE (3) TIERED SCREENING (I.E. SMALL TO MID–SIZED SHRUBS, LARGE SHRUBS OR ACCENT TREES, AND CANOPY TREES).

'THREE TIERED SCREENING'
–1 ROW OF CANOPY TREES 20' ON CENTER
–1 ROW OF ACCENT TREES OR LARGE SHRUBS
–1 ROW OF SMALL SHRUBS

APPLICABLE AREAS: ALL PUBLIC STREETS, OPEN SPACE, ADJACENT PROPERTIES AND ANY RESIDENTIAL ZONING DISTRICTS

TREE LIST AND LEGEND

SYMBOL	TYPE	BOTANICAL / COMMON NAME	CONTAINER	QTY	SIZE HEIGHT
	CANOPY	Sapindus drummondii 'BALD CYPRESS '	BALLED & BURLAPPED	38	6" CAL. 12'–0"
	CANOPY	Ulmus crassifolia 'CEDAR ELM'	BALLED & BURLAPPED	43	6" CAL. 12'–0"
	ACCENT	Chilopsis linearis Desert willow	BALLED & BURLAPPED	30	3" CAL. 12'–0"
	ACCENT	Juniperus virginiana 'RED CEDAR'	3GAL	37	36"H
	SHRUB	Ilex cornuta burfordii 'BURFORD HOLLY'	3gal	120	30"H

SYMBOL	TYPE
	BERMUDA GRASS – Cynodon dactylon
	CONCRETE
	MULCH, 2" MIN. SHREDDED HARDWOOD OR CYPRESS

NOTE:
ALL TREES AND GRASS HAVE A 4' MULCH RING
NO TREES TO BE WITHIN 5' OF PUBLIC UTILITIES

INSTALL 'TEXAS SEDGE' – Carex texensis IN AREAS OF WATER DETENTION (~30,000 SF)

No "100 YEAR FLOOD PLAN" exists on this site.

All current development requirements of the City as amended shall be met unless approved otherwise within these PlannedDevelopment Regulations.

This Proposed Site Concept is for illustrative purposes only and subject to change. This Proposed Site Concept, along with development regulations, is intended to describe the intent of the Planned Development. Significant deviations from this Proposed Site Concept, as determined by the Director, will require an amendment to the Proposed Site Concept and, as necessary, the development regulations.

All current development requirements of the City as amended shall be met unless approved otherwise within these Planned Development Regulations.

0 60' 75'

LANDSCAPE PLAN
SCALE: 1" = 30'

ARCHITECT/PLANNER:
ARCHITECTONICS TEXAS, LLC
ROSS RAMSAY
(469)974–8889
2235 RIDGE RD. STE 201
ROCKWALL, TEXAS 75087

TECHNO SYSTEM, INC.
CONSULTING ENGINEERS
708 BRYSON WAY SOUTHLAKE, TEXAS 76092
P: 214-415-0551 E:TEXASMEP2@GMAIL.COM
FIRM No. F11167

REVISIONS

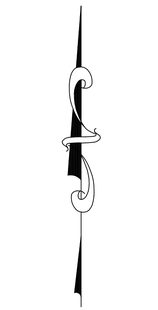
No.	DESCRIPTIONS/ISSUE	DATE
1	RESPONSE TO COMMENTS – LANDSCAPE PLAN	10/28/25
2	RESPONSE TO COMMENTS – LANDSCAPE PLAN	04/07/26

PROJECT NAME AND ADDRESS:
BIG TEX TRAILERS
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

PROJECT No.	
DRAWN BY	
CHECKED BY	
DATE	8/23/25
SCALE	
SHEET NO.	of

DRAWING NAME:

L1.0



TYPICAL PAVING SECTION

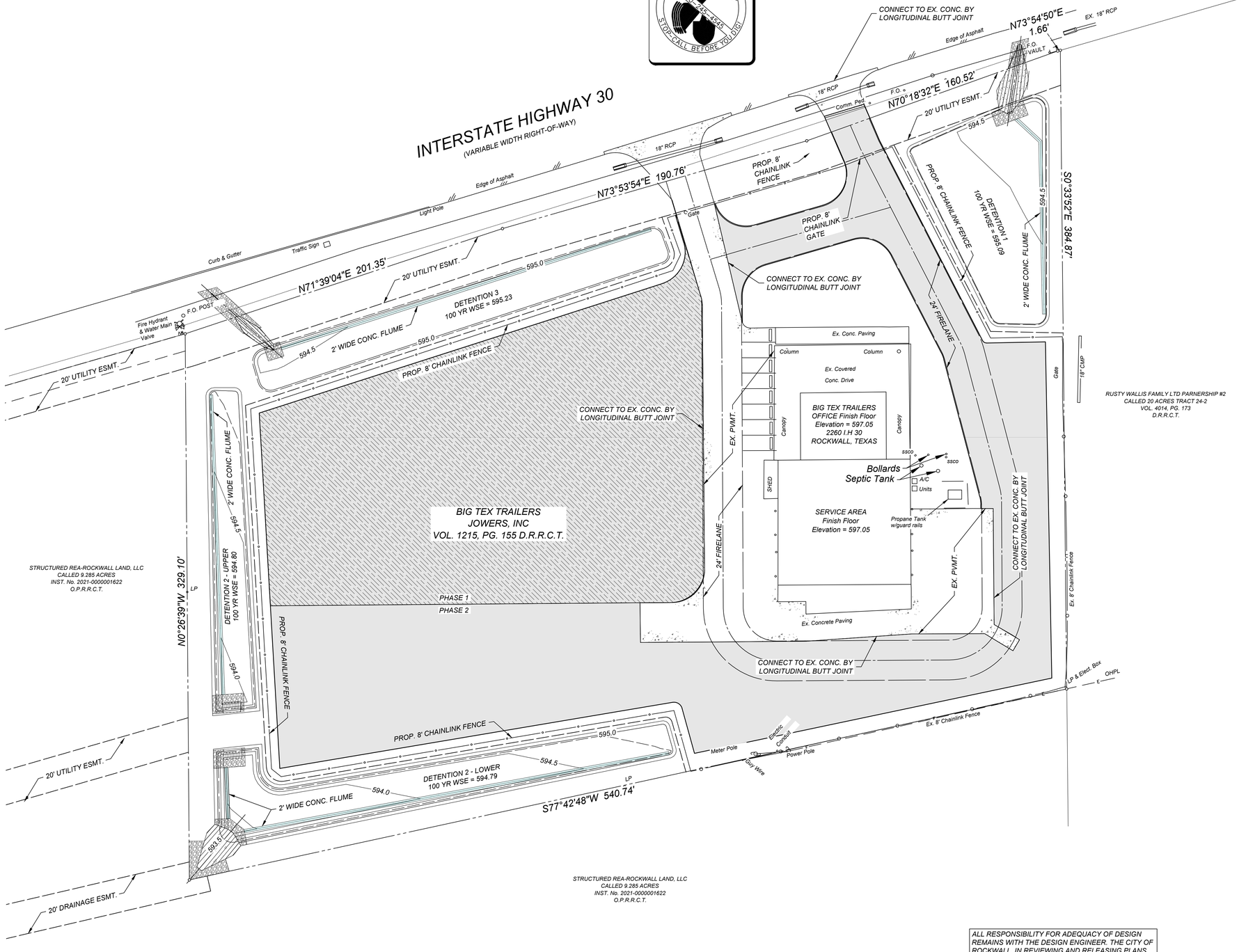
PROPOSED PAVEMENT

6" - 3,600 PSI 6.5 Sack Concrete Pavement with #3 Bars at 24" O.C.E.W.

Subgrade compacted at 95% Standard Proctor Density at or Near Optimum Moisture Content.

CAUTION!!!!
UNDERGROUND UTILITIES, CONTACT THE FOLLOWING PRIOR TO EXCAVATION.

TEXAS ONE CALL SYSTEM, INC. 1-800-245-4545 TEXAS STOP CALL BEFORE YOU DIG!!



LEGEND

PROPOSED PAVEMENT PHASE 1

PROPOSED PAVEMENT PHASE 2

EXISTING PAVEMENT

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

STATE OF TEXAS — W.L. DOUPHRATE II — 80102 — REGISTERED PROFESSIONAL ENGINEER

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY W.L. DOUPHRATE II TEXAS P.E. NO. 80102, F-886, ON DATE: NOVEMBER 13, 2025

DOUPHRATE & ASSOCIATES, INC.
ENGINEERING • PROJECT MANAGEMENT SURVEYING
2235 RIDGE RD., # 200 ROCKWALL, TEXAS 75087
PHONE: (972)771-9004 FAX: (972)771-9005

PAVING PLAN
BIG TEX TRAILERS
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

REVISION	
CHECKED	W.L.D.
DRAWN	D.L.L.
SCALE	1" = 30'
DATE	NOV. 2025
PROJECT	25010
	3.1

P:\projects\25010\Design Files\25010 PAVING.dwg, 3.1 PAVING PLAN, 2/19/2026 3:43:50 PM, Luke Douphrate

CITY OF ROCKWALL

ORDINANCE NO. 20-01

SPECIFIC USE PERMIT NO. S-212

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [*ORDINANCE NO. 04-38*] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW OUTSIDE STORAGE IN A LIGHT INDUSTRIAL (LI) DISTRICT WITHIN THE IH-30 OVERLAY (IH-30 OV) DISTRICT ON A 4.4317-ACRE PARCEL OF LAND, IDENTIFIED AS TRACT 22-01 OF THE R. IRVINE SURVEY, ABSTRACT NO. 120, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY 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 Raymond Jowers for the approval of a Specific Use Permit (SUP) to allow outside storage on a 4.4317-acre parcel of land being described as Tract 22-01, Abstract No. 120, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 2260 E. IH-30 and being more specifically depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code (UDC) [*Ordinance No. 04-38*] and *Ordinance No. 17-20* 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's. 17-20*;

SECTION 2. That the Unified Development Code (UDC) [*Ordinance No. 04-38*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) allowing *outside storage* as stipulated by Section 1, *Land Use Schedule,* of Article IV, *Permissible Uses*, the Unified Development Code (UDC) [*Ordinance No. 04-38*] on the *Subject Property*; and,

SECTION 3. That the Specific Use Permit (SUP) shall be subject to the requirements set forth in

Section 5, *Industrial Districts*, and Subsection 6.06, *IH-30 Overlay (IH-30 OV) District,* of Article V, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 04-38*] as heretofore amended and as may be amended in the future, and shall be subject to the following conditions:

3.1 OPERATIONAL CONDITIONS

The following conditions pertain to the operation of outside storage on the *Subject Property* and conformance to these conditions are required for continued operations:

1) The Specific Use Permit (SUP) shall be valid for a period of three (3) years from the date of the approval of this ordinance. If an extension of the SUP is necessary, the owner shall submit a request in writing to staff no less than 90 days prior to the expiration of the SUP. Upon receipt of the request, the City Council shall review the SUP and determine if an extension of the SUP is permitted based on the development of FM-549 and the IH-30 overpass construction and/or other development activity in the area.

2) All outside display and outside storage of trailers shall generally conform to the concept plan depicted in *Exhibit 'B'* of this ordinance, which shall be incorporated herein by reference.

3) The outside display and outside storage of semi-trailers and tractor-trailers shall be prohibited.

4) City Council approval of the SUP includes a temporary waiver to certain engineering and fire department standards, including but not limited to, concrete paving requirements and the extension of a 12-inch water line from FM-549. Future development of the subject property will be subject to the Engineering and Fire Department standards in effect at the time of development.

5) In the event that the development expands the existing structure or adds additional buildings, the development will be subject to meet the requirements for fire protection.

3.2 COMPLIANCE

Approval of this ordinance – *in accordance with Subsection 2.05, City Council Action, of Article XI, Zoning Related Applications, of the Unified Development Code (UDC)* -- will require compliance to the following:

1) Upon obtaining approval of this Specific Use Permit (SUP), should the property owner fail to meet the minimum operational requirements set forth herein and outline in the Unified Development Code (UDC), the City Council may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Section 2.02.D(3) of Article XI, *Zoning Related Applications*, of the Unified Development Code (UDC).

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 3RD DAY OF FEBRUARY, 2020.

Jim Pruitt, Mayor

ATTEST:

Kristy Cole, City Secretary

APPROVED AS TO FORM:

Frank J. Garza, City Attorney

1st Reading: January 21, 2020

2nd Reading: February 3, 2020

Exhibit 'A'
Zoning Exhibit

Address: *2260 E. IH 30*
Legal Description: *Tract 22-01 of the R. Irvine Survey, Abstract No. 120*

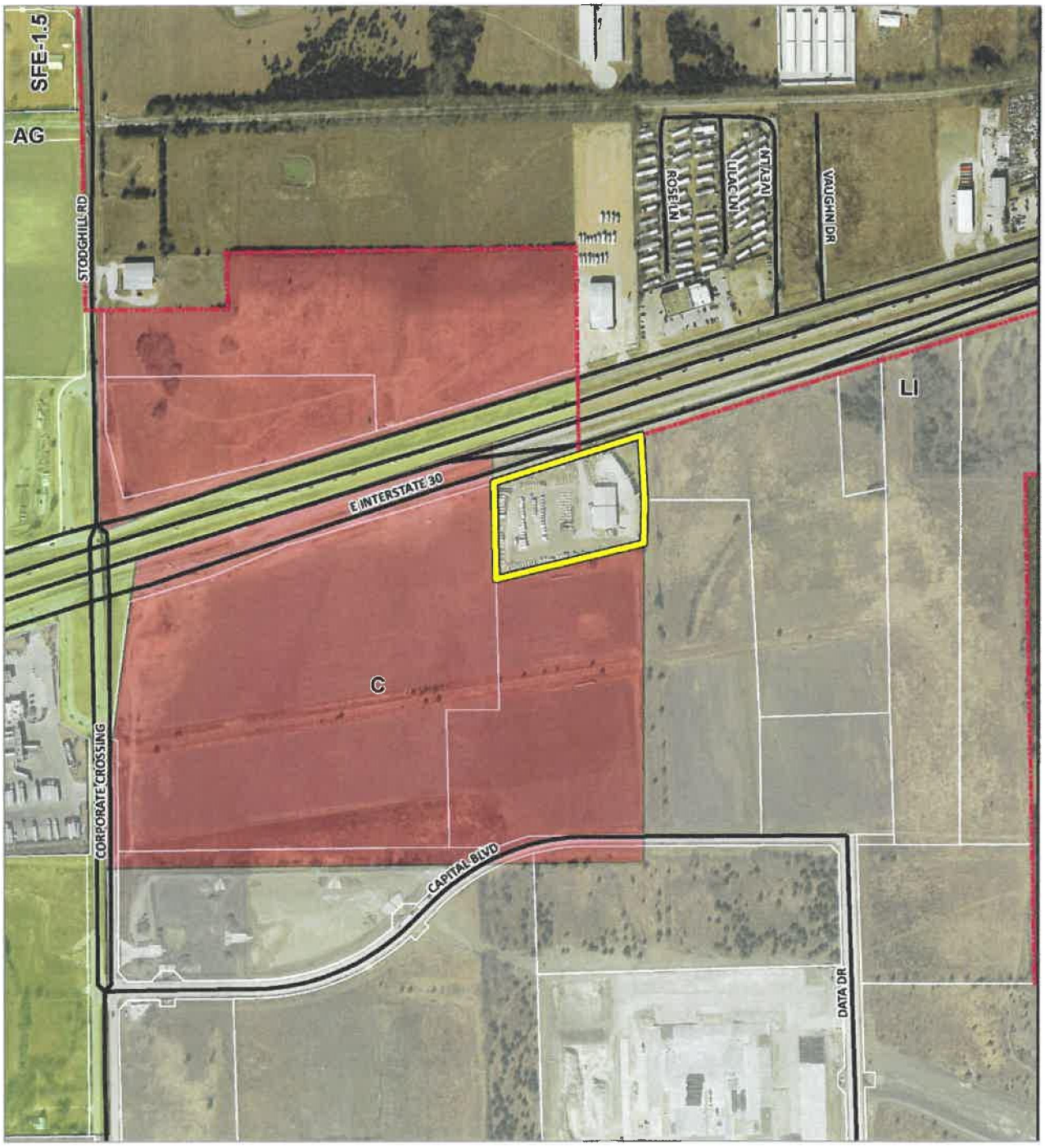
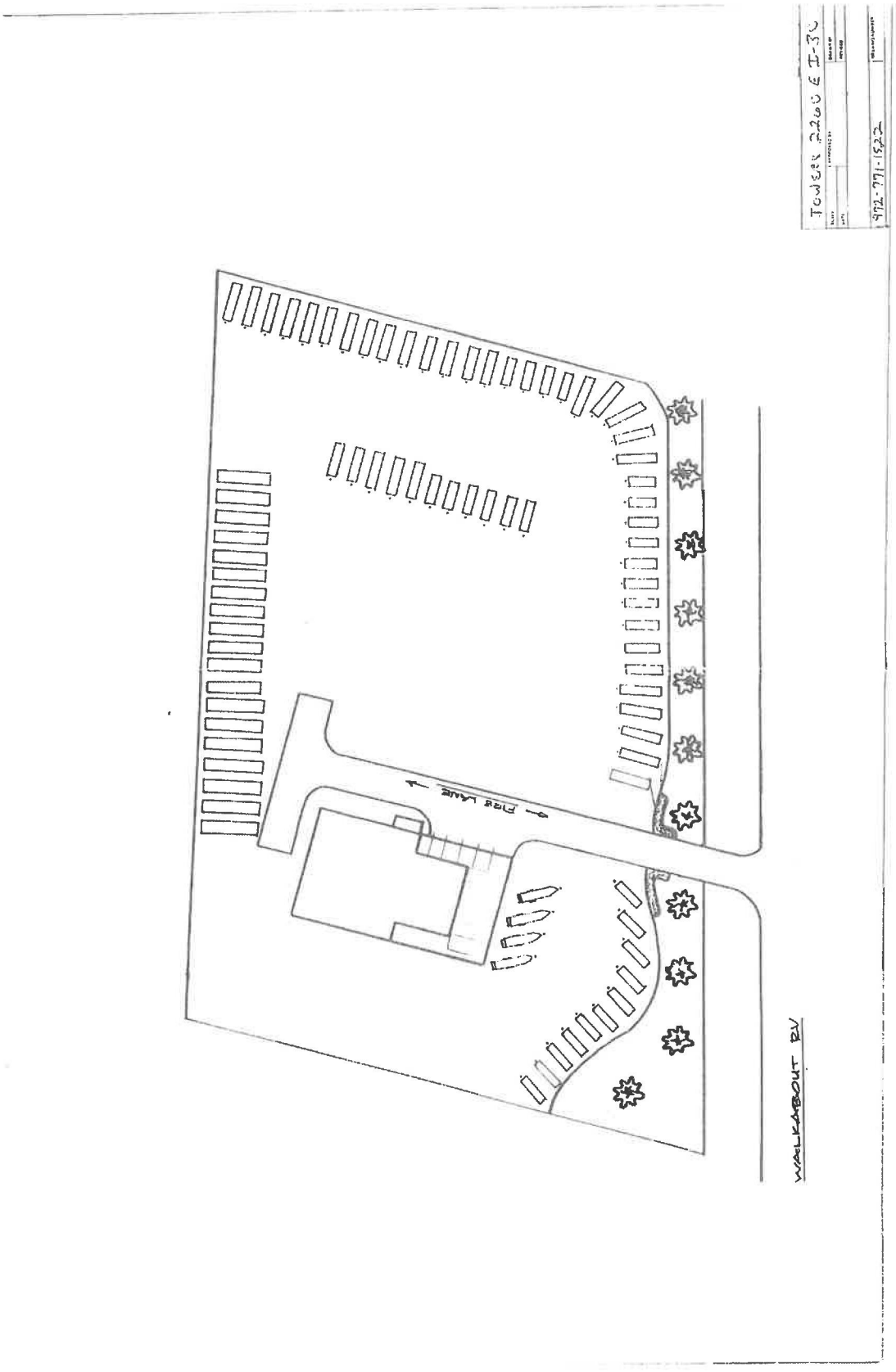


Exhibit 'B'
Concept Plan



CHANGES REQUESTED BY THE APPLICANT ARE IN RED
CHANGES SUGGESTED BY STAFF ARE IN BLUE

CITY OF ROCKWALL

ORDINANCE NO. 26-XX

SPECIFIC USE PERMIT NO. S-XXX

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) TO ALLOW OUTSIDE STORAGE IN A LIGHT INDUSTRIAL (LI) DISTRICT WITHIN THE IH-30 OVERLAY (IH-30 OV) DISTRICT ON A 4.4317-ACRE PARCEL OF LAND, IDENTIFIED AS TRACT 22-01 OF THE R. IRVINE SURVEY, ABSTRACT NO. 120, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY 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 Raymond Jowers of Jowers Inc. on behalf of Grant Young of Big Tex Trailers for the approval of a Specific Use Permit (SUP) to allow outside storage on a 4.4317-acre parcel of land being described as Tract 22-01, Abstract No. 120, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 2260 E. IH-30 and being more specifically depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code (UDC) [*Ordinance No. 20-02*] and *Ordinance No. 20-01; S-212* 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. 20-01*;

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) allowing *Outside Storage* as stipulated by Section 1, *Land Use Schedule,* of Article 04, *Permissible Uses*, 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 05.01, *Industrial Districts*, Subsection 05.02, *Light Industrial (LI) District*, and Subsection 06.06, *IH-30 Overlay (IH-30 OV) District,* of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] as heretofore amended and as may be amended in the future, and shall be subject to the following conditions:

3.1 OPERATIONAL CONDITIONS

The following conditions pertain to the operation of outside storage on the *Subject Property* and conformance to these conditions are required for continued operations:

~~1) The Specific Use Permit (SUP) shall be valid for a period of three (3) years from the date of the approval of this ordinance. If an extension of the SUP is necessary, the owner shall submit a request in writing to staff no less than 90 days prior to the expiration of the SUP. Upon receipt of the request, the City Council shall review the SUP and determine if an extension of the SUP is permitted based on the development of FM-549 and the IH-30 overpass construction and/or other development activity in the area.~~

~~2) City Council approval of the SUP includes a temporary waiver to certain engineering and fire department standards, including but not limited to, concrete paving requirements and the extension of a 12-inch water line from FM-549. Future development of the subject property will be subject to the Engineering and Fire Department standards in effect at the time of development.~~

3) That proposed improvements on the *Subject Property* shall generally be in accordance with the *Concept Plan* and *Paving Plan* depicted in *Exhibit 'B'* and *Exhibit 'C'* of this ordinance.

4) That proposed landscaping on the *Subject Property* shall generally be in accordance with the *Landscape Plan* depicted in *Exhibit 'D'* of this ordinance.

5) If the proposed improvements depicted in *Exhibit 'B'*, *Exhibit 'C'*, and *Exhibit 'D'* are not completed by January 1, 2027 this Specific Use Permit (SUP) shall expire.

6) All outside display and outside storage of trailers shall generally conform to the *Concept Plan* depicted in *Exhibit 'B'* of this ordinance, which shall be incorporated herein by reference.

7) All existing chain link fencing shall be replaced with wrought iron fencing.

8) The *Outside Display* and *Outside Storage* of semi-trailers and tractor-trailers shall be prohibited.

9) In the event that the development expands the existing structure or adds additional buildings, the development will be subject to meet the requirements for fire protection.

3.2 COMPLIANCE

Approval of this ordinance -- *in accordance with Subsection 2.05, City Council Action, of Article XI, Zoning Related Applications, of the Unified Development Code (UDC)* -- will require compliance to the following:

1) Upon obtaining approval of this Specific Use Permit (SUP), should the property owner fail to meet the minimum operational requirements set forth herein and outline in the Unified Development Code (UDC), the City Council may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Section 2.02.D(3) of Article XI, *Zoning Related Applications*, of the Unified Development Code (UDC).

SECTION 4. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

SECTION 5. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.

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

SECTION 7. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

SECTION 8. That this ordinance shall take effect immediately from and after its passage.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 4TH DAY OF MAY, 2026.

_____
Tim McCallum, *Mayor*

ATTEST:

_____
Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

1st Reading: *April 20, 2026*

2nd Reading: *May 4, 2026*

Exhibit 'A'
Zoning Exhibit

Address: *2260 E. IH 30*
Legal Description: *Tract 22-01 of the R. Irvine Survey, Abstract No. 120*

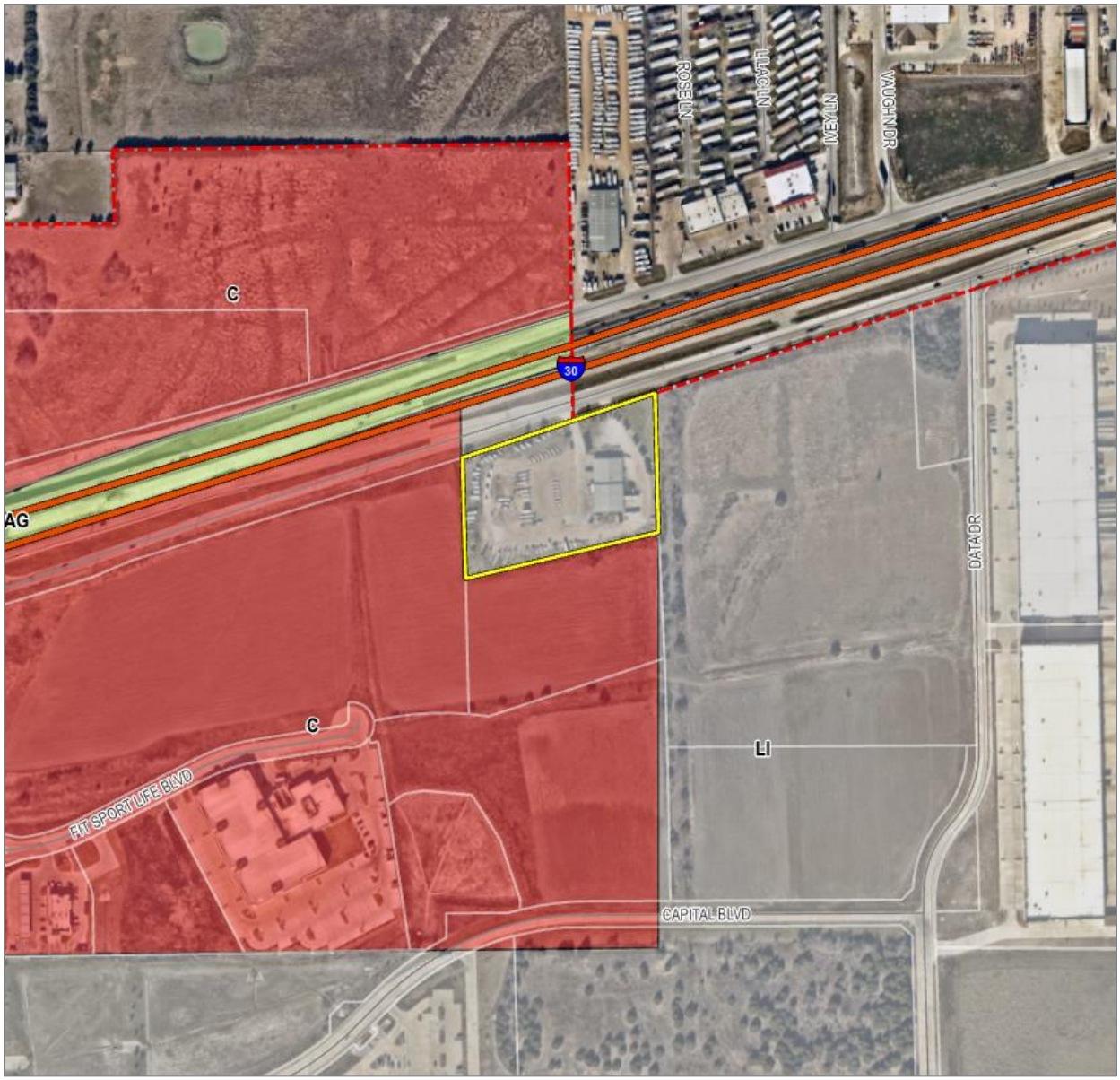


Exhibit 'B'
Concept Plan

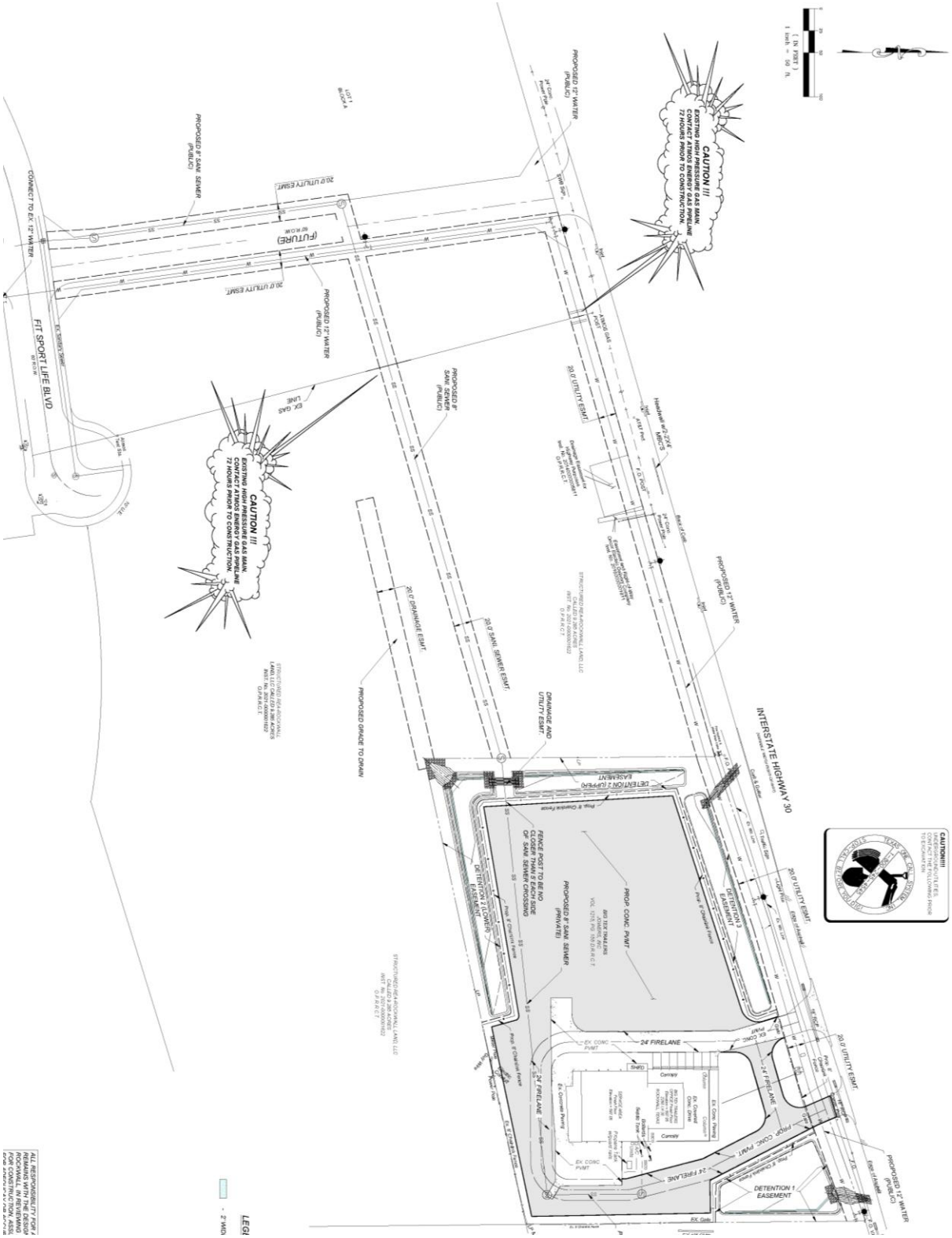


Exhibit 'C'
Paving Plan

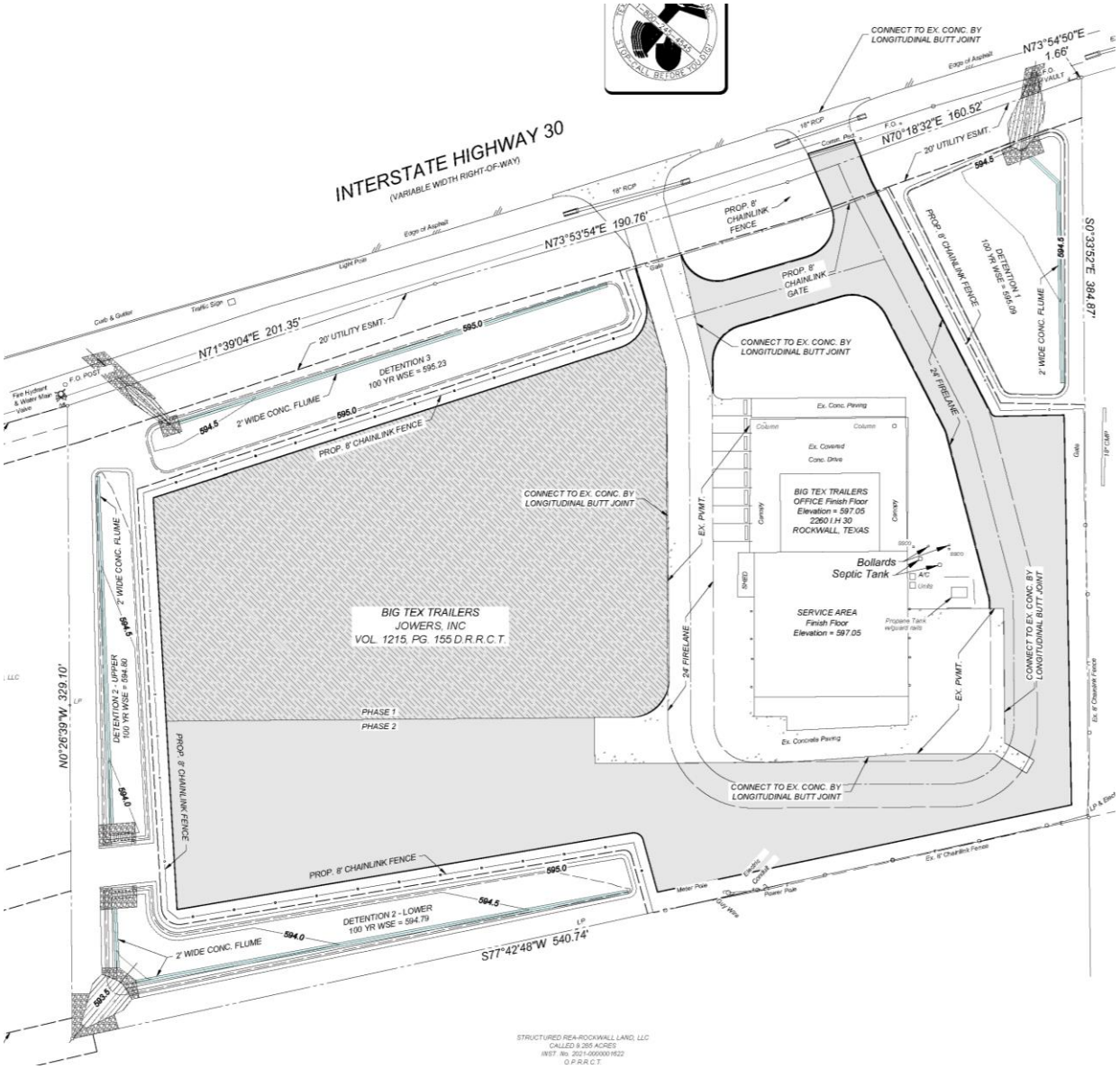
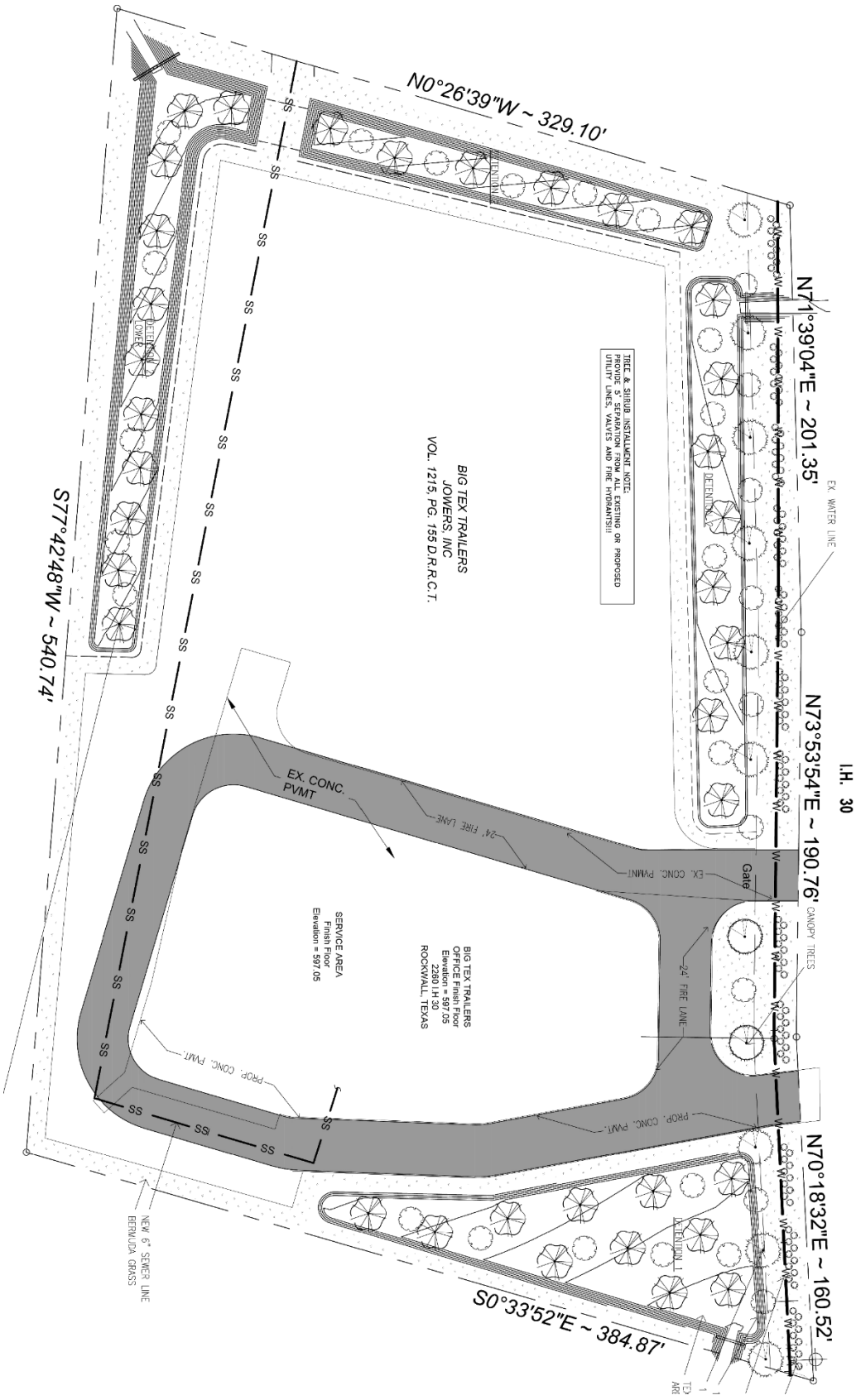


Exhibit 'D'
Landscape Plan



CITY OF ROCKWALL

ORDINANCE NO. 26-XX

SPECIFIC USE PERMIT NO. S-XXX

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) TO ALLOW OUTSIDE STORAGE IN A LIGHT INDUSTRIAL (LI) DISTRICT WITHIN THE IH-30 OVERLAY (IH-30 OV) DISTRICT ON A 4.4317-ACRE PARCEL OF LAND, IDENTIFIED AS TRACT 22-01 OF THE R. IRVINE SURVEY, ABSTRACT NO. 120, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY 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 Raymond Jowers of Jowers Inc. on behalf of Grant Young of Big Tex Trailers for the approval of a Specific Use Permit (SUP) to allow outside storage on a 4.4317-acre parcel of land being described as Tract 22-01, Abstract No. 120, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 2260 E. IH-30 and being more specifically depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code (UDC) [*Ordinance No. 20-02*] and *Ordinance No. 20-01; S-212* 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. 20-01*;

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) allowing *Outside Storage* as stipulated by Section 1, *Land Use Schedule,* of Article 04, *Permissible Uses*, the Unified Development Code (UDC) [*Ordinance No. 20-02*] on the *Subject Property*; and,

DRAFT 04.14.2026

SECTION 3. That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 05.01, *Industrial Districts*, Subsection 05.02, *Light Industrial (LI) District*, and Subsection 06.06, *IH-30 Overlay (IH-30 OV) District,* of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] as heretofore amended and as may be amended in the future, and shall be subject to the following conditions:

3.1 OPERATIONAL CONDITIONS

The following conditions pertain to the operation of outside storage on the *Subject Property* and conformance to these conditions are required for continued operations:

1) That proposed improvements on the *Subject Property* shall generally be in accordance with the *Concept Plan* and *Paving Plan* depicted in *Exhibit 'B'* and *Exhibit 'C'* of this ordinance.

2) That proposed landscaping on the *Subject Property* shall generally be in accordance with the *Landscape Plan* depicted in *Exhibit 'D'* of this ordinance.

3) If the proposed improvements depicted in *Exhibit 'B'*, *Exhibit 'C'*, and *Exhibit 'D'* are not completed by January 1, 2027 this Specific Use Permit (SUP) shall expire.

4) All outside display and outside storage of trailers shall generally conform to the *Concept Plan* depicted in *Exhibit 'B'* of this ordinance, which shall be incorporated herein by reference.

5) All existing chain link fencing shall be replaced with wrought iron fencing.

6) The *Outside Display* and *Outside Storage* of semi-trailers and tractor-trailers shall be prohibited.

7) In the event that the development expands the existing structure or adds additional buildings, the development will be subject to meet the requirements for fire protection.

3.2 COMPLIANCE

Approval of this ordinance – *in accordance with Subsection 2.05, City Council Action, of Article XI, Zoning Related Applications, of the Unified Development Code (UDC)* -- will require compliance to the following:

1) Upon obtaining approval of this Specific Use Permit (SUP), should the property owner fail to meet the minimum operational requirements set forth herein and outline in the Unified Development Code (UDC), the City Council may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Section 2.02.D(3) of Article XI, *Zoning Related Applications*, of the Unified Development Code (UDC).

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

DRAFT ORDINANCE 04.14.2026

to exceed the sum of *TWO THOUSAND DOLLARS ($2,000.00)* for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

SECTION 7. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

SECTION 8. That this ordinance shall take effect immediately from and after its passage.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 4TH DAY OF MAY, 2026.

_____
Tim McCallum, *Mayor*

ATTEST:

_____
Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

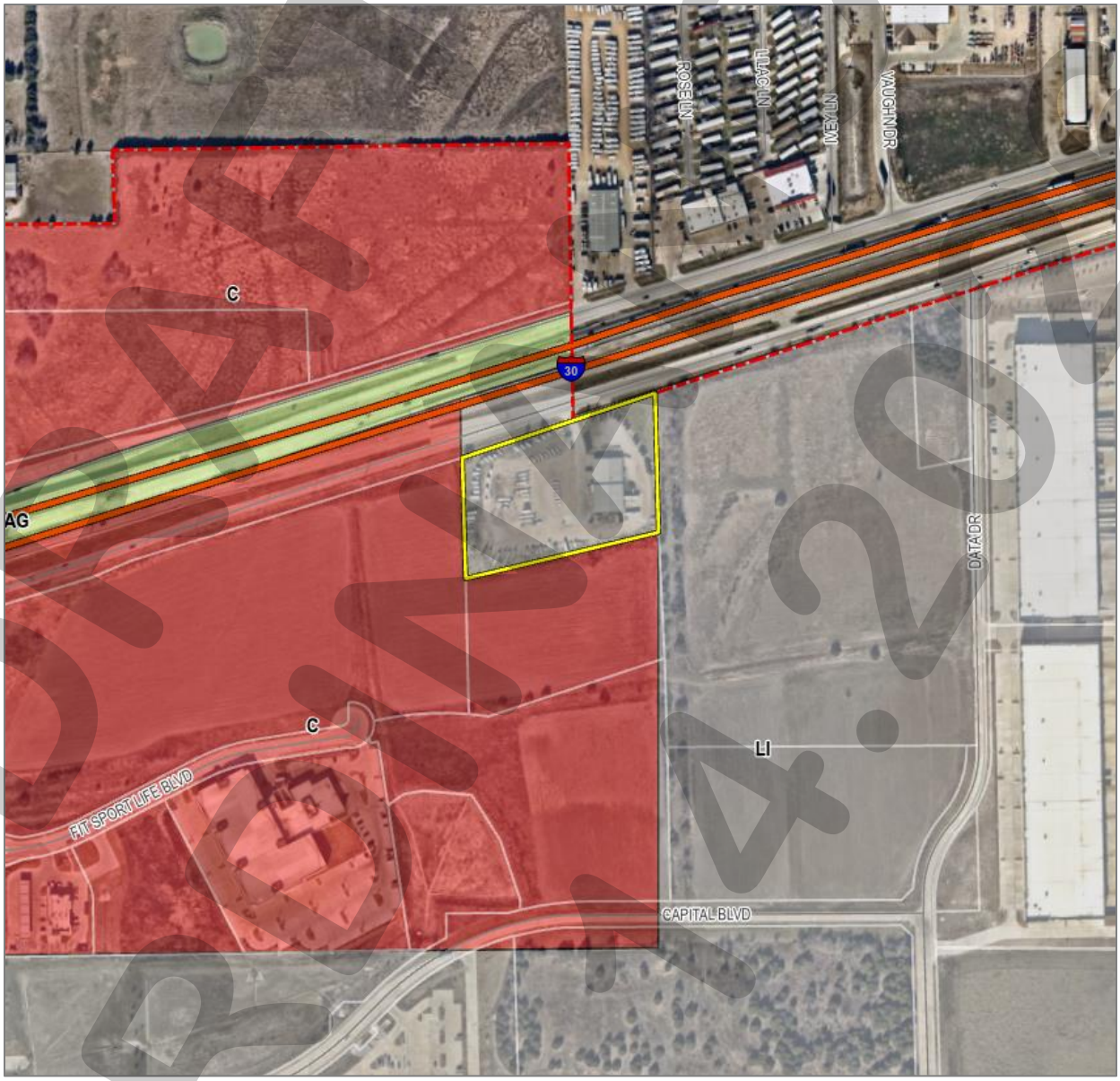
1st Reading: *April 20, 2026*

2nd Reading: *May 4, 2026*

DRAFT ORDINANCE 04.14.2026

Exhibit 'A'
Zoning Exhibit

Address: *2260 E. IH 30*
Legal Description: *Tract 22-01 of the R. Irvine Survey, Abstract No. 120*



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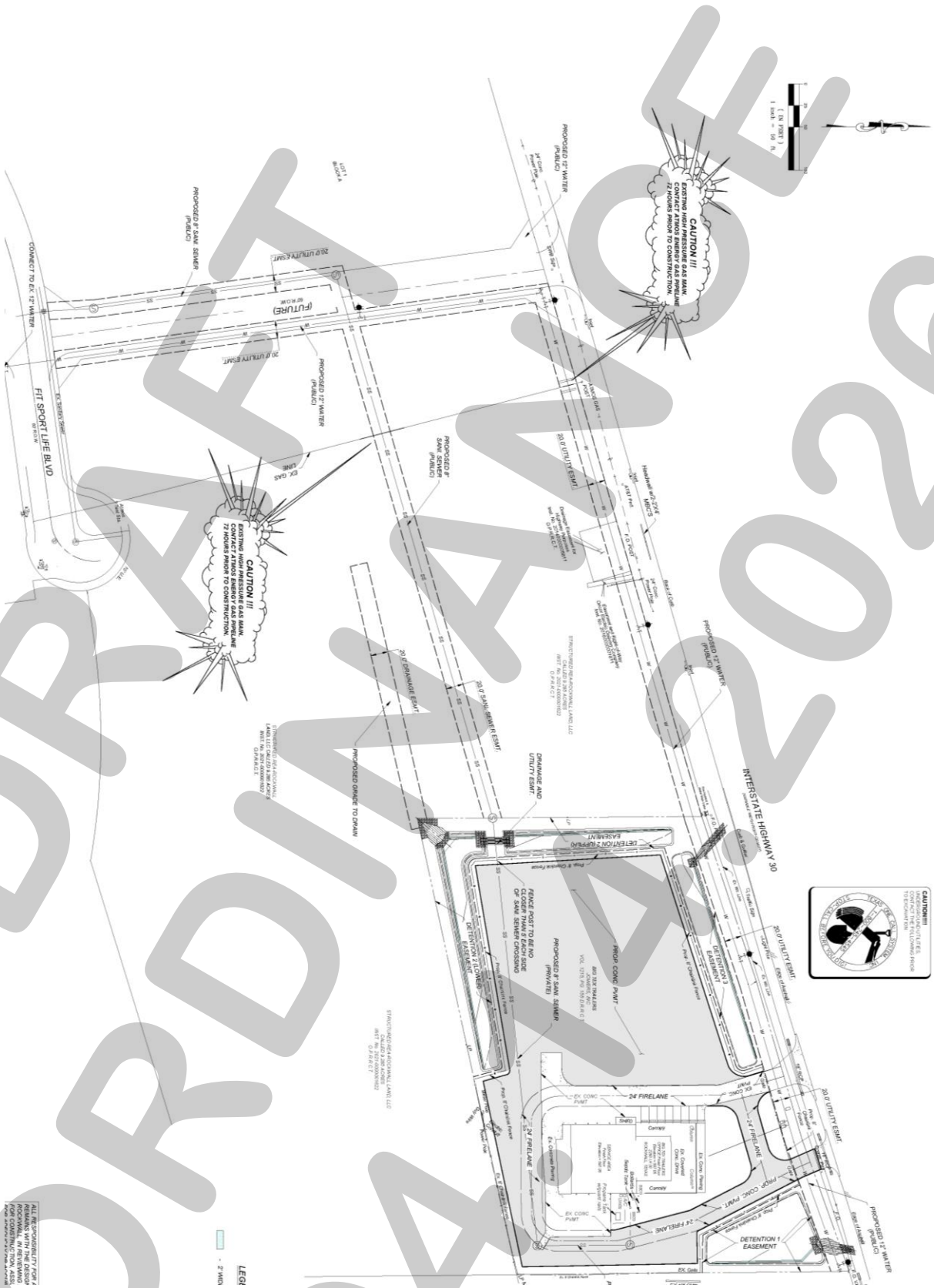
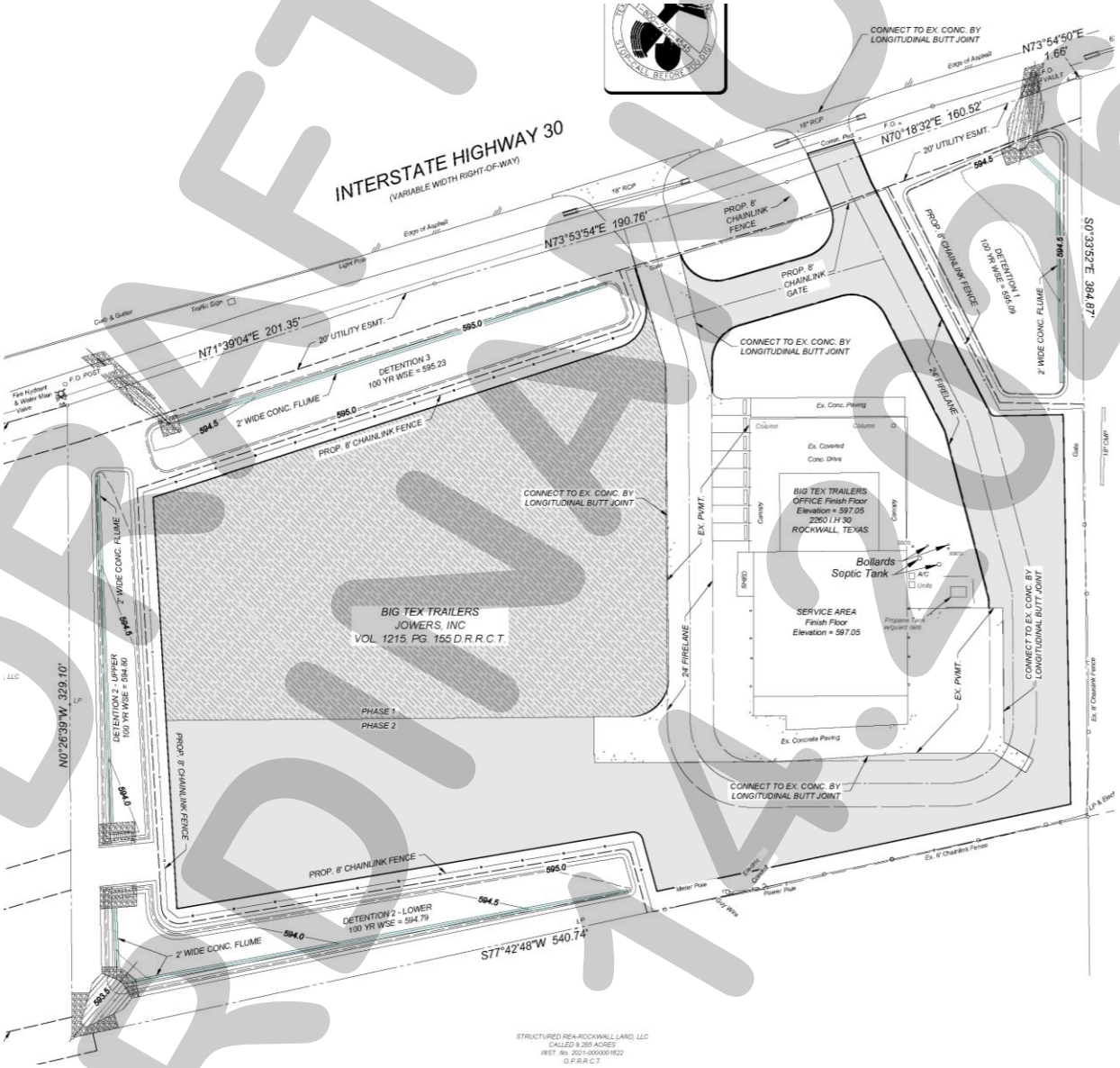
ORDINANCE
04.14.2026

Exhibit 'B'
Concept Plan



DRAFT ORDINANCE 04.14.2026

Exhibit 'C'
Paving Plan



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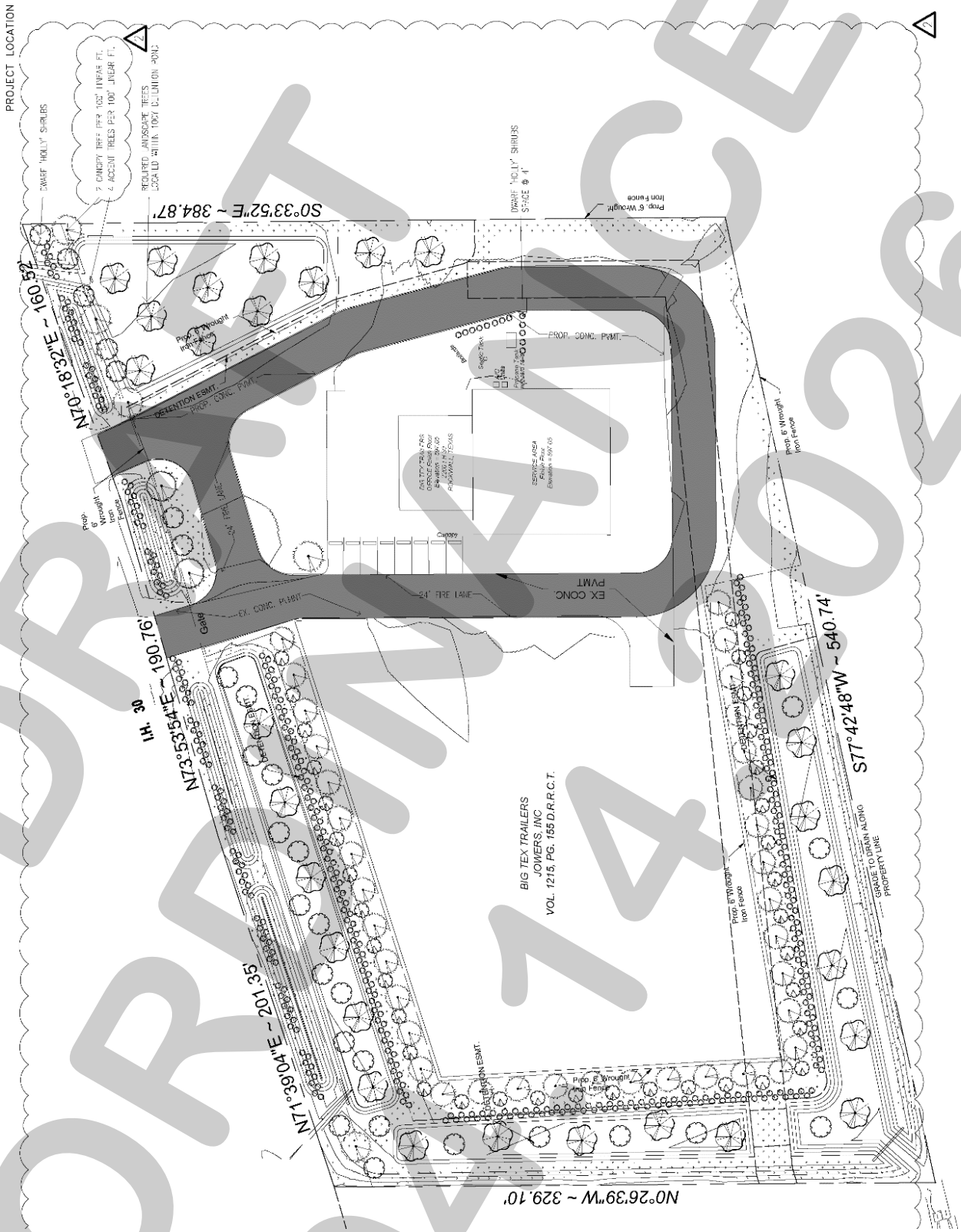
ORDINANCE
04.14.26

Exhibit 'D'
Landscape Plan



DRAFT ORDINANCE 04-14-2026

CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION MEMORANDUM

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

TO:	Planning and Zoning Commission
DATE:	April 28, 2026
APPLICANT:	Kris Sharp; *5 Sharp Real Estate, LLC*
CASE NUMBER:	Z2026-014; *Amendment to Planned Development District 46 (PD-46)*

The subject property was annexed -- *along with the rest of the land area that makes up Planned Development District 46 (PD-46)* -- by the City Council on July 21, 1997 by *Ordinance No. 97-14* [*Case No. A1997-001*]. At the time of annexation, the subject property and the remainder of Planned Development District 46 (PD-46) were zoned Agricultural (AG) District; however, many of the land uses that exist today were already established uses at the time of annexation. Based on this, the City Council approved *Ordinance No. 99-05* on March 1, 1999. This ordinance changed the zoning of the area from an Agricultural (AG) District to Planning Development District 46 (PD-46). Under this Planned Development District all of the properties were given a base zoning of Commercial (C) District, but were also granted the ability to continue the current land use on each of the properties (*i.e. the zoning ordinance made the legally non-conforming land uses by-right land uses for each of the properties*). On August 2, 2021, the City Council approved an amendment to Planned Development District 46 [*Case No. Z2021-024*] to allow the *Warehouse/Distribution Center* land use *by-right* on the subject property, otherwise indicated as *Tract 12* within *Ordinance No. 21-32*. On August 10, 2021, the Planning and Zoning Commission approved a site plan [*Case No. SP2021-015*] to allow the construction of a 22,000 SF *Office/Warehouse Building* on *Tract 12*.

On January 18, 2023, a building permit (*COM2022-6322*) was issued for the construction of the *Office/Warehouse Building*. During construction of this building, a wrought-iron fence was installed in the front yard of the property without a building permit. The property owner came before the Planning and Zoning Commission on March 26, 2024 requesting to allow the unpermitted front yard fence to remain [*Case No. MIS2024-004*]. Ultimately, this request was subsequently approved by the Planning and Zoning Commission by a vote of 5 to 0. At some point after the last failed final inspection (*i.e. dated September 4, 2024*) for the building permit [*Permit No. COM2022-6322*] the applicant began operating a business without a finaled building permit or Certificate of Occupancy (CO). In addition, the applicant failed to submit mylars for filing their replat [*Case No. P2022-004*]. This means that the necessary fire lane and utility easements were not established on the property.

On December 19, 2025, -- *at the direction of the Planning Department* -- the Neighborhood Improvement Services (NIS) Division opened an enforcement case [*Case No. CE2025-7041*] for unpermitted *Outside Storage* on the subject property. In addition, a case was opened [*Case No. CE 2025-7040*] for operating without a Certificate of Occupancy (CO). The Planning Division also made several attempts to get the property owner to file the final plat, and this has not been filed to date. Following these attempts and enforcement actions, four (4) citations were issued before the applicant's submittal requesting the amendment to Planned Development District 46 (PD-46); however, during this time period the applicant did receive a final inspection for the outstanding building permit, and an approved Certificate of Occupancy (CO) for *Office/Warehouse* on February 4, 2026. Staff should note, that the applicant has <u>not</u> discontinued the storage of building materials and product outside of the building in the required parking spaces since they were originally notified on December 19, 2025.

On March 13, 2026, the applicant submitted civil engineering plans (*i.e. erosion control plan, grading plan, paving plan, detention calculations and layout, drainage area plans, site and dimension control plan, and utility plans*) that were used during their initial construction of the subject property. In addition, the applicant has provided a letter "...requesting Outside Storage as a permitted land use on the property." At the March 31, 2026 Planning and Zoning Commission meeting, the Planning and Zoning Commission expressed concerns about the volume of *Outside Storage*, how the parking requirements would be met, and how the *Outside Storage* would be screened. Based on this, staff requested the applicant provide documentation that addressed these concerns and that could be presented to the Commission at the April 14, 2026 public hearing meeting; however, the applicant failed to provide these documents to staff and failed to attend the April 14, 2026 public hearing meeting. In response to the applicant's failure to attend the meeting, the Planning and Zoning Commission approved a motion to recommend denial of the zoning change by a vote of 7-0. The proposed zoning change went forward to

the City Council on April 20, 2026. At this meeting, the applicant came before the City Council and requested to withdraw their application to allow them to resubmit a new application the following cycle. Ultimately, the City Council approved a motion to remand the applicant's request back to the Planning and Zoning Commission in order to allow the applicant to provide documentation that detailed [*1*] where the *Outside Storage* will be located, [*2*] how the *Outside Storage* will be screened, and [*3*] how they intend to meet the parking requirements.

The applicant has subsequently provided a letter, site plan, and renderings of the proposed landscaping. Based on the applicant's letter, they are requesting [*1*] to install one (1) row of ten (10) foot tall Eastern Red Cedar trees on six (6) foot centers along a portion of Springer Road and along the western property line, and [*2*] remove any *Outside Storage* greater than nine (9) feet in height. The provided site plan bubbles the areas where the trees will be planted in red and outlines the *Outside Storage* areas in blue [*see Figure 1*]. Based on this, the applicant will be providing two (2) handicap parking spaces, and the remaining 29 parking spaces will contain *Outside Storage*. Given the approved site plan [*Case No. SP2021-015*], this creates a parking deficiency of 24 parking spaces. Staff should also note that the *Outside Storage* areas shown will be limited to the parking spaces as they cannot block access to the two (2) handicap spaces, and there cannot be dead end parking without an approved 15-foot by 64-foot turn around (*i.e. Chapter 2 of the Engineering Standards of Design and Construction*). In addition, staff should note that the bubbled area along the west property line is not located on the subject property, rather the landscaping will be located in front of the parking east of this bubble.

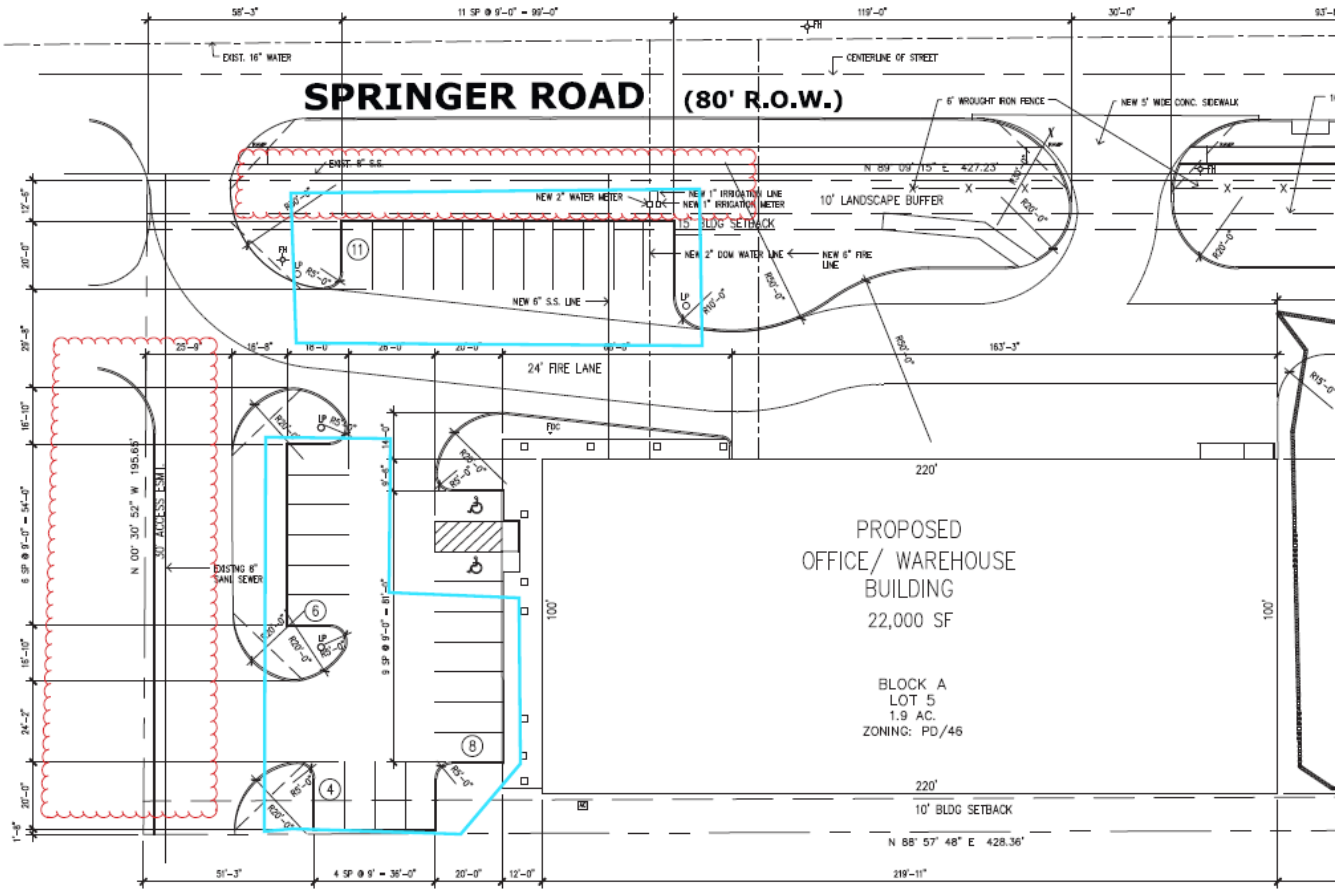


FIGURE 1: RED: LOCATION OF PROPOSED LANDSCAPE SCREENING; BLUE: LOCATION OF *OUTSIDE STORAGE*.

The applicant has also provided renderings of the proposed landscaping [*see Figures 2 & 3*]. Staff should note, that landscape rendering along Springer Road removes the existing landscaping within this landscape buffer, and the landscape rendering along the western property line [*see Figure 3*] provides more landscaping than proposed in the applicant's letter. The applicant verified to staff that the rendering along the western property line showed more than what was being proposed and that only the one (1) row of Eastern Red Cedar trees would be provided. According to Subsection 01.05, *Screening Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), "(o)utside storage of materials or vehicles shall be screened from all public rights-of-way, any adjacent properties, and parks and open space that abut or are

directly across a public street or alley from the subject property. The screening must be at least one (1) foot taller than the material or vehicles being stored and shall be achieved using a masonry wall (excluding tilt wall or concrete masonry units [CMU] unless otherwise approved by the Planning and Zoning Commission) and Canopy Trees on 20-foot centers. As an alternative, the Planning and Zoning Commission may approve a screening method..." such as three (3) tiered screening (*i.e. one (1) row of canopy trees, one (1) row of accent trees, and one (1) row of evergreen shrubs*). In addition to the requirements of the Unified Development Code (UDC), staff included *Notes* within the draft ordinance that requires that the [*1*] *Outside Storage* shall only be permitted in areas designated on a *Site Plan*, and [*2*] *Outside Storage* shall be visibly screened from the right-of-way (ROW) and all adjacent properties. In this case, the proposed screening method does *not* meet the requirements of the Unified Development Code (UDC) and the applicant's concept plan virtually removes *ALL* of the required parking from the site. This means that the applicant would *not* meet the proposed zoning ordinance and -- *if the City Council approves this zoning request* -- the applicant will be required to request additional variances to the parking requirements and screening standards through the *Site Plan* process.

FIGURE 2: PROPOSED SCREENING ALONG SPRINGER ROAD.

FIGURE 3: PROPOSED SCREENING ALONG THE WESTERN PROPERTY LINE.

All this being said, this zoning change is a discretionary decision for the City Council, pending a recommendation from the Planning and Zoning Commission. In accordance with the requirements of the Unified Development Code (UDC) and State law, staff notified all properties within 500-feet of its boundary. These notices were sent out on March 17, 2026, and included six (6) notices. As of this memorandum, staff has not received any notices with regard to the applicant's request. If the Planning and Zoning Commission have any questions concerning this case, staff and the applicant will be available at the *April 28, 2026* Planning and Zoning Commission meeting.

CUT N EDGE LANDSCAPE

A 4204 Bobtown Rd., Garland, Tx. 75043
W rob@cutnedgelawn.com
P 972-202-7791

April 21, 2026

To Whom it May concern,

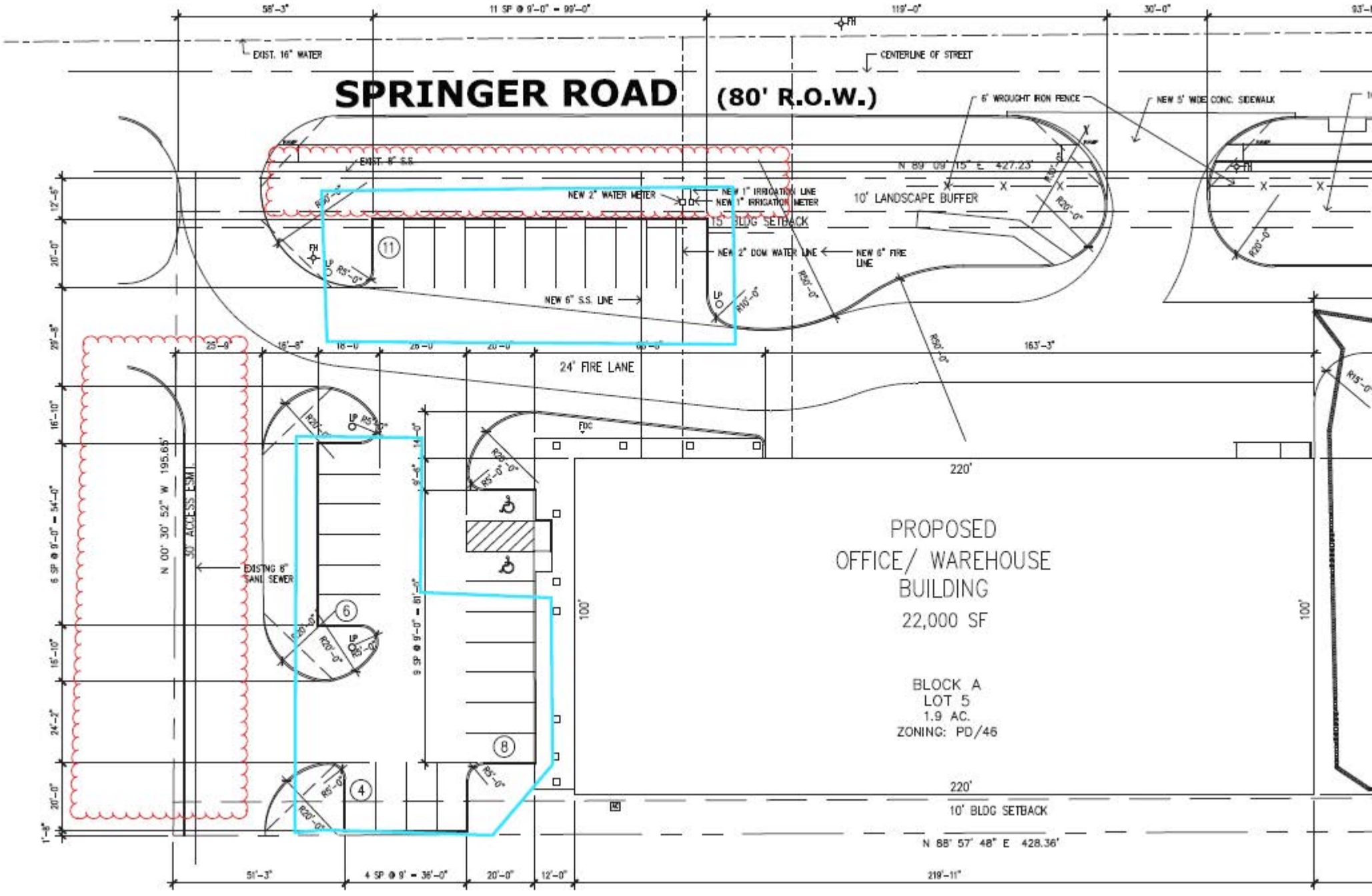
Please accept this letter as confirmation that I am working with Sharp Insulation to coordinate a feasible solution to the screening process for 3301 Springer Ln. in Rockwall.

Our initial plan is to plant 10' cedars every 6 feet on the north side (inside of the existing fence) of the building along Springer Rd. to match existing landscape. We would also plant 10' cedars on the entrance of the property every 6 feet to hide the material stored on the west side of the entrance. Any material that is stored over 9' will be removed or relocated to adhere to the Unified Development Code, as per Rick Sharp with Sharp Insulation, allowing the 10' cedars to be sufficient coverage.

I look forward to our continued collaboration and success.

Rob Davison

Rob Davison
Cut N Edge Landscape
Owner


SPRINGER ROAD (80' R.O.W.)
EXIST. 16" WATER
CENTERLINE OF STREET
6' WROUGHT IRON FENCE
NEW 5' WIDE CONC. SIDEWALK
EXIST. 8" S.S.
NEW 2" WATER METER
NEW 1" IRRIGATION LINE
NEW 1" IRRIGATION METER
10' LANDSCAPE BUFFER
15' BLDG SETBACK
N 89° 09' 15" E 427.23'
NEW 2" DOM WATER LINE
NEW 6" FIRE LINE
NEW 6" S.S. LINE
24' FIRE LANE
FDC
PROPOSED
OFFICE/ WAREHOUSE
BUILDING
22,000 SF
BLOCK A
LOT 5
1.9 AC.
ZONING: PD/46
10' BLDG SETBACK
N 88° 57' 48" E 428.36'
N 00° 30' 52" W 195.65'
30' ACCESS ESMT
EXISTING 8" SANI. SEWER
220'
100'
163'-3"
219'-11"
11 SP @ 9'-0" = 99'-0"
6 SP @ 9'-0" = 54'-0"
9 SP @ 9'-0" = 81'-0"
4 SP @ 9' = 36'-0"

At the entrance of the building off Springer Ln.

In front of the building along Springer Ln.

CITY OF ROCKWALL

ORDINANCE NO. 26-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS AMENDING PLANNED DEVELOPMENT DISTRICT 46 (PD-46) [*ORDINANCE NO. 25-12*] AND THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, FOR THE PURPOSE OF AMENDING PLANNED DEVELOPMENT DISTRICT 46 (PD-46), BEING A 47.37-ACRE TRACT OF LAND SITUATED WITHIN THE J. A. RAMSEY SURVEY, ABSTRACT NO. 186, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED AND DEPICTED HEREIN BY *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF A FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (*$2,000.00*) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Kris Sharp of 5 Sharp Real Estate, LLC for the approval of a Zoning Change to amend Planned Development District 46 (PD-46) [*Ordinance No. 25-12*] for the purpose of allowing *Outside Storage* as a permitted land use on a 1.914-acre parcel of land identified as Lot 5, Block A, Sharp Addition being a portion of a larger 47.37-acre Planned Development District that is situated within the J. A. Ramsey Survey, Abstract No. 186, City of Rockwall, Rockwall County, Texas, identified as Planned Development District 46 (PD-46) [*Ordinance No. 99-05*], which is more fully described and depicted in *Exhibit 'A'* of this ordinance, and 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 46 (PD-46) [*Ordinance No. 25-12*] and the Unified Development Code [*Ordinance No. 20-02*] should be amended as follows:

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

SECTION 1. That the approval of this ordinance shall supersede all requirements stipulated in *Ordinance No 25-12*;

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

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

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

DRAFT ORD. 04.28.26

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

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

SECTION 7. That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code [*Ordinance No. 04-38*], and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;

SECTION 8. The standards in this ordinance shall control in the event of a conflict between this ordinance and any provision of the Unified Development Code [*Ordinance No. 04-38*] of any provision of the *City Code*, ordinance, resolution, rule, regulation, or procedure that provides a specific standard that is different from and inconsistent with this ordinance. References to zoning district regulations or other standards in the Unified Development Code [*Ordinance No. 04-38*] (*including references to the Unified Development Code*), and references to overlay districts, in this ordinance or any of the *Exhibits* hereto are those in effect on the date this ordinance was passed and approved by the City Council of the City of Rockwall, Texas;

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 18TH DAY OF MAY, 2026.

_____

Tim McCallum, *Mayor*

ATTEST:

_____

Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

_____

Frank J. Garza, *City Attorney*

1st Reading: *May 4, 2026*

2nd Reading: *May 18, 2026*

DRAFT ORDINANCE 04.28.2026

EXHIBIT 'A':

Legal Description and Survey

BEING 47.37 acres of land situated in the Abstract 186, J.A. Ramsey Survey in the County of Rockwall, Texas and being more particularly described by metes and bounds as follows:

COMMENCING at a point in the south Right of Way of Discovery Blvd, at City Geodetic Control Monument #9. *(NAD83 Texas State Plane GPS Coordinate: 2,607,463.893 E, 7,020,550.132 N feet) bearing South 73° 10' 43" East, a distance of 2,602.028 feet to the POINT OF BEGINNING;*

BEGINNING at a point in the intersection of Springer Rd and Data Dr. *(NAD83 Texas State Plane GPS Coordinate: 2,609,967.107 E, 7,019,844.125N feet);*

THENCE South 00° 12' 17" West following the Eastern boundary line of Planned Development #46, a distance of 951.9 feet for a corner;

THENCE North 81° 8' 11" West, a distance of 1,019.177 feet to the beginning of a curve found in the centerline of State Highway 276, said being the beginning of a curve to the left having a tangent of 730.751 feet and a radius of 6,289.035 feet with a chord distance of 730.268 feet and a chord bearing of North 83 degrees 30 minutes 38 seconds West to a point;

THENCE North 89° 23' 42" West, a distance of 920.839 feet for a corner;

THENCE North 0° 20' 45" West, a distance of 693.685 feet for a corner;

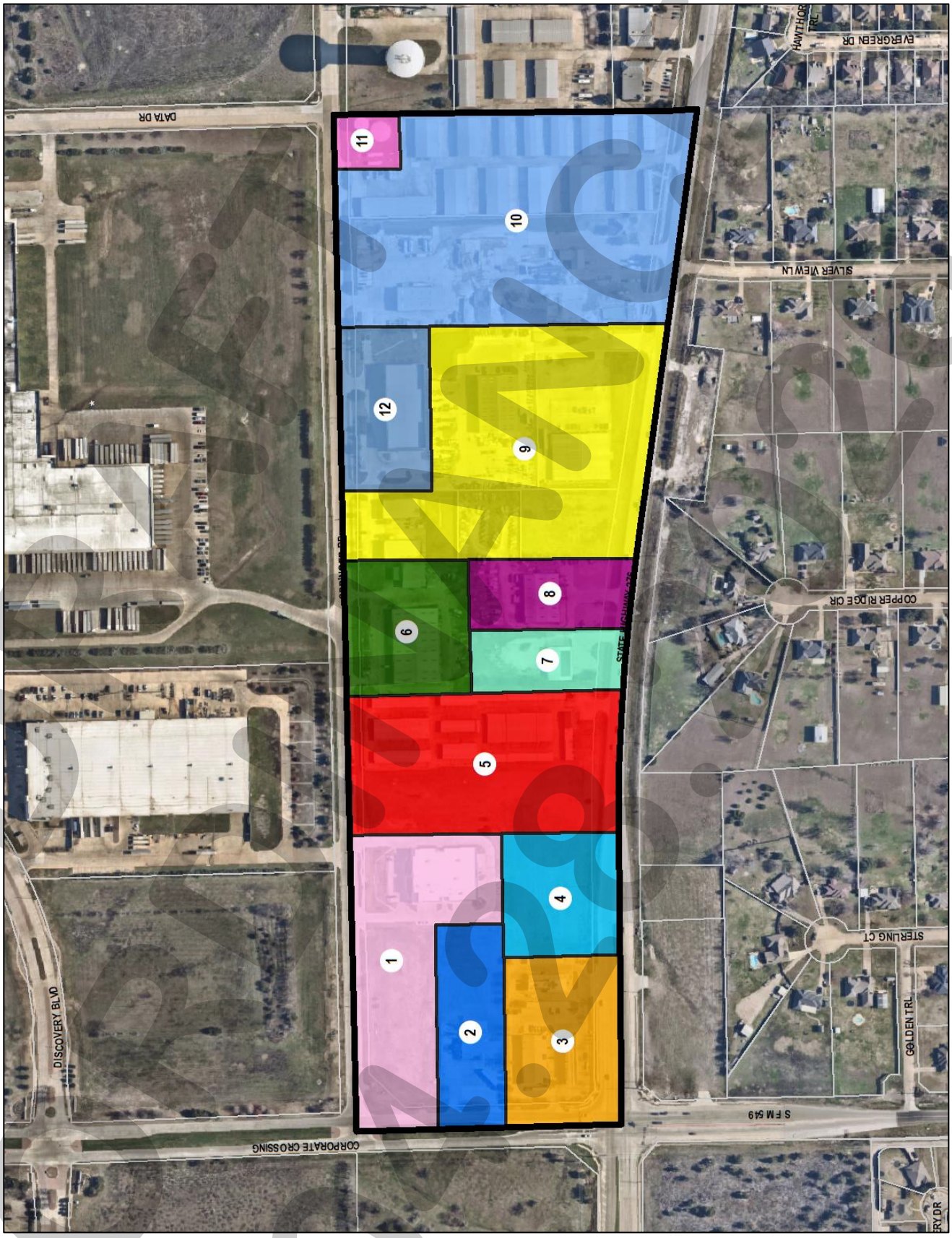
THENCE North 89° 48 28" East, a distance of 2,660.985 feet, to the *POINT OF BEGINNING AND CONTAINING* 47.37 acres of land (2,063,262.886 square feet) more or less.

DRAFT ORDINANCE 04.28.2026

EXHIBIT 'A':
Legal Description and Survey

DRAFT
ORDINANCE
04.28.2026

EXHIBIT 'B':
Concept Plan



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04.28.2026

EXHIBIT 'C':

PD Development Standards

(A) *Purpose.* The purpose of this amendment to Planned Development District 46 (PD-46) is to supersede *Ordinance No. 21-32*; however, this ordinance does not change the intent, restrictions, or land uses established in *Ordinance No. 21-32* with the exception of adding the *Building Maintenance, Service, and Sales with Outside Storage* land use to *Tract 7* as depicted in *Exhibit 'B'* of this ordinance.

(B) *Permitted Land Uses*. All properties within the boundaries of this Planned Development District as depicted in *Exhibit 'B'* of this ordinance shall be subject to the permitted land uses stipulated for properties in a Commercial (C) District as specified in Article 04, *Permissible Uses*, 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 maybe amended in the future; however, the following land uses shall be permitted *by-right* on the corresponding tract:

(1) *Tract 3 [Tract 2, Lot 02]*.

☑ Minor Automotive Repair Garage

(2) *Tract 5 [Tract 2, Lot 06]*.

☑ Mini-Warehouse

(3) *Tract 6 [Tract 2, Lot 03]*.

☑ Heavy Construction/Trade Yard

(4) *Tract 7 [Tract 2, Lot 08]*.

☑ Building Maintenance, Service, and Sales with Outside Storage [(1)]

NOTES

[1]: The *Building Maintenance, Service, and Sales with Outside Storage* shall be subject to the following *Conditional Land Use Standards*:

(1) All outside storage shall comply with the exhibit in *Figure 1* below.
(2) Heavy Equipment (*i.e. Track Machinery*) shall be permitted to be store on gravel; however, the storage of trucks, trailers, Conex boxes, or any other outside storage shall be on a concrete surface.
(3) All outside storage shall be situated behind the building and not be visible from SH-276.
(4) The outside storage areas shall be reviewed for visibility by the Planning and Zoning Commission at the time of site plan. Additional landscape screening may be required by the Planning and Zoning Commission and/or staff at the time of site plan approval.
(5) All unpermitted improvements shall be removed from the property prior to site plan approval.

FIGURE 1. CONCEPT PLAN FOR 2305 SH-276

RED: OUTSIDE STORAGE AREA; BLUE: STORAGE OF SERVICE TRUCKS; GREEN: FUTURE BUILDING EXPANSION

(5) *Tract 8 [Tract 2, Lot 07]*.

DRAFT ORDINANCE 02-08-2026

☑ New or Used Boat Dealership

(6) *Tract 9 [A Portion of Tract 2, Lot 00]*.

☑ Trucking Company

(7) *Tract 10 [Tract 2, Lot 13]*.

☑ Concrete Batch Plant
☑ Mini-Warehouse

(8) *Tract 12 [A Portion of Tract 2, Lot 00]*.

☑ Warehouse
☑ Outside Storage [1]

NOTES
[1]: The *Outside Storage* shall be subject to the following *Conditional Land Use Standards*:

(1) *Outside Storage* shall only be permitted in areas designated on a *Site Plan*.
(2) *Outside Storage* shall be visibly screened from the right-of-way (ROW) and all adjacent properties.

(C) *Dimensional Requirements*. All properties within the boundaries of this Planned Development District as depicted in *Exhibit 'B'* of this ordinance shall be subject to the dimensional requirements stipulated for properties in a Commercial (C) District as specified in 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 maybe amended in the future.

(D) *Legal Non-Conforming Status*. All properties within the boundaries of this Planned Development District as depicted in *Exhibit 'B'* of this ordinance shall be allowed to maintain the same exterior building materials that are currently utilized on the existing building for any new buildings that are built; however, if an existing or new building is expanded to an amount that equals 50% of the appraised tax value of that building, the building shall be required to adhere to the requirements of the Commercial (C) District as stipulated in 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 maybe amended in the future.

DRAFT ORDINANCE 04.28.26

CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

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

TO:	Planning and Zoning Commission
DATE:	April 14, 2026
APPLICANT:	Kris Sharp; *5 Sharp Real Estate, LLC*
CASE NUMBER:	Z2026-014; *Amendment to Planned Development District 46 (PD-46)*

SUMMARY

Hold a public hearing to discuss and consider a request by Kris Sharp of 5 Sharp Real Estate, LLC for the approval of a *Zoning Change* to amend Planned Development District 46 (PD-46) [*Ordinance No. 25-12*] being a 47.37-acre tract of land situated within the J. A. Ramsey Survey, Abstract No. 186, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 46 (PD-46) for Commercial (C) District land uses, situated within the SH-276 Overlay (SH-276 OV) District, generally located at the northeast corner of Corporate Crossing and SH-276, and take any action necessary.

BACKGROUND

The subject property was annexed -- *along with the rest of the land area that makes up Planned Development District 46 (PD-46)* -- by the City Council on July 21, 1997 by *Ordinance No. 97-14* [*Case No. A1997-001*]. At the time of annexation, the subject property and the remainder of Planned Development District 46 (PD-46) were zoned Agricultural (AG) District; however, many of the land uses that exist today were already established uses at the time of annexation. Based on this, the City Council approved *Ordinance No. 99-05* on March 1, 1999. This ordinance changed the zoning of the area from an Agricultural (AG) District to Planning Development District 46 (PD-46). Under this Planned Development District all of the properties were given a base zoning of Commercial (C) District, but were also granted the ability to continue the current land use on each of the properties (*i.e. the zoning ordinance made the legally non-conforming land uses by-right land uses for each of the properties*). On August 2, 2021, the City Council approved an amendment to Planned Development District 46 [*Case No. Z2021-024*] to allow the *Warehouse/Distribution Center* land use *by-right* on the subject property, otherwise indicated as *Tract 12* within *Ordinance No. 21-32.* On August 10, 2021, the Planning and Zoning Commission approved a site plan [*Case No. SP2021-015*] to allow the construction of a 22,000 SF *Office/Warehouse Building* on *Tract 12*.

On January 18, 2023, a building permit (*COM2022-6322*) was issued for the construction of the *Office/Warehouse Building*. During construction of this building, a wrought-iron fence was installed in the front yard of the property without a building permit. The property owner came before the Planning and Zoning Commission on March 26, 2024 requesting to allow the unpermitted front yard fence to remain [*Case No. MIS2024-004*]. Ultimately, this request was subsequently approved by the Planning and Zoning Commission by a vote of 5 to 0. At some point after the last failed final inspection (*i.e. dated September 4, 2024*) for the building permit [*Permit No. COM2022-6322*] the applicant began operating a business without a finaled building permit or Certificate of Occupancy (CO). In addition, the applicant failed to submit mylars for filing their replat [*Case No. P2022-004*]. This means that the necessary fire lane and utility easements were not established on the property.

On December 19, 2025, -- *at the direction of the Planning Department* -- the Neighborhood Improvement Services (NIS) Division opened an enforcement case [*Case No. CE2025-7041*] for unpermitted *Outside Storage* on the subject property. In addition, a case was opened [*Case No. CE 2025-7040*] for operating without a Certificate of Occupancy (CO). The Planning Division also made several attempts to get the property owner to file the final plat, and this has not been filed to date. Following these attempts and enforcement actions, four (4) citations were issued before the applicant's submittal requesting the amendment to Planned Development District 46 (PD-46); however, during this time period the applicant did receive a final inspection for the outstanding building permit, and an approved Certificate of Occupancy (CO) for *Office/Warehouse* on February 4, 2026. Staff should note, that the applicant has *not* discontinued the storage of building materials and product outside of the building in the required parking spaces since they were originally notified on December 19, 2025.

PURPOSE

The applicant -- *Kris Sharp of 5 Sharp Real Estate, LLC* -- is requesting to amend Planned Development District 46 (PD-46) [*Ordinance No. 25-12*] to allow *Outside Storage* on the subject property at 3301 Springer Road.

ADJACENT LAND USES AND ACCESS

The subject property is located at 3301 Springer Road. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is Springer Road, which is identified as a M4U (*i.e. major collector, four [4] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is a 38.932-acre parcel of land (*i.e. Lot 2, Block B, Rockwall Technology Park, Phase III Addition*) developed with a ~278,270 SF food manufacturing facility (*i.e. Bimbo Bakery*) zoned Light Industrial (LI) District.

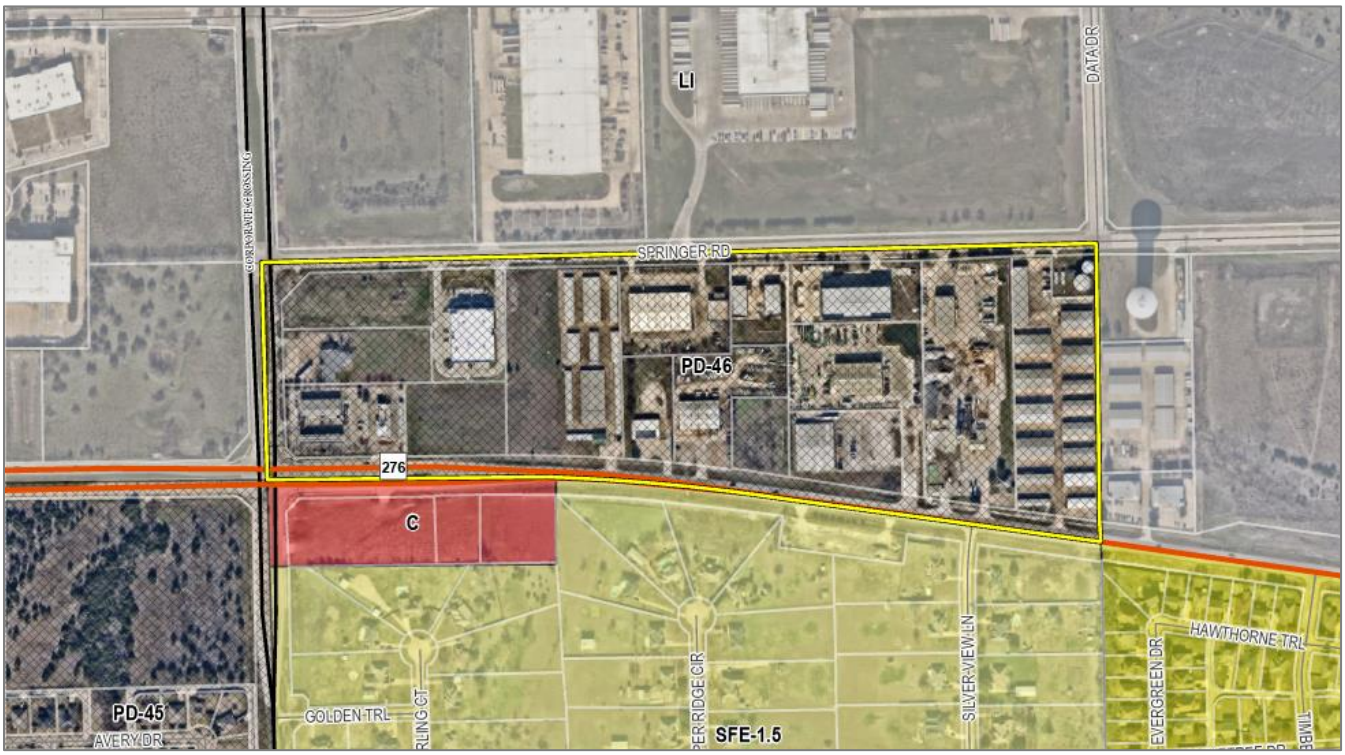
South: Directly south of the subject property is a 3.212-acre parcel of land (*i.e. Lot 7, Block A, Sharp Addition*) developed with a *Heavy Machinery and Equipment Rental, Sales, and Service Facility* (*i.e. Sunbelt Rentals*). Beyond this is a 1.964-acre parcel of land (*i.e. Lot 1, Block A, Sharp Addition*) developed with an *Office/Warehouse Building*. Both properties are zoned Planned Development District 46 (PD-46) for Commercial (C) District land uses. Following this is SH-276, which is identified as a P6D (*i.e. Principal Arterial, six [6] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is the Sterling Farms Subdivision, which consists of 48 single-family residential lots that were established in 1997. This subdivision is zoned Single-Family Estate 1.5 (SFE-1.5) District.

East: Directly east of the subject property is a 5.317-acre tract of land (*i.e. Tract 2-13 of the J. A. Ramsey Survey, Abstract No. 186)* developed with a *Concrete Batch Plant Facility* (*i.e. Lattimore Materials*). Beyond this is a 7.571-acre parcel of land (*i.e. Lot 1, Block 1, Highway 276 Self Storage Addition*) developed with a *Mini-Warehouse Facility*. Following this are two (2) tracks of land (*i.e. Tract 2-4 & 10-3 of the J. A. Ramsey Survey, Abstract No. 186*) developed with Blackland Water Supply water storage tanks and a City of Rockwall water tower. All of these properties are zoned Planned Development District 46 (PD-46) for Commercial (C) District land uses. East of this is a 56.5033-acre vacant parcel of land (*i.e. Lot 1, Block C, Rockwall Technology Park Phase V*) zoned Light Industrial (LI) District.

West: Directly west of the subject property is are several tracts of land that make up the remainder of Planned Development District 46 (PD-46). Beyond this is Corporate Crossing, which is identified as a A4D (*i.e. arterial, four [4] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

Continued on next page...

MAP 1: LOCATION MAP
YELLOW: SUBJECT PROPERTY



CHARACTERISTICS OF THE REQUEST

The applicant has submitted civil engineering plans (*i.e. erosion control plan, grading plan, paving plan, detention calculations and layout, drainage area plans, site and dimension control plan, and utility plans*) that were used during their initial construction of the subject property. In addition, the applicant has provided a letter "...requesting Outside Storage as a permitted land use on the property."

CONFORMANCE TO THE CITY'S CODES AND STAFF ANALYSIS

According to *Ordinance No. 25-12*, the Planned Development District allows any land uses permitted within the Commercial (C) District and specifically *Warehouse/Distribution* on the subject property as a permitted *by-right* land use. The applicant's request would change this section to add *Outside Storage* as a permitted land use only in Tract 12 (*i.e. 3301 Springer Road*) of this Planned Development District.

According to Subsection 01.05, *Screening Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), "(o)utside storage of materials or vehicles shall be screened from all public rights-of-way, any adjacent properties, and parks and open space that abut or are directly across a public street or alley from the subject property. The screening must be at least one (1) foot taller than the material or vehicles being stored and shall be achieved using a masonry wall (excluding tilt wall or concrete masonry units [CMU] unless otherwise approved by the Planning and Zoning Commission) and Canopy Trees on 20-foot centers. As an alternative, the Planning and Zoning Commission may approve a screening method..." such as three (3) tiered screening (*i.e. one (1) row of canopy trees, one (1) row of accent trees, and one (1) row of evergreen shrubs*). In addition to the requirements of the Unified Development Code (UDC), staff included *Notes* within the draft ordinance that requires that the [*1*] *Outside Storage* shall only be permitted in areas designated on a *Site Plan*, and [*2*] *Outside Storage* shall be visibly screened from the right-of-way (ROW) and all adjacent properties. In this case, the applicant has not provided any type of concept plan showing the location of the proposed *Outside Storage* or a screening plan. Staff should note that the concept plan and screening plan was requested by the Planning and Zoning Commission at the March 31, 2026 work session meeting. Given that the applicant failed to appear at the work session meeting, staff sent email to the applicant the following day requesting the concept plan and screening plan, as well as detailing that meeting attendance is required.

According to Table 5, *Parking Requirement Schedule*, of Article 06, *Parking and Loading*, of the Unified Development Code (UDC), *Office Buildings* require one (1) parking space per 300 SF, and *Warehousing* requires one (1) parking space per 1,000 SF. In this case, the applicant is required to provide 26 parking spaces based on the approved site plan [*Case No. SP2021-015*]. Staff has provided an aerial below, which indicates that all of the required parking on the subject property is currently being used for *Outside Storage*.

FIGURE 1: JANUARY 12, 2026

With that being said, this is a request for a zoning change, which is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.

CONFORMANCE WITH OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN

According to the *Land Use Plan* contained in the OURHometown Vision 2040 Comprehensive Plan, the subject property is located within the *Technology District* and is designated for *Commercial/Retail* land uses on the Future Land Use Plan. Since the applicant's request does not change the land use designation on the Future Land Use Plan, this request would not change the properties conformity with regards to the land use plan contained in the OURHometown Vision 2040 Comprehensive Plan; however, the land use not being permitted within the Commercial (C) District would increase the non-conformity of the Planned Development District with regard to the goals and policies contained in the OURHometown Vision 2040 Comprehensive Plan. Specifically, Goal 06, *Mitigation of Negative Impacts*, Policy 2, of Chapter 09, *Non-Residential*, of the OURHometown Vision 2040 Comprehensive Plan states that "(o)utside storage areas should be discouraged in commercial/retail areas. This is especially important along major commercial/retail corridors... [*and*] Where permitted outside storage should be fully screened from public view." In this case, the subject property is identified as *Commercial/Retail* on the Future Land Use Plan and the applicant is not proposing any screening. Based on this, the applicant's request does not appear to meet the goals and policies set forth in the OURHometown Vision 2040 Comprehensive Plan. That being said, the proposed zoning change is considered to be a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.

NOTIFICATIONS

Since this is an amendment to an existing Planned Development District ordinance, it required staff to notify all property owners within the Planned Development District and within 500-feet of the Planned Development District's boundaries concerning the zoning change. As a result, on March 17, 2026, staff mailed 74 notices to property owners and occupants in or within 500-feet

of the Planned Development District 46 (PD-46). Staff also sent a notice to the Lofland Farms and Timber Creek Homeowner's Associations (HOAs), which are the only HOA's or Neighborhood Organizations within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). At the time this report was drafted, staff had received any notices with regard to the applicant's request.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the applicant's request to amend Planned Development District 46 (PD-46) to allow *Outside Storage* on the subject property as indicated in the draft ordinance, then staff would propose the following conditions of approval:

(1) The applicant shall be responsible for maintaining compliance with the requirements contained in the Planned Development District ordinance.

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

DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

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

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

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

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

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	3301 SPRINGER RD				
SUBDIVISION		LOT	8	BLOCK	A
GENERAL LOCATION	SPRINGER / 549				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	PD - 46	CURRENT USE	WAREHOUSE
PROPOSED ZONING	ALLOW OUTSIDE STORAGE	PROPOSED USE	WAREHOUSE / OUTSIDE STORAGE
ACREAGE	1.19	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	KRIS SHARP	☐ APPLICANT	
CONTACT PERSON	AMIE WALLACE	CONTACT PERSON	
ADDRESS	[redacted]	ADDRESS	
CITY, STATE & ZIP		, STATE & ZIP	
PHONE		PHONE	
E-MAIL		E-MAIL	

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED KRIS SHARP [*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 $ 230.00 *TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 10 *DAY OF* March, 20 26 *BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."*

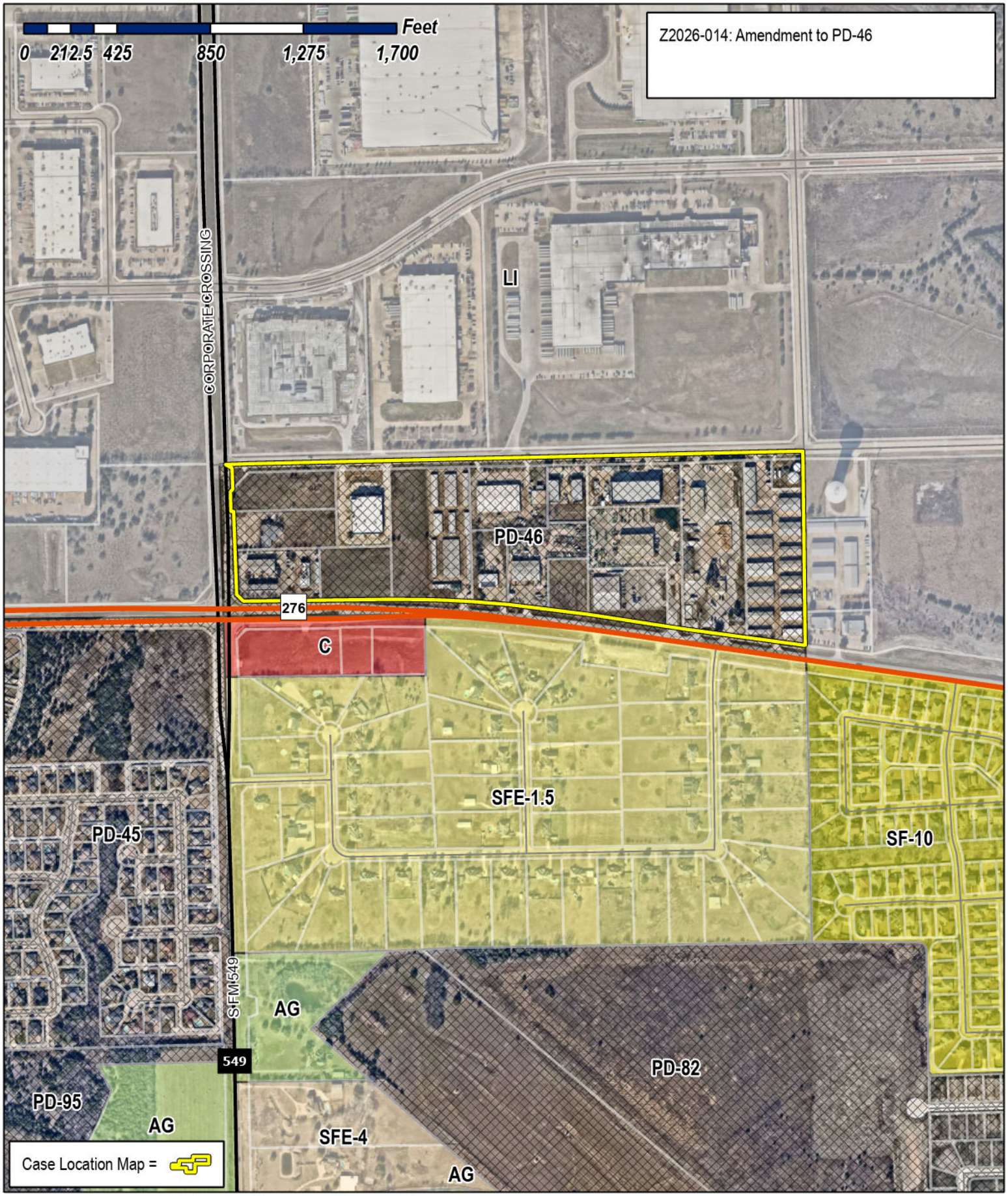
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 10 *DAY OF* March, 20 26

AMIE WALLACE
NOTARY PUBLIC STATE OF TEXAS
My Notary ID # 10884402
Expires July 17, 2029

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES 7-17-29



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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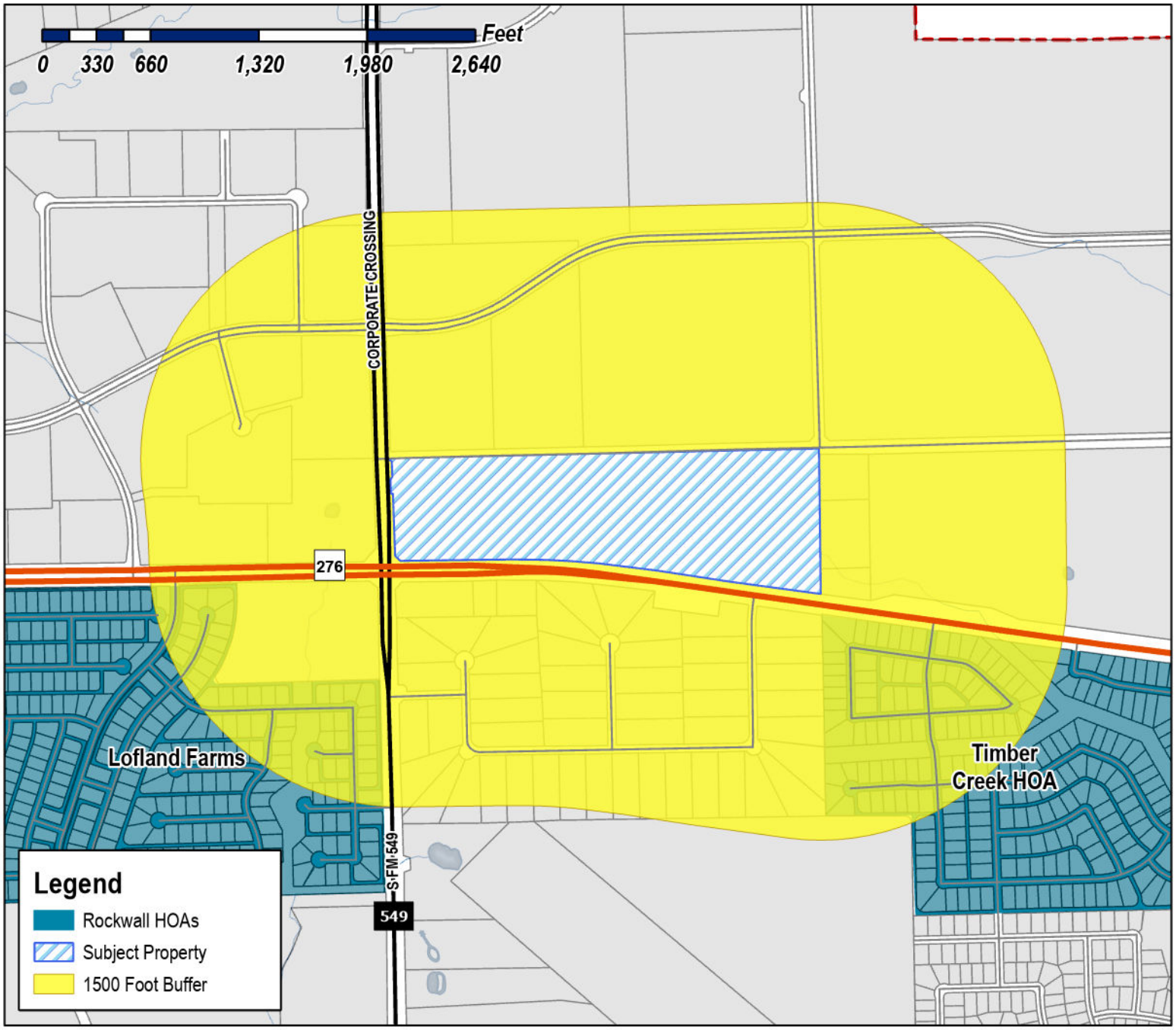
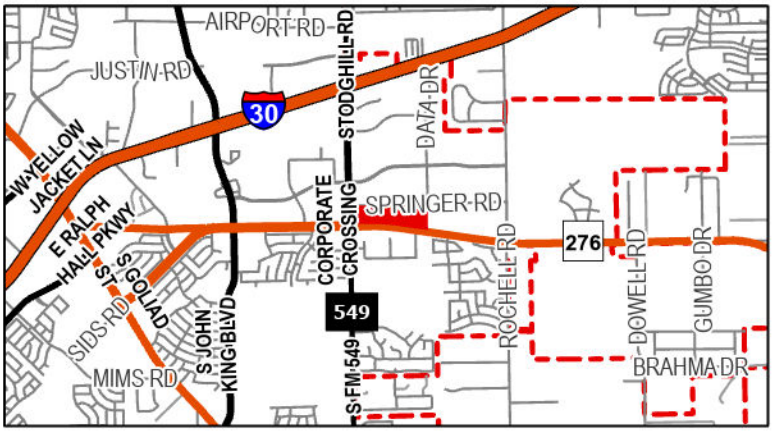


Case Number: Z2026-014
Case Name: Amendment to PD-46
Case Type: Zoning
Zoning: Planned Development District 46 (PD-46)
Case Address: Springer Road



Date Saved: 3/16/2026
For Questions on this Case Call (972) 771-7745

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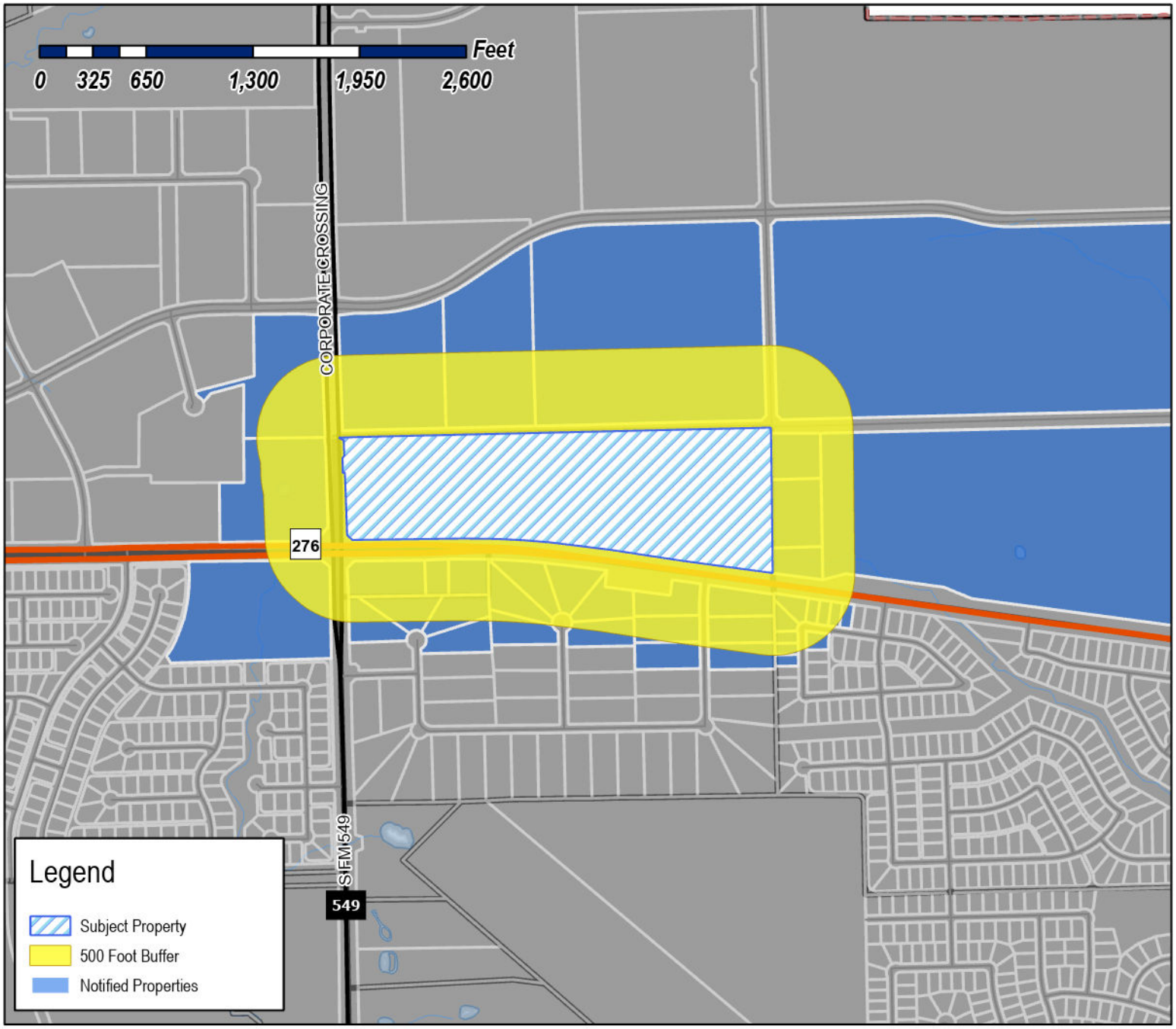

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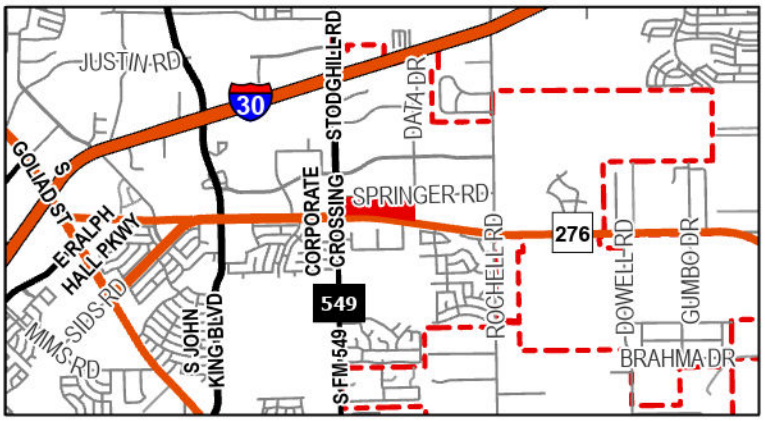


Date Saved: 3/16/2026
For Questions on this Case Call: (972) 771-7745

EXETER 2975 DISCOVERY, LP
100 W Matsonford Rd Ste 5-250
Wayne, PA 19087

HUDACK STEVE V AND AILEEN J
1090 VINTAGE COURT
VACAVILLE, CA 95688

DFW DISTRIBUTOR,
PETROLEUM INC.
1111 N BELTLINE RD STE #100
GARLAND, TX 75040

DFW DISTRIBUTOR PETROLEUM INC
1111 N BELTLINE RD STE #100
GARLAND, TX 75040

FOLEY US LANDCO LLC
1260 THATCH PALM DR
BOCA RATON, FL 33432

RESIDENT
1275 CORPORATE CROSSING
ROCKWALL, TX 75087

ALLEN FOODS INC
C/O RYAN LLC, AGENT FOR BIMBO BAKERIES
USA
13155 Noel Rd Ste 100
Dallas, TX 75240

AGREE LIMITED PARTNERSHIP
SUNBELT RENTALS, INC. STORE# 272
1799 Innovation Pt ATTN; PROPERTY TAX DEPT.
Fort Mill, SC 29715

ABLES NORRIS BRADLEY
1855 SILVER VIEW LN
ROCKWALL, TX 75032

RAMIREZ JUAN
1858 SILVER VIEW LN
ROCKWALL, TX 75032

JOHNSON DAVID A AND PHYLLIS D
1890 COPPER RIDGE CIR
ROCKWALL, TX 75032

DE RUSSE MARIA NICOLE AND REUBEN DANIEL
1895 COPPER RIDGE CIR
ROCKWALL, TX 75032

ARCHER RANDY G & YOWAREE
1900 COPPER RIDGE CIR
ROCKWALL, TX 75032

LITTLE CHRISTOPHER MATTHEW
1905 COPPER RIDGE CIR
ROCKWALL, TX 75032

MINOR MORRIS & NORA A
1908 STERLING CT
ROCKWALL, TX 75032

VANZANDT CINTHYA MARISOL
1910 COPPER RIDGE CR
ROCKWALL, TX 75032

BALLOUT 7 LLC
1910 OAK POINT DRIVE
ALLEN, TX 75013

SCOTT SUSAN
1910 SILVER VIEW LN
ROCKWALL, TX 75032

RESIDENT
1913 STERLING CT
ROCKWALL, TX 75087

WILLESS WAYNE & PRISCILLA K
1915 COPPER RIDGE CIR
ROCKWALL, TX 75032

BRYANT DAWN
1915 SILVER VIEW LN
ROCKWALL, TX 75032

SANCHEZ JOSE L
1918 STERLING CT
ROCKWALL, TX 75032

MEJIA BLAS & LUISA
1921 STERLING CT
ROCKWALL, TX 75032

BARENOS CYNTHIA
1924 EVERGREEN DR
ROCKWALL, TX 75032

PRADO JESSE E & CYNTHIA G
1930 EVERGREEN DRIVE
ROCKWALL, TX 75032

ROSALES LUIS & JACKELINE
1930 SILVER VIEW LN
ROCKWALL, TX 75032

LOZANO OSCAR & DIANA
1935 EVERGREEN DR
ROCKWALL, TX 75032

QUINTON JAMES D
1935 SILVER VIEW LN
ROCKWALL, TX 75032

RESIDENT
1936 EVERGREEN DR
ROCKWALL, TX 75087

SCHMIESING ALBERT W & BERTHA N
1942 EVERGREEN DRIVE
ROCKWALL, TX 75032

THE THREE HOLY YOUTH COPTIC ORTHODOX CHURCH
2 RIVERWAY STE 1770
DALLAS, TX 75218

THE THREE HOLY YOUTH COPTIC ORTHODOX CHURCH
2 RIVERWAY STE 1770
GARLAND, TX 75049

NBN COMMERCIAL GROUP LLC
2040 N Belt Line Rd Ste 400
Mesquite, TX 75150

RESIDENT
2205 HWY 276
ROCKWALL, TX 75087

RESIDENT
2210 STATE HWY 276
ROCKWALL, TX 75087

RESIDENT
2245 HWY276
ROCKWALL, TX 75087

RESIDENT
2301 HWY276
ROCKWALL, TX 75087

RESIDENT
2305 HWY276
ROCKWALL, TX 75087

TOMMY'S MOBILE BOAT & MOTOR SERVICE, INC
2315 STATE HIGHWAY 276
ROCKWALL, TX 75032

VALENZUELA MOISES BENEDICTO AND MARIA ANTONIETA
2445 DORRINGTON DR
DALLAS, TX 75228

RESIDENT
2578 HWY276
ROCKWALL, TX 75087

VACPARTS WAREHOUSE COM LLC
2578 STATE HWY 276
ROCKWALL, TX 75032

RESIDENT
2582 HWY276 RD
ROCKWALL, TX 75087

RESIDENT
2640 HWY276
ROCKWALL, TX 75087

RESIDENT
2690 HWY276
ROCKWALL, TX 75087

SHARP RICK
2740 State Highway 276 Ste 100 # Set
Rockwall, TX 75032

RESIDENT
2754 HWY276
ROCKWALL, TX 75087

RESIDENT
2975 DISCOVERY BLVD
ROCKWALL, TX 75087

5 SHARP REAL ESTATE LLC
3021 RIDGE RD #160
ROCKWALL, TX 75032

RESIDENT
3055 DISCOVERY BLVD
ROCKWALL, TX 75087

GARZA CESAR AND ANA MARIE
3129 FONTANA BLVD
ROCKWALL, TX 75032

PRBS PROPERTIES LLC
3216 HUNTER LANE
PLANO, TX 75093

RESIDENT
3225 SPRINGER LN
ROCKWALL, TX 75087

XCELON DEVELOPEMENT LLC
3225 McLeod Dr Ste 100
Las Vegas, NV 89121

RESIDENT
3285 SPRINGER RD
ROCKWALL, TX 75087

VILLALPANDO URIEL AND DIANNE
3414 BERMUDA DRIVE
ROWLETT, TX 75088

RESIDENT
3465 SPRINGER RD
ROCKWALL, TX 75087

RESIDENT
3475 SPRINGER RD
ROCKWALL, TX 75087

SKIPPER JOSEPH AND
STEPHANIE BREANNE SKIPPER
3484 HAWTHORNE TRAIL
ROCKWALL, TX 75032

RESIDENT
3490 HAWTHORNE TR
ROCKWALL, TX 75087

URBINA MARIPAZ
3496 HAWTHORNE TRL
ROCKWALL, TX 75032

CPIV-354 RANCH TRAIL LLC
354/356 RANCH TRL
ROCKWALL, TX 75032

RESIDENT
3602 HAWTHORNE TR
ROCKWALL, TX 75087

RESIDENT
3608 HAWTHORNE TR
ROCKWALL, TX 75087

CITY OF ROCKWALL
385 S GOLIAD ST
ROCKWALL, TX 75087

DIXON TERRY STERLING III
515 Millbrook Blvd
San Marcos, TX 78666

MCPF1-4 TX 276 LLC
5151 BELT LINE RD STE 725
ROCKWALL, TX 75087

2305 STATE HWY 276 LLC
709 W RUSK ST STE 112
ROCKWALL, TX 75087

BLACKLAND WATER CORP
ATTN ADA JO PHILLIPS
PO BOX 215
FATE, TX 75132

LATTIMORE MATERIALS COMPANY LP
PO BOX 2469
ADDISON, TX 75001

ALMO INVESTMENT II LTD
PO BOX 2599
WAXAHACHIE, TX 75168

LYNSTAR LLC
PO BOX 847
ROCKWALL, TX 75087

COLIN-G PROPERTIES INC
PO BOX 847
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:

Z2026-014: Amendment to PD-46

Hold a public hearing to discuss and consider a request by Kris Sharp of 5 Sharp Real Estate, LLC for the approval of a Zoning Change to amend Planned Development District 46 (PD-46) [Ordinance No. 25-12] being a 47.37-acre tract of land situated within the J. A. Ramsey Survey, Abstract No. 186, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 46 (PD-46) for Commercial (C) District land uses, situated within the SH-276 Overlay (SH-276 OV) District, generally located at the northeast corner of Corporate Crossing and SH-276, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on *Tuesday, April 14, 2026 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, April 20, 2026 at 6:00 PM*. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

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

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

Your comments must be received by *Monday, April 20, 2026 at 4:00 PM* to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

USE THIS QR CODE TO GO DIRECTLY TO THE WEBSITE

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

PLEASE RETURN THE BELOW FORM

Case No. Z2026-014: Amendment to PD-46

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

March 10, 2026

City of Rockwall

Planning and Zoning

385 S. Goliad Street

Rockwall, Tx. 75087

Re: Rezoning Request – 3301 Springer Rd., Rockwall 75032

To Whom it May Concern,

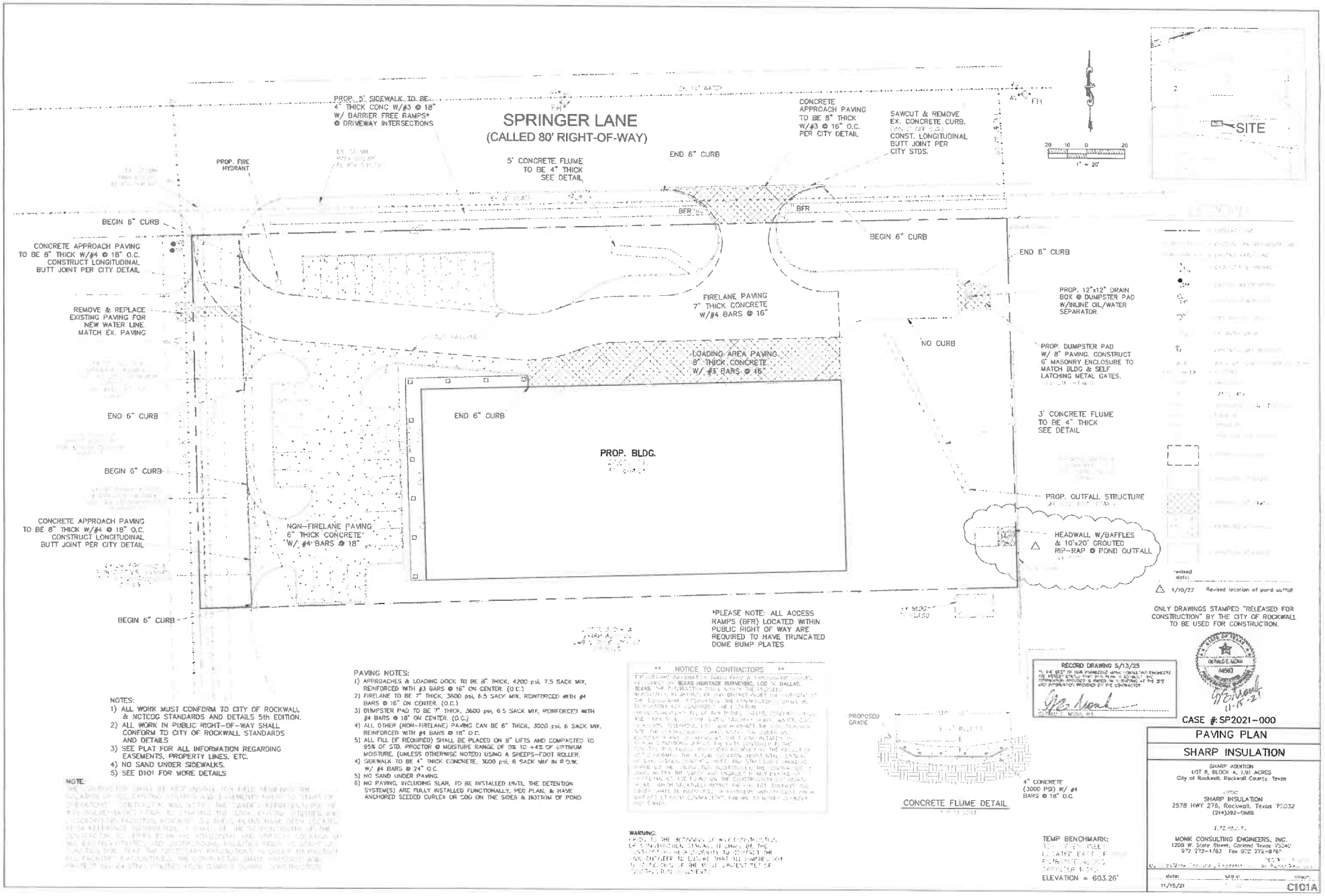
The subject property is currently zoned PD-46 for Commercial District land use. We are requesting Outside Storage as a permitted land use on the property.

Regards,

Amie Wallace

Chief Admin Officer

Sharp Insulation



NOTES:
1) ALL WORK MUST CONFORM TO CITY OF ROCKWALL & NCTCOG STANDARDS AND DETAILS 5th EDITION.
2) ALL WORK IN PUBLIC RIGHT-OF-WAY SHALL CONFORM TO CITY OF ROCKWALL STANDARDS AND DETAILS
3) SEE PLAT FOR ALL INFORMATION REGARDING EASEMENTS, PROPERTY LINES, ETC.
4) NO SAND UNDER SIDEWALKS.
5) SEE D101 FOR MORE DETAILS

PAVING NOTES:
1) APPROACHES & LOADING DOCK TO BE 8" THICK, 4200 psi, 7.5 SACK MIX, REINFORCED WITH #3 BARS @ 16" ON CENTER. (O.C.)
2) FIRELANE TO BE 7" THICK, 3600 psi, 6.5 SACK MIX, REINFORCED WITH #4 BARS @ 16" ON CENTER, (O.C.)
3) DUMPSTER PAD TO BE 7" THICK, 3600 psi, 6.5 SACK MIX, REINFORCED WITH #4 BARS @ 18" ON CENTER. (O.C.)
4) ALL OTHER (NON-FIRELANE) PAVING CAN BE 6" THICK, 3000 psi, 6 SACK MIX. REINFORCED WITH #4 BARS @ 18" O.C.
5) ALL FILL (IF REQUIRED) SHALL BE PLACED ON 8" LIFTS AND COMPACTED TO 95% OF STD. PROCTOR @ MOISTURE RANGE OF 0% TO +4% OF OPTIMUM MOISTURE. (UNLESS OTHERWISE NOTED) USING A SHEEPS-FOOT ROLLER.
4) SIDEWALK TO BE 4" THICK CONCRETE, 3000 psi, 6 SACK MIX IN R.O.W. W/ #4 BARS @ 24" O.C.
5) NO SAND UNDER PAVING.
6) NO PAVING, INCLUDING SLAB, TO BE INSTALLED UNTIL THE DETENTION SYSTEM(S) ARE FULLY INSTALLED FUNCTIONALLY, PER PLAN, & HAVE ANCHORED SODDED CURLEX OR SOD ON THE SIDES & BOTTOM OF POND

NOTICE TO CONTRACTORS

WARNING:

ONLY DRAWINGS STAMPED "RELEASED FOR CONSTRUCTION" BY THE CITY OF ROCKWALL TO BE USED FOR CONSTRUCTION.

RECORD DRAWING 5/13/25

△ 1/10/22 Revised location of pond outfall

CASE #: SP2021-000

PAVING PLAN

SHARP INSULATION

SHARP ADDITION
LOT 8, BLOCK A, 1.93 ACRES
City of Rockwall, Rockwall County, Texas

OWNER
SHARP INSULATION
2578 HWY 276, Rockwall, Texas 75032
(214)392-0689

ENGINEER
MONK CONSULTING ENGINEERS, INC.
1209 W. State Street, Garland Texas 75040
972 272-1763 Fax 972 272-8767

date: 11/15/21 sheet: C101A

19 TECHNOLOGY DISTRICT

DISTRICT DESCRIPTION

The *Technology District* is primarily characterized as an employment heavy district containing all phases of the Rockwall Economic Development Corporation's (REDC's) Technology Park, which supports a wide range of clean industrial businesses that help to diversify the City's tax base. This area benefits from easy access to IH-30 from John King Boulevard, Corporate Crossing, and SH-276 via SH-205. The district also contains a mixture of high to medium density residential land uses and several additional large vacant tracts of land that are entitled for low density residential land uses. The commercial areas adjacent to SH-276 contain a mixture of transitional uses and land uses targeted at supporting the existing and anticipated residential land uses. In the future, the *Technology District* is anticipated to continue to provide a mix of non-retail commercial and an assortment of housing options that will provide a balance with regard to the City's economic base and population.

POINTS OF REFERENCE

A. Townsend Village Subdivision
B. Rockwall Downes Subdivision
C. Sixteen 50 @ Lake Ray Hubbard Apartment Complex
D. Rockwall Economic Development Corporation's Technology Park

LAND USE PALETTES

- Current Land Use
- Future Land Use

John King Boulevard Trail Plan
Rest Stop/Trailblazer Pylon

DISTRICT STRATEGIES

Considering the existing composition and future intent of the *Technology District*, the following are the strategies for this district:

1. *Technology/Employment Center*. Taking into consideration the City's desire to preserve the current residential to non-residential land use ratio, encroachment of incompatible land uses (*e.g. residential, commercial, etc.*) should be discouraged in areas designated for *Technology/Employment Center* land uses. This is especially important in the City's Technology Park, which is denoted in a red dashed line (---). These areas should be preserved for larger clean industrial businesses that can help to diversify the City's tax base. The areas adjacent to Rochelle Road should utilize large buffers, berms and landscaping to off-set adjacency to the residential areas on the east side of Rochelle Road.
2. *Suburban Residential*. The low density residential land uses on the east side of Rochelle Road should be large master planned communities that incorporate a mixture of lot types and housing products to create unique subdivisions of enduring value. These areas should be highly amenitized and utilize the existing floodplain/ponds for a robust trail and park system.
3. *Neighborhood/Convenience Centers*. The commercial in this district is intended to support the existing and proposed residential developments and should be compatible in scale with the adjacent residential structures. In addition, these properties should use berms, landscaping and large buffers to transition to residential land uses. The existing transitional areas adjacent to SH-276 should be transition to neighborhood/convenience centers in the future.
4. *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 'A'* of this Comprehensive Plan.

1 Current Suburban Residential

1 Pegasus Foods

1 Future Technology/Employment Center

2 Future Suburban Residential

3 Future Neighborhood/Convenience Centers

COMMERCIAL	53.90%
RESIDENTIAL	46.10%
MIXED USE	0.00%

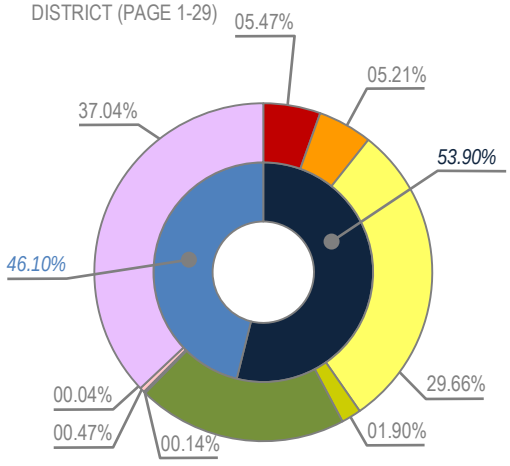
- MINOR COLLECTOR
- M4D
- M4U
- P6D
- TXDOT 4D

COMMERCIAL/RETAIL (CR)	78.42-ACRES
HIGH DENSITY RESIDENTIAL (HDR)	74.61-ACRES
LOW DENSITY RESIDENTIAL (LDR)	425.14-ACRES
MEDIUM DENSITY RESIDENTIAL (MDR)	27.22-ACRES
PARKS AND OPEN SPACE (OS)	287.78-ACRES
PUBLIC (P)	1.95-ACRES
QUASI-PUBLIC (QP)	0.61-ACRES
SPECIAL COMMERCIAL CORRIDOR (SC)	6.76-ACRES
TECHNOLOGY/EMPLOYMENT CENTER (TEC)	530.85-ACRES

% OF ROCKWALL
3.51%
3.52%
2.61%

CURRENT
701
64
1,556

BUILD OUT
2,376
6,414



CITY OF ROCKWALL

ORDINANCE NO. 25-12

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS AMENDING PLANNED DEVELOPMENT DISTRICT 46 (PD-46) [*ORDINANCE NO. 21-32*] AND THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, FOR THE PURPOSE OF AMENDING PLANNED DEVELOPMENT DISTRICT 46 (PD-46), BEING A 47.37-ACRE TRACT OF LAND SITUATED WITHIN THE J. A. RAMSEY SURVEY, ABSTRACT NO. 186, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED AND DEPICTED HEREIN BY *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF A FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (*$2,000.00*) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Trenton Austin of GT Plumbing Services, LLC on behalf of Tim Connolly of Connolly Squared, LLC for the approval of a Zoning Change to amend Planned Development District 46 (PD-46) [*Ordinance No. 21-32*] for the purpose of allowing *Building Maintenance, Sales, and Service with Outside Storage* as a permitted land use on a 1.00-acre parcel of land identified as Tract 2-8, Abstract No. 186, of the J. A. Ramsey Addition being a portion of a larger 47.37-acre Planned Development District that is situated within the J. A. Ramsey Survey, Abstract No. 186, City of Rockwall, Rockwall County, Texas, identified as Planned Development District 46 (PD-46) [*Ordinance No. 99-05*], which is more fully described and depicted in *Exhibit 'A'* of this ordinance, and 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 46 (PD-46) [*Ordinance No. 21-32*] and the Unified Development Code [*Ordinance No. 20-02*] should be amended as follows:

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

SECTION 1. That the approval of this ordinance shall supersede all requirements stipulated in *Ordinance No 21-32*;

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

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

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

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

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

SECTION 7. That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code [*Ordinance No. 04-38*], and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;

SECTION 8. The standards in this ordinance shall control in the event of a conflict between this ordinance and any provision of the Unified Development Code [*Ordinance No. 04-38*] of any provision of the *City Code*, ordinance, resolution, rule, regulation, or procedure that provides a specific standard that is different from and inconsistent with this ordinance. References to zoning district regulations or other standards in the Unified Development Code [*Ordinance No. 04-38*] (*including references to the Unified Development Code*), and references to overlay districts, in this ordinance or any of the *Exhibits* hereto are those in effect on the date this ordinance was passed and approved by the City Council of the City of Rockwall, Texas;

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 3RD DAY OF MARCH, 2025.

Trace Johannesen, Mayor

ATTEST:

Kristy Teague, City Secretary

APPROVED AS TO FORM:

Frank J. Garza, City Attorney

1st Reading: February 18, 2025

2nd Reading: March 3, 2025

EXHIBIT 'A':

Legal Description and Survey

BEING 47.37 acres of land situated in the Abstract 186, J.A. Ramsey Survey in the County of Rockwall, Texas and being more particularly described by metes and bounds as follows:

COMMENCING at a point in the south Right of Way of Discovery Blvd, at City Geodetic Control Monument #9. *(NAD83 Texas State Plane GPS Coordinate: 2,607,463.893 E, 7,020,550.132 N feet) bearing South 73° 10' 43" East, a distance of 2,602.028 feet to the POINT OF BEGINNING;*

BEGINNING at a point in the intersection of Springer Rd and Data Dr. *(NAD83 Texas State Plane GPS Coordinate: 2,609,967.107 E, 7,019,844.125N feet);*

THENCE South 00° 12' 17" West following the Eastern boundary line of Planned Development #46, a distance of 951.9 feet for a corner;

THENCE North 81° 8' 11" West, a distance of 1,019.177 feet to the beginning of a curve found in the centerline of State Highway 276, said being the beginning of a curve to the left having a tangent of 730.751 feet and a radius of 6,289.035 feet with a chord distance of 730.268 feet and a chord bearing of North 83 degrees 30 minutes 38 seconds West to a point;

THENCE North 89° 23' 42" West, a distance of 920.839 feet for a corner;

THENCE North 0° 20' 45" West, a distance of 693.685 feet for a corner;

THENCE North 89° 48 28" East, a distance of 2,660.985 feet, to the *POINT OF BEGINNING AND CONTAINING* 47.37 acres of land (2,063,262.886 square feet) more or less.

EXHIBIT 'A':

Legal Description and Survey

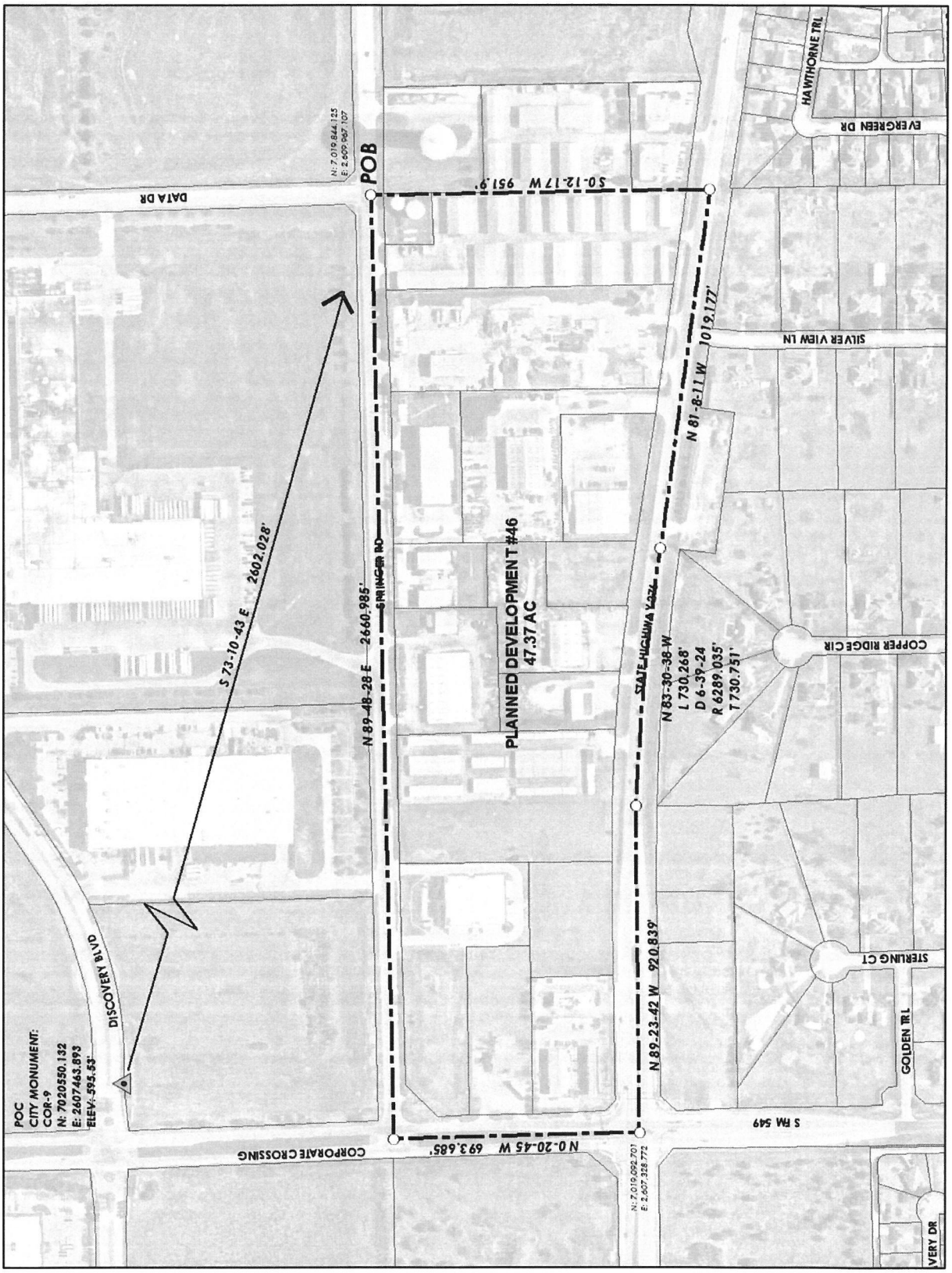


EXHIBIT 'B':
Concept Plan

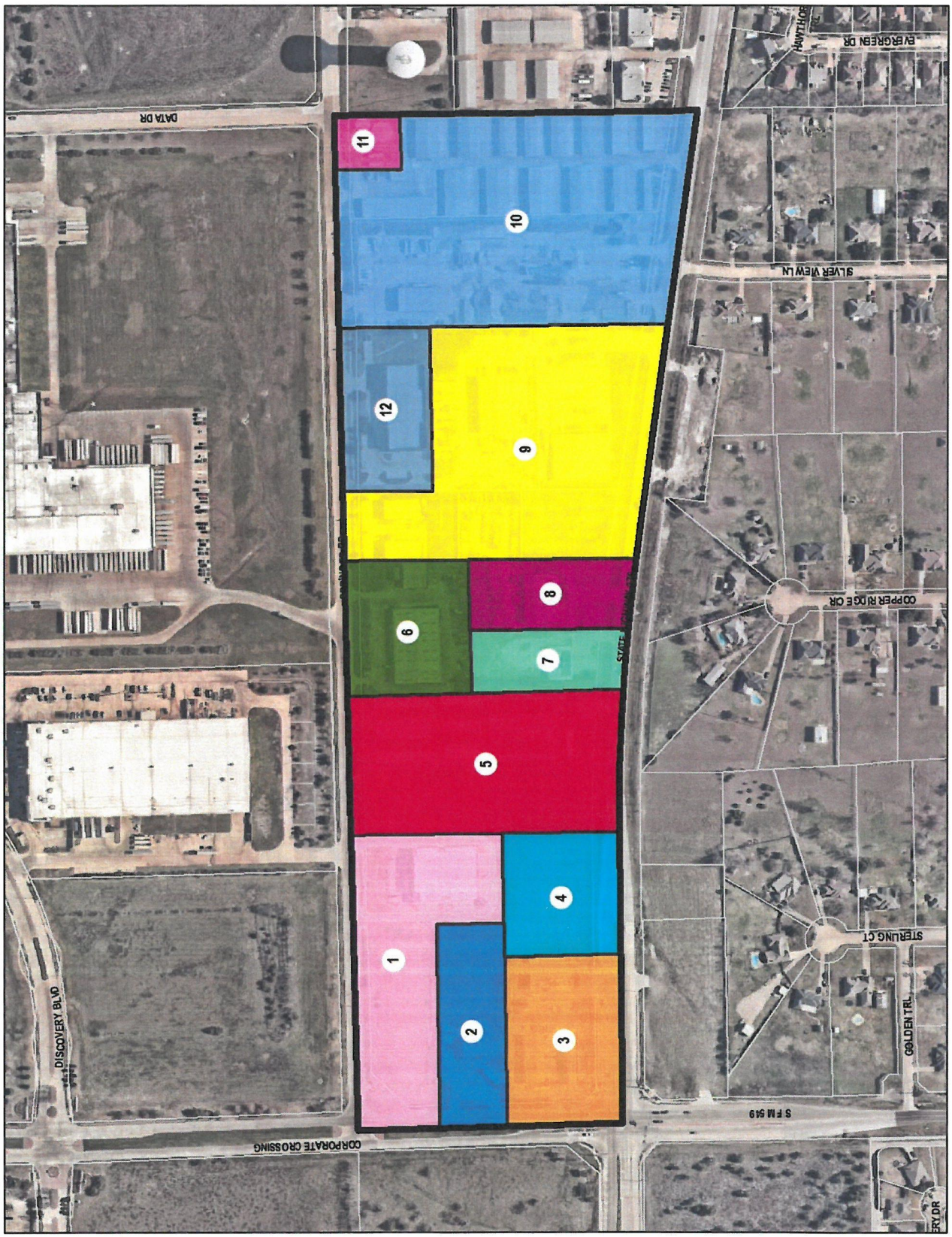


EXHIBIT 'C':
PD Development Standards

(A) *Purpose.* The purpose of this amendment to Planned Development District 46 (PD-46) is to supersede *Ordinance No. 21-32*; however, this ordinance does not change the intent, restrictions, or land uses established in *Ordinance No. 21-32* with the exception of adding the *Building Maintenance, Service, and Sales with Outside Storage* land use to *Tract 7* as depicted in *Exhibit 'B'* of this ordinance.

(B) *Permitted Land Uses*. All properties within the boundaries of this Planned Development District as depicted in *Exhibit 'B'* of this ordinance shall be subject to the permitted land uses stipulated for properties in a Commercial (C) District as specified in Article 04, *Permissible Uses*, 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 maybe amended in the future; however, the following land uses shall be permitted *by-right* on the corresponding tract:

(1) *Tract 3 [Tract 2, Lot 02]*.

☑ Minor Automotive Repair Garage

(2) *Tract 5 [Tract 2, Lot 06]*.

☑ Mini-Warehouse

(3) *Tract 6 [Tract 2, Lot 03]*.

☑ Heavy Construction/Trade Yard

(4) *Tract 7 [Tract 2, Lot 08]*.

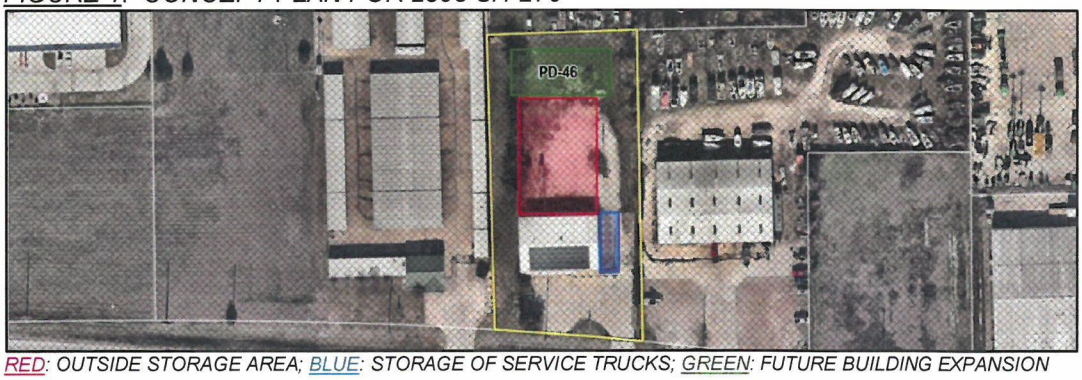
☑ Building Maintenance, Service, and Sales with Outside Storage[1]

NOTES

[1]: The *Building Maintenance, Service, and Sales with Outside Storage* shall be subject to the following *Conditional Land Use Standards*:

(1) All outside storage shall comply with the exhibit in *Figure 1* below.
(2) Heavy Equipment (*i.e. Track Machinery*) shall be permitted to be store on gravel; however, the storage of trucks, trailers, Conex boxes, or any other outside storage shall be on a concrete surface.
(3) All outside storage shall be situated behind the building and not be visible from SH-276.
(4) The outside storage areas shall be reviewed for visibility by the Planning and Zoning Commission at the time of site plan. Additional landscape screening may be required by the Planning and Zoning Commission and/or staff at the time of site plan approval.
(5) All unpermitted improvements shall be removed from the property prior to site plan approval.

FIGURE 1. CONCEPT PLAN FOR 2305 SH-276



RED: OUTSIDE STORAGE AREA; BLUE: STORAGE OF SERVICE TRUCKS; GREEN: FUTURE BUILDING EXPANSION

(5) *Tract 8 [Tract 2, Lot 07]*.

- ☑ New or Used Boat Dealership

(6) *Tract 9 [A Portion of Tract 2, Lot 00]*.

- ☑ Trucking Company

(7) *Tract 10 [Tract 2, Lot 13]*.

- ☑ Concrete Batch Plant
- ☑ Mini-Warehouse

(8) *Tract 12 [A Portion of Tract 2, Lot 00]*.

- ☑ Warehouse

(C) *Dimensional Requirements*. All properties within the boundaries of this Planned Development District as depicted in *Exhibit 'B'* of this ordinance shall be subject to the dimensional requirements stipulated for properties in a Commercial (C) District as specified in 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 maybe amended in the future.

(D) *Legal Non-Conforming Status*. All properties within the boundaries of this Planned Development District as depicted in *Exhibit 'B'* of this ordinance shall be allowed to maintain the same exterior building materials that are currently utilized on the existing building for any new buildings that are built; however, if an existing or new building is expanded to an amount that equals 50% of the appraised tax value of that building, the building shall be required to adhere to the requirements of the Commercial (C) District as stipulated in 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 maybe amended in the future.

CITY OF ROCKWALL

ORDINANCE NO. 26-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS AMENDING PLANNED DEVELOPMENT DISTRICT 46 (PD-46) [*ORDINANCE NO. 25-12*] AND THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, FOR THE PURPOSE OF AMENDING PLANNED DEVELOPMENT DISTRICT 46 (PD-46), BEING A 47.37-ACRE TRACT OF LAND SITUATED WITHIN THE J. A. RAMSEY SURVEY, ABSTRACT NO. 186, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED AND DEPICTED HEREIN BY *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF A FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (*$2,000.00*) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Kris Sharp of 5 Sharp Real Estate, LLC for the approval of a Zoning Change to amend Planned Development District 46 (PD-46) [*Ordinance No. 25-12*] for the purpose of allowing *Outside Storage* as a permitted land use on a 1.914-acre parcel of land identified as Lot 5, Block A, Sharp Addition being a portion of a larger 47.37-acre Planned Development District that is situated within the J. A. Ramsey Survey, Abstract No. 186, City of Rockwall, Rockwall County, Texas, identified as Planned Development District 46 (PD-46) [*Ordinance No. 99-05*], which is more fully described and depicted in *Exhibit 'A'* of this ordinance, and 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 46 (PD-46) [*Ordinance No. 25-12*] and the Unified Development Code [*Ordinance No. 20-02*] should be amended as follows:

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

SECTION 1. That the approval of this ordinance shall supersede all requirements stipulated in *Ordinance No 25-12*;

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

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

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

DRAFT ORD. 04.14.26

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

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

SECTION 7. That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code [*Ordinance No. 04-38*], and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;

SECTION 8. The standards in this ordinance shall control in the event of a conflict between this ordinance and any provision of the Unified Development Code [*Ordinance No. 04-38*] of any provision of the *City Code*, ordinance, resolution, rule, regulation, or procedure that provides a specific standard that is different from and inconsistent with this ordinance. References to zoning district regulations or other standards in the Unified Development Code [*Ordinance No. 04-38*] (*including references to the Unified Development Code*), and references to overlay districts, in this ordinance or any of the *Exhibits* hereto are those in effect on the date this ordinance was passed and approved by the City Council of the City of Rockwall, Texas;

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

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 4TH DAY OF MAY, 2026.

_____

Tim McCallum, *Mayor*

ATTEST:

_____

Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

_____

Frank J. Garza, *City Attorney*

1st Reading: *April 20, 2026*

2nd Reading: *May 4, 2026*

DRAFT ORDINANCE 04.14.2026

EXHIBIT 'A':

Legal Description and Survey

BEING 47.37 acres of land situated in the Abstract 186, J.A. Ramsey Survey in the County of Rockwall, Texas and being more particularly described by metes and bounds as follows:

COMMENCING at a point in the south Right of Way of Discovery Blvd, at City Geodetic Control Monument #9. *(NAD83 Texas State Plane GPS Coordinate: 2,607,463.893 E, 7,020,550.132 N feet) bearing South 73° 10' 43" East, a distance of 2,602.028 feet to the POINT OF BEGINNING;*

BEGINNING at a point in the intersection of Springer Rd and Data Dr. *(NAD83 Texas State Plane GPS Coordinate: 2,609,967.107 E, 7,019,844.125N feet);*

THENCE South 00° 12' 17" West following the Eastern boundary line of Planned Development #46, a distance of 951.9 feet for a corner;

THENCE North 81° 8' 11" West, a distance of 1,019.177 feet to the beginning of a curve found in the centerline of State Highway 276, said being the beginning of a curve to the left having a tangent of 730.751 feet and a radius of 6,289.035 feet with a chord distance of 730.268 feet and a chord bearing of North 83 degrees 30 minutes 38 seconds West to a point;

THENCE North 89° 23' 42" West, a distance of 920.839 feet for a corner;

THENCE North 0° 20' 45" West, a distance of 693.685 feet for a corner;

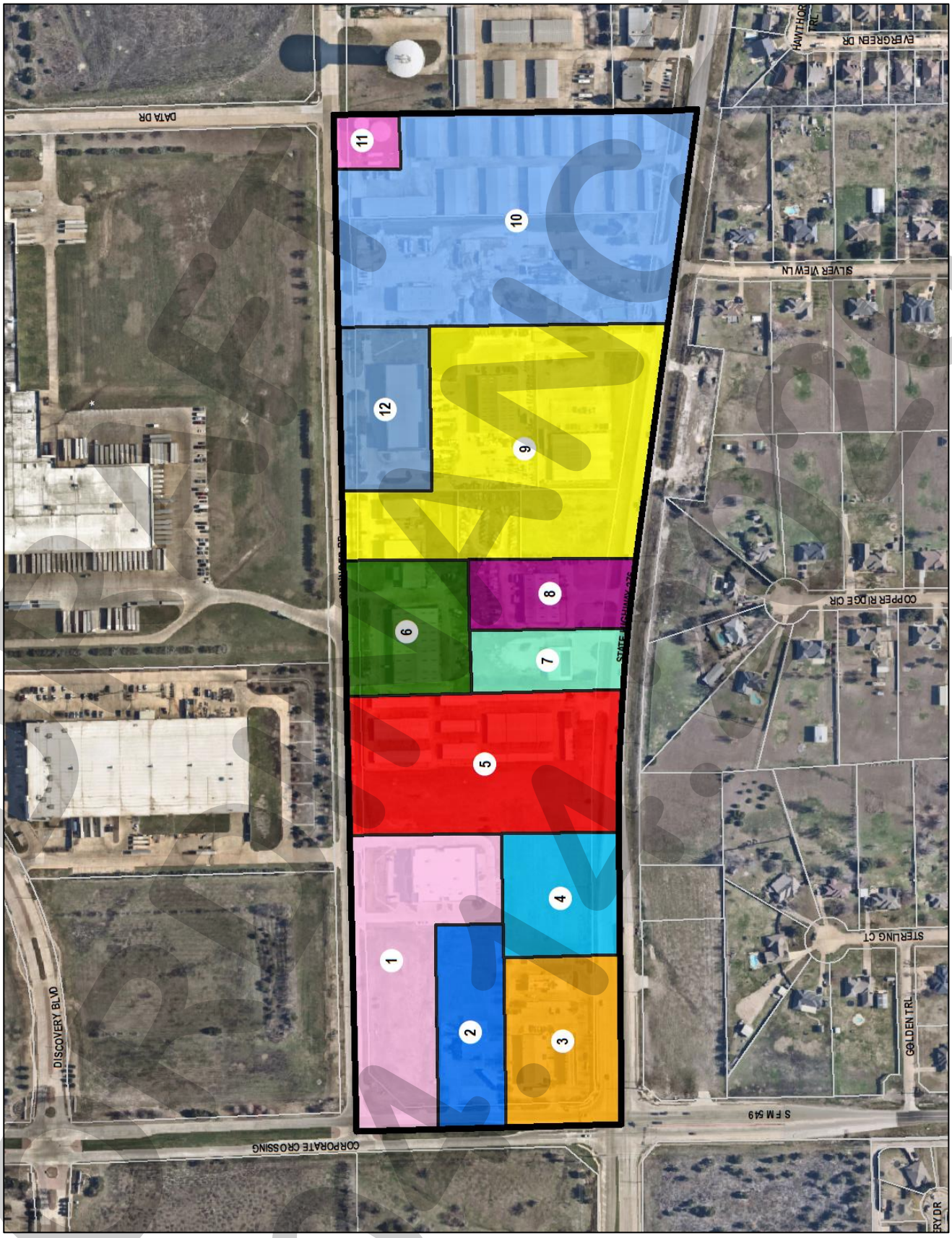
THENCE North 89° 48 28" East, a distance of 2,660.985 feet, to the *POINT OF BEGINNING AND CONTAINING* 47.37 acres of land (2,063,262.886 square feet) more or less.

DRAFT ORDINANCE 04.14.2026

EXHIBIT 'A':
Legal Description and Survey

DRAFT ORDINANCE 04.14.2026

EXHIBIT 'B':
Concept Plan



DRAFT

EXHIBIT 'C':
PD Development Standards

(A) *Purpose.* The purpose of this amendment to Planned Development District 46 (PD-46) is to supersede *Ordinance No. 21-32*; however, this ordinance does not change the intent, restrictions, or land uses established in *Ordinance No. 21-32* with the exception of adding the *Building Maintenance, Service, and Sales with Outside Storage* land use to *Tract 7* as depicted in *Exhibit 'B'* of this ordinance.

(B) *Permitted Land Uses*. All properties within the boundaries of this Planned Development District as depicted in *Exhibit 'B'* of this ordinance shall be subject to the permitted land uses stipulated for properties in a Commercial (C) District as specified in Article 04, *Permissible Uses*, 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 maybe amended in the future; however, the following land uses shall be permitted *by-right* on the corresponding tract:

(1) *Tract 3 [Tract 2, Lot 02]*.

☑ Minor Automotive Repair Garage

(2) *Tract 5 [Tract 2, Lot 06]*.

☑ Mini-Warehouse

(3) *Tract 6 [Tract 2, Lot 03]*.

☑ Heavy Construction/Trade Yard

(4) *Tract 7 [Tract 2, Lot 08]*.

☑ Building Maintenance, Service, and Sales with Outside Storage [1]

NOTES

[1]: The *Building Maintenance, Service, and Sales with Outside Storage* shall be subject to the following *Conditional Land Use Standards*:

(1) All outside storage shall comply with the exhibit in *Figure 1* below.
(2) Heavy Equipment (*i.e. Track Machinery*) shall be permitted to be store on gravel; however, the storage of trucks, trailers, Conex boxes, or any other outside storage shall be on a concrete surface.
(3) All outside storage shall be situated behind the building and not be visible from SH-276.
(4) The outside storage areas shall be reviewed for visibility by the Planning and Zoning Commission at the time of site plan. Additional landscape screening may be required by the Planning and Zoning Commission and/or staff at the time of site plan approval.
(5) All unpermitted improvements shall be removed from the property prior to site plan approval.

FIGURE 1. CONCEPT PLAN FOR 2305 SH-276

RED: OUTSIDE STORAGE AREA; BLUE: STORAGE OF SERVICE TRUCKS; GREEN: FUTURE BUILDING EXPANSION

(5) *Tract 8 [Tract 2, Lot 07]*.

DRAFT ORDINANCE 03-24-2026

☑ New or Used Boat Dealership

(6) *Tract 9 [A Portion of Tract 2, Lot 00]*.

☑ Trucking Company

(7) *Tract 10 [Tract 2, Lot 13]*.

☑ Concrete Batch Plant
☑ Mini-Warehouse

(8) *Tract 12 [A Portion of Tract 2, Lot 00]*.

☑ Warehouse
☑ Outside Storage [(1)]

NOTES
[1]: The *Outside Storage* shall be subject to the following *Conditional Land Use Standards*:

(1) *Outside Storage* shall only be permitted in areas designated on a *Site Plan*.
(2) *Outside Storage* shall be visibly screened from the right-of-way (ROW) and all adjacent properties.

(C) *Dimensional Requirements*. All properties within the boundaries of this Planned Development District as depicted in *Exhibit 'B'* of this ordinance shall be subject to the dimensional requirements stipulated for properties in a Commercial (C) District as specified in 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 maybe amended in the future.

(D) *Legal Non-Conforming Status*. All properties within the boundaries of this Planned Development District as depicted in *Exhibit 'B'* of this ordinance shall be allowed to maintain the same exterior building materials that are currently utilized on the existing building for any new buildings that are built; however, if an existing or new building is expanded to an amount that equals 50% of the appraised tax value of that building, the building shall be required to adhere to the requirements of the Commercial (C) District as stipulated in 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 maybe amended in the future.

DRAFT ORDINANCE 04.14.26

CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION MEMORANDUM

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

TO:	Planning and Zoning Commission
FROM:	Bethany Ross, *Senior Planner*
DATE:	April 28, 2026
SUBJECT:	MIS2026-005; *Minor Waiver for 106 E. Rusk Street*

On April 17, 2026, the applicant -- *Lexie Tanner of Sky Interests* -- submitted an application requesting approval of a *Minor Waiver* to the requirements of the Downtown (DT) District for the purpose of repainting an existing *General Retail Store* (*i.e. Providence Place*). According to Subsection 04.07(D)(2)(d), *Downtown (DT) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), "(t)he dominant color of all buildings (*including above grade parking structures*) shall be muted shades of warm gray, red, green, beige and/or brown. *Black, gold and stark white shall not be used except as an accent color*. There are no restrictions on accent colors which comprise less than one (1) percent of the building face, except that florescent colors are prohibited." Based on the applicant's letter and submitted exhibits, the proposed repainting includes a primary façade color of Sherwin-Williams "Alabaster" (white), with Sherwin-Williams "Natural Choice" (off-white) applied to upper window trim and select architectural details, and Sherwin-Williams "Iron Ore" (black) is proposed for building trim. In this case, the proposed dominate color is not a "…muted shade of warm gray, red, green, beige and/or brown …" and the use of black would exceed the one (1) percent limitation for accent colors established by the Unified Development Code (UDC). This requires a minor waiver to the color requirements of the Downtown (DT) District standards. Staff should note that other properties within the Downtown (DT) District have been painted in black and/or stark white; however, many of these improvements were completed without seeking approval from the Planning and Zoning Commission. With all that being said, a minor waiver is a discretionary decision for the Planning and Zoning Commission. Should the Commission have any questions, staff will be available at the *April 28, 2026* meeting.

PROJECT COMMENTS

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

DATE: 4/23/2026

PROJECT NUMBER: MIS2026-005
PROJECT NAME: Minor Waiver to the Downtown District Requiremnts
SITE ADDRESS/LOCATIONS: 106 E. Rusk

CASE CAPTION: Discuss and consider a request by Lexie Tanner on behalf of Michael Swiercinsky for the approval of a Miscellaneous Case for a Minor Waiver to the Downtown (DT) District requirements on a 0.057-acre parcel of land identified as a portion of Lot 3, Block M, Rockwall OT Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, addressed as 106 E. Rusk Street, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Madelyn Price	04/23/2026	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	04/23/2026	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	04/22/2026	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	04/20/2026	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	04/20/2026	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	04/20/2026	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Bethany Ross	04/23/2026	Approved w/ Comments

04/23/2026: MIS2026-005; Minor Waiver for 106 E. Rusk Street

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

I.1 This is a request for the approval of a Miscellaneous Case for a Minor Waiver to the color requirements of the Downtown (DT) District requirements on a 0.057-acre parcel of land identified as a portion of Lot 3, Block M, Rockwall OT Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, and addressed as 106 E. Rusk Street.

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

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

I.4 Color. “The dominant color of all buildings (including above grade parking structures) shall be muted shades of warm gray, red, green, beige and/or brown. Black, gold and stark white shall not be used except as an accent color. There are no restrictions on accent colors which comprise less than one (1) percent of the building face, except that florescent colors are prohibited.” In this case, the applicant is requesting to paint the building body façade Sherman Williams Alabaster, Upper Outer Window Trim and select upper architectural details Sherman Williams Natural Choice, and the trim of the building Sherman Williams Iron Ore. This is depicted in the applicant’s letter and exhibit.

I.5 Please note the scheduled meeting for this case:

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

I.6 All meetings will be held at 6:00 PM in the City Council Chambers at 385 S. Goliad Street, Rockwall, Texas 75087. Please note that the applicant or a representative will need to be present for the case to be considered by the planning and zoning commission or city council.

DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

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

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

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

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

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	106 E Rusk St, Suite 200, Rockwall, TX 75087				
SUBDIVISION		LOT		BLOCK	
GENERAL LOCATION					

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

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

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

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

☒ OWNER	Michael Suerenksy	☒ APPLICANT	Lexie Tanner
CONTACT PERSON	Lexie Tanner	CONTACT PERSON	Lexie Tanner
ADDRESS	[redacted]	ADDRESS	[redacted]
CITY, STATE & ZIP		CITY, STATE & ZIP	
PHONE		PHONE	
E-MAIL		E-MAIL	

NOTARY VERIFICATION [REQUIRED]

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

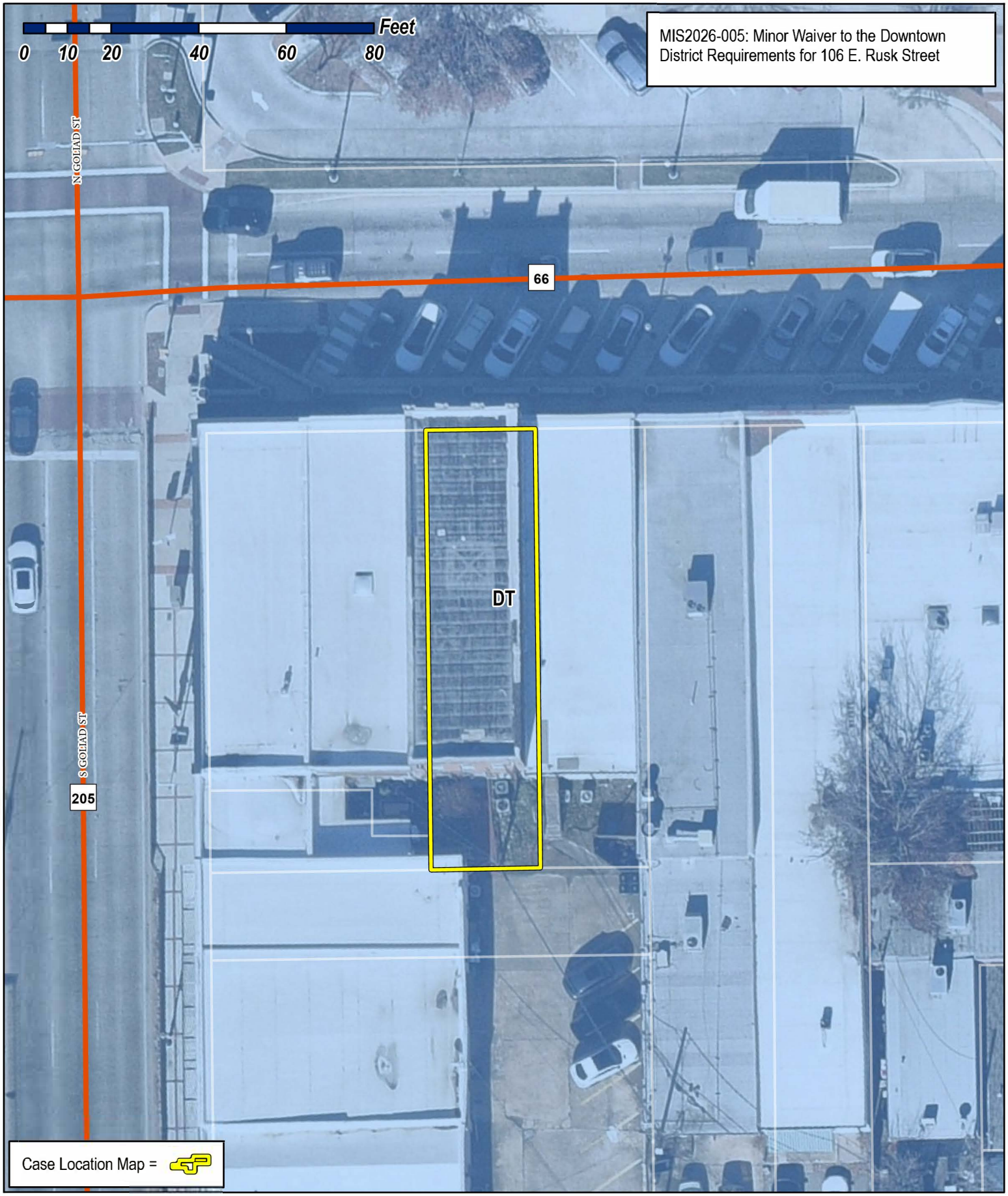
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF $ 160.00 *TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 15th *DAY OF* April *20* 26. *BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."*

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

Monica Brandt
My Commission Expires
3/24/2029
Notary ID 132997060

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Monica Brandt *MY COMMISSION EXPIRES* 03/24/2029



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

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

We would like to take the opportunity to repaint the building at 106 E Rusk in Rockwall, TX in order to refresh and improve the exterior appearance.

We respectfully request consideration of a minor waiver/approval for the following proposed exterior paint colors:

- **Building Body:** Sherwin Williams Alabaster
- **Trim:** Sherwin Williams Iron Ore
- **Upper Outer Window Trim (3) / Select Upper Architectural Details:** SW Natural Choice or SW Oyster White or SW Incredible White

These colors were selected carefully to maintain the architectural integrity and character of the building while providing an updated, clean appearance. Sherwin Williams Alabaster is a warm off-white rather than a stark bright white, and Sherwin Williams Iron Ore is a soft charcoal tone rather than a true black. Our intention is to create a tasteful, timeless exterior palette that remains complementary to the surrounding downtown aesthetic.

Given that the repainting is being completed in conjunction with necessary repair work, we believe this presents a great opportunity to improve the building's appearance and contribute positively to the overall character of the area.

We appreciate your consideration of this request. Thank you for your time and assistance.

Thank you,

Lexie Tanner

Sky Interests

ORIGINAL

PROVIDENCE PLACE
Bridal Shop
BRIDAL SHOP
TUXEDO RENTAL
ONE STOP WEDDING SHOP
ALTERATIONS
PROM
FORMAL WEAR
108
106
104
East Rock

RENDERING
BRIDAL SHOP
TUXEDO RENTAL
FORMAL WEAR
WEAR
ALTER TIONS
106
106
104

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:	April 28, 2026
SUBJECT:	MIS2026-006; *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.

FIGURE 1: *EXISTING FENCE - BUILT WITHOUT A PERMIT*

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. At the February 25, 2026 meeting, the Planning and Zoning Commission considered the applicant's request under *Case No. MIS2025-002*, and denied the request without prejudice. The Commission's action was taken to allow the applicant the opportunity to return with a revised proposal that would incorporate cedar pickets on the backside of the fence along the street frontages, ensuring that the portions of the fence visible from the adjacent roadways present a cedar appearance consistent with the neighborhood fencing character. A denial without prejudice allows the applicant to resubmit the request for future consideration by the Planning and Zoning Commission; however, nn March 17, 2026, the Nieghborhood Improvement Services (NIS) Division gave the applicant another citation after failing to meet the March 13, 2026 application deadline for the exception. On April 17, 2026, the applicant submitted an application requesting a revised proposal that would incorporate cedar pickets on the backside of the fence along the street frontages shown in *Figure 2*.

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 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; however, to mitigate this, the applicant is requeting to add cedar pickets to the portions of the fence visible from the adjacent roadways to present a cedar appearance consistent with the neighborhood fencing character. Although this does not fully meet the requirements of the fence requirements, the applicant is trying to meet the intent of the ordinance by creating a consistent look along Ralph Hall Parkway.

FIGURE 2: *PROPOSED FENCE*

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 [¾] 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; however, requests for *Exceptions* to the requirements of the Unified Development Code (UDC) are discretionary decisions for the Planning and Zoning Commission.

PROJECT COMMENTS

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

DATE: 4/23/2026

PROJECT NUMBER: MIS2026-006
PROJECT NAME: Exception to the Fence Material Requiremnts
SITE ADDRESS/LOCATIONS: 1223 Skylar

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	04/23/2026	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	04/23/2026	Approved w/ Comments

04/23/2026: If approved the applicant will need to revise the pending Fence Permit submittal with the Building Inspection Department

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	04/22/2026	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	04/20/2026	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	04/20/2026	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	04/20/2026	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Bethany Ross	04/23/2026	Approved w/ Comments

04/23/2026: MIS2026-006; 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.

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 C ode (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 April 28, 2026 at 6:00 PM in the City Hall Council Chambers. Please also note that a representative is required to be present for the meeting to answer any questions the Planning and Zoning Commission may have regarding your request.

DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

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

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

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

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

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	1223 Skylar Dr Rockwall TX 75032				
SUBDIVISION	Fox Chase		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		☐ APPLICANT	
CONTACT PERSON		CONTACT PERSON	
ADDRESS	1223 Skylar Dr	ADDRESS	
CITY, STATE & ZIP	Rockwall TX 75032	CITY, STATE & ZIP	
PHONE	469-688-6059	PHONE	
E-MAIL	williamwat7034@gmail.com	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 26th DAY OF March, 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."

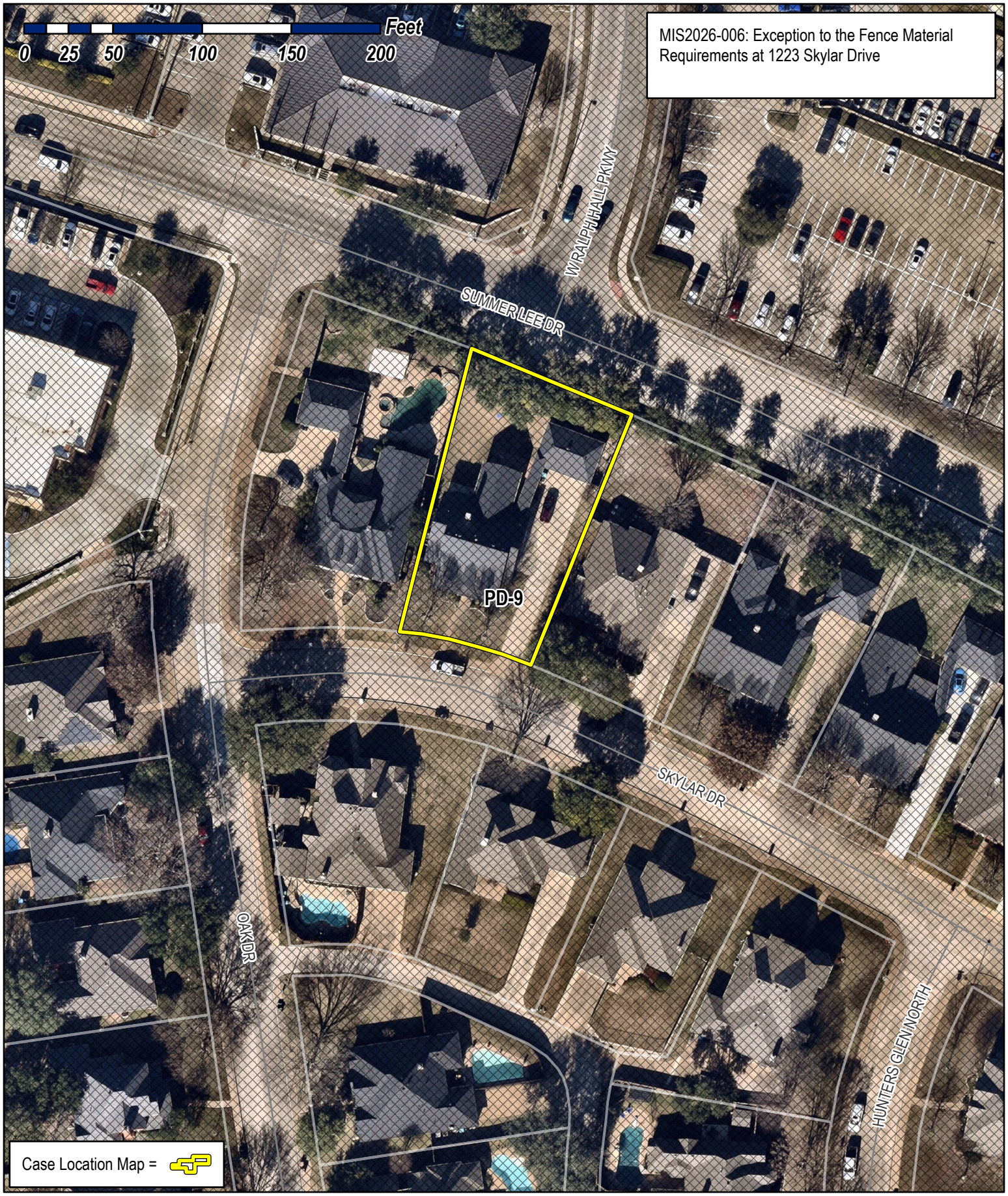
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 26th DAY OF March, 2026

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

CRISTY GARBALENA
Notary ID #128835885
My Commission Expires
June 24, 2028

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.

25-March 2026

Dear Planning and Zoning Department,

Following our meeting on February 24,2026, our original fence design was reviewed and ultimately denied the metal on the outside of the fence. However, during that discussion, it was communicated that the design would be acceptable if modifications were made so that the rear portion of the fence consisted of wood to maintain the uniformity of the neighborhood. Based on that guidance, we have revised our proposal accordingly and are submitting this updated design in alignment with those recommendations.

The original proposed fence design combines a metal and cedar panel system. We are requested 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

Google Maps

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

Proposed Fence

MINUTES

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, AND [2] TO PROVIDE INPUT ON A ZONING OR SPECIFIC USE PERMIT CASE PLEASE CLICK HERE OR CLICK ON THE LINK ABOVE AND USE THE *ZONING AND SPECIFIC USE PERMIT INPUT FORM* ON THE CITY'S WEBSITE.

I. CALL TO ORDER

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

II. APPOINTMENTS

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

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

III. OPEN FORUM

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

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

IV. CONSENT AGENDA

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

2. Approval of 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.

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

V. PUBLIC HEARING ITEMS

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

4. **Z2026-002 (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.

Planning Technician Angelica Guevara provided a brief summary in regard to the applicants request. The Commission recently reviewed this request for a Specific Use Permit for Residential Infill at 214 Blanche Drive. After consideration, the Commission voted 6–1 to recommend denial of the request without prejudice, citing the applicant's failure to incorporate a required two-car garage as the primary reason for the recommendation. Prior to the City Council meeting, the applicant submitted a revised residential plot plan and updated building elevations that include a two-car garage. In light of this revision, the City Council remanded the case to the Planning and Zoning Commission for further review. The proposed two (2) garage is now designed to extend 13 feet, 6½ inches in front of the home's front façade, rather than being located 20 feet behind the front façade as required

by the Unified Development Code (UDC). Staff should note that similar requests featuring this garage configuration have been approved previously within this subdivision. Besides this deviation, the proposed home meets all other density and dimensional requirements for a home within this district.

Commissioner Schoen asked if the variance was 13 feet instead of the 20 feet that is required.

Alex Flores
466 Renee Drive
Rockwall, TX 75032

Mr. Flores came forward and explained he had to change the house to meet budget.

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

Commissioner Brock made a motion to approve Z2026-002. Commissioner Hilliard seconded the motion which passed by a vote of 7-0.

VI. ACTION ITEMS

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

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.

Senior Planner Henry Lee provided a brief summary in regard to the applicants request. This request has come before the commission a few times. Previously it was denied due to the variance associated with the building primarily being that the overhead doors were facing directly on to Whitmore drive without the necessary screening. In this case the applicant has returned and they have rotated the bay door and added it to the left side of the building; therefore, moving the variance however through the design process with this case they did identify that there is essentially a fire lane easement that has been platted on the property prior to this being requested and with that they're trying to match the same design scheme as the property to the west that has parking in between the drive way and the road. This would roughly leave about 10 feet between the road and the edge of the parking with that to get the utility easement and the landscape buffer in there they could not make it work. Therefore, they're requesting a 5-foot landscape buffer instead of a 10-foot landscape buffer. However, they're still providing the other landscape obligations and that 5-foot buffer. As indicated the Architectural Review Board (ARB) reviewed it and essentially asked that the store front continue all across and add the transoms above to make it 10 feet tall and raise the canopy as well as indicate the water table between the stone and the brick of the building. The variance is a discretionary decision for the Planning and Zoning commission and it does require a supermajority vote.

Director of Planning and Zoning Ryan Miller explained that in light of the applicant missing the meeting and accordance to the unified development code he would recommend that the Planning and Zoning Commission either table the request to allow the applicant to comeback at a later date or deny without prejudice.

Commissioner Schoen explained he had a hard time approving this case if the ARB had to go back to and review a few items and the applicant not being at the meeting and he recommended that it should be tabled until the applicant can attend the meeting and if he fails to show up the next rime, it would be a denial.

Director of Planning and Zoning Ryan Miller explained that would give the applicant time to change the elevations that ARB is requesting and time for them to review before it comes forward to the commission.

Commissioner Brock explained if there was a potential compensatory measure they can add she would like to see that included

Commissioner Schoen made a motion to table SP2026-002 to the March 10th meeting. Commissioner Brock seconded the motion which was tabled by a vote of 7-0.

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.

Senior Planner Bethany Ross provided a brief summary in regard to the applicants request. In November the Neighborhood Improvement Services (NIS) Division received a complaint regarding the construction of a metal fence without the required permit. Investigation confirmed that the fence had been installed without prior approval rather then removing the fence the applicant submitted and was granted multiple extensions from the NIS

and in February the applicant submitted a development application seeking an exception to the fence material requirements for the already constructed fence. This request is therefore an after the fact attempt to obtain approval for the completed without authorization and the applicant was required to pay the noncompliance structure fee at the time of submission. The UDC require that fences in the established residential areas be architecturally compatible with existing neighborhood material and that solid fencing be constructed with standard cedar materials. The intent of these standards is to preserve the neighborhood cohesion and establish the subdivision character. In this case the applicant replaced the existing 8-foot cedar fence with an 8-foot cedar post fence with metal panels. The installed metal panels are not architecturally compatible with the predominantly cedar fencing within the subdivision and go against the purpose of the adopted fence standards. Additionally, the approval may set a precedent in the area.

Vice-Chairman Hagman asked for the height of the new fence.

Commissioner Schoen asked if they can have metal post.

William Watson
1223 Skylar Drive
Rockwall, TX 75032

Mr. Watson came forward and explained he was not aware of the building code of the metal fence post and cedar fences.

Commissioner Roth asked if he would add cedar pickets across the fence.

Commissioner Brock explained it is less of an issue with the material instead of the conformity with the rest of the neighborhood and the cohesive look.

Commissioner Schoen asked how thick the poles were.

Commissioner Schoen made a motion to deny without prejudice MIS2026-002. Commissioner Hilliard seconded the motion which was denied without prejudice by a vote of 7-0.

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.

Planning Technician Angelica Guevara provided a brief summary in regard to the applicant's request. The subject property is located at 606 E. Ross Street and is zoned Single-Family 7 (SF-7) District. The applicant is requesting the approval of a Special Request to reduce the front yard building setback from 20-feet to ten (10) feet adjacent to Lamar Street on a corner lot. A bit of background on the property. On September 2, 2025, the City Council approved a Specific Use Permit (SUP) to allow the construction of a single-family residence. Following this, staff was informed by the Building Inspections Department that the applicant had begun construction on a covered patio and dining room addition that were not included with the approved SUP ordinance. It should be noted that the building permit for the single-family home included plans for the covered patio, and that the permit was issued in error; however, the permit did not include the plans for the dining room addition. Today, both the covered patio and dining room area currently encroach into the required 20-foot setback adjacent to Lamar Street. If this request is approved all revised drawings will need to be submitted to the Building Inspections Department for review and approval; however, if the request is denied, the applicant has been made aware that removal of the unpermitted structures/area will be required. When reviewing this case, staff should note that while the right-of-way has been dedicated for Lamar Street only a portion of this roadway has been constructed. Additionally, there are two (2) other properties within close proximity with side setbacks less than 20-feet, including the home directly across the street from the subject property. With this being said, the approval of a Special Request is discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.

Commissioner Brock asked if there were any safety issues with the setbacks they were proposing.

Kevin Osornio
286 Smith Acres
Royse City, TX 75189

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

Commissioner Schoen explained he has a hard time when applicants build and do not have a permit.

Vice-Chairman Hagaman asked if the covered patio was only a 10 feet setback.

Commissioner Brock made a motion to approve MIS2026-003. Vice-Chairman Hagaman seconded the motion which passed by a vote of 7-0.

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.

Peter Drake
1982 Sterling Court
Rockwall, TX 75087

Mr. Drake came forward and explained he wanted to build a shop in his backyard for him to store his boat and trailer in there. Also does wood work as a hobby and would like to be able to do it in his backyard.

Chairman Dr. Conway advised that this item will come back before the commission for discussion or action on March 10, 2026.

10. **Z2026-005 (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.

Senior Planner Henry Lee provided a brief summary in regard to the applicants request. A bit of history, Planned Development District 32 originally entitled 49 zero lot line homes for the residential district. This was changed through a Planned development plan previously to 42 town homes on the subject property. However, that project was never constructed and now the applicant is requesting a new PD Development Plan to incorporate a 20-single-family home and 11 townhomes. When looking at the planned development district 13 does have some density and dimensional requirements as well as architectural guidelines. When looking at the design elements it has requirements for the lots 30 x 90, but the lots appear to be smaller then that. They're not incorporating sidewalks through the subdivision and they're not providing additional amenities for the residential district. Staff has sent comments to the applicant.

Director of Planning and Zoning Ryan Miller explained this has a number of issues and they will be recommending to the applicant they pull back and withdraw and try to resubmit.

Commissioner Brock explained it currently does not meet any of the residential sub district requirements.

Chairman Dr. Conway advised that this item will come back before the commission for discussion or action on March 10, 2026.

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.

Senior Planner Bethany Ross provided a brief summary in regard to the applicants request. This came forward last year and was approved with a guest quarter. They decided against the guest quarters and now they're just requesting a bigger house to accommodate. They meet all density and dimensional requirements for a single-family home. .

Michael Lewis and Megan Green
2592 FM-549
Rockwall, TX 75032

Mr. Lewis and Ms. Green came forward and provided additional details in regards to their request.

Chairman Dr. Conway advised that this item will come back before the commission for discussion or action on March 10, 2026.

12. **Z2026-007 (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.

Senior Planner Henry Lee provided a brief summary in regard to the applicant's request.

Clay Collier
3333 Miller Park South
Garland, TX 75042

Matt Wavering
2610 Observation Trail
Rockwall, TX 75032

Mr. Wavering came forward and provided additional details in regard to the applicants request.

Director of Planning and Zoning Ryan Miller explained the future land use map. He explained that Mr. Wavering indicated that it is technology and employment but in 2019 in the Comprehensive plan they adopted these district strategies and this was something the CPAC community went back and forth on. Since the unique nature of this property being adjacent to railroad. Ultimately, staff decided on creating a base zoning that would show technology and employment but cross hatched out and created a district strategy that basically would give City Council the ability to consider an either-or situation depending on how the area developed.

Commissioner Brock explained she appreciated the clarification.

Vice-Chairman Hagman asked if A got built out is there a timeline for B.

Mr. Collier explained there was no timeline yet.

Commissioner Schoen asked if there is a right way to continue Justin road all thew way to John King.

Chairman Dr. Conway advised that this item will come back before the commission for discussion or action on March 10, 2026.

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.

Planning Technician Angelica Guevara provided a brief summary in regard to the applicant's request. The proposed home meets all of the requirements for a home in a SF-7 District with the exception of the driveway. The minimum length of driveway pavement from public right-of-way for side yards is 20-feet. This item will just need to be revised on the residential plot plan. For the record, staff would also note that in 2014 the Board of Adjustments approved a reduced side-yard setback of 10 feet for this property, which is accurately depicted on the submitted plot plan.

Javier Silva
58 Windsor Drive
Rockwall, TX 75032

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

Commissioner Schoen asked if he would be able to make the turn into the driveway.

Chairman Dr. Conway advised that this item will come back before the commission for discussion or action on March 10, 2026.

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.
Tyler Adams
100 N Cottonwood Drive
Richardson, TX 75080

Mr. Adams came forward and explained this was submitted previously and explained it would be a lighter use of repairs.

Director of Planning and Zoning Ryan Miller explained it was Heavy Automotive.

Director of Planning and Zoning Ryan Miller explained that TL Townsend has not been finished out and will need to get constructed.

Chairman Dr. Conway asked if there was a school across the street.

Commissioner Schoen explained he would need answers in regards to parking.

Commissioner Brock explained this was a challenging site and she did not like that it was this close to residential without the landscaping.

Chairman Dr. Conway advised that this item will come back before the commission for discussion or action on March 10, 2026.

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.

Planning Technician Angelica Guevara provided a brief summary in regard to the applicants request. This is a request for a Specific Use Permit (SUP) for Residential Infill at 709 Forest Trace. This same request was previously approved by City Council in August 2023; however, the SUP and building permit expired and the applicant is required to go through the approval process again. With that being said, there are no proposed changes to the residence from what was originally approved by ordinance. The proposed home remains compliant with all development standards in a Single-Family 10 (SF-10) District.

Director of Planning and Zoning Ryan Miller also explained this was a big reason why they put in place the requirements to expiring building permits if no substantial action had been taken within 6 months. As Angelica, indicated this site has not had any substantial progress for completion. This would need to be taken into consideration for the applicant's ability to finish this project. Recently a stop work order was issued.

Commissioner Bentley explained if the permit had been expired.

Commissioner Bentley asked if they have anything in discretion to determine based upon what he does.

Attorney Spencer Nealy explained they do have it in their discretion for the Specific Use Permit (SUP).

Chairman Dr. Conway advised that this item will come back before the commission for discussion or action on March 10, 2026.

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.

Planning Technician Angelica Guevara provided a brief summary in regard to the applicant's request. The applicant is requesting approval of a Site Plan for a Restaurant with Less Than 2,000 SF with Drive-Through or Drive (5013 Coffee) at 1011 S. Goliad Street. Staff is currently working through comments with the applicant. As you heard earlier, ARB reviewed the elevations and recommended approval by a vote of 3-0.

Chairman Dr. Conway advised that this item will come back before the commission for discussion or action on March 10, 2026.

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 **(2ND READING; APPROVED)**
- Z2026-001: Text Amendment for *Banquet Facility/Event Hall* by Specific Use Permit (SUP) in Light Industrial (LI) District **(1ST 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)**

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 8:04PM

PASSED AND APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL, Texas, this 11 day of March, 2026.

Dr. Jean Conway, Chairman

Attest: MB

Melanie Zavala, Planning Coordinator

DATE: February 25, 2026

TO: William Watson
1223 Skylar
Rockwall, Texas 75032

FROM: Bethany Ross
City of Rockwall Planning and Zoning Department
385 S. Goliad Street
Rockwall, TX 75087

SUBJECT: MIS2026-002; *Exception to the Fence Material Standards for 1223 Skylar Drive*

William:

This letter serves to notify you that the above referenced case (*i.e. Miscellaneous Case*) that you submitted for consideration by the City of Rockwall was *denied* by the Planning and Zoning Commission on February 24, 2026. The following is a record of all recommendations and voting records:

Planning and Zoning Commission
On February 24, 2026, the Planning and Zoning Commission approved a motion to deny the Miscellaneous Case without prejudice by a vote of 7-0.

According to Subsection 01.05, *Reapplication*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), "(a) request for site plan, plat, miscellaneous case, Certificate of Appropriateness (COA), small matching grant, or building permit fee waiver which has been previously denied with prejudice by the Historic Preservation Advisory Board (HPAB), Planning and Zoning Commission, or City Council may be resubmitted within one (1) year if there is: [1] an actual change in condition relating to the lot or tract of land -- *or any portion thereof* -- or any surrounding properties, or [2] the new request is more restrictive or less intense than the previous request." Please note that a failure to indicate a denial is with or without prejudice in making a motion to deny a request shall be considered a denial with prejudice. Should you have any questions or concerns regarding the denial, please feel free to contact me a (972) 772-6488.

Sincerely,
Bethany Ross
Bethany Ross, *Senior Planner*
City of Rockwall Planning and Zoning Department

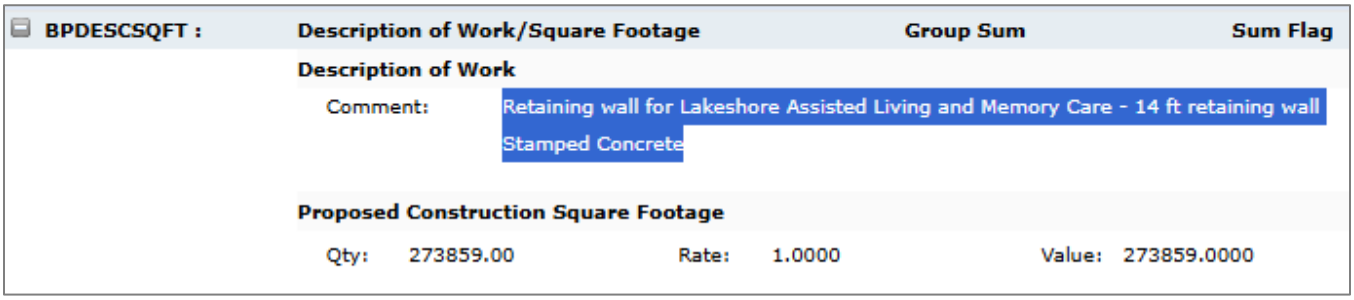
CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION MEMORANDUM

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

TO:	Planning and Zoning Commission
FROM:	Ryan Miller, *Director of Planning and Zoning*
DATE:	April 28, 2026
SUBJECT:	MIS2026-007; *Variance to the Engineering Standards of Design and Construction Manual for 5250 Medical Drive to Allow a Smooth Face Concrete Wall*

On April 17, 2026, the applicant -- *Bennie Griffin of Lakeshore Assisted Living* -- submitted a development application requesting an variance to the *Engineering Standards of Design and Construction Manual* to allow a previously constructed smooth face concrete wall. The subject property is a 10.549-acre parcel of land (*i.e. Lot 8, Block C, Horizon Ridge Medical Park*) that is zoned Planned Development District 9 (PD-9) for General Retail (GR) District land uses. Currently situated on the subject property is a 54,107 SF *Assisted Living Facility* that was approved by *Site Plan* (*i.e. Case No. SP2007-021*) in 2007 and constructed in 2008. At the time of construction, a split face CMU (*i.e. concrete masonry unit*) block wall was constructed along the western property line. Situated on top of this wall was a six (6) foot pre-cast fence that was granted as part of the original *Site Plan* approval.



BPDESCSQFT :	Description of Work/Square Footage	Group Sum	Sum Flag
Description of Work			
Comment:	Retaining wall for Lakeshore Assisted Living and Memory Care - 14 ft retaining wall Stamped Concrete		
Proposed Construction Square Footage			
Qty: 273859.00	Rate: 1.0000	Value: 273859.0000	

FIGURE 1. EXCERPT FROM ONLINE BUILDING PERMIT APPLICATION SUBMITTED BY THE APPLICANT'S CONTRACTOR.

On July 28, 2025, the applicant submitted a building permit (*i.e. COM2025-4398*) for a retaining wall repair. Specifically, a section of the wall had failed and the applicant was proposing to repair this section of the wall. Under the description of work section on the online application submitted by the applicant's contract, it was stated "*(r)etaining wall for Lakeshore Assisted Living and Memory Care – 14 ft retaining wall Stamped Concrete*" (*see Figure 1*) . This permit was issued on August 13, 2025. Stamped on the cover sheet of the approved plan set -- *which was provided to the applicant and their contractor* -- was a note stating that "*CONCRETE WALLS WILL BE FACED WITH STONE*" (*see Figure 2*). This note was also stamped on page four (4) of the plan set (*see approved plans contained in the attached packet*), and staff followed up the approval of this permit with an email to the applicant and their contractor on August 19, 2025 that had the approved plan set with the stated notes (*see attached email*). This note was provided in accordance with Section 6.05, *Retaining Walls*, of Chapter 6, *Miscellaneous Requirements*, of the Engineering Department's *Standards of Design and Construction*

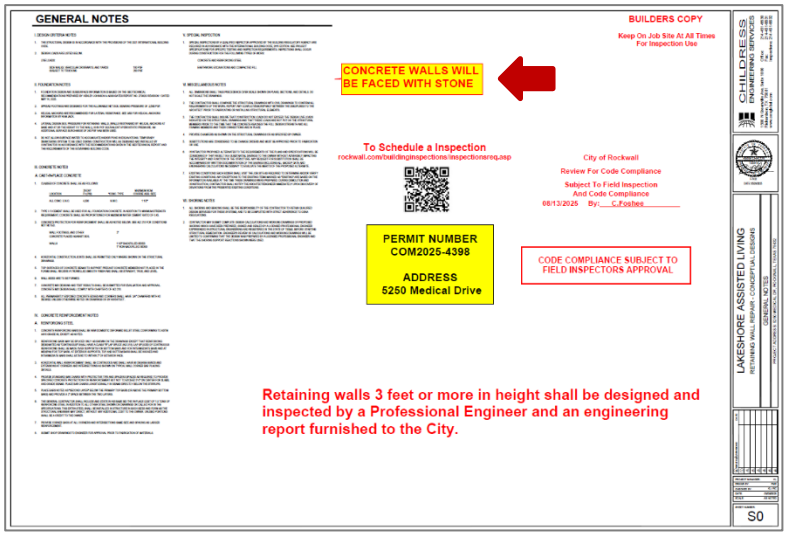


FIGURE 2. APPROVED PLAN SET SHOWING STAFF'S NOTE (INDICATED BY THE RED ARROW) CONCERNING THE STONE REQUIREMENT.

Manual, which states "(a)ll retaining walls (*18-inches and taller*) shall be stone, masonry or reinforced concrete with a stone face or form liner. *No smooth concrete retaining walls to be installed*." On March 13, 2026, the wall failed final inspection because it was determined that it was not built to the approved plan set. Specifically, the wall was constructed as a smooth face concrete wall (*see Figure 2*).

FIGURE 3. PICTURE SHOWING THE EXISTING SPLIT FACE CMU BLOCK WALL AND THE NEW SMOOTH FACE CONCRETE WALL.

Based on the failed inspection, the applicant has submitted a request for a variance to the requirements of the Engineering Department's *Standards of Design and Construction Manual*. According to Section 1.02, *Standards of Design*, of Chapter 1, *General Requirements*, of the *Standards of Design and Construction Manual*, "(u)nless otherwise specified in this document, any variances to the standards contained within the Engineering Department's *Standards of Design and Construction Manual* shall be subject to the process and procedures stipulated for variances as defined in *SUBSECTION 09, EXCEPTIONS AND VARIANCES, OF ARTICLE 11, DEVELOPMENT APPLICATIONS AND REVIEW PROCEDURES, OF THE UNIFIED DEVELOPMENT CODE (UDC)*." This section of the Unified Development Code (UDC), "…an applicant may request the Planning and Zoning Commission grant a variance … where unique or extraordinary conditions exist or *where strict adherence to the technical requirements of this section would create an undue hardship*. In cases, where a variance or variances is/are being requested, the applicant shall provide compensatory measures that directly offset the requested exception." In this case, staff is obligated to point out that [*1*] the applicant is *not* proposing any compensatory measures to offset the requested variance, [*2*] this type of variance has *not* been requested or approved for any other commercial retaining walls in the City, [*3*] there does *not* appear to the any unique or extraordinary condition that exists to warrant granting this variance, and [*4*] the work that was completed was in direct conflict with an approved building permit. Based on this -- *and coupled with the fact that this is a variance to the Engineering Department's Standards of Design and Construction Manual as opposed to the Unified Development Code (UDC)* -- staff is obligated to recommend denial of the request; however, this request is a discretionary decision for the Planning and Zoning Commission. It should be noted that since this is a request for a variance, it will require a super majority vote (*i.e. three-fourths vote of those members present*), with a minimum of four (4) votes in the affirmative required for approval.

In the attached packet staff has included the *Engineer's Report* for the failed wall, the building permit that was issued to the applicant and contractor, and other pertinent information for this request. Should the Planning and Zoning Commission have any questions concerning the applicant's request, staff and the applicant will be available at the *April 28, 2026* Planning and Zoning Commission meeting.

DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

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

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

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

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

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	~~302~~ 5250 Medical Drive				
SUBDIVISION		LOT		BLOCK	
GENERAL LOCATION	Rockwall				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	PD 9		CURRENT USE	Assisted Living	
PROPOSED ZONING			PROPOSED USE		
ACREAGE	10.549	LOTS [CURRENT]	A	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	Lakeshore Assisted Living
CONTACT PERSON		CONTACT PERSON	Bennie Griffin
ADDRESS		ADDRESS	5250 Medical Dr.
CITY, STATE & ZIP		CITY, STATE & ZIP	Heath TX 75032
PHONE		PHONE	469-769-5978
E-MAIL		E-MAIL	Bennie.Griffin@scpinnacle.com

NOTARY VERIFICATION [REQUIRED]

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

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF $ 100.00 *TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 14th *DAY OF* April *20* 26. *BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."*

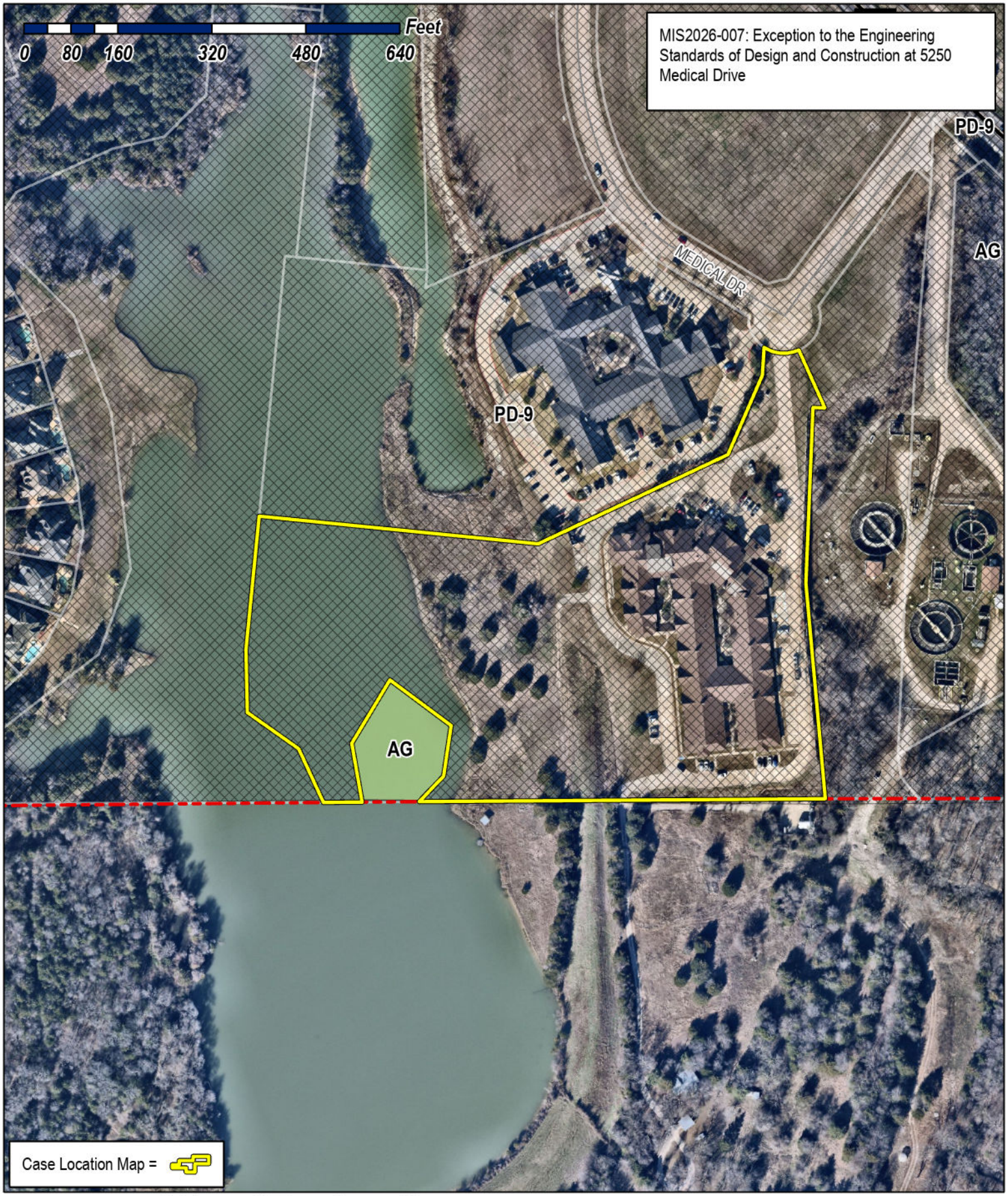
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 14th *DAY OF* April *20* 26.

OWNER'S SIGNATURE Bennie Griffin

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES

NOTARY PUBLIC STATE OF TEXAS
ERIKA JANETH FLORES
Notary ID #131875032
My Commission Expires
February 28, 2027



City of Rockwall

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

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

CHILDRESS
ENGINEERING SERVICES

1701 N Collins Blvd
Suite 3000
Richardson, TX 75080
214.451.6630 P
214.451.6631 F

Lakeshore Retaining Wall Initial Assessment
Lakeshore Assted Living

RE: Structural Assessment – Retaining Wall Damage

DATE: May 15, 2025

AUTHORS: Yung-Sheng Kevin Liu, P.E., Structural Engineer

SITE: 5250 Medical Dr, Rockwall, TX 75032

SCOPE: Childress Engineering Services, Inc. (CES) was retained by Sandstone Senior Living, Inc. to perform a limited structural condition assessment of the retaining wall. This Structural Assessment Report presents the findings, conclusions, and recommendations based on the author's documented observations of the wall damage, along with conceptual repair recommendations.

STATE OF TEXAS
YUNG-SHENG LIU
99979
REGISTERED
PROFESSIONAL ENGINEER
F-7422

Yung Sheng Liu

1. BACKGROUND INFORMATION

1.1 Limitations of CES Review

1.1.1 Childress Engineering Services (CES) conducted a limited visual site visit and review. No physical testing was performed. All professional opinions provided in this report are based solely on the observations and information contained herein and are offered to a reasonable degree of engineering certainty.

1.1.2 These services were performed exclusively for the benefit of Sandstone Senior Living, Inc. No other party or entity shall have any claim against CES arising from the information presented in this report or from the performance or nonperformance of CES's services.

1.2 Site Examination

1.2.1 First visit:

Date and Time: March 18, 2025, 9:00 a.m. – 11:00 am

Weather: Sunny, 60's

Other Individuals Present: Michael Trinidad (Lakeshore Assted Living), Marcus Cody (Lakeshore Assted Living) and Frederick Espana (CES)

1.2.2 Second visit:

Date and Time: April 2, 2025, 10:30 a.m. – 11:30 am

Weather: Cloudy, 70's

Other Individuals Present: Dale Hoelting (DEH Consulting, LLC) and Michael Trinidad (Lakeshore Assted Living)

1.3 Description of Retaining Wall Damage

1.3.1 The retaining wall along the east side of the property was constructed using Keystone units with geogrid reinforcement. A 20-foot section of the wall has failed approximately 60 feet from the end of the wall. Based on the adjacent sections, the height of the failed portion varies from 12'-4" to 13'-8".

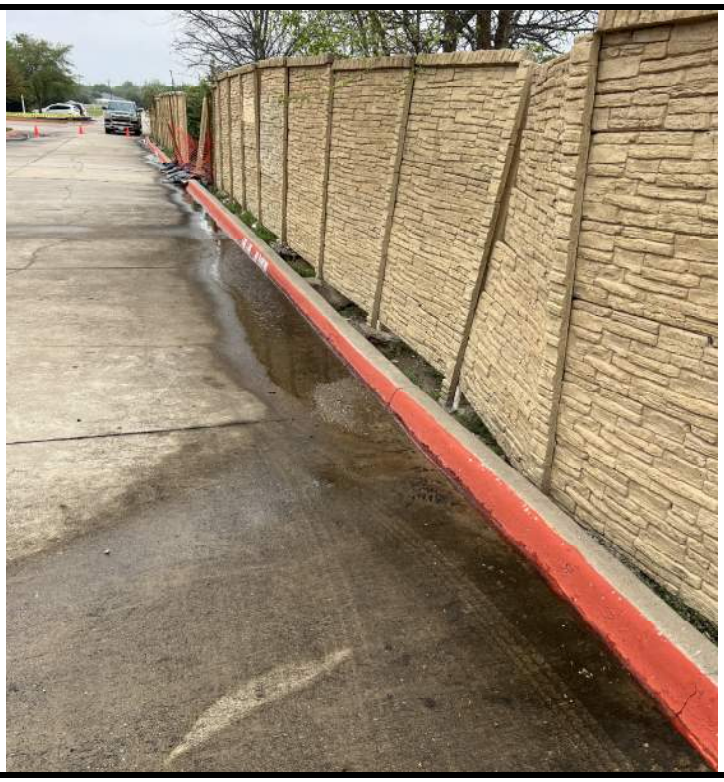
1.3.2 Significant cracks and settlement were observed in the fire lane pavement extending from the damaged section toward the south end of the wall, indicating lateral movement of the retaining wall and a likely loss of subgrade support.

2. OBSERVATIONS AND FINDINGS

2.1 Wall Investigations

1. According to a photo provided by Mr. Maes, the Keystone retaining wall failed on January 31, 2025.	

2. The failed section of the retaining wall was covered with a tarp at the time of my site visit.	
3. Significant cracks were observed in the fire lane pavement near the failed section of the wall, indicating a loss of subgrade support.	

4. Significant cracks and water puddling near the curb were observed in the fire lane pavement, extending from the damaged section toward the south end of the wall. These conditions indicate pavement settlement and lateral movement of the retaining wall, resulting in a loss of subgrade support.	
5. The weakened Keystone retaining wall extends to its south end.	

3. CONCLUSIONS AND RECOMMENDATIONS

Providing detailed repair specifications for construction is beyond the scope of this report; however, retaining wall repair recommendations accompanied by conceptual designs have been attached for reference. We recommend that construction documents for the repair work be prepared by a professional engineer licensed in the State of Texas. The conclusions and recommendations are presented in the following section.

1. A slope stability study was conducted to assess the risk of slope failure or landslides. Henley-Johnston provided a geotechnical report that includes the slope stability analysis and design parameters for the retaining structures. According to the study, the existing grading is considered stable under long-term conditions. Therefore, a reinforced concrete pier system extending into shale (requiring significantly longer piers) is not necessary. Instead, a helical anchor (tieback) system is recommended to resist lateral soil pressures. The geotechnical report is attached for your reference.
2. I recommend that the 20-foot failed section of the retaining wall be replaced with a new reinforced concrete retaining wall anchored with helical tiebacks.
3. The fire lane pavement located above the retaining wall is settling, indicating lateral movement of the wall and a probable loss of subgrade support. The affected area extends approximately 60 feet south and 5 feet north of the failed section. I recommend reinforcing the weakened Keystone retaining wall by constructing a reinforced concrete wall in front of it, anchored with helical tiebacks to provide lateral stability.
4. Pavement cracks and water puddling were observed along the fire lane on the east side of the building, indicating that the original pavement grading may have been altered. The cracks should be sealed, and a grading plan—including recommended top-of-concrete elevations—should be developed by a licensed civil engineer. A properly designed drainage system will help mitigate the risk of future retaining wall failure by preventing stormwater infiltration beneath the pavement.
5. Pavement replacement or repair should be considered to facilitate the installation of an effective drainage system along the fire lane. Full pavement replacement is generally recommended for long-term stability and improved appearance. As an alternative for addressing localized settlement, polymer jacking (polyjacking) is a viable method to lift and level sunken pavement. Mudjacking, however, is not recommended for exterior applications due to its poor water resistance. A comparison of these two repair methods is provided below:

   Polymer Jacking (Polyjacking)

   - Material: Expanding polyurethane foam.
   - Drill Hole Size: Small — typically ⅜" to ⅝" in diameter.
   - Weight of Fill Material: Light — around 2 lbs per cubic foot.
   - Cure Time: 15 minutes or less — very fast.
   - Durability: Long-lasting, resists erosion and settling.
   - Water Resistance: Excellent — foam is waterproof.

- Cost: Higher upfront cost.
- Environmental Impact: Synthetic material, but long-lasting.

Mudjacking

- Material: Slurry of cement, sand, water, and sometimes topsoil.
- Drill Hole Size: Large — typically 1" to 2" in diameter.
- Weight of Fill Material: Heavy — can exceed 100 lbs per cubic foot.
- Cure Time: 4 to 24 hours before use.
- Durability: Prone to future settling if water infiltrates.
- **Water Resistance: Poor — slurry can erode over time.**
- Cost: Lower upfront cost.
- Environmental Impact: Uses natural materials.

6. CLOSING STATEMENT

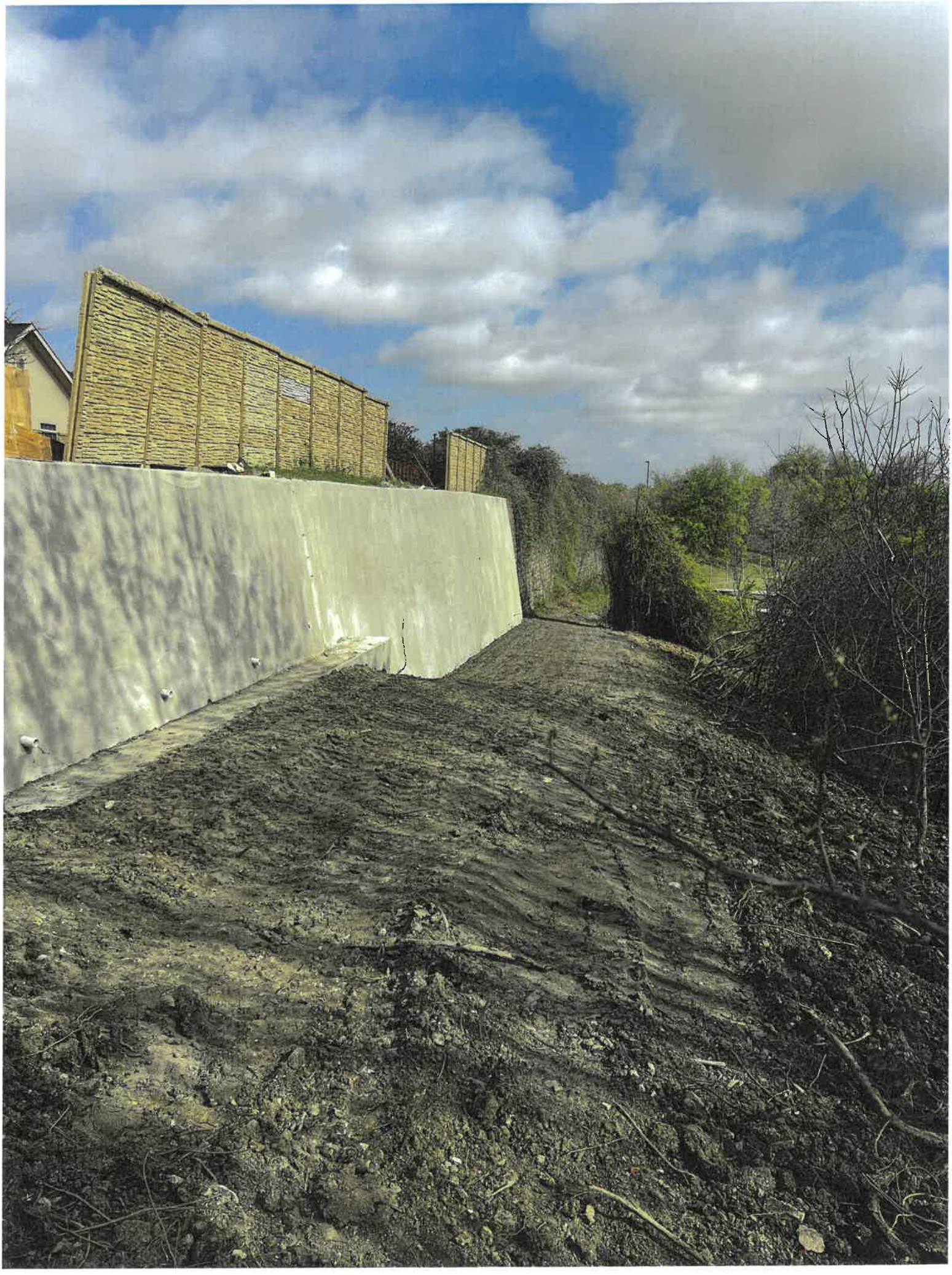
The observations, findings, and conclusions presented in this report are based on our professional judgment and information gathered during the assessments, as outlined in the scope of work authorized by the Client.

This report is intended solely for the use of CES' client and may not be copied or distributed without CES' express written consent. It is important that the report be read in its entirety. Any verbal comments made before, during, or after the investigation are offered as a courtesy and should not be regarded as part of this report.

END OF REPORT

207
175
5335
5242
5371
5238
5399
5250
4920
5100

Broadmore
Medical Lodge
Broadmore
Medical Lodge
Rainbow
Lake
5250
Lakeshore
Assisted Living
Medical Dr
5100
5238
487 ft
4920
Buffalo Creek
484 ft



GENERAL NOTES

I. DESIGN CRITERIA NOTES

1. THE STRUCTURAL DESIGN IS IN ACCORDANCE WITH THE PROVISIONS OF THE 2021 INTERNATIONAL BUILDING CODE.
2. DESIGN LOADS ARE LISTED BELOW.

LIVE LOADS:

SIDE WALKS, VEHICULAR DRIVEWAYS, AND YARDS	100 PSF
SUBJECT TO TRUCKING	250 PSF

II. FOUNDATION NOTES

1. FOUNDATION DESIGN AND SUBSURFACE INFORMATION IS BASED ON THE GEOTECHNICAL RECOMMENDATIONS PREPARED BY HENLEY JOHNSON & ASSOCIATES REPORT NO. 27362G REVISION 1 DATED MAY 14, 2025.
2. SPREAD FOOTINGS ARE DESIGNED FOR THE ALLOWABLE NET SOIL BEARING PRESSURE OF 2,500 PSF.
3. HELICAL ANCHORS ARE RECOMMENDED FOR LATERAL RESISTANCE. SEE 3/S3 FOR HELICAL ANCHORS INFORMATION BY RAM JACK.
4. LATERAL DESIGN SOIL PRESSURE FOR RETAINING WALLS, (WALLS RESTRAINED BY HELICAL ANCHORS AT BASE AND AT 2/3 THE HEIGHT FO THE WALL), IS 80 PCF EQUIVALENT HYDROSTATIC PRESSURE. AN ADDITIONAL SURFACE SURCHARGE OF 245 PSF HAS BEEN USED.
5. DO NOT ALLOW SURFACE WATER TO ACCUMULATE AND/OR POND IN EXCAVATIONS. TEMPORARY DEWATERING SYSTEM TO BE USED DURING CONSTRUCTION WILL BE DESIGNED AND INSTALLED BY CONTRACTOR IN ACCORDANCE WITH THE RECOMMENDATIONS GIVEN IN THE GEOTECHNICAL REPORT AND THE REQUIREMENTS OF THE GOVERNING BUILDING CODE.

III. CONCRETE NOTES

A. CAST-IN-PLACE CONCRETE

1. CLASSES OF CONCRETE SHALL BE AS FOLLOWS:

LOCATION	28-DAY F'c (PSI)	*CONC. TYPE	MAXIMUM NOM. COURSE AGG. SIZE
ALL CONC. U.N.O.	4,500	N.W.C.	1 1/2"

2. TYPE I / II CEMENT SHALL BE USED FOR ALL FOUNDATION CONCRETE. IN ADDITION TO MINIMUM STRENGTH REQUIREMENT, CONCRETE SHALL BE PROPORTIONED FOR MAXIMUM WATER CEMENT RATIO OF 0.45.
3. CONCRETE PROTECTION FOR REINFORCEMENT SHALL BE AS NOTED BELOW. SEE ACI 318 FOR CONDITIONS NOT NOTED.

WALL FOOTINGS, AND OTHER CONCRETE PLACED AGAINST SOIL	3"
WALLS	1 1/2" BACKFILLED SIDES 1" NON-BACKFILLED SIDES

4. HORIZONTAL CONSTRUCTION JOINTS SHALL BE PERMITTED ONLY WHERE SHOWN ON THE STRUCTURAL DRAWINGS.
5. TOP SURFACES OF CONCRETE BEAMS TO SUPPORT PRECAST CONCRETE MEMBERS NOT PLACED IN THE FORMS SHALL RECEIVE A TROWELLED SMOOTH FINISH AND SHALL BE STRAIGHT, TRUE, AND LEVEL.
6. WALL SIDES ARE TO BE FORMED.
7. CONCRETE MIX DESIGNS AND TEST RESULTS SHALL BE SUBMITTED FOR EVALUATION AND APPROVAL. CONCRETE MIX DESIGN SHALL COMPLY WITH CHAPTER 5 OF ACI 318.
8. ALL PERMANENTLY EXPOSED CONCRETE EDGES AND CORNERS SHALL HAVE 3/4" CHAMFERS WITH 45 DEGREE UNLESS OTHERWISE NOTED ON DRAWINGS OR BY ARCHITECT.

IV. CONCRETE REINFORCEMENT NOTES

A. REINFORCING STEEL

1. CONCRETE REINFORCING BARS SHALL BE NEW DOMESTIC DEFORMED BILLET STEEL CONFORMING TO ASTM A615 GRADE 60, EXCEPT AS NOTED.
2. REINFORCING BARS MAY BE SPLICED ONLY AS SHOWN ON THE DRAWINGS EXCEPT THAT REINFORCING DESIGNATED AS "CONTINUOUS" SHALL HAVE A CLASS "B" LAP SPLICE (ACI 318). LAP SPLICES OF CONTINUOUS REINFORCING SHALL BE MADE OVER SUPPORTS FOR BOTTOM BARS AND FOR INTERMEDIATE BARS AND AT MIDSPAN FOR TOP BARS. AT EXTERIOR SUPPORTS, TOP AND BOTTOM BARS SHALL BE HOOKED AND INTERMEDIATE BARS SHALL EXTEND TO WITHIN 2" OF EXTERIOR FACE.
3. HORIZONTAL WALL REINFORCEMENT SHALL BE CONTINUOUS AND SHALL HAVE 90 DEGREE BENDS AND EXTENSIONS AT CORNERS AND INTERSECTIONS AS SHOWN ON TYPICAL WALL CORNER BAR PLACING DETAILS.
4. PROVIDE STANDARD BAR CHAIRS WITH PROTECTIVE TIPS AND SPACERS SPACED AS REQUIRED TO PROVIDE SPECIFIED CONCRETE PROTECTION FOR REINFORCEMENT BUT NOT TO EXCEED 3'-0" ON CENTER FOR SLABS, AND GRADE BEAMS. PLACE BAR CHAIRS LONGITUDINALLY IN BEAMS DIRECTLY BELOW THE STIRRUPS.
5. PLACE BARS NOTED AS "SECOND LAYER" BELOW THE PRIMARY TOP BARS (OR ABOVE THE PRIMARY BOTTOM BARS) AND PROVIDE A 2" SPACE BETWEEN THE TWO LAYERS.
6. THE GENERAL CONTRACTOR SHALL INCLUDE AND STATE IN HIS BASE BID THE IN-PLACE COST OF 1.0 TONS OF REINFORCING STEEL IN ADDITION TO ALL OTHER STEEL SHOWN ON DRAWINGS OR CALLED FOR IN THE SPECIFICATIONS. THIS EXTRA STEEL SHALL BE INSTALLED IN STRUCTURE IN SUCH SIZES AND FORM AS THE STRUCTURAL ENGINEER MAY DIRECT, WITHOUT ANY ADDITIONAL COST TO THE OWNER. UNUSED PORTIONS SHALL BE A CREDIT TO THE OWNER.
7. PROVIDE CORNER BARS AT ALL CORNERS AND INTERSECTIONS SAME SIZE AND SPACING AS LARGER REINFORCEMENT.
8. SUBMIT SHOP DRAWINGS TO ENGINEER FOR APPROVAL PRIOR TO FABRICATION OF MATERIALS.

V. SPECIAL INSPECTION

1. SPECIAL INSPECTIONS BY A QUALIFIED INSPECTOR APPROVED BY THE BUILDING REGULATORY AGENCY ARE REQUIRED IN ACCORDANCE WITH THE INTERNATIONAL BUILDING CODE, 2015 EDITION. SEE PROJECT SPECIFICATIONS FOR SPECIFIC TESTING AND INSPECTION REQUIREMENTS. INSPECTIONS SHALL OCCUR DURING CONSTRUCTION FOR THE FOLLOWING TYPES OF WORK:

CONCRETE AND REINFORCING STEEL

EARTHWORK EXCAVATIONS AND COMPACTED FILL

VI. MISCELLANEOUS NOTES

1. ALL DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALE SHOWN ON PLANS, SECTIONS, AND DETAILS. DO NOT SCALE THE DRAWINGS.
2. THE CONTRACTOR SHALL COMPARE THE STRUCTURAL DRAWINGS WITH CIVIL DRAWINGS TO CONFIRM ALL REQUIREMENTS OF THE WORK. REPORT ANY CONFLICT/DISCREPANCY BETWEEN THE DISCIPLINES TO THE ARCHITECT PRIOR TO FABRICATING OR INSTALLING STRUCTURAL ELEMENTS.
3. THE CONTRACTOR SHALL INSURE THAT CONSTRUCTION LOADS DO NOT EXCEED THE DESIGN LIVE LOADS INDICATED ON THE STRUCTURAL DRAWINGS AND THAT THESE LOADS ARE NOT PUT ON THE STRUCTURAL MEMBERS PRIOR TO THE TIME THAT THE CONCRETE REACHES THE FULL DESIGN STRENGTH AND ALL FRAMING MEMBERS AND THEIR CONNECTIONS ARE IN PLACE.
4. PROVIDE CHAMFERS AS SHOWN ON THE STRUCTURAL DRAWINGS OR AS SPECIFIED BY OWNER.
5. SUBSTITUTIONS ARE CONSIDERED TO BE CHANGE ORDERS AND MUST BE APPROVED PRIOR TO FABRICATION OR USE.
6. CONTRACTOR PROPOSED ALTERNATES TO THE REQUIREMENTS OF THE PLANS AND SPECIFICATIONS WILL BE CONSIDERED IF THEY RESULT IN A SUBSTANTIAL SAVINGS TO THE OWNER WITHOUT ADVERSELY IMPACTING THE INTEGRITY AND FUNCTION OF THE STRUCTURE. ANY REQUEST FOR SUBSTITUTION SHALL BE ACCOMPANIED BY WRITTEN DOCUMENTATION OF THE SAVINGS INCLUDING ALL BACKUP DATA AND ENGINEERING CALCULATIONS NECESSARY TO EVALUATE THE MERITS OF THE PROPOSED ALTERNATE.
7. EXISTING CONDITIONS: EACH BIDDER SHALL VISIT THE JOB SITE AS REQUIRED TO DETERMINE AND/OR VERIFY EXISTING CONDITIONS. ANY EXCEPTIONS TO THE EXISTING ITEMS MARKED AS "EXISTING" ARE BASED ON THE INFORMATION AVAILABLE AT THE TIME THESE DRAWINGS WERE PREPARED. DURING DEMOLITION AND CONSTRUCTION, CONTRACTOR SHALL NOTIFY THE ARCHITECT/ENGINEER IMMEDIATELY UPON DISCOVERY OF DEVIATIONS FROM THE PRESENTED EXISTING CONDITIONS.

VII. SHORING NOTES

1. ALL SHORING AND BRACING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RETAIN QUALIFIED DESIGN SERVICES FOR THESE SYSTEMS, AND TO BE COMPLETED WITH STRICT ADHERENCE TO OSHA REGULATIONS.
2. CONTRACTOR MAY SUBMIT COMPLETE DESIGN CALCULATIONS AND WORKING DRAWINGS OF PROPOSED SHORING WHICH HAVE BEEN PREPARED, SIGNED AND SEALED BY A LICENSED PROFESSIONAL ENGINEER EXPERIENCED IN STRUCTURAL ENGINEERING AND REGISTERED IN THE STATE OF TEXAS, BEFORE STARTING STRUCTURAL REMEDIATION. ENGINEER'S REVIEW OF CALCULATIONS AND WORKING DRAWINGS WILL BE LIMITED TO CONFIRMING THAT THE DESIGN WAS PREPARED BY A LICENSED PROFESSIONAL ENGINEER AND THAT THE SHORING SUPPORT REACTIONS SHOWN WERE USED.

BUILDERS COPY

Keep On Job Site At All Times For Inspection Use

CONCRETE WALLS WILL BE FACED WITH STONE

To Schedule a Inspection
rockwall.com/buildinginspections/inspectionsreq.asp

City of Rockwall

Review For Code Compliance

Subject To Field Inspection And Code Compliance
08/13/2025 By: C.Foshee

PERMIT NUMBER COM2025-4398

ADDRESS 5250 Medical Drive

CODE COMPLIANCE SUBJECT TO FIELD INSPECTORS APPROVAL

Retaining walls 3 feet or more in height shall be designed and inspected by a Professional Engineer and an engineering report furnished to the City.

CHILDRESS ENGINEERING SERVICES
1500 N Greenville Ave, Suite 1000
Richardson, TX. 75081
www.cesglobal.com
Office: 214-451-6630
Fax: 214-451-6631
Inspections: 214-451-6632

STATE OF TEXAS
RENE CHACON
105918
LICENSED PROFESSIONAL ENGINEER
F-7422
DATE: 05/29/2025

LAKESHORE ASSISTED LIVING
RETAINING WALL REPAIR - CONCEPTUAL DESIGNS

GENERAL NOTES

PROJECT ADDRESS: 5250 MEDICAL DR, ROCKWALL, TEXAS 75032

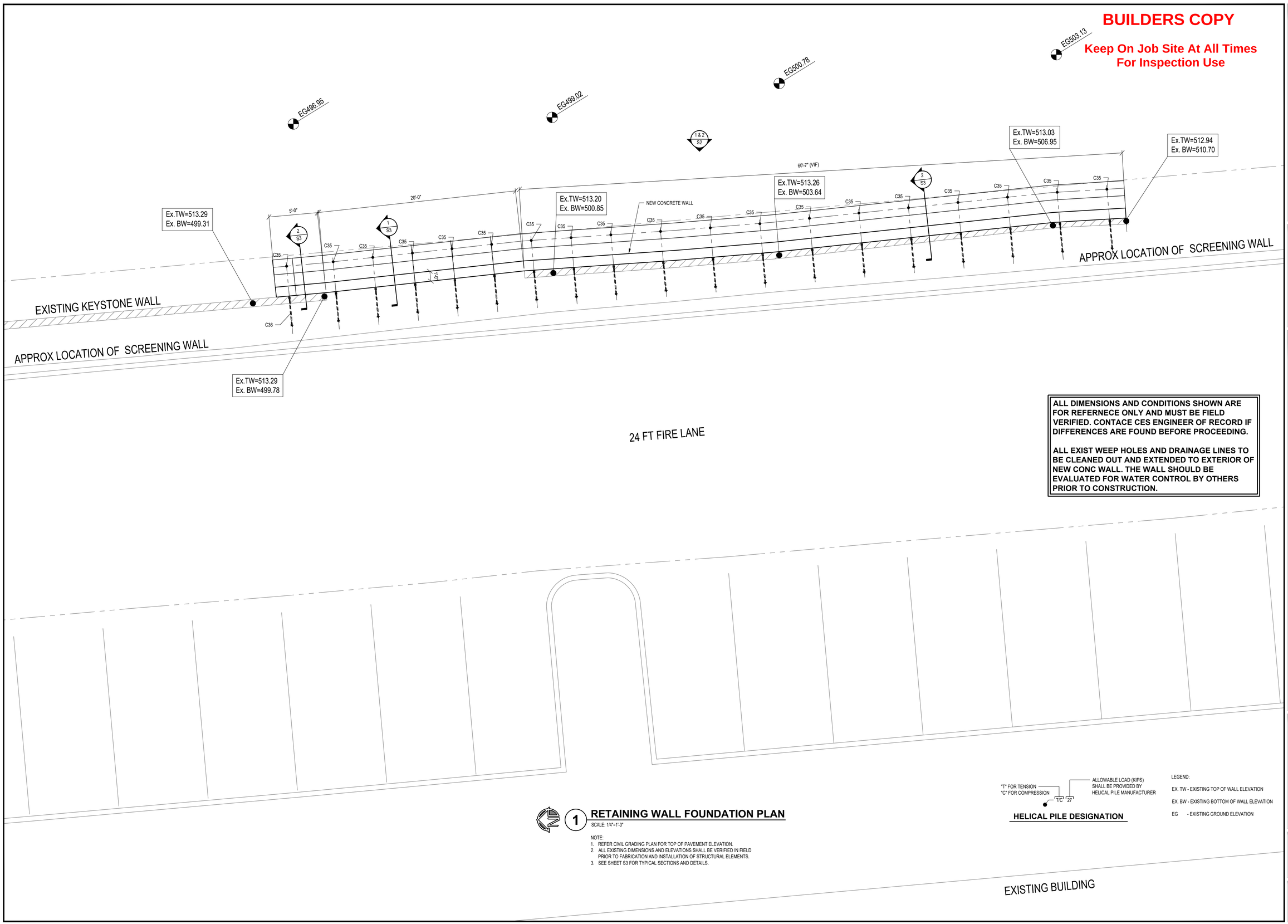
ISSUES & REVISIONS	DATE
0	
1	
2	
3	
4	
5	
6	
7	

PROJECT MANAGER:	KL
DRAWN BY:	FME
CHECKED BY:	KL / RC
DATE:	05/29/2025
SCALE:	AS NOTED

SHEET NUMBER: S0

BUILDERS COPY

Keep On Job Site At All Times
For Inspection Use



ALL DIMENSIONS AND CONDITIONS SHOWN ARE FOR REFERNECE ONLY AND MUST BE FIELD VERIFIED. CONTACE CES ENGINEER OF RECORD IF DIFFERENCES ARE FOUND BEFORE PROCEEDING.

ALL EXIST WEEP HOLES AND DRAINAGE LINES TO BE CLEANED OUT AND EXTENDED TO EXTERIOR OF NEW CONC WALL. THE WALL SHOULD BE EVALUATED FOR WATER CONTROL BY OTHERS PRIOR TO CONSTRUCTION.

1 RETAINING WALL FOUNDATION PLAN

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

NOTE:
1. REFER CIVIL GRADING PLAN FOR TOP OF PAVEMENT ELEVATION.
2. ALL EXISTING DIMENSIONS AND ELEVATIONS SHALL BE VERIFIED IN FIELD PRIOR TO FABRICATION AND INSTALLATION OF STRUCTURAL ELEMENTS.
3. SEE SHEET S3 FOR TYPICAL SECTIONS AND DETAILS.

HELICAL PILE DESIGNATION

LEGEND:

EX. TW - EXISTING TOP OF WALL ELEVATION

EX. BW - EXISTING BOTTOM OF WALL ELEVATION

EG - EXISTING GROUND ELEVATION

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F-7422
DATE: 05/29/2025

LAKESHORE ASSISTED LIVING

RETAINING WALL REPAIR - CONCEPTUAL DESIGNS

RETAINING WALL REPAIR

PROJECT ADDRESS: 5250 MEDICAL DR, ROCKWALL, TEXAS 75032

ISSUES & REVISIONS	DATE
1	

PROJECT MANAGER:	KL
DRAWN BY:	FME
CHECKED BY:	KL / RC
DATE:	05/29/2025
SCALE:	AS NOTED

SHEET NUMBER:
S1

BUILDERS COPY

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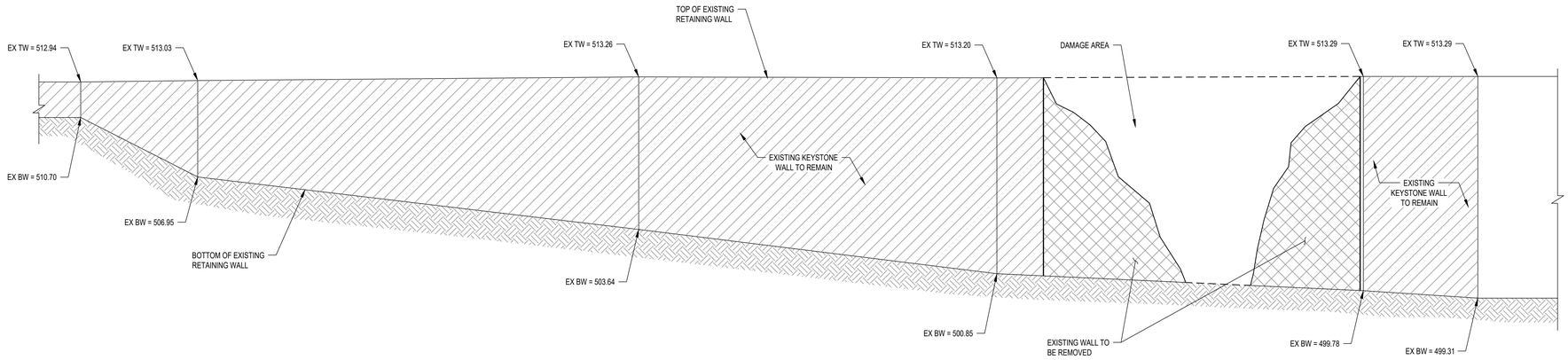
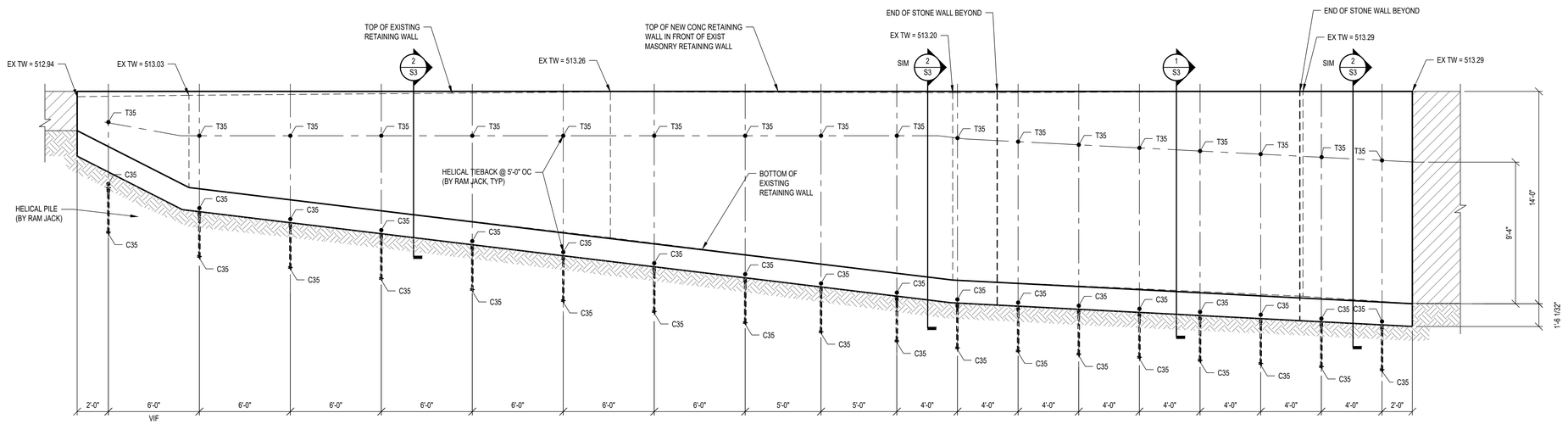
For Inspection Use



1 RETAINING WALL DEMO ELEVATION
SCALE: 1/4"=1'-0"



2 NEW RETAINING WALL ELEVATION
SCALE: 1/4"=1'-0"

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STATE OF TEXAS
RENE CHACON
105918
LICENSED PROFESSIONAL ENGINEER
F-7422
DATE: 05/29/2025

LAKESHORE ASSISTED LIVING

RETAINING WALL REPAIR - CONCEPTUAL DESIGNS

RETAINING WALL REPAIR

PROJECT ADDRESS: 5250 MEDICAL DR, ROCKWALL, TEXAS 75032

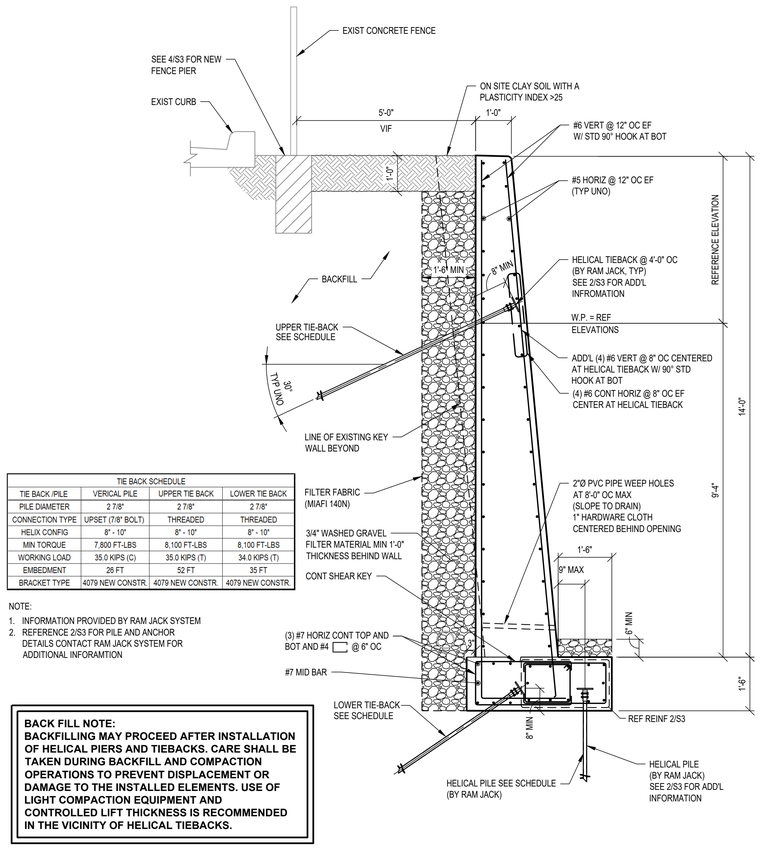
ISSUES & REVISIONS	DATE
1	

PROJECT MANAGER:	KL
DRAWN BY:	FME
CHECKED BY:	KL / RC
DATE:	05/29/2025
SCALE:	AS NOTED

SHEET NUMBER:
S2

BUILDERS COPY

Keep On Job Site At All Times
For Inspection Use

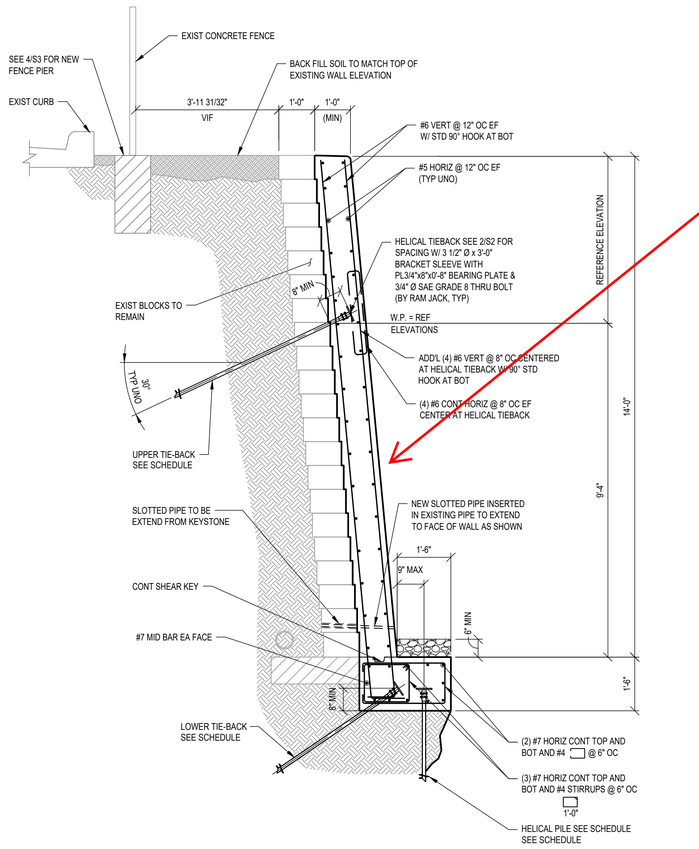


TIE BACK SCHEDULE			
TIE BACK /PILE	VERICAL PILE	UPPER TIE BACK	LOWER TIE BACK
PILE DIAMETER	2 7/8"	2 7/8"	2 7/8"
CONNECTION TYPE	UPSET (7/8" BOLT)	THREADED	THREADED
HELIX CONFIG	8" - 10"	8" - 10"	8" - 10"
MIN TORQUE	7,800 FT-LBS	8,100 FT-LBS	8,100 FT-LBS
WORKING LOAD	35.0 KIPS (C)	35.0 KIPS (T)	34.0 KIPS (T)
EMBEDMENT	26 FT	52 FT	35 FT
BRACKET TYPE	4079 NEW CONSTR.	4079 NEW CONSTR.	4079 NEW CONSTR.

NOTE:
1. INFORMATION PROVIDED BY RAM JACK SYSTEM
2. REFERENCE 2/S3 FOR PILE AND ANCHOR DETAILS CONTACT RAM JACK SYSTEM FOR ADDITIONAL INFORAMTION

BACK FILL NOTE:
BACKFILLING MAY PROCEED AFTER INSTALLATION OF HELICAL PIERS AND TIEBACKS. CARE SHALL BE TAKEN DURING BACKFILL AND COMPACTION OPERATIONS TO PREVENT DISPLACEMENT OR DAMAGE TO THE INSTALLED ELEMENTS. USE OF LIGHT COMPACTION EQUIPMENT AND CONTROLLED LIFT THICKNESS IS RECOMMENDED IN THE VICINITY OF HELICAL TIEBACKS.

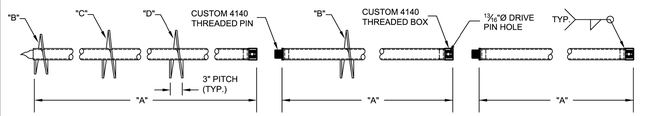
1 NEW CONCRETE RETAINING WALL
SCALE: NTS



2 CONCRETE WALL SUPPORTING KEYSTONE WALL
SCALE: NTS

CONCRETE WALLS WILL BE FACED WITH STONE

2 7/8"Ø HELICAL PILES AND ANCHORS - THREADED CONNECTION



LEAD SECTION

LEAD SECTION TABLE				
CAT. #	"A"	"B"	"C"	"D"
4368	5'-0	10"	12"	
4370	7'-0	10"	12"	
4367	7'-0	14"	16"	
4062	5'-0	8"	10"	
4050	7'-0	12"	14"	
4371	7'-0	10"	12"	14"
4360	5'-0	8"	10"	12"
5280	10'-0	6"	8"	

* MULTI-HELIX ARE SPACED 3 DIAMETERS OF THE LOWER HELIX.

HELIX EXTENSION

HELIX EXTENSIONS		
CAT #	"A"	"B"
4385.12	5'-0	12"
4387.12	7'-0	12"
4385.14	5'-0	14"
4387.14	7'-0	14"

EXTENSION

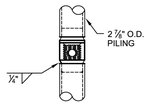
EXTENSIONS	
CAT #	"A"
4385	5'-0
4387	7'-0
6510	10'-0

STRENGTH RATING

MAX. TORQUE STRENGTH - 8,000 FT-LB
ULTIMATE CAPACITY (TENS/COMP) - 72 KIP*
ALLOWABLE CAPACITY (TENS/COMP) - 36 KIP**

* BASED ON A TORQUE FACTOR (Kt) = 9
** W/ SAFETY FACTOR OF 2 BEING APPLIED
***RECOGNIZED BY ICC-ES IN ESR-1854

NOTES:
1. POLYETHYLENE COPOLYMER THERMOPLASTIC COATING PER ICC-ES AC 228.
2. LEAD AND EXTENSION SECTION AND PILOT POINT LENGTHS ARE NOMINAL. PILOT POINTS ARE 3".
3. SHAFT MATERIAL IS 2 7/8"Ø, 0.217" WALL, MINIMUM Fy=65 KSI AND Fu=80 KSI.
4. HELIX BLADE MATERIAL IS HOT ROLLED, MINIMUM Fy=50 KSI AND Fu=80 KSI CARBON STEEL. PLATE THICKNESS IS AVAILABLE IN 5/8" AND 1/2" THICKNESSES.
5. CONNECTORS ARE 2 7/8" Ø, CUSTOM 4140 INTERNAL THREADED COUPLINGS
6. NOMINAL SPACING BETWEEN HELICAL PLATES IS THREE TIMES THE DIAMETER OF THE LOWER HELIX.
7. MANUFACTURER TO HAVE IN EFFECT INDUSTRY RECOGNIZED WRITTEN QUALITY CONTROL FOR ALL MATERIALS AND MANUFACTURING PROCESSES.
8. ALL WELDING IS TO BE DONE BY WELDERS CERTIFIED UNDER SECTION 5 OF THE AWS CODE D1.1.
9. RECOGNIZED BY ICC-ES IN ESR-1854. THE REPORTED ALLOWABLE CAPACITIE MAY VARY BASED ON THE SOIL CONDITION AND PILE APPLICATION AS DESCRIBED IN ESR-1854.

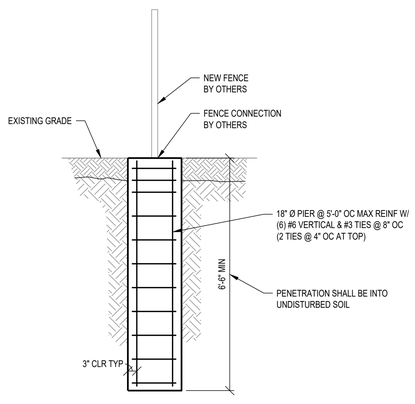


CONNECTION DETAIL

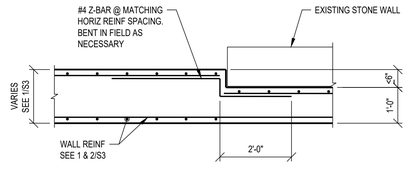
RAMJACK

DWG. NO. : 2875.03	CATALOG NO. : SEE TABLES	REV. 1
SCALE: 3/4"= 1'-0"	DRAWN BY: DLW	DATE: 06/06/2013	SHEET 1 OF 1

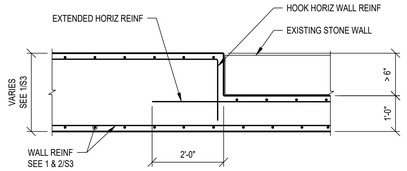
3 TYPICAL PILES AND ACHORS DETAILS
SCALE: NTS



4 TYPICAL FENCE PIER
SCALE: NTS

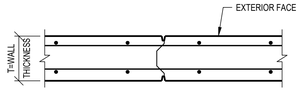


5A WALL STEP ≤ 6"
SCALE: NTS

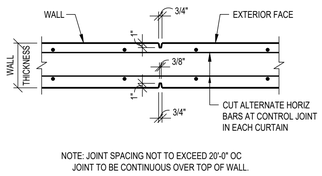


5B WALL STEP > 6"
SCALE: NTS

5 WALL THICKNESS CHANGE
SCALE: NTS

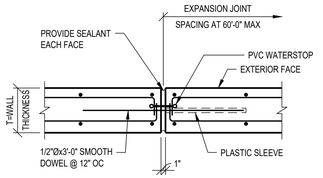


6 TYPICAL WALL CONSTRUCTION JOINT DETAIL
SCALE: NTS



NOTE: JOINT SPACING NOT TO EXCEED 20'-0" OC
JOINT TO BE CONTINUOUS OVER TOP OF WALL.

7 TYPICAL WALL CONTROL JOINT DETAIL
SCALE: NTS



8 TYPICAL WALL EXPANSION JOINT DETAIL
SCALE: NTS

CHILDRESS ENGINEERING SERVICES
1500 N Greenville Ave, Suite 1000
Richardson, TX 75081
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Inspections: 214-451-6632

STATE OF TEXAS
RENE CHACON
105918
LICENSED PROFESSIONAL ENGINEER
F-7422
DATE: 05/29/2025

LAKESHORE ASSISTED LIVING
RETAINING WALL REPAIR - CONCEPTUAL DESIGNS

RETAINING WALL SECTION

PROJECT ADDRESS: 5250 MEDICAL DR, ROCKWALL, TEXAS 75032

ISSUES/REVISIONS	DATE
0	
1	
2	
3	
4	
5	
6	

PROJECT MANAGER:	KL
DRAWN BY:	FME
CHECKED BY:	KL / RC
DATE:	05/29/2025
SCALE:	AS NOTED

SHEET NUMBER:
S3

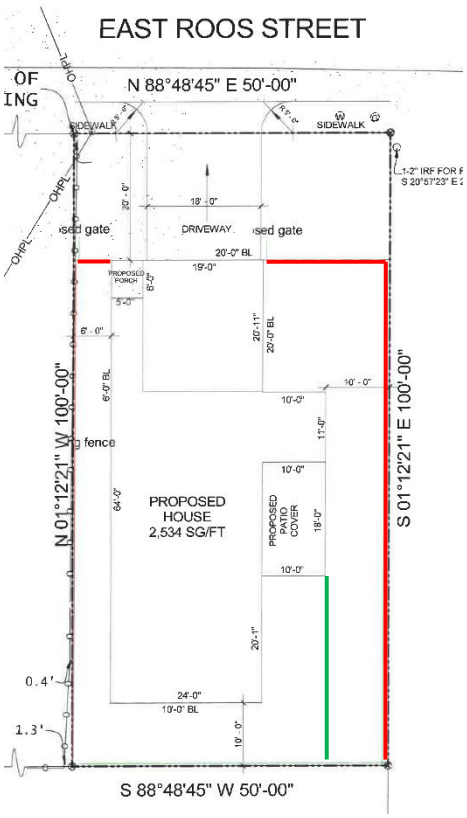
CITY OF ROCKWALL

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:	April 28, 2026
SUBJECT:	MIS2026-008; *Exception for a Front Yard Fence at 606 E. Ross Street*

The applicant, Kevin Osornio, is requesting the approval of an *Exception* for a *Front Yard Fence* adjacent to Lamar Street on a corner lot. The subject property is located on a 0.1150-acre tract of land (*i.e. Lot 1, Block G, Sanger Addition*) and is addressed as 606 E. Ross Street. On September 2, 2025, the City Council approved a Specific Use Permit (SUP) [*i.e. Case No. Z2025-045*] to allow the contruction of a single-family residence on the subject property. Following this, staff was informed by the Building Inspections Department that the applicant had begun construction on a covered patio (*i.e. 180 SF*) and dining room addition (*i.e. 414 SF*) that were not included with the approved Specific Use Permit (SUP) ordinance. It should be noted that the building permit for the single-family home included plans for the covered patio, and that the permit [*RES2025-5684*] was issued in error on December 1, 2025; however, the permit did <u>*not*</u> include the plans for the dining room addition. This led to the applicant requesting a *Special Exception* from City Council and the Planning and Zoning Commission. On March 2, 2026, the City Council approved the *Special Exception* by a vote of 5-1 (*Council Member Lewis dissented and Mayor McCallum was absent*), to allow the reduced side setback from 20-feet to ten (10) feet. On March 16, 2026, the Building Inspections Department received a building permit application [*i.e. RES2026-908*] from the applicant requesting an eight (8) foot cedar fence extending 20-feet beyond the front façade of the home. Additionally, the proposal would result in the fence encroaching into the previously approved, reduced side setback, extending up to the property line. The request would then be considered a front yard fence which would require approval of an *Exception* from the Planning and Zoning Commission.



<u>FIGURE 1</u>: RESIDENTIAL PLOT PLAN
GREEN: PERMITTED FENCE PLACEMENT
RED: REQUESTED FENCE PLACEMENT

According to Article 13, *Definitions*, of the Unified Development Code (UDC), a fence is defined as "(a)ny <u>*wall*</u> 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 08.02, *General Fence Standards*, Article 08, *Landscape and Fence Standards*, of the Unified Development Code (UDC) states that, "(u)nless otherwise provided for in this section [*i.e. Section 08, Fence Standards*], the following material requirements shall apply to all residential and non-residential fences: … (1) Permitted fencing materials are limited to wood pickets, vinyl coated chain link, wrought iron, decorative metal (*i.e. with the appearance of wrought iron but is made of powder-coated steel, aluminum or covered with a corrosion protection finish*), brick, stone, split face CMU or burnished block, vinyl, fiberglass composite, and concrete with stone face/form liner …" With regard to the *Front Yard Fence*, Subsection 08.03, *Residential Fences*, Article 08, *Landscape and Fence Standards*, of the Unified Development Code (UDC), states that "(n)o fence shall be constructed in the front yard of a residential property without being granted an exception from the Planning and Zoning Commission…" This section goes on to lay out the criteria to be considered by the Planning and Zoning Commission when reviewing exceptions for wood picket front yard fences. This criterion is as follows: (a) the fence is to be 50.00% transparent, (b) the fence does not exceed 42-inches in height, and (c) opaque fences should be prohibited. As mentioned above, the proposed front yard fence is an eight (8) foot tall wooden fence that is proposed to extend twenty (20) feet in front of the front façade of the home (*see Figure 1*). Additionally, the proposed fence would run along Lamar Street; however, only a portion of this roadway has been constructed.

With this being said, approval of an *Exception* is a discretionary decision for the Planning and Zoning Commission. Should the Planning and Zoning Commission have any questions concerning the applicant's request, staff will be available at the meeting on *April 28, 2026*.

PROJECT COMMENTS

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

DATE: 4/23/2026

PROJECT NUMBER: MIS2026-008
PROJECT NAME: Special Request to Reduce the Front Yard Building Setback
SITE ADDRESS/LOCATIONS: 606 E Ross Street

CASE CAPTION: Discuss and consider a request by Kevin Osornio of MBA Custom Homes for the approval of a Miscellaneous Case for an Exception for a Front Yard Fence 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	04/23/2026	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	04/23/2026	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	04/22/2026	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	04/20/2026	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	04/20/2026	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	04/20/2026	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Angelica Guevara	04/23/2026	Approved w/ Comments

04/23/2026: MIS2026-008; Exception for a Front Yard Fence at 606 E. Ross Street

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

I.1 This is a request for the approval of a Miscellaneous Case for an Exception for a Front Yard Fence 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.

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 08.02, General Fence Standards, Article 08, Landscape and Fence Standards, of the Unified Development Code (UDC) states that, "(u)nless otherwise provided for in this section [i.e. Section 08, Fence Standards], the following material requirements shall apply to all residential and non-residential fences: … (1) Permitted fencing materials are limited to wood pickets, vinyl coated chain link, wrought iron, decorative metal (i.e. with the appearance of wrought iron but is made of powder-coated steel, aluminum or covered with a corrosion protection finish), brick, stone, split face CMU or burnished block, vinyl, fiberglass composite, and concrete with stone face/form liner …"

I.5 According to Subsection 08.03, Residential Fences, Article 08, Landscape and Fence Standards, of the Unified Development Code (UDC), states that "(n)o fence shall be constructed in the front yard of a residential property without being granted an exception from the Planning and Zoning Commission…" This section goes on to lay out the criteria to be considered by the Planning and Zoning Commission when reviewing exceptions for front yard fences. This criterion is as follows: (a) the fence is to be 50.00% transparent, (b) the fence does not exceed 42-inches in height, and (c) opaque fences should be prohibited.

I.6 The applicant proposes to construct an 8-foot cedar fence extending 20 feet beyond the front façade of the home. Additionally, the subject property has an existing reduced side setback of 10 feet. The proposal would result in the fence encroaching into the side setback, extending up to the property line.

I.7 All meetings will be held in the Rockwall City Council Chambers at 385 S. Goliad Street at 6:00 PM. The meeting schedule for this case is as follows:

Planning and Zoning Meeting: April 28, 2026

I.8 Please note that a representative is required to be present for the meeting to answer any questions the Planning and Zoning Commission and/or City Council 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) [1]
- ☐ PRELIMINARY PLAT ($200.00 + $15.00 ACRE) [1]
- ☐ FINAL PLAT ($300.00 + $20.00 ACRE) [1]
- ☐ REPLAT ($300.00 + $20.00 ACRE) [1]
- ☐ AMENDING OR MINOR PLAT ($150.00)
- ☐ PLAT REINSTATEMENT REQUEST ($100.00)

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

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

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

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	**606 E ROSS ST, ROCKWALL TX 75087**				
SUBDIVISION	**SANGER 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	[redacted]	ADDRESS	[redacted]
CITY, STATE & ZIP		CITY, STATE & ZIP	
PHONE		PHONE	
E-MAIL		E-MAIL	

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED 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 17th DAY OF April, 2026. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

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

OWNER'S SIGNATURE [signature]

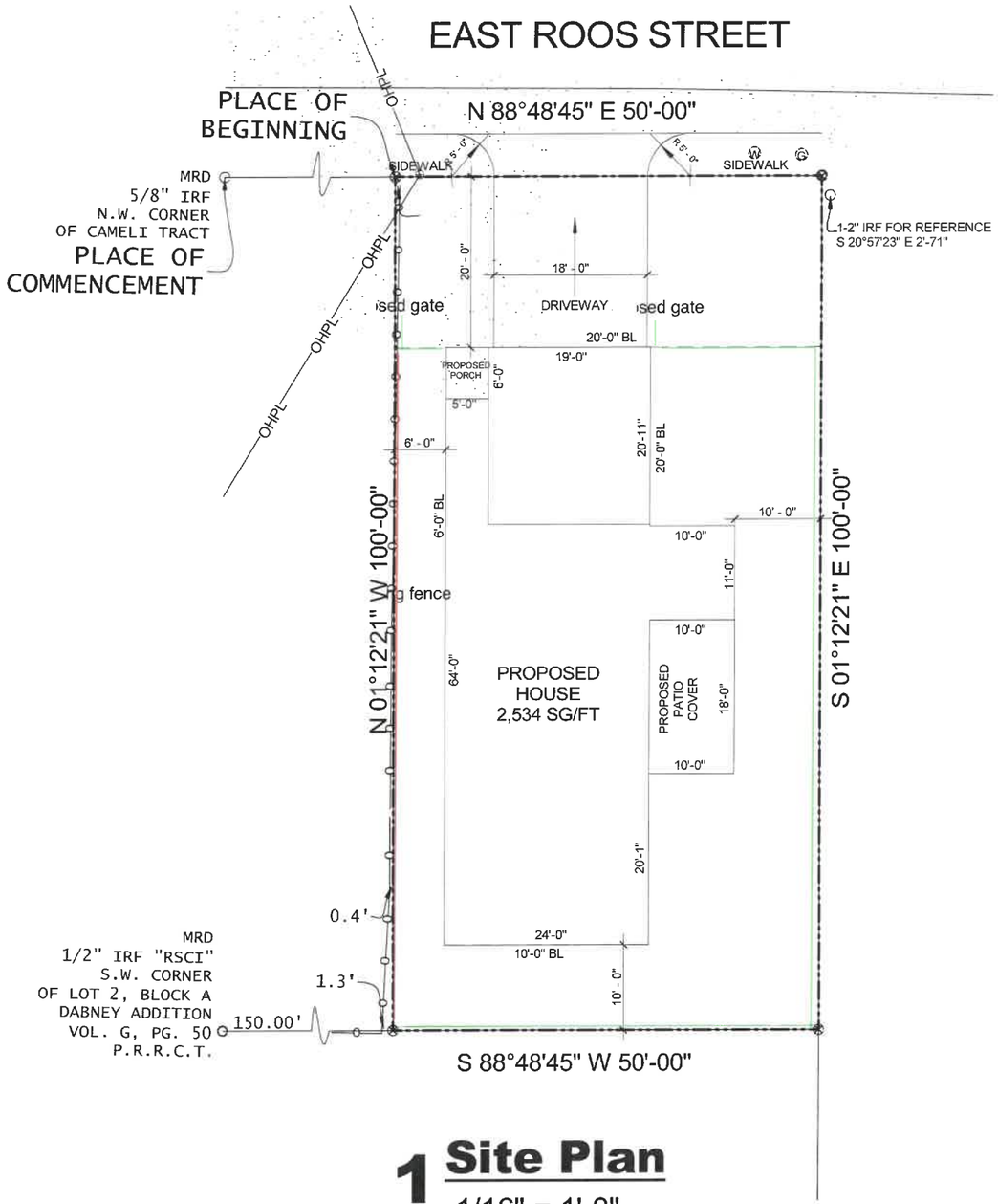
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Theresa L Moss

THERESA L. MOSS
Notary ID #130926177
My Commission Expires
December 8, 2028

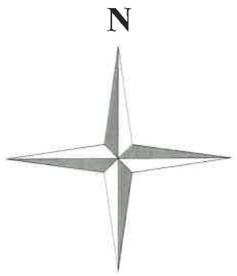
MY COMMISSION EXPIRES 12-08-2028

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

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



1 Site Plan
1/16" = 1'-0"



VICINITY MAP
for reference only

J.S. Barton PE

606 ROSS ST ROCKWALL, TX 75087	
PROPOSED FIRST FLOOR PLAN	1,364 SQFT
PROPOSED SECOND FLOOR PLAN	1,170 SQFT
TOTAL A/C	**2,534 SQFT**
PROPOSED GARAGE	396 SQFT
PROPOSED PORCH	30 SQFT
PROPOSED PATIO COVER	180 SQFT
TOTAL NEW CONSTRUCTION	**3,140 SQFT**
LOT	1
COUNTRY	ROCKWALL
CITY	ROCKWALL
LOT AREA	5,000 SQFT

ARAQUE
PROJECTS & CONSTRUCTION

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

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

Project Name & Address
606 ROSS ST
ROCKWALL, TX 75087

Legal Description
LOT 1, BLOCK G

SITE PLAN

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

Drawn by: Projects & Construction Araque

1

PROJECT COMMENTS

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

DATE: 4/23/2026

PROJECT NUMBER: Z2026-015
PROJECT NAME: SUP for a Residential Infill for 451 Cornelius Road
SITE ADDRESS/LOCATIONS: 451 Cornelius Road

CASE CAPTION: Hold a public hearing to discuss and consider a request by Akhil D. Vats 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 1.59-acre parcel of land identified as Lot 5, Block A, People Tract Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family Estate 1.5 (SFE-1.5) District, addressed as 451 Cornelius Road, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
	Bethany Ross	04/23/2026	Approved w/ Comments

04/23/2026: Z2026-015: Specific Use Permit (SUP) for 451 Cornelius Road

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

I.1 This request is for the approval of a Specific Use Permit (SUP) for Residential Infill Adjacent to an Established Subdivision for the purpose of constructing a single-family home on a 1.59-acre parcel of land identified as a Lot 5, Peoples Tract Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family Estate 1.5 (SFE-1.5) District, and addressed as 451 Cornelius Road.

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

M.3 For reference, include the case number (Z2026-015) 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 Meadowview Ranch Estates, which has been in existence for more than ten (10) years, consists of 24 residential lots, and is 100% developed.

I.5 Subsection 02.03(B)(11), Residential Infill in or Adjacent to an Established Subdivision, of Article 05, District Development Standards, of the Unified Development Code (UDC), states that “(i)n reviewing the Specific Use Permit (SUP), the Planning and Zoning Commission and City Council shall consider the proposed size, location, and architecture of the home compared to the existing housing in the Established Subdivision … [and] all housing proposed under this section shall be constructed to be architecturally and visually similar or complimentary to the existing housing in the Established Subdivision.”

M.6 According to Subsection 03.01, General Residential District Standards, of Article 05, District Development Standards, “…(t)he 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 (see Figure 6 below). The rear elevation of homes backing to open spaces or thoroughfares shall not repeat without at least five (5) intervening homes of differing appearance. Identical building material blends and colors may not occur on adjacent (side-by-side) properties. Homes are considered to differ in appearance if

any three (3) elements are different: (a) The number of stories of the home. (b) The garage location/orientation on the home. (c) The roof type and layout of the home. (d) The articulation of the front façade of the home." In this case, this home does not meet the anti-monotony standards as only two (2) of the required elements are different (i.e. [1] the garage location/orientation on the home, and [2] the articulation of the front façade of the home) than the home at 401 Cornelius. Please update the building elevations to reflect three (3) differing elements.

M.7 Please revise the floor plan provided to match the home proposed. It looks like the floor plan for 401 Cornelius was provided.

M.8 Provide the distance from the property line to the garage.

M.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 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', the Renderings depicted in Exhibits 'D', and the Floor Plan depicted in Exhibits 'E' of this ordinance.

M.10 Ordinances. Please review the attached draft ordinance prior to the April 28, 2026 Planning & Zoning Work Session meeting, and provide staff with your markups by May 5, 2026.

I.11 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 May 5, 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 May 12, 2026 Planning and Zoning Commission Public Hearing Meeting.

I.12 Planning and Zoning Commission Meeting Dates. The Planning and Zoning Commission Work Session Meeting for this case will be held on April 28, 2026, and the Planning and Zoning Commission Public Hearing Meeting for this case will be held on May 12, 2026.

I.13 City Council Meeting Dates. The projected City Council meeting dates for this case will be May 18, 2026 (1st Reading) and June 1, 2026 (2nd Reading).

I.14 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	04/23/2026	Approved w/ Comments

04/23/2026: General Items:

- Impact Fees (Water & Roadway)
- Must follow City's engineering Standards of Design and Construction
- Existing flow patterns must be maintained.
- 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. he location of the system and leach field will still need to be shown on building plans.
- There is an existing 12" water main with existing 1" service tap along Cornelius available for use.
- 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.
- There is an existing 10' utility easement and 25' drainage easement along Cornelius.
- Additional comments may be provided at time of Building Permit.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT

BUILDING	Craig Foshee	04/23/2026	Needs Review

04/23/2026: * Left garage on the site plan indicates a bump out towards the left side property line that may encroach the 25' side setback

* Floor plans and some of the elevations don't match the house indicated on the site plan

* Houses with conditioned space over 5,000 square feet will be required to be fire sprinklered

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	04/22/2026	Approved w/ Comments

04/22/2026: A residential fire sprinkler system shall be provided. The building permit plans shall indicate the location of the proposed sprinkler system riser and clearly show the water supply arrangement for the fire sprinkler system, including the service line connection from the City water system to the residence.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	04/20/2026	Approved

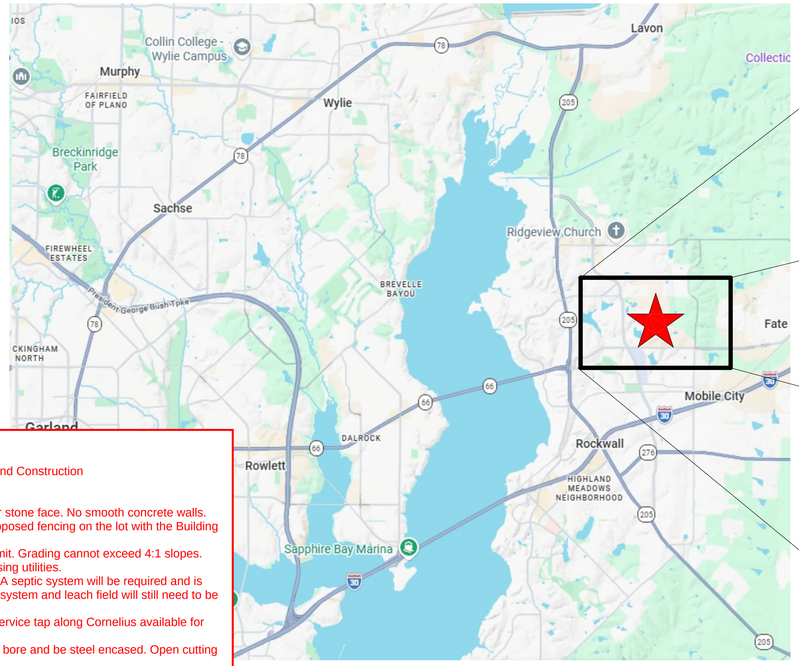
No Comments

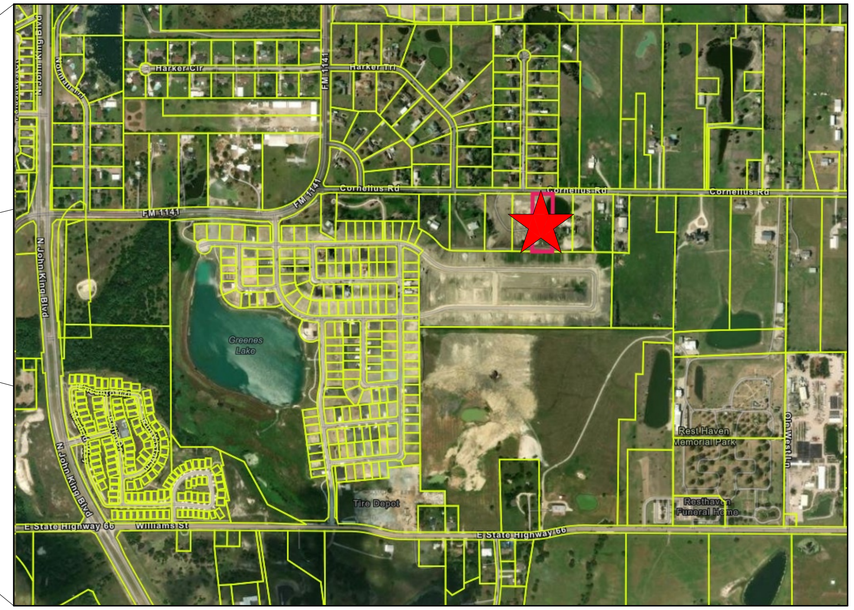
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	04/20/2026	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	04/20/2026	Approved

No Comments





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- Must follow City's engineering Standards of Design and Construction
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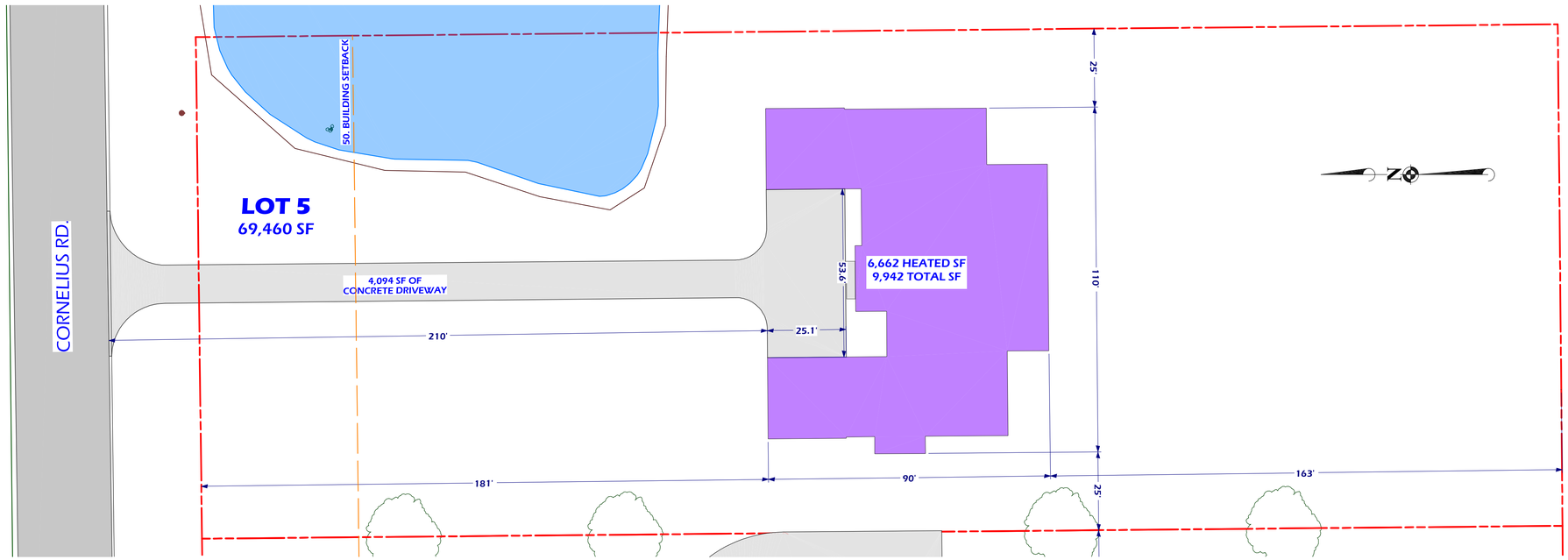
- Will need to show A/C concrete pad and also any proposed fencing on the lot with the Building Permit.
- Will need to show grading plan with the Building Permit. Grading cannot exceed 4:1 slopes.
- Will need to show how proposed home will be accessing utilities.
- There are no existing sewer mains available for use. A septic system will be required and is permitted through Rockwall County. he location of the system and leach field will still need to be shown on building plans.
- There is an existing 12" water main with existing 1" service tap along Cornelius available for use.
- 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.
- There is an existing 10' utility easement and 25' drainage easement along Cornelius.
- Additional comments may be provided at time of Building Permit.

NEW HOME FOR THE VOTS FAMILY

451 Cornelius Rd, Rockwall, TX 75087



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

SHEET NUMBER A.13
REVISION #: F

NEW HOME FOR THE VOTS FAMILY
451 Cornelius Rd, Rockwall, TX 75087
DRAWN BY: J. Scott Phillips | PROJECT #: 26030508 | DRAWN BY: 04/15/2026

LOT #5 SITE PLAN
451 Cornelius Rd., Rockwall, TX 75087

MEMBER AIBD AMERICAN INSTITUTE OF BUILDING DESIGN

7300 State Hwy 121, Suite 300
McKinney, TX 75070
(903) 413-5096
Scott@PhillipsPlans.com
PHILLIPSPLANS.COM
PHILLIPS DESIGN SERVICES INC.

DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO.

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CITY ENGINEER:

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PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	451 Cornelius Rd, Rockwall 75087				
SUBDIVISION	Peoples Tract Addition	LOT	5	BLOCK	
GENERAL LOCATION	Between Terraces Phase 2 and Cornelius R				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	SF-1.5	CURRENT USE	Vacant Land		
PROPOSED ZONING	SF- 1.5	PROPOSED USE	Single Family Home		
ACREAGE	1.59 Lot	LOTS [CURRENT]	Lot 5	LOTS [PROPOSED]	

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

☒ OWNER	Akhil D. Vats	☐ APPLICANT	
CONTACT PERSON		CONTACT PERSON	
ADDRESS	[redacted]	ADDRESS	
CITY, STATE & ZIP		CITY, STATE & ZIP	
PHONE		PHONE	
E-MAIL		E-MAIL	

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Ankit Parmar (Applicant) [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

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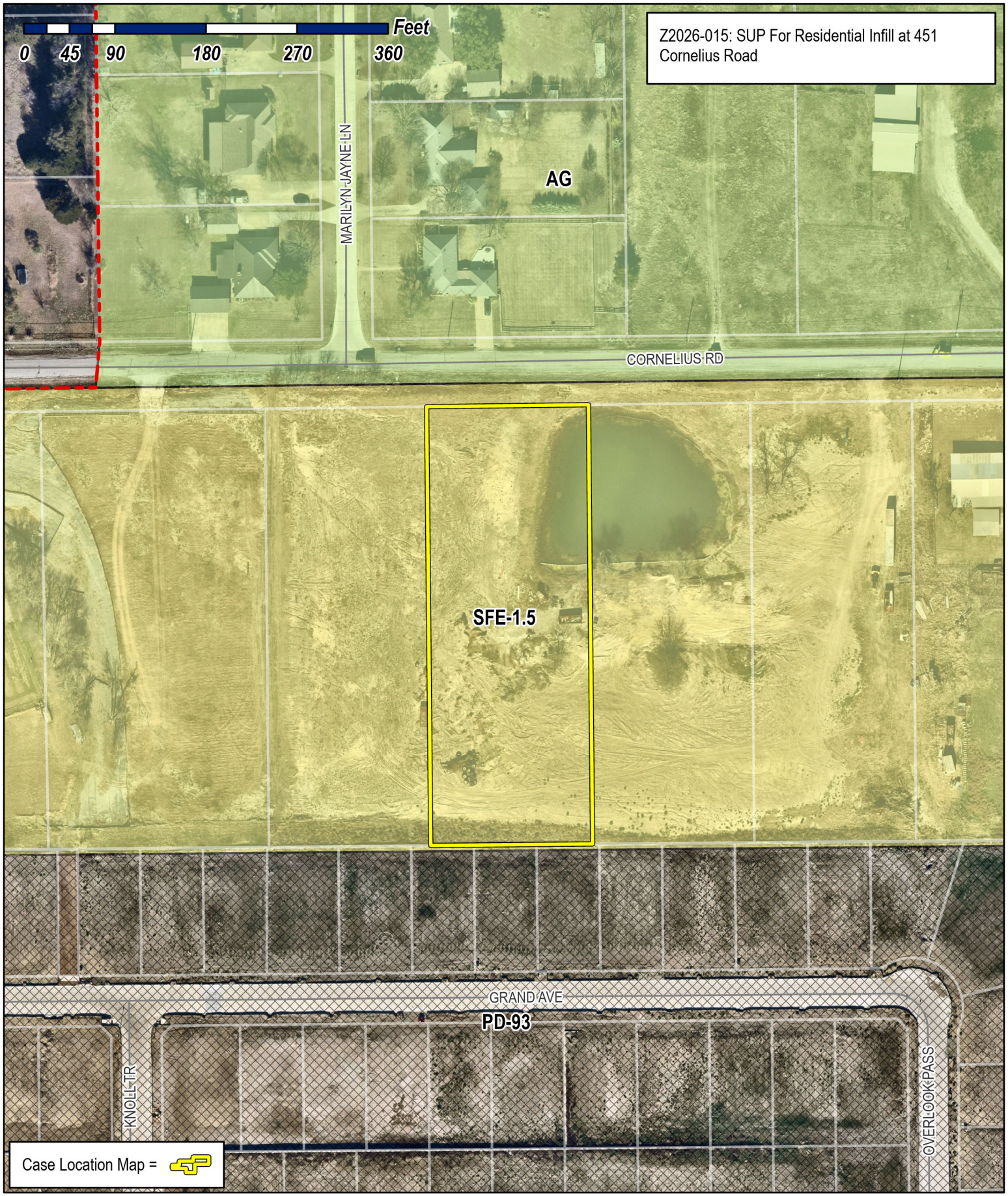
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 15 *DAY OF* April, *20* 26

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Jera Dee Davidson

Jera Dee Davidson
My Commission Expires
6/20/2028
Notary ID 10851090

MY COMMISSION EXPIRES 6-20-2028



City of Rockwall

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

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

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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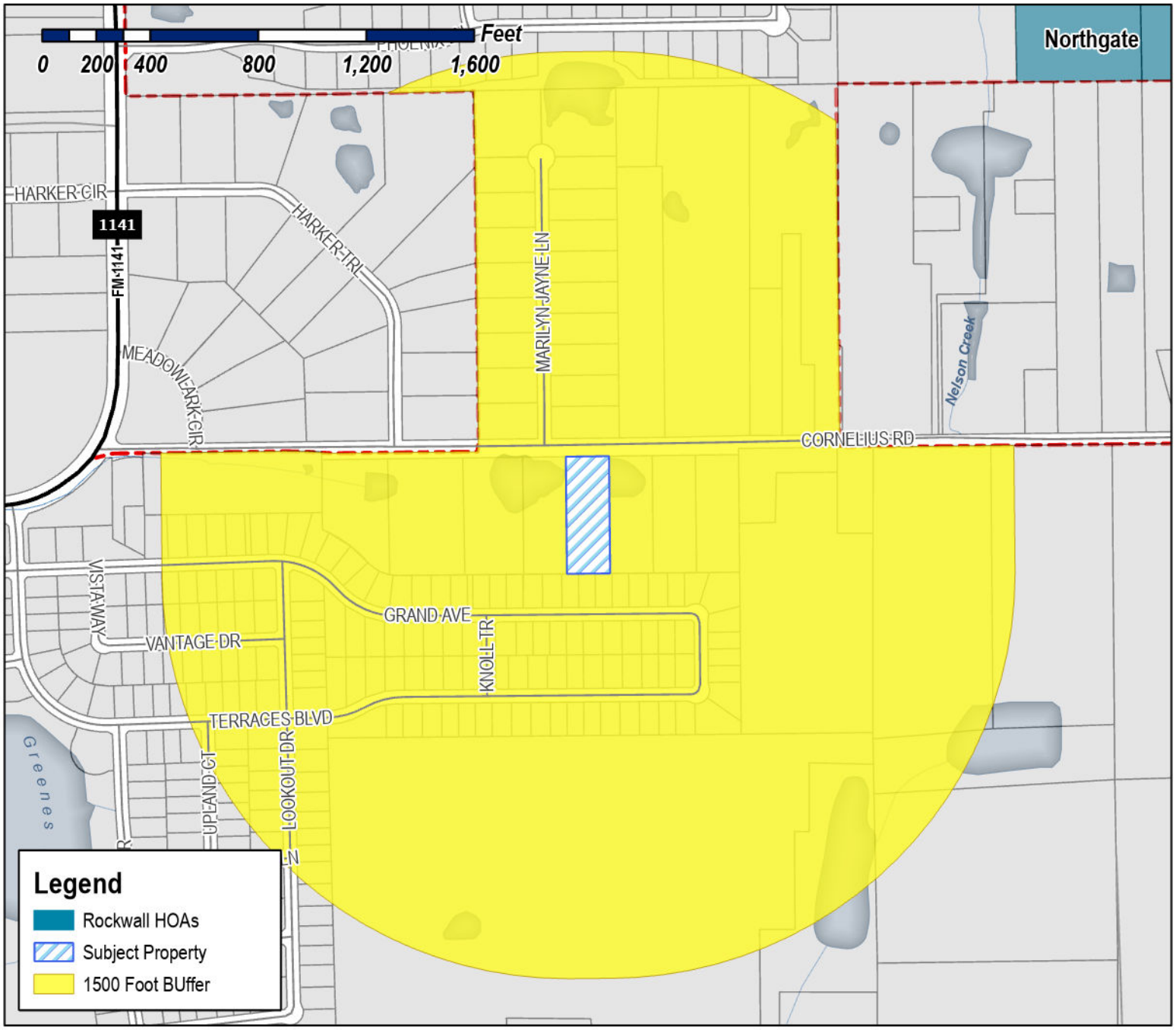
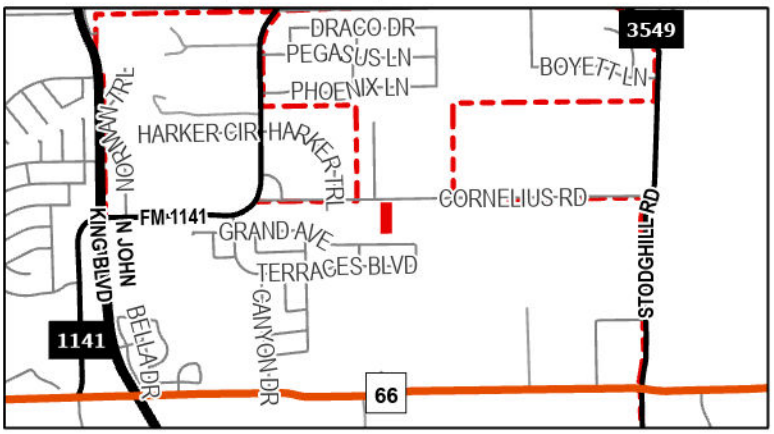


Case Number: Z2026-015
Case Name: SUP For Residential Infill
Case Type: Zoning
Zoning: Single-Family Estate 1.5 (SFE 1.5) District
Case Address: 451 Cornelius Road



Date Saved: 4/21/2026
For Questions on this Case Call (972) 771-7745

City of Rockwall

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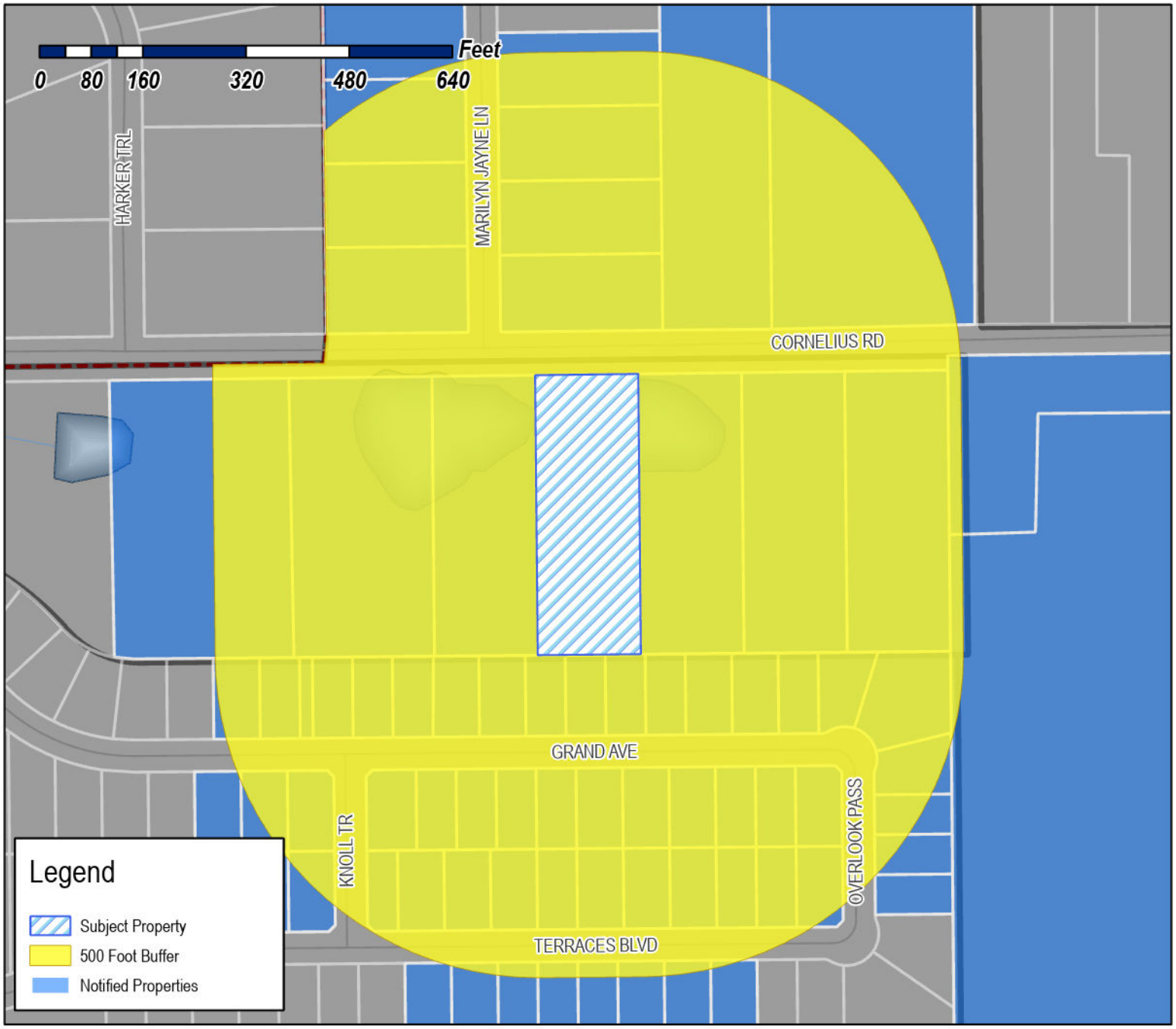

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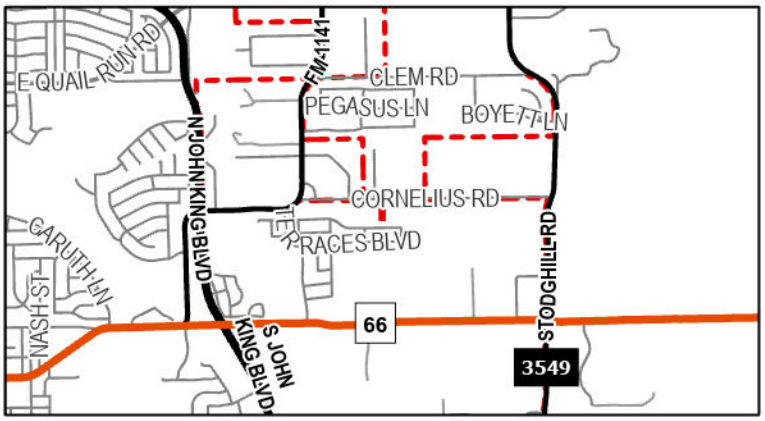


Date Saved: 4/21/2026
For Questions on this Case Call: (972) 771-7745

RESIDENT
1110 OVERLOOK PASS
ROCKWALL, TX 75087

RESIDENT
1116 OVERLOOK PASS
ROCKWALL, TX 75087

RESIDENT
1122 OVERLOOK PASS
ROCKWALL, TX 75087

RESIDENT
1128 OVERLOOK PASS
ROCKWALL, TX 75087

THOMAS STEPHEN R & SHARON C
1200 MARILYN JAYNE DR
ROCKWALL, TX 75087

RANDY AND KAY WILSON REVOCABLE TRUST
RANDY SCOTT WILSON AND KAY MARIE
WILSON- CO TRUSTEES
1201 MARILYN JAYNE
ROCKWALL, TX 75087

JAMES BRIAN & KIMBERLY
1202 MARILYN JAYNE DR
ROCKWALL, TX 75087

SMITH DANIEL T
1203 MARILYN JAYNE DR
ROCKWALL, TX 75087

WALKER GRACIE & LEON
1204 MARILYN JAYNE DR
ROCKWALL, TX 75087

JAMES DAVID L
1205 MARILYN JAYNE DRIVE
ROCKWALL, TX 75087

COOK ROBERT M ETUX
1206 MARILYN JAYNE DR
ROCKWALL, TX 75087

CANTRELL CARL DEAN
1207 MARILYN JAYNE DR
ROCKWALL, TX 75087

HARGROVE TODD & TONDA
1381 LEEWARD DR
ROCKWALL, TX 75087

SINGH GAGANPREET K AND PAWANPREET
151 STEVENSON DR
FATE, TX 75087

RESIDENT
2049 GRAND AVE
ROCKWALL, TX 75087

RESIDENT
2050 GRAND AVE
ROCKWALL, TX 75087

RESIDENT
2055 GRAND AVE
ROCKWALL, TX 75087

RESIDENT
2056 GRAND AVE
ROCKWALL, TX 75087

RESIDENT
2056 TERRACES BLVD
ROCKWALL, TX 75087

RESIDENT
2061 GRAND AVE
ROCKWALL, TX 75087

RESIDENT
2062 TERRACES BLVD
ROCKWALL, TX 75087

RESIDENT
2064 GRAND AVE
ROCKWALL, TX 75087

RESIDENT
2068 GRAND AVE
ROCKWALL, TX 75087

RESIDENT
2104 GRAND AVE
ROCKWALL, TX 75087

RESIDENT
2105 GRAND AVE
ROCKWALL, TX 75087

RESIDENT
2106 TERRACES BLVD
ROCKWALL, TX 75087

RESIDENT
2110 GRAND AVE
ROCKWALL, TX 75087

RESIDENT
2111 GRAND AVE
ROCKWALL, TX 75087

RESIDENT
2112 TERRACES BLVD
ROCKWALL, TX 75087

RESIDENT
2115 TERRACES BLVD
ROCKWALL, TX 75087

RESIDENT
2116 GRAND AVE
ROCKWALL, TX 75087

RESIDENT
2117 GRAND AVE
ROCKWALL, TX 75087

RESIDENT
2118 TERRACES BLVD
ROCKWALL, TX 75087

RESIDENT
2121 TERRACES BLVD
ROCKWALL, TX 75087

RESIDENT
2122 GRAND AVE
ROCKWALL, TX 75087

RESIDENT
2123 GRAND AVE
ROCKWALL, TX 75087

RESIDENT
2124 TERRACES BLVD
ROCKWALL, TX 75087

RESIDENT
2127 TERRACES BLVD
ROCKWALL, TX 75087

RESIDENT
2128 GRAND AVE
ROCKWALL, TX 75087

RESIDENT
2129 GRAND AVE
ROCKWALL, TX 75087

RESIDENT
2130 TERRACES BLVD
ROCKWALL, TX 75087

RESIDENT
2133 TERRACES BLVD
ROCKWALL, TX 75087

RESIDENT
2134 GRAND AVE
ROCKWALL, TX 75087

RESIDENT
2135 GRAND AVE
ROCKWALL, TX 75087

RESIDENT
2136 TERRACES BLVD
ROCKWALL, TX 75087

RESIDENT
2139 TERRACES BLVD
ROCKWALL, TX 75087

RESIDENT
2140 GRAND AVE
ROCKWALL, TX 75087

RESIDENT
2200 TERRACES BLVD
ROCKWALL, TX 75087

RESIDENT
2201 GRAND AVE
ROCKWALL, TX 75087

RESIDENT
2202 GRAND AVE
ROCKWALL, TX 75087

RESIDENT
2203 TERRACES BLVD
ROCKWALL, TX 75087

RESIDENT
2206 TERRACES BLVD
ROCKWALL, TX 75087

RESIDENT
2207 GRAND AVE
ROCKWALL, TX 75087

RESIDENT
2208 GRAND AVE
ROCKWALL, TX 75087

RESIDENT
2209 TERRACES BLVD
ROCKWALL, TX 75087

RESIDENT
2212 TERRACES BLVD
ROCKWALL, TX 75087

RESIDENT
2213 GRAND AVE
ROCKWALL, TX 75087

RESIDENT
2214 GRAND AVE
ROCKWALL, TX 75087

RESIDENT
2215 TERRACES BLVD
ROCKWALL, TX 75087

RESIDENT
2218 TERRACES BLVD
ROCKWALL, TX 75087

RESIDENT
2219 GRAND AVE
ROCKWALL, TX 75087

RESIDENT
2220 GRAND AVE
ROCKWALL, TX 75087

RESIDENT
2224 TERRACES BLVD
ROCKWALL, TX 75087

RESIDENT
2225 GRAND AVE
ROCKWALL, TX 75087

RESIDENT
2226 GRAND AVE
ROCKWALL, TX 75087

RESIDENT
2232 GRAND AVE
ROCKWALL, TX 75087

POLK BALEY & BROOKE
333 CORNELIUS RD
ROCKWALL, TX 75087

RESIDENT
375 CORNELIUS RD
ROCKWALL, TX 75087

RESIDENT
401 CORNELIUS RD
ROCKWALL, TX 75087

TM TERRACES LLC
ANDREA DANLEY - INDEPENDENT EXECUTOR
4416 W. LOVERS LN SUITE 200
DALLAS, TX 75209

TM TERRACES LLC
4416 W. LOVERS LN SUITE 200
DALLAS, TX 75209

TM TERRACES LLC
ANDREA DANLEY - INDEPENDENT EXECUTOR
4416 W. LOVERS LN SUITE 200
DALLAS, TX 75209

TM TERRACES LLC
4416 W. LOVERS LN SUITE 200
DALLAS, TX 75209

RESIDENT
451 CORNELIUS RD
ROCKWALL, TX 75087

RESIDENT
487 CORNELIUS RD
ROCKWALL, TX 75087

FLEMING HALLIE B
508 N ALAMO RD
ROCKWALL, TX 75087

RESIDENT
520 CORNELIUS RD
ROCKWALL, TX 75087

RESIDENT
525 CORNELIUS RD
ROCKWALL, TX 75087

RESIDENT
555 CORNELIUS RD
ROCKWALL, TX 75087

RESIDENT
588 CORNELIUS RD
ROCKWALL, TX 75087

PEOPLES DONNIE
589 CORNELIUS
ROCKWALL, TX 75087

PEOPLES DONNIE
589 CORNELIUS
ROCKWALL, TX 75087

RESIDENT
657 CORNELIUS RD
ROCKWALL, TX 75087

ESTATE OF MICHAEL L PEOPLES SR
ANDREA DANLEY - INDEPENDENT EXECUTOR
PO Box 154
Fate, TX 75132

PUBLIC NOTICE

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

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

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

Z2026-015: SUP for Residential Infill

Hold a public hearing to discuss and consider a request by Akhil D. Vats 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 1.59-acre parcel of land identified as Lot 5, Block A, People Tract Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family Estate 1.5 (SFE-1.5) District, addressed as 451 Cornelius Road, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on *Tuesday, May 12, 2026 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, May 18, 2026 at 6:00 PM*. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

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

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

Your comments must be received by *Monday, May 18, 2026 at 4:00 PM* to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

USE THIS QR CODE TO GO DIRECTLY TO THE WEBSITE

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

PLEASE RETURN THE BELOW FORM

Case No. Z2026-015: 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.

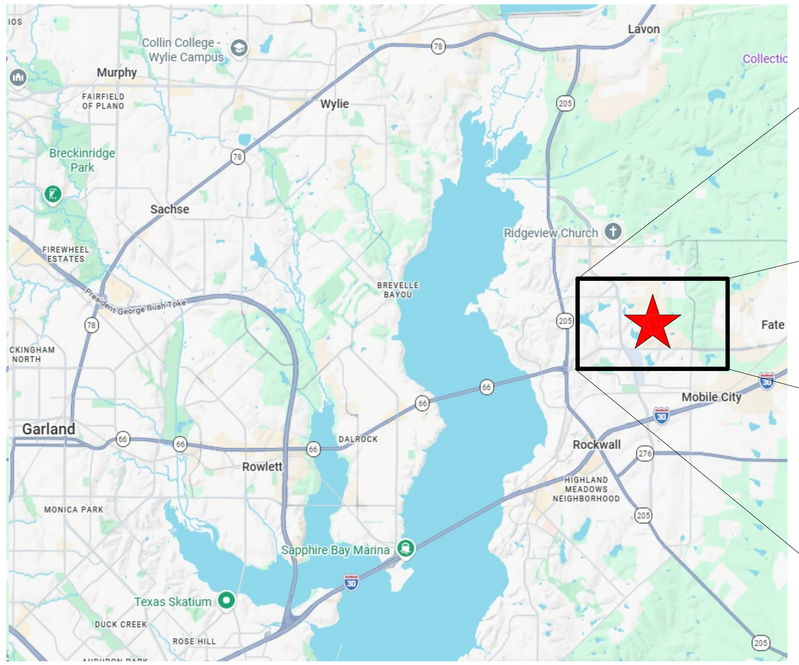
☐ I am opposed to the request for the reasons listed below.

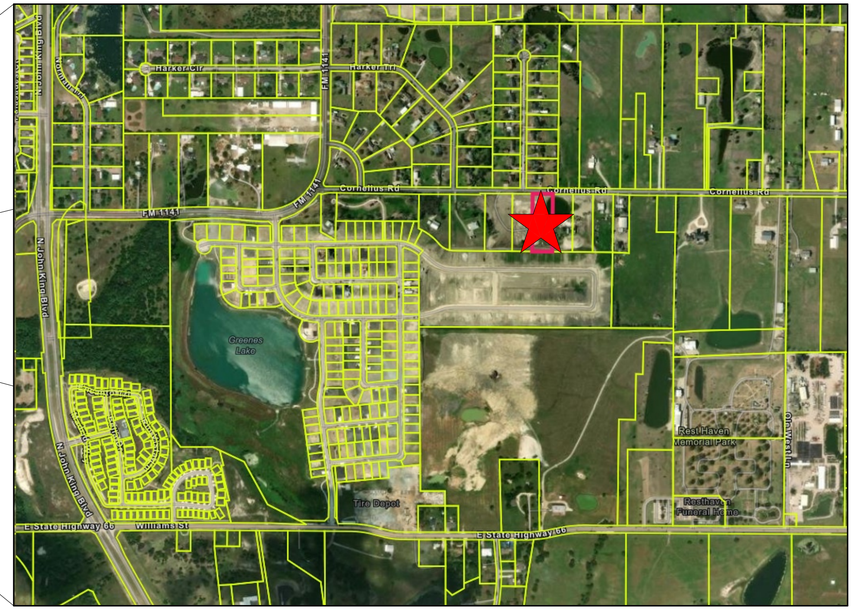
Name:

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.

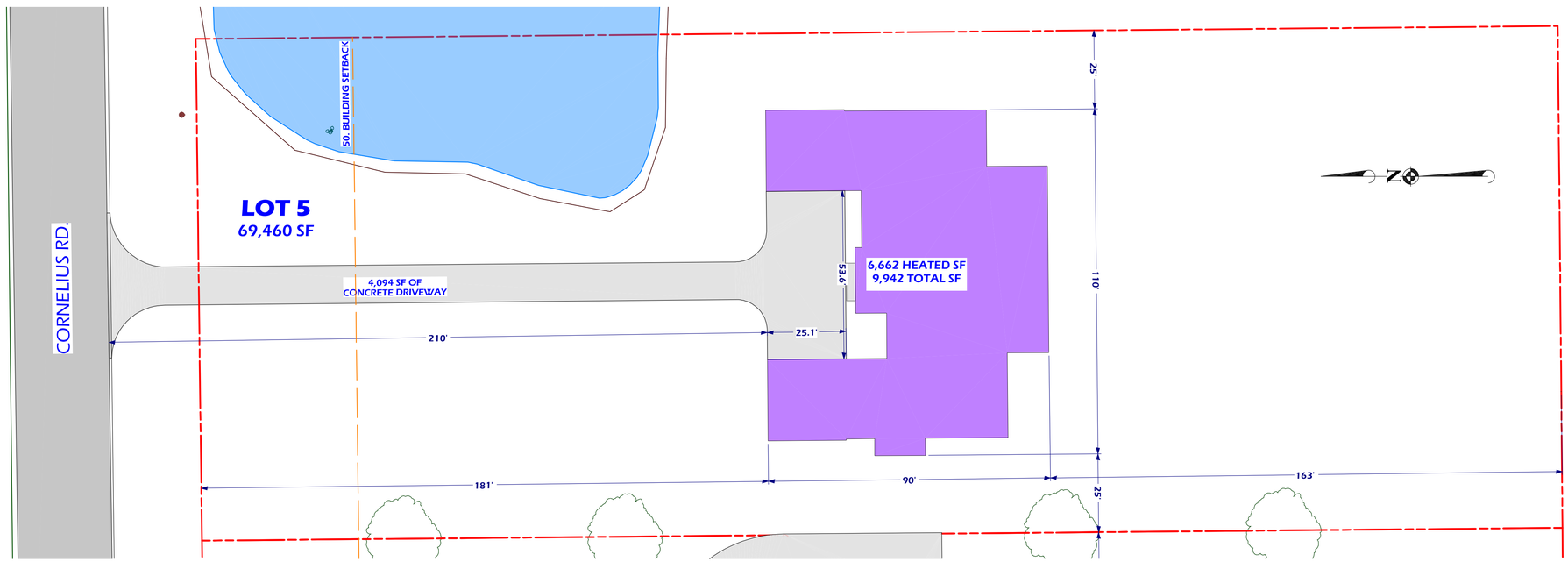
PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE





NEW HOME FOR THE VOTS FAMILY

451 Cornelius Rd, Rockwall, TX 75087



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

SHEET NUMBER A.13
REVISION #: F

NEW HOME FOR THE VOTS FAMILY
451 Cornelius Rd, Rockwall, TX 75087
DRAWN BY: J. Scott Phillips | PROJECT #: 26030508 | DRAWN BY: 04/15/2026

LOT #5 SITE PLAN
451 Cornelius Rd., Rockwall, TX 75087

MEMBER AIBD AMERICAN INSTITUTE OF BUILDING DESIGN

7300 State Hwy 121, Suite 300
McKinney, TX 75070
(903) 413-5096
Scott@PhillipsPlans.com
PHILLIPSPLANS.COM
PHILLIPS DESIGN SERVICES INC.

E1 **GARAGE SIDE VIEW**
SCALE: 1/4" = 1'-0"

NOT FOR CONSTRUCTION

E2 **LEFT SIDE VIEW**
SCALE: 1/4" = 1'-0"

SHEET NUMBER **A.03** | REVISION #: A

NEW HOME FOR THE PARMAR FAMILY
401 Cornelius Rd, Rockwall, TX 75087
DRAWN BY: J. Scott Phillips | PROJECT #: **26030507** | DRAWN BY: 03/10/2026

EXTERIOR ELEVATIONS
FRONT AND LEFT SIDE VIEWS

MEMBER AIBD AMERICAN INSTITUTE OF BUILDING DESIGN

7300 State Hwy 121, Suite 300
McKinney, TX 75070
(903) 413-5096
Scott@PhillipsPlans.com
PHILLIPSPLANS.COM
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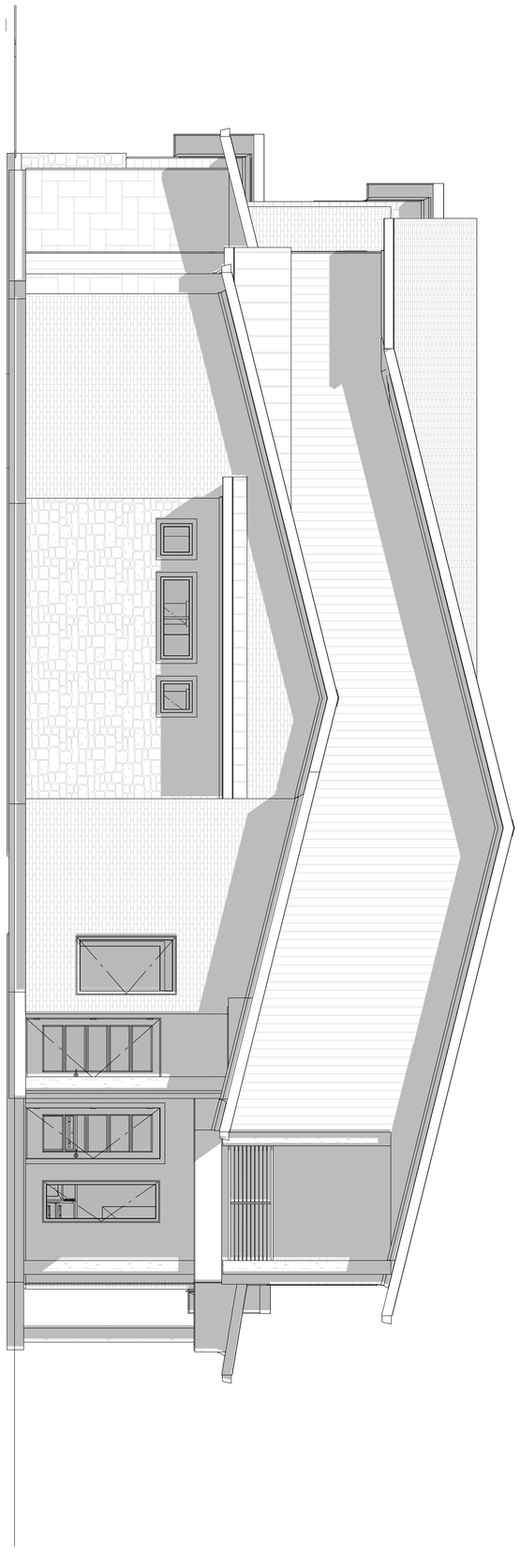
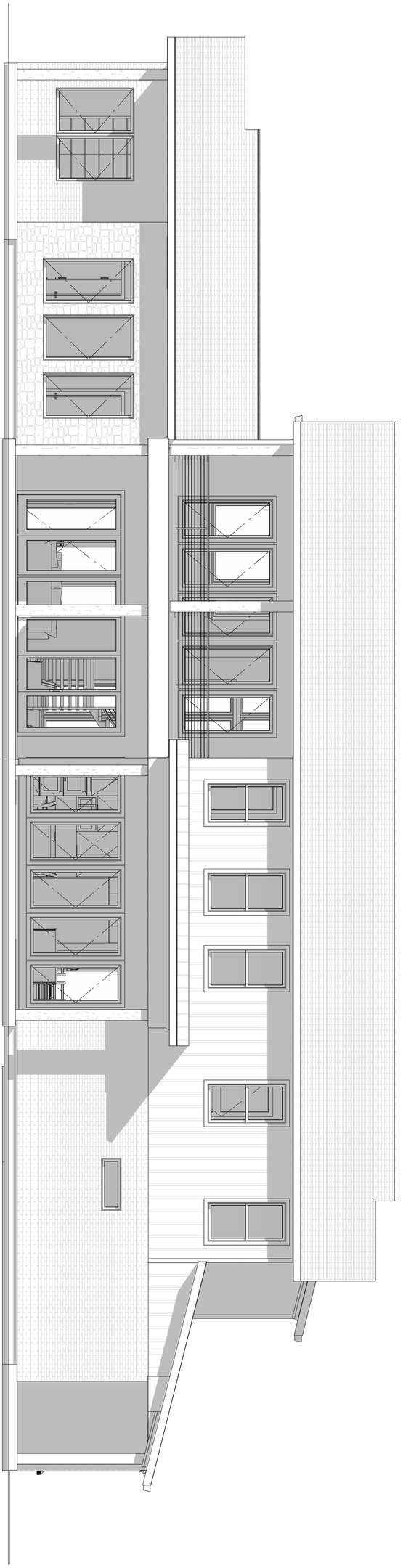


E4 RIGHT SIDE VIEW
SCALE: 1/4" = 1'-0"



E3 REAR ELEVATION
SCALE: 1/4" = 1'-0"

NOT FOR CONSTRUCTION

PHILLIPS DESIGN SERVICES INC.
7300 State Hwy 121, Suite 300
McKinney, TX 75070
(903) 413-5096
Scott@PhillipsPlans.com
PHILLIPSPLANS.COM

MEMBER AIBD AMERICAN INSTITUTE of BUILDING DESIGN

EXTERIOR ELEVATIONS

REAR AND RIGHT SIDE VIEW

NEW HOME FOR THE PARMAR FAMILY

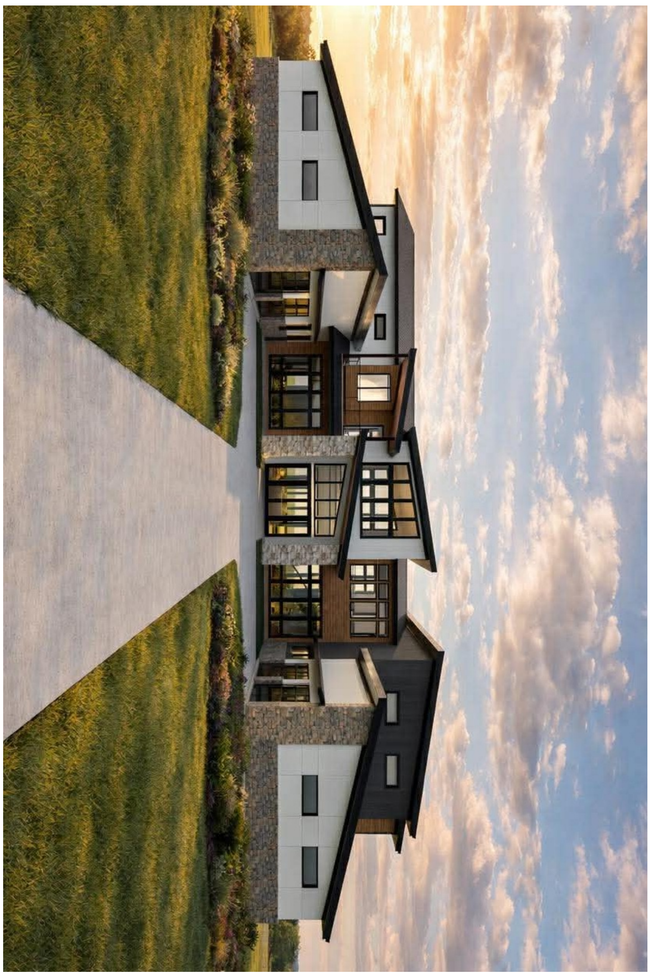
401 Cornelius Rd, Rockwall, TX 75087

DRAWN BY: J. Scott Phillips | PROJECT #: **26030507** | DRAWN BY: 03/10/2026

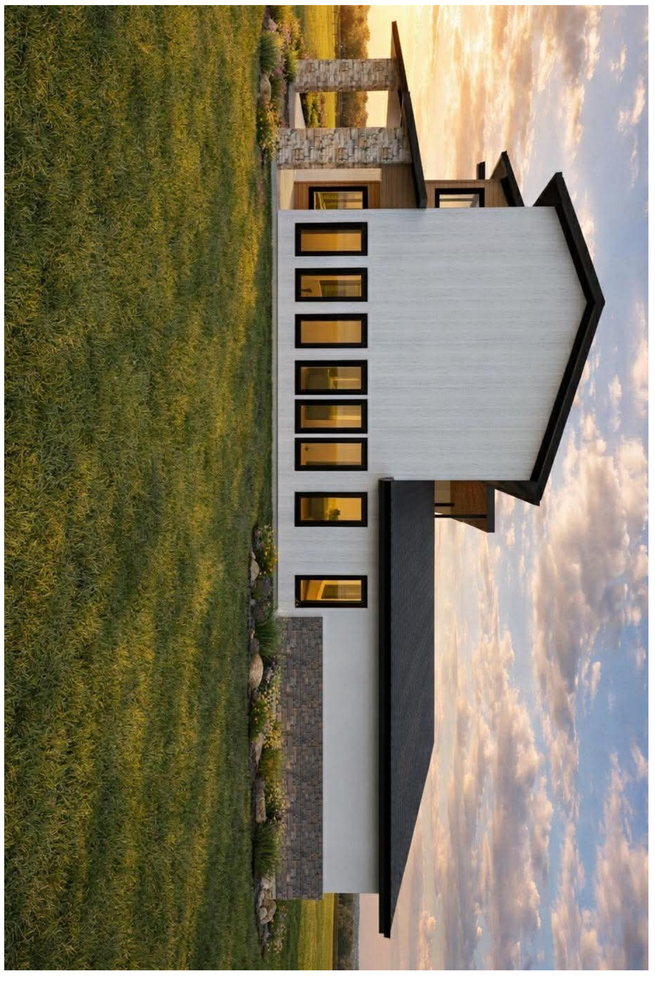
SHEET NUMBER **A.04**

REVISION #: A

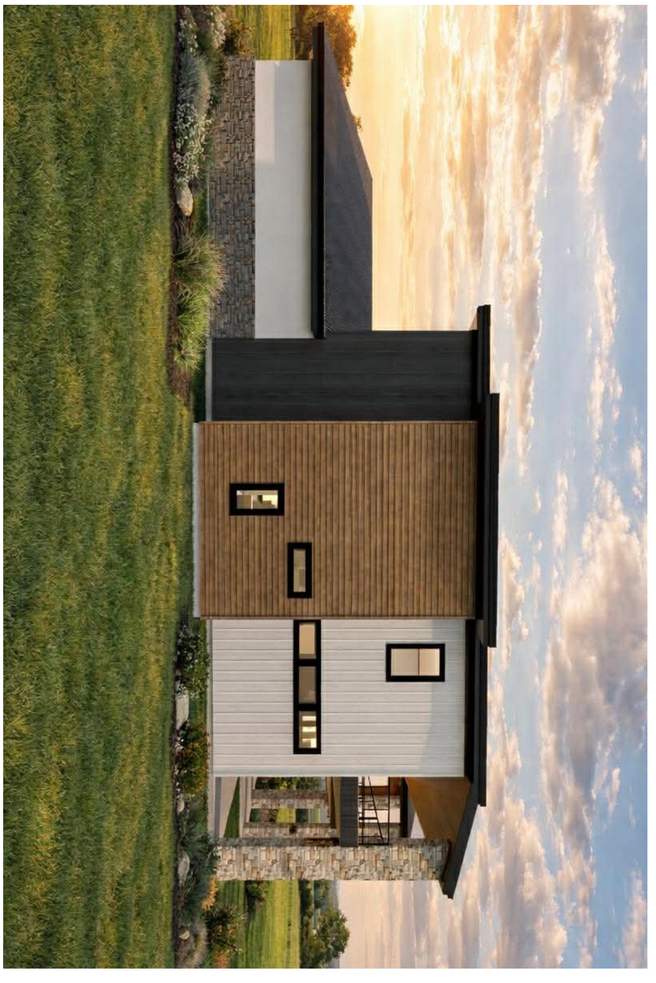
E3 REAR 3D RENDERING
SCALE: NOT TO SCALE



E1 FRONT 3D RENDERING
SCALE: NOT TO SCALE



E4 RIGHT SIDE 3D RENDERING
SCALE: NOT TO SCALE



E2 RIGHT SIDE 3D RENDERING
SCALE: NOT TO SCALE

PHILLIPS DESIGN SERVICES INC.
7300 State Hwy 121, Suite 300
McKinney, TX 75070
(903) 413-5096
Scott@PhillipsPlans.com
PHILLIPSPLANS.COM

MEMBER AIBD AMERICAN INSTITUTE of BUILDING DESIGN

LOT #5 SITE PLAN

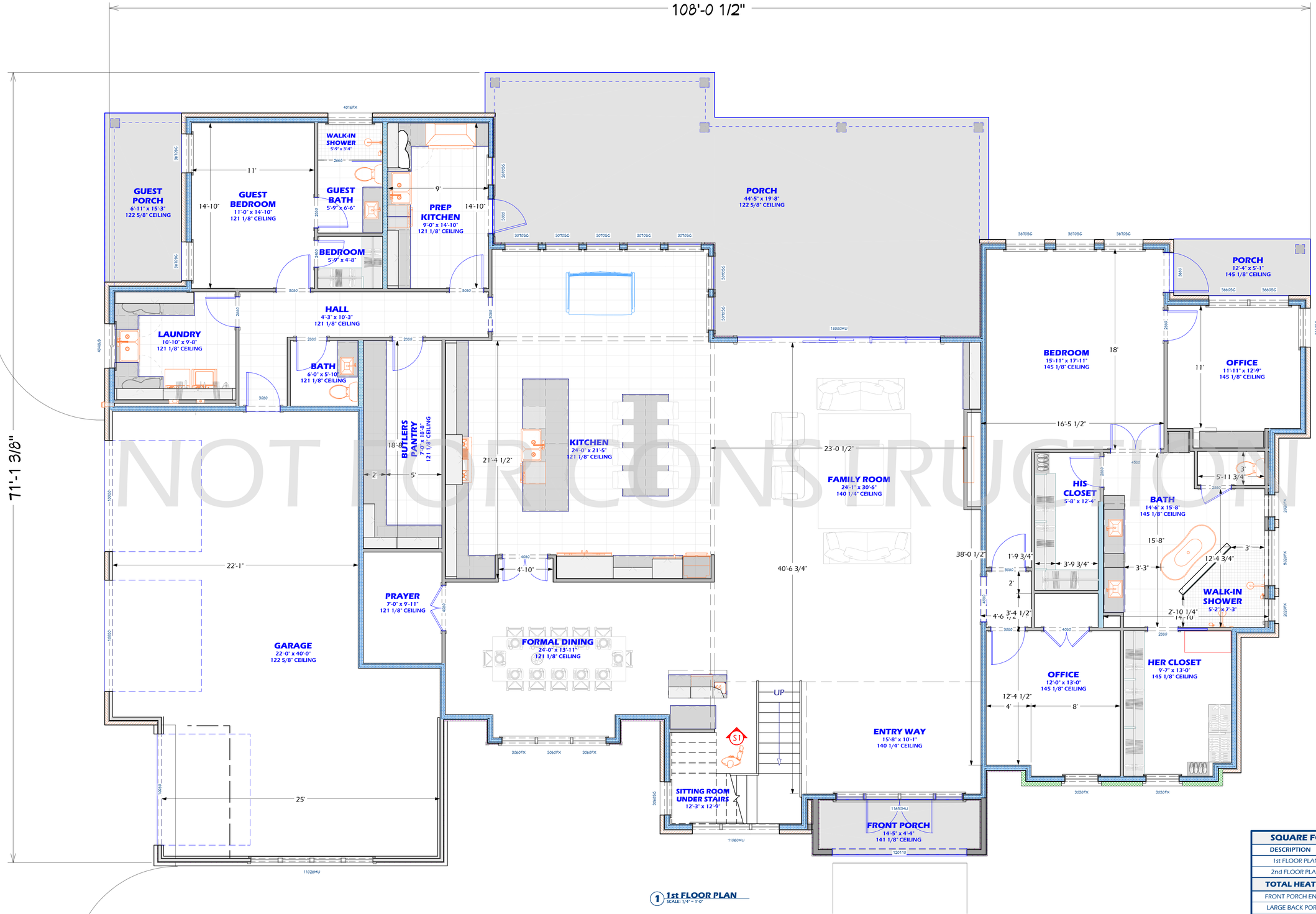
451 Cornelius Rd., Rockwall, TX 75087

NEW HOME FOR THE VOTS FAMILY

451 Cornelius Rd, Rockwall, TX 75087

DRAWN BY: J. Scott Phillips | PROJECT #: 26030507 | DRAWN BY: 04/15/2026

SHEET NUMBER
A.12
REVISION #: F



1 1st FLOOR PLAN
SCALE: 1/4" = 1'-0"

SQUARE FOOTAGE	
DESCRIPTION	SQ. FEET
1st FLOOR PLAN	4,341
2nd FLOOR PLAN	2,136
TOTAL HEATED	**6,477**
FRONT PORCH ENTRY	80
LARGE BACK PORCH	793
OWNERS PORCH	62
2nd FLOOR PORCH	484
3 CAR GARAGE	1,016
TOTAL	**9,017**

SHEET NUMBER **A.01** | REVISION #: A

NEW HOME FOR THE PARMAR FAMILY
401 Cornelius Rd, Rockwall, TX 75087
DRAWN BY: J. Scott Phillips | PROJECT #: **26030507** | DRAWN BY: 03/10/2026

1st FLOOR PLAN

MEMBER AIBD AMERICAN INSTITUTE OF BUILDING DESIGN

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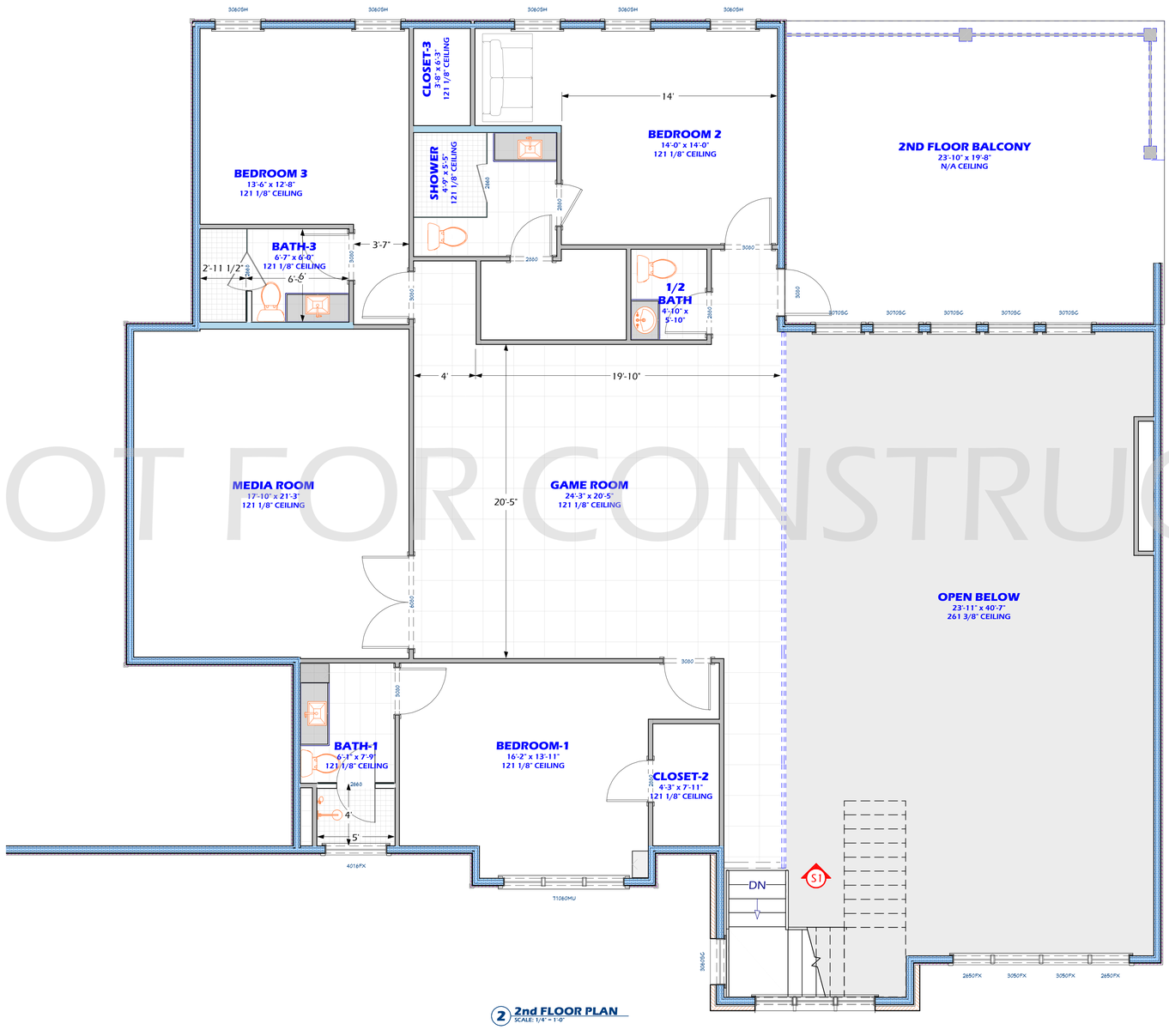


2 2nd FLOOR PLAN
SCALE: 1/4" = 1'-0"

NOT FOR CONSTRUCTION

SHEET NUMBER A.02
REVISION #: A

NEW HOME FOR THE PARMAR FAMILY
401 Cornelius Rd, Rockwall, TX 75087
DRAWN BY: J. Scott Phillips | PROJECT #: 26030507 | DRAWN BY: 03/10/2026

2nd FLOOR PLAN

MEMBER AIBD AMERICAN INSTITUTE OF BUILDING DESIGN

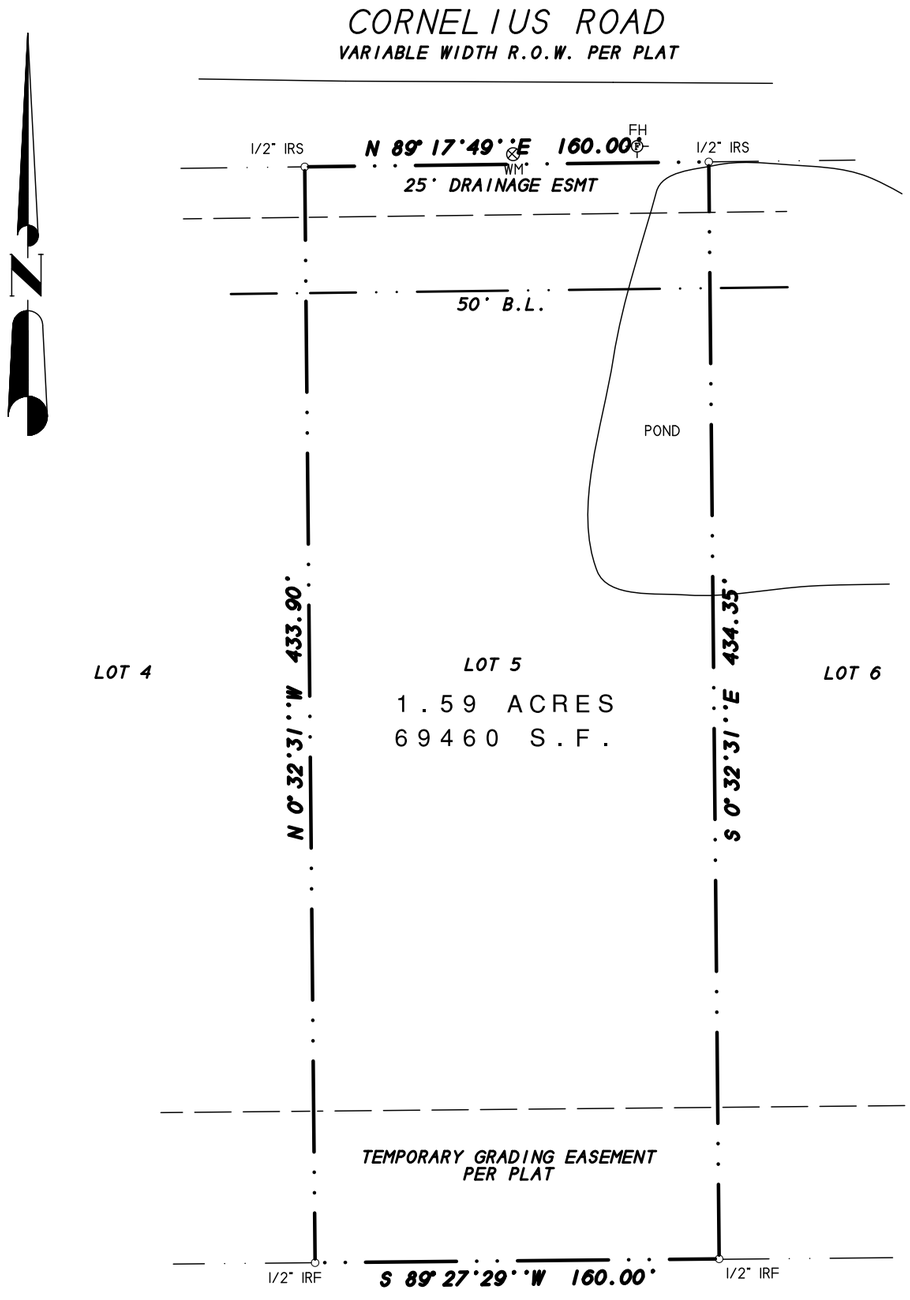
7300 State Hwy 121, Suite 300
McKinney, TX 75070
(903) 413-5096
Scott@PhillipsPlans.com
PHILLIPSPLANS.COM
PHILLIPS DESIGN SERVICES INC.

PLAT OF SURVEY

SURVEY ACCEPTED BY:

_____ DATE _____

_____ DATE _____



DESCRIPTION

Lot 5, Block A, Peoples Tract Addition, an Addition to the City of Rockwall, Rockwall County, Texas, according to the Final Plat thereof recorded in under Clerk's File No. 202400015144, Plat Records, Rockwall County, Texas.

NOTES

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

2) BEARING SOURCE: RECORDED PLAT.

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

SURVEYOR'S CERTIFICATE

I, Harold D. Fetty, III, Registered Professional Land Surveyor No. 5034, do hereby certify that the above plat of the property surveyed for Allegiance Title Company and Akhil Vats at 451 Cornelius Road, Rockwall, Rockwall County, Texas, is the result of a careful collection of the best evidence available to me and my opinion is based on the facts as found at the time of survey. This survey meets the requirements of the Minimum Standards of Practice as approved and published by the Texas Board of Professional Land Surveying, effective September 1, 1992 and subsequent revisions, and the same was surveyed under my supervision on the ground this the 19th day of March, 2026.

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

STATE OF TEXAS
REGISTERED
HAROLD D. FETTY III
5034
PROFESSIONAL
LAND SURVEYOR

SYMBOL LEGEND

TV TELEVISION CABLE RISER	GAS GAS METER	TEL PHONE RISER	FH FIRE HYDRANT	PP POWER POLE
ELEC ELECTRIC METER	ELEC BOX SUBSURFACE JUNCTION BOX	WM WATER METER	LP LIGHT POLE	1/2" IRF IRON ROD FOUND (CORNER)
FENCE	EASEMENT LINE / PROPERTY LINES		A/C AIR COND. UNIT	PROP PROPANE TANK

SURVEY DATE MARCH 19, 2026
SCALE 1" = 60' FILE # 20260050
CLIENT VATS GF # 3016402600136

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

CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2026-015

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

ADJACENT HOUSING ATTRIBUTES

ADDRESS	HOUSING TYPE	YEAR BUILT	HOUSE SF	EXTERIOR MATERIALS
1200 Marilyn Jane	Single-Family Home	1986	2,046	Brick
1201 Marilyn Jane	Single-Family Home	1986	2,046	Brick
487 Cornelius Road	Barn	1985	7,986	N/A
520 Cornelius Road	Vacant	N/A	N/A	N/A
525 Cornelius Road	Vacant	N/A	N/A	N/A
555 Cornelius Road	Single-Family Home	1960	2,450	Siding
588 Cornelius Road	Barn	2012	2,700	Metal
589 Cornelius Road	Single-Family Home	1880	4,507	Siding
614 Cornelius Road	Vacant	N/A	N/A	N/A
628 Cornelius Road	Single-Family Home	2018	2,632	Metal
635 Cornelius Road	Vacant	N/A	N/A	N/A
657 Cornelius Road	Vacant	N/A	N/A	N/A
	AVERAGES:	1975	3,481	

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

1200 Marilyn Jane

1201 Marilyn Jane

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

487 Cornelius Road

520 Cornelius Road

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

525 Cornelius Road

555 Cornelius Road

588 Cornelius Road

589 Cornelius Road

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614 Cornelius Road

628 Cornelius Road

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

635 Cornelius Road

657 Cornelius Road

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 1.59-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 5, PEOPLES TRACT 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 Akhil Vats for the approval of a *Specific Use Permit (SUP)* for *Residential Infill adjacent to an Established Subdivision* to allow the construction of a single family home on a 1.59-acre parcel of land identified as Lot 5, Peoples Tract Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family Estate 1.5 (SFE-1.5) District, addressed as 451 Cornelius Road, and being more specifically described and depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

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

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

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

SECTION 2. That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 03.01, *General Residential District Standards*, and Subsection 03.02, *Single Family Estate 1.5 (SFE-1.5) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] -- *as heretofore amended and may be amended*

DRAFT 04.28.2026

in the future -- and with the following conditions:

3.1 OPERATIONAL CONDITIONS

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

1) The development of the *Subject Property* shall generally conform to the *Residential Plot Plan* as depicted in *Exhibit 'B'* of this ordinance.

2) The construction of a *Single-Family Home* on the *Subject Property* shall generally conform to the *Building Elevations* depicted in *Exhibits 'C'*, the *Renderings* depicted in *Exhibits 'D',* and the *Floor Plan* depicted in *Exhibits 'E'* 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 1st DAY OF JUNE, 2026.

DRAFT ORDINANCE 04.28.2026

Tim McCallum, *Mayor*

ATTEST:

Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

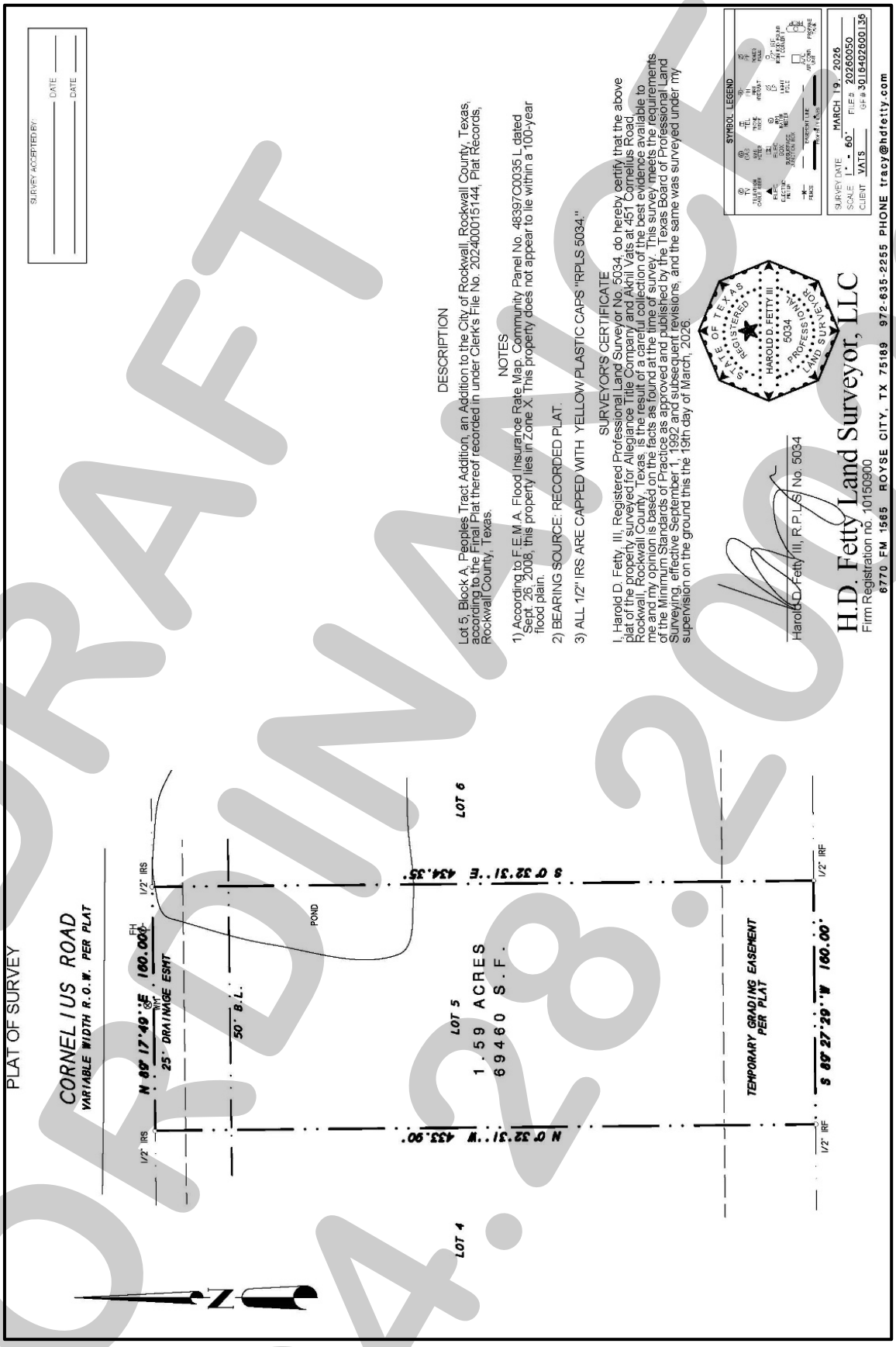
Frank J. Garza, *City Attorney*

1st Reading: *May 18, 2026*

2nd Reading: *June 1, 2026*

DRAFT ORDINANCE 04.28.2026

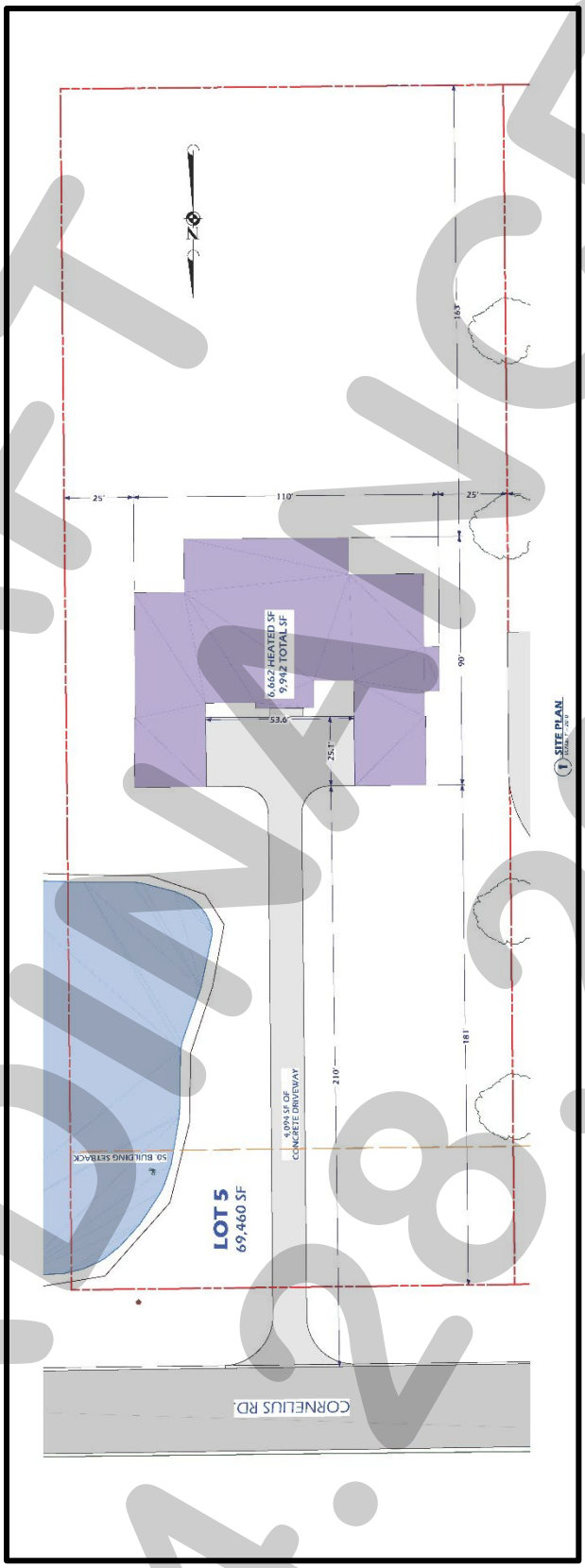
Exhibit 'A':
Legal Description



DRAFT
04.28.2026

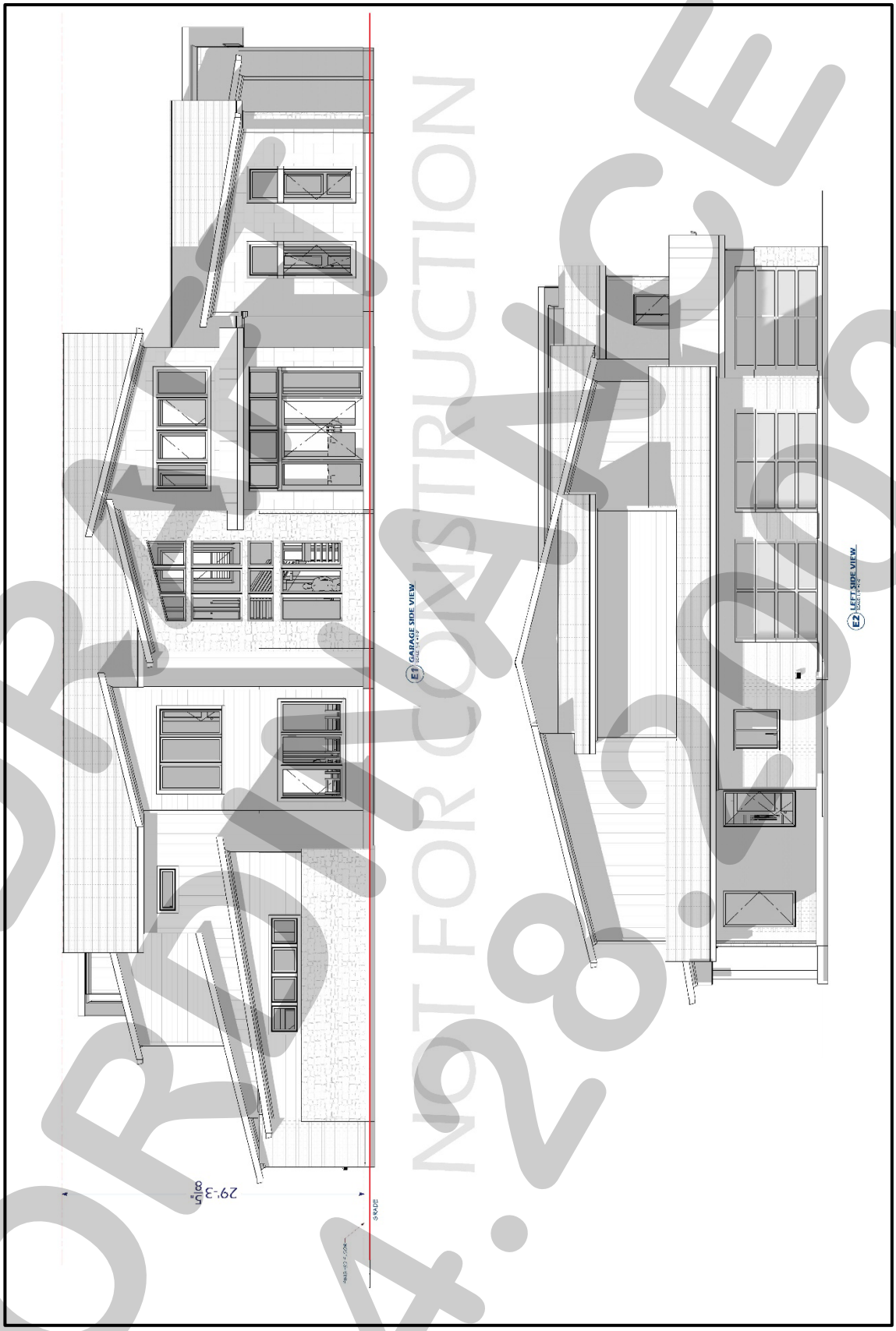
Exhibit 'B':

Residential Plot Plan



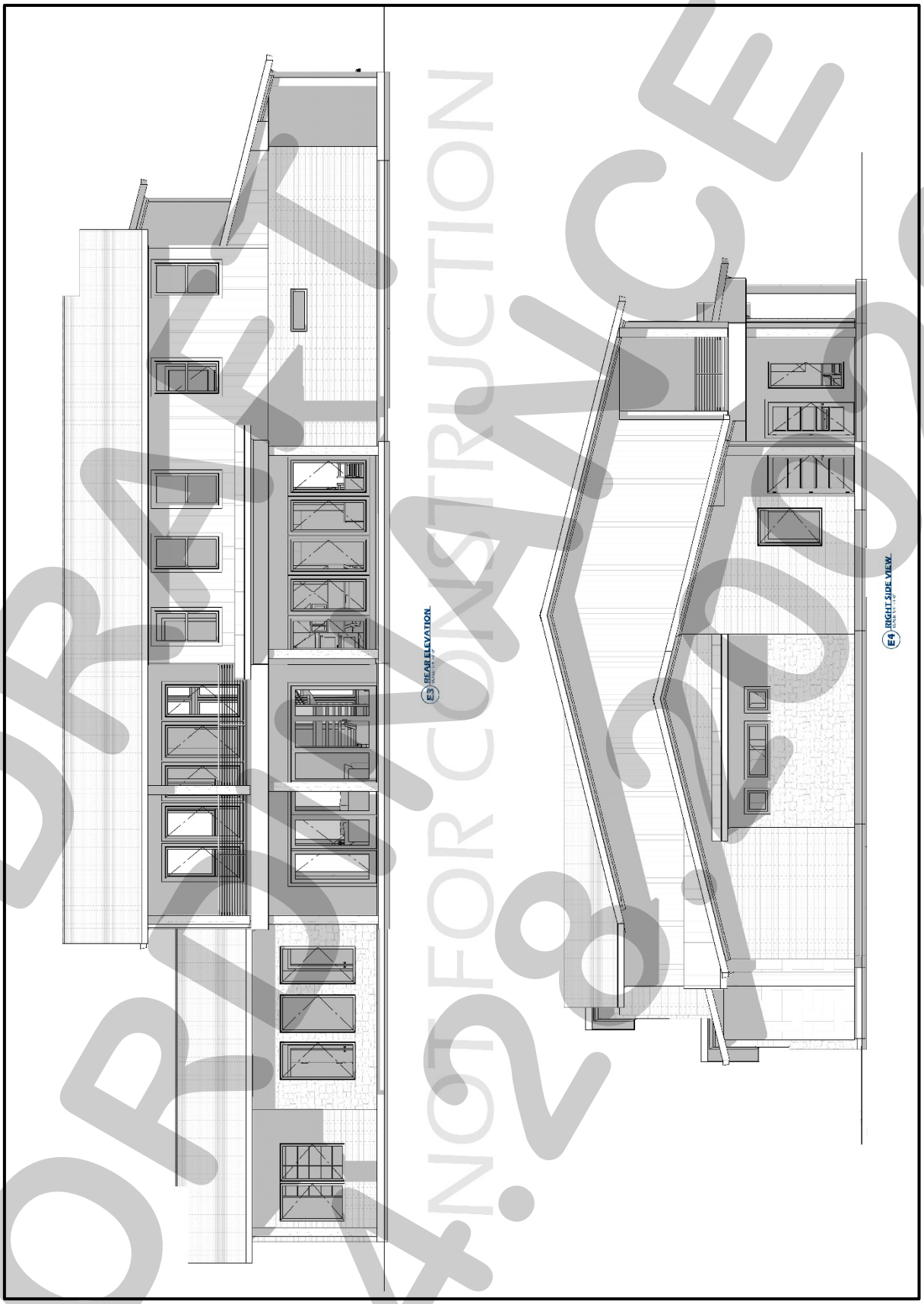
DRAFT ORDINANCE 04.28.2026

Exhibit 'C':
Building Elevations



DRAFT
NOT FOR CONSTRUCTION
04.28.2026

Exhibit 'C':
Building Elevations



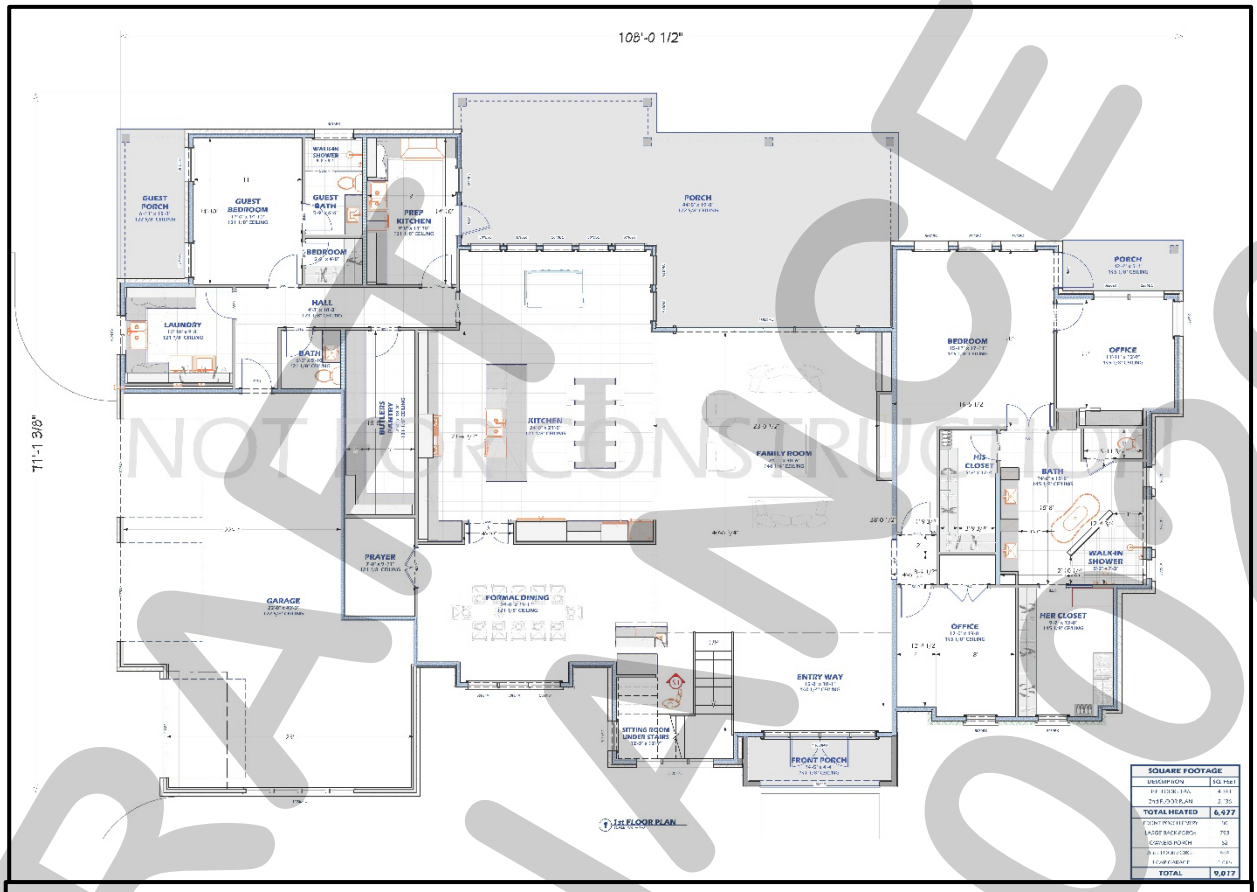
DRAFT ORDINANCE 04.28.2026
NOT FOR CONSTRUCTION

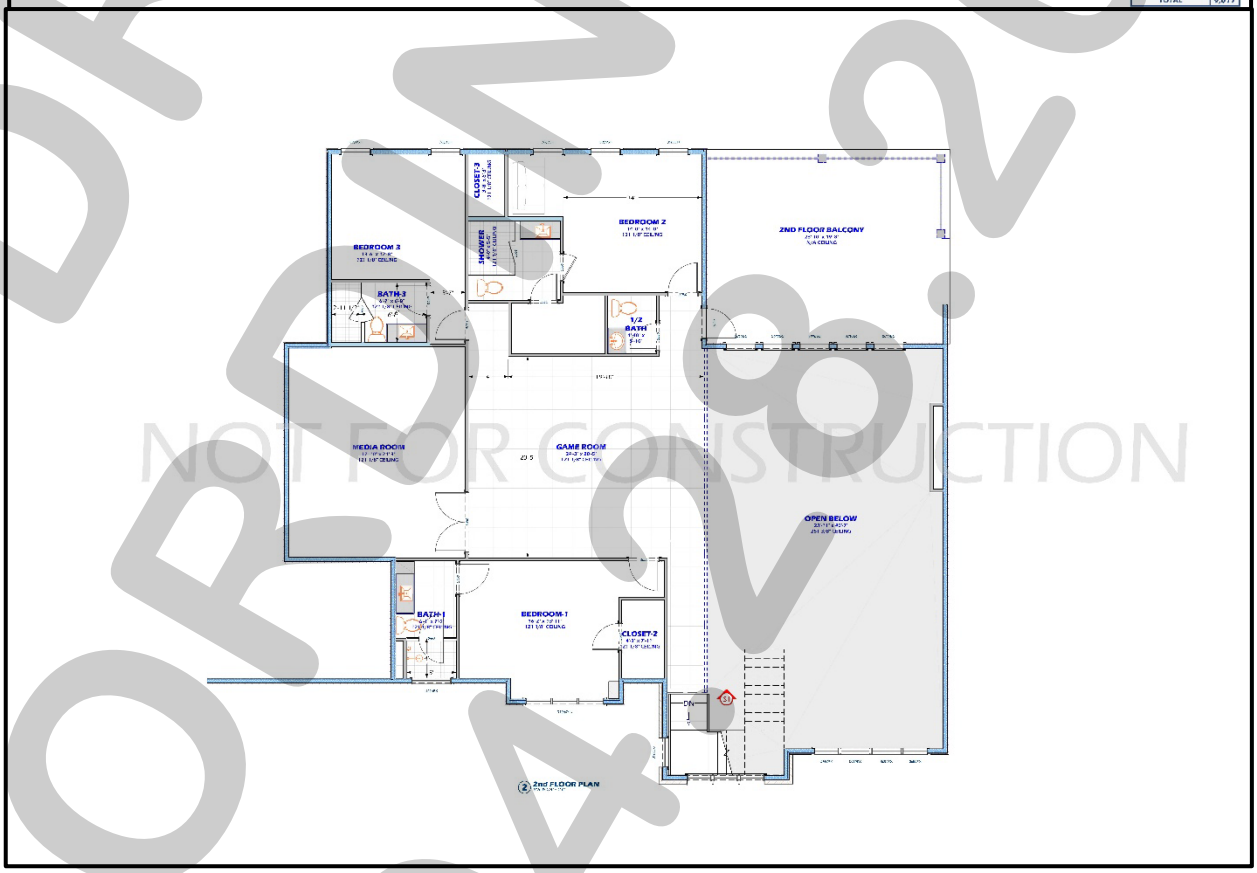
Exhibit 'D':
Renderings

DRAFT 04.03.2026

Exhibit 'E':

Floor Plan





NOT FOR CONSTRUCTION
DRAFT
ORDINANCE
04.28.2026

PROJECT COMMENTS

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

DATE: 4/23/2026

PROJECT NUMBER: Z2026-016
PROJECT NAME: SUP for 600 Turtle Cove Blvd
SITE ADDRESS/LOCATIONS: 600 Turtle Cove

CASE CAPTION: Hold a public hearing to discuss and consider a request by Bilal Mashhood on behalf of Abdul Khan of Center for Pease and Mercy for the approval of a Specific Use Permit (SUP) for a Church/House of Worship on a 2.681-acre tract of land identified as Tract 10-01 & 22 of the E. P. G. Chisum Survey, Abstract No. 64, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, generally located on the north side of Turtle Cove Boulevard, north of the intersection of Turtle Cove Boulevard and Ridge Road [FM-740], and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
	Ryan Miller	04/22/2026	Approved w/ Comments

04/22/2026: Z2026-016: Specific Use Permit (SUP) for Church/House of Worship

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

I.1 This request is for the approval of a Specific Use Permit (SUP) for a Church/House of Worship on a 2.681-acre tract of land identified as Tract 10-01 & 22 of the E. P. G. Chisum Survey, Abstract No. 64, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, and generally located on the north side of Turtle Cove Boulevard, north of the intersection of Turtle Cove Boulevard and Ridge Road [FM-740].

I.2 For questions or comments concerning this case please contact Ryan Miller in the Planning Department at (972) 772-6441 or email rmiller@rockwall.com.

M.3 For reference, include the case number (Z2026-016) in the lower right-hand corner of all pages on future submittals.

I.4 According to Article 04, Permissible Uses, of the Unified Development Code (UDC), a Church/House of Worship requires a Specific Use Permit (SUP) in a Commercial (C) District. Please note that if this request is approved, the applicant will be required to submit and be approved for a site plan, civil engineering plans, and a subdivision plat prior to the submittal of a building permit.

I.5 Based on the submitted materials -- and the previously approved site plan -- staff has identified the following corrections that need to be made to the proposed concept plan:

1) The proposed Church/House of Worship shall generally conform to the Concept Plan depicted in Exhibit 'B' of the draft ordinance.
2) The proposed Church/House of Worship shall generally conform to the Conceptual Building Elevations depicted in Exhibit 'C' of the draft ordinance.

M.6 Ordinances. Please review the attached draft ordinance prior to the April 28, 2026 Planning & Zoning Work Session meeting, and provide staff with your markups by May 5, 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 May 5, 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 May 12, 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 April 28, 2026, and the Planning and Zoning Commission Public Hearing Meeting for this case will be held on May 12, 2026.

I.9 City Council Meeting Dates. The projected City Council meeting dates for this case will be May 18, 2026 (1st Reading) and June 1, 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	Jonathan Browning	04/22/2026	Approved w/ Comments

04/22/2026: - Must meet all current engineering standards of design and construction.
- Need to show existing and proposed water and sewer along with easements
- Dumpster area to drain to oil/water separator prior to discharging into the storm system
- Show the 100 year fully developed flood plain
- Show proposed retaining wall
- No structures including retaining walls in easements
- No vertical walls in detention/drainage easement
- No metal fencing allowed
- Impact fees are due at building permit
- Siren fee is due
- Add note: Dimensions are to face of curb and edge of paving
- See markup on A102
- Site plan submitted does not match the latest site plan dated 1-22-2024 from last approval.

- All parking spots must be 20 feet in length.
- No metal fencing allowed. Location shown for metal fence has a proposed retaining wall at same location.
- Label 5' sidewalk along Turtle Cove
- Dumpster area to drain to oil/water separator.
- Show 20' water easement.
- Label turn around with 48' radius.
- No Parking area at end of dead end parking is minimum 15' depth.
- No trees within 5' of water main.
-

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	04/22/2026	Approved w/ Comments

04/22/2026: If approved, they will need to resubmit for a Building Permit.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	04/22/2026	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	04/20/2026	Approved

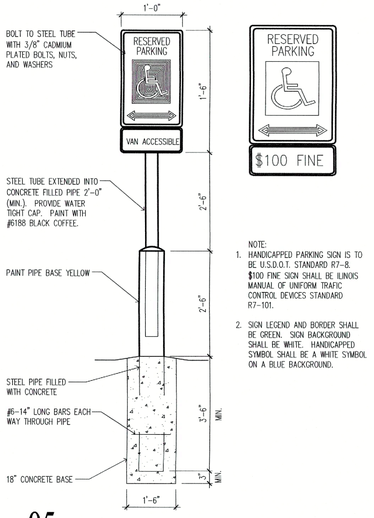
No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	04/20/2026	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	04/20/2026	Approved w/ Comments

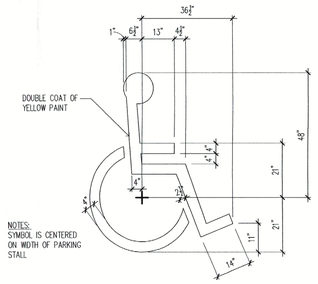
04/20/2026: The are better varieties of turfgrass available than Common Bermuda that are more drought, cold, wear and shade tolerant such as Tif Tuf, Tahoma 31, Latitude 36 and Northbridge.



NOTE:
1. HANDICAPPED PARKING SIGN IS TO BE U.S.D.O.T. STANDARD R7-8. $100 FINE SIGN SHALL BE ILLINOIS MANUAL OF UNIFORM TRAFIC CONTROL DEVICES STANDARD R7-101.
2. SIGN LEGEND AND BORDER SHALL BE GREEN. SIGN BACKGROUND SHALL BE WHITE. HANDICAPPED SYMBOL SHALL BE A WHITE SYMBOL ON A BLUE BACKGROUND.

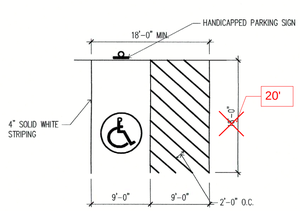
05 HANDICAP PARKING SIGN
N.T.S.

NOTE: ALL HANDICAPPED PARKING SYMBOL, SIZES, COLOR & STANDARD TO MATCH WITH LATEST TEXAS ADA STANDARD & FEDERAL ADAAG STANDARD.



NOTES:
SYMBOL IS CENTERED ON WIDTH OF PARKING STALL.

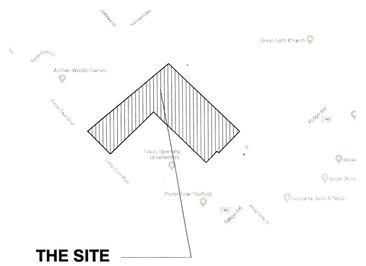
04 HANDICAPPED PAINTED SYMBOL
N.T.S.



NOTES:
1. SYMBOL WILL BE CENTERED ON WIDTH OF PARKING STALL.
2. WHITE PAINT FOR PARKING STALLS SHALL BE SHERWIN WILLIAMS S-W TRAFFIC MARKING SERIES B-29Y2 OR APPROVED EQUAL.
3. HANDICAP SIGNS WILL BE CENTERED ON THE STALLS AND SHALL BE VISIBLE OVER CARS.

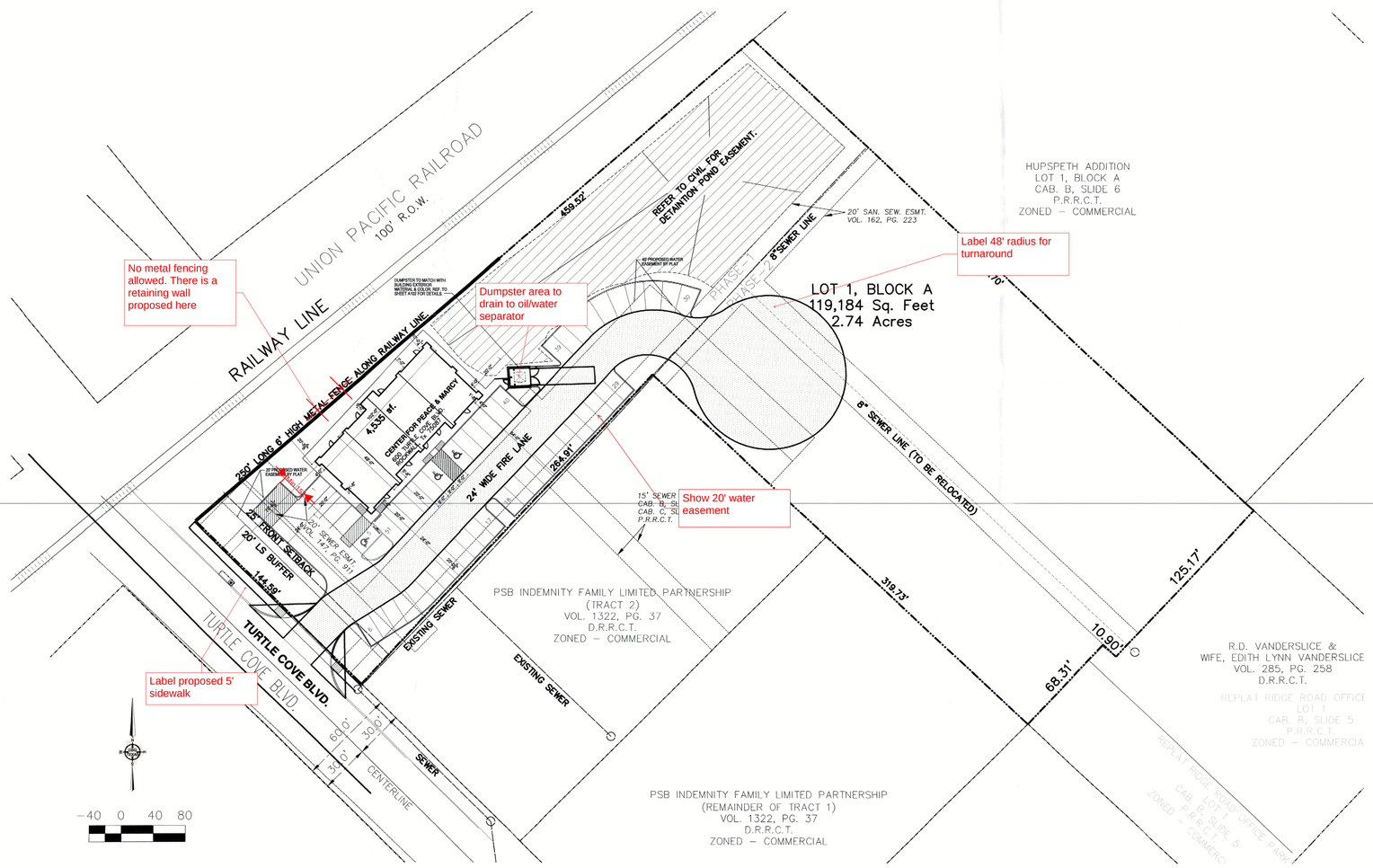
03 HANDICAPPED PARKING STALL
N.T.S.

- Must meet all current engineering standards of design and construction.
- Need to show existing and proposed water and sewer along with easements
- Dumpster area to drain to oil/water separator prior to discharging into the storm system
- Show the 100 year fully developed flood plain
- Show proposed retaining wall
- No structures including retaining walls in easements
- No vertical walls in detention/drainage easement
- No metal fencing allowed
- Impact fees are due at building permit
- Siren fee is due
- Add note: Dimensions are to face of curb and edge of paving
- See markup on A102
- Site plan submitted does not match the latest site plan dated 1-22-2024 from last approval.



THE SITE
600 TURTLE COVE DR.
ROCKWALL, TX 75087

02 VICINITY MAP
SCALE: 1" = 40'-0"



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

SITE DATA TABLE

DESCRIPTION	
ZONING (FROM ZONING MAP)	COMMERCIAL (C) DISTRICT
ZONING	COMMERCIAL (C) DISTRICT
OVERLAY DISTRICT	SCENIC OVERLAY DISTRICT (SOD)
LOT AREA PHASE-1	1.28 AC. (55,757 SF.)
BUILDING AREA PHASE-1	4,535 SF.
TOTAL LOT AREA	2.74 AC. (119,184 SF.)
LOT COVERAGE	25.88%
FLOOR AREA RATIO	0.038:1
BUILDING HEIGHT	ONE STORY (29'-8" MAX.)
RETAIL AREA	2,268 SF.
ASSEMBLY (WORSHIP)	2,267 SF.
WORSHIP OCCUPANTS	110 M + 26 W = 136 TOTAL
RETAIL OCCUPANTS	2,268 / 60 = 37.8 (SAY 38)
PARKING REQUIRED (WORSHIP)	136/4 = 34
PARKING REQUIRED (RETAIL)	2,268/200 = 11.34 (SAY 12)
TOTAL PARKING REQUIRED	34+12 = 46
TOTAL PARKING PROVIDED	51 INCLUDING 3 ADA

APPROVED:
I hereby certify that the above and foregoing site plan for development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission on the 30th day of May, 2023

Planning & Zoning Commission, Chairman

Director of Planning & Zoning

TYPICAL SITE PLAN NOTES:

1. ALL UTILITY SERVICES NEEDS TO BE VERIFIED REFER TO CIVIL & MEP DRAWINGS.
2. KEEP WORK AREA CLEAN AND SAFE DURING WORKING HOURS AND DISPOSE TRASHES END OF THE DAY.
3. REFER TO CIVIL DRAWINGS FOR FINAL GRADING.
4. REFER TO CIVIL & SURVEY DRAWINGS FOR LAND BOUNDARY & AREA.
5. REFER TO CIVIL FOR ROAD CURBS, DETAILS & DIMENSION CONTROL NUMBERS.
6. REFER TO CIVIL FOR ADDITIONAL PROJECT DATA.
7. REFER TO CIVIL FOR DUMPSTER AREA DRAIN DETAILS.

OWNER:
CENTER FOR PEACE AND MERCY, INC.
PHONE: 318-617-3491
EMAIL: Peacemercyinc@gmail.com

PROJECT:
RETAIL BUILDING
PHASE-1
600 Turtle Cove Bulevard, Rockwall, Tx 75087

REVISIONS:
1 CITY COMMENTS 10.28.22

ARCHITECT OF THE RECORD:
Fekruddin Khondaker AIA, NCARB.
Oculus Architects, Inc.
14310 Rich Branch Dr.
North Potomac, MD 20878
Tel. (608) 609 4806

REGISTERED ARCHITECT FEKRUDDIN KHONDAKER 78469 STATE OF TEXAS

12/26/2022

amazing concept
residential & commercial projects
545 Coventry Drive, Grapevine, Tx 76051
Tel. (817) 808 0811
E-mail: okm.helaluzzaman@gmail.com

SHEET TITLE:
SITE PLAN

DATE:	SCALE:
06.09.2021	AS SHOWN
DRAWN:	DESIGNER: A. HELALUZZAMAN

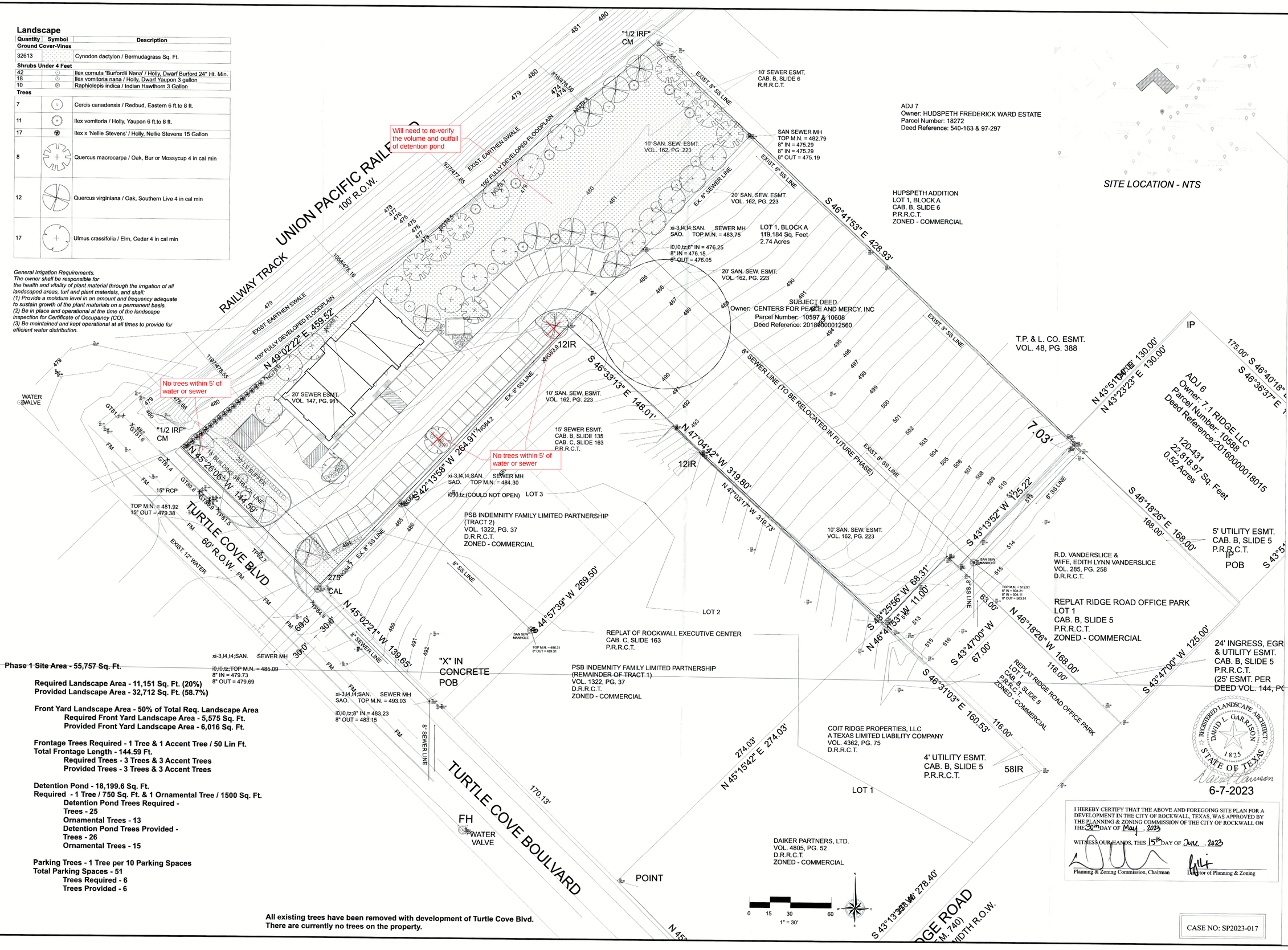
PROJECT #
H-2019-02

SHEET NO: A101

Landscape

Quantity	Symbol	Description
Ground Cover-Vines		
32613		Cynodon dactylon / Bermudagrass Sq. Ft.
Shrubs Under 4 Feet		
42		Ilex cornuta 'Burfordii Nana' / Holly, Dwarf Burford 24" Ht. Min.
18		Ilex vomitoria nana / Holly, Dwarf Yaupon 3 gallon
10		Raphiolepis indica / Indian Hawthorn 3 Gallon
Trees		
7		Cercis canadensis / Redbud, Eastern 6 ft.to 8 ft.
11		Ilex vomitoria / Holly, Yaupon 6 ft.to 8 ft.
17		Ilex x 'Nellie Stevens' / Holly, Nellie Stevens 15 Gallon
8		Quercus macrocarpa / Oak, Bur or Mossycup 4 in cal min
12		Quercus virginiana / Oak, Southern Live 4 in cal min
17		Ulmus crassifolia / Elm, Cedar 4 in cal min

General Irrigation Requirements.
The owner shall be responsible for the health and vitality of plant material through the irrigation of all landscaped areas, turf and plant materials, and shall:
(1) Provide a moisture level in an amount and frequency adequate to sustain growth of the plant materials on a permanent basis.
(2) Be in place and operational at the time of the landscape inspection for Certificate of Occupancy (CO).
(3) Be maintained and kept operational at all times to provide for efficient water distribution.



DAVID L. GARRISON
Landscape Design Studio
4445 Eldorado Drive
Plano, Texas 75093
214-668-4163
david@iPlanLandscapes.com

LANDSCAPE PLAN

CPM MASJID
Center for Peace and Mercy, Inc.
600 Turtle Cove Blvd.
Rockwall, TX 75087

REVISIONS:
6-1-2023

REGISTERED LANDSCAPE ARCHITECT
DAVID L. GARRISON
1825
STATE OF TEXAS
6-7-2023

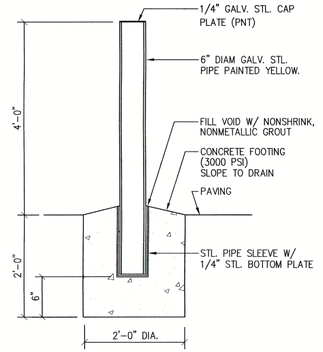
I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN FOR A DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE 30th DAY OF May, 2023
WITNESS OUR HANDS, THIS 15th DAY OF June, 2023
Planning & Zoning Commission, Chairman
Director of Planning & Zoning

CASE NO: SP2023-017

DATE: 5-7-2023
JOB NUMBER: 230507
DRAWN BY: David G
CHECKED BY: N/A
SCALE: 1" = 30'
SHEET: L - 1

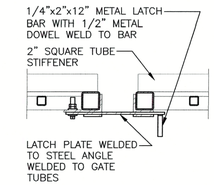
TYPICAL SITE PLAN NOTES:

1. ALL UTILITY SERVICES NEEDS TO BE VERIFIED REFER TO CIVIL & MEP DRAWINGS.
2. KEEP WORK AREA CLEAN AND SAFE DURING WORKING HOURS AND DISPOSE TRASHES END OF THE DAY.
3. REFER TO CIVIL DRAWINGS FOR FINAL GRADING.
4. REFER TO CIVIL & SURVEY DRAWINGS FOR LAND BOUNDARY & AREA.
5. REFER TO CIVIL FOR ROAD CURBS, DETAILS & DIMENSION CONTROL NUMBERS.
6. REFER TO CIVIL FOR ADDITIONAL PROJECT DATA.
7. REFER TO CIVIL FOR DUMPSTER AREA DRAIN DETAILS.



06 PIPE BOLLARD DETAIL

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



05 GATE HINGE DETAIL

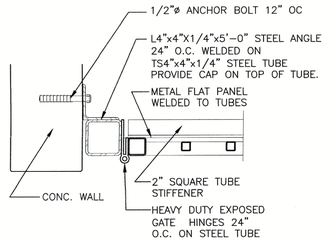
SCALE : 1/4" = 1'-0"

APPROVED:
I hereby certify that the above and foregoing site plan for development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission on the 30th day of May, 2022.

Planning & Zoning Commission, Chairman

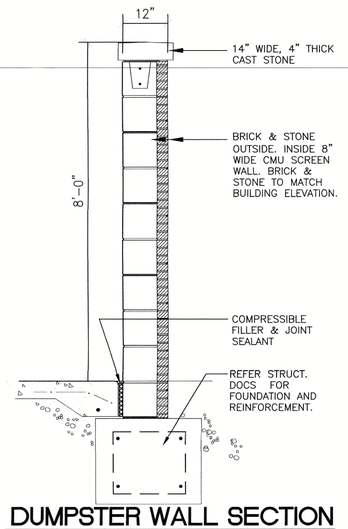
Director of Planning & Zoning

NOTE:
REFER TO 3/ A502 FOR DUMPSTER ELEVATIONS.



04 GATE HINGE DETAIL

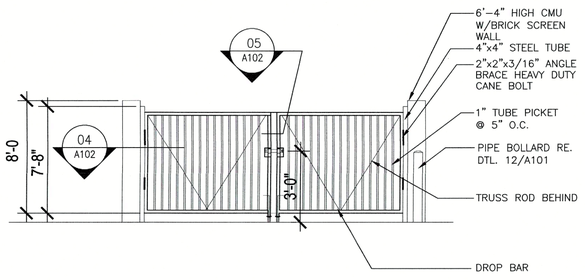
SCALE : 1/4" = 1'-0"



03 DUMPSTER WALL SECTION

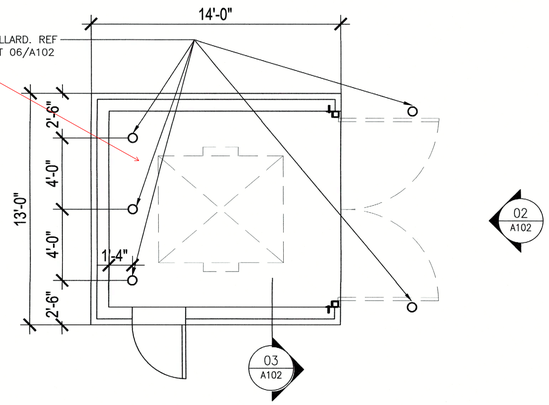
SCALE : 1/4" = 1'-0"

Dumpster area to drain to oil/water separator prior to discharging into storm system



02 DUMPSTER ENCLOSURE ELEVATION

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



01 DUMPSTER ENCLOSURE PLAN

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

OWNER:
CENTER FOR PEACE AND MERCY, INC.
PHONE: 318-617-3491
EMAIL: Peacemercyinc@gmail.com

PROJECT:
RETAIL BUILDING
PHASE-1
600 Turtle Cove Bulevard, Rockwall, Tx 75087

REVISIONS:

ARCHITECT OF THE RECORD:
Foknuddin.Khondaker.AIA, NCARB.
Oculus Architects, Inc.
14310 Rich Branch Dr
North Potomac, MD 20878
Tel. (608) 609 4806

REGISTERED ARCHITECT FOKNUDDIN KHONDAKER 28468 STATE OF TEXAS

12/26/2022

amazing concept
residential & commercial projects
545 Coventry Drive, Grapevine, Tx 76051
Tel. (817) 808 0811
E-mail: okm.helaluzzaman@gmail.com

SHEET TITLE:
SITE DETAILS

DATE:	SCALE:
06.09.2021	AS SHOWN
DRAWN:	DESIGNER: A. HELALUZZAMAN

PROJECT #
H-2019-02

SHEET NO:
A102

DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

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

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

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

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

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	600 TURTLE COVE BLVD, ROCKWALL TX 75087				
SUBDIVISION	A0064		LOT	22 10-01	BLOCK
GENERAL LOCATION					

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING			CURRENT USE		
PROPOSED ZONING			PROPOSED USE		
ACREAGE	2.68	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	CENTER FOR PEACE & MERCY	☑ APPLICANT	BILAL MASHHOOD
CONTACT PERSON	ABDUL KHAN	CONTACT PERSON	BILAL MASHHOOD
ADDRESS	[redacted]	ADDRESS	[redacted]
CITY, STATE & ZIP	[redacted]	Y, STATE & ZIP	[redacted]
PHONE	[redacted]	PHONE	[redacted]
E-MAIL	[redacted] L com	E-MAIL	[redacted]

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Abdul Khan [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 $ 140.20 *TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 15th *DAY OF* April, 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."*

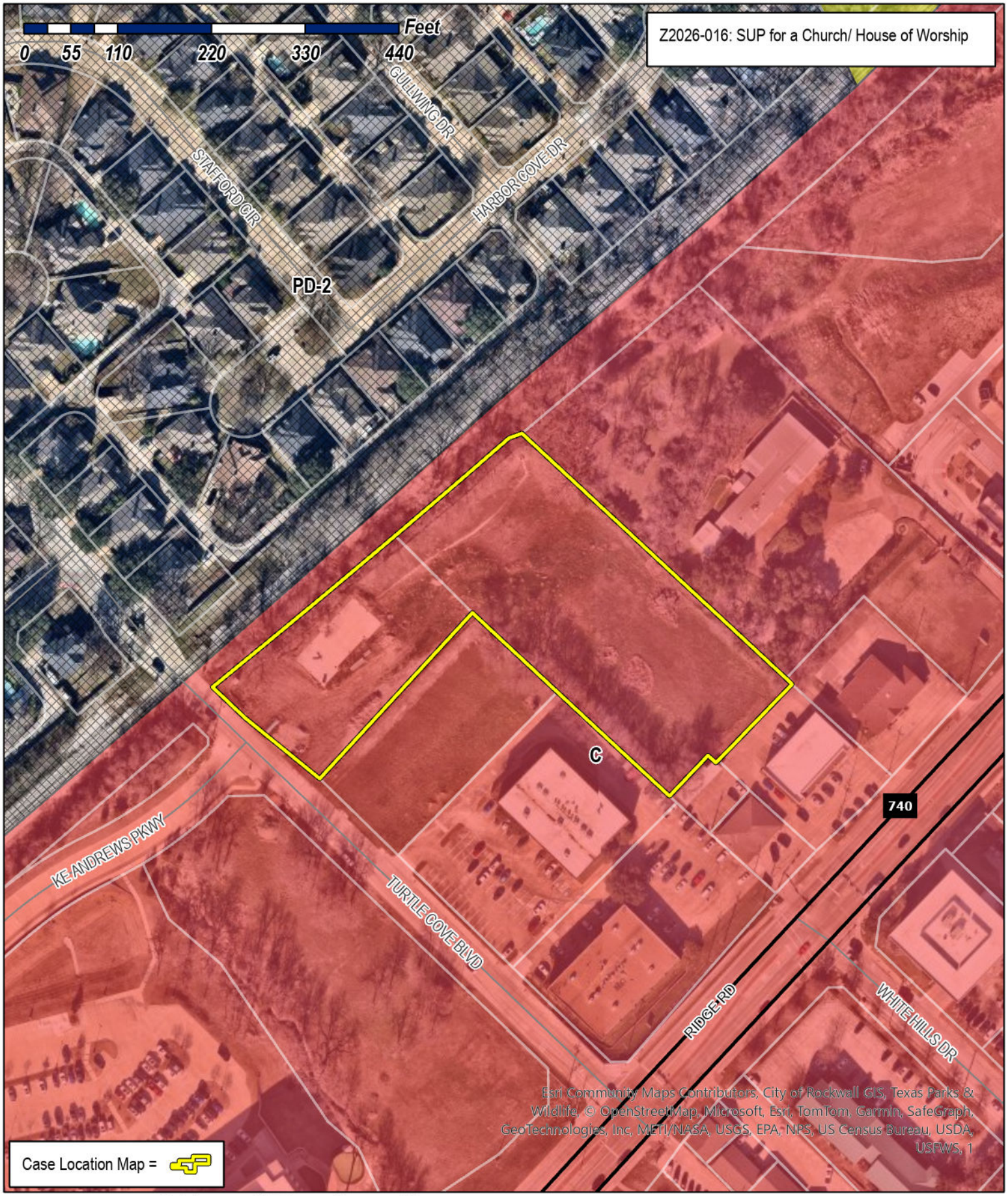
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 15th *DAY OF* April *2026*

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

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

MY COMMISSION EXPIRES 5/24/28



City of Rockwall

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

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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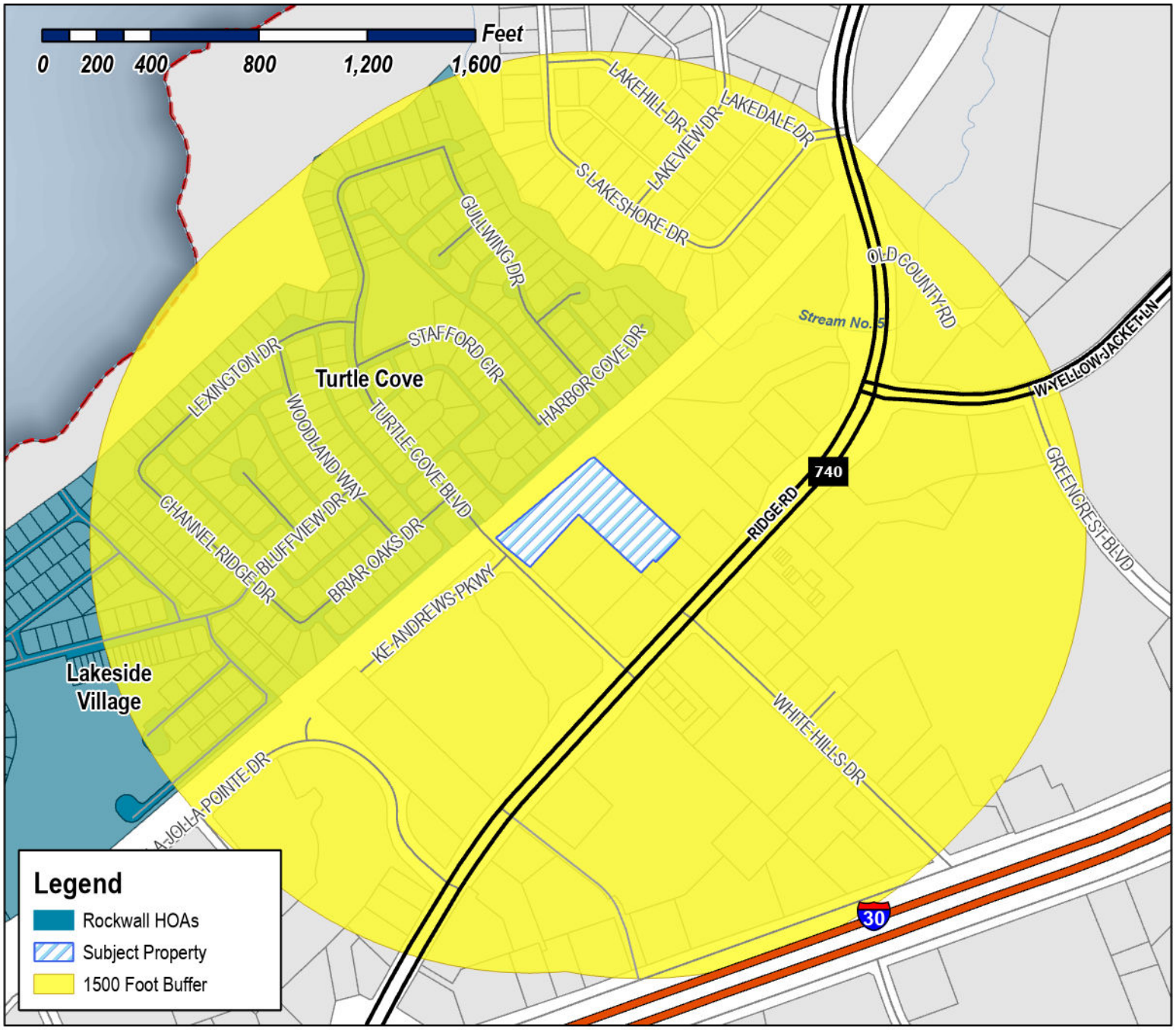

Case Number: Z2026-016
Case Name: SUP for a Church/House of Worship
Case Type: Zoning
Zoning: Commercial (C) District
Case Address: Intersection of Turtle Cove Boulevard and Ridge Road

Date Saved: 4/21/2026
For Questions on this Case Call (972) 771-7745

Miller, Ryan

From: Zavala, Melanie
Sent: Wednesday, April 22, 2026 8:58 AM
Cc: Miller, Ryan; Lee, Henry; Ross, Bethany; Guevara, Angelica
Subject: Neighborhood Notification Program [Z2026-016]
Attachments: Public Notice (04.20.2026).pdf; HOA Map (04.21.2026).pdf

HOA/Neighborhood Association Representative:

Per your participation in the *Neighborhood Notification Program*, you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning case that will be published in the Rockwall Herald Banner on *Friday, April 24, 2026*. The Planning and Zoning Commission will hold a public hearing on *Tuesday, May 12, 2026 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, May 18, 2026 at 6:00 PM*. Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

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

Z2026-016: SUP for a Church/ House of Worship
Hold a public hearing to discuss and consider a request by Bilal Mashhood on behalf of Abdul Khan of Center for Peace and Mercy for the approval of a *Specific Use Permit (SUP)* for a *Church/House of Worship* on a 2.681-acre tract of land identified as Tract 10-01 & 22 of the E. P. G. Chisum Survey, Abstract No. 64, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, generally located on the north side of Turtle Cove Boulevard, north of the intersection of Turtle Cove Boulevard and Ridge Road [*FM-740*], and take any action necessary.

Thank you,

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

City of Rockwall

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

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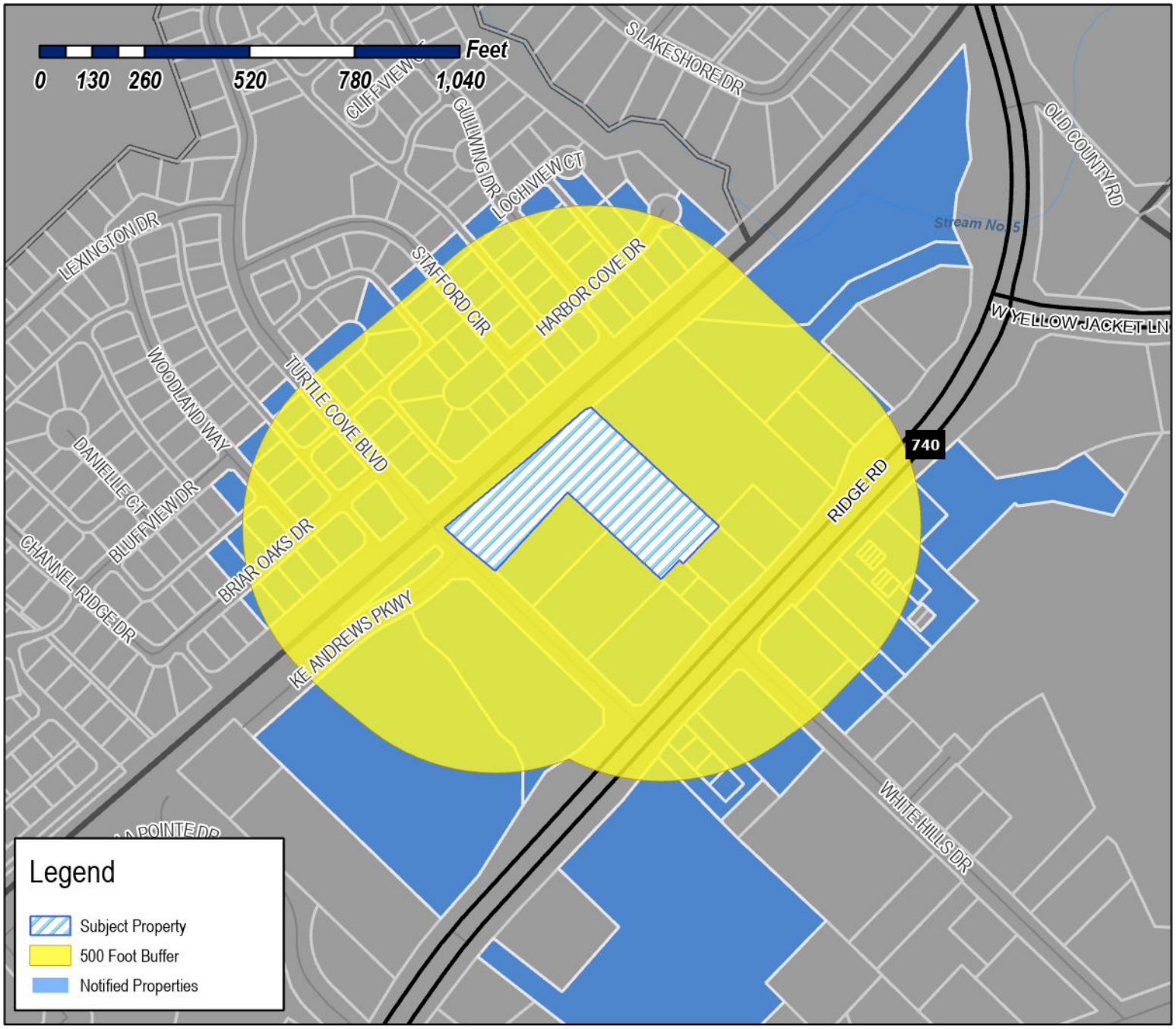

Case Number: Z2026-016
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For Questions on this Case Call: (972) 771-7745

CHACKO & ABRAHAM INVESTMENTS LLC
1007 N. BLUFFVIEW DR
LUCAS, TX 75002

7.1 RIDGE LLC
106 E Rusk St Ste 200
Rockwall, TX 75087

7.1 RIDGE LLC
106 E Rusk St Ste 200
Rockwall, TX 75087

JARA PARTNERS LTD
1425 HUNTERS GLEN
ROYSE CITY, TX 75189

JARA PARTNERS LTD
1425 HUNTERS GLEN
ROYSE CITY, TX 75189

JARA PARTNERS LTD
1425 HUNTERS GLEN
ROYSE CITY, TX 75189

JARA PARTNERS LTD
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ROYSE CITY, TX 75189

JARA PARTNERS LTD
1425 HUNTERS GLEN
ROYSE CITY, TX 75189

MOURIER LAND INVESTMENT CORPORATION
1430 Blue Oaks Blvd Ste 190
Roseville, CA 95747

FRANK RUSSELL
15 PRINGLE LANE
ROCKWALL, TX 75087

DGR ASSOCIATES INC A MISSOURI CORP
1710 WEISKOPF DR
HEATH, TX 75032

DGR ASSOCIATES INC A MISSOURI CORP
1710 WEISKOPF DR
HEATH, TX 75032

DGR ASSOCIATES INC A MISSOURI CORP
1710 WEISKOPF DR
HEATH, TX 75032

2224 RIDGE ROAD LLC
1915 Westridge Dr
Irving, TX 75038

ROBINSON PETER R & ANGELA M
1972 GULLWING DR
ROCKWALL, TX 75087

BEAVERS JEFFREY
2004 GULLWING DRIVE
ROCKWALL, TX 75087

GARAY ELIZABETH AND JAIME
2005 GULLWING DRIVE
ROCKWALL, TX 75087

GIESE DIANE LYNN DOOLIN
2008 GULLWING DR
ROCKWALL, TX 75087

VENNER JYL ALEXANDRA
2009 GULLWING DR
ROCKWALL, TX 75087

KEEGAN AND TERRY WILLIAMSON REVOCABLE TRUST
KEEGAN DANIEL WILLIAMSON AND TERRY KING WILLIAMSON- COTRUSTE
2014 GULLWING DR
ROCKWALL, TX 75087

PARKER CAMERON BEAU & AMANDA NICOLE
2015 GULLWING DR
ROCKWALL, TX 75032

WATT JENNIFER
2018 GULLWING DRIVE
ROCKWALL, TX 75087

RESIDENT
2019 GULLWING DR
ROCKWALL, TX 75087

RUSSELL RYAN & GABRIELA FRANCES
2116 BARLASS DR
ROCKWALL, TX 75087

RESIDENT
2215 RIDGE RD
ROCKWALL, TX 75087

RESIDENT
2224 RIDGE RD
ROCKWALL, TX 75087

RESIDENT
2225 RIDGE RD
ROCKWALL, TX 75087

RESIDENT
2230 RIDGE RD
ROCKWALL, TX 75087

RESIDENT
2231 RIDGE RD
ROCKWALL, TX 75087

RESIDENT
2231 RIDGE RD
ROCKWALL, TX 75087

RESIDENT
2231 RIDGE RD
ROCKWALL, TX 75087

RESIDENT
2231 RIDGE RD
ROCKWALL, TX 75087

RESIDENT
2231 RIDGE RD
ROCKWALL, TX 75087

RESIDENT
2233 RIDGE RD
ROCKWALL, TX 75087

RESIDENT
2233 RIDGE RD
ROCKWALL, TX 75087

RESIDENT
2233 RIDGE RD
ROCKWALL, TX 75087

RESIDENT
2235 RIDGE RD
ROCKWALL, TX 75087

DOUPHRATE PROPERTIES INC
2235 Ridge Rd Ste 200
Rockwall, TX 75087

RESIDENT
2245 RIDGE RD
ROCKWALL, TX 75087

RESIDENT
2249 RIDGE RD
ROCKWALL, TX 75087

RESIDENT
2251 RIDGE RD
ROCKWALL, TX 75087

RESIDENT
2255 RIDGE
ROCKWALL, TX 75087

MMF INVESTMENTS LLC
2255 Ridge Rd Ste 333
Rockwall, TX 75087

MMF INVESTMENTS LLC
2255 Ridge Rd Ste 333
Rockwall, TX 75087

RESIDENT
2304 RIDGE RD
ROCKWALL, TX 75087

HUDSPETH FREDERICK WARD ESTATE
NONA MAHAFFY HUDSPETH INDEPENDENT
EXECUTOR
2304 RIDGE RD
ROCKWALL, TX 75087

RESIDENT
2305 RIDGE RD
ROCKWALL, TX 75087

RESIDENT
2306 RIDGE RD
ROCKWALL, TX 75087

RESIDENT
2308 RIDGE RD
ROCKWALL, TX 75087

RESIDENT
2310 RIDGE RD
ROCKWALL, TX 75087

RESIDENT
2313 RIDGE RD
ROCKWALL, TX 75087

2424 MTA REALTY LLC
2424 RIDGE ROAD
ROCKWALL, TX 75087

RESIDENT
2455 RIDGE RD
ROCKWALL, TX 75087

SPILLMAN FAMILY TRUST
JAMES TRAVIS SPILLMAN III & MICHELE CRAMER
SPILLMAN - TRUSTE
3117 AMHERST AVE
Rockwall, TX 75087

CH-FSR I/ROCKWALL RIDGE ROAD, L.P
3819 MAPLE AVE
DALLAS, TX 75219

2251 RIDGE ROAD LLC
4131 N Central Expy Ste 450
Dallas, TX 75204

LAKEWOOD PROPERTIES LLC
457 LAURENCE DR #166
HEATH, TX 75032

RESIDENT
500 TURTLE COVE BLVD
ROCKWALL, TX 75087

PSB INDEMNITY FAMILY LTD PTRN
510 Turtle Cove Blvd Ste 200
Rockwall, TX 75087

PSB INDEMNITY FAMILY LTD PTRN
510 Turtle Cove Blvd Ste 200
Rockwall, TX 75087

RICE CARINE
545 BEDFORD FALLS
ROCKWALL, TX 75087

RESIDENT
600 TURTLE COVE BLVD
ROCKWALL, TX 75087

RESIDENT
600 TURTLE COVE BLVD
ROCKWALL, TX 75087

BRUCE SCOTT L & CRISTINA V
611 HARBOR COVE DR
ROCKWALL, TX 75087

FLORENCIA HECTOR J
615 HARBOR COVE DR
ROCKWALL, TX 75087

BURMANIA DARLENE M & IAN J
616 HARBOR COVE DR
ROCKWALL, TX 75087

JOHNSON KEDALL
617 HARBOR COVE DR
ROCKWALL, TX 75087

MARCUS MEGAN
619 HARBOR COVE DRIVE
ROCKWALL, TX 75087

KNIGHT JAY ROMAN & TEUTA
619 LOCH VIEW CT
Rockwall, TX 75087

SHAW STEPHANIE AND BRYAN
620 HARBOR COVE DR
ROCKWALL, TX 75087

ROTRAMEL CHRISTIE &
MISTY ROTRAMEL
621 HARBOR COVE DR
ROCKWALL, TX 75087

SEAY KENNETH WAYNE & ELIZABETH CAUFIELD
623 HARBOR COVE DRIVE
ROCKWALL, TX 75087

HUSTON LORILEE
627 HARBOR COVE DR
ROCKWALL, TX 75087

RESIDENT
629 HARBOR COVE DR
ROCKWALL, TX 75087

RESIDENT
631 HARBOR COVE DR
ROCKWALL, TX 75087

BARROW KYLE
633 HARBOR COVE DR
ROCKWALL, TX 75087

JIMMIE AND BARBARA ALFORD REVOCABLE
TRUST
JIMMIE LEE ALFORD AND BARBARA EDWARDS
ALFORD-COTRUSTEES
635 STAFFORD CIR
ROCKWALL, TX 75087

PACHECO ENRIQUE AND JOANN T
637 Stafford Cir
Rockwall, TX 75087

GARRISON KIMBERLY RAE AND JOHN
638 TURTLE COVE BLVD
ROCKWALL, TX 75087

SALITURE CODY
639 STAFFORD CIR
ROCKWALL, TX 75087

EVANS HASKELL L & SHEILA L
640 Woodland Way
Rockwall, TX 75087

BANNA ROCKWALL REALTY LLC
6403 CRESTMOOR LN
SACHSE, TX 75048

GOODWIN HEATHER
641 STAFFORD CIR
ROCKWALL, TX 75087

SMITH RICHARD G AND EBERLE
642 TURTLE COVE BLVD
ROCKWALL, TX 75087

JOHNSON JOEL & LIZ
643 STAFFORD CIR
ROCKWALL, TX 75087

PHILLIPS SCOTT BRANNAN
643 TURTLE COVE BLVD
ROCKWALL, TX 75087

RESIDENT
644 STAFFORD CIR
ROCKWALL, TX 75087

JOHNSON SAUNDRA J
644 TURTLE COVE
ROCKWALL, TX 75087

DARNELL MELINDA K AND WELDON K
644 WOODLAND WAY
ROCKWALL, TX 75087

GALLI THOMAS J AND MARTHA
645 STAFFORD CIR
ROCKWALL, TX 75087

BANZER JERRY L AND BARBARA
646 TURTLE COVE BLVD
ROCKWALL, TX 75087

FISH WADE W
647 STAFFORD CIR
ROCKWALL, TX 75087

MOORE KELLI M
647 TURTLE COVE BLVD
ROCKWALL, TX 75087

RESIDENT
648 STAFFORD CIR
ROCKWALL, TX 75087

JENNIFER GILLIKIN REVOCABLE LIVING TRUST
JENNIFER GILLIKIN - TRUSTEE
648 WOODLAND WAY
ROCKWALL, TX 75087

WHITESIDE JANIS G
650 STAFFORD CIR
ROCKWALL, TX 75087

KATT WILLIAM CHARLES
650 TURTLE COVE BLVD
ROCKWALL, TX 75087

THORSEN LINDY N
651 STAFFORD CIR
ROCKWALL, TX 75087

LOFLAND SHERRIE
651 TURTLE COVE
ROCKWALL, TX 75087

RESIDENT
652 STAFFORD CIR
ROCKWALL, TX 75087

WEST WILLIAM MARSHALL &
JENNIFER ANN WEST
652 STAFFORD CIRCLE
ROCKWALL, TX 75087

BANISTER NICOLE M
652 Turtle Cove Blvd
Rockwall, TX 75087

SINGH PARAMJIT W
652 WOODLAND WAY
ROCKWALL, TX 75087

GOMEZ JESSE OMAR & JENNIFER KATHLEEN
653 Stafford Cir
Rockwall, TX 75087

DE LARA KARLA BELTRAN FERNANDEZ AND
ALFONSO ANDRADE
653 TURTLE COVE BOULEVARD
ROCKWALL, TX 75087

WING REMONA ANN
654 STAFFORD CIR
ROCKWALL, TX 75087

CLAY DEBBRA S
654 TURTLE COVE BLVD
ROCKWALL, TX 75087

WILLIAMS AMY JO
655 STAFFORD CIR
ROCKWALL, TX 75087

TITUS JAMESON P & DEANNA C
655 TURTLE COVE BLVD
ROCKWALL, TX 75087

DONIHOO DANNY L & MARION
656 TURTLE COVE BLVD
ROCKWALL, TX 75087

BIG F LLC- SKY HIGH PROPERTIES SERIES
6817 208TH ST SW #5532
LYNNWOOD, WA 98046

TOM MANLEY PROPERTIES INC
915 SUNSET HILL DRIVE
ROCKWALL, TX 75087

GAY-SEVITS MORIAH E
920 BRIAR OAK
ROCKWALL, TX 75087

BISHOP MICHAEL F
926 BRIAR OAK DR
ROCKWALL, TX 75087

JEFCOAT CANDACE
930 BLUFFVIEW DR
ROCKWALL, TX 75087

HUGHES NICHOLAS AND AMY
930 BRIAR OAKS DR
ROCKWALL, TX 75087

KEARNEY STEPHEN P & PATRICIA A
931 BRIAR OAKS DRIVE
ROCKWALL, TX 75087

2024 J C HAYNES REVOCABLE TRUST
JERI CLINTON HAYNES - TRUSTEE
934 BRIAR OAKS DR
ROCKWALL, TX 75087

HOOD KENNETH & JENNIFER
935 BRIAR OAK DR
ROCKWALL, TX 75087

GARRISON KATHLEEN AND JOHN
938 BRAIR OAKS DRIVE
ROCKWALL, TX 75087

MEEK SALLY C
939 BRIAR OAK DR
ROCKWALL, TX 75087

PRICE BRIAN & SHANNON
942 BRIAR OAKS DRIVE
ROCKWALL, TX 75087

ROCKWALL ALIGNED REI LP
M/R

CENTERS FOR PEACE AND MERCY, INC
P.O. BOX 615
ROCKWALL, TX 75087

DAIKER PARTNERS LTD.
PO BOX 1059
ROCKWALL, TX 75087

RS XII DALLAS OWNER 1 LP
C/O ROOFSTOCK
PO Box 40970
Mesa, AZ 85274

TURTLE COVE RESIDENTIAL ASSOC
C/O ASSOCIA PMG
PO Box 650255
Dallas, TX 75265

GLOBAL ADVANCE INC
PO BOX 742077
DALLAS, TX 75374

ALMLAM REAL ESTATE LLC
PO BOX 755
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:

Z2026-016: SUP for a Church/House of Worship

Hold a public hearing to discuss and consider a request by Bilal Mashhood on behalf of Abdul Khan of Center for Peace and Mercy for the approval of a *Specific Use Permit (SUP)* for a *Church/House of Worship* on a 2.681-acre tract of land identified as Tract 10-01 & 22 of the E. P. G. Chisum Survey, Abstract No. 64, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, generally located on the north side of Turtle Cove Boulevard, north of the intersection of Turtle Cove Boulevard 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, May 12, 2026 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, May 18, 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:

Ryan Miller
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

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

Your comments must be received by *Monday, May 18, 2026 at 4:00 PM* to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

USE THIS QR CODE TO GO DIRECTLY TO THE WEBSITE

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

PLEASE RETURN THE BELOW FORM

Case No. Z2026-016: SUP for a Church/House of Worship

Please place a check mark on the appropriate line below:

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

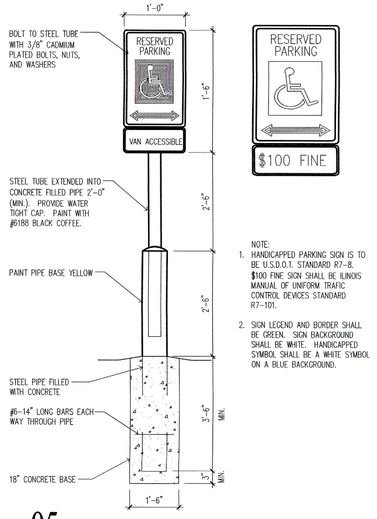
☐ I am opposed to the request for the reasons listed below.

Name:

Address:

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

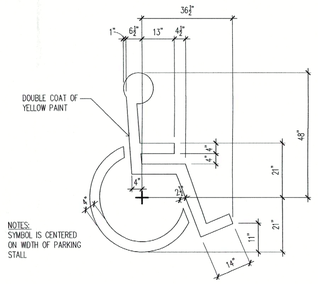
PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE



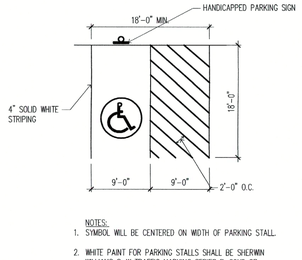
NOTE:
1. HANDICAPPED PARKING SIGN IS TO BE U.S.D.O.T. STANDARD R7-8. $100 FINE SIGN SHALL BE ILLINOIS MANUAL OF UNIFORM TRAFIC CONTROL DEVICES STANDARD R7-101.
2. SIGN LEGEND AND BORDER SHALL BE GREEN. SIGN BACKGROUND SHALL BE WHITE. HANDICAPPED SYMBOL SHALL BE A WHITE SYMBOL ON A BLUE BACKGROUND.

05 HANDICAP PARKING SIGN
N.T.S.

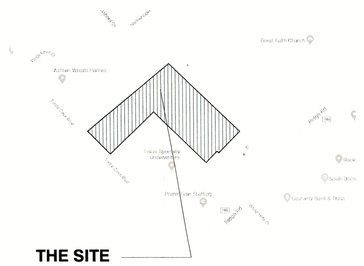
NOTE: ALL HANDICAPPED PARKING SYMBOL, SIZES, COLOR & STANDARD TO MATCH WITH LATEST TEXAS ADA STANDARD & FEDERAL ADAAG STANDARD.



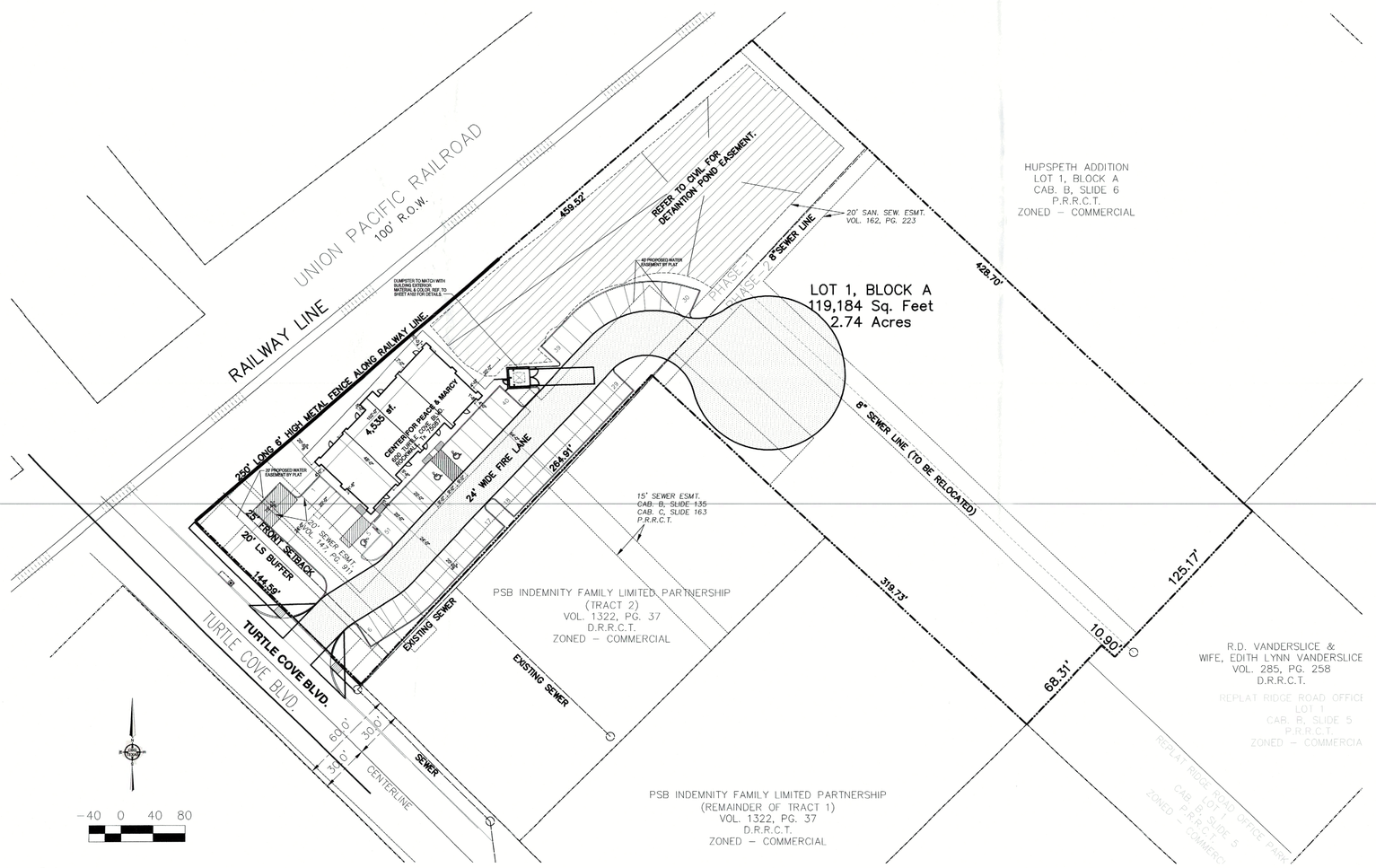
04 HANDICAPPED PAINTED SYMBOL
N.T.S.



03 HANDICAPPED PARKING STALL
N.T.S.



02 VICINITY MAP
SCALE: 1" = 40'-0"



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

SITE DATA TABLE	
DESCRIPTION	
ZONING (FROM ZONING MAP)	COMMERCIAL (C) DISTRICT
ZONING	COMMERCIAL (C) DISTRICT
OVERLAY DISTRICT	SCENIC OVERLAY DISTRICT (SOD)
LOT AREA PHASE-1	1.28 AC. (55,757 SF.)
BUILDING AREA PHASE-1	4,535 SF.
TOTAL LOT AREA	2.74 AC. (119,184 SF.)
LOT COVERAGE	25.88%
FLOOR AREA RATIO	0.038:1
BUILDING HEIGHT	ONE STORY (29'-8" MAX.)
RETAIL AREA	2,268 SF.
ASSEMBLY (WORSHIP)	2,267 SF.
WORSHIP OCCUPANTS	110 M + 26 W = 136 TOTAL
RETAIL OCCUPANTS	2,268 / 60 = 37.8 (SAY 38)
PARKING REQUIRED (WORSHIP)	136/4 = 34
PARKING REQUIRED (RETAIL)	2,268/200 = 11.34 (SAY 12)
TOTAL PARKING REQUIRED	34+12 = 46
TOTAL PARKING PROVIDED	51 INCLUDING 3 ADA

APPROVED:
I hereby certify that the above and foregoing site plan for development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission on the 30th day of May 2023

Planning & Zoning Commission, Chairman

Director of Planning & Zoning

TYPICAL SITE PLAN NOTES:

1. ALL UTILITY SERVICES NEEDS TO BE VERIFIED REFER TO CIVIL & MEP DRAWINGS.
2. KEEP WORK AREA CLEAN AND SAFE DURING WORKING HOURS AND DISPOSE TRASHES END OF THE DAY.
3. REFER TO CIVIL DRAWINGS FOR FINAL GRADING.
4. REFER TO CIVIL & SURVEY DRAWINGS FOR LAND BOUNDARY & AREA.
5. REFER TO CIVIL FOR ROAD CURBS, DETAILS & DIMENSION CONTROL NUMBERS.
6. REFER TO CIVIL FOR ADDITIONAL PROJECT DATA.
7. REFER TO CIVIL FOR DUMPSTER AREA DRAIN DETAILS.

OWNER:
CENTER FOR PEACE AND MERCY, INC.

PHONE: 318-617-3491
EMAIL: Peacemercyinc@gmail.com

PROJECT:
RETAIL BUILDING
PHASE-1
600 Turtle Cove Bulevard, Rockwall, Tx 75087

REVISIONS:
1 CITY COMMENTS 10.28.22

ARCHITECT OF THE RECORD:
Fekruddin Khondaker AIA, NCARB.
Oculus Architects, Inc.
14310 Rich Branch Dr.
North Potomac, MD 20878
Tel. (608) 609 4806

REGISTERED ARCHITECT FEKRUDDIN KHONDAKER 78469 STATE OF TEXAS

12/26/2022

amazing concept
residential & commercial projects
545 Coventry Drive, Grapevine, Tx 76051
Tel. (817) 808 0811
E-mail: okm.helaluzzaman@gmail.com

SHEET TITLE:
SITE PLAN

DATE:	SCALE:
06.09.2021	AS SHOWN
DRAWN:	DESIGNER:
	A. HELALUZZAMAN

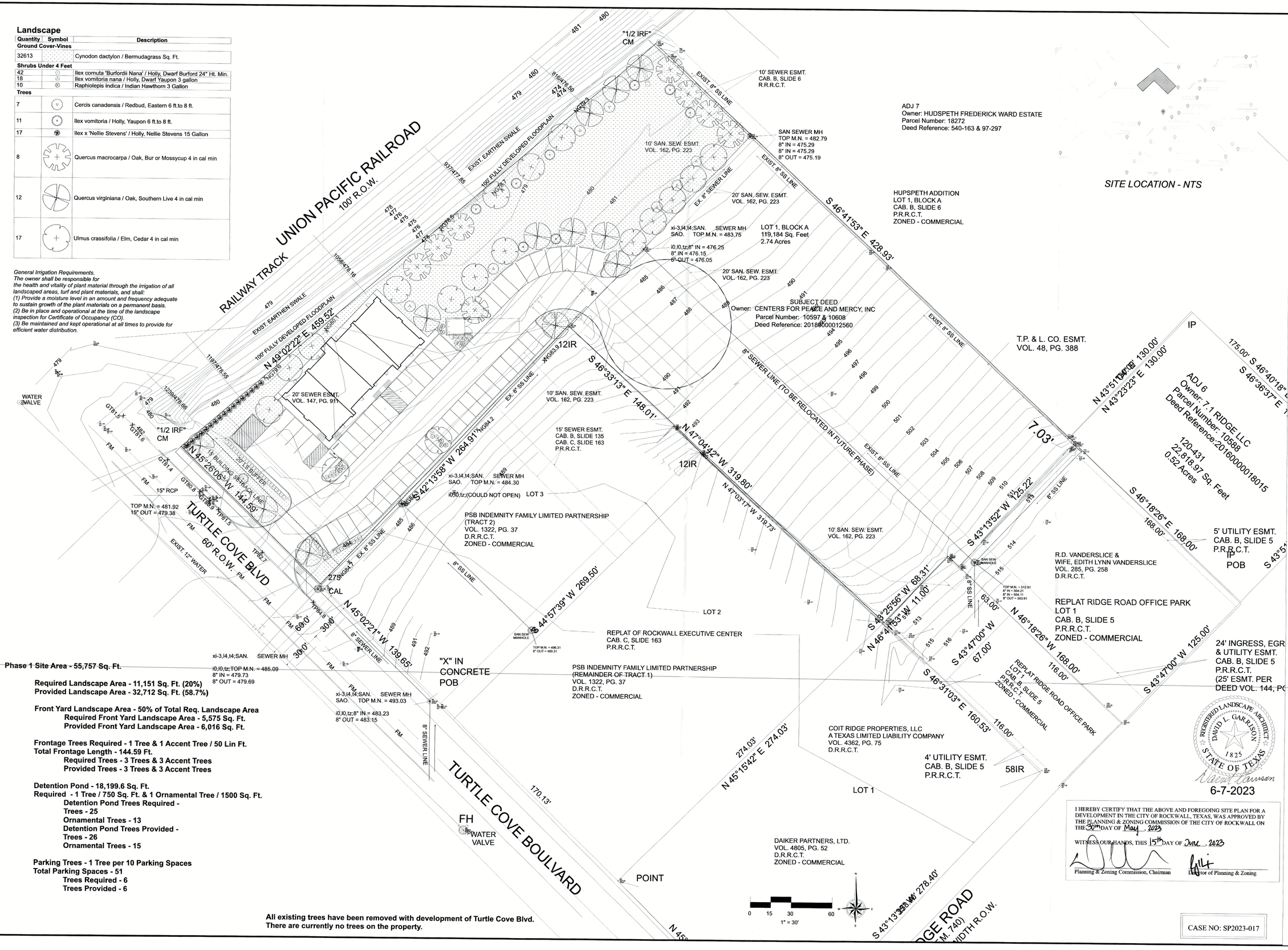
PROJECT #
H-2019-02

SHEET NO:
A101

Landscape

Quantity	Symbol	Description
Ground Cover-Vines		
32613		Cynodon dactylon / Bermudagrass Sq. Ft.
Shrubs Under 4 Feet		
42		Ilex cornuta 'Burfordii Nana' / Holly, Dwarf Burford 24" Ht. Min.
18		Ilex vomitoria nana / Holly, Dwarf Yaupon 3 gallon
10		Raphiolepis indica / Indian Hawthorn 3 Gallon
Trees		
7		Cercis canadensis / Redbud, Eastern 6 ft.to 8 ft.
11		Ilex vomitoria / Holly, Yaupon 6 ft.to 8 ft.
17		Ilex x 'Nellie Stevens' / Holly, Nellie Stevens 15 Gallon
8		Quercus macrocarpa / Oak, Bur or Mossycup 4 in cal min
12		Quercus virginiana / Oak, Southern Live 4 in cal min
17		Ulmus crassifolia / Elm, Cedar 4 in cal min

General Irrigation Requirements.
The owner shall be responsible for the health and vitality of plant material through the irrigation of all landscaped areas, turf and plant materials, and shall:
(1) Provide a moisture level in an amount and frequency adequate to sustain growth of the plant materials on a permanent basis.
(2) Be in place and operational at the time of the landscape inspection for Certificate of Occupancy (CO).
(3) Be maintained and kept operational at all times to provide for efficient water distribution.



DAVID L. GARRISON
Landscape Design Studio
4445 Eldorado Drive
Plano, Texas 75093
214-668-4163
david@iPlanLandscapes.com

LANDSCAPE DESIGN STUDIO

LANDSCAPE PLAN

CPM MASJID
Center for Peace and Mercy, Inc.
600 Turtle Cove Blvd.
Rockwall, TX 75087

REVISIONS:
6-1-2023

REGISTERED LANDSCAPE ARCHITECT
DAVID L. GARRISON
1825
STATE OF TEXAS
6-7-2023

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 30th DAY OF May, 2023
WITNESS OUR HANDS, THIS 15th DAY OF June, 2023
Planning & Zoning Commission, Chairman
Director of Planning & Zoning

CASE NO: SP2023-017

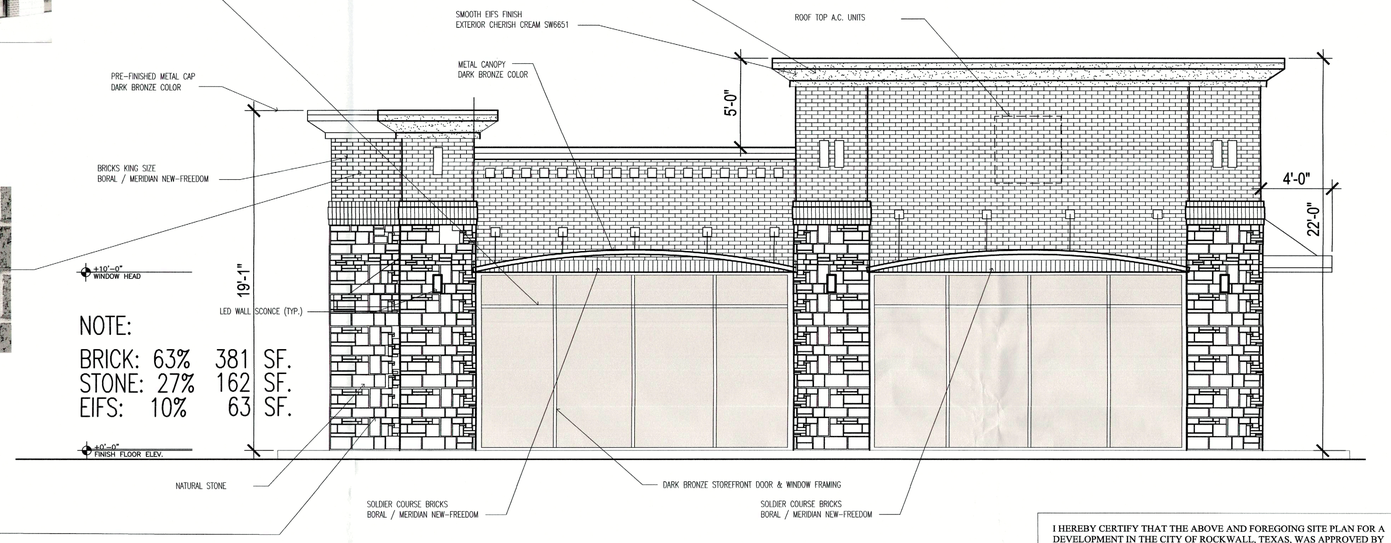
DATE: 5-7-2023
JOB NUMBER: 230507
DRAWN BY: David G
CHECKED BY: N/A
SCALE: 1" = 30'
SHEET: L - 1

DARK BRONZE FRAMES, PARAPET CAP & CANOPY

CHERISH CREAM SW6651 OR EQUAL

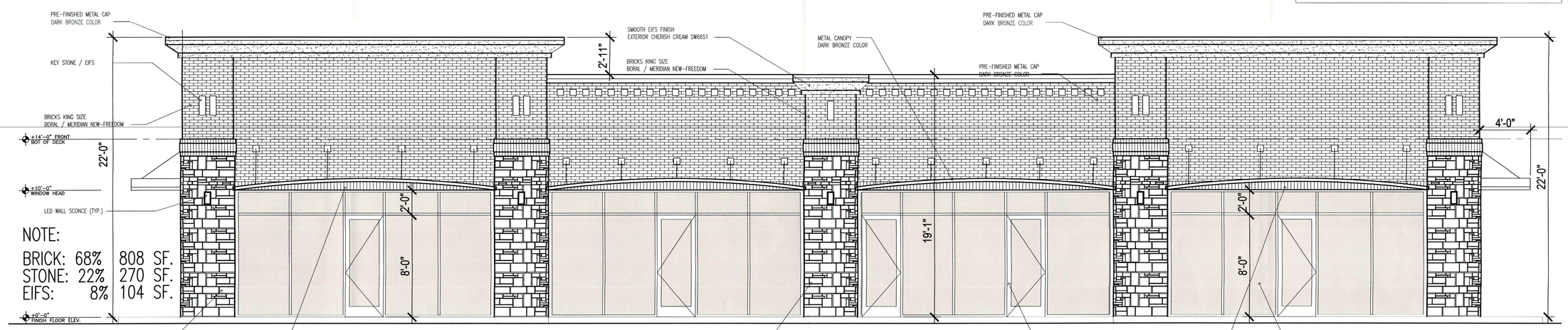
BORAL KINGSIZE MERIDIAN NEW-FREEDOM OR EQUAL

NATURAL LIME STONE OR EQUAL



2 SOUTH ELEVATION

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



1 EAST ELEVATION

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

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WITNESS OUR HANDS, THIS 15th DAY OF June, 2023

Planning & Zoning Commission, Chairman

Director of Planning & Zoning

CASE NO: SP2023-017

OWNER:
CENTER FOR PEACE AND MERCY, INC.

PHONE: 318-617-3491
EMAIL: Peacemercyinc@gmail.com

PROJECT:
RETAIL BUILDING
PHASE-1
600 Turtle Cove Bulevard, Rockwall, Tx 75087

REVISIONS:

ARCHITECT OF THE RECORD:
Fokruddin Khondaker AIA, NCARB.
Oculus Architects, Inc.
14310 Rich Branch Dr.
North Potomac, MD 20878
Tel. (608) 609 4806

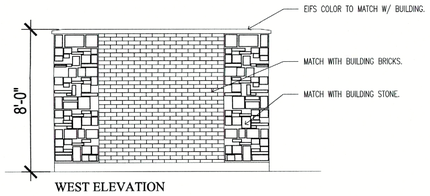
amazing concept
residential & commercial projects
545 Coventry Drive, Grapevine, Tx 76051
Tel. (817) 808 0811
E-mail: akm.helaluzzaman@gmail.com

SHEET TITLE:
EXTERIOR ELEVATIONS

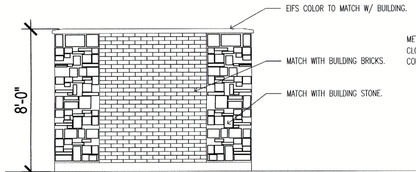
DATE:	SCALE:
04.28.2023	AS SHOWN
DRAWN:	DESIGNER:
	A. HELALUZZAMAN

PROJECT #
H-2019-02

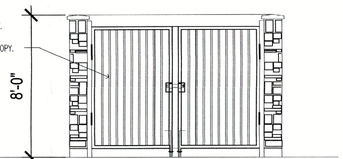
SHEET NO:
A501



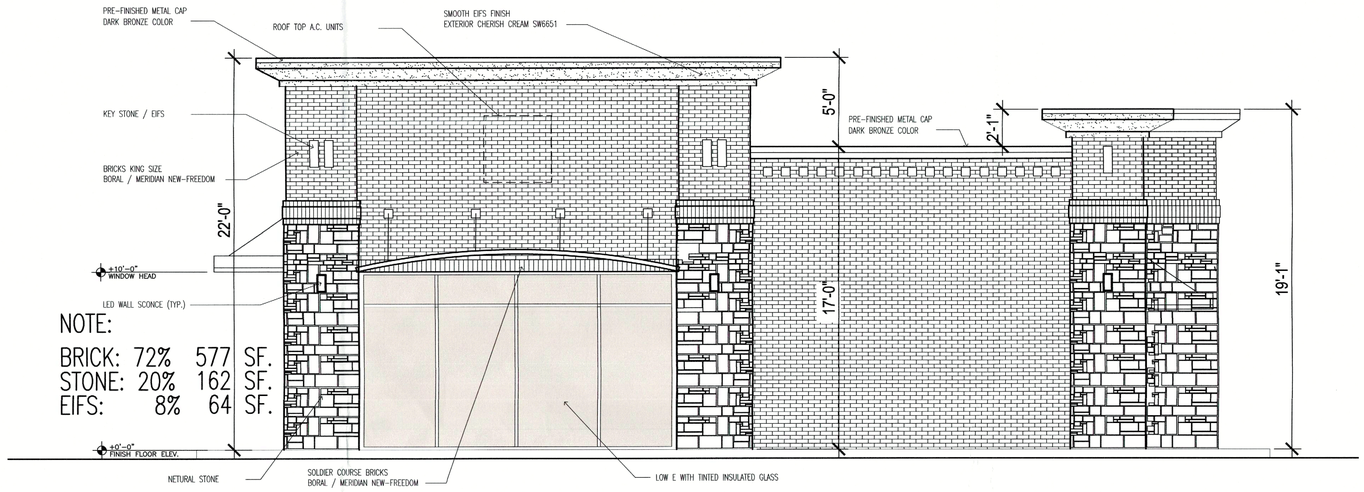
WEST ELEVATION



NORTH & SOUTH ELEVATIONS



EAST ELEVATION



NOTE:

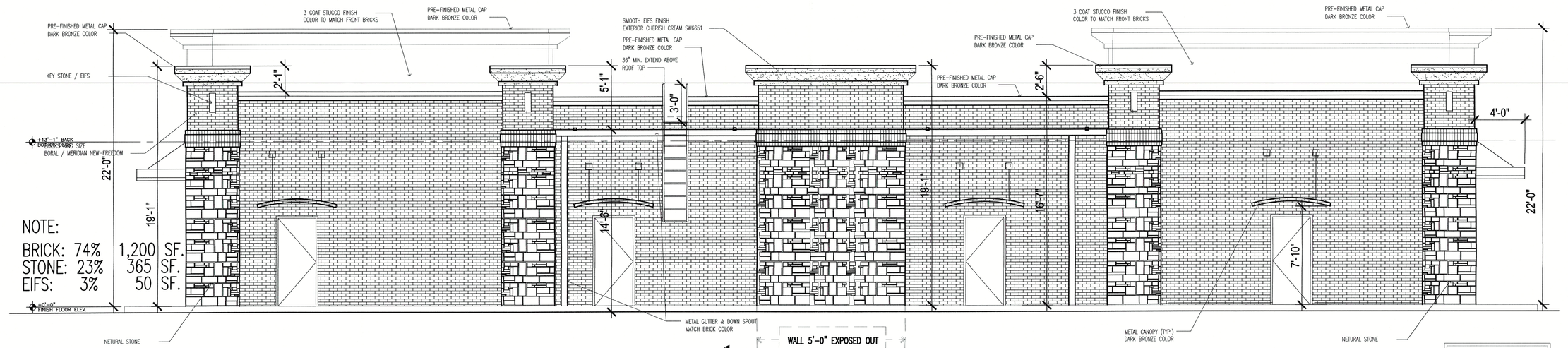
BRICK:	72%	577 SF.
STONE:	20%	162 SF.
EIFS:	8%	64 SF.

3 DUMPSTER ELEVATIONS

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

2 NORTH ELEVATION

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



NOTE:

BRICK:	74%	1,200 SF.
STONE:	23%	365 SF.
EIFS:	3%	50 SF.

1 WEST ELEVATION

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

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WITNESS OUR HANDS, THIS 15th DAY OF June, 2023

Planning & Zoning Commission, Chairman

Director of Planning & Zoning

CASE NO: SP2023-017

OWNER:
CENTER FOR PEACE AND MERCY, INC.

PHONE: 318-617-3491
EMAIL: Peacemercyinc@gmail.com

PROJECT:
RETAIL BUILDING
PHASE-1
600 Turtle Cove Bulevard, Rockwall, Tx 75087

REVISIONS:

ARCHITECT OF THE RECORD:
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Tel. (817) 808 0811
E-mail: akm.helaluzzaman@gmail.com

SHEET TITLE:
EXTERIOR ELEVATIONS

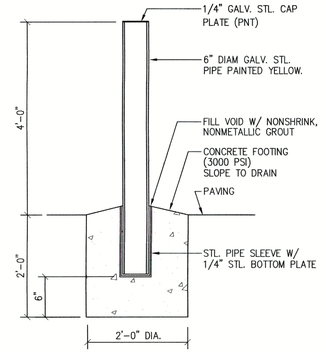
DATE:	SCALE:
04.28.2023	AS SHOWN
DRAWN:	DESIGNER:
	A. HELALUZZAMAN

PROJECT #
H-2019-02

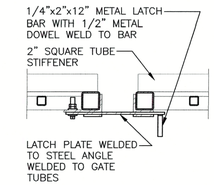
SHEET NO:
A502

TYPICAL SITE PLAN NOTES:

1. ALL UTILITY SERVICES NEEDS TO BE VERIFIED REFER TO CIVIL & MEP DRAWINGS.
2. KEEP WORK AREA CLEAN AND SAFE DURING WORKING HOURS AND DISPOSE TRASHES END OF THE DAY.
3. REFER TO CIVIL DRAWINGS FOR FINAL GRADING.
4. REFER TO CIVIL & SURVEY DRAWINGS FOR LAND BOUNDARY & AREA.
5. REFER TO CIVIL FOR ROAD CURBS, DETAILS & DIMENSION CONTROL NUMBERS.
6. REFER TO CIVIL FOR ADDITIONAL PROJECT DATA.
7. REFER TO CIVIL FOR DUMPSTER AREA DRAIN DETAILS.



06 PIPE BOLLARD DETAIL
SCALE : 1/4" = 1'-0"



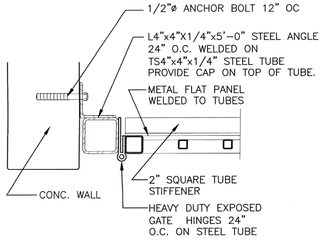
05 GATE HINGE DETAIL
SCALE : 1/4" = 1'-0"

APPROVED:
I hereby certify that the above and foregoing site plan for development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission on the 30th day of May, 2022.

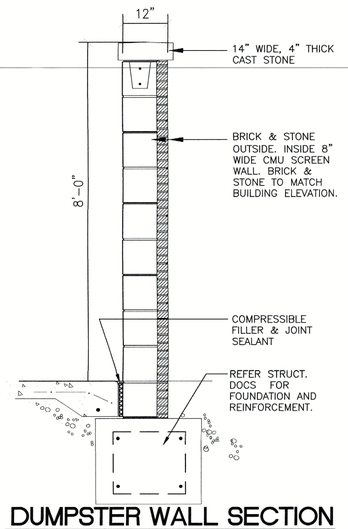
Planning & Zoning Commission, Chairman

Director of Planning & Zoning

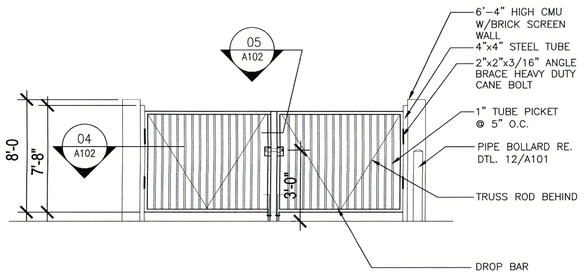
NOTE:
REFER TO 3/ A502 FOR DUMPSTER ELEVATIONS.



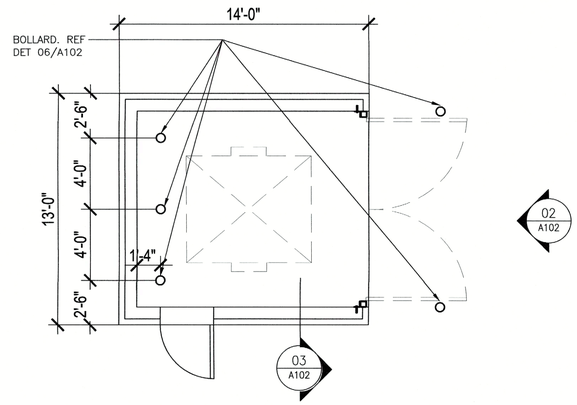
04 GATE HINGE DETAIL
SCALE : 1/4" = 1'-0"



03 DUMPSTER WALL SECTION
SCALE : 1/4" = 1'-0"



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



01 DUMPSTER ENCLOSURE PLAN
SCALE : 1/4" = 1'-0"

OWNER:
CENTER FOR PEACE AND MERCY, INC.
PHONE: 318-617-3491
EMAIL: Peacemercyinc@gmail.com

PROJECT:
RETAIL BUILDING
PHASE-1
600 Turtle Cove Bulevard, Rockwall, Tx 75087

REVISIONS:

ARCHITECT OF THE RECORD:
Foknuddin.Khondaker.AIA, NCARB.
Oculus Architects, Inc.
14310 Rich Branch Dr
North Potomac, MD 20878
Tel. (608) 609 4806

REGISTERED ARCHITECT FOKNUDDIN KHONDAKER 28468 STATE OF TEXAS

12/26/2022

amazing concept
residential & commercial projects
545 Coventry Drive, Grapevine, Tx 76051
Tel. (817) 808 0811
E-mail: okm.helaluzzaman@gmail.com

SHEET TITLE:
SITE DETAILS

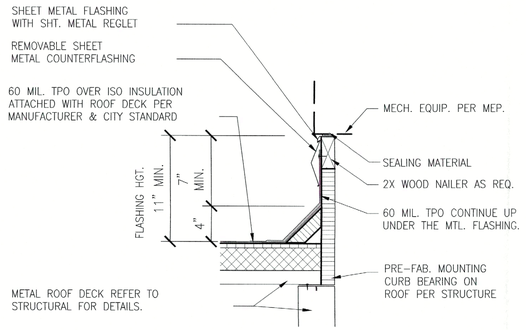
DATE:	SCALE:
06.09.2021	AS SHOWN
DRAWN:	DESIGNER: A. HELALUZZAMAN

PROJECT #
H-2019-02

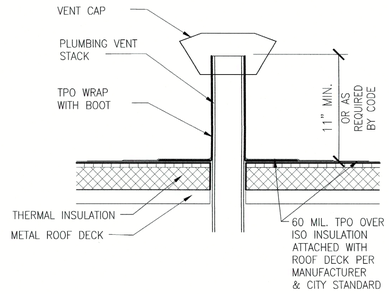
SHEET NO:
A102

GENERAL ROOF PLAN NOTES:

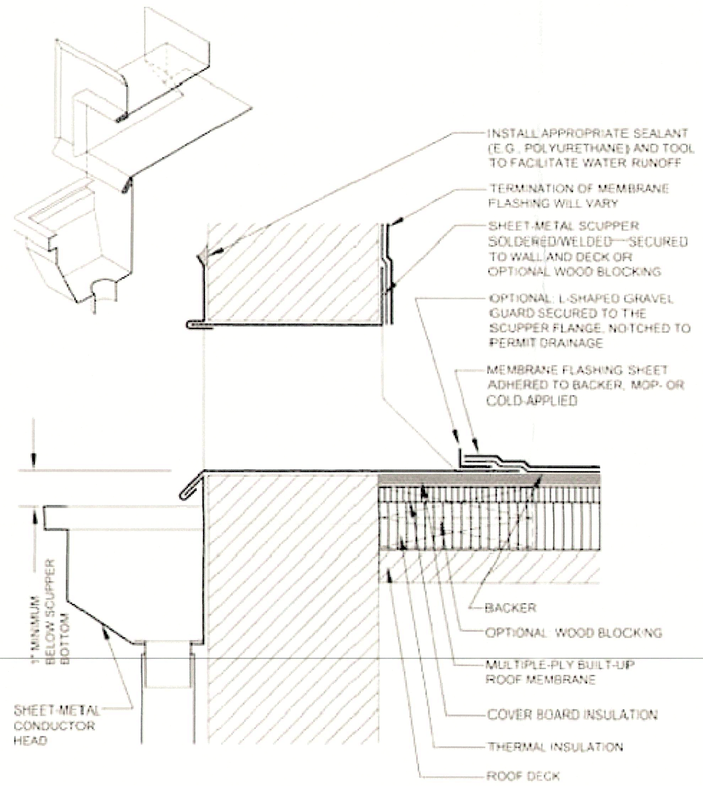
01. CONTRACTOR/SUBCONTRACTOR TO VERIFY ROOF AND LOCATION OF EQUIPMENTS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES IN WRITING.
02. CONTRACTOR TO REVIEW AND VERIFY EQUIPMENT'S SIZES & DETAILS OF RTU PER MEP.
03. CONTRACTOR TO PROVIDE TEMPORARY SAFETY BARRIERS PER OSHA WHILE WORKING ON THE ROOF OR ABOVE 30" FROM ADJACENT AREA.
04. ROOF TO SLOPE 1/4" PER FT. TO DRAIN RAIN WATER AS SHOWN ON PLAN.
05. CONTRACTOR TO CLEANUP THE ROOF AREA AND DISPOSE THEM PER CITY & STATE RULES.
06. CONTRACTOR TO REFER CIVIL, STRUCTURAL, MECHANICAL, ELECTRICAL & PLUMBING DRAWINGS FOR ADDITIONAL INFORMATION.



03 ROOF CURB DETAIL
SCALE: 1 1/2" = 1'-0"



02 ROOF VENT DETAIL
SCALE: 1 1/2" = 1'-0"

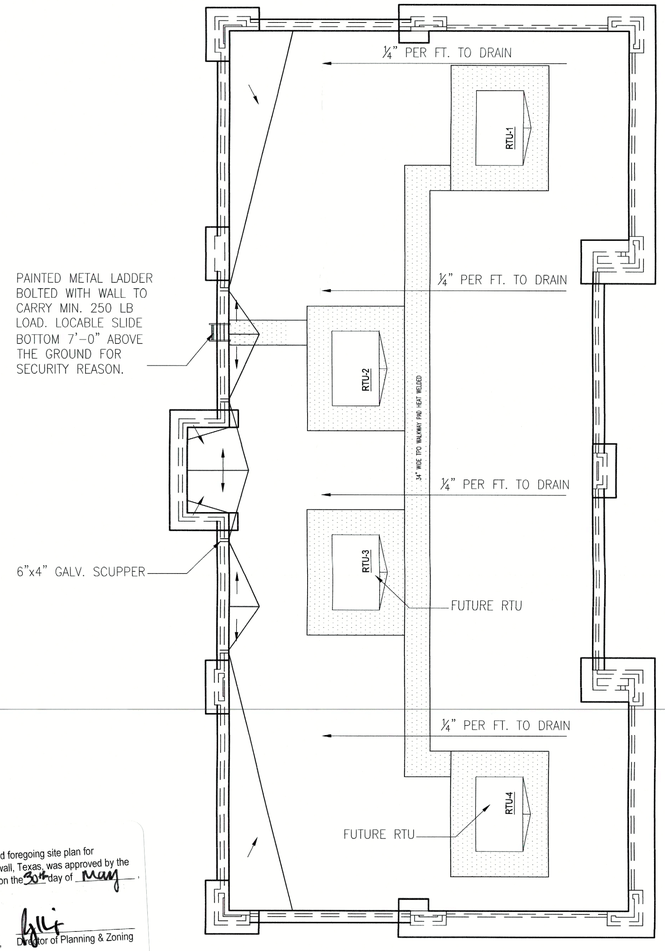


04 SCUPPER DETAIL
SCALE: NOT TO SCALE

APPROVED:
I hereby certify that the above and foregoing site plan for development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission on the 30th day of May, 2023.

Planning & Zoning Commission, Chairman

Director of Planning & Zoning



TRUE NORTH

01 ROOF PLAN
SCALE: 1/8" = 1'-0"

OWNER:
CENTER FOR PEACE AND MERCY, INC.
PHONE: 318-617-3491
EMAIL: Peacemercyinc@gmail.com

PROJECT:
RETAIL BUILDING
PHASE-1
600 Turtle Cove Bulevard, Rockwall, Tx 75087

REVISIONS:
1 CITY COMMENTS 10.28.22

ARCHITECT OF THE RECORD:
Fokruddin Khondaker AIA, NCARB.
Oculus Architects, Inc.
14310 Rich Branch Dr.
North Potomac, MD 20878
Tel. (808) 609 4806

REGISTERED ARCHITECT — FOKRUDDIN KHONDAKER — 28468 — STATE OF TEXAS

12/26/2022

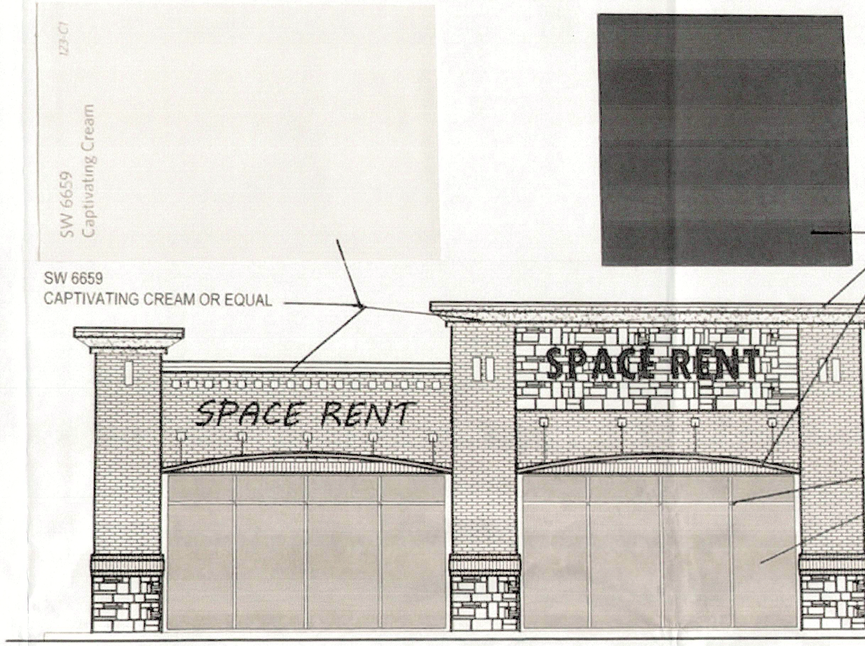
amazing concept
residential & commercial projects
545 Coventry Drive, Grapevine, Tx 76051
Tel. (817) 808 0811
E-mail: okm.helaluzzaman@gmail.com

SHEET TITLE:
ROOF PLAN

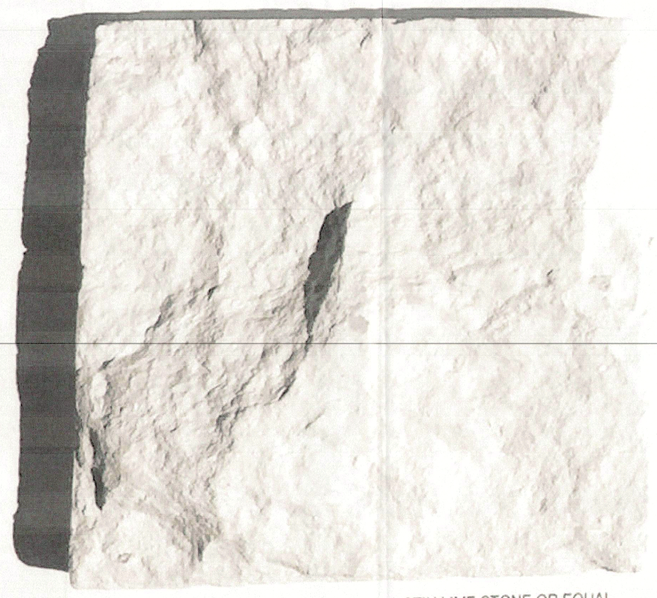
DATE:	SCALE:
06.09.2021	AS SHOWN
DRAWN:	DESIGNER: A. HELALUZZAMAN

PROJECT #: H-2019-02

SHEET NO: A202



PUBLIC ROAD SIDE ELEVATION



AUSTIN LIME STONE OR EQUAL

MERIDIAN NEW-FREEDOM OR EQUAL

APPROVED:
I hereby certify that the above and foregoing site plan for development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission on the 30th day of May, 2023.

Planning & Zoning Commission, Chairman

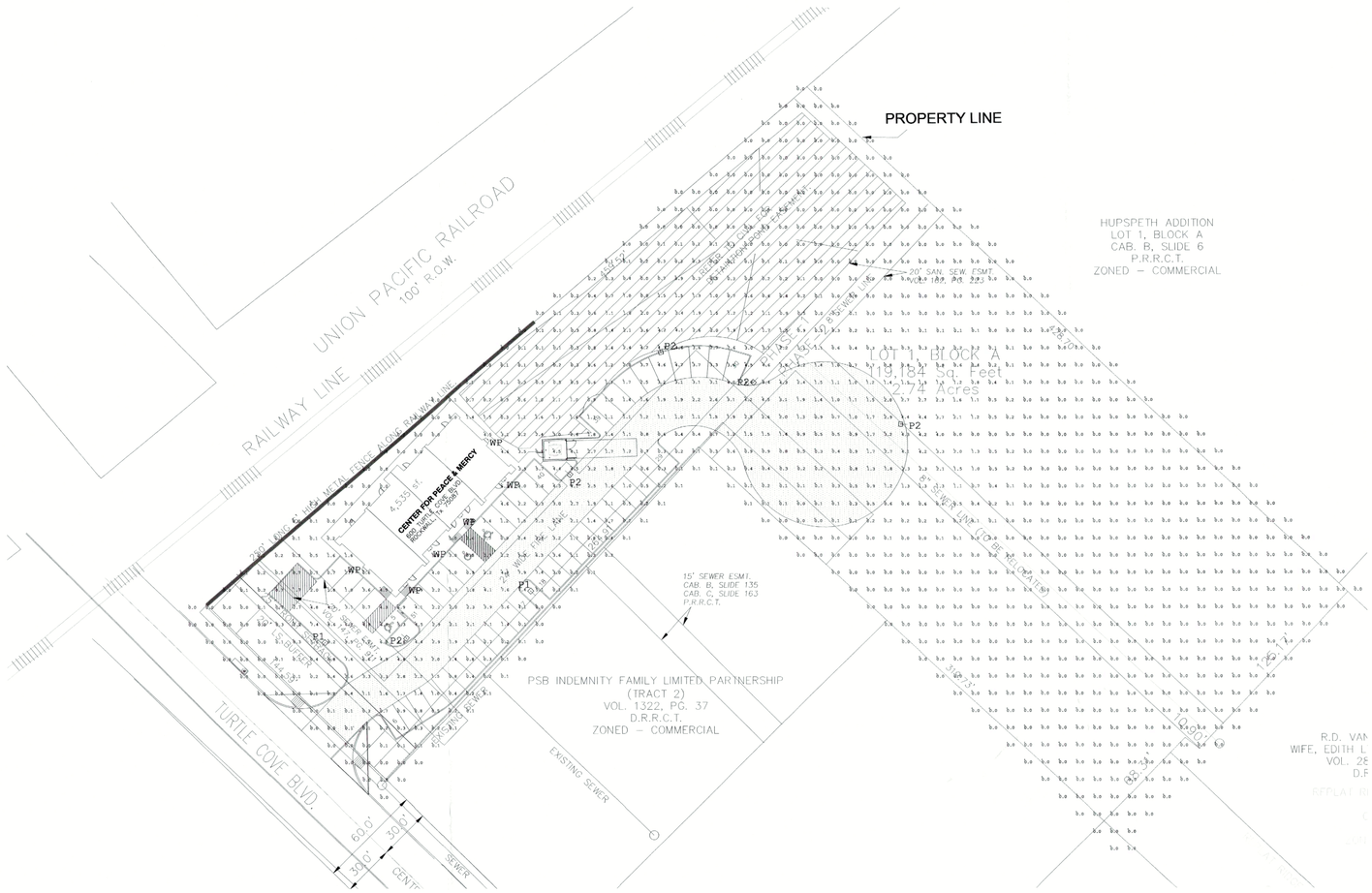
Director of Planning & Zoning

OWNER:
Abdul Latif Khan
4152 Greenfield dr., Richardson, Tx 75082
CENTER FOR PEACE AND MERCY INC.
PHONE: 318-617-3491
Email: Dwarnerminc@gmail.com

PROJECT:
RETAIL BUILDING
PHASE-1

APPLICANT:
Ahmed Helaluzzi
amazing c

PROJECT N
RETAIL BU
CASE NUM

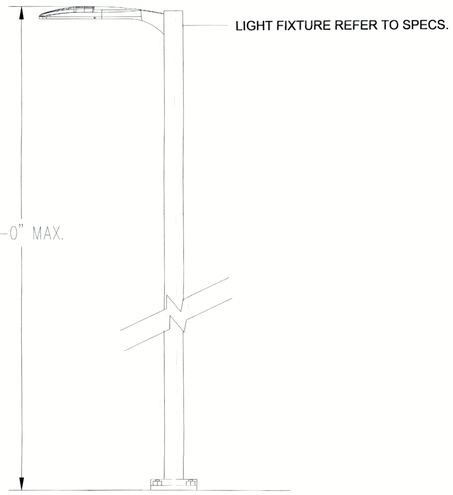


0 40 80 120

01 PHOTOMETRIC PLAN
SCALE: 1" = 40'-0"

THE SITE
600 TURTLE COVE BLVD.
ROCKWALL, TX 75087

02 VICINITY MAP
SCALE: 1" = 40'-0"



03 TYPICAL SITE POLE
SCALE: N.T.S

SITE DATA TABLE	
DESCRIPTION	
ZONING (FROM ZONING MAP)	COMMERCIAL (C) DISTRICT
ZONING	COMMERCIAL (C) DISTRICT
~~OVERLAY DISTRICT~~	SCENIC OVERLAY DISTRICT (SOD)
LOT AREA PHASE-1	1.28 AC. (55,757 SF.)
BUILDING AREA PHASE-1	4,535 SF.
TOTAL LOT AREA	2.74 AC. (119,184 SF.)
LOT COVERAGE	25.88%
FLOOR AREA RATIO	0.038:1
BUILDING HEIGHT	ONE STORY (29'-8" MAX.)
RETAIL AREA	2,268 SF.
ASSEMBLY (WORSHIP)	2,267 SF.
WORSHIP OCCUPANTS	110 M + 26 W = 136 TOTAL
RETAIL OCCUPANTS	2,268 / 60 = 37.8 (SAY 38)
PARKING REQUIRED (WORSHIP)	136/4 = 34
PARKING REQUIRED (RETAIL)	2,268/200 = 11.34 (SAY 12)
TOTAL PARKING REQUIRED	34+12 = 46
TOTAL PARKING PROVIDED	51 INCLUDING 3 ADA

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Free Grid	Illuminance	Fc	0.75	9.5	0.0	N.A.	N.A.

Luminaire Schedule						
LABEL	Qty	Symbol	MANUFAC	Description	Lum. Lumens	Lum. Watts
P1	2		Lithonia Lighting	DSX1 LED P3 50K BLC MVOLT	10439	102
P2	5		Lithonia Lighting	DSX1 LED P3 50K T5M MVOLT	13218	102
WP	6		Lithonia Lighting	WSQ LED 1 10A700_40K SR2 MVOLT	2159	24

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 30th DAY OF May, 2023.

WITNESS OUR HANDS, THIS 15th DAY OF June, 2023

Planning & Zoning Commission, Chairman

Director of Planning & Zoning

CASE NO.: SP2023-017

M.A. WAHEED 64418 LICENSED PROFESSIONAL ENGINEER STATE OF TEXAS
05/20/2023

WAHEED CONSULTING
420 PARKSIDE COURT
MURPHY, TEXAS 75094
PH: 817-793-2010
FIRM #: F-6336

OWNER:
CENTER FOR PEACE AND MERCY, INC.
PHONE: 318-617-3491
EMAIL: Peacemercyinc@gmail.com

PROJECT:
RETAIL BUILDING
PHASE-1
600 Turtle Cove Bulevard, Rockwall, Tx 75087

REVISIONS:

amazing concept
residential & commercial projects
545 Coventry Drive, Grapevine, Tx 76051
Tel: (817) 808 0811
E-mail: akm.helaluzzaman@gmail.com

SHEET TITLE:
PHOTOMETRIC PLAN

DATE:	SCALE:
06.11.2019	AS SHOWN
DRAWN:	DESIGNER: A. HELALUZZAMAN

PROJECT #
SP2023-017

SHEET NO:
ESP

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 *CHURCH/HOUSE OF WORSHIP* ON A 2.681-ACRE TRACT OF LAND IDENTIFIED AS TRACT 10-01 & 22 OF THE E. P. G. CHISUM SURVEY, ABSTRACT NO. 64, 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 Bilal Mashhood on behalf of Abdul Khan of Center for Peace and Mercy for the approval of a *Specific Use Permit (SUP)* for a *Church/House of Worship* on a 2.681-acre tract of land identified as Tract 10-01 & 22 of the E. P. G. Chisum Survey, Abstract No. 64, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, 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) allowing for the establishment of a *Church/House of Worship* as stipulated by Article 04*, Permissible Uses,* of the Unified Development Code [*Ordinance No. 20-02*] on the *Subject Property*; and

SECTION 2. That the *Subject Property* shall be used and developed only in the manner and for the purposes described in this Specific Use Permit (SUP) ordinance and as specifically set forth in Subsection 01.01*, Land Use Schedule,* of Article 04*, Permissible Uses* and Subsection 04.01, *General Commercial District Standards*; Subsection 04.05*, Commercial (C) District*; 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 futur*e -- and with the following conditions:

DRAFT 04.28.26

2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the operation of a *Church/House of Worship* on the *Subject Property* and conformance to these requirements is necessary for continued operations:

1) The proposed *Church/House of Worship* shall generally conform to the *Concept Plan* depicted in *Exhibit 'B'* of this ordinance.

2) The proposed *Church/House of Worship* shall generally conform to the *Conceptual Building Elevations* depicted in *Exhibit 'C'* of this ordinance.

2.2 COMPLIANCE

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

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

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

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

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

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

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

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 1ST DAY OF JUNE, 2026.

_____

Tim McCallum, *Mayor*

DRAFT ORDINANCE 04.28.2026

ATTEST:

_____
Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

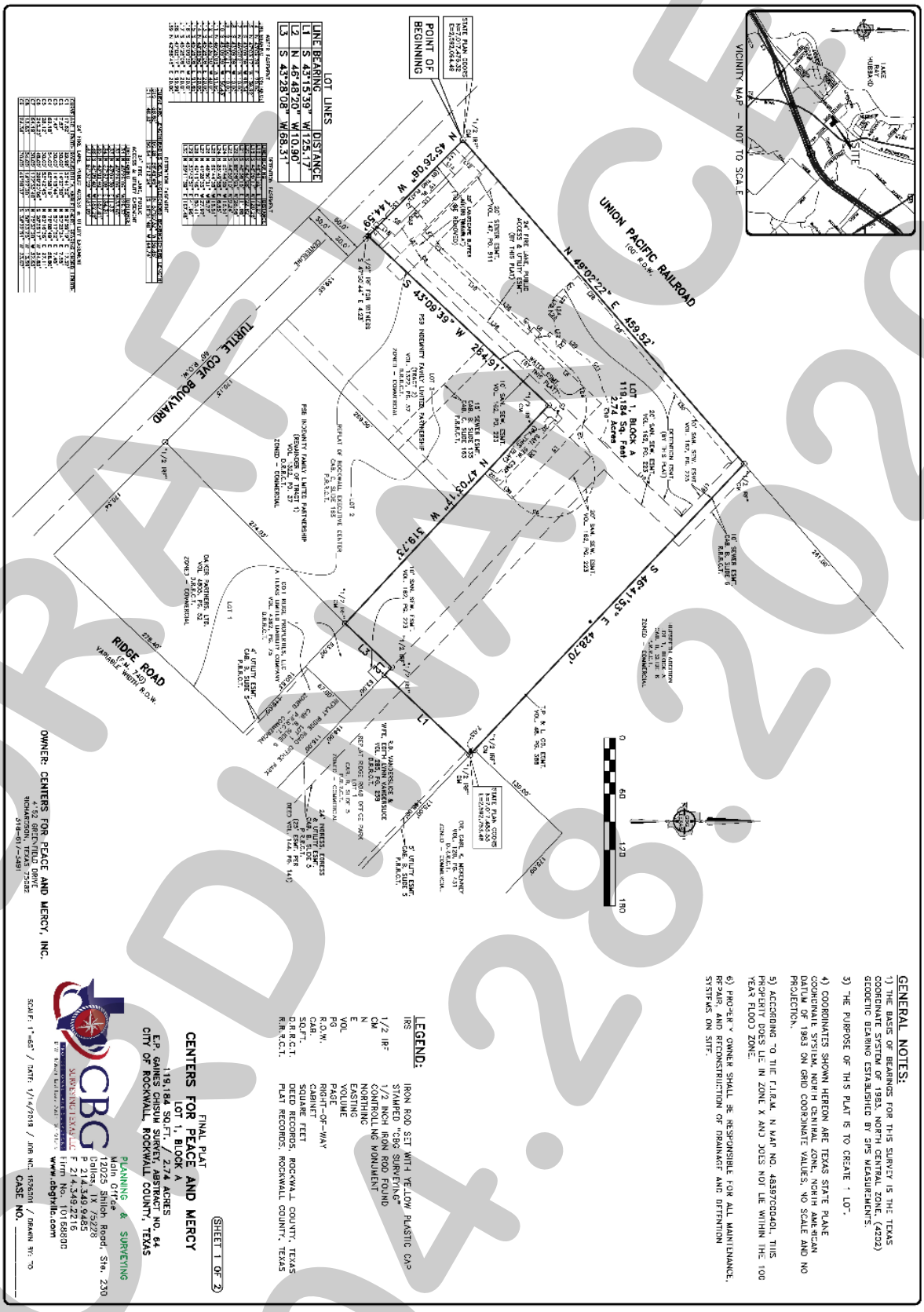
_____
Frank J. Garza, *City Attorney*

1st Reading: *May 18, 2026*

2nd Reading: *June 1, 2026*

DRAFT
ORDINANCE
04.28.2026

Exhibit 'A':
Subject Property Location and Description



DRAFT
04.28.2026

OWNER'S DEDICATION

STATE OF TEXAS
COUNTY OF ROCKWALL

Whereas, Centers for Peace and Mercy, Inc., BEING THE OWNER OF A TRACT OF LAND in the County of Rockwall, State of Texas, said tract being described as follows:

Being a tract of land situated in the E.P. Gaines Chisum Survey, Abstract No. 64, City of Rockwall, Rockwall County, Texas, and being all of a tract of land described in deed to Centers for Peace and Mercy, Inc. by General Warranty Deed recorded in Instrument No. 20180000012560, Official Public Records, Rockwall County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found for corner, said corner being along the Northeast right of way line of Turtle Cove Boulevard (80 foot right of way), said corner being along the Southeast right of way line of Union Pacific Railroad right of way (100 foot right of way);

THENCE North 49 degrees 02 minutes 22 seconds East along the Southeast line of said Union Pacific Railroad, a distance of 459.52 feet to a 1/2 inch iron rod found for corner, said corner being the West corner of Lot 1, Block A, Hupspeth Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the Plat thereof recorded in Cabinet B, Slide 6, Plat Records, Rockwall County, Texas;

THENCE South 46 degrees 41 minutes 53 seconds East along the Southwest line of said Hupspeth Addition, passing at 421.67 feet a 1/2 inch iron rod found at a South corner of said Hupspeth Addition, said corner being the West corner of a tract of land conveyed to Dr. Carl K. McKenney by deed recorded in Volume 120, Page 431, Deed Records, Rockwall County, Texas, continuing a total distance of 428.70 feet to a 1/2 inch iron rod found for corner, said corner being the North corner of a tract of land conveyed to R. D. Vanderslice Family Limited Partnership by deed recorded in Volume 235, Page 258, Deed Records, Rockwall County, Texas;

THENCE South 43 degrees 15 minutes 39 seconds West along the Northwest line of said Vanderslice tract, a distance of 125.17 feet to a 1/2 inch iron rod found for corner, said corner being along the Northeast line of a tract of land conveyed to Colt Ridge Properties, LLC, a Texas limited liability company by deed recorded in Volume 4362, Page 75, Deed Records, Rockwall County, Texas;

THENCE South 43 degrees 15 minutes 39 seconds West along the Northwest line of said Colt Ridge Properties, LLC tract, a distance of 10.90 feet to a 1/2 inch iron rod found for corner, said corner being the North corner of said Colt Ridge Properties, LLC tract;

THENCE South 43 degrees 28 minutes 08 seconds West along the Northwest line of said Colt Ridge Properties, LLC tract, a distance of 68.31 feet to a 1/2 inch iron rod found for corner, said corner being the North corner of a tract of land conveyed to PSB Indemnity Family Limited Partnership (Tract 1) by deed recorded in Volume 1322, Page 37, Deed Records, Rockwall County, Texas;

THENCE North 47 degrees 03 minutes 17 seconds West along the Northeast line of said PSB Indemnity Family Limited Partnership (Tract 2), a distance of 313.73 feet to a 1/2 inch iron rod found for corner, said corner being the North corner of said PSB Indemnity Family Limited Partnership (Tract 2);

THENCE South 43 degrees 09 minutes 39 seconds West along the Northwest line of said PSB Indemnity Family Limited Partnership (Tract 2), a distance of 264.91 feet to a 1/2 Inch Iron rod set with yellow plastic cap stamped "CBG SURVEYING" for corner, said corner being along the Northeast line of said Turtle Cove Boulevard, from which a 1/2 inch iron rod found bears, South 47 degrees 50 minutes 44 seconds West, 4.23 feet for witness;

THENCE North 45 degrees 26 minutes 06 seconds West along the Northeast line of said Turtle Cove Boulevard, a distance of 144.59 feet to the POINT OF BEGINNING and containing 119,184 square feet or 2.74 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

We, the undersigned owner(s) of the land shown on this plat, and designated herein as the **CENTERS FOR PEACE AND MERCY** addition to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate(s) to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. **We** further certify that all other parties who have a mortgage or lien interest in the **CENTERS FOR PEACE AND MERCY** have been notified and signed this plat.

I understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I (we) also understand the following:

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.

2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with the construction, maintenance, or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.

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

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

5. The developer shall be responsible for the necessary facilities to provide drainage patterns on-site and off-site that conform with the drainage area are not adversely affected by storm drainage from the development.

6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements including but not limited to the construction and acceptance by the City of all required streets, the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or

7. Property owner shall be responsible for maintenance, repair, and reconstruction of drainage and detention systems on site.

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 before the same made by a contractor and pay for the same out of the escrow deposit, such deposit may be used by the city for the improvements within the time stated in such written agreement. But in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or

Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

We further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the development, and waive any claim that the City of Rockwall and its successors and assigns may have, at this time and in the future, based on the proportionality of development will comport with the present and future growth needs of the City. We, our successors and assigns hereby waive any claim, damage, or cause of action that We may have as a result of the dedication of exactions made herein.

By: _____
Centers for Peace and Mercy, Inc.
Abdul L. Khan, President

STATE OF TEXAS
COUNTY OF ROCKWALL

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

Given upon my hand and seal of office this _____ day of _____, 2021.

By: _____

printed name: _____

Notary Public in and for the State of Texas

NOTE: It shall be the policy of the City of Rockwall to withhold issuing building permits until the construction of streets is completed to the binder course. The City does not guarantee approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Bryan Connolly, a Registered Professional Land Surveyor, licensed by the State of Texas, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision.

Dated this the_____ day of _____, 2021.

RELEASED FOR REVIEW 3/12/2021 PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

Bryan Connolly
Texas Registered Professional Land Surveyor No. 5513

RECOMMENDED FOR FINAL APPROVAL

_____ _____
Planning and Zoning Commission — Date

APPROVED

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the Council of the City of Rockwall on the _____ day of _____, 2021.

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

WITNESS OUR HANDS, this _____ day of _____, 2021.

_____
Mayor, City of Rockwall

_____
City Secretary

_____
City Engineer

FINAL PLAT
CENTERS FOR PEACE AND MERCY
LOT 1, BLOCK A
119,184 SQ.FT. / 2.74 ACRES
E.P. GAINES CHISUM SURVEY, ABSTRACT NO. 64
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 2 OF 2

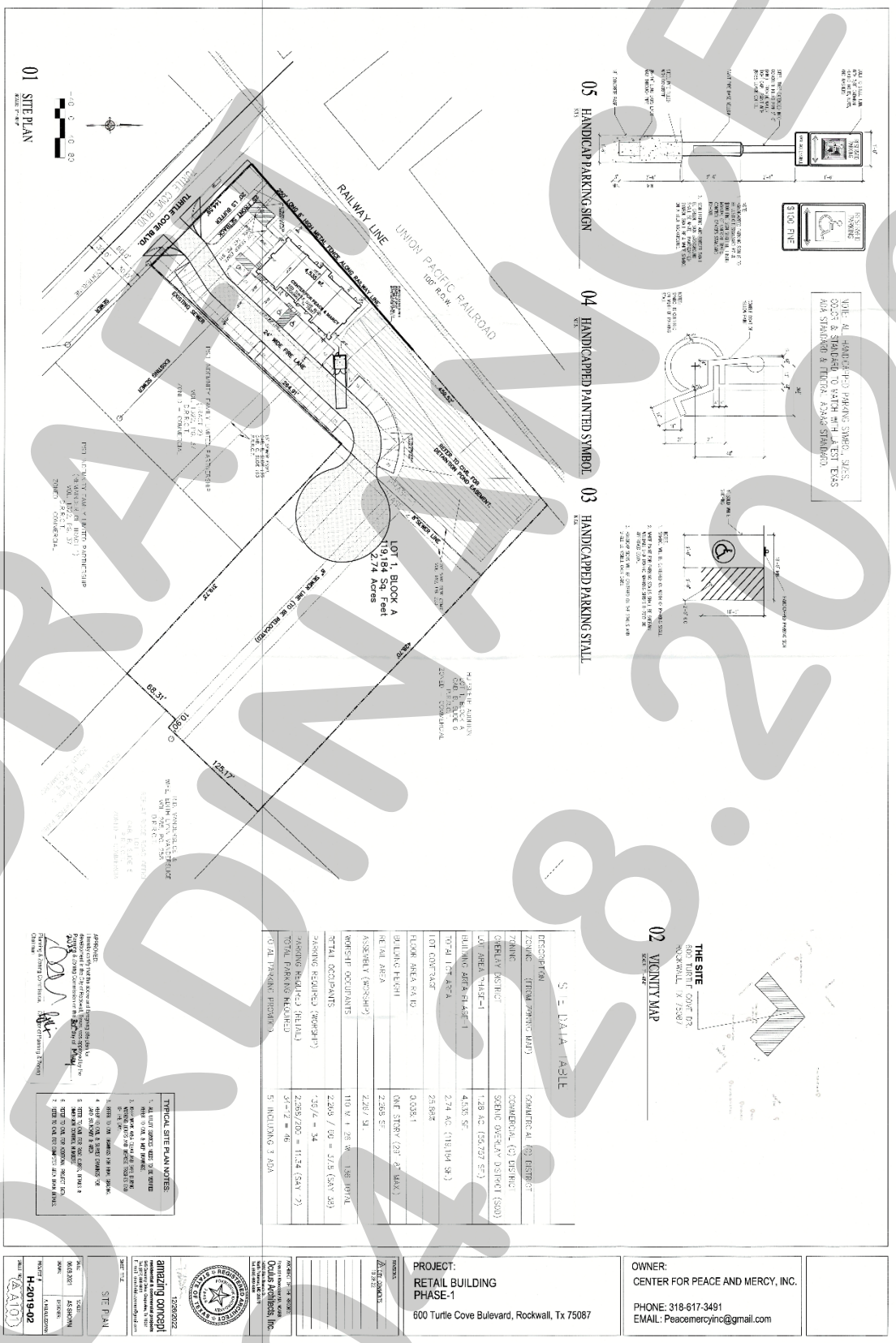
OWNER: CENTERS FOR PEACE AND MERCY, INC.
4532 GREENFIELD DRIVE
RICHARDSON, TEXAS 75082
318-617-3481

CBG
PROFESSIONAL LAND SURVEYING
PLANNING & SURVEYING
Main Office
12025 Shiloh Road, Ste. 230
Dallas, TX 75228
P 214.349.9485
F 214.349.2216
Firm No. 10168800
www.cbgtxllc.com

SCALE: 1"=60' / DATE: 1/14/2019 / JOB NO. 182601 / DRAWN BY: TO
CASE NO. _____

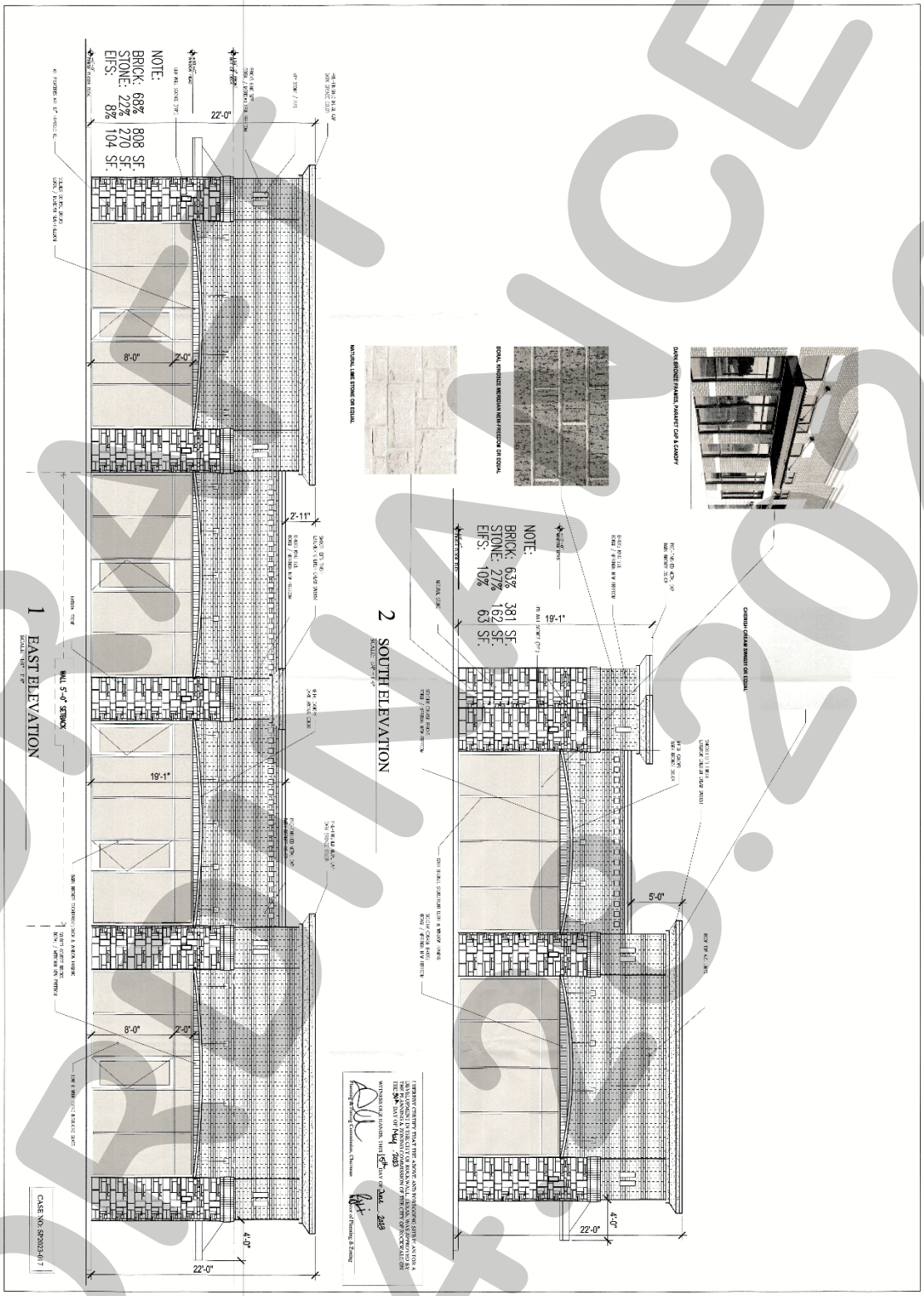
DRAFT 04.30.26

Exhibit 'B':
Concept Plan



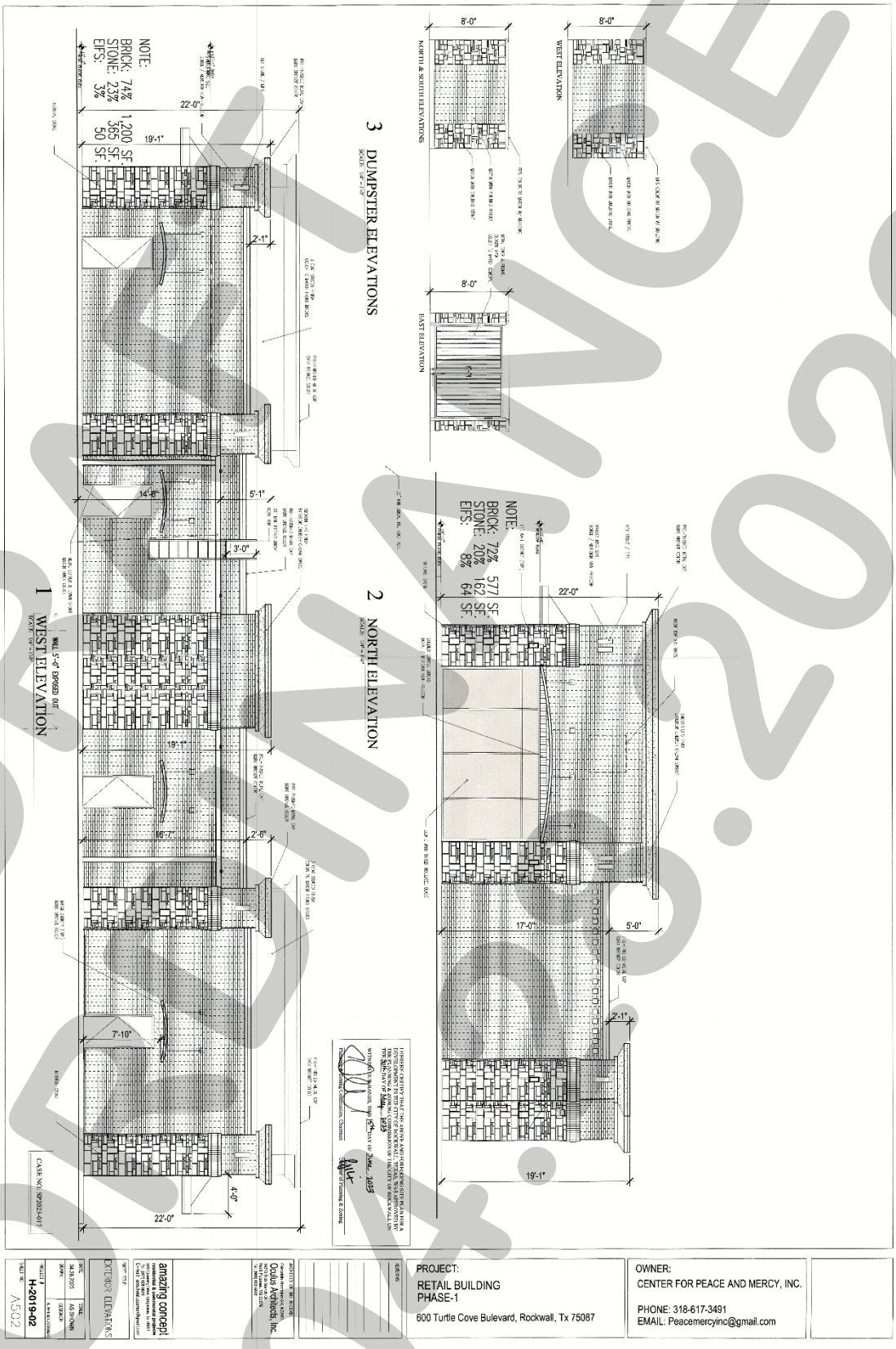
DRAFT
03.18.2026

Exhibit 'C':
Conceptual Building Elevations



DRAFT NOT FOR OFFICE 04.15.2026

Exhibit 'C':
Conceptual Building Elevations



DRAFT
04.03.2026

PROJECT COMMENTS

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

DATE: 4/23/2026

PROJECT NUMBER: Z2026-017
PROJECT NAME: SUP for Texas Social
SITE ADDRESS/LOCATIONS: NWC of HWY 205 and Sids Road

CASE CAPTION: Hold a public hearing to discuss and consider a request by Anthony Winkler of Calabrese & Winkler Holdings on behalf of David Naylor of Rayburn Electric for the approval of a Specific Use Permit (SUP) for Outdoor Commercial Amusement/Recreation and a Structure Exceeding 60-Feet in Height in a Commercial (C) District for a Golf Driving Range on a 9.01-acre parcel of land identified as Lot 1, Block A, Rockwall Hospital Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, generally located at the northwest corner of the intersection of Sids Road and S. Goliad Street [SH-205], and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
	Henry Lee	04/23/2026	Needs Review

04/23/2026: 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 an Outdoor Commercial Amusement/Recreation and a Structure Exceeding 60-Feet in Height in a Commercial (C) District for a Golf Driving Range on a 39.525-acre parcel of land identified as Lot 1, Block A, Rockwall Hospital Addition and Tract 18 of the J. D. McFarland Survey, Abstract No. 145, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, generally located at the northwest corner of the intersection of Sids Road and S. Goliad Street [SH-205].

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

M.3 For reference, include the case number (Z2026-017) in the lower right-hand corner of all pages on future submittals.

M.4 The subject property will be required to plat in order to establish easements and adjust lot lines.

I.5 According to Article 13, Definitions, of the Unified Development Code (UDC), a Golf Driving Range is defined as “(a)n area improved with trees, greens, fairways, hazards, and which may include a clubhouse dining room, and accessory recreational uses.” In addition, Article 04, Permissible Uses, of the Unified Development Code (UDC) requires a Specific Use Permit (SUP) for a Golf Driving Range in a Commercial (C) District.

I.6 According to Article 13, Definitions, of the Unified Development Code (UDC), Outdoor Commercial Amusement/Recreation is defined as “(a)n amusement enterprise that offers entertainment or games of skill to the general public for a fee or charge wherein any portion of the activity takes place in the open.” In addition, Article 04, Permissible Uses, of the Unified Development Code (UDC) requires a Specific Use Permit (SUP) for Outdoor Commercial Amusement/Recreation in a Commercial (C) District.

I.7 According to the Article 05, District Development Standards, of the Unified Development Code (UDC), the maximum height in a Commercial (C) District is 60-feet; however, the City Council -- upon recommendation from the Planning and Zoning Commission -- can increase the height permitted to 240-feet through a Specific Use Permit (SUP). In this case, the applicant is requesting a maximum height of 200-feet for the driving range netting.

M.8 In order to establish the boundaries of the Specific Use Permit (SUP), please provide staff a text file (e.g. word doc) of the legal description for the subject property.

M.9 Please provide updated floor plans that show the use and square footage for each room (include any storage, backrooms/hallways, kitchens, restrooms, etc.). At this time, staff has listed the following parking requirements:

- Mini Golf – (1 space per hole)
- Shop – (1 space per 250 SF)
- Arcade – (1 space per 250 SF)
- Driving Range – (1 space per 250 SF)
- Restaurants – (1 space per 100 SF)
- Event Hall – (1 space per 100 SF)
- Office (1 space per 300 SF)
- Total Parking Required:

I.10 Please be cognizant of the Roof Top Units (RTUs). All RTUs must be screened by the parapet and not visible from any adjacent property or public Right of Way (ROW).

M.11 Ordinance. Please review the attached draft ordinance prior to the April 28, 2026 Planning & Zoning Commission meeting, and provide staff with your markups by May 5, 2026.

I.12 Revisions. Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on May 5, 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 May 12, 2026 Planning and Zoning Commission Public Hearing Meeting. The Planning and Zoning Commission Work Session Meeting for this case will be held on April 28, 2026.

I.13 Planning and Zoning Commission Meeting Dates. The Planning and Zoning Commission Work Session Meeting for this case will be held on April 28, 2026, and the Planning and Zoning Commission Public Hearing Meeting for this case will be held on May 12, 2026.

I.14 City Council Meeting Dates. The projected City Council meeting dates for this case will be May 18, 2026 (1st Reading) and June 1, 2026 (2nd Reading).

I.15 Meeting Times and Place. All meetings will be held at 6:00 PM in the City Council Chambers at 385 S. Goliad Street, Rockwall, Texas 75087. PLEASE NOTE THAT THE APPLICANT OR A REPRESENTATIVE WILL NEED TO BE PRESENT FOR THE CASE TO BE CONSIDERED BY THE PLANNING AND ZONING COMMISSION OR CITY COUNCIL.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Madelyn Price	04/23/2026	Approved w/ Comments

04/23/2026: 1. 5' sidewalk along entire property adjacent to SH 205
2. Not allowed in flood plain
3. No road will be here. Need 64'x15' hammerhead turn around or cul-de-sac
4. Remove driveway (lines) from ROW
5. Install 12" water line
6. Must pave Sids to concrete section.

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 stone faced. 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.
- Required 10' utility easement along all City street frontages.
- All utilities must be underground.
- TXDOT permits required for utility, drainage, and driveway improvements within the SH 205 ROW.
- Need to show existing and proposed utilities on the Site Plan.
- Additional comments may be provided at the time of Site Plan and Engineering review.
- All State (TXDOT) roadways shall have a minimum of 10' water & sanitary sewer easement along ROW. Required landscaping and buffer may not be within these easements.

Drainage Items:
- Detention is required for the entire site.
- Existing flow patterns must be maintained.
- 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 use of specific area.
- Storm water cannot increase off the property.
- Detention pond max side slope of 4:1 with a minimum bottom slope of 1%.
- Detention easement required at free board elevation.
- No vertical walls are allowed in detention easement.
- Detention pond is required to have an emergency spillway.
- Detention ponds must be irrigated.
- Detention must be above the 100yr floodplain elevation where adjacent and not allowed in the floodplain at all.
- The property owner will be responsible for maintaining, repair, and replacement of the drainage systems.
- No vertical walls allowed in detention easements.
- No public water or sanitary sewer allowed in detention easements.
- Must show and meet erosion hazard setback for all creeks/streams.
- Must have a Flood Study for all changes and crossing of the floodplain. Review fees apply.
- FFE for all buildings must be called out when adjacent to a detention system. FEE must be a minimum 2' above the 100-year WSEL for the detention system.
- Grate inlets are not allowed.
- Dumpster areas to drain to oil/water separator and then to the storm lines.
- Flood study and LOMR required if 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)
- Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)
- Install a 12" water main along Sids (must tie to ex. 12" in SH 205 and in front of Rayburn Electric Campus).
- There is an existing 18" sewer main manhole located to the north available for use.
- 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).
- 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 roadway must be completed by dry bore. Opening cutting will not be allowed unless utility is under paving.
- Min 20' utility easements.
- Water to be 10' separated from storm and sewer lines.
- All public utilities must be centered in easement.
- Provide water main stubs and wastewater stubs to all adjacent properties for future/existing development connection points.
- $401.89/ acre sewer pro-rata. Additional pro-ratas may apply. Contact Engineering for information.
- Off-Site utility improvements may be required. Contact Engineering for information.

Roadway Paving Items:
- Must meet City and TXDOT driveway spacing requirements.
- All parking, storage, drive aisles must be reinforced concrete. (No rock, gravel, or asphalt allowed).
- All Parking to be 20'x9' minimum. Parking may not be off a public Roadway. Vehicle must not be required to back onto a public roadway, including trash trucks.
- No dead-end parking allowed without an City approved turnaround. 15'x64' striped no parking.
- 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.
- TIA is required. Review fees apply
- A TXDOT permit will be required for driveways along TXDOT roadways.
- Sids must be paved and include storm sewer along property line.

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	04/23/2026	Approved
No Comments			

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	04/22/2026	Approved
No Comments			

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	04/20/2026	Approved
No Comments			

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	04/20/2026	Approved
No Comments			

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Henry Lee	04/23/2026	N/A

No Comments

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- 4% Engineering Inspection Fees
- Impact Fees (Water, Sewer, Roadway).
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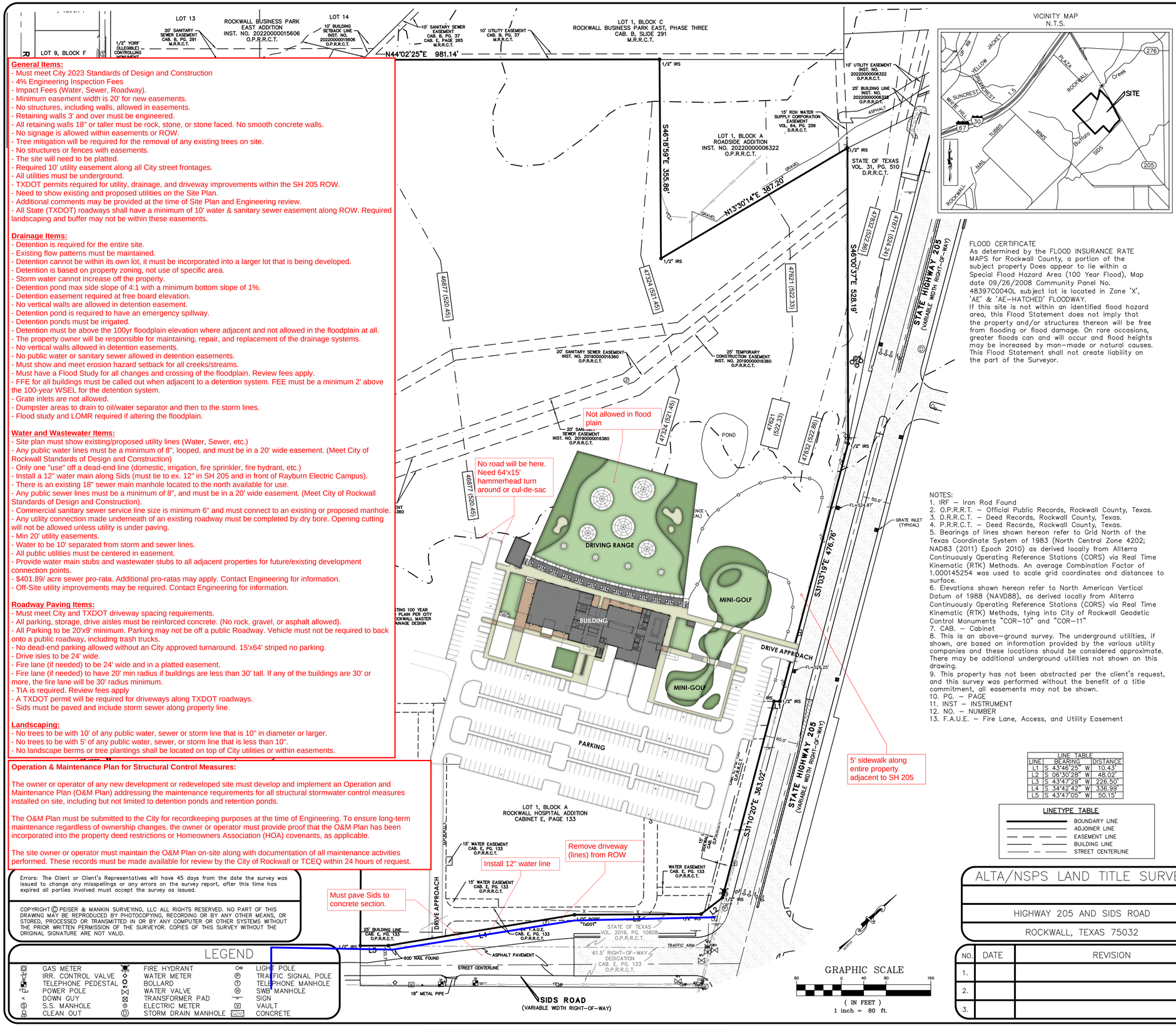


VICINITY MAP
N.T.S.

FLOOD CERTIFICATE
As determined by the FLOOD INSURANCE RATE MAPS for Rockwall County, a portion of the subject property Does appear to lie within a Special Flood Hazard Area (100 Year Flood), Map date 09/26/2008 Community Panel No. 48397C0040L subject lot is located in Zone 'X', 'AE' & 'AE-HATCHED' FLOODWAY.
If this site is not within an identified flood hazard area, this Flood Statement does not imply that the property and/or structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This Flood Statement shall not create liability on the part of the Surveyor.

NOTES:
1. IRF – Iron Rod Found
2. O.P.R.R.T. – Official Public Records, Rockwall County, Texas.
3. D.R.R.C.T. – Deed Records, Rockwall County, Texas.
4. P.R.R.C.T. – Deed Records, Rockwall County, Texas.
5. Bearings of lines shown hereon refer to Grid North of the Texas Coordinate System of 1983 (North Central Zone 4202; NAD83 (2011) Epoch 2010) as derived locally from Allterra Continuously Operating Reference Stations (CORS) via Real Time Kinematic (RTK) Methods. An average Combination Factor of 1.000145254 was used to scale grid coordinates and distances to surface.
6. Elevations shown hereon refer to North American Vertical Datum of 1988 (NAVD88), as derived locally from Allterra Continuously Operating Reference Stations (CORS) via Real Time Kinematic (RTK) Methods, tying into City of Rockwall Geodetic Control Monuments "COR-10" and "COR-11"
7. CAB. – Cabinet
8. This is an above-ground survey. The underground utilities, if shown, are based on information provided by the various utility companies and these locations should be considered approximate. There may be additional underground utilities not shown on this drawing.
9. This property has not been abstracted per the client's request, and this survey was performed without the benefit of a title commitment, all easements may not be shown.
10. PG. – PAGE
11. INST – INSTRUMENT
12. NO. – NUMBER
13. F.A.U.E. – Fire Lane, Access, and Utility Easement

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 43°46'25" W	10.43'
L2	S 06°30'28" W	48.02'
L3	S 43°47'29" W	226.50'
L4	S 34°42'42" W	336.99'
L5	S 43°47'05" W	50.15'

LINETYPE TABLE
- BOUNDARY LINE
- ADJOINER LINE
- EASEMENT LINE
- BUILDING LINE
- STREET CENTERLINE

TO CARNEY ENGINEERING, PLLC:

This is to certify that I have, this date, made an on the ground survey of the property located on Highway 205 and Sids Road in the City of Rockwall, Texas, described as follows:

BEING that certain tract of land situated in the J.D. McFarland Survey, Abstract No. 145, City of Rockwall, Rockwall County, Texas and being all that certain tract of land conveyed to Howell MTN RE, LLC, by Special Warranty Deed recorded in Instrument Number 20180000021428, Official Public Records, Rockwall County, Texas, and being a portion of Lot 1, Block A, Rockwall Hospital Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet E, Page 133, Map Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod with "Stovall Assoc"yellow cap found for the most southerly corner of said Howell tract, same being the most southerly corner of said Lot 1, same being in the northeasterly line of that certain tract of land conveyed to Rockwall ISD, by deed recorded in Volume 2221, Page 295, Deed Records, Rockwall County, Texas, same being the west corner of that certain tract of land conveyed to Two Raider Ventures, LLC, by deed recorded in Instrument Number 20190000015332, said Official Public Records;

THENCE North 45 deg. 50 min. 39 sec. West, along the common line of said Howell tract and said Rockwall ISD tract, a distance of 239.17 feet to a 1/2 inch iron rod with "Peiser & Mankin SURV"red plastic cap set (hereinafter referred to as 1/2 inch iron rod set) for the most westerly corner of said Lot 1;

THENCE North 45 deg. 50 min. 24 sec. West, continuing along the common line of said Howell tract and said Rockwall ISD tract, passing the north corner of said Rockwall ISD tract, same being the east corner of a Drainage ROW/Open Space/Natural Area to The City of Rockwall per plat recorded in Cabinet G, Slide 23, aforesaid Map Records, and continuing along the common line of said Howell tract and said Drainage ROW, passing the north corner of said Drainage ROW, same being the east corner of Flagstone Estates, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet G, Page 26, said Map Records, and continuing along the common line of said Howell tract and said Flagstone Estates, a total distance of 1018.06 feet to a 1/2 inch iron rod with illegible yellow cap found for the west corner of said Howell tract, same being the south corner of Lot 13, Rockwall Business Park East Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Instrument Number 20220000015606, Official Public Records, Rockwall County, Texas;

THENCE North 44 deg. 02 min. 25 sec. East, along the common line of said Howell tract and said Lot 13, passing the east corner of said Lot 13, same being the south corner of Lot 14, said Rockwall Business Park East, and continuing along the common line of said Howell tract and said Lot 14, passing the east corner of said Lot 14, same being the south corner of Lot 1, Block C, Rockwall Business Park East, Phase Three, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet B, Slide 291, said Map Records, Rockwall County, Texas, and continuing along the common line of said Howell tract and said Lot 1, Block C, a total distance of 981.14 feet to a 1/2 inch iron rod set for a north corner of said Howell tract, same being the west corner of Lot 1, Block A, Roadside Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Instrument Number 20220000006322, said Official Public Records, Rockwall County, Texas;

THENCE along the common line of said Howell tract and said Lot 1 as follows:
South 46 deg. 18 min. 59 sec. East, a distance of 355.86 feet to a 1/2 inch iron rod set for corner, same being the south corner of said Lot 1;
North 13 deg. 30 min. 14 sec. East, a distance of 387.20 feet to a 1/2 inch iron rod set for the most easterly north corner of said Howell tract, same being the west corner of that certain tract of land conveyed to State of Texas, by deed recorded in Volume 31, Page 510, said Deed Records;

THENCE South 46 deg. 00 min. 37 sec. East, along the common line of said Howell tract and said State of Texas tract, a distance of 528.19 feet to a 1/2 inch iron rod set for corner, same being in the southwesterly right-of-way line of State Highway 205 (variable width right-of-way);

THENCE South 31 deg. 03 min. 19 sec. East, along the common line of said Howell tract and said State Highway 205, a distance of 476.76 feet to a 1/2 inch iron rod set for corner;

THENCE South 43 deg. 46 min. 25 sec. West, continuing along the common line of said Howell tract and said State Highway 205, a distance of 10.43 feet to a 1/2 inch iron rod set for corner, same being the north corner of aforesaid Lot 1, Block A;

THENCE South 31 deg. 10 min. 20 sec. East, continuing along the common line of said Howell tract and said State Highway 205, a distance of 363.02 feet to a 1/2 inch iron rod set for an east corner of said Howell tract, same being the north end of a corner clip in the intersection of said State Highway 205 and Sids Road (variable width right-of-way);

THENCE South 06 deg. 30 min. 28 sec. West, along the common line of said Howell tract and said corner clip, a distance of 48.02 feet, to a 1/2 inch iron rod set for the south end of said corner clip;

THENCE along the common line of said Howell tract and said Sids Road as follows:
South 43 deg. 47 min. 29 sec. West, a distance of 226.50 feet to a 1/2 inch iron rod with pink "TXDOT" plastic cap found for angle point;
South 34 deg. 42 min. 42 sec. West, a distance of 336.99 feet to a 60D nail found;
South 43 deg. 47 min. 05 sec. West, a distance of 50.15 feet to a 1/2 inch iron rod set for the south corner of said Howell tract, same being in a south line of aforesaid Lot 1, Block A, same being in the northeast line of that certain tract of land conveyed to Glen Burks & Paulette Burks, by deed recorded in Volume 101, Page 958, aforesaid Deed Records;

THENCE along the common line of said Howell tract and said Burks tract as follows:
North 45 deg. 33 min. 29 sec. West, a distance of 326.36 feet to a 1/2 inch iron rod found for corner, same being the north corner of said Burks tract;
South 44 deg. 06 min. 56 sec. West, passing the west corner of said Burks tract, same being the north corner of aforesaid Two Raider Venture tract, and continuing along the common line of said Howell tract and said Two Raider Venture tract, a total distance of 449.25 feet to the POINT OF BEGINNING and containing 39.525 acres of computed land, more or less.

To: _____, _____, _____:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1-4, 7(a), 7(b1), 7c, 8, 9, and 16, 17, 18 of Table A thereof. The latest field work was completed on 8/12/2025.
Date of Plat or Map: __/__/2025

Errors: The Client or Client's Representatives will have 45 days from the date the survey was issued to change any misspellings or any errors on the survey report, after this time has expired all parties involved must accept the survey as issued.

COPYRIGHT © PEISER & MANKIN SURVEYING, LLC ALL RIGHTS RESERVED. NO PART OF THIS DRAWING MAY BE REPRODUCED BY PHOTOCOPYING, RECORDING OR BY ANY OTHER MEANS, OR STORED, PROCESSED OR TRANSMITTED IN OR BY ANY COMPUTER OR OTHER SYSTEMS WITHOUT THE PRIOR WRITTEN PERMISSION OF THE SURVEYOR. COPIES OF THIS SURVEY WITHOUT THE ORIGINAL SIGNATURE ARE NOT VALID.

LEGEND

GAS METER		FIRE HYDRANT		LIGHT POLE	
IRR. CONTROL VALVE		WATER METER		TRAFFIC SIGNAL POLE	
TELEPHONE PEDESTAL		BOLLARD		TELEPHONE MANHOLE	
POWER POLE		WATER VALVE		SWB MANHOLE	
DOWN GUY		TRANSFORMER PAD		SIGN	
S.S. MANHOLE		ELECTRIC METER		VAULT	
CLEAN OUT		STORM DRAIN MANHOLE		CONCRETE	

ALTA/NSPS LAND TITLE SURVEY

HIGHWAY 205 AND SIDS ROAD

ROCKWALL, TEXAS 75032

NO.	DATE	REVISION
1.		
2.		
3.		

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE 8/21/2025

Timothy R. Mankin
Registered Professional Land Surveyor No. 6122

JOB NO.:	19-0904
DATE:	8/21/2025
FIELD DATE:	8/12/2025
SCALE:	1" = 80'
FIELD:	E.M.
DRAWN:	J.B.W.
CHECKED:	T.R.M.

PEISER & MANKIN SURVEYING, LLC
www.peisersurveying.com
1612 HART STREET
SUITE 201
SOUTHLAKE, TEXAS 76092
817-481-1806 (O)
tmankin@peisersurveying.com
FIRM No. 100999-00

COMMERCIAL
RESIDENTIAL
BOUNDARIES
TOPOGRAPHY
MORTGAGE

Texas Society of Professional Surveyors
Member Since 1977

SHEET 1 OF 1

DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

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

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

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

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

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	NW Corner of Hwy 205 & Sids Road, Rockwall, TX 75087		
SUBDIVISION		LOT	BLOCK
GENERAL LOCATION	NW corner of Hwy 205 & Sids Road, Rockwall, TX -- approx. 9 acres		

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	C2	CURRENT USE	Vacant / Agricultural
PROPOSED ZONING	SUP	PROPOSED USE	Outdoor Entertainment Venue / 200' Tall Driving Range Poles
ACREAGE	9	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	Rayburn Electric (Land Owner) David Naylor	CONTACT PERSON	Anthony Winkler / Calabrese & Winkler Holdings
ADDRESS	[redacted]	ADDRESS	[redacted]
CITY, STATE & ZIP		CITY, STATE & ZIP	
PHONE		PHONE	
E-MAIL		E-MAIL	

NOTARY VERIFICATION [REQUIRED]

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

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF $ 335.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 14 DAY OF April 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."

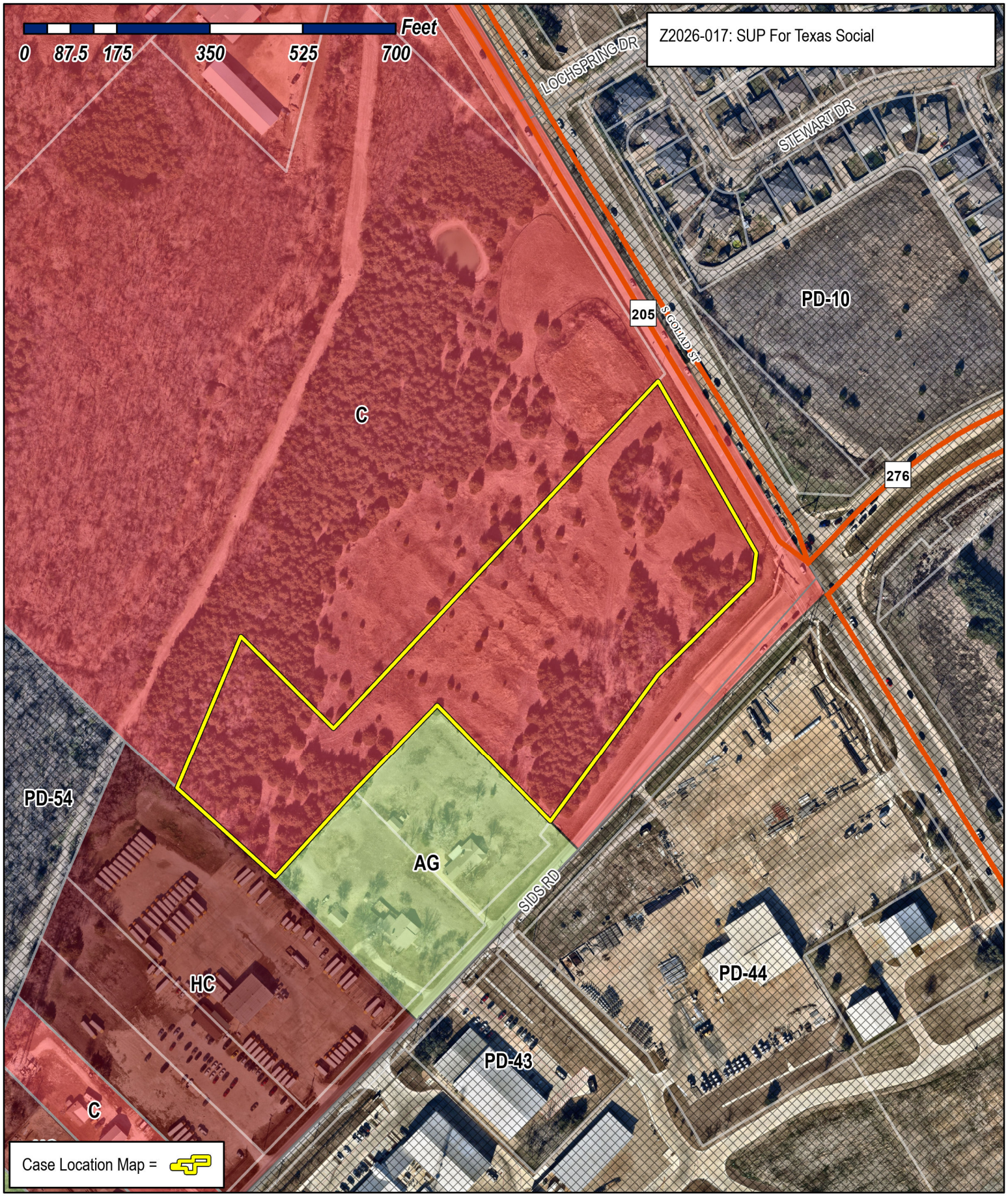
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 14 *DAY OF* April, 20 26

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PAMELA BUIE
Notary Public, State of Texas
Comm. Expires 09-01-2026
Notary ID 133943018

MY COMMISSION EXPIRES



City of Rockwall

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

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

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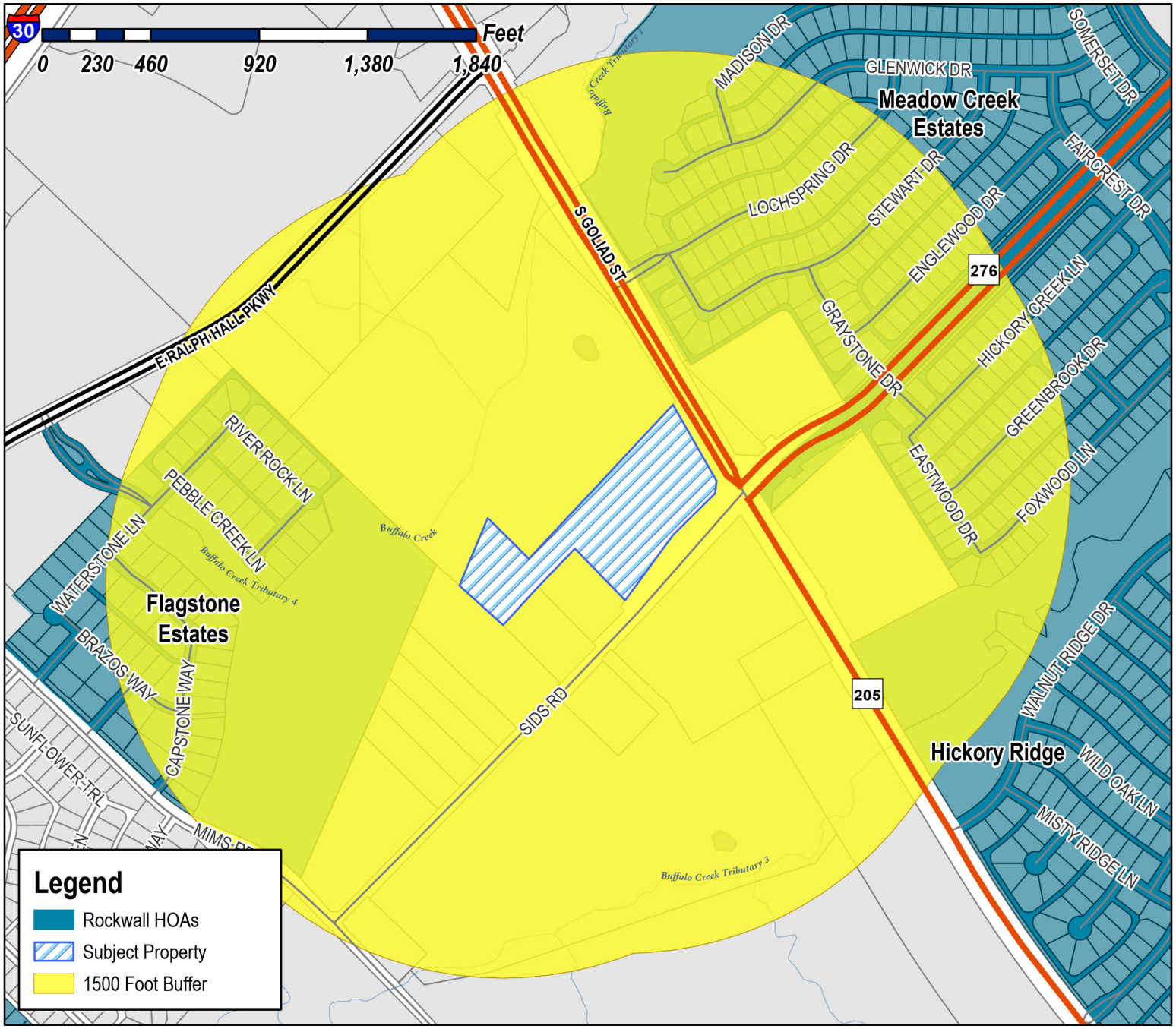
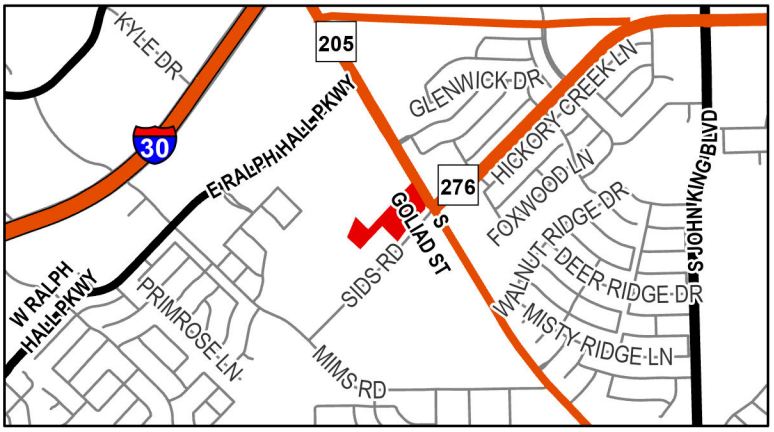


Case Number: Z2026-017
Case Name: SUP For Texas Social
Case Type: Zoning
Zoning: Commercial (C) District
Case Address: NW Corner of Sids and SH 205



Date Saved: 4/16/2026
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 [Z2026-017]
Date:	Wednesday, April 22, 2026 9:01:34 AM
Attachments:	Public Notice (04.21.2026).pdf HOA Map (04.21.2026).pdf

HOA/Neighborhood Association Representative:

Per your participation in the Neighborhood Notification Program, you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning case that will be published in the Rockwall Herald Banner on Friday, April 24, 2026. The Planning and Zoning Commission will hold a public hearing on Tuesday, May 12, 2026 at 6:00 PM, and the City Council will hold a public hearing on Monday, May 18, 2026 at 6:00 PM. Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

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

Z2026-017: SUP for Outdoor Commercial Amusement/ Recreation
Hold a public hearing to discuss and consider a request by Anthony Winkler of Calabrese & Winkler Holdings on behalf of David Naylor of Rayburn Electric for the approval of a Specific Use Permit (SUP) for Outdoor Commercial Amusement/Recreation and a Structure Exceeding 60-Feet in Height in a Commercial (C) District for a Golf Driving Range on a 39.525-acre parcel of land identified as Lot 1, Block A, Rockwall Hospital Addition and Tract 18 of the J. D. McFarland Survey, Abstract No. 145, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, generally located at the northwest corner of the intersection of Sids Road and S. Goliad Street [SH-205], and take any action necessary.

Thank you,

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

City of Rockwall

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

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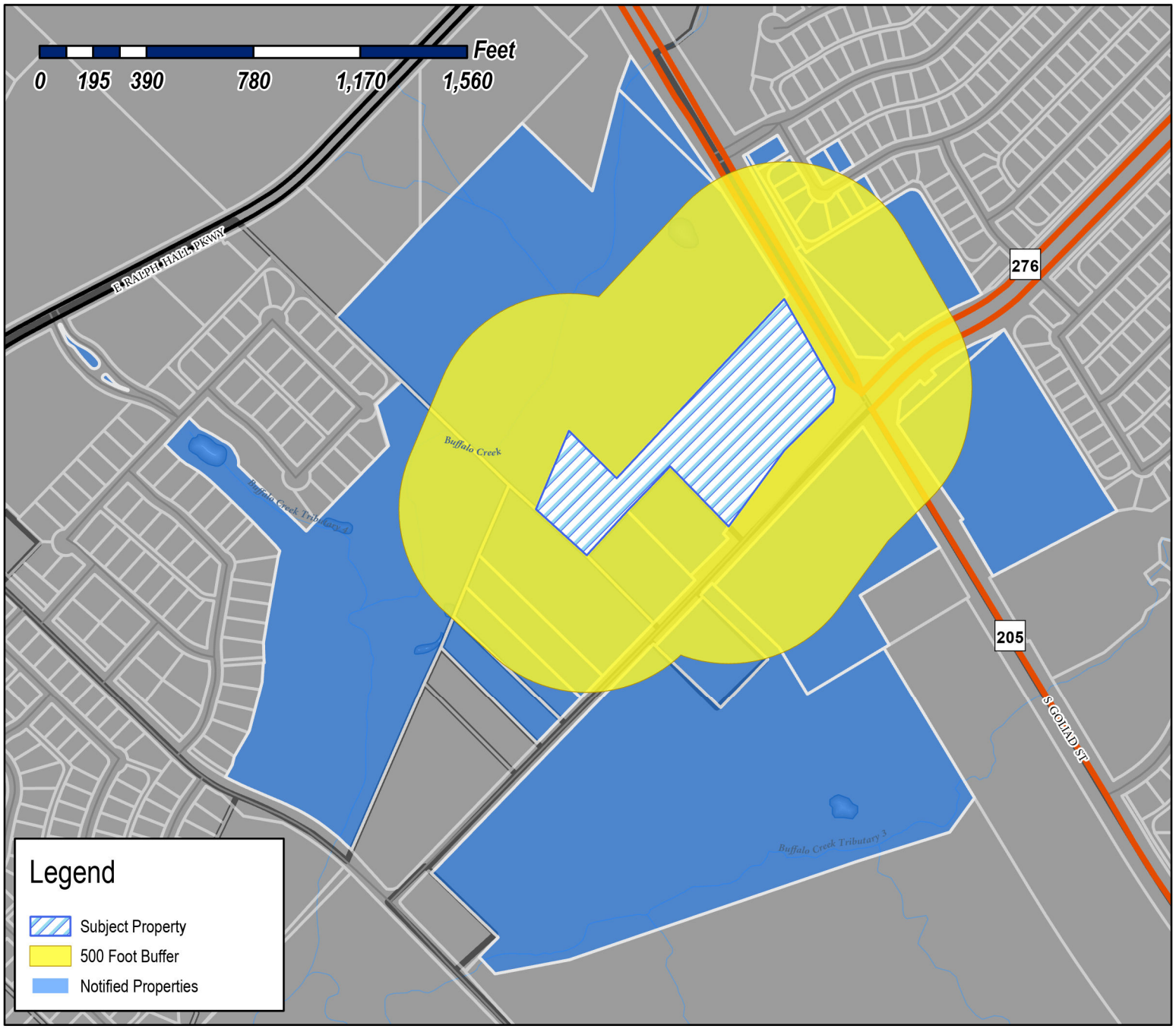
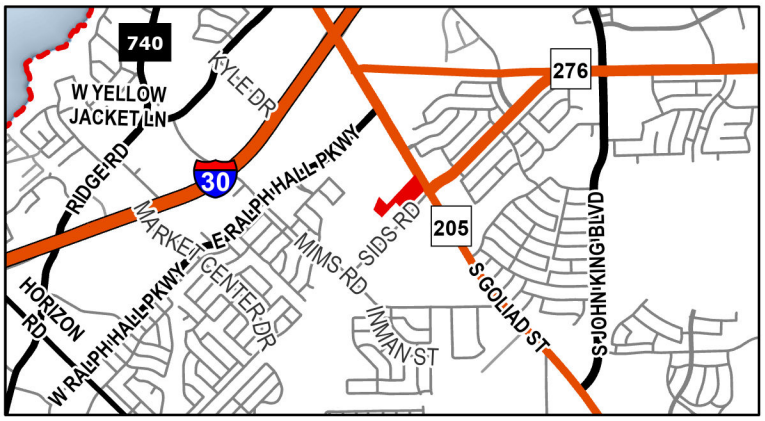


Case Number: Z2026-017
Case Name: SUP For Texas Social
Case Type: Zoning
Zoning: Commercial (C) District
Case Address: NW Corner of Sids and SH 205



Date Saved: 4/16/2026
For Questions on this Case Call: (972) 771-7745

RESIDENT
1005 SIDS RD
ROCKWALL, TX 75087

OM RENTALS LLC
101 EAGLE PASS COVE
LITTLE ROCK, AR 72211

ROCKWALL ISD
1050 WILLIAMS ST
ROCKWALL, TX 75087

ROCKWALL ISD
1050 WILLIAMS ST
ROCKWALL, TX 75087

JG SRYGLEY HOLDINGS, LLC
111 PIATT COURT
FATE, TX 75087

RESIDENT
1351 STEWART DR
ROCKWALL, TX 75087

WOODS WILLIAM M & MILDRED R
1351 STEWART DR
ROCKWALL, TX 75032

RESIDENT
1361 STEWART DR
ROCKWALL, TX 75087

SAJEEV JULIE AND SAJEEV RAJAN
1367 STEWART DR
ROCKWALL, TX 75032

MCNEILL MARGARET JOANNE AND
1373 STEWART DRIVE
ROCKWALL, TX 75032

WARD DAVID AND SAMANTHA
1377 STEWART DRIVE
ROCKWALL, TX 75032

ORTIZ JAIME AND
1383 STEWART DRIVE
ROCKWALL, TX 75032

RESIDENT
1386 STEWART DR
ROCKWALL, TX 75087

RESIDENT
1389 STEWART DR
ROCKWALL, TX 75087

ERANA ABEBE REGASSA AND
1389 STEWART DRIVE
ROCKWALL, TX 75032

RESIDENT
1392 STEWART DR
ROCKWALL, TX 75087

RESIDENT
1395 STEWART DR
ROCKWALL, TX 75087

BURKS GLEN
1612 AMESBURY LN
ROCKWALL, TX 75087

MEADOWCREEK ESTATES HOMEOWNERS ASSOC INC
1800 Preston Park Blvd Ste 101
Plano, TX 75093

CITY OF ROCKWALL
205 W RUSK ST
ROCKWALL, TX 75087

RESIDENT
2655 S GOLIAD
ROCKWALL, TX 75087

RESIDENT
2670 S GOLIAD
ROCKWALL, TX 75087

BOULOS LLC
3134 MARKET CENTER DR
ROCKWALL, TX 75087

SFR OWNWR 2 LLC
401 E JACKSON ST STE 3000
TAMPA, FL 33602

GREENOAKS PROPERTIES INC
512 SUNSTONE DR
IRVING, TX 75060

RM3 SFR A LLC
600 GALLERIA PKWY SE STE 300
Dallas, GA 75240

ROCKWALL I S D
801 E WASHINGTON ST
ROCKWALL, TX 75087

205 AND 276 PARTNERS
8750 N Central Expy Ste 1735
Dallas, TX 75231

RESIDENT
950 SIDS RD
ROCKWALL, TX 75087

RAYBURN COUNTRY ELECTRIC COOPERATIVE, INC
950 SIDS RD
ROCKWALL, TX 75032

RESIDENT
960 SIDS RD
ROCKWALL, TX 75087

RESIDENT
965 SIDS RD
ROCKWALL, TX 75087

RESIDENT
981 SIDS RD
ROCKWALL, TX 75087

RESIDENT
992 SIDS RD
ROCKWALL, TX 75087

RESIDENT
995 SIDS RD
ROCKWALL, TX 75087

RAYBURN COUNTY ELECTRIC COOPERATIVE INC
PO BOX 37
Plano, TX 75074

RAYBURN COUNTRY ELECTRIC CORP INC
PO BOX 37
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:

Z2026-017: SUP for Outdoor Commercial Amusement/Recreation

Hold a public hearing to discuss and consider a request by Anthony Winkler of Calabrese & Winkler Holdings on behalf of David Naylor of Rayburn Electric for the approval of a *Specific Use Permit (SUP)* for *Outdoor Commercial Amusement/Recreation* and a *Structure Exceeding 60-Feet in Height in a Commercial (C) District* for a *Golf Driving Range* on a 39.525-acre parcel of land identified as Lot 1, Block A, Rockwall Hospital Addition and Tract 18 of the J. D. McFarland Survey, Abstract No. 145, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, generally located at the northwest corner of the intersection of Sids Road and S. Goliad Street [*SH-205*], and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on *Tuesday, May 12, 2026 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, May 18, 2026 at 6:00 PM*. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

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

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

Your comments must be received by *Monday, May 18, 2026 at 4:00 PM* to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

USE THIS QR CODE TO GO DIRECTLY TO THE WEBSITE

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

PLEASE RETURN THE BELOW FORM

Case No. Z2026-017: SUP for Outdoor Commercial Amusement/Recreation

Please place a check mark on the appropriate line below:

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

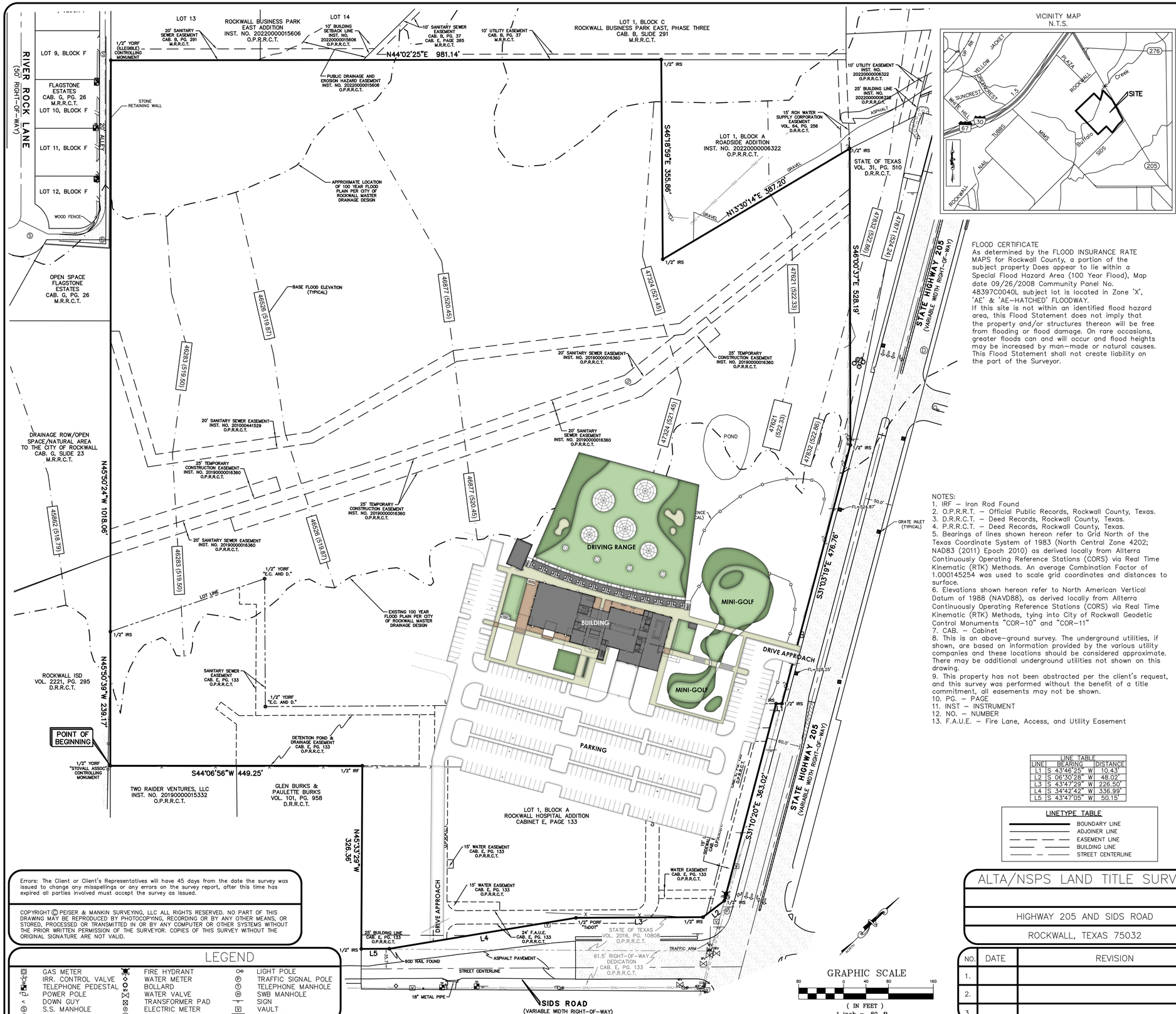
☐ I am opposed to the request for the reasons listed below.

Name:

Address:

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

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



VICINITY MAP
N.T.S.

FLOOD CERTIFICATE

As determined by the FLOOD INSURANCE RATE MAPS for Rockwall County, a portion of the subject property Does appear to lie within a Special Flood Hazard Area (100 Year Flood), Map date 09/26/2008 Community Panel No. 48397C0040L subject lot is located in Zone 'X', 'AE' & 'AE-HATCHED' FLOODWAY.
If this site is not within an identified flood hazard area, this Flood Statement does not imply that the property and/or structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This Flood Statement shall not create liability on the part of the Surveyor.

NOTES:
1. IRF – Iron Rod Found
2. O.P.R.R.T. – Official Public Records, Rockwall County, Texas.
3. D.R.R.C.T. – Deed Records, Rockwall County, Texas.
4. P.R.R.C.T. – Deed Records, Rockwall County, Texas.
5. Bearings of lines shown hereon refer to Grid North of the Texas Coordinate System of 1983 (North Central Zone 4202; NAD83 (2011) Epoch 2010) as derived locally from Allterra Continuously Operating Reference Stations (CORS) via Real Time Kinematic (RTK) Methods. An average Combination Factor of 1.000145254 was used to scale grid coordinates and distances to surface.
6. Elevations shown hereon refer to North American Vertical Datum of 1988 (NAVD88), as derived locally from Allterra Continuously Operating Reference Stations (CORS) via Real Time Kinematic (RTK) Methods, tying into City of Rockwall Geodetic Control Monuments "COR-10" and "COR-11"
7. CAB. – Cabinet
8. This is an above-ground survey. The underground utilities, if shown, are based on information provided by the various utility companies and these locations should be considered approximate. There may be additional underground utilities not shown on this drawing.
9. This property has not been abstracted per the client's request, and this survey was performed without the benefit of a title commitment, all easements may not be shown.
10. PG. – PAGE
11. INST – INSTRUMENT
12. NO. – NUMBER
13. F.A.U.E. – Fire Lane, Access, and Utility Easement

LINE TABLE			
LINE	BEARING		DISTANCE
L1	S	43°46'25" W	10.43'
L2	S	06°30'28" W	48.02'
L3	S	43°47'29" W	226.50'
L4	S	34°42'42" W	336.99'
L5	S	43°47'05" W	50.15'

LINETYPE TABLE
- BOUNDARY LINE
- ADJOINER LINE
- EASEMENT LINE
- BUILDING LINE
- STREET CENTERLINE

GRAPHIC SCALE
80 0 40 80 160
(IN FEET)
1 inch = 80 ft.

TO CARNEY ENGINEERING, PLLC:

This is to certify that I have, this date, made an on the ground survey of the property located on Highway 205 and Sids Road in the City of Rockwall, Texas, described as follows:

BEING that certain tract of land situated in the J.D. McFarland Survey, Abstract No. 145, City of Rockwall, Rockwall County, Texas and being all that certain tract of land conveyed to Howell MTN RE, LLC, by Special Warranty Deed recorded in Instrument Number 20180000021428, Official Public Records, Rockwall County, Texas, and being a portion of Lot 1, Block A, Rockwall Hospital Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet E, Page 133, Map Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod with "Stovall Assoc" yellow cap found for the most southerly corner of said Howell tract, same being the most southerly corner of said Lot 1, same being in the northeasterly line of that certain tract of land conveyed to Rockwall ISD, by deed recorded in Volume 2221, Page 295, Deed Records, Rockwall County, Texas, same being the west corner of that certain tract of land conveyed to Two Raider Ventures, LLC, by deed recorded in Instrument Number 20190000015332, said Official Public Records;

THENCE North 45 deg. 50 min. 39 sec. West, along the common line of said Howell tract and said Rockwall ISD tract, a distance of 239.17 feet to a 1/2 inch iron rod with "Peiser & Mankin SURV" red plastic cap set (hereinafter referred to as 1/2 inch iron rod set) for the most westerly corner of said Lot 1;

THENCE North 45 deg. 50 min. 24 sec. West, continuing along the common line of said Howell tract and said Rockwall ISD tract, passing the north corner of said Rockwall ISD tract, same being the east corner of a Drainage ROW/Open Space/Natural Area to The City of Rockwall per plat recorded in Cabinet G, Slide 23, aforesaid Map Records, and continuing along the common line of said Howell tract and said Drainage ROW, passing the north corner of said Drainage ROW, same being the east corner of Flagstone Estates, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet G, Page 26, said Map Records, and continuing along the common line of said Howell tract and said Flagstone Estates, a total distance of 1018.06 feet to a 1/2 inch iron rod with illegible yellow cap found for the west corner of said Howell tract, same being the south corner of Lot 13, Rockwall Business Park East Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Instrument Number 20220000015606, Official Public Records, Rockwall County, Texas;

THENCE North 44 deg. 02 min. 25 sec. East, along the common line of said Howell tract and said Lot 13, passing the east corner of said Lot 13, same being the south corner of Lot 14, said Rockwall Business Park East, and continuing along the common line of said Howell tract and said Lot 14, passing the east corner of said Lot 14, same being the south corner of Lot 1, Block C, Rockwall Business Park East, Phase Three, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet B, Slide 291, said Map Records, Rockwall County, Texas, and continuing along the common line of said Howell tract and said Lot 1, Block C, a total distance of 981.14 feet to a 1/2 inch iron rod set for a north corner of said Howell tract, same being the west corner of Lot 1, Block A, Roadside Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Instrument Number 20220000006322, said Official Public Records, Rockwall County, Texas;

THENCE along the common line of said Howell tract and said Lot 1 as follows:
South 46 deg. 18 min. 59 sec. East, a distance of 355.86 feet to a 1/2 inch iron rod set for corner, same being the south corner of said Lot 1;
North 13 deg. 30 min. 14 sec. East, a distance of 387.20 feet to a 1/2 inch iron rod set for the most easterly north corner of said Howell tract, same being the west corner of that certain tract of land conveyed to State of Texas, by deed recorded in Volume 31, Page 510, said Deed Records;

THENCE South 46 deg. 00 min. 37 sec. East, along the common line of said Howell tract and said State of Texas tract, a distance of 528.19 feet to a 1/2 inch iron rod set for corner, same being in the southwesterly right-of-way line of State Highway 205 (variable width right-of-way);

THENCE South 31 deg. 03 min. 19 sec. East, along the common line of said Howell tract and said State Highway 205, a distance of 476.76 feet to a 1/2 inch iron rod set for corner;

THENCE South 43 deg. 46 min. 25 sec. West, continuing along the common line of said Howell tract and said State Highway 205, a distance of 10.43 feet to a 1/2 inch iron rod set for corner, same being the north corner of aforesaid Lot 1, Block A;

THENCE South 31 deg. 10 min. 20 sec. East, continuing along the common line of said Howell tract and said State Highway 205, a distance of 363.02 feet to a 1/2 inch iron rod set for an east corner of said Howell tract, same being the north end of a corner clip in the intersection of said State Highway 205 and Sids Road (variable width right-of-way);

THENCE South 06 deg. 30 min. 28 sec. West, along the common line of said Howell tract and said corner clip, a distance of 48.02 feet, to a 1/2 inch iron rod set for the south end of said corner clip;

THENCE along the common line of said Howell tract and said Sids Road as follows:
South 43 deg. 47 min. 29 sec. West, a distance of 226.50 feet to a 1/2 inch iron rod with pink "TXDOT" plastic cap found for angle point;
South 34 deg. 42 min. 42 sec. West, a distance of 336.99 feet to a 60D nail found;
South 43 deg. 47 min. 05 sec. West, a distance of 50.15 feet to a 1/2 inch iron rod set for the south corner of said Howell tract, same being in a south line of aforesaid Lot 1, Block A, same being in the northeast line of that certain tract of land conveyed to Glen Burks & Paulette Burks, by deed recorded in Volume 101, Page 958, aforesaid Deed Records;

THENCE along the common line of said Howell tract and said Burks tract as follows:
North 45 deg. 33 min. 29 sec. West, a distance of 326.36 feet to a 1/2 inch iron rod found for corner, same being the north corner of said Burks tract;
South 44 deg. 06 min. 56 sec. West, passing the west corner of said Burks tract, same being the north corner of aforesaid Two Raider Venture tract, and continuing along the common line of said Howell tract and said Two Raider Venture tract, a total distance of 449.25 feet to the POINT OF BEGINNING and containing 39.525 acres of computed land, more or less.

To: _____, _____, _____:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1-4, 7(a), 7(b1), 7c, 8, 9, and 16, 17, 18 of Table A thereof. The latest field work was completed on 8/12/2025.
Date of Plat or Map: __/__/2025

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE 8/21/2025

Timothy R. Mankin
Registered Professional Land Surveyor No. 6122

LEGEND

GAS METER		FIRE HYDRANT		LIGHT POLE	
IRR. CONTROL VALVE		WATER METER		TRAFFIC SIGNAL POLE	
TELEPHONE PEDESTAL		BOLLARD		TELEPHONE MANHOLE	
POWER POLE		WATER VALVE		SWB MANHOLE	
DOWN GUY		TRANSFORMER PAD		SIGN	
S.S. MANHOLE		ELECTRIC METER		VAULT	
CLEAN OUT		STORM DRAIN MANHOLE		CONCRETE	

Errors: The Client or Client's Representatives will have 45 days from the date the survey was issued to change any misspellings or any errors on the survey report, after this time has expired all parties involved must accept the survey as issued.

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ALTA/NSPS LAND TITLE SURVEY

HIGHWAY 205 AND SIDS ROAD

ROCKWALL, TEXAS 75032

NO.	DATE	REVISION
1.		
2.		
3.		

JOB NO.:	19-0904
DATE:	8/21/2025
FIELD DATE:	8/12/2025
SCALE:	1" = 80'
FIELD:	E.M.
DRAWN:	J.B.W.
CHECKED:	T.R.M.

PEISER & MANKIN SURVEYING, LLC
www.peisersurveying.com
1612 HART STREET
SUITE 201
SOUTHLAKE, TEXAS 76092
817-481-1806 (O)
tmankin@peisersurveying.com
FIRM No. 100999-00

COMMERCIAL
RESIDENTIAL
BOUNDARIES
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MORTGAGE

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SHEET 1 OF 1

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FRONT **ELEVATION**

TEXAS **SOCIAL** _ **205** ROCKWALL TX _ CONCEPT **DESIGN**

THIS DRAWING IS FOR PRELIMINARY REFERENCE PURPOSES ONLY _ NOT TO BE USED FOR PERMITTING OR CONSTRUCTION

SCALE _ **3/32" = 1'-0"** @ 24"x36" FORMAT

KILLIAN
STUDIO OF ARCHITECTURE
WWW.KENKILLIAN.COM
TEL 214.457.3652 | EMAIL KRK@KENKILLIAN.COM
3400 N CENTRAL EXPY | STUDIO 110-307
RICHARDSON, TX 75080

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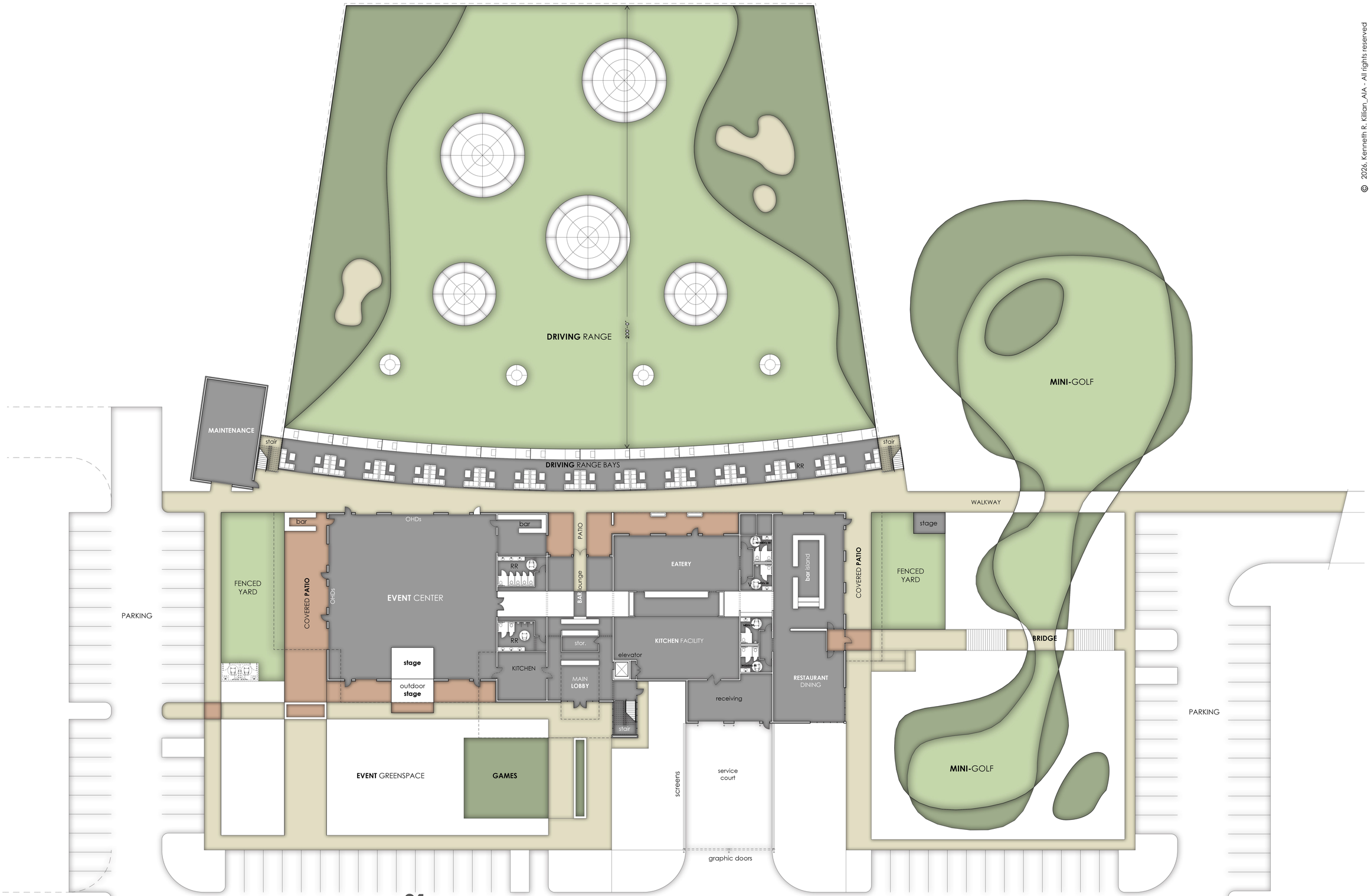

FLOOR PLAN _ LEVEL **01**

TEXAS **SOCIAL** _ **205** ROCKWALL TX _ CONCEPT **DESIGN**

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SCALE _ **1" = 20'-0"** @ 24"x36" FORMAT

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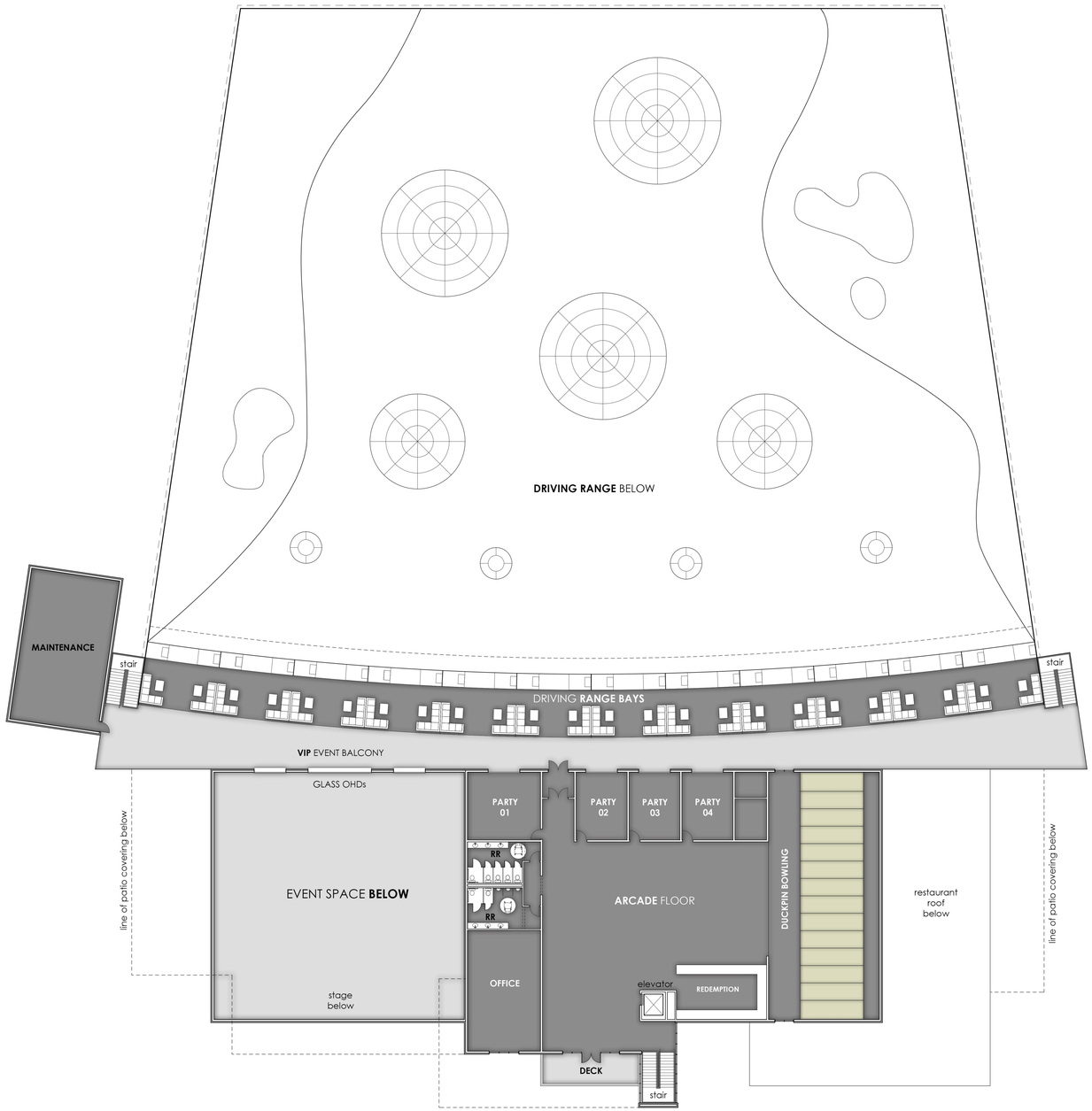

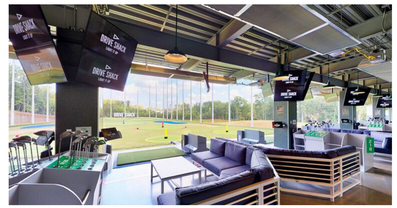

INSPIRATION IMAGES

FLOOR PLAN _ LEVEL **02**

TEXAS **SOCIAL** _ **205** ROCKWALL TX _ CONCEPT **DESIGN**

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SCALE _ **1" = 20'-0"** @ 24"x36" FORMAT

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CITY OF ROCKWALL

ORDINANCE NO. 26-XX

SPECIFIC USE PERMIT NO. S-XXX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING *ORDINANCE NO. 25-34* AND THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW FOR *OUTDOOR COMMERCIAL AMUSEMENT/RECREATION* AND A *STRUCTURE EXCEEDING 60-FEET IN HEIGHT IN A COMMERCIAL (C) DISTRICT* FOR A *GOLF DRIVING RANGE* ON A 39.525-ACRE PARCEL OF LAND IDENTIFIED AS LOT 1, BLOCK A, ROCKWALL HOSPITAL ADDITION AND TRACT 18 OF THE J. D. MCFARLAND SURVEY, ABSTRACT NO. 145, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; 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 Anthony Winkler of Calabrese & Winkler Holdings on behalf of David Naylor of Rayburn Electric for the approval of a Specific Use Permit (SUP) for *Outdoor Commercial Amusement/Recreation* and a *Structure Exceeding 60-Feet in Height in a Commercial (C) District* for a *Golf Driving Range* on a 39.525-acre parcel of land, zoned Commercial (C) District, being identified as Lot 1, Block A, Rockwall Hospital Addition and Tract 18 of the J. D. McFarland Survey, Abstract No. 145, City of Rockwall, Rockwall County, Texas, generally located at the northwest corner of the intersection of Sids Road and S. Goliad Street [*SH-205*], and being more specifically described in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that *Ordinance No. 25-34* (*S-365*) and the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall should be amended as follows:

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

SECTION 1. That the approval of this ordinance shall supersede all requirements stipulated in *Ordinance No. 25-34* (*S-365*).

SECTION 2. That the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) allowing for the establishment of a *Golf Driving Range* with *Outdoor Commercial Amusement/Recreation* and a *Structure Exceeding 60-Feet in Height in a Commercial (C) District* as stipulated by Article 04*, Permissible Uses,* and Article 05, *District Development Standards*, of

PRELIMINARY 04.22.26

the Unified Development Code [*Ordinance No. 20-02*] on the *Subject Property*; and

SECTION 3. That the *Subject Property* shall be used and developed only in the manner and for the purposes described in this Specific Use Permit (SUP) ordinance and as specifically set forth in Subsection 01.01*, Land Use Schedule,* and Subsection 02.03, *Conditional Land Use Standards*, of Article 04*, Permissible Uses,* and Subsection 04.01*, General Commercial District Standards*, and Subsection 04.05, *Commercial (C) District,* of Article 05*, District Development Standards,* of the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall -- *as heretofore amended and may be amended in the futur*e -- and with the following conditions:

3.1 OPERATIONAL CONDITIONS

The following conditions pertain to the operation of a *Golf Driving Range* and *Outdoor Commercial Amusement/Recreation* on the *Subject Property* and conformance to these requirements is necessary for continued operations:

1) The development and operation of a *Golf Driving Range* and *Outdoor Commercial Amusement/Recreation* shall generally conform to the *Concept Plan* depicted in *Exhibit 'B'* of this ordinance.

2) The maximum height of the netting and support structures shall not exceed 200-feet and shall generally conform to *Exhibit 'C'* of this ordinance.

3.2 COMPLIANCE

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

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

SECTION 4. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

SECTION 5. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.

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

SECTION 7. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

DRAFT ORDINANCE 04.28.2026

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 1st DAY OF JUNE, 2026.

_____
Tim McCallum, *Mayor*

ATTEST:

_____
Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

1st Reading: *May 18, 2026*

2nd Reading: *June 1, 2026*

DRAFT ORDINANCE 04.28.2026

Exhibit 'A':
Legal Description

BEING that certain tract of land situated in the J. D. McFarland Survey, Abstract No. 145, City of Rockwall, Rockwall County, Texas and being all that certain tract of land conveyed to Howell MTN R.E., LLC, by Special Warranty Deed recorded in Instrument Number 2018000041248, Official Public Records, Rockwall County, Texas, and being a portion of Lot 1, Block A, Rockwall Hospital Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet E, Page 133, Map Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod with "Stovall Assoc" yellow cap found for the most southerly corner of said Howell tract, same being the most southerly corner of said Lot 1, same being in the northeasterly line of that certain tract of land conveyed to Rockwall ISD, by deed recorded in Volume 2221, Page 295, Deed Records, Rockwall County, Texas, same being the west corner of that certain tract of land conveyed to Two Raider Ventures, LLC, by deed recorded in Instrument Number 2019000015332, said Official Public Records;

THENCE North 45 deg. 50 min. 39 sec. West, along the common line of said Howell tract and said Rockwall ISD tract, a distance of 239.17 feet to a 1/2-inch iron rod with "Peiser & Mankin SURV" red plastic cap set (hereinafter referred to as 1/2-inch iron rod set) for the most westerly corner of said Lot 1;

THENCE North 45 deg. 50 min. 24 sec. West, continuing along the common line of said Howell tract and said Rockwall ISD tract, passing the north corner of said Rockwall ISD tract, same being the east corner of a Drainage ROW/Open Space/Natural Area to the City of Rockwall per plat recorded in Cabinet G, Slide 23, aforesaid Map Records, and continuing along the common line of said Howell tract and said Drainage ROW, passing the north corner of said Drainage ROW, same being the east corner of Flagstone Estates, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet G, Page 26, Map Records, and continuing along the common line of said Howell tract and said Flagstone Estates, a total distance of 1018.06 feet to a 1/2 inch iron rod with illegible yellow cap found for the west corner of said Howell tract, same being the south corner of Lot 13, Rockwall Business Park East Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Instrument Number 20220000015606, Official Public Records, Rockwall County, Texas;

THENCE North 44 deg. 02 min. 25 sec. East, along the common line of said Howell tract and said Lot 13, passing the east corner of said Lot 13, same being the south corner of Lot 14, said Rockwall Business Park East, and continuing along the common line of said Howell tract and said Lot 14, passing the east corner of said Lot 14, same being the south corner of Lot 1, Block C, Rockwall Business Park East, Phase Three, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet B, Slide 291, said Map Records, Rockwall County, Texas, and continuing along the common line of said Howell tract and said Lot 1, Block C, a total distance of 981.14 feet to a 1/2 inch iron rod set for the north corner of said Howell tract, same being the west corner of Lot 1, Block A, Roadside Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Instrument Number 20220000006522, said Official Public Records, Rockwall County, Texas;

THENCE along the common line of said Howell tract and said Lot 1 as follows:
South 46 deg. 18 min. 59 sec. East, a distance of 355.86 feet to a 1/2-inch iron rod set for corner, same being the south corner of said Lot 1;
North 13 deg. 30 min. 14 sec. East, a distance of 387.20 feet to a 1/2-inch iron rod set for the most easterly north corner of said Howell tract, same being the west corner of that certain tract of land conveyed to State of Texas, by deed recorded in Volume 31, Page 510, said Deed Records;

THENCE South 46 deg. 00 min. 37 sec. East, along the common line of said Howell tract and said State of Texas tract, a distance of 528.19 feet to a 1/2-inch iron rod set for corner, same being in the southeasterly right-of-way line of State Highway 205 (variable width right-of-way);

THENCE South 31 deg. 03 min. 19 sec. East, along the common line of said Howell tract and said State Highway 205, a distance of 476.76 feet to a 1/2-inch iron rod set for corner;

DRAFT
04.20.26

Exhibit 'A':
Legal Description

THENCE South 43 deg. 46 min. 25 sec. West, continuing along the common line of said Howell tract and said State Highway 205, a distance of 10.43 feet to a 1/2-inch iron rod set for corner, same being the north corner of aforesaid Lot 1, Block A;

THENCE South 31 deg. 10 min. 20 sec. East, continuing along the common line of said Howell tract and said State Highway 205, a distance of 363.02 feet to a 1/2-inch iron rod set for an east corner of said Howell tract, same being the north end of a corner clip in the intersection of said State Highway 205 and Sids Road (variable width right-of-way);

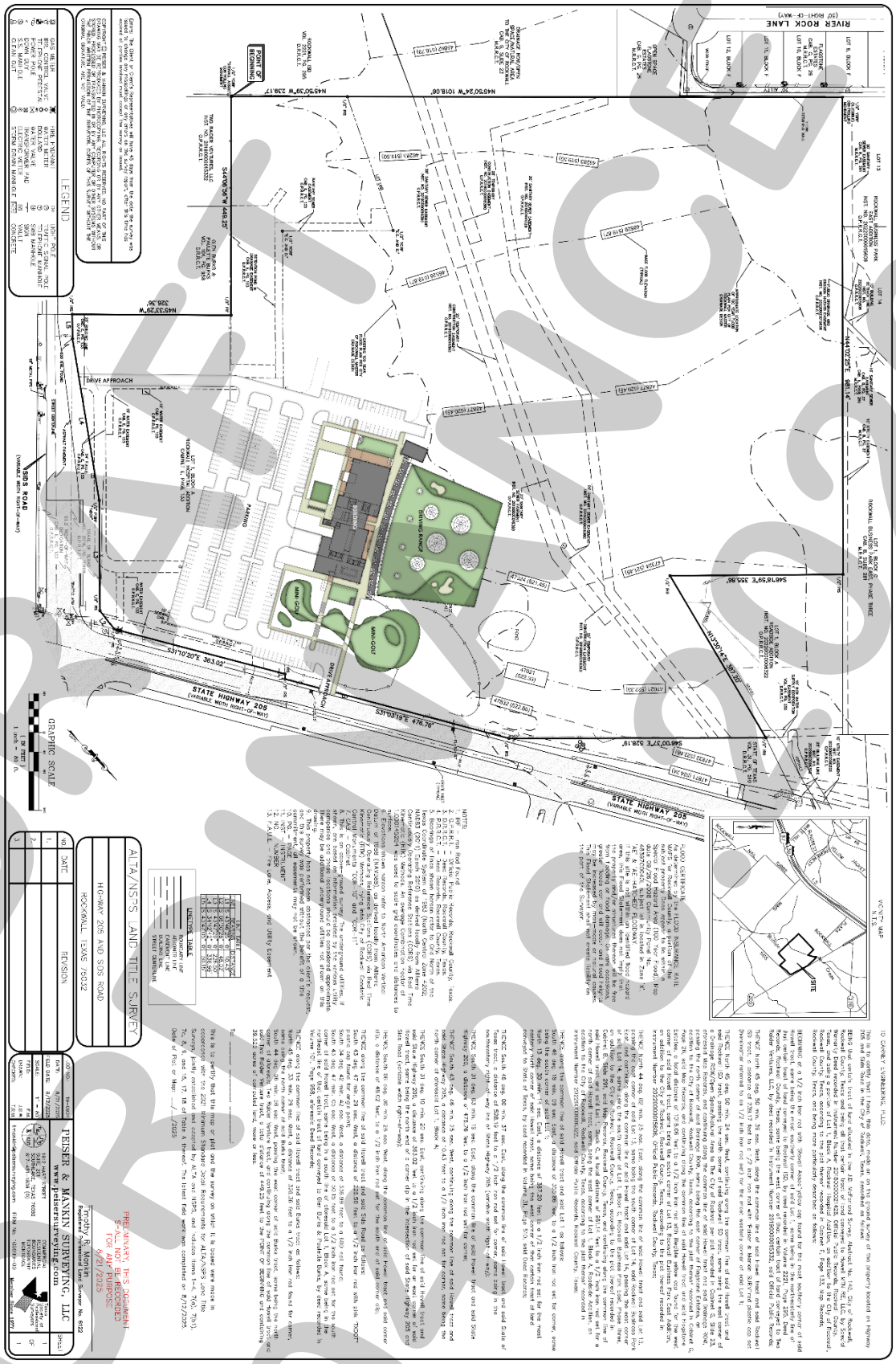
THENCE South 06 deg. 30 min. 28 sec. West, along the common line of said Howell tract and said corner clip, a distance of 48.02 feet, to a 1/2-inch iron rod set for the south end of said corner clip;

THENCE along the common line of said Howell tract and said Sids Road as follows:
South 43 deg. 47 min. 29 sec. West, a distance of 226.50 feet to a 1/2-inch iron rod with pink "TXDOT" plastic cap found for angle point;
South 34 deg. 42 min. 42 sec. West, a distance of 336.99 feet to a 60D nail found;
South 43 deg. 47 min. 05 sec. West, a distance of 50.15 feet to a 1/2-inch iron rod set for the south corner of said Howell tract, same being in a south line of aforesaid Lot 1, Block A, same being in the northeast line of that certain tract of land conveyed to Glen Burks & Paulette Burks, by deed recorded in Volume 101, Page 958, aforesaid Deed Records;

THENCE along the common line of said Howell tract and said Burks tract as follows:
North 45 deg. 33 min. 29 sec. West, a distance of 326.36 feet to a 1/2-inch iron rod found for corner, same being the north corner of said Burks tract;
South 44 deg. 06 min. 56 sec. West, passing the west corner of said Burks tract, same being the north corner of aforesaid Two Raider Ventures tract, and continuing along the common line of said Howell tract and said Two Raider Ventures tract, a total distance of 449.25 feet to the **POINT OF BEGINNING** and containing 39.525 acres of computed land, more or less.

DRAFT ORDINANCE 04.28.2026

Exhibit 'B':
Concept Plan

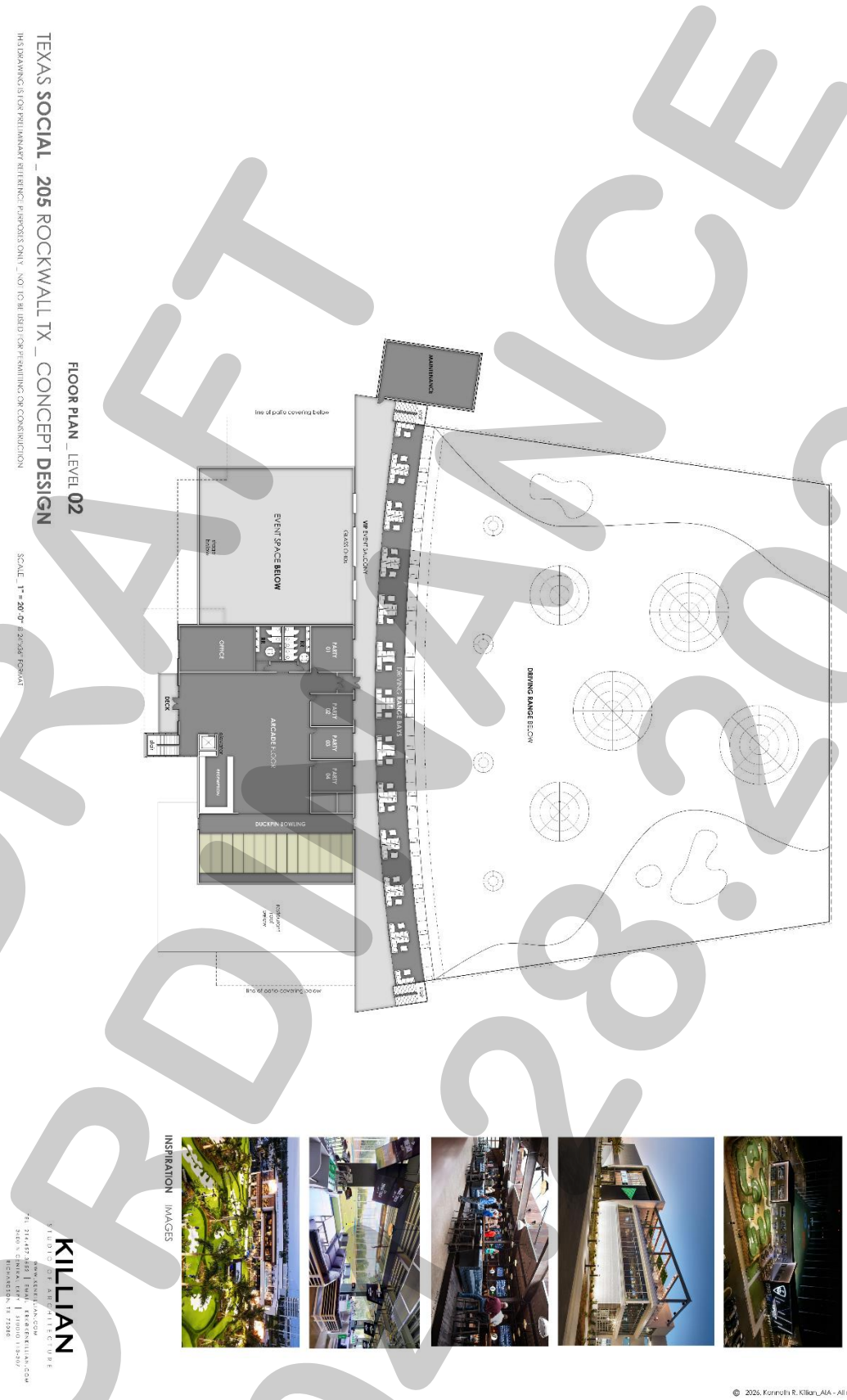


DRAFT ONLY 08/26/2026

Exhibit 'B':
Concept Plan

DRAFT
04.29.2026

Exhibit 'B':
Concept Plan



DRAFT
ORDINANCE
02.28.2026

Exhibit 'C':
Golf Netting Height

DRAFT
04.28.2026

PROJECT COMMENTS

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

DATE: 4/23/2026

PROJECT NUMBER: Z2026-018
PROJECT NAME: SUP for Residential Infill at 804 Kernodle Street
SITE ADDRESS/LOCATIONS: 804 kernodle

CASE CAPTION: Hold a public hearing to discuss and consider a request by Javier Silva of JMS Custom Homes 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 0.161-acre parcel of land identified as Lot 3, Block A, Kinsey Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 804 Kernodle Street, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
	Angelica Guevara	04/23/2026	Approved w/ Comments

04/23/2026: Z2026-018; Specific Use Permit (SUP) for Residential Infill Adjacent to an Established Subdivision for 804 Kernodle 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 0.161-acre parcel of land identified as Lot 3, Block A, Kinsey Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 804 Kernodle Street.

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

M.3 For reference, include the case number (Z2026-018) in the lower right-hand corner of all pages on future submittals.

I.4 According to Subsection 02.03(B) (11), Residential Infill in or Adjacent to an Established Subdivision, of Article 05, District Development Standards, of the Unified Development Code (UDC), an Established Subdivision is defined as any subdivision that [1] consists of five (5) or more lots, [2] that is 90% or more developed, and [3] that has been in existence for more than ten (10) years. In this case, the subject property is within 500-feet of the F and M Subdivision which consists of 63 lots, is 90.48% developed, and has been in existence since May 20, 1991.

I.5 Subsection 02.03(B)(11), Residential Infill in or Adjacent to an Established Subdivision, of Article 05, District Development Standards, of the Unified Development Code (UDC), states that “(i)n reviewing the Specific Use Permit (SUP), the Planning and Zoning Commission and City Council shall consider the proposed size, location, and architecture of the home compared to the existing housing in the Established Subdivision … [and] all housing proposed under this section shall be constructed to be architecturally and visually similar or complimentary to the existing housing in the Established Subdivision.”

M.6 Garage Requirements. According to Subsection 04.01(B), Lots Less Than Five Acres, of Article 06, Parking and Loading, a two (2) car garage is required in single family districts and must be located 20-feet behind the front façade of the building. In the current request, the proposed garage is approximately 4¼-inches in front of the front façade of the building. This will require a variance from the Planning and Zoning Commission.

M.7 Ordinances. Please review the attached draft ordinance prior to the May 12, 2026 Planning & Zoning Commission meeting, and provide staff with your markups by May 5, 2026.

I.8 Revisions. Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on May 5, 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 May 12, 2026 Planning and Zoning Commission Public Hearing Meeting.

I.9 Planning and Zoning Commission Meeting Dates. The Planning and Zoning Commission Work Session Meeting for this case will be held on April 28, 2026, and the Planning and Zoning Commission Public Hearing Meeting for this case will be held on May 12, 2026.

I.10 City Council Meeting Dates. The projected City Council meeting dates for this case will be May 18, 2026 (1st Reading) and June 1, 2026 (2nd Reading).

I.11 Meeting Times and Place. All meetings will be held at 6:00 PM in the City Council Chambers at 385 S. Goliad Street, Rockwall, Texas 75087. PLEASE NOTE THAT THE APPLICANT OR A REPRESENTATIVE WILL NEED TO BE PRESENT FOR THE CASE TO BE CONSIDERED BY THE PLANNING AND ZONING COMMISSION OR CITY COUNCIL.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Madelyn Price	04/23/2026	Approved w/ Comments

04/23/2026: General Items:
- Must meet City's 2023 Standards of Design and Construction
- Impact Fees (Water, Wastewater & Roadway) if increasing ex. meter.
- 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 in Kernodle line available for use.
- There appears to be an existing water meter at this lot 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 install as a culvert with concrete headwalls. Minimum of 18" culvert. 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	04/23/2026	Approved

04/23/2026: Minimum driveway width for a 2 car garage is 18 feet

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	04/22/2026	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	04/20/2026	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	04/20/2026	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	04/20/2026	Approved

No Comments

General Items:
- Must meet City's 2023 Standards of Design and Construction
- Impact Fees (Water, Wastewater & Roadway) if increasing ex. meter.
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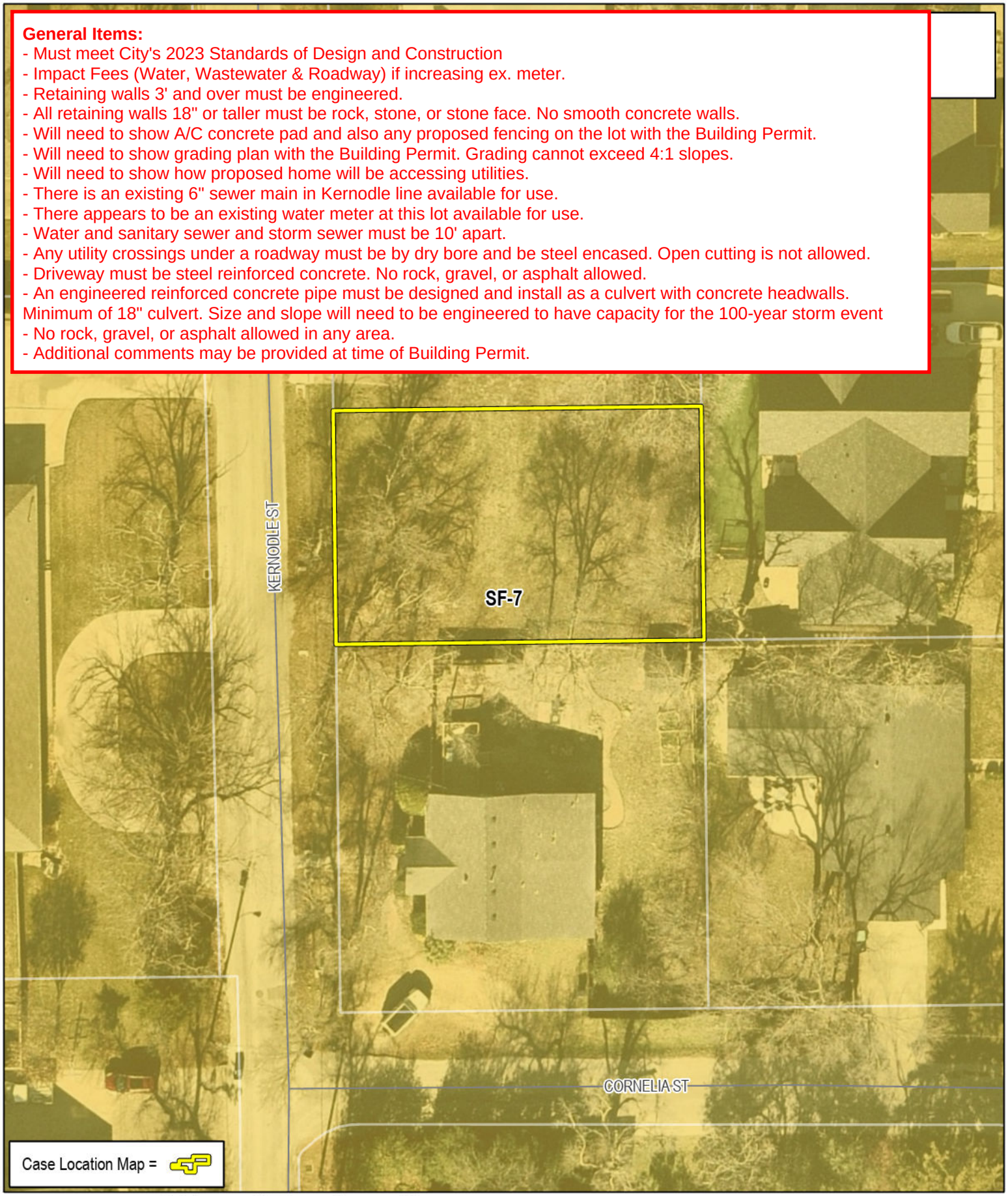

City of Rockwall
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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.

DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

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

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

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

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

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	804 Kernodle St. Rockwall TX 75087				
SUBDIVISION		LOT		BLOCK	
GENERAL LOCATION					

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

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

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

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

☐ OWNER	JMS Custom Homes LLC	☐ APPLICANT	Javier Silva
CONTACT PERSON	Javier Silva	CONTACT PERSON	
ADDRESS	[redacted]	ADDRESS	Same
CITY, STATE & ZIP		STATE & ZIP	
PHONE		PHONE	
E-MAIL		E-MAIL	

NOTARY VERIFICATION [REQUIRED]

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

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 16 *DAY OF* April *20* 26

OWNER'S SIGNATURE Susan Burt

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Susan Burt

SUSAN BURT
Notary ID #4585390
My Commission Expires
January 31, 2030

MY COMMISSION EXPIRES 1-31-2030

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

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

City of Rockwall

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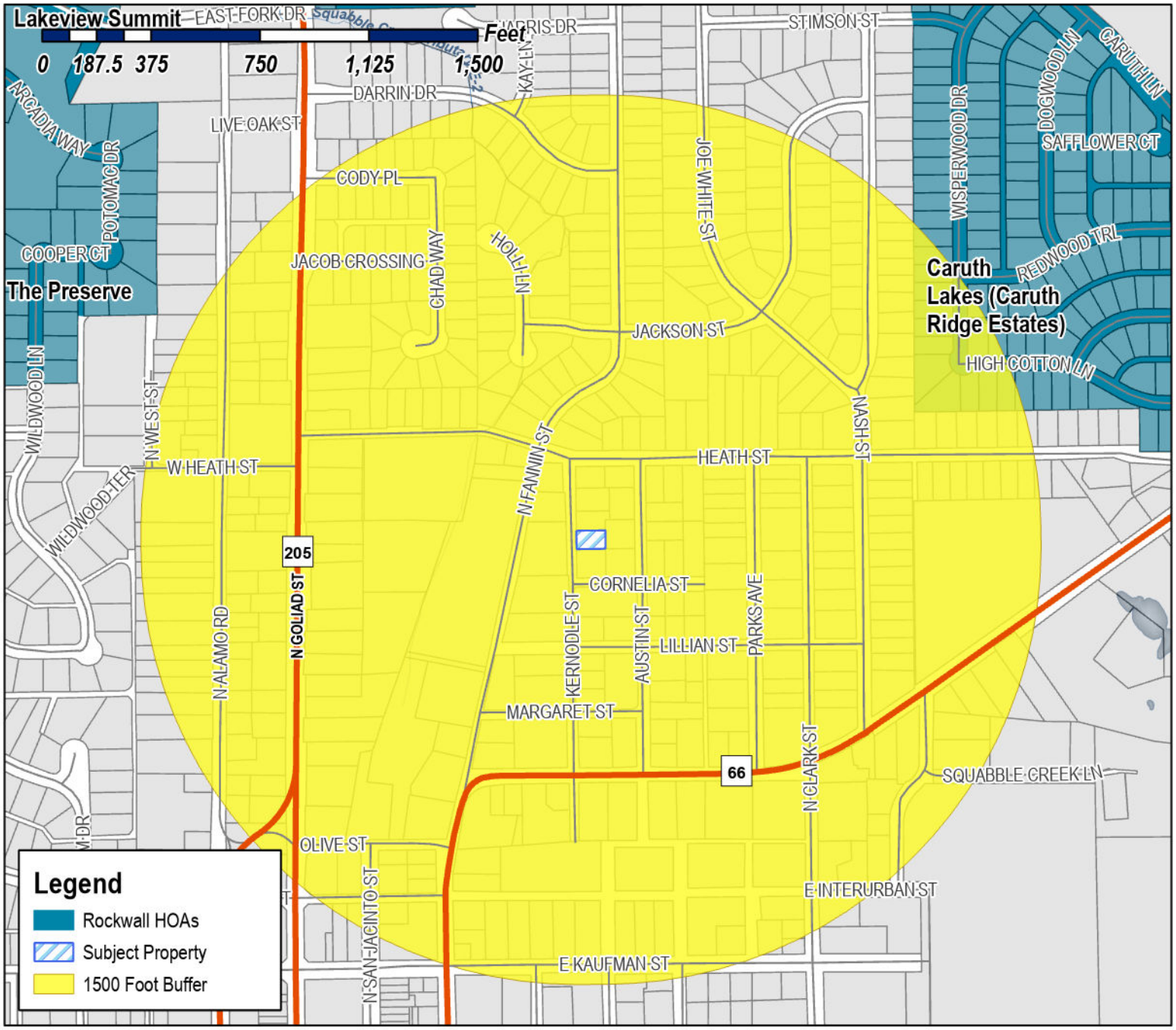

Case Number: Z2026-018
Case Name: SUP for Residential Infill
Case Type: Zoning
Zoning: Single-Family 7 (SF-7) District
Case Address: 804 Kernodle Street

Date Saved: 4/17/2026
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 [Z2026-018]
Date:	Wednesday, April 22, 2026 9:03:30 AM
Attachments:	Public Notice (04.20.2026).pdf HOA Map (04.17.2026).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, April 24, 2026. The Planning and Zoning Commission will hold a public hearing on Tuesday, May 12, 2026 at 6:00 PM, and the City Council will hold a public hearing on Monday, May 18, 2026 at 6:00 PM. Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

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

Z2026-018: SUP for Residential Infill
Hold a public hearing to discuss and consider a request by Javier Silva of JMS Custom Homes 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 0.161-acre parcel of land identified as Lot 3, Block A, Kinsey Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 804 Kernodle Street, and take any action necessary.

Thank you,

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

City of Rockwall

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

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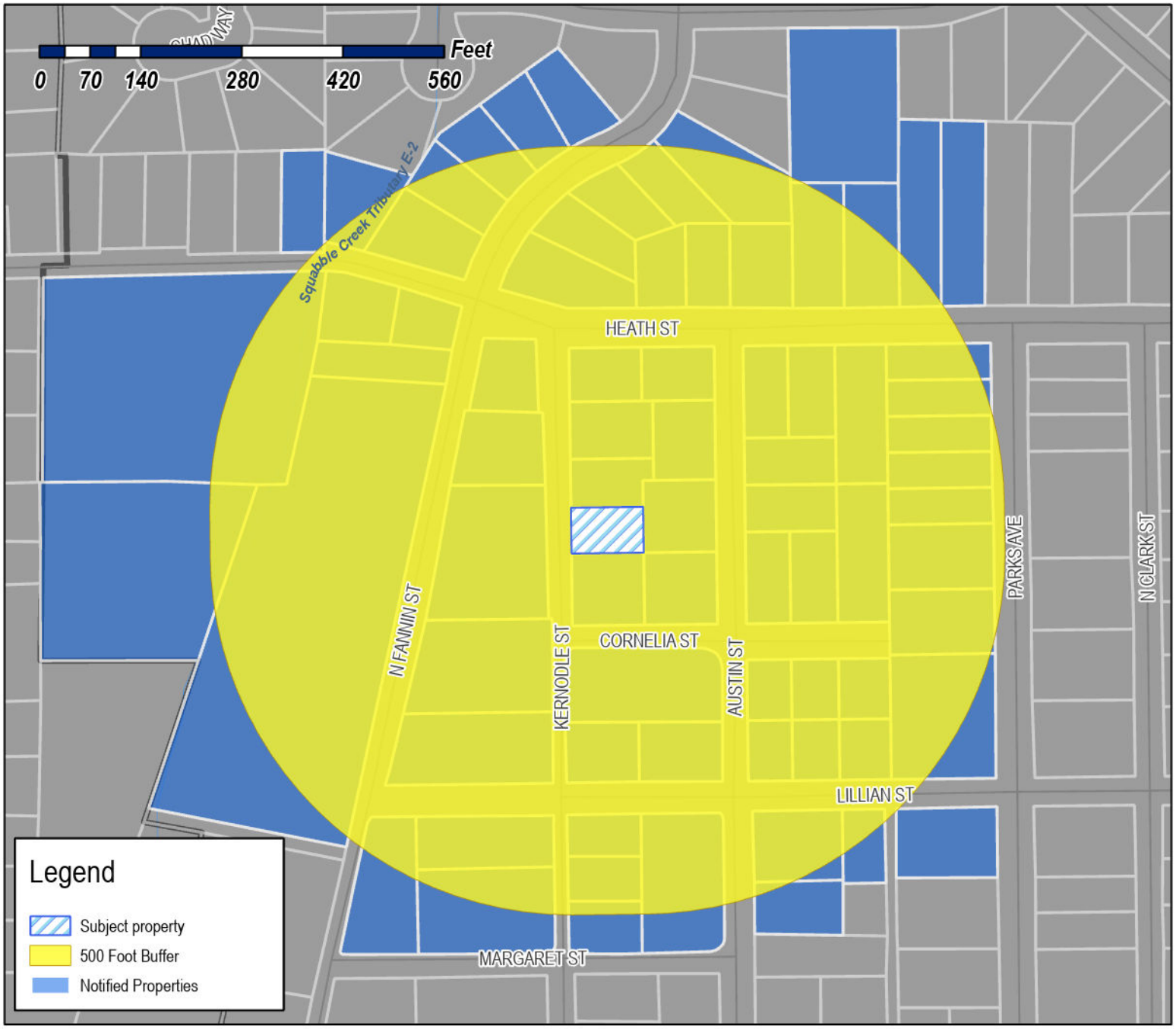


Case Number: Z2026-018
Case Name: SUP for Residential Infill
Case Type: Zoning
Zoning: Single-Family 7 (SF-7) District
Case Address: 804 Kernodle Street

Date Saved: 4/17/2026
For Questions on this Case Call: (972) 771-7745

RESIDENT
100 E HEATH
ROCKWALL, TX 75087

AUSTIN TRENTON C
1340 MEANDERING WAY
ROCKWALL, TX 75087

CELINE ESTATES INC
149 BRENTWOOD DRIVE
HEATH, TX 75032

CELINE ESTATES INC
1925 BROKEN LANCE LN
ROCKWALL, TX 75032

VANILLA BEAN PROPERTIES SERIES 10 LLC
2 MANOR COURT
HEATH, TX 75032

CITY LIFT STATION
201 E WASHINGTON ST
ROCKWALL, TX 75087

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

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

REDDEN POLLY PEOPLES
213 SOVEREIGN CT
ROCKWALL, TX 75032

THOMAS ANGELA
2200 Kings Pass
Heath, TX 75032

PARK T ALLEN & SANDRA M
2301 LAFAYETTE DRIVE
HEATH, TX 75032

CONRAD CURT E DDS & CAMILLA
2800 ROLLING MEADOWS DR
ROCKWALL, TX 75087

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

CAUBLE LINDA
301 S CLARK ST
ROCKWALL, TX 75087

ZYLKA PROPERTIES LLC
3021 RIDGE ROAD A66
ROCKWALL, TX 75032

ZYLKA PROPERTIES LLC
3021 RIDGE ROAD A66
ROCKWALL, TX 75032

CLARK APRIL N
313 NAKOMA DRIVE
ROCKWALL, TX 75087

ABEAR HOMES LLC SERIES 3
3400 N Central Expy Ste 110
Richardson, TX 75080

TIPPING VIVIAN E AND
EARNEST TIPPING
401 EAST HEATH STREET
ROCKWALL, TX 75087

DOLLINS ROBIN KAY AND GEORGE OEN
403 E HEATH
ROCKWALL, TX 75087

RESIDENT
405 E HEATH ST
ROCKWALL, TX 75087

KIRKPATRICK DAVID S & RHONDA D
500 E HEATH ST
ROCKWALL, TX 75087

RESIDENT
501 LILLIAN ST
ROCKWALL, TX 75087

HOLZHEIMER THOMAS RAY
501 CORNELIA ST
ROCKWALL, TX 75087

BARNETT GEORGE S
502 CORNELIA ST
ROCKWALL, TX 75087

MCINTIRE J M & ERLINDA
502 E HEATH ST
ROCKWALL, TX 75087

RESIDENT
503 CORNELIA
ROCKWALL, TX 75087

RESIDENT
503 LILLIAN ST
ROCKWALL, TX 75087

RESIDENT
504 CORNELIA
ROCKWALL, TX 75087

TANTON MELVIN V JR
504 E HEATH ST
ROCKWALL, TX 75087

RESIDENT
505 LILLIAN ST
ROCKWALL, TX 75087

ALSOBROOK HAROLD DAVID JR
505 CARRIAGE TR
ROCKWALL, TX 75087

ALSOBROOK HAROLD DAVID JR
505 CARRIAGE TRAIL
ROCKWALL, TX 75087

ALSOBROOK HAROLD DAVID JR
505 CARRIAGE TRAIL
ROCKWALL, TX 75087

MOJICA JOSE L
505 Cornelia St
Rockwall, TX 75087

RESIDENT
505 E HEATH ST
ROCKWALL, TX 75087

RESIDENT
506 CORNELIA
ROCKWALL, TX 75087

UC RUBEN & EDITH CORTE DE
506 LILLIAN ST
ROCKWALL, TX 75087

RESIDENT
509 E HEATH ST
ROCKWALL, TX 75087

DOROTIK DAVID W
509 PARKS AVE
ROCKWALL, TX 75087

RICHARDSON PATRICE
510 COVE RIDGE RD
HEATH, TX 75032

RESIDENT
511 E HEATH ST
ROCKWALL, TX 75087

COATS LOIS LOUISE
512 E HEATH ST
ROCKWALL, TX 75087

FANG PROPERTIES LLC
536 LOMA VISTA
HEATH, TX 75032

FANG PROPERTIES LLC
536 LOMA VISTA
HEATH, TX 75032

CORNERSTONE INVESTMENT PROPERTIES LLC
5900 BALCONES DR STE 100
, TX

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

EICH CHRIS AND ELENA
601 PARKS AVENUE
ROCKWALL, TX 75087

RESIDENT
602 AUSTIN ST
ROCKWALL, TX 75087

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

LOFLAND JANA J
603 AUSTIN ST
ROCKWALL, TX 75087

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

FUQUA MATTHEW D & STACY L
605 PARKS AVE
ROCKWALL, TX 75087

DANIEL RODNEY
606 AUSTIN ST
ROCKWALL, TX 75087

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

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

BELANGER CORKY
616 MONTROSE DR
ROCKWALL, TX 75087

MOONEY DAVID AARON
701 AUSTIN ST
ROCKWALL, TX 75087

CASTILLO AGAPITO & ESTELA
701 PARKS AVE
ROCKWALL, TX 75087

RESIDENT
702 KERNODLE ST
ROCKWALL, TX 75087

RESIDENT
703 PARKS AVE
ROCKWALL, TX 75087

TIBBETTS ELAINE
703 KERNODLE ST
ROCKWALL, TX 75087

FRASIER MICHAEL & MARY GRACE
704 JACKSON ST
ROCKWALL, TX 75087

THOMAS TRACY
704 KERNODLE ST
ROCKWALL, TX 75087

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

RESIDENT
707 PARKS AVE
ROCKWALL, TX 75087

BARRON ARMANDO
709 PARKS AVE
ROCKWALL, TX 75087

SILVA REBECA BRIANA &
JAVIER SILVA
711 PARKS AVENUE
ROCKWALL, TX 75087

EMBRY ASHLEY
790 HANOVER DR
ROCKWALL, TX 75087

RESIDENT
801 AUSTIN ST
ROCKWALL, TX 75087

RESIDENT
802 KERNODLE ST
ROCKWALL, TX 75087

COLWILL DIANA MARIA AND JESSE DAVID
803 Austin St
Rockwall, TX 75087

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

RESIDENT
804 KERNODLE ST
ROCKWALL, TX 75087

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

ORTIZ ENRIQUE AROZLA
805 N FANNIN ST
ROCKWALL, TX 75087

RESIDENT
806 AUSTIN ST
ROCKWALL, TX 75087

RESIDENT
806 KERNODLE ST
ROCKWALL, TX 75087

DEL BOSQUE MARIO ETUX
807 KERNODLE ST
ROCKWALL, TX 75087

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

RESIDENT
808 AUSTIN ST
ROCKWALL, TX 75087

RESIDENT
808 KERNODLE ST
ROCKWALL, TX 75087

RESIDENT
809 AUSTIN ST
ROCKWALL, TX 75087

JOSEY BROOKE
810 KERNODLE ST
ROCKWALL, TX 75087

JENNINGS AMANDA L
811 AUSTIN ST
ROCKWALL, TX 75087

WIEHE JOHN THOMAS
900 N FANNIN ST
ROCKWALL, TX 75087

CROWDER GERALDINE
901 N FANNIN ST
ROCKWALL, TX 75087

SCHELLING BECKI
902 N FANNIN ST
ROCKWALL, TX 75087

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

HALL WYNNE &
JOANN CAMPBELL
904 N FANNIN ST
ROCKWALL, TX 75087

ROSS THOMAS II & LACY
905 N FANNIN ST
ROCKWALL, TX 75087

WILLIAMS BROOKS
906 FANNIN STREET
ROCKWALL, TX 75087

ROE JOHN A AND PATRICIA K
907 N FANNIN ST
ROCKWALL, TX 75087

RESIDENT
908 N FANNIN ST
ROCKWALL, TX 75087

WILSON TERRY RENAE
909 N FANNIN ST
ROCKWALL, TX 75087

PUBLIC NOTICE

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

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

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

Z2026-018: SUP for Residential Infill

Hold a public hearing to discuss and consider a request by Javier Silva of JMS Custom Homes 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 0.161-acre parcel of land identified as Lot 3, Block A, Kinsey Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 804 Kernodle 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, May 12, 2026 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, May 18, 2026 at 6:00 PM*. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

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

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

Your comments must be received by *Monday, May 18, 2026 at 4:00 PM* to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

USE THIS QR CODE TO GO DIRECTLY TO THE WEBSITE

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

PLEASE RETURN THE BELOW FORM

Case No. Z2026-018: SUP for Residential Infill

Please place a check mark on the appropriate line below:

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

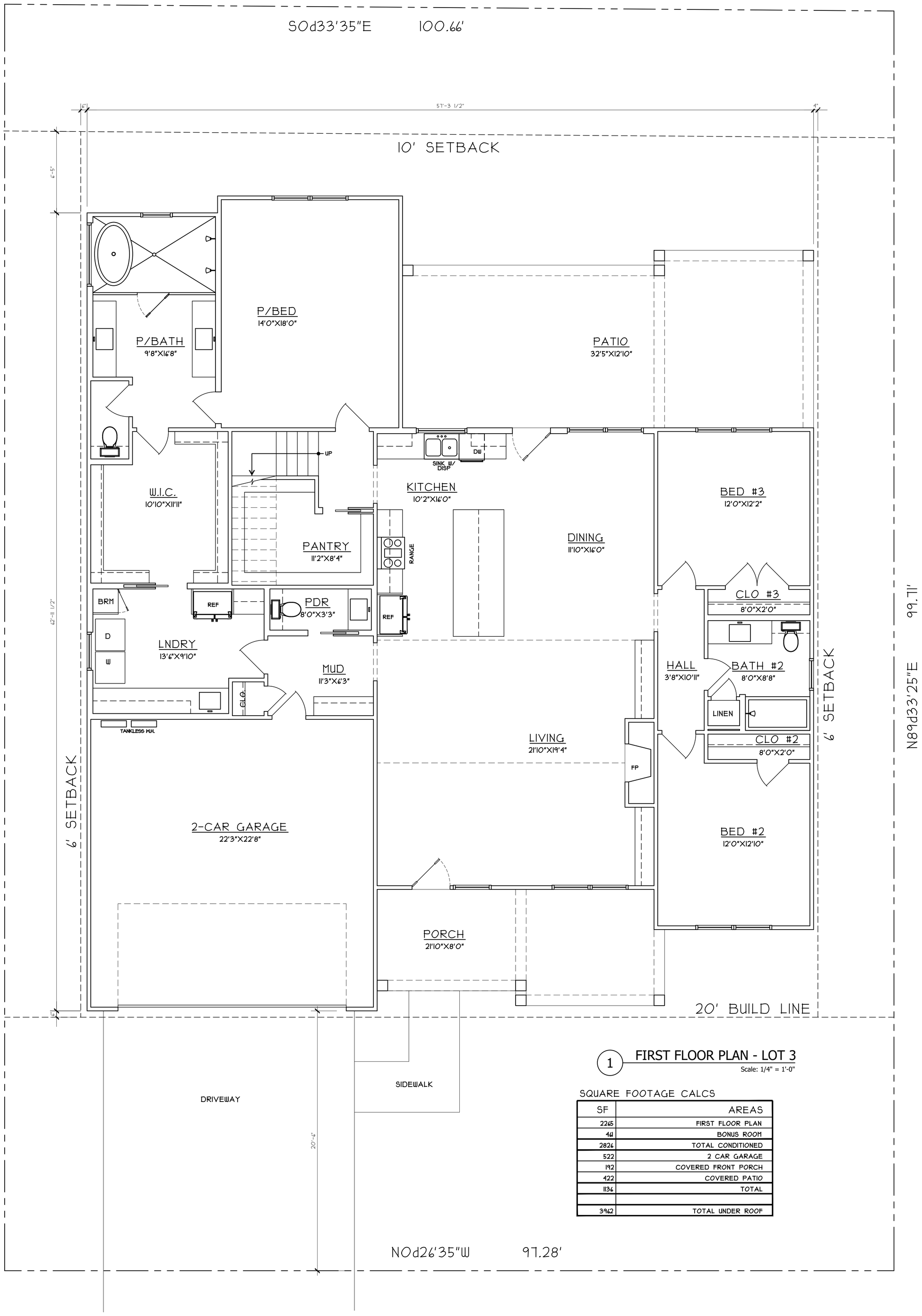
☐ I am opposed to the request for the reasons listed below.

Name:

Address:

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

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



1 FIRST FLOOR PLAN - LOT 3

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

SQUARE FOOTAGE CALCS

SF	AREAS
2265	FIRST FLOOR PLAN
461	BONUS ROOM
2826	TOTAL CONDITIONED
522	2 CAR GARAGE
192	COVERED FRONT PORCH
422	COVERED PATIO
1136	TOTAL
3962	TOTAL UNDER ROOF

FANNINGPHILIPS DESIGN
patra@fanningphilips.com
214.284.8734

LOT 3 - KERNOODLE STREET

NEW CONSTRUCTION

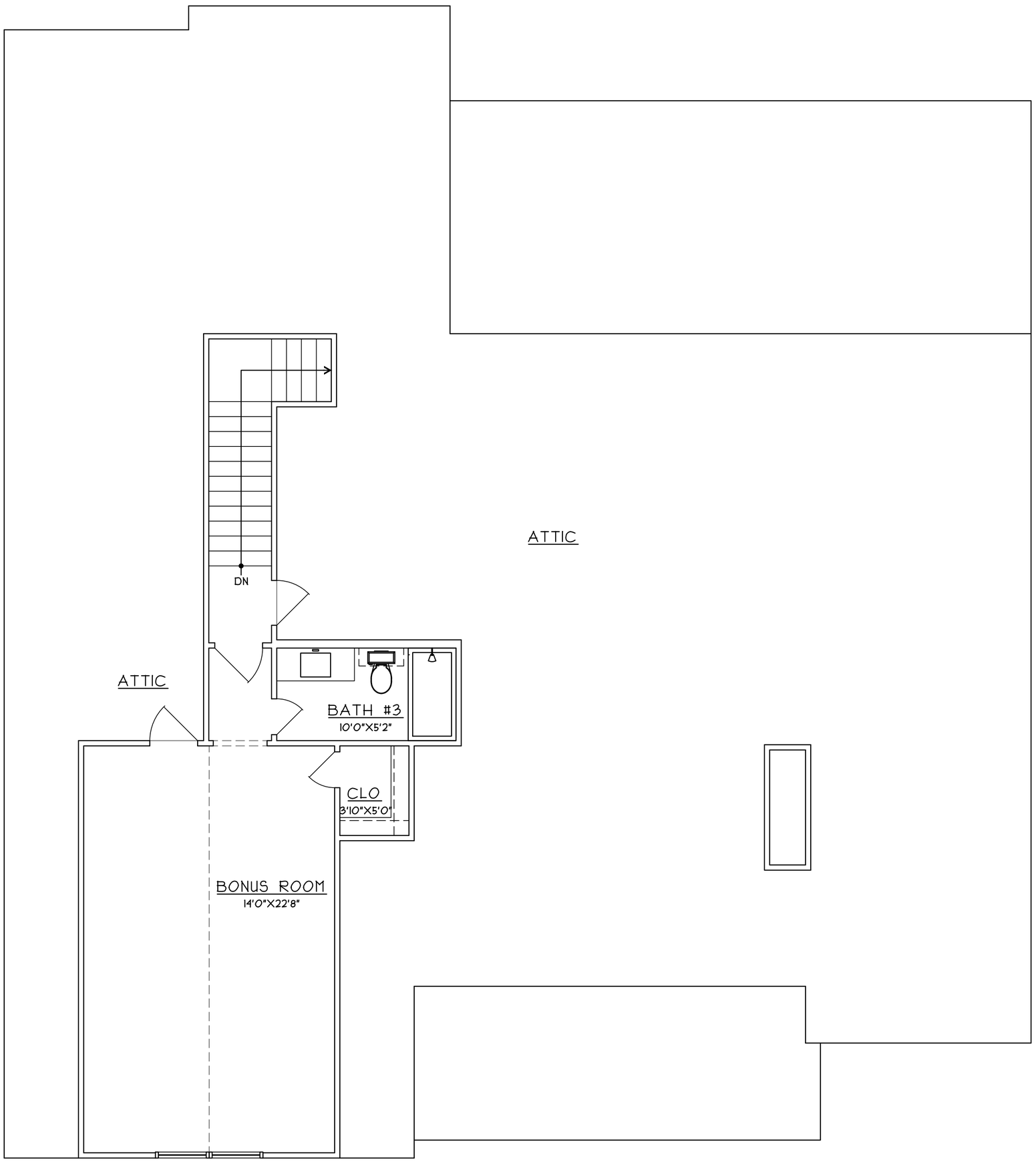
Rockwall, TX 75078

NORTH

Job Number: 26103
Date: 4/16/2026
Sheet Number:

A1

FIRST FLOOR PLAN



FANNINGPHILIPS DESIGN
patra@fanningphilips.com
214.284.8734

LOT 3 - KERNOODLE STREET

NEW CONSTRUCTION

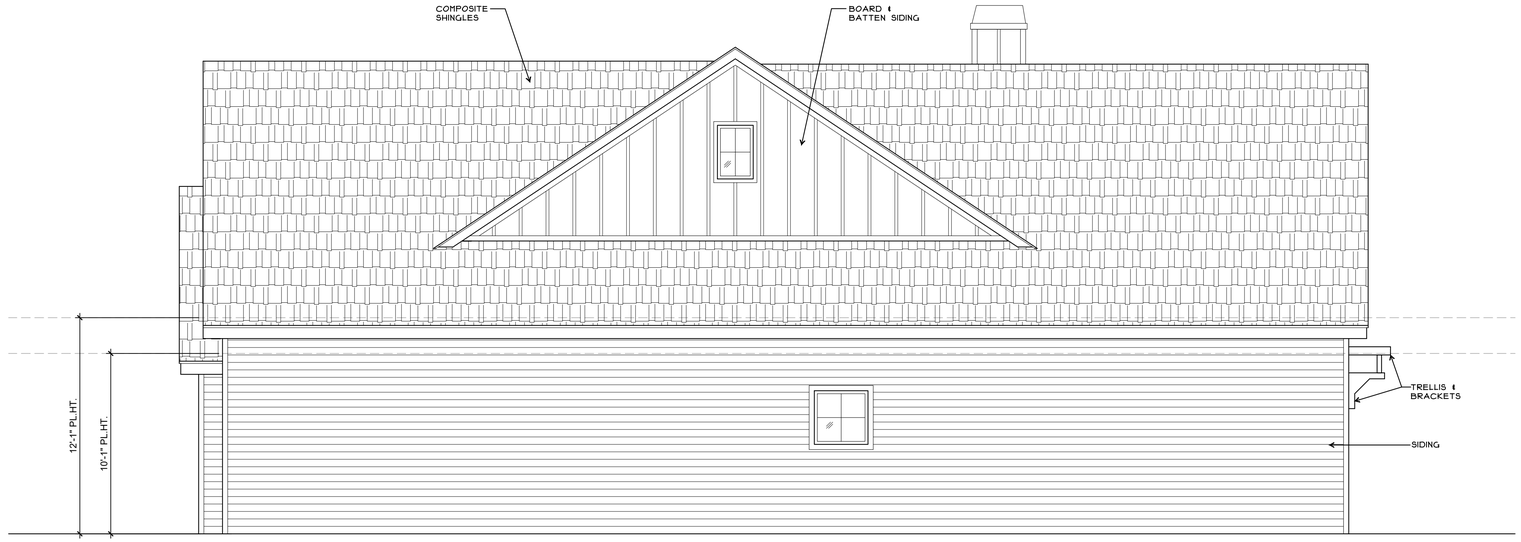
Rockwall, TX 75078

NORTH

Job Number: 26103
Date: 4/16/2026
Sheet Number:

A2

BONUS ROOM



2 LEFT ELEVATION
Scale: 1/4" = 1'-0"

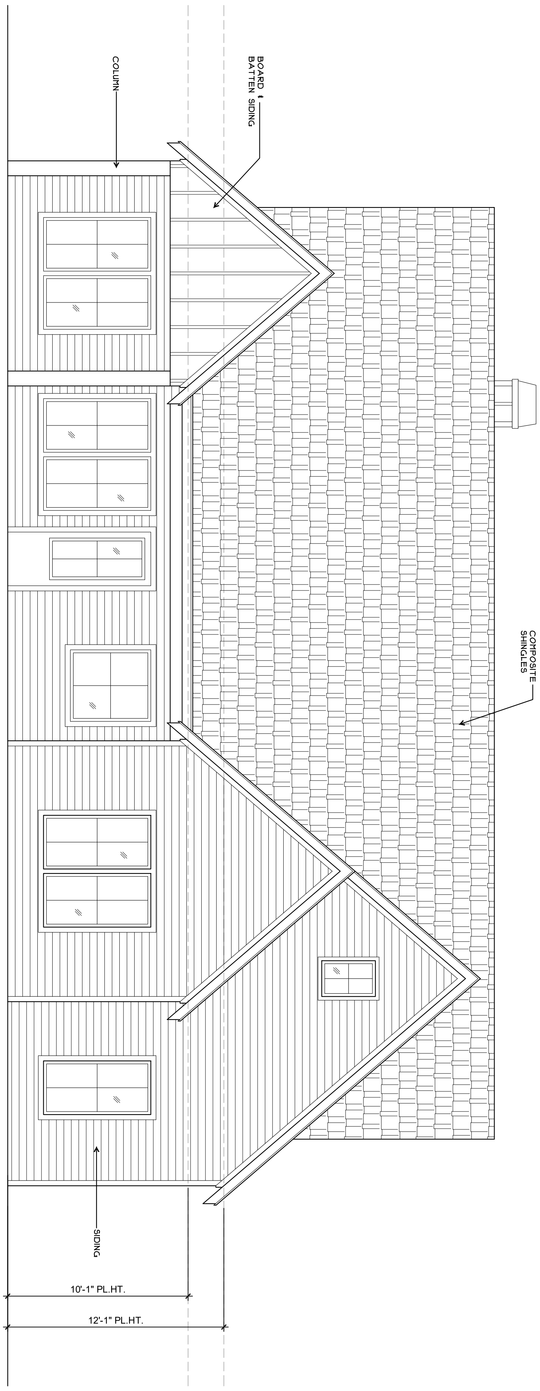
1 FRONT ELEVATION
Scale: 1/4" = 1'-0"

Job Number: 26103
Date: 4/16/2026
Sheet Number: E1
ELEVATIONS

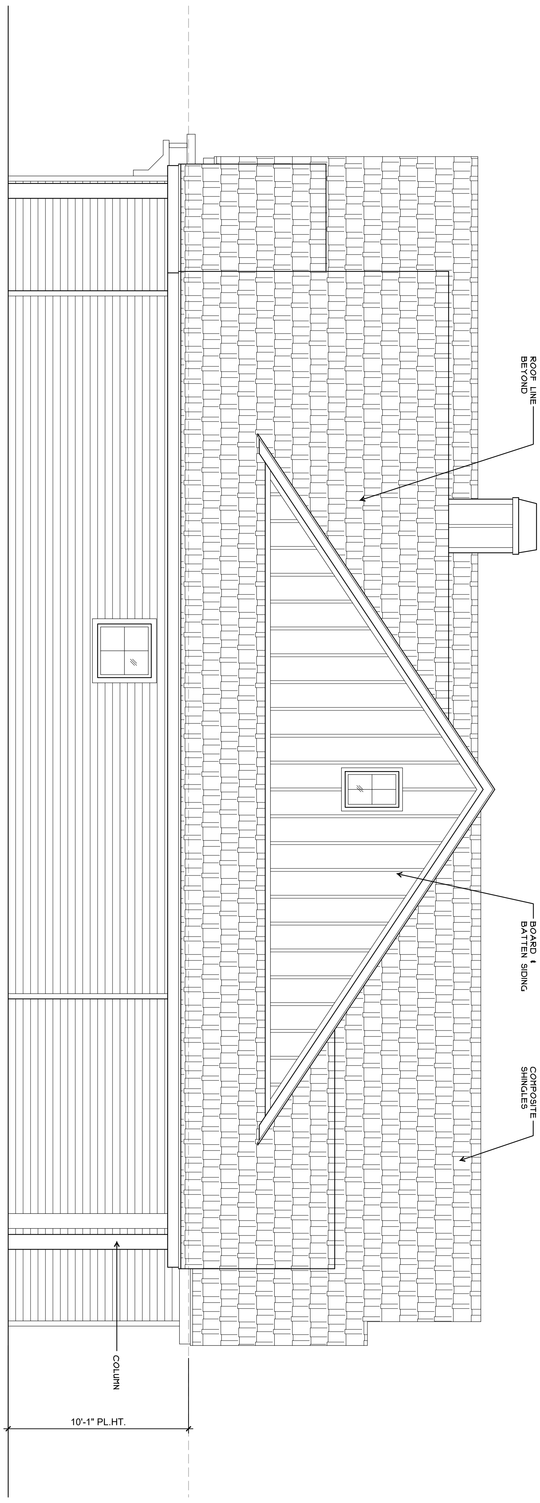
LOT 3 KERNOODLE
NEW CONSTRUCTION

ROCKWALL, TX 75078

FANNINGPHILIPS DESIGN
patra@fanningphilips.com
214.284.8734



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



2 RIGHT ELEVATION
Scale: 1/4" = 1'-0"

FANNINGPHILIPS DESIGN
patra@fanningphilips.com
214.284.8734

LOT 3 KERNOODLE
NEW CONSTRUCTION

ROCKWALL, TX 75078

Job Number: 26103
Date: 4/16/2026
Sheet Number:

E2

ELEVATIONS

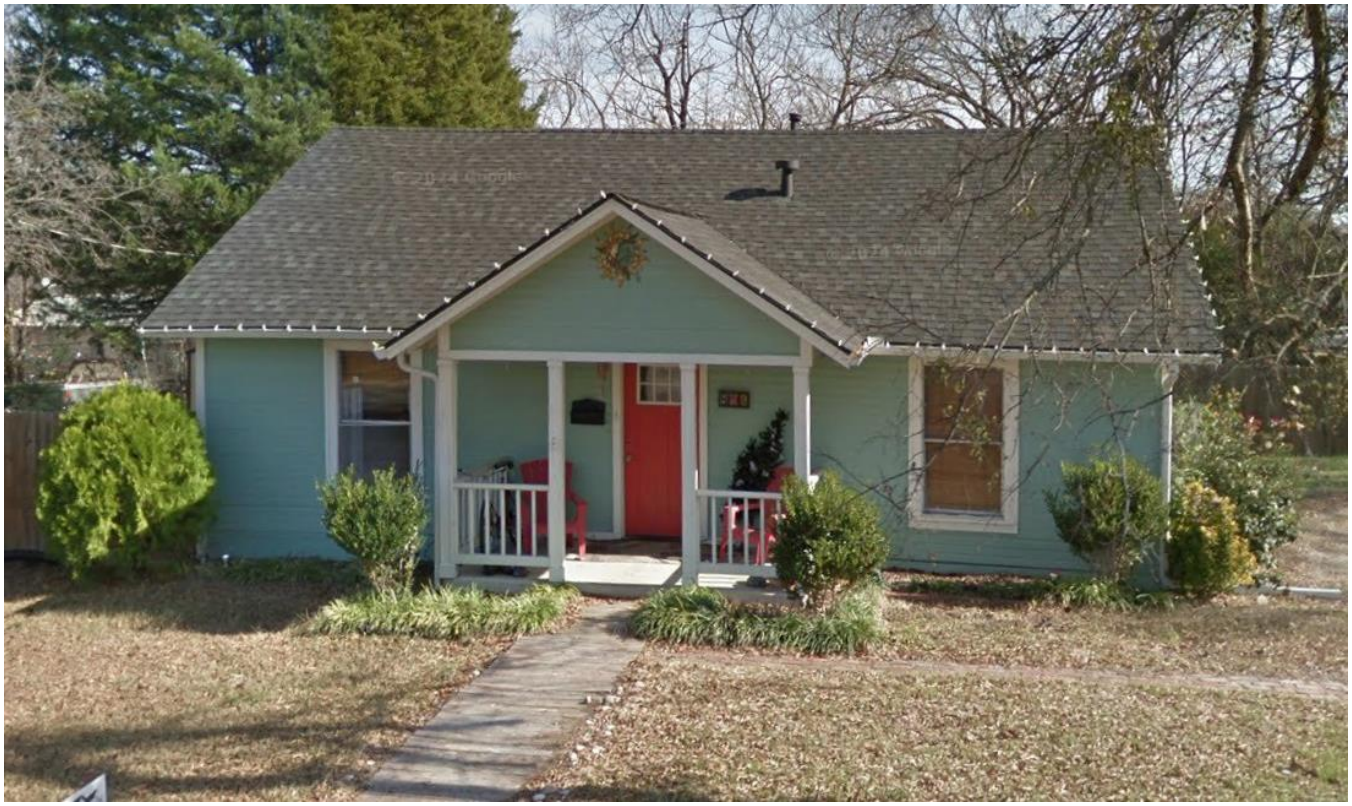
CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2026-018

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

ADJACENT HOUSING ATTRIBUTES

ADDRESS	HOUSING TYPE	YEAR BUILT	HOUSE SF	ACCESSORY BUILDING	EXTERIOR MATERIALS
802 Kernodle Street	Single-Family Home	1939	1,826	*80*	Siding
803 Kernodle Street	Single-Family Home	1964	2,862	*780*	Brick
804 Kernodle Street	Vacant	N/A	N/A	*N/A*	N/A
805 Kernodle Street	Single-Family Home	1980	2,184	*120*	Brick
806 Kernodle Street	Vacant	N/A	N/A	*N/A*	N/A
807 Kernodle Street	Single-Family Home	1986	2,398	*128*	Brick
808 Kernodle Street	Single-Family Home	1914	2,496	*N/A*	Siding
810 Kernodle Street	Single-Family Home	1986	2,313	*80*	Brick
801 Austin Street	Single-Family Home	1980	2,874	*N/A*	Brick
803 Austin Street	Single-Family Home	2022	3,825	*N/A*	Siding
809 Austin Street	Single-Family Home	1991	2,010	*N/A*	Siding
811 Austin Street	Single-Family Home	1985	1,080	*N/A*	Siding
	AVERAGES:	1975	2,387	238	

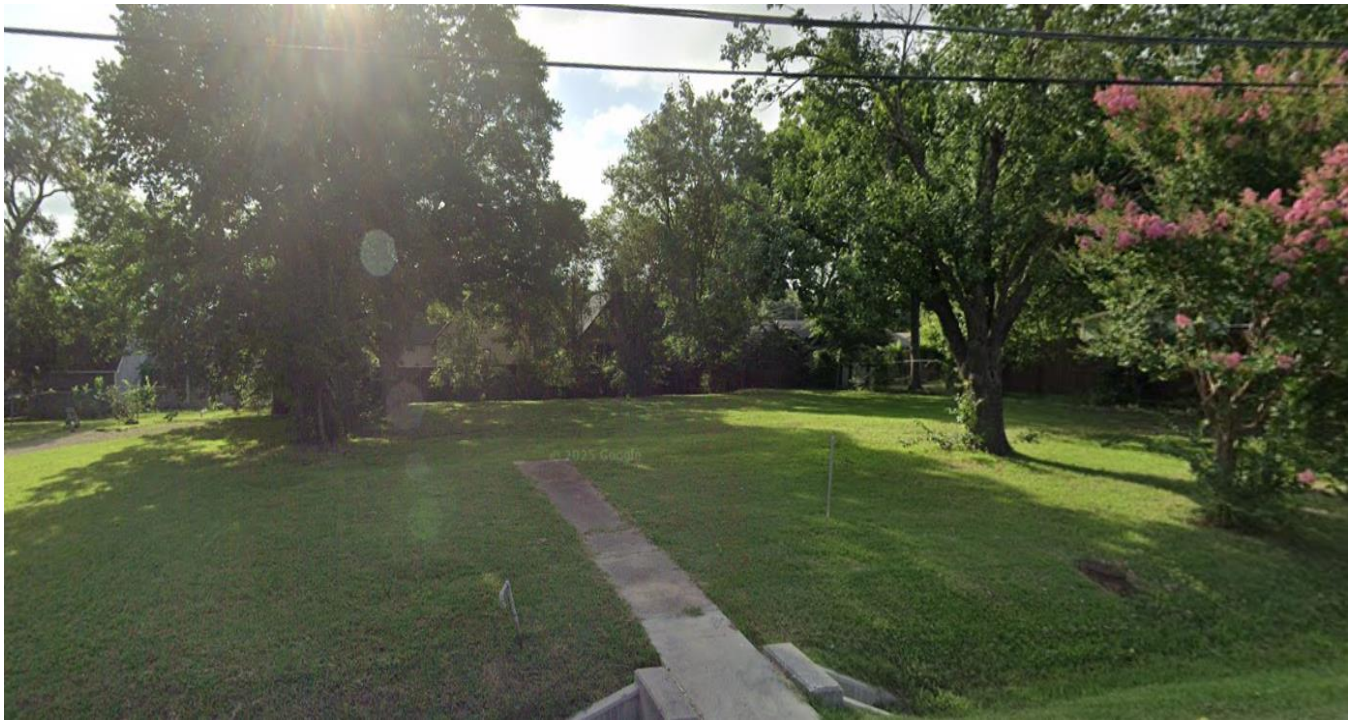


802 Kernodle Street

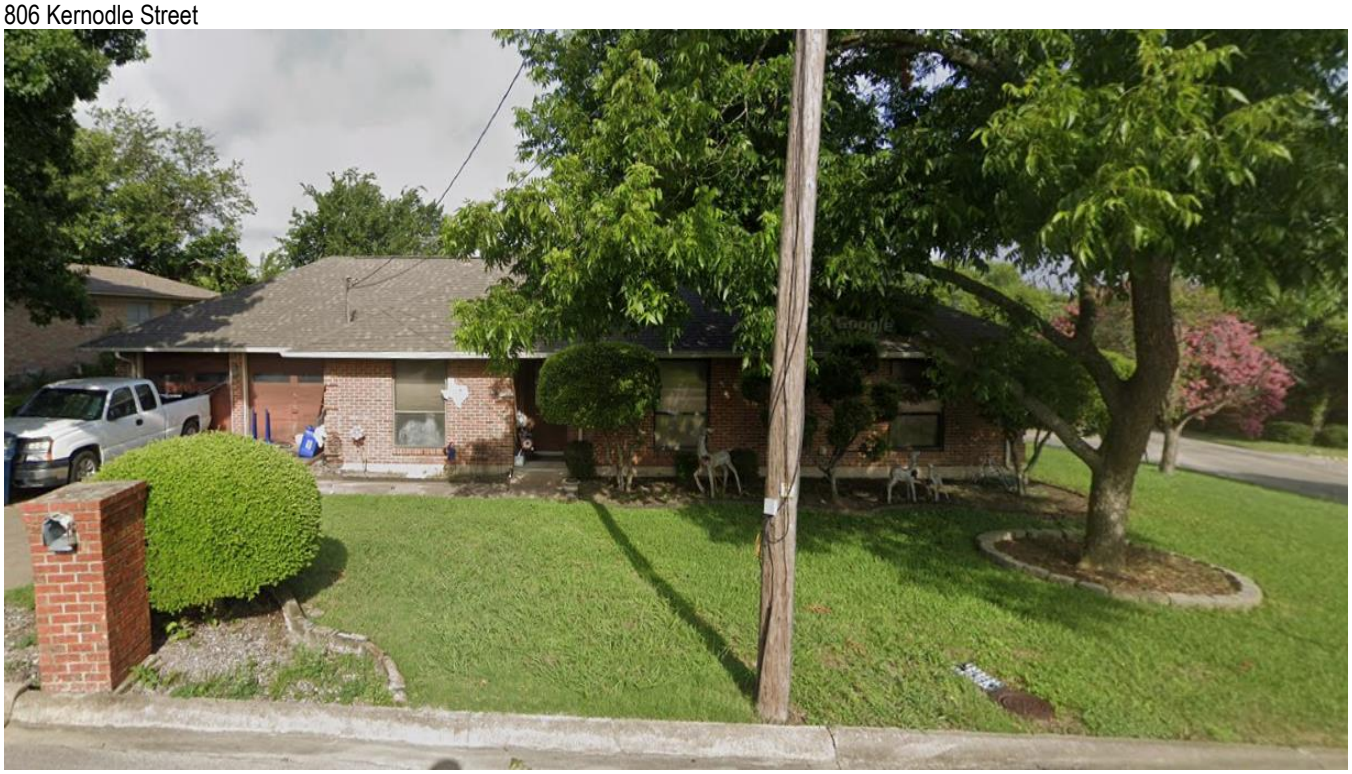
803 Kernodle Street

804 Kernodle Street

805 Kernodle Street



806 Kernodle Street



807 Kernodle Street

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

808 Kernodle Street

810 Kernodle Street

801 Austin Street

803 Austin Street

809 Austin Street

811 Austin 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 ON A 0.161-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 3, BLOCK A, KINSEY 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 Adjacent to an Established Subdivision* for the purpose of constructing a single-family home on a 0.161-acre parcel of land identified as Lot 3, Block A, Kinsey Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 804 Kernodle Street, and being more specifically described and depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

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

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

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

SECTION 2. That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 03.01, *General Residential District Standards*, and Subsection 03.09, *Single-Family 7 (SF-7) District*, of Article 05, *District Development Standards*, of the Unified Development Code

DRAFT 04.28.2026

(UDC) [*Ordinance No. 20-02*] -- *as heretofore amended and may be amended in the future* -- and with the following conditions:

2.1 OPERATIONAL CONDITIONS

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

1) The development of the *Subject Property* shall generally conform to the *Residential Plot Plan* as depicted in *Exhibit 'B'* of this ordinance.

2) The construction of a single-family home on the *Subject Property* shall generally conform to the *Building Elevations* depicted in *Exhibit 'C'* of this ordinance; and,

3) Once construction of the single-family home has been completed, inspected, and accepted by the City of Rockwall, this Specific Use Permit (SUP) shall expire, and no further action by the property owner shall be required.

2.2 COMPLIANCE

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

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

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

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

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

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

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

DRAFT ORDINANCE 04.28.2026

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 1ST DAY OF JUNE, 2026.

_____
Tim McCallum, *Mayor*

ATTEST:

_____
Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

1st Reading: *May 18, 2026*

2nd Reading: *June 1, 2026*

DRAFT ORDINANCE 04.28.2026

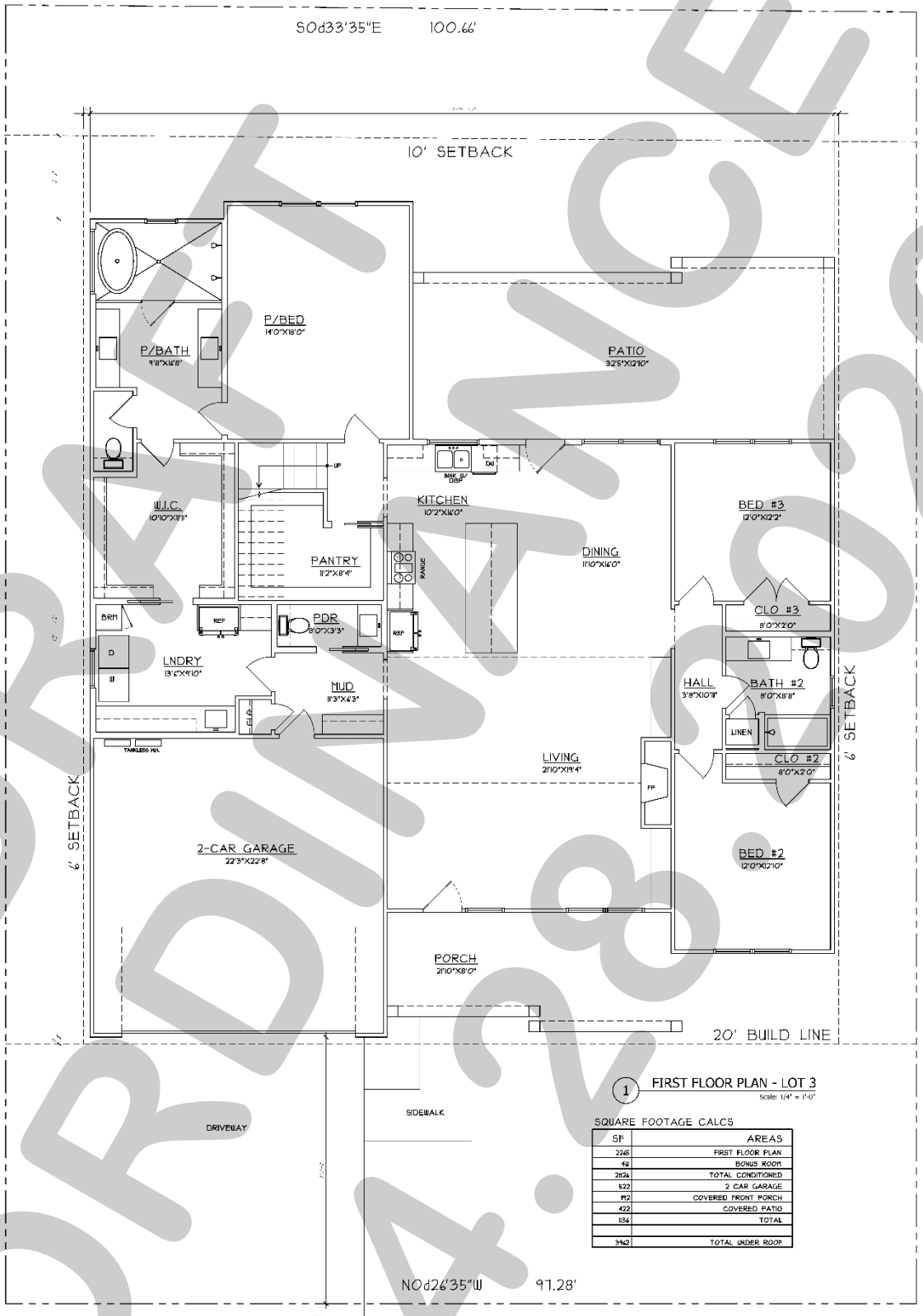
Exhibit 'A':
Location Map

Address: *804 Kernodle Street*

Legal Description: *Lot 3, Block A, Kinsey Addition*

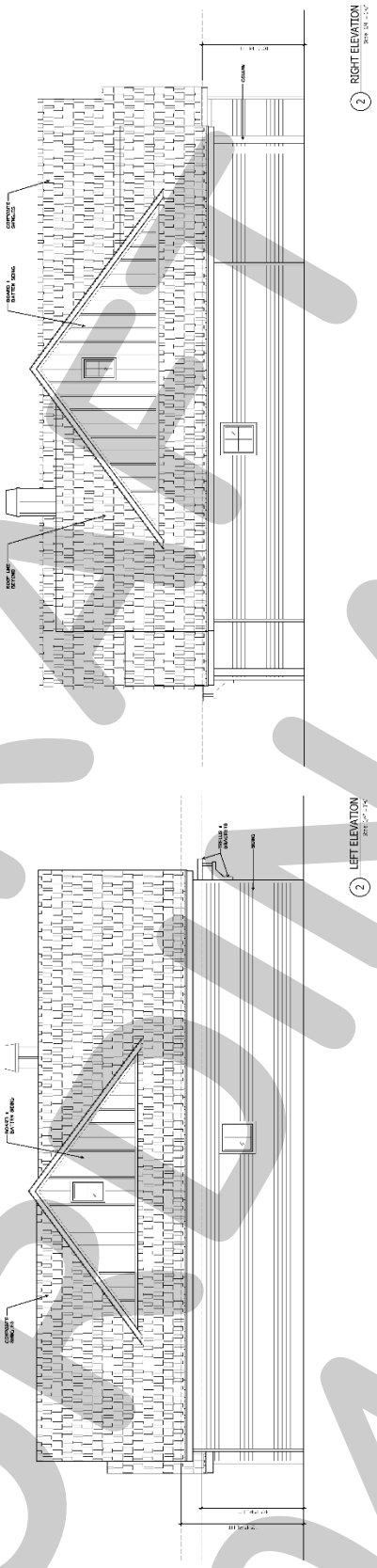
DRAFT
04.30.2026

Exhibit 'B':
Residential Plot Plan



DRAFT
ORDINANCE
04.28.2026

Exhibit 'C':
Building Elevations



DRAFT
ORDINANCE
04.2026

PROJECT COMMENTS

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

DATE: 4/23/2026

PROJECT NUMBER: Z2026-019
PROJECT NAME: SUP for Residential Infill at 806 Kernodle Street
SITE ADDRESS/LOCATIONS: 806 Kernodle

CASE CAPTION: Hold a public hearing to discuss and consider a request by Javier Silva of JMS Custom Homes 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 0.161-acre parcel of land identified as Lot 2, Block A, Kinsey Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 806 Kernodle Street, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
	Angelica Guevara	04/23/2026	Approved w/ Comments

04/23/2026: Z2026-019; Specific Use Permit (SUP) for Residential Infill Adjacent to an Established Subdivision for 806 Kernodle 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 0.161-acre parcel of land identified as Lot 2, Block A, Kinsey Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 806 Kernodle Street.

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

M.3 For reference, include the case number (Z2026-019) in the lower right-hand corner of all pages on future submittals.

I.4 According to Subsection 02.03(B) (11), Residential Infill in or Adjacent to an Established Subdivision, of Article 05, District Development Standards, of the Unified Development Code (UDC), an Established Subdivision is defined as any subdivision that [1] consists of five (5) or more lots, [2] that is 90% or more developed, and [3] that has been in existence for more than ten (10) years. In this case, the subject property is within 500-feet of the F and M Subdivision which consists of 63 lots, is 90.48% developed, and has been in existence since May 20, 1991.

I.5 Subsection 02.03(B)(11), Residential Infill in or Adjacent to an Established Subdivision, of Article 05, District Development Standards, of the Unified Development Code (UDC), states that “(i)n reviewing the Specific Use Permit (SUP), the Planning and Zoning Commission and City Council shall consider the proposed size, location, and architecture of the home compared to the existing housing in the Established Subdivision … [and] all housing proposed under this section shall be constructed to be architecturally and visually similar or complimentary to the existing housing in the Established Subdivision.”

M.6 Garage Requirements. According to Subsection 04.01(B), Lots Less Than Five Acres, of Article 06, Parking and Loading, a two (2) car garage is required in single family districts and must be located 20-feet behind the front façade of the building. In the current request, the proposed garage is approximately 6-feet 3½-inches in front of the front façade of the building. This will require a variance from the Planning and Zoning Commission.

M.7 Ordinances. Please review the attached draft ordinance prior to the May 12, 2026 Planning & Zoning Commission meeting, and provide staff with your markups by May 5, 2026.

I.8 Revisions. Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on May 5, 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 May 12, 2026 Planning and Zoning Commission Public Hearing Meeting.

I.9 Planning and Zoning Commission Meeting Dates. The Planning and Zoning Commission Work Session Meeting for this case will be held on April 28, 2026, and the Planning and Zoning Commission Public Hearing Meeting for this case will be held on May 12, 2026.

I.10 City Council Meeting Dates. The projected City Council meeting dates for this case will be May 18, 2026 (1st Reading) and June 1, 2026 (2nd Reading).

I.11 Meeting Times and Place. All meetings will be held at 6:00 PM in the City Council Chambers at 385 S. Goliad Street, Rockwall, Texas 75087. PLEASE NOTE THAT THE APPLICANT OR A REPRESENTATIVE WILL NEED TO BE PRESENT FOR THE CASE TO BE CONSIDERED BY THE PLANNING AND ZONING COMMISSION OR CITY COUNCIL.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Madelyn Price	04/23/2026	Approved w/ Comments

04/23/2026: General Items:
- Must meet City's 2023 Standards of Design and Construction
- Impact Fees (Water, Wastewater & Roadway) if increasing ex. meter.
- 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 in Kernodle line available for use.
- There appears to be an existing water meter at this lot 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 install as a culvert with concrete headwalls. Minimum of 18" culvert. 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	04/23/2026	Approved

04/23/2026: Minimum driveway width for a 2 car garage is 18 feet

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	04/22/2026	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	04/20/2026	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	04/20/2026	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	04/20/2026	Approved

No Comments

General Items:
- Must meet City's 2023 Standards of Design and Construction
- Impact Fees (Water, Wastewater & Roadway) if increasing ex. meter.
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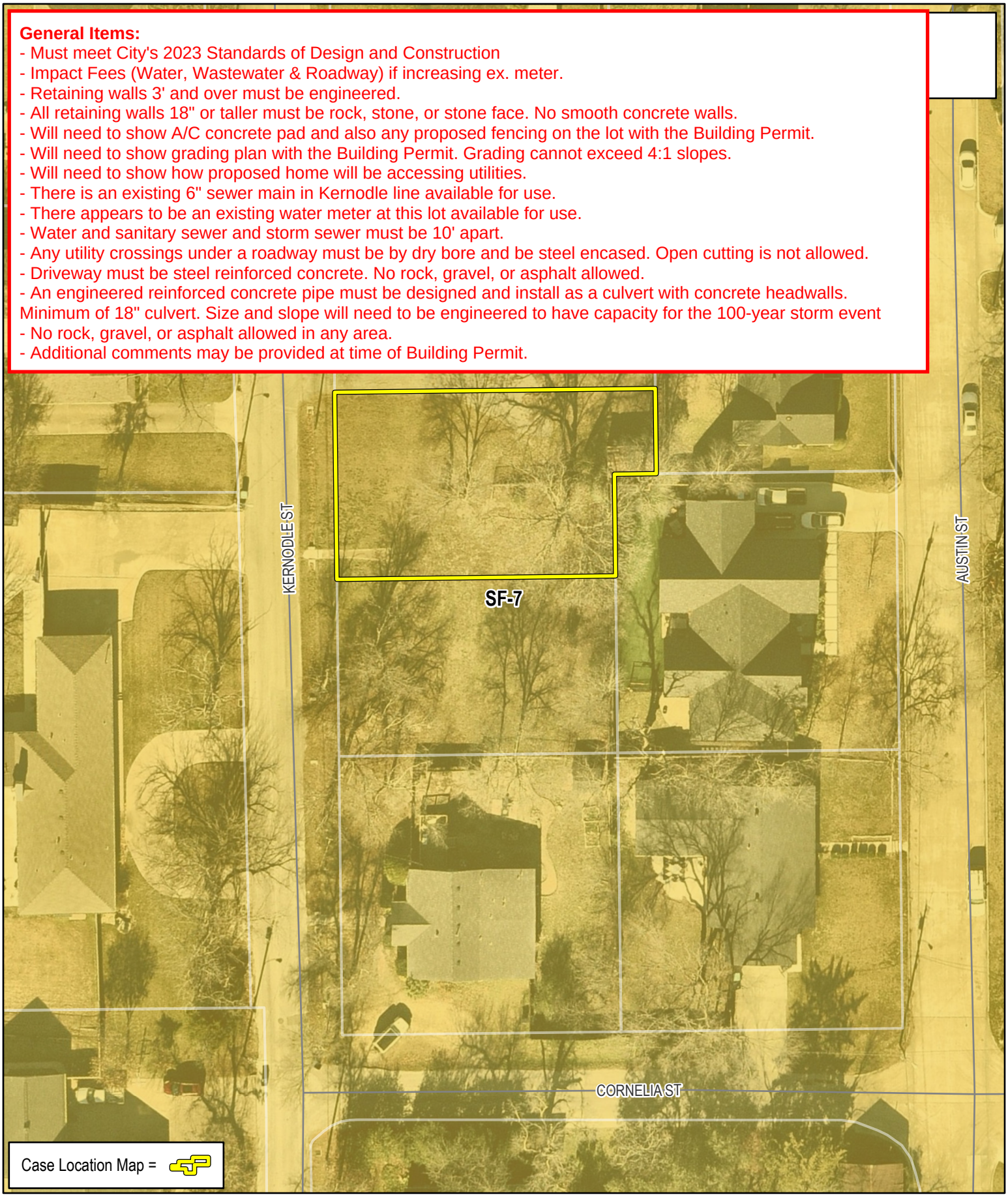

City of Rockwall
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

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

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

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

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

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	806 Kernodle st Rockwall TX 75087				
SUBDIVISION		LOT		BLOCK	
GENERAL LOCATION					

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

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

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

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

☑ OWNER	JMS Custom homes LLC	☑ APPLICANT	Javier Silva
CONTACT PERSON	Javier Silva	CONTACT PERSON	
ADDRESS	[redacted]	ADDRESS	
CITY, STATE & ZIP		CITY, STATE & ZIP	
PHONE		PHONE	
E-MAIL		E-MAIL	

NOTARY VERIFICATION [REQUIRED]

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

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 16 *DAY OF* April, 20 26

OWNER'S SIGNATURE [signature]

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Susan Court

SUSAN BURT
Notary ID #4585390
My Commission Expires
January 31, 2030

MY COMMISSION EXPIRES 1-31-2030

City of Rockwall

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

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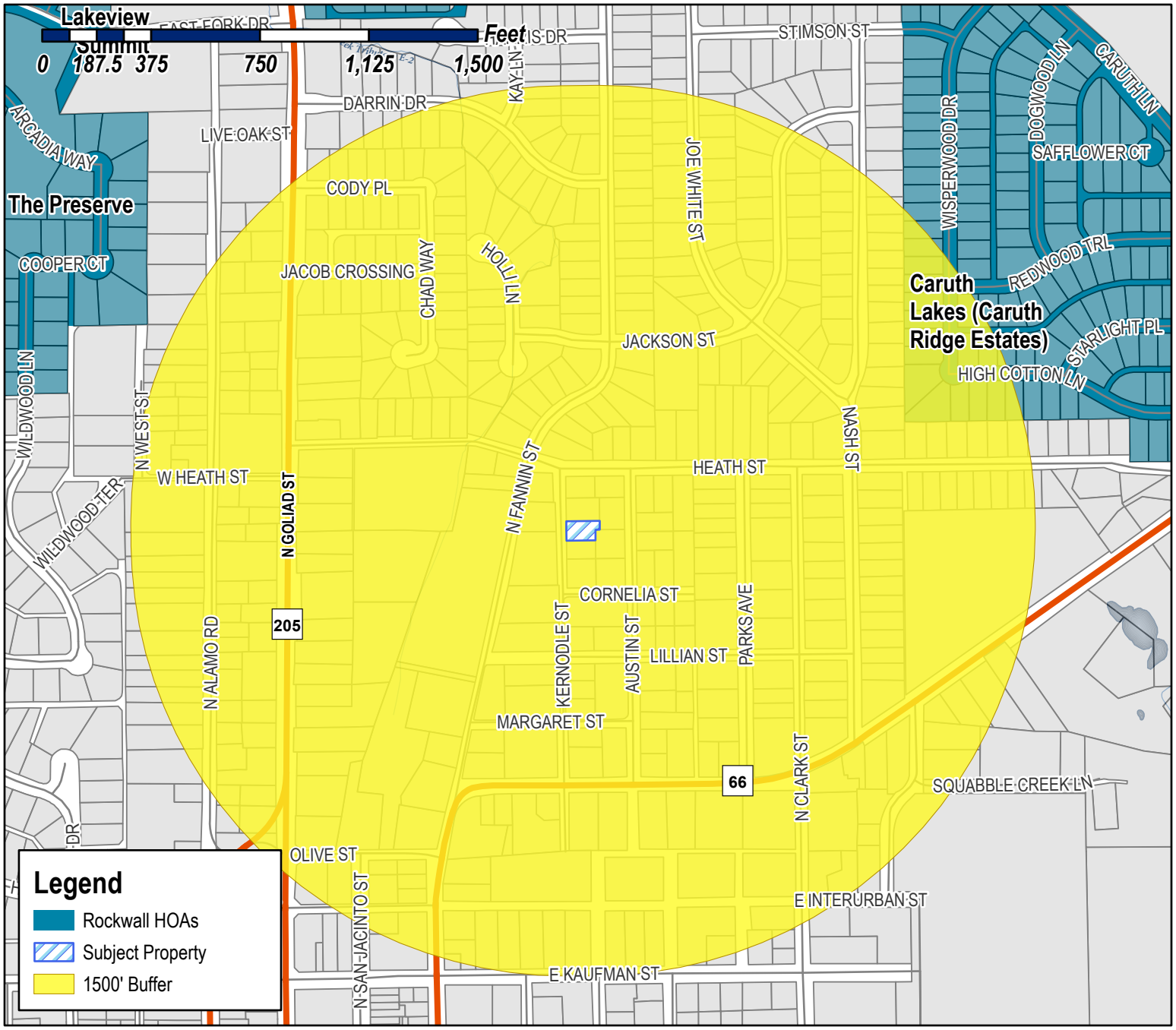
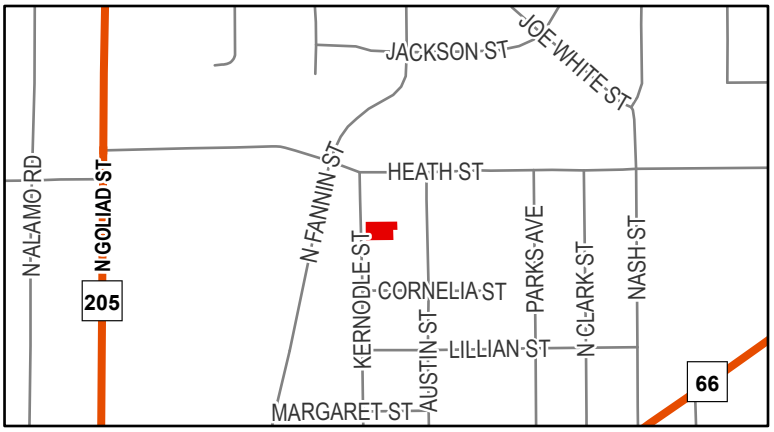


Case Number: Z2026-019
Case Name: SUP for Residential Infill
Case Type: Zoning
Zoning: Single-Family 7 (SF-7) District
Case Address: 806 Kernodle Street



Date Saved: 4/16/2026
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 {Z2026-019]
Date:	Wednesday, April 22, 2026 9:05:28 AM
Attachments:	Public Notice (04.20.2026).pdf HOA Map (04.16.2026).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, April 24, 2026. The Planning and Zoning Commission will hold a public hearing on Tuesday, May 12, 2026 at 6:00 PM, and the City Council will hold a public hearing on Monday, May 18, 2026 at 6:00 PM. Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

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

Z2026-019: SUP for Residential Infill
Hold a public hearing to discuss and consider a request by Javier Silva of JMS Custom Homes 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 0.161-acre parcel of land identified as Lot 2, Block A, Kinsey Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 806 Kernodle Street, and take any action necessary.

Thank you,

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

City of Rockwall

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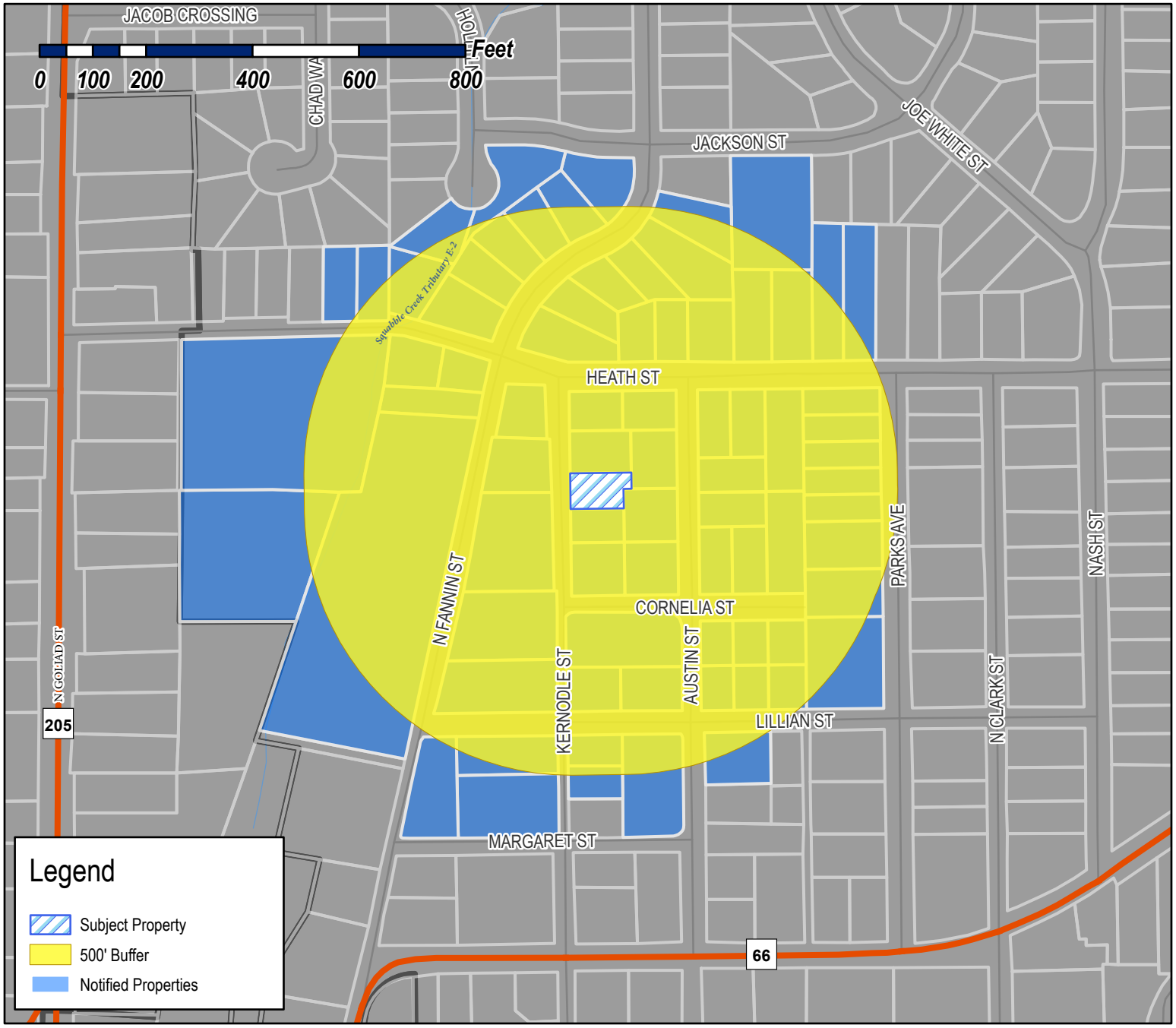

Case Number: Z2026-019
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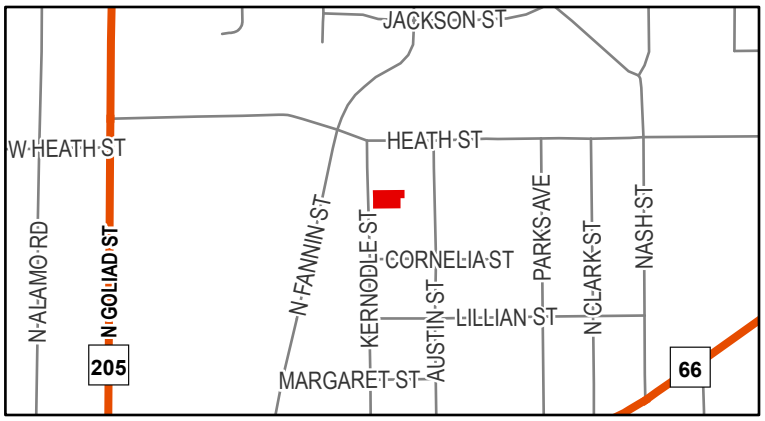


Date Saved: 4/16/2026
For Questions on this Case Call: (972) 771-7745

RESIDENT
100 E HEATH
ROCKWALL, TX 75087

AUSTIN TRENTON C
1340 MEANDERING WAY
ROCKWALL, TX 75087

CELINE ESTATES INC
149 BRENTWOOD DRIVE
HEATH, TX 75032

CELINE ESTATES INC
1925 BROKEN LANCE LN
ROCKWALL, TX 75032

VANILLA BEAN PROPERTIES SERIES 10 LLC
2 MANOR COURT
HEATH, TX 75032

CITY LIFT STATION
201 E WASHINGTON ST
ROCKWALL, TX 75087

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

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

REDDEN POLLY PEOPLES
213 SOVEREIGN CT
ROCKWALL, TX 75032

THOMAS ANGELA
2200 Kings Pass
Heath, TX 75032

PARK T ALLEN & SANDRA M
2301 LAFAYETTE DRIVE
HEATH, TX 75032

CONRAD CURT E DDS & CAMILLA
2800 ROLLING MEADOWS DR
ROCKWALL, TX 75087

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

ZYLKA PROPERTIES LLC
3021 RIDGE ROAD A66
ROCKWALL, TX 75032

ZYLKA PROPERTIES LLC
3021 RIDGE ROAD A66
ROCKWALL, TX 75032

CLARK APRIL N
313 NAKOMA DRIVE
ROCKWALL, TX 75087

ABEAR HOMES LLC SERIES 3
3400 N Central Expy Ste 110
Richardson, TX 75080

TIPPING VIVIAN E AND
EARNEST TIPPING
401 EAST HEATH STREET
ROCKWALL, TX 75087

DOLLINS ROBIN KAY AND GEORGE OEN
403 E HEATH
ROCKWALL, TX 75087

RESIDENT
405 E HEATH ST
ROCKWALL, TX 75087

KIRKPATRICK DAVID S & RHONDA D
500 E HEATH ST
ROCKWALL, TX 75087

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

RESIDENT
501 LILLIAN ST
ROCKWALL, TX 75087

HOLZHEIMER THOMAS RAY
501 CORNELIA ST
ROCKWALL, TX 75087

BARNETT GEORGE S
502 CORNELIA ST
ROCKWALL, TX 75087

MCINTIRE J M & ERLINDA
502 E HEATH ST
ROCKWALL, TX 75087

RESIDENT
503 CORNELIA
ROCKWALL, TX 75087

RESIDENT
503 LILLIAN ST
ROCKWALL, TX 75087

RESIDENT
504 CORNELIA
ROCKWALL, TX 75087

TANTON MELVIN V JR
504 E HEATH ST
ROCKWALL, TX 75087

RESIDENT
505 LILLIAN ST
ROCKWALL, TX 75087

ALSOBROOK HAROLD DAVID JR
505 CARRIAGE TR
ROCKWALL, TX 75087

MOJICA JOSE L
505 Cornelia St
Rockwall, TX 75087

RESIDENT
505 E HEATH ST
ROCKWALL, TX 75087

RESIDENT
506 CORNELIA
ROCKWALL, TX 75087

RESIDENT
509 E HEATH ST
ROCKWALL, TX 75087

RICHARDSON PATRICE
510 COVE RIDGE RD
HEATH, TX 75032

RESIDENT
511 E HEATH ST
ROCKWALL, TX 75087

COATS LOIS LOUISE
512 E HEATH ST
ROCKWALL, TX 75087

FANG PROPERTIES LLC
536 LOMA VISTA
HEATH, TX 75032

CORNERSTONE INVESTMENT PROPERTIES LLC
5900 BALCONES DR STE 100
, TX

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

EICH CHRIS AND ELENA
601 PARKS AVENUE
ROCKWALL, TX 75087

LOFLAND JANA J
603 AUSTIN ST
ROCKWALL, TX 75087

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

FUQUA MATTHEW D & STACY L
605 PARKS AVE
ROCKWALL, TX 75087

DANIEL RODNEY
606 AUSTIN ST
ROCKWALL, TX 75087

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

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

BELANGER CORKY
616 MONTROSE DR
ROCKWALL, TX 75087

MOONEY DAVID AARON
701 AUSTIN ST
ROCKWALL, TX 75087

CASTILLO AGAPITO & ESTELA
701 PARKS AVE
ROCKWALL, TX 75087

RESIDENT
702 KERNODLE ST
ROCKWALL, TX 75087

RESIDENT
703 PARKS AVE
ROCKWALL, TX 75087

TIBBETTS ELAINE
703 KERNODLE ST
ROCKWALL, TX 75087

FRASIER MICHAEL & MARY GRACE
704 JACKSON ST
ROCKWALL, TX 75087

THOMAS TRACY
704 KERNODLE ST
ROCKWALL, TX 75087

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

RESIDENT
707 PARKS AVE
ROCKWALL, TX 75087

BARRON ARMANDO
709 PARKS AVE
ROCKWALL, TX 75087

SILVA REBECA BRIANA &
JAVIER SILVA
711 PARKS AVENUE
ROCKWALL, TX 75087

EMBRY ASHLEY
790 HANOVER DR
ROCKWALL, TX 75087

RESIDENT
801 AUSTIN ST
ROCKWALL, TX 75087

RESIDENT
802 KERNODLE ST
ROCKWALL, TX 75087

COLWILL DIANA MARIA AND JESSE DAVID
803 Austin St
Rockwall, TX 75087

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

RESIDENT
804 KERNODLE ST
ROCKWALL, TX 75087

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

ORTIZ ENRIQUE AROZLA
805 N FANNIN ST
ROCKWALL, TX 75087

RESIDENT
806 AUSTIN ST
ROCKWALL, TX 75087

RESIDENT
806 KERNODLE ST
ROCKWALL, TX 75087

DEL BOSQUE MARIO ETUX
807 KERNODLE ST
ROCKWALL, TX 75087

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

RESIDENT
808 AUSTIN ST
ROCKWALL, TX 75087

RESIDENT
808 KERNODLE ST
ROCKWALL, TX 75087

RESIDENT
809 AUSTIN ST
ROCKWALL, TX 75087

JOSEY BROOKE
810 KERNODLE ST
ROCKWALL, TX 75087

JENNINGS AMANDA L
811 AUSTIN ST
ROCKWALL, TX 75087

WIEHE JOHN THOMAS
900 N FANNIN ST
ROCKWALL, TX 75087

CROWDER GERALDINE
901 N FANNIN ST
ROCKWALL, TX 75087

SCHELLING BECKI
902 N FANNIN ST
ROCKWALL, TX 75087

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

HALL WYNNE &
JOANN CAMPBELL
904 N FANNIN ST
ROCKWALL, TX 75087

ROSS THOMAS II & LACY
905 N FANNIN ST
ROCKWALL, TX 75087

WILLIAMS BROOKS
906 FANNIN STREET
ROCKWALL, TX 75087

ROE JOHN A AND PATRICIA K
907 N FANNIN ST
ROCKWALL, TX 75087

RESIDENT
908 N FANNIN ST
ROCKWALL, TX 75087

WILSON TERRY RENAE
909 N FANNIN ST
ROCKWALL, TX 75087

HAGENY MARY
910 N FANNIN STREET
ROCKWALL, TX 75087

HUME LINDA L
911 N FANNIN ST
ROCKWALL, TX 75087

RESIDENT
993 HOLLI LN
ROCKWALL, TX 75087

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

PUBLIC NOTICE

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

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

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

Z2026-019: SUP for Residential Infill

Hold a public hearing to discuss and consider a request by Javier Silva of JMS Custom Homes 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 0.161-acre parcel of land identified as Lot 2, Block A, Kinsey Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 806 Kernodle 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, May 12, 2026 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, May 18, 2026 at 6:00 PM*. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

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

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

Your comments must be received by *Monday, May 18, 2026 at 4:00 PM* to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

USE THIS QR CODE TO GO DIRECTLY TO THE WEBSITE

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

PLEASE RETURN THE BELOW FORM

Case No. Z2026-019: SUP for Residential Infill

Please place a check mark on the appropriate line below:

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

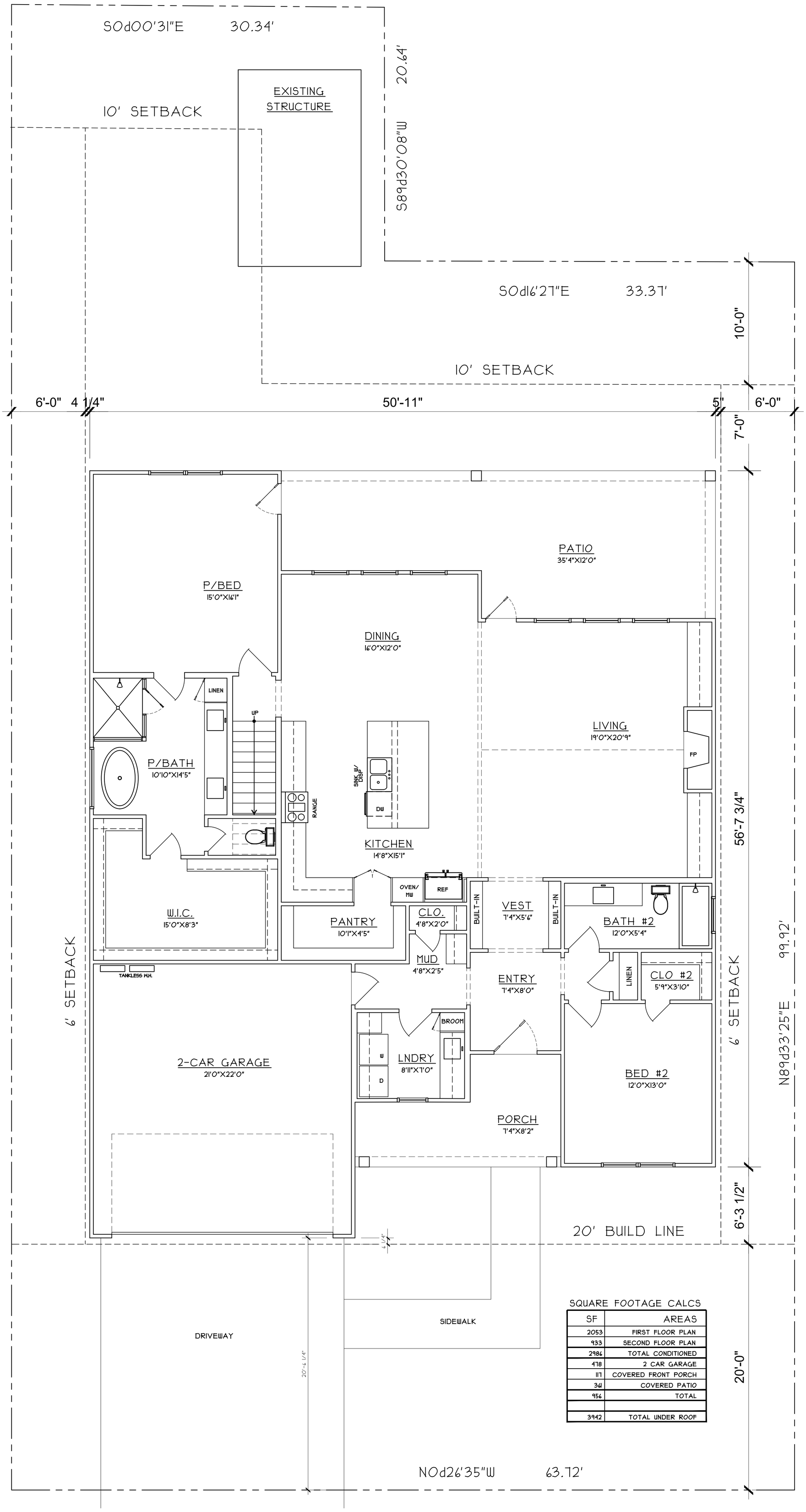
☐ I am opposed to the request for the reasons listed below.

Name:

Address:

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

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



SQUARE FOOTAGE CALCS

SF	AREAS
2053	FIRST FLOOR PLAN
933	SECOND FLOOR PLAN
2986	TOTAL CONDITIONED
478	2 CAR GARAGE
117	COVERED FRONT PORCH
361	COVERED PATIO
956	TOTAL
3942	TOTAL UNDER ROOF

FANNINGPHILIPS DESIGN
patra@fanningphilips.com
214.284.8734

LOT 2 - KERNOODLE STREET

NEW CONSTRUCTION

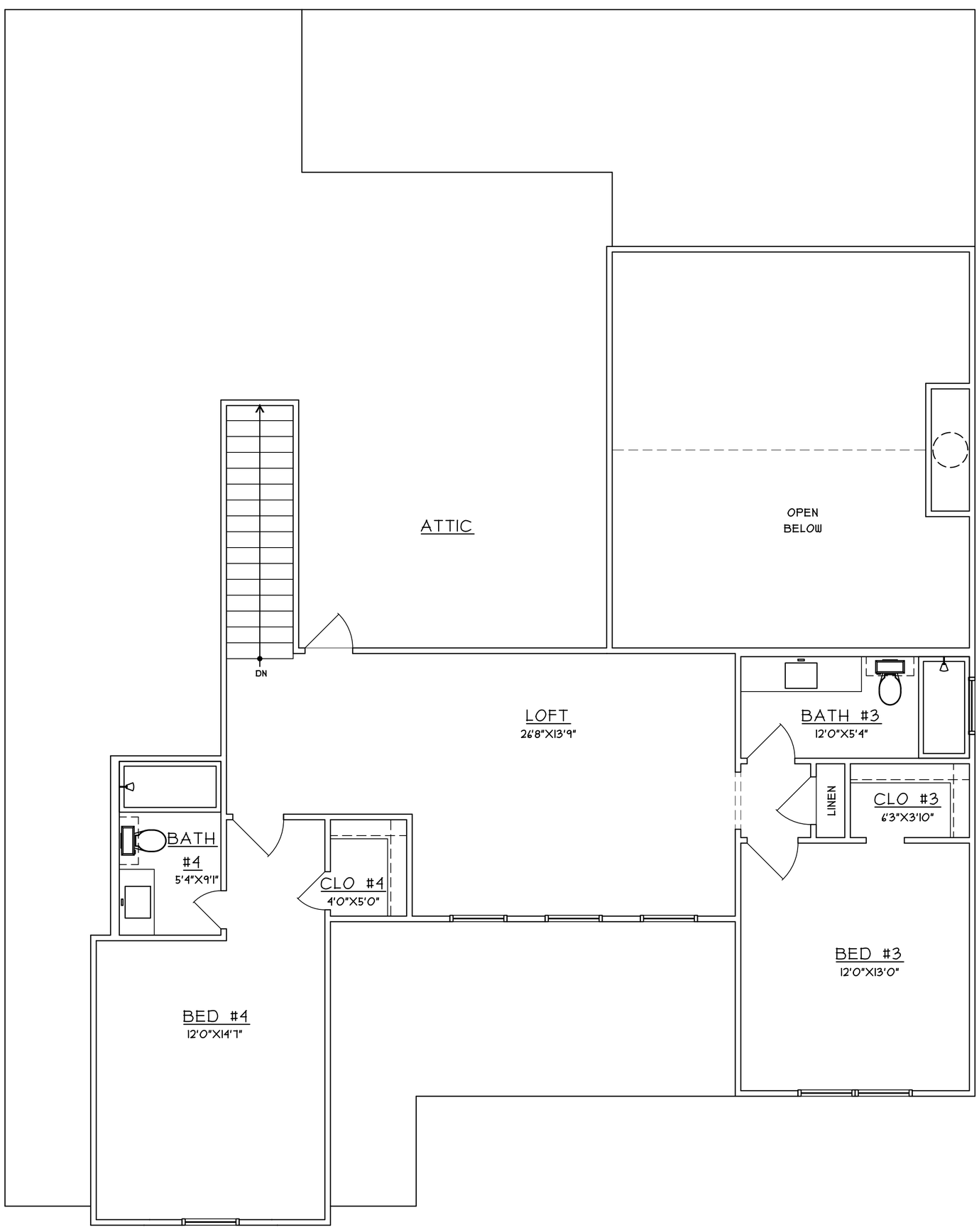
Rockwall, TX 75078

NORTH

Job Number: 26103
Date: 4/16/2026
Sheet Number:

A1

FIRST FLOOR PLAN



FANNINGPHILIPS DESIGN
patra@fanningphilips.com
214.284.8734

LOT 2 - KERNOODLE STREET

NEW CONSTRUCTION

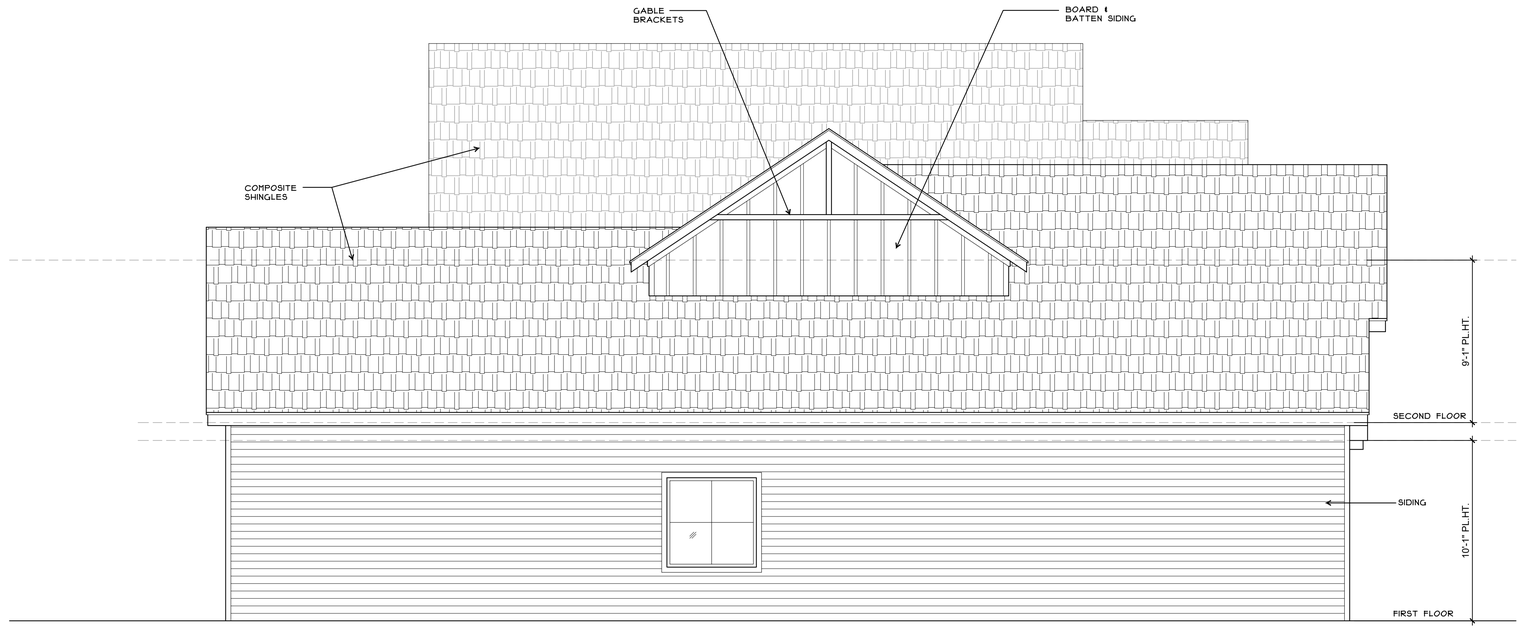
Rockwall, TX 75078

NORTH

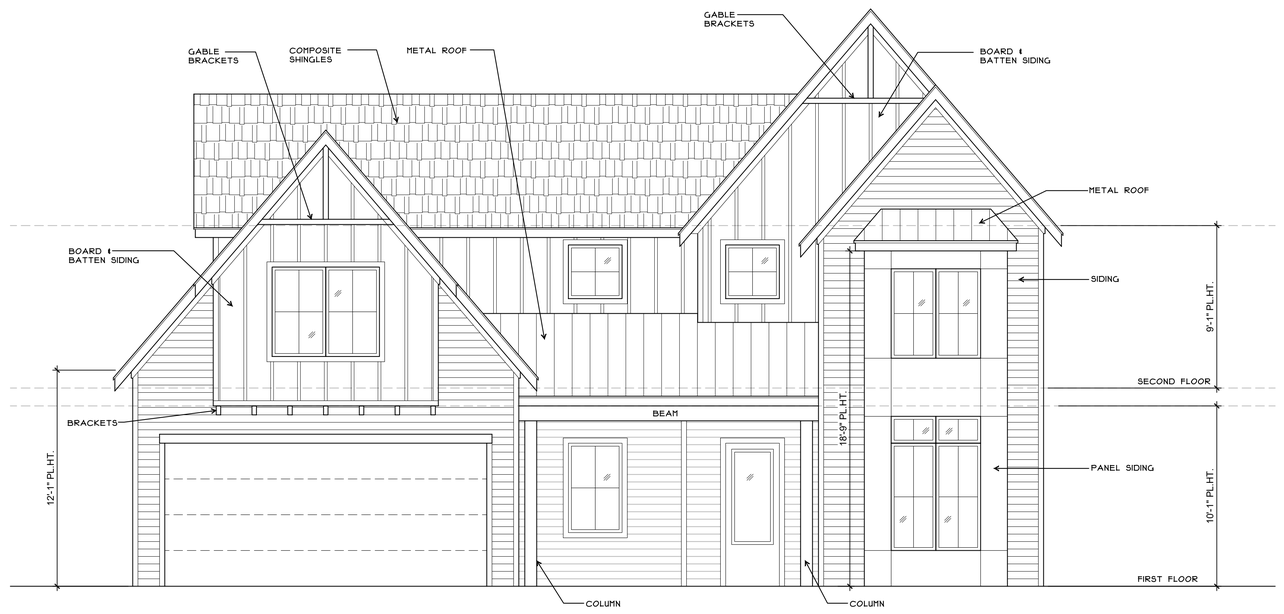
Job Number: 26103
Date: 4/16/2026
Sheet Number:

A2

SECOND FLOOR PLAN



2 LEFT ELEVATION
Scale: 1/4" = 1'-0"



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

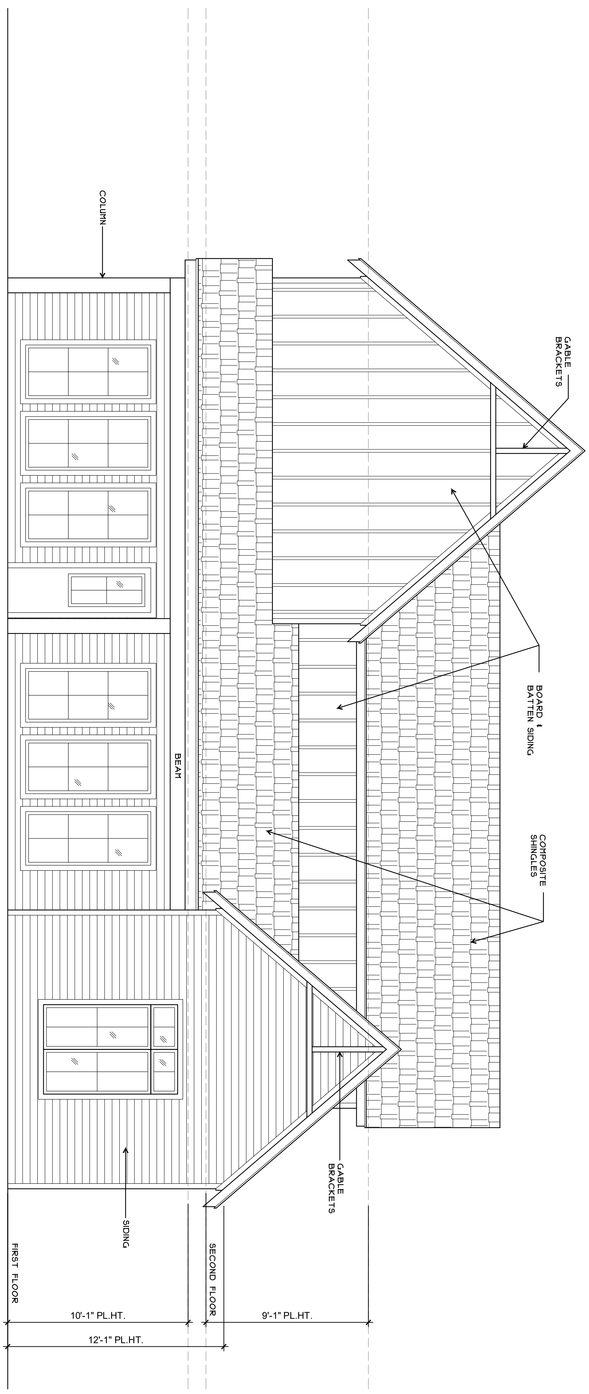
Job Number: 26103
Date: 4/16/2026
Sheet Number: E1

ELEVATIONS

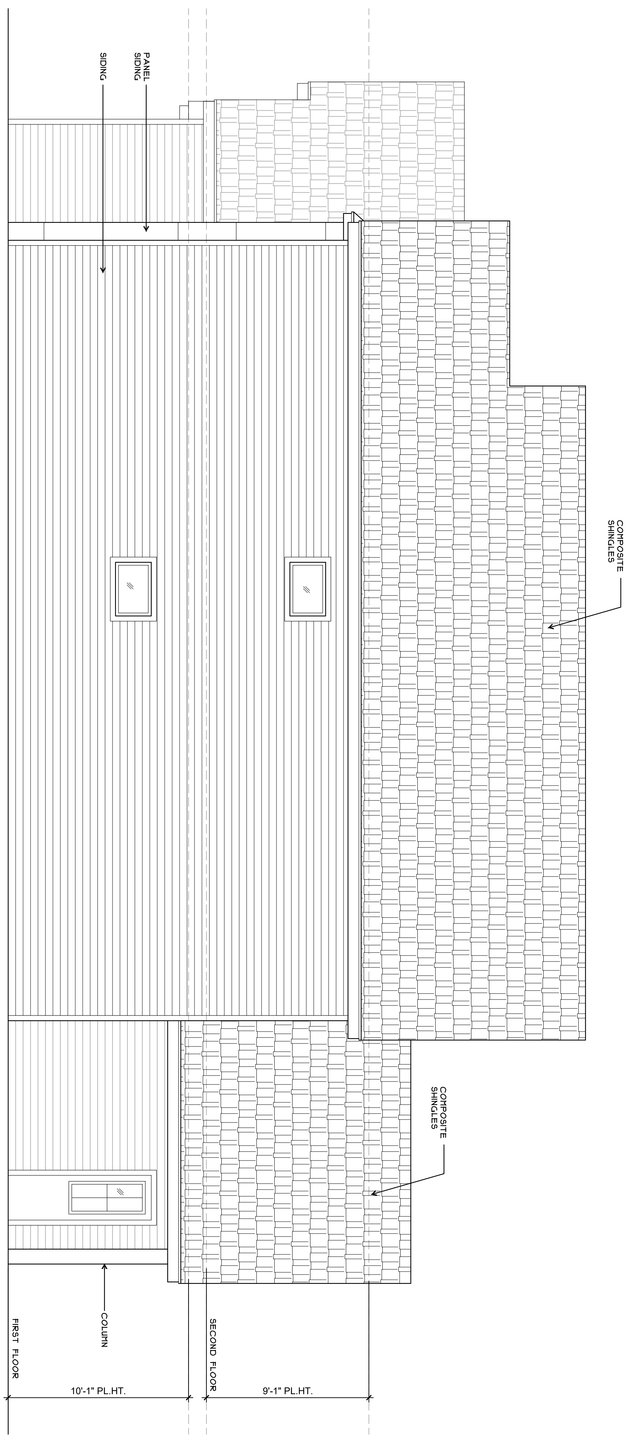
LOT 2 KERNOODLE
NEW CONSTRUCTION

ROCKWALL, TX 75078

FANNINGPHILIPS DESIGN
patra@fanningphilips.com
214.284.8734



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



2 RIGHT ELEVATION
Scale: 1/4" = 1'-0"

FANNINGPHILIPS DESIGN
patra@fanningphilips.com
214.284.8734

LOT 2 KERNOODLE
NEW CONSTRUCTION

ROCKWALL, TX 75078

Job Number: 26103
Date: 4/16/2026
Sheet Number:

E2

ELEVATIONS

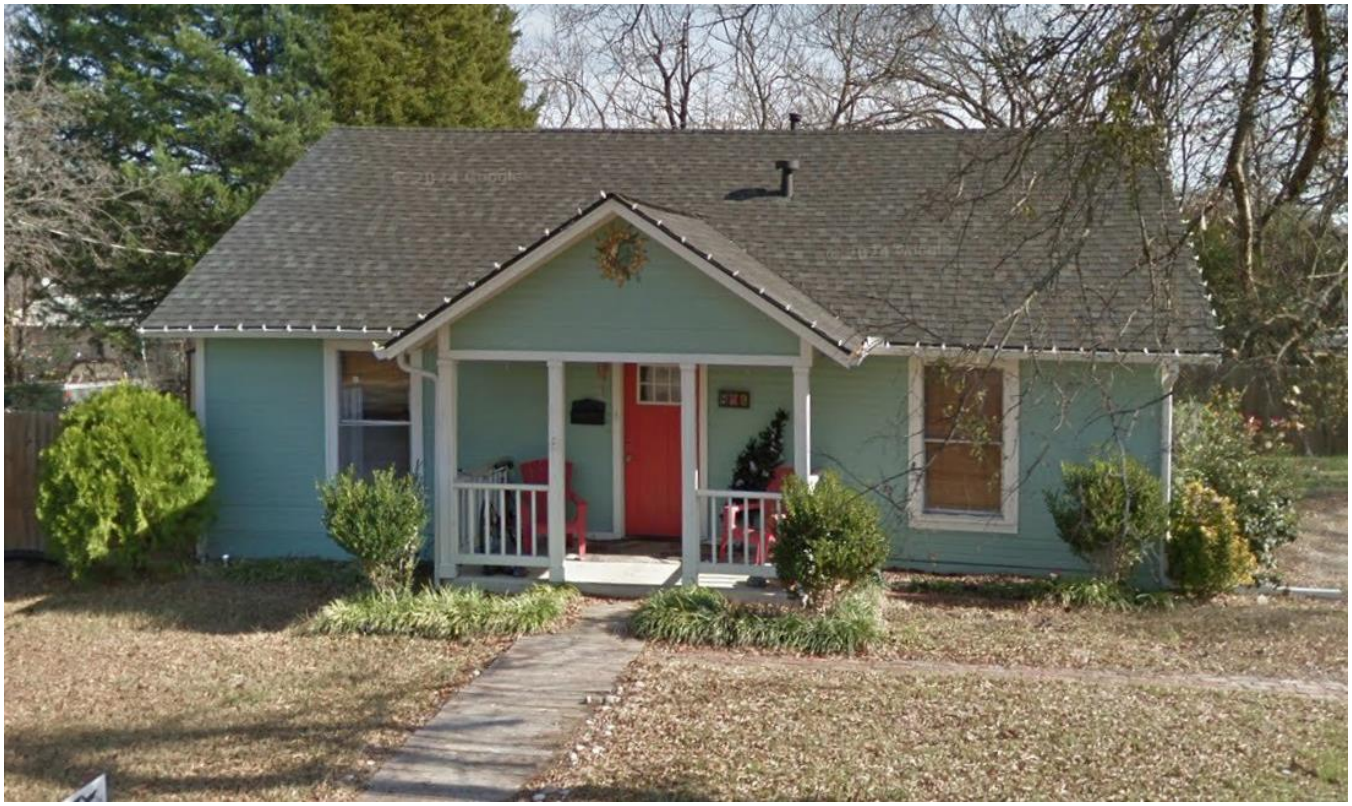
CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2026-019

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

ADJACENT HOUSING ATTRIBUTES

ADDRESS	HOUSING TYPE	YEAR BUILT	HOUSE SF	ACCESSORY BUILDING	EXTERIOR MATERIALS
802 Kernodle Street	Single-Family Home	1939	1,826	*80*	Siding
803 Kernodle Street	Single-Family Home	1964	2,862	*780*	Brick
804 Kernodle Street	Vacant	N/A	N/A	*N/A*	N/A
805 Kernodle Street	Single-Family Home	1980	2,184	*120*	Brick
806 Kernodle Street	Vacant	N/A	N/A	*N/A*	N/A
807 Kernodle Street	Single-Family Home	1986	2,398	*128*	Brick
808 Kernodle Street	Single-Family Home	1914	2,496	*N/A*	Siding
810 Kernodle Street	Single-Family Home	1986	2,313	*80*	Brick
801 Austin Street	Single-Family Home	1980	2,874	*N/A*	Brick
803 Austin Street	Single-Family Home	2022	3,825	*N/A*	Siding
809 Austin Street	Single-Family Home	1991	2,010	*N/A*	Siding
811 Austin Street	Single-Family Home	1985	1,080	*N/A*	Siding
	AVERAGES:	1975	2,387	238	



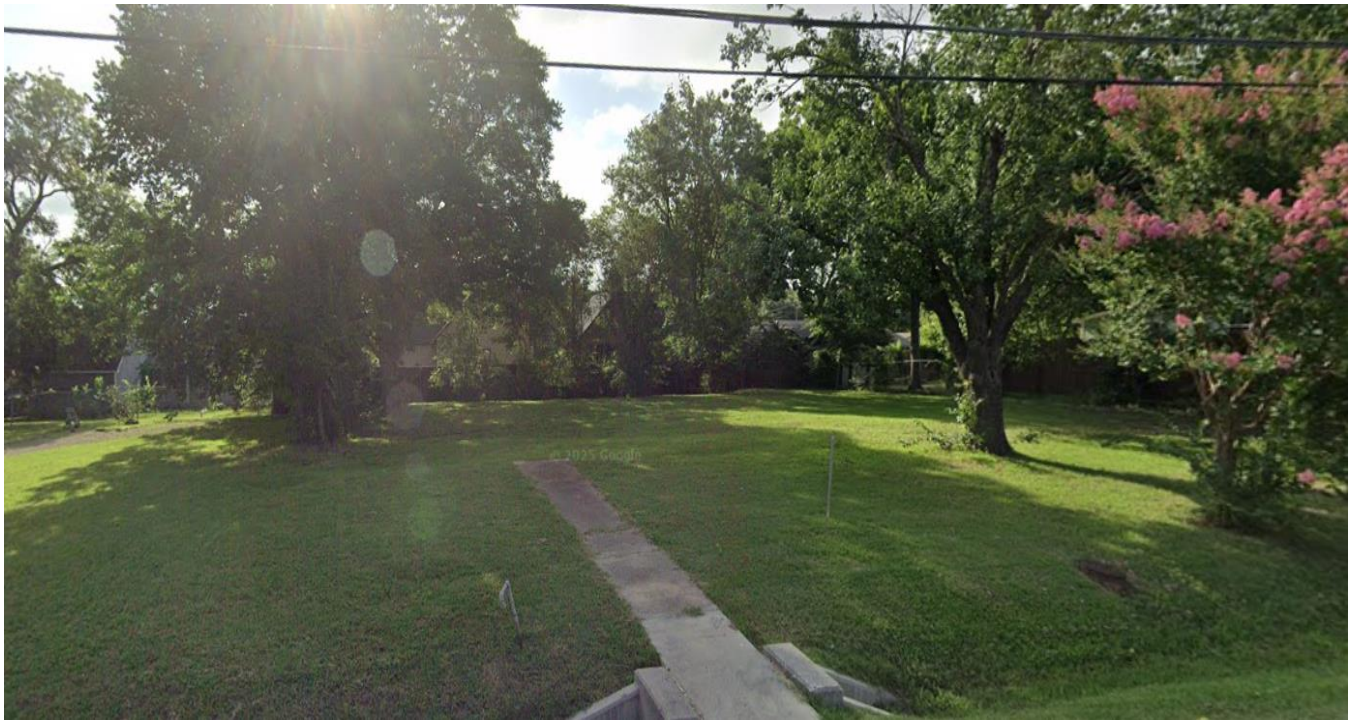
802 Kernodle Street

803 Kernodle Street

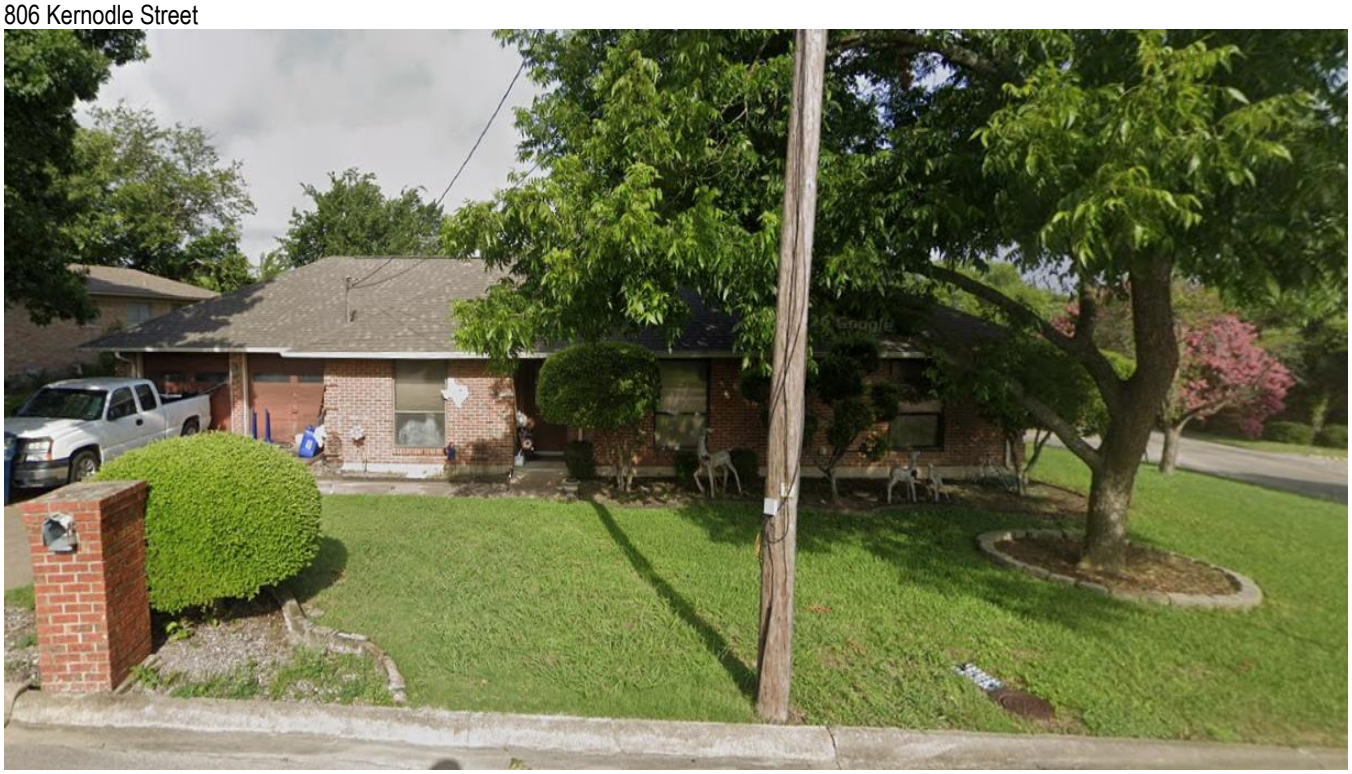
PLANNING AND ZONING DEPARTMENT
385 S. GOLIAD STREET • ROCKWALL, TX 75087
PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

804 Kernodle Street

805 Kernodle Street



806 Kernodle Street



807 Kernodle Street

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

808 Kernodle Street

810 Kernodle Street

801 Austin Street

803 Austin Street

809 Austin Street

811 Austin 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 ON A 0.161-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 2, BLOCK A, KINSEY 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 Adjacent to an Established Subdivision* for the purpose of constructing a single-family home on a 0.161-acre parcel of land identified as Lot 2, Block A, Kinsey Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 806 Kernodle Street, and being more specifically described and depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

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

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

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

SECTION 2. That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 03.01, *General Residential District Standards*, and Subsection 03.09, *Single-Family 7 (SF-7) District*, of Article 05, *District Development Standards*, of the Unified Development Code

DRAFT 04.28.2026

(UDC) [*Ordinance No. 20-02*] -- *as heretofore amended and may be amended in the future* -- and with the following conditions:

2.1 OPERATIONAL CONDITIONS

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

1) The development of the *Subject Property* shall generally conform to the *Residential Plot Plan* as depicted in *Exhibit 'B'* of this ordinance.

2) The construction of a single-family home on the *Subject Property* shall generally conform to the *Building Elevations* depicted in *Exhibit 'C'* of this ordinance; and,

3) Once construction of the single-family home has been completed, inspected, and accepted by the City of Rockwall, this Specific Use Permit (SUP) shall expire, and no further action by the property owner shall be required.

2.2 COMPLIANCE

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

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

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

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

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

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

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

DRAFT
04.28.2026

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 1ST DAY OF JUNE, 2026.

_____
Tim McCallum, *Mayor*

ATTEST:

_____
Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

1st Reading: *May 18, 2026*

2nd Reading: *June 1, 2026*

DRAFT ORDINANCE 04.28.2026

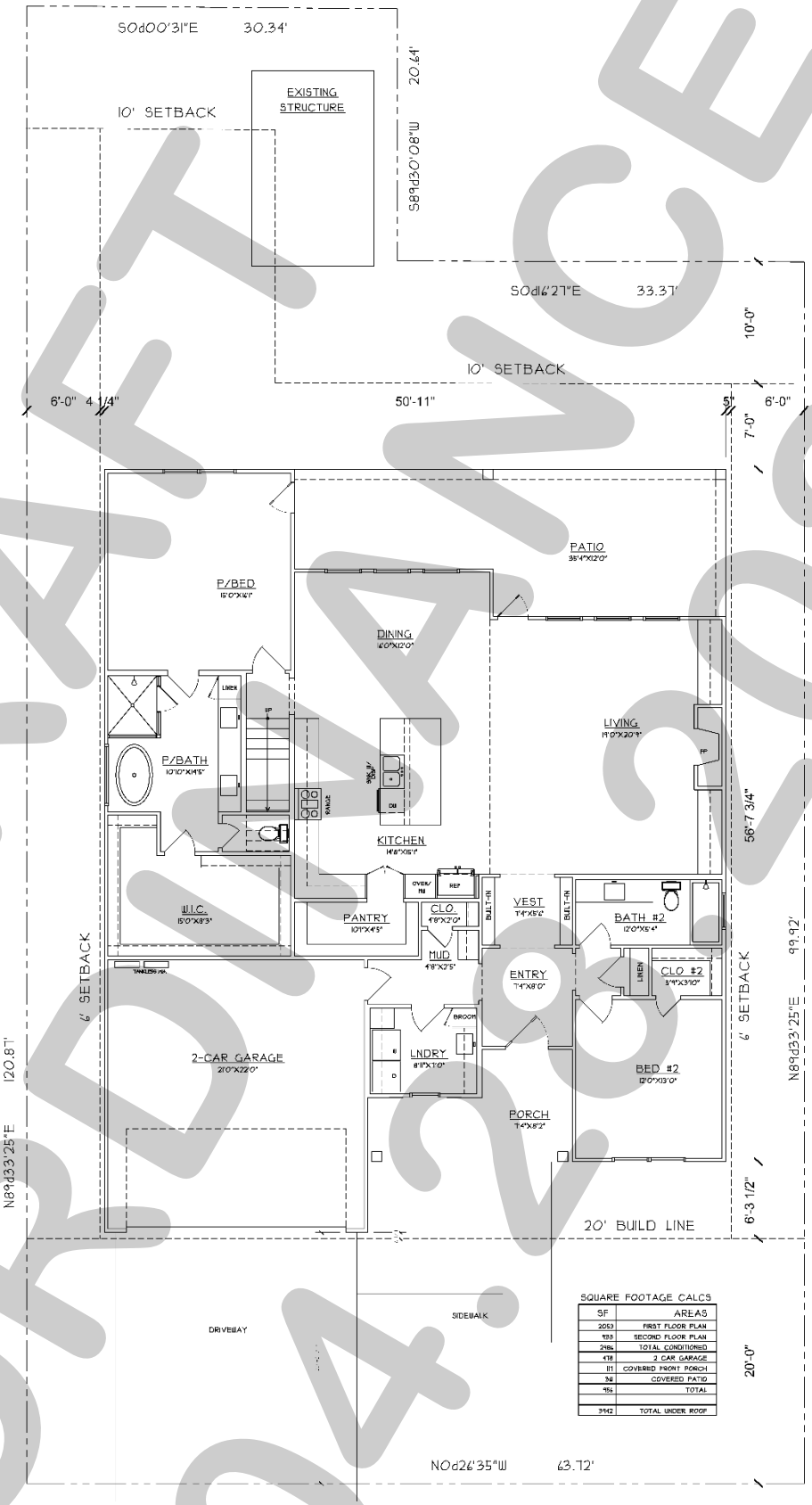
Exhibit 'A':
Location Map

Address: *806 Kernodle Street*

Legal Description: *Lot 2, Block A, Kinsey Addition*

DRAFT 01/20/26

Exhibit 'B':
Residential Plot Plan

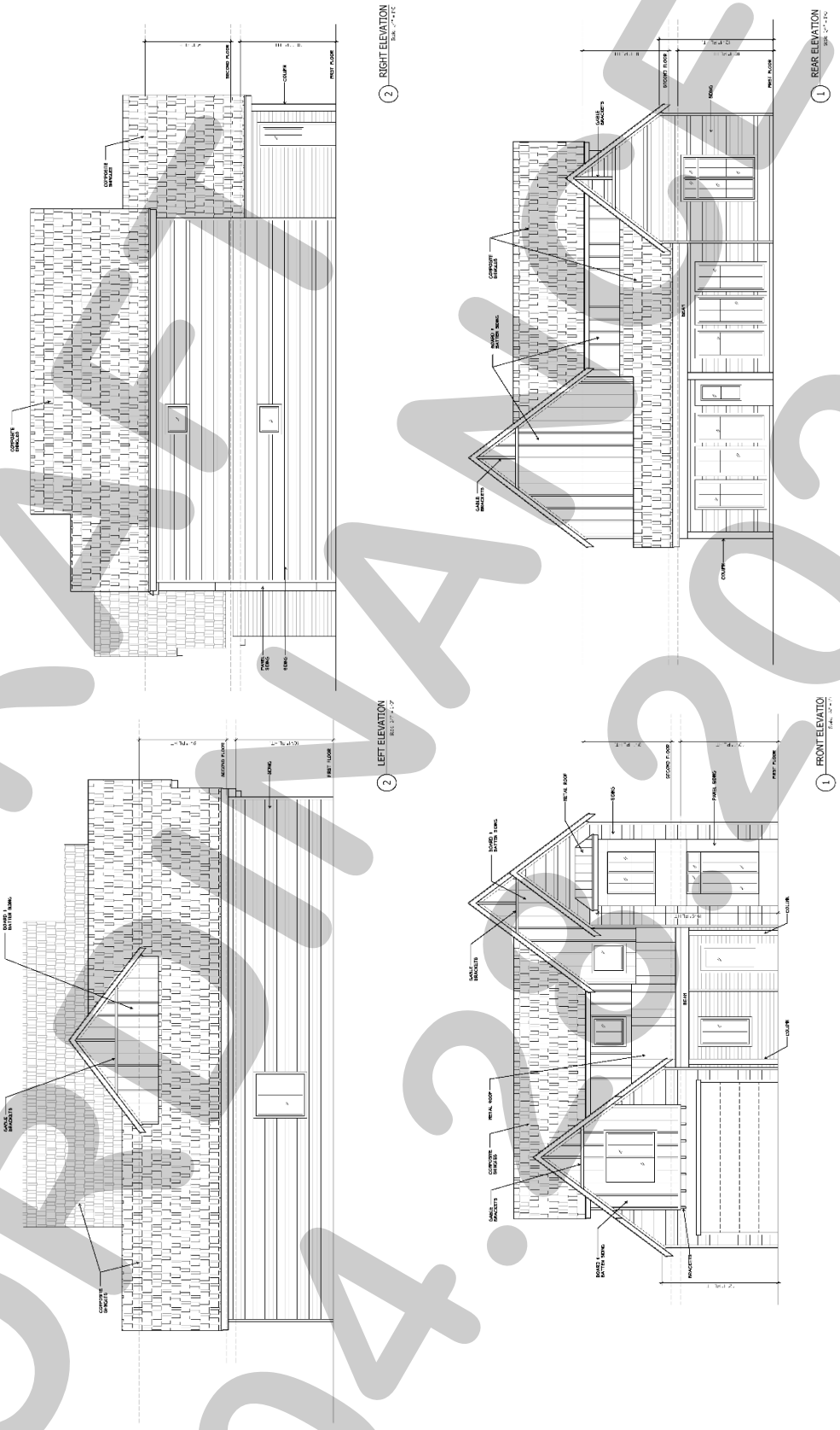


SQUARE FOOTAGE CALCS

SF	AREAS
2053	FIRST FLOOR PLAN
933	SECOND FLOOR PLAN
2986	TOTAL CONDITIONED
418	2 CAR GARAGE
111	COVERED FRONT PORCH
36	COVERED PATIO
954	TOTAL
3942	TOTAL UNDER ROOF

DRAFT ORDINANCE 04.28.2026

Exhibit 'C':
Building Elevations



DRAFT
04.2026

PROJECT COMMENTS

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

DATE: 4/23/2026

PROJECT NUMBER: Z2026-020
PROJECT NAME: SUP Residential Infill at 508 Munson
SITE ADDRESS/LOCATIONS: 508 Munson

CASE CAPTION: Hold a public hearing to discuss and consider a request by Javier Silva of JMS Custom Homes 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 0.138-acre tract of land identified as Block 52C of the B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 508 Munson Street, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
	Angelica Guevara	04/23/2026	Approved w/ Comments

04/23/2026: Z2026-020; Specific Use Permit (SUP) for Residential Infill Adjacent to an Established Subdivision for 508 Munson 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 0.138-acre tract of land identified as Block 52C of the B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 508 Munson Street.

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

M.3 The subject property shall be replatted prior to the issuance of a Building Permit.

M.4 For reference, include the case number (Z2026-020) in the lower right-hand corner of all pages on future submittals.

I.5 According to Subsection 02.03(B) (11), Residential Infill in or Adjacent to an Established Subdivision, of Article 05, District Development Standards, of the Unified Development Code (UDC), an Established Subdivision is defined as any subdivision that [1] consists of five (5) or more lots, [2] that is 90% or more developed, and [3] that has been in existence for more than ten (10) years. In this case, the subject property is within 500-feet of the Dawson Subdivision which consists of 16 lots, is more than 93.75% developed, and has been in existence for more than ten (10) years.

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 Garage Requirements. According to Subsection 04.01(B), Lots Less Than Five Acres, of Article 06, Parking and Loading, a two (2) car garage is required in single family districts and must be located 20-feet behind the front façade of the building. In the current request, the proposed garage is approximately 4-feet 6½-inches behind the front façade

of the building. This will require a variance from the Planning and Zoning Commission.

M.8 Ordinances. Please review the attached draft ordinance prior to the May 12, 2026 Planning & Zoning Commission meeting, and provide staff with your markups by May 5, 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 May 5, 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 May 12, 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 April 28, 2026, and the Planning and Zoning Commission Public Hearing Meeting for this case will be held on May 12, 2026.

I.11 City Council Meeting Dates. The projected City Council meeting dates for this case will be May 18, 2026 (1st Reading) and June 1, 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	04/23/2026	Approved w/ Comments

04/23/2026: General Items:
- Must meet City's 2023 Standards of Design and Construction
- Impact Fees (Water, Wastewater & Roadway) if increasing ex. meter.
- Retaining walls 3' and over must be engineered.
- All retaining walls 18" or taller must be rock, stone, or stone face. No smooth concrete walls.
- Will need to show A/C concrete pad and also any proposed fencing on the lot with the Building Permit.
- Will need to show grading plan with the Building Permit. Grading cannot exceed 4:1 slopes.
- Will need to show how proposed home will be accessing utilities.
- There is an existing 8" sewer main in Munson line available for use.
- Check to see if there is an existing water meter at this lot available for use if not you'll be required to bore under Munson and tie to 6" water line.
- 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 install as a culvert with concrete headwalls. Minimum of 18" culvert. 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	04/23/2026	Approved w/ Comments

04/23/2026: Minimum driveway width for a 2 car garage is 18 feet

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	04/22/2026	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	04/20/2026	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	04/20/2026	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	04/20/2026	Approved

No Comments

General Items:
- Must meet City's 2023 Standards of Design and Construction
- Impact Fees (Water, Wastewater & Roadway) if increasing ex. meter.
- Retaining walls 3' and over must be engineered.
- All retaining walls 18" or taller must be rock, stone, or stone face. No smooth concrete walls.
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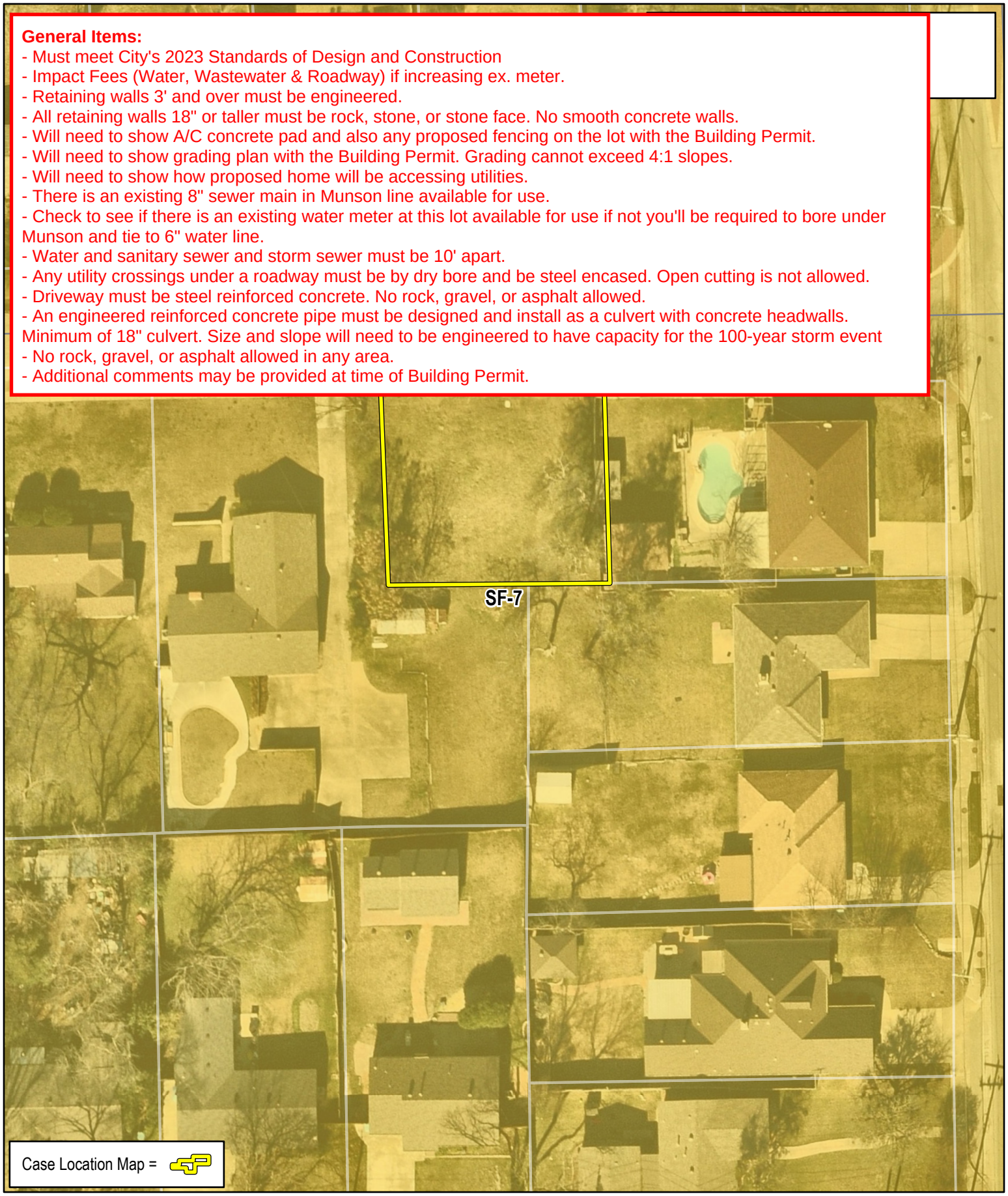
- Water and sanitary sewer and storm sewer must be 10' apart.
- Any utility crossings under a roadway must be by dry bore and be steel encased. Open cutting is not allowed.
- Driveway must be steel reinforced concrete. No rock, gravel, or asphalt allowed.
- An engineered reinforced concrete pipe must be designed and install as a culvert with concrete headwalls. Minimum of 18" culvert. 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.



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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DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

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

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

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

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

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	508 Munson ST Rockwall TX 75087				
SUBDIVISION		LOT		BLOCK	
GENERAL LOCATION					

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

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

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

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

☑ OWNER	JMS Custom Homes LLC	☑ APPLICANT	Javier Silva
CONTACT PERSON	Javier Silva	CONTACT PERSON	
ADDRESS	[redacted]	ADDRESS	Same
CITY, STATE & ZIP		CITY, STATE & ZIP	
PHONE		PHONE	
E-MAIL		E-MAIL	

NOTARY VERIFICATION [REQUIRED]

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

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

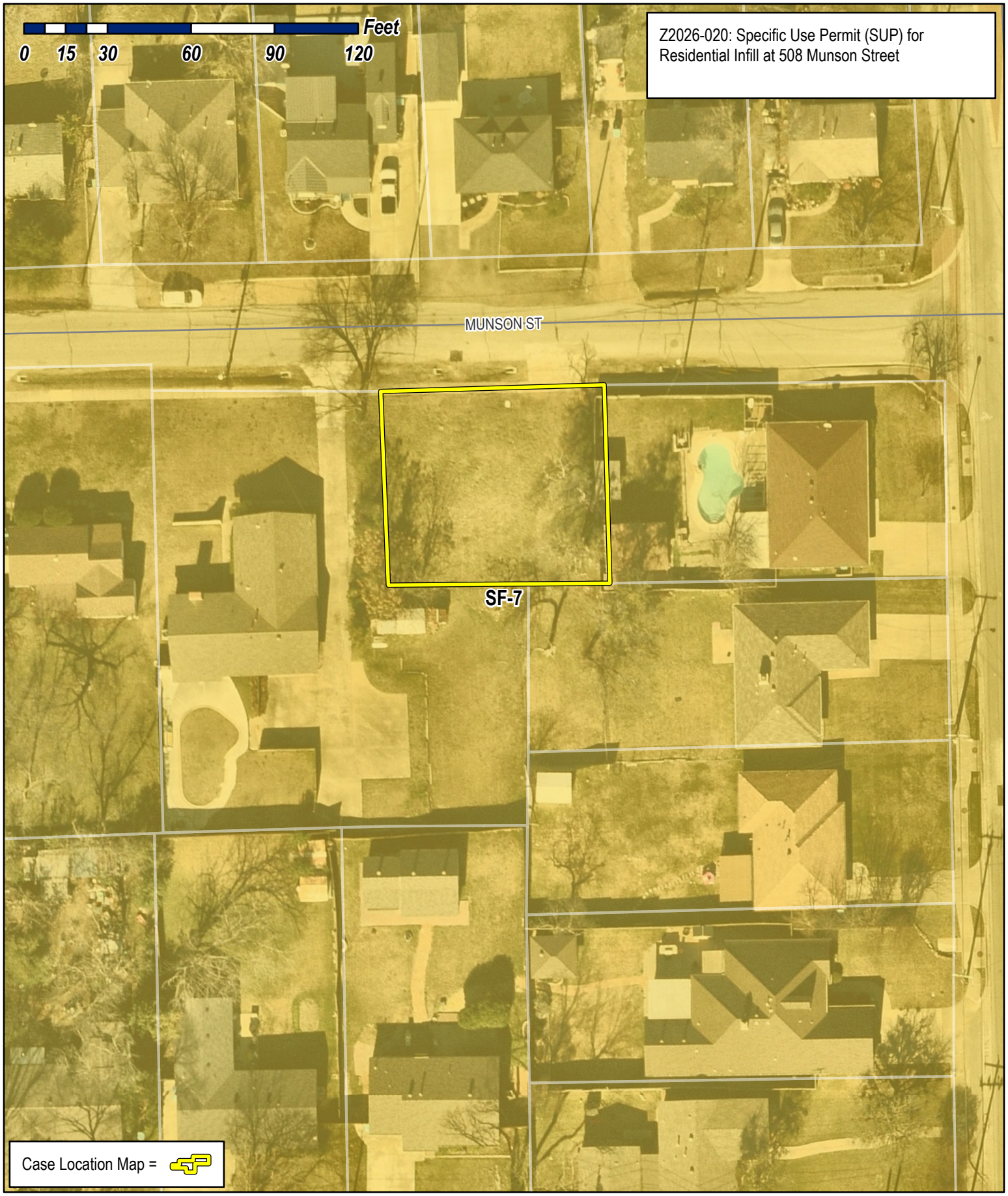
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 16 DAY OF April 20 26

SUSAN BURT
Notary ID #4585390
My Commission Expires
January 31, 2030

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Susan Burt

MY COMMISSION EXPIRES 1-31-2030



City of Rockwall

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

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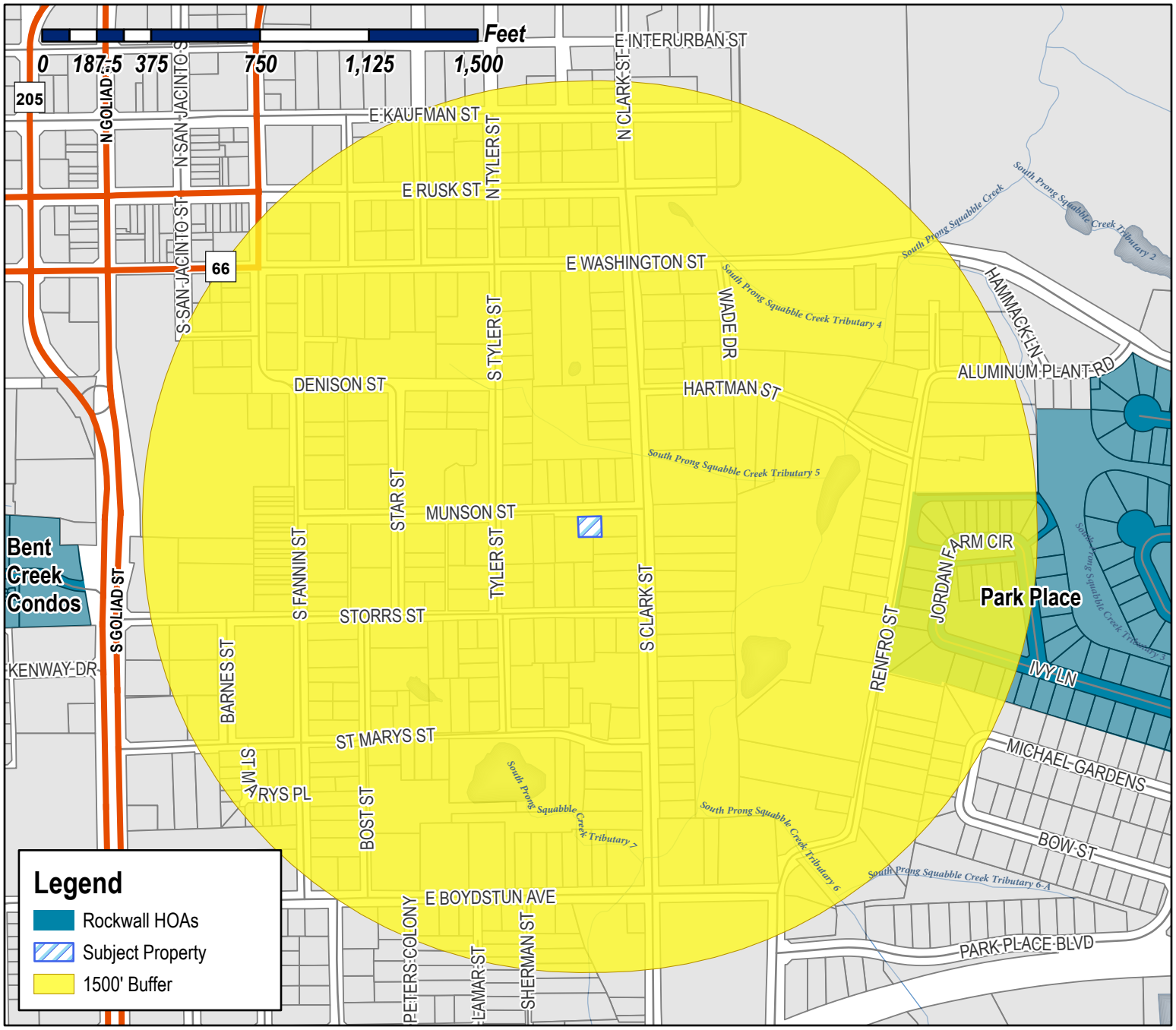
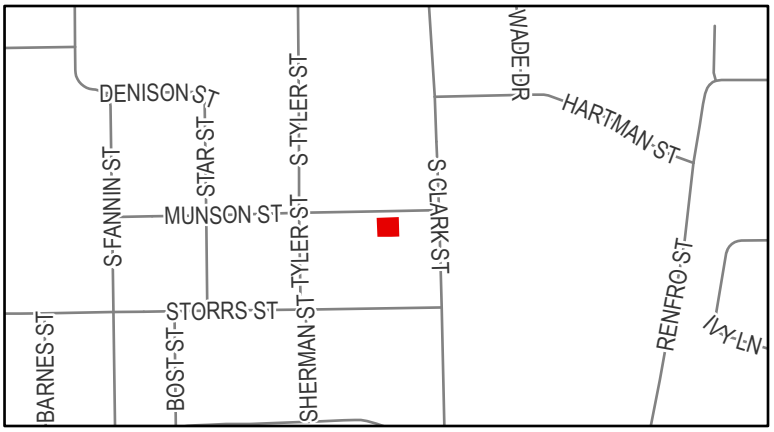


Case Number: Z2026-020
Case Name: SUP for Residential Infill
Case Type: Zoning
Zoning: Single-Family 7 (SF-7) District
Case Address: 508 Munson Street



Date Saved: 4/16/2026
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 [Z2026-020]
Date:	Wednesday, April 22, 2026 9:07:09 AM
Attachments:	Public Notice (04.20.2026).pdf HOA Map (04.16.2026).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, April 24, 2026. The Planning and Zoning Commission will hold a public hearing on Tuesday, May 12, 2026 at 6:00 PM, and the City Council will hold a public hearing on Monday, May 18, 2026 at 6:00 PM. Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

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

Z2026-020: SUP for Residential Infill
Hold a public hearing to discuss and consider a request by Javier Silva of JMS Custom Homes 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 0.138-acre tract of land identified as Block 52C of the B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 508 Munson Street, and take any action necessary.

Thank you,

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

City of Rockwall

Planning & Zoning Department
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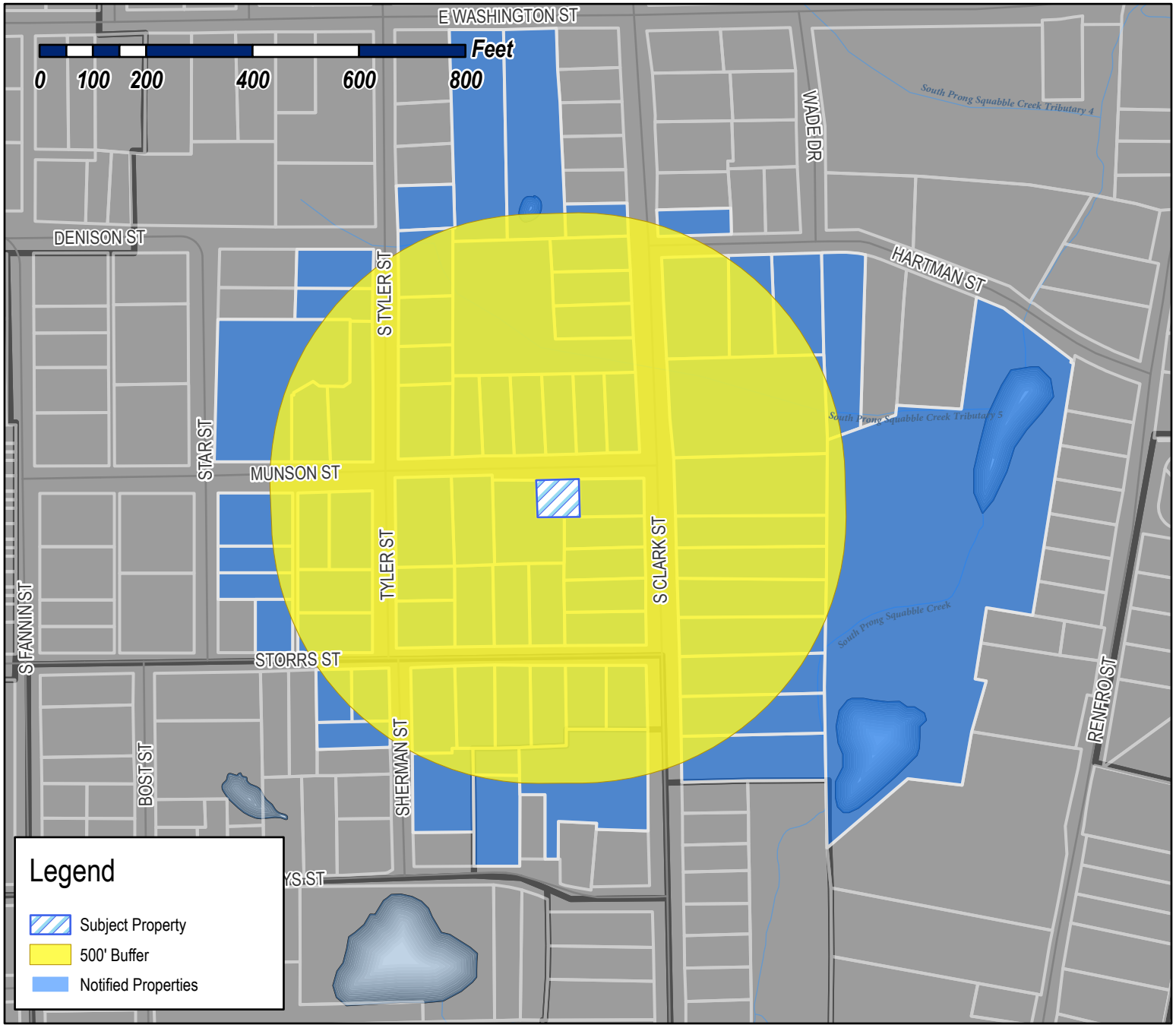

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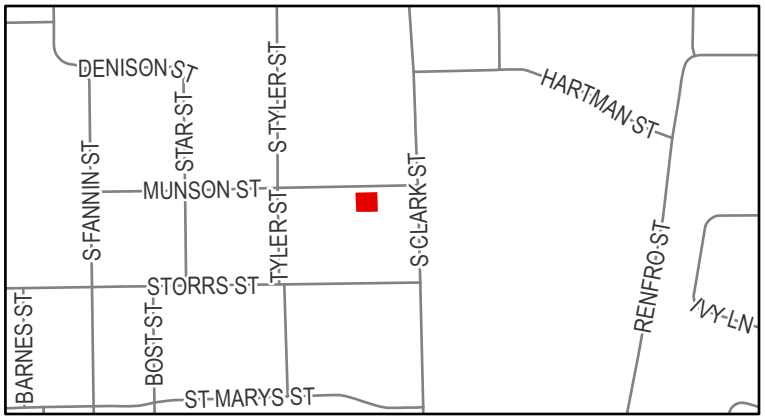


Date Saved: 4/16/2026
For Questions on this Case Call: (972) 771-7745

HALL BLAKELEY AND CATHERINE
1006 TIMBERLINE DRIVE
ROCKWALL, TX 75032

CROW SHERRY AND
DWAYNE RHEA
11507 WICKCHESTER LANE
ROCKWALL, TX 75087

GADDIS DANNY E
12922 EPPS FIELD RD
FARMERS BRANCH, TX 75234

SIXFOLD VENTURES LLC
1321 CRESCENT COVE DR
DALLAS, TX 75214

HOGUE MIKE
1498 HUBBARD DRIVE
FORNEY, TX 75126

TRES PUERTAS LLC
2002 Primrose Dr
Richardson, TX 75082

HALL BLAKELEY AND CATHERINE
207 EAST RUSK STREET
ROCKWALL, TX 75087

BOREN TERRY L ETUX
207 GNARLY OAKS WAY
LTL RVR ACAD, TX 76554

LOWREY SUSAN
2070 PONTCHARTRAIN DR
ROCKWALL, TX 75087

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

ZAKEM KYNSIE JO
212 S CLARK ST
ROCKWALL, TX 75087

RESIDENT
213 S CLARK ST
ROCKWALL, TX 75087

RESIDENT
214 S CLARK 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

RESIDENT
302 TYLER ST
ROCKWALL, TX 75087

RESIDENT
302 S CLARK ST
ROCKWALL, TX 75087

YANEZ MARIA ISAURA
304 TYLER STREET
ROCKWALL, TX 75087

FLINCHUM RITA
305 TYLER ST
ROCKWALL, TX 75087

RESIDENT
306 S CLARK ST
ROCKWALL, TX 75087

RESIDENT
307 S CLARK ST
ROCKWALL, TX 75087

TWOMEY ELIZABETH
307 TYLER STREET
ROCKWALL, TX 75087

RESIDENT
309 TYLER ST
ROCKWALL, TX 75087

ROGGENKAMP KAREN
309 STAR ST
ROCKWALL, TX 75087

STARK ROBERT SCOTT
3090 N GOLIAD ST SUITE 102 #213
ROCKWALL, TX 75087

COMBS MARK HILTON AND VERONICA RUTH
401 SOUTH CLARK STREET
ROCKWALL, TX 75087

ALLEGRETTO RICHARD JR & SARAH ANN
402 MUNSON ST
ROCKWALL, TX 75032

SADLER LESLIE A
402 S CLARK ST
ROCKWALL, TX 75087

HANNA KIMBERLIE UPLEGER
4020 WINCREST DR
ROCKWALL, TX 75032

LIVINGSTON JUSTIN AND BROOKE
403 S CLARK STREET
ROCKWALL, TX 75087

COOK RENE COMPTON
403 STAR ST
ROCKWALL, TX 75087

RESIDENT
404 S CLARK ST
ROCKWALL, TX 75087

BRAMLETT DAVID KYLE & DEIDRE MONIQUE
405 S CLARK ST
ROCKWALL, TX 75087

COOK KASHONDRA RENE
405 Star St
Rockwall, TX 75087

TOVAR LUIS & MARICELA
405 TYLER ST
ROCKWALL, TX 75087

ROBERTSON BETHANY & JAKE
406 MUNSON ST
ROCKWALL, TX 75087

RESIDENT
406 S CLARK ST
ROCKWALL, TX 75087

LECOUR CARY &
MARISA SCHEXNAYDER
406 TYLER ST
ROCKWALL, TX 75087

RESIDENT
407 MUNSON ST
ROCKWALL, TX 75087

RESIDENT
407 S CLARK ST
ROCKWALL, TX 75087

MOSES MATTHEW & KENDRA
408 MUNSON ST
ROCKWALL, TX 75087

RESIDENT
408 S CLARK ST
ROCKWALL, TX 75087

GADDIS CAMILLE D
408 SOUTH CLARK STREET
ROCKWALL, TX 75087

RESIDENT
409 MUNSON ST
ROCKWALL, TX 75087

SIMS CHRIS AND TERESA
410 S CLARK ST
ROCKWALL, TX 75087

RESIDENT
500-502 SHERMAN ST
ROCKWALL, TX 75087

RESIDENT
501 SHERMAN ST
ROCKWALL, TX 75087

HUDSON KATIE
501 MUNSON ST
ROCKWALL, TX 75087

BRYAN KYLE AND HALEY BROOKE BOWEN
501 S CLARK ST
ROCKWALL, TX 75087

HOLLAND TRENTON A AND
ROD HOLLAND
502 MUNSON STREET
ROCKWALL, TX 75087

SAMPLES ELVA NELL
502 RENFRO ST
ROCKWALL, TX 75087

RICHARDSON JEANETTE
503 MUNSON ST
ROCKWALL, TX 75087

GARTH GARY AND CYNTHIA
503 SOUTH CLARK ST
ROCKWALL, TX 75087

RESIDENT
504 MUNSON ST
ROCKWALL, TX 75087

RESIDENT
505 MUNSON ST
ROCKWALL, TX 75087

MECA PHILIPPE
505 STORRS ST
ROCKWALL, TX 75087

EARNHEART JOHN L
506 MUNSON ST
ROCKWALL, TX 75087

WYCKOFF MICHELE M
507 MUNSON ST
ROCKWALL, TX 75087

LECOUR DAVID & RENEE
507 S CLARK ST
ROCKWALL, TX 75087

RESIDENT
508 MUNSON ST
ROCKWALL, TX 75087

CIELO BLUE FAMILY HOLDINGS LLC - SERIES 1
508 HIGHVIEW LANE
ROCKWALL, TX 75087

RESIDENT
509 MUNSON ST
ROCKWALL, TX 75087

RESIDENT
509 STORRS ST
ROCKWALL, TX 75087

RESIDENT
510 S CLARK
ROCKWALL, TX 75087

RESIDENT
510-512 STORRS ST
ROCKWALL, TX 75087

RESIDENT
511 MUNSON ST
ROCKWALL, TX 75087

RESIDENT
513 MUNSON ST
ROCKWALL, TX 75087

RESIDENT
514-516 STORRS ST
ROCKWALL, TX 75087

JMS CUSTOM HOMES, LLC
58 WINDSOR DR
ROCKWALL, TX 75032

RESIDENT
601 STORRS ST
ROCKWALL, TX 75087

LEE STEPHANIE
602 Storrs St
Rockwall, TX 75087

JONES PEGGY
604 STORRS ST
ROCKWALL, TX 75087

DAVIS JIMMY JACK
605 STORRS ST
ROCKWALL, TX 75087

CARSON HEATHER
606 E WASHINGTON ST
ROCKWALL, TX 75087

DAVIS AMY M AND WESLEY D
606 STORRS STREET
ROCKWALL, TX 75087

RESIDENT
607 ST MARY
ROCKWALL, TX 75087

HALDEMAN MICHAEL
607 STORRS ST
ROCKWALL, TX 75087

RESIDENT
608 STORRS ST
ROCKWALL, TX 75087

WALLACE KATHERINE
608 E WASHINGTON ST
ROCKWALL, TX 75087

RESIDENT
609 STORRS ST
ROCKWALL, TX 75087

JOHNSTON SHERRI A
610 STORRS ST
ROCKWALL, TX 75087

RESIDENT
612 STORRS ST
ROCKWALL, TX 75087

ROBINSON MARK A
DBA MARKS LAWN AND LANDSCAPING
6217 LOCUST ST
ROWLETT, TX 75089

RESIDENT
706 HARTMAN ST
ROCKWALL, TX 75087

MOORE LAKISHA Q AND JASON
708 HARTMAN ST
ROCKWALL, TX 75087

501 SHERMAN, A SERIES OF STARK FAMILY
PROPERTIES, LLC
710 AGAPE CIR
ROCKWALL, TX 75087

507-509 SHERMAN, A SERIES OF STARK FAMILY
PROPERTIES, LLC
C/O ROBERT STARK
710 AGAPE CIR
ROCKWALL, TX 75087

RENDON MARCELINO J JR
710 HARTMAN ST
ROCKWALL, TX 75087

SHIPMAN CLAY
742 Ridge Hollow Rd
ROCKWALL, TX 75087

SIMMONS JOHN V & JOAN M
802 AGAPE CIR
ROCKWALL, TX 75087

SOLID ROCK HOLDINGS LLC
904 CAMPTON CT
ROCKWALL, TX 75032

TUTTLE LEON ETUX
963 W Yellowjacket Ln Apt 122
Rockwall, TX 75087

514-516 STORRS A SERIES OF STARK FAMILY PROPERTIES, LLC
C/O ROBERT STARK 710 AGAPE CIR
ROCKWALL, TX 75087

500-502 SHERMAN, A SERIES OF STARK FAMILY PROPERTIES, LLC
C/O ROBERT STARK 710 AGAPE CIR
ROCKWALL, TX 75087

510-512 STORRS, A SERIES OF STARK FAMILY PROPERTIES, LLC
C/O ROBERT STARK 710 AGAPE CIRCLE
ROCKWALL, TX 75087

RESIDENT
N/A
ROCKWALL, TX 75087

POPE JOSHUA
P.O. BOX 2107
FORNEY, TX 75126

DEL BOSQUE RODOLFO
PO BOX 2437
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

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:

Z2026-020: SUP for Residential Infill

Hold a public hearing to discuss and consider a request by Javier Silva of JMS Custom Homes 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 0.138-acre tract of land identified as Block 52C of the B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 508 Munson 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, May 12, 2026 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, May 18, 2026 at 6:00 PM*. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

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

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

Your comments must be received by *Monday, May 18, 2026 at 4:00 PM* to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

USE THIS QR CODE TO GO DIRECTLY TO THE WEBSITE

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

PLEASE RETURN THE BELOW FORM

Case No. Z2026-020: 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.

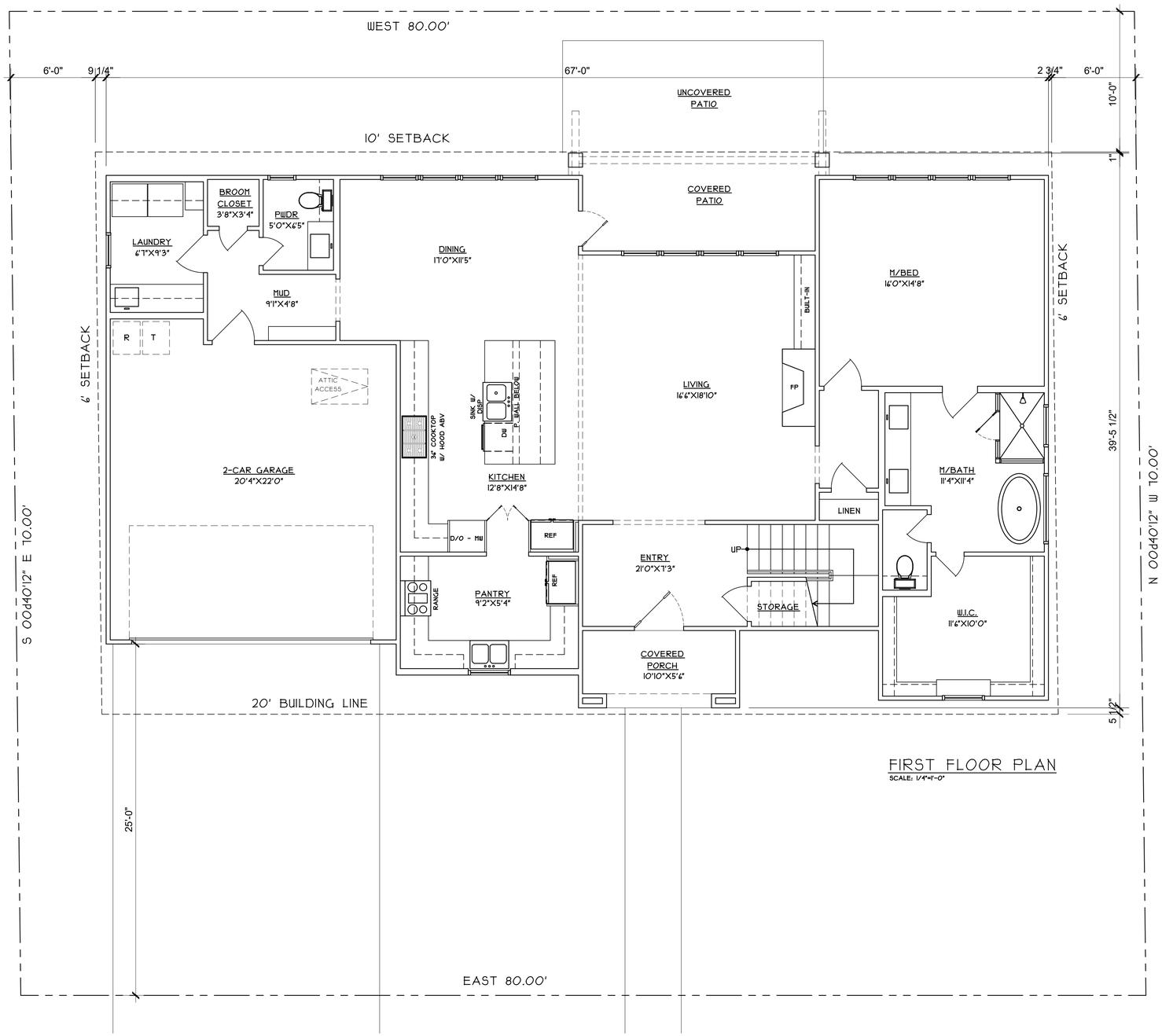
☐ I am opposed to the request for the reasons listed below.

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



FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"

SQUARE FOOTAGE CALCS

SF	AREAS
1750	FIRST FLOOR PLAN
1120	SECOND FLOOR PLAN
2870	TOTAL CONDITIONED
452	2-CAR GARAGE
62	COVERED PORCH
118	COVERED PATIO
632	TOTAL
3502	TOTAL UNDER ROOF

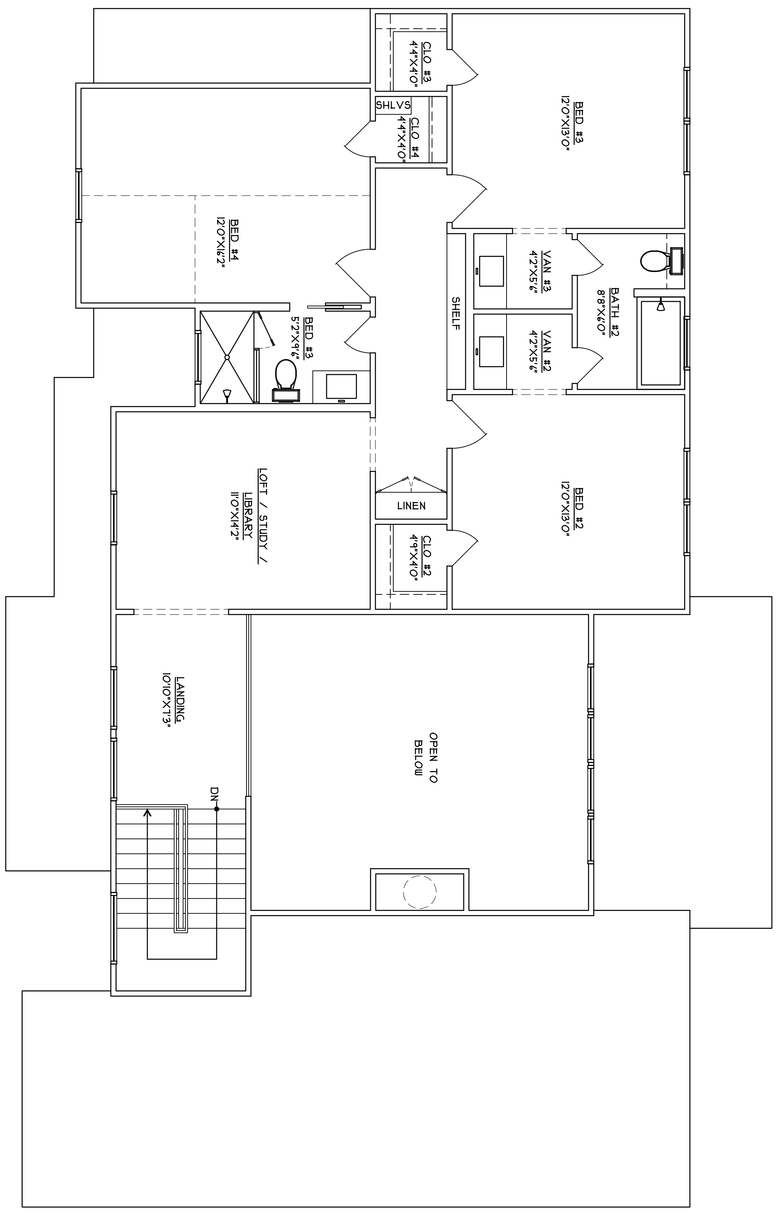
NORTH

01 FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"

Job Number: 26103
Date: 4/16/2026
Sheet Number: A1
FIRST FLOOR PLAN

MUNSON AVE
NEW CONSTRUCTION
Rockwall, TX 75078

FANNINGPHILIPS DESIGN
patra@fanningphilips.com
214.284.8734



NORTH

01 SECOND FLOOR PLAN
SCALE: 1/4"=1'-0"

FANNINGPHILIPS DESIGN
patra@fanningphilips.com
214.284.8734

MUNSON AVE
NEW CONSTRUCTION

Rockwall, TX 75078

Job Number: 26103
Date: 4/16/2026
Sheet Number:

A2

SECOND FLOOR PLAN

2 RIGHT ELEVATION
Scale: 1/4" = 1'-0"

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

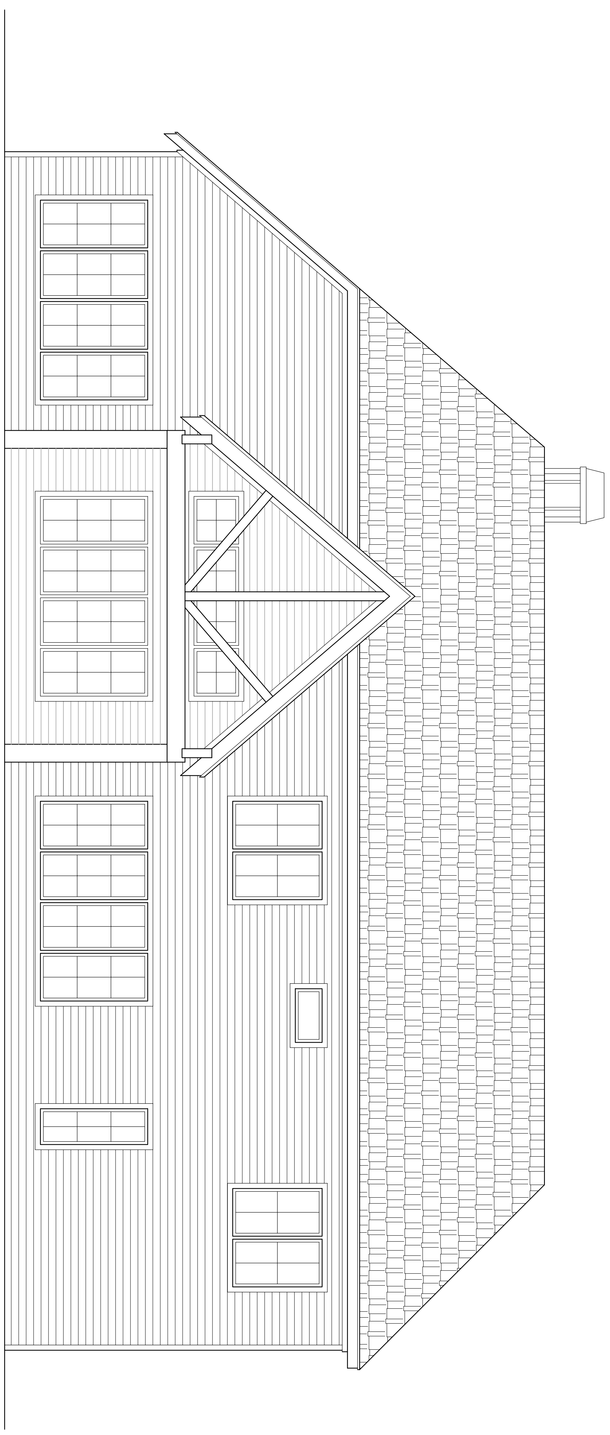
Job Number: 26103
Date: 4/16/2026
Sheet Number: E1

ELEVATIONS

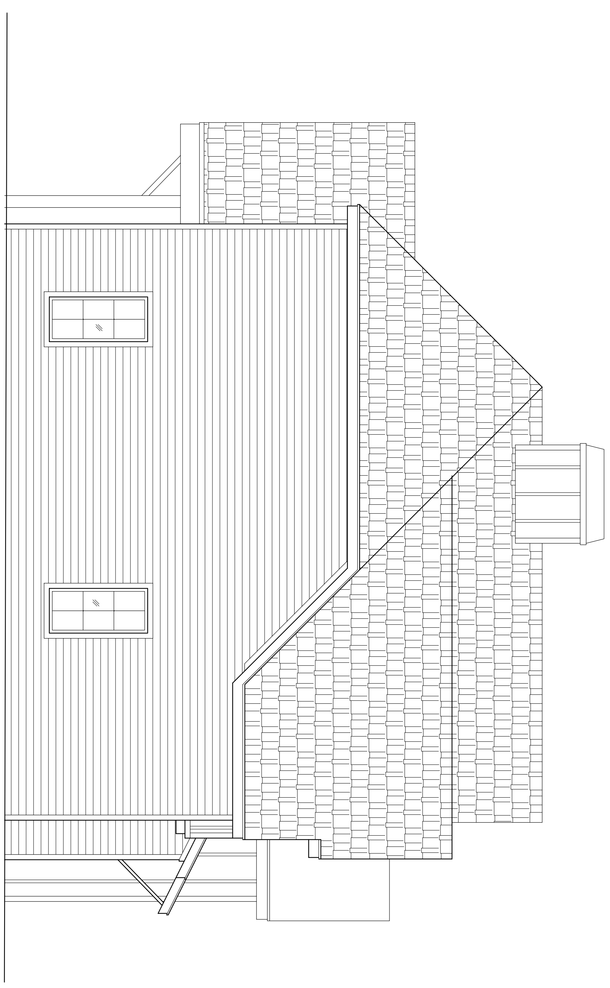
MUNSON AVE
NEW CONSTRUCTION

ROCKWALL, TX 75078

FANNINGPHILIPS DESIGN
patra@fanningphilips.com
214.284.8734



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



2 LEFT ELEVATION
Scale: 1/4" = 1'-0"

FANNINGPHILIPS DESIGN
patra@fanningphilips.com
214.284.8734

MUNSON AVE
NEW CONSTRUCTION

ROCKWALL, TX 75078

Job Number: 26103
Date: 4/16/2026
Sheet Number:

E2

ELEVATIONS

CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2026-020

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

ADJACENT HOUSING ATTRIBUTES

ADDRESS	HOUSING TYPE	YEAR BUILT	HOUSE SF	ACCESSORY BUILDING	EXTERIOR MATERIALS
501 Munson Street	Single-Family Home	1901	2,720	*400*	Siding
502 Munson Street	Single-Family Home	1980	1,713	*N/A*	Brick
503 Munson Street	Single-Family Home	1980	1,214	*N/A*	Siding
504 Munson Street	Single-Family Home	1975	1,520	*N/A*	Siding
505 Munson Street	Single-Family Home	1954	1,803	*192*	Siding
506 Munson Street	Single-Family Home	1973	2,200	*152*	Brick
507 Munson Street	Single-Family Home	1985	2,104	*192*	Siding
508 Munson Street	Vacant	N/A	N/A	*N/A*	N/A
509 Munson Street	Single-Family Home	1980	748	*312*	Siding
511 Munson Street	Single-Family Home	1967	906	*N/A*	Siding
513 Munson Street	Single-Family Home	1982	1,032	*N/A*	Siding
402 S. Clark Street	Single-Family Home	1987	1,688	*374*	Siding
	AVERAGES:	1969	1,604	270	

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

501 Munson Street

502 Munson Street

503 Munson Street

504 Munson Street

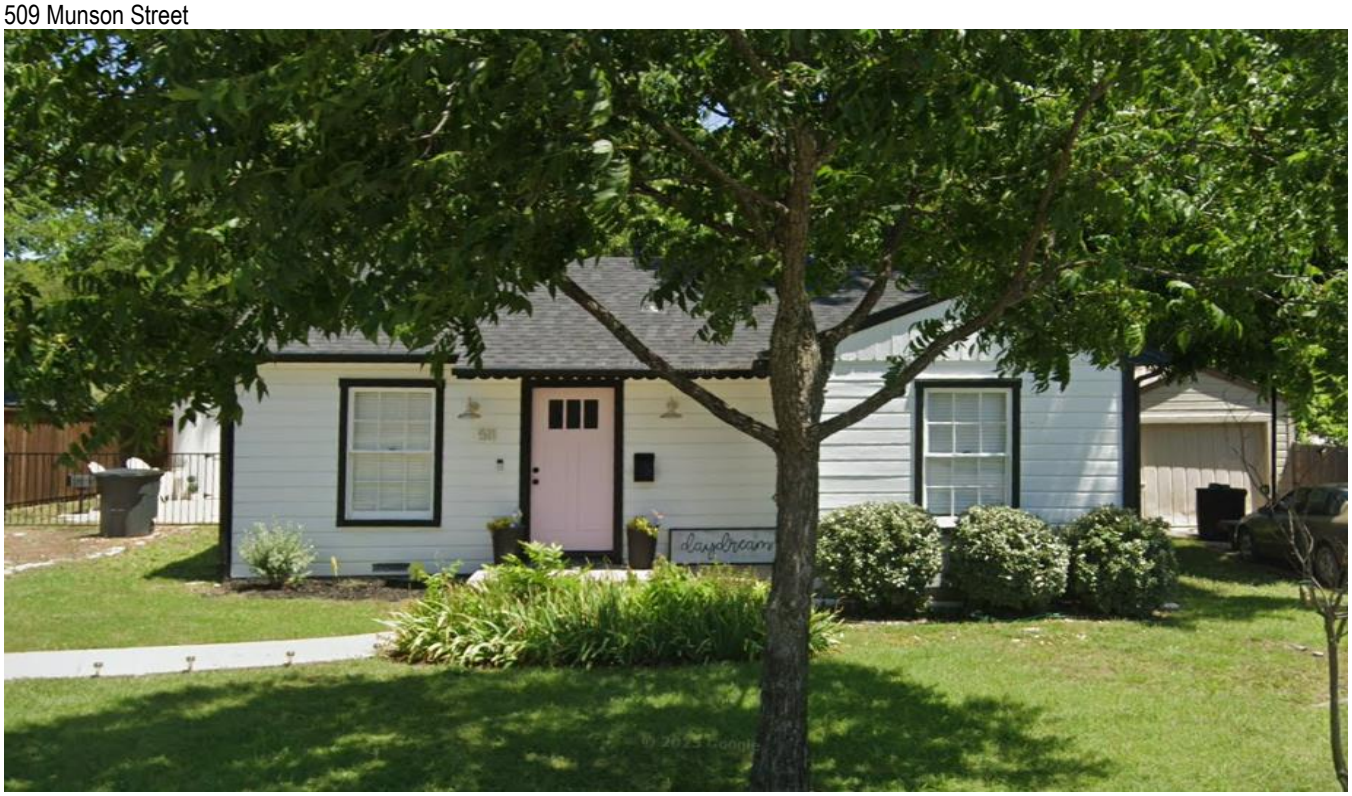
505 Munson Street

506 Munson Street

507 Munson Street

508 Munson Street

509 Munson Street



511 Munson Street

513 Munson Street

402 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 ON A 0.138-ACRE PARCEL OF LAND, IDENTIFIED AS BLOCK 52C 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 Adjacent to an Established Subdivision* for the purpose of constructing a single-family home on a 0.138-acre parcel of land identified as Block 52C of the B.F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 508 Munson Street, and being more specifically described and depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

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

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

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

SECTION 2. That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 03.01, *General Residential District Standards*, and Subsection 03.09, *Single-Family 7 (SF-7) District*, of Article 05, *District Development Standards*, of the Unified Development Code

DRAFT 04.28.2026

(UDC) [*Ordinance No. 20-02*] -- *as heretofore amended and may be amended in the future* -- and with the following conditions:

2.1 OPERATIONAL CONDITIONS

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

1) The development of the *Subject Property* shall generally conform to the *Residential Plot Plan* as depicted in *Exhibit 'B'* of this ordinance.

2) The subject property shall be replatted prior to the issuance of a Building Permit.

3) The construction of a single-family home on the *Subject Property* shall generally conform to the *Building Elevations* depicted in *Exhibit 'C'* of this ordinance; and,

4) Once construction of the single-family home has been completed, inspected, and accepted by the City of Rockwall, this Specific Use Permit (SUP) shall expire, and no further action by the property owner shall be required.

2.2 COMPLIANCE

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

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

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

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

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

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

DRAFT ORDINANCE 03.18.2026

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

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 1ST DAY OF JUNE, 2026.

_____
Tim McCallum, *Mayor*

ATTEST:

_____
Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

1st Reading: *May 18, 2026*

2nd Reading: *June 1, 2026*

DRAFT ORDINANCE 04.28.2026

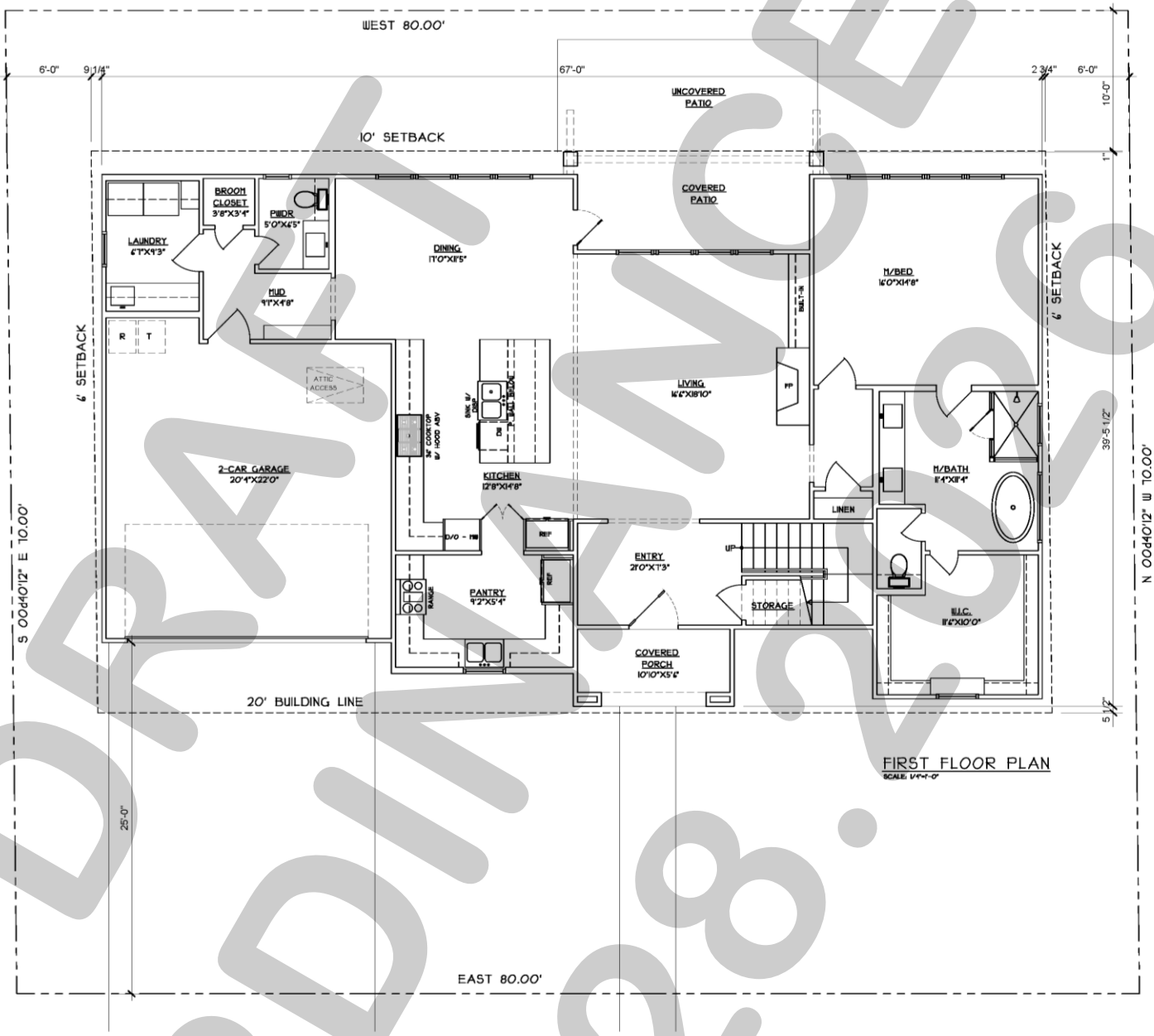
Exhibit 'A':
Location Map

Address: *508 Munson Street*

Legal Description: *Block 52C of the B. F. Boydston Addition*

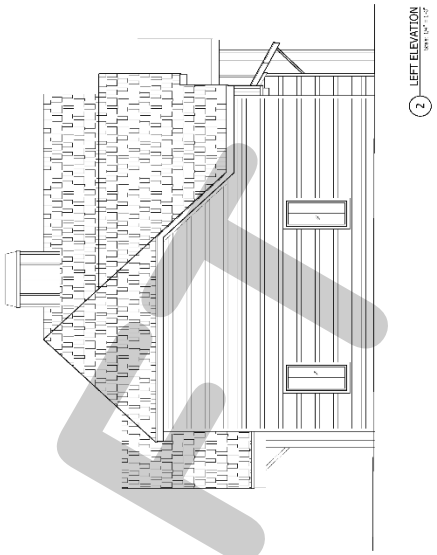
DRAFT
Oct 28, 2025

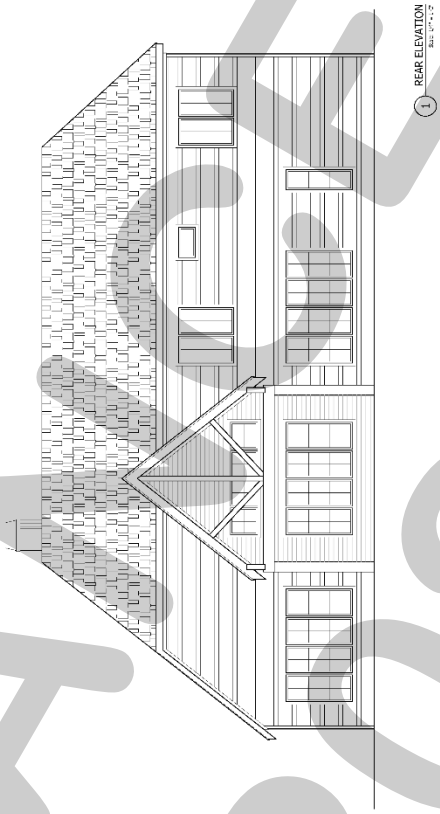
Exhibit 'B':
Residential Plot Plan

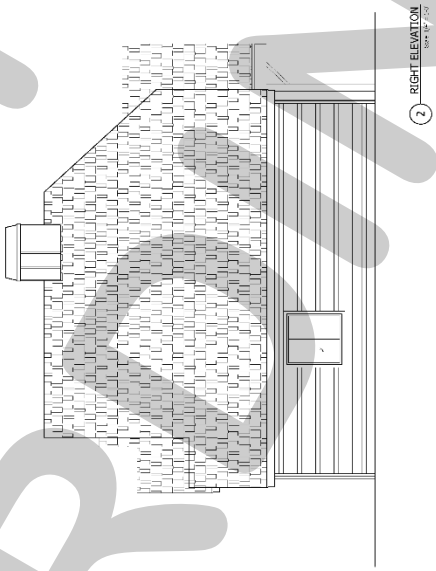


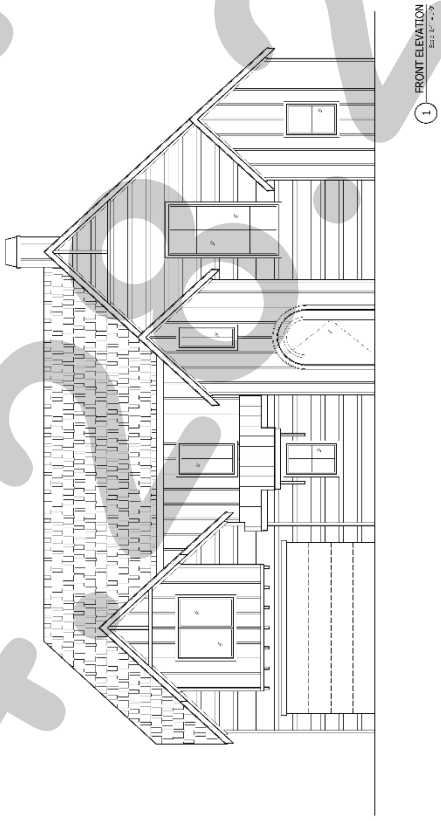
DRAFT ORDINANCE 04.28.2026

Exhibit 'C':
Building Elevations









DRAFT
ORIGINAL
04.2026

PROJECT COMMENTS

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

DATE: 4/23/2026

PROJECT NUMBER: Z2026-021
PROJECT NAME: Zoning Change from AG to LI
SITE ADDRESS/LOCATIONS: 4571 HWy 276

CASE CAPTION: Hold a public hearing to discuss and consider a request by Ron Hawkins for the approval of a Zoning Change from an Agricultural (AG) District to a Light Industrial (LI) District for a 9.9398-acre tract of land identified as Tract 3 of the J. H. Bailey Survey, Abstract No. 34, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-276 Overlay (SH-276 OV) District, addressed as 4571 SH-276, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
	Bethany Ross	04/23/2026	Approved w/ Comments

04/23/2026: Z2026-021; Zoning Change from AG to LI
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This request is for the approval of approval of a Zoning Change from an Agricultural (AG) District to a Light Industrial (LI) District for a 9.9398-acre tract of land identified as Tract 3 of the J. H. Bailey Survey, Abstract No. 34, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-276 Overlay (SH-276 OV) District, addressed as 4571 SH-276.

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

M.3 For reference, include the case number (Z2026-021) 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 located within the South Central Estates District and is scheduled for Technology/Employment Center land uses. The proposed change in zoning -- from Agricultural (AG) District to a Light Industrial (LI) District -- is consistent with the OURHometown Vision 2040 Comprehensive Plan.

I.5 Please note that regardless of the submitted request -- if this zoning case is approved -- any development on the subject property will be required to adhere to all applicable requirements of the Unified Development Code (UDC) for a property that is zoned Light Industrial (LI) District and situated within the SH-276 Overlay (SH-276 OV) District.

M.6 Please review the attached Draft Ordinance prior to the April 28, 2026 Planning and Zoning Commission Work Session meeting, and provide staff with your markups by no later than May 5, 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 May 5, 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 May 12, 2026 Planning and Zoning Commission Public Hearing Meeting. The Planning and Zoning Commission Work Session Meeting for this case will be held on April 28, 2026.

I.8 The projected City Council meeting dates for this case will be May 18, 2026 (1st Reading) and June 1, 2026 (2nd Reading).

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Madelyn Price	04/23/2026	Approved w/ Comments

04/23/2026: General Items:
- Must meet City 2023 Standards of Design and Construction.
- Must pay roadway impact fees
- Minimum easement width is 20' for new easements.
- No structures, including walls or fences, allowed in 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 or stone face. No smooth concrete walls.
- All utilities must be underground. All overhead power lines will need to buried.
- The property must be platted.
- Tree mitigation will be required for the removal of trees on site.
- All State (TXDOT) roadways shall have a minimum of 10' water & sanitary sewer easement along ROW. Required landscaping and buffer may not be within these easements.
- A TXDOT Permit will be required for all utility, drainage, and pavement improvements within TXDOT ROW.
- Dumpsters should be orientated so that a trash truck can maneuver the property with the least amount of circling required. May not directly face a roadway.
- Need to show existing and proposed utilities on the Site Plan.
- Additional comments may be provided at time of Site Plan and Engineering.

Drainage Items:
- Existing flow patterns must be maintained. Drainage may not be increased towards any direction.
- Detention must be provided if increasing impervious area.
- Detention calculations are based on zoning, not land use area.
- Detention pond max side slope of 4:1 with a minimum bottom slope of 1%.
- Detention ponds must provide an emergency spillway.
- Detention ponds must be in a drainage easement located at the freeboard elevation.
- Detention ponds must be irrigated.
- Must match the existing flow conditions for the detention outfall or an off-site easement is required.
- No vertical walls are allowed in detention easement.
- No public water or sanitary sewer are allowed in detention easement.
- The property owner will be responsible for maintaining, repair, and replacement of the drainage systems.
- No grate inlets allowed.
- FFE for all buildings must be called out when adjacent to a detention area. Minimum 2' above 100-year WSEL.
- 100-year WSEL must be called out for detention ponds.
- All Dumpster areas shall drain to an oil/water separator and then into the storm system.
- Driveway culverts must be engineer designed (if needed).
- Wetland determination required for existing pond.

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 no City water available for this site. This site is located within Blackland CCN. Will need a letter from Blackland stating that they can serve the property with City required fire flows.
- There is no City sewer available for the site. All septic systems shall be permitted through Rockwall County.
- Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)
- Min 20' utility easements. No structures or berms allowed in easements.

- All public utilities must be centered in easement.
- Water to be 10' separated from storm and sewer lines.
- All State (TXDOT) roadways shall have a minimum of 10' water & sanitary sewer easement along ROW. Required landscaping and buffer may not be within these easements.
- Pro-ratas may apply. Will be determined at time of Engineering.

Paving Items:
- A TXDOT Permit will be required for all utility, drainage, and pavement improvements within TXDOT ROW.
- All driveways must meet City and TXDOT spacing requirements. Per TxDOT driveway requirements, driveways are a minimum 425' from one another or roadway intersections.
- All parking, storage, drive aisles must be reinforced concrete. No rock, gravel, or asphalt allowed in any area.
- All Parking to be 20'x9' minimum.
- No dead-end parking allowed with without a City approved turnaround area, 15'x64' striped and signed no parking area.
- All drive isles to be a minimum of 24' wide.
- Fire lane (if needed) to have 20' min radius if buildings are less than 30' tall. If any of the buildings are 30' or more, the fire lane will be 30' radius minimum.
- Fire lane (if needed) to be in a platted easement.
- Culverts (if needed) for driveways will need to be engineered.
- Must meet driveway width maximum and minimum sizes.
- All State (TXDOT) roadways shall have a minimum of 10' water & sanitary sewer easement along ROW. Required landscaping and buffer may not be within these easements.
- TIA is required and review fees paid.

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	04/23/2026	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	04/22/2026	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	04/20/2026	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	04/20/2026	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	04/20/2026	Approved

No Comments

General Items:
- Must meet City 2023 Standards of Design and Construction.
- Must pay roadway impact fees
- Minimum easement width is 20' for new easements.
- No structures, including walls or fences, allowed in 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 or stone face. No smooth concrete walls.
- All utilities must be underground. All overhead power lines will need to buried.
- The property must be platted.
- Tree mitigation will be required for the removal of trees on site.
- All State (TXDOT) roadways shall have a minimum of 10' water & sanitary sewer easement along ROW. Required landscaping and buffer may not be within these easements.
- A TXDOT Permit will be required for all utility, drainage, and pavement improvements within TXDOT ROW.
- Dumpsters should be orientated so that a trash truck can maneuver the property with the least amount of circling required. May not directly face a roadway.
- Need to show existing and proposed utilities on the Site Plan.
- Additional comments may be provided at time of Site Plan and Engineering.

Drainage Items:
- Existing flow patterns must be maintained. Drainage may not be increased towards any direction.
- Detention must be provided if increasing impervious area.
- Detention calculations are based on zoning, not land use area.
- Detention pond max side slope of 4:1 with a minimum bottom slope of 1%.
- Detention ponds must provide an emergency spillway.
- Detention ponds must be in a drainage easement located at the freeboard elevation.
- Detention ponds must be irrigated.
- Must match the existing flow conditions for the detention outfall or an off-site easement is required.
- No vertical walls are allowed in detention easement.
- No public water or sanitary sewer are allowed in detention easement.
- The property owner will be responsible for maintaining, repair, and replacement of the drainage systems.
- No grate inlets allowed.
- FFE for all buildings must be called out when adjacent to a detention area. Minimum 2' above 100-year WSEL.
- 100-year WSEL must be called out for detention ponds.
- All Dumpster areas shall drain to an oil/water separator and then into the storm system.
- Driveway culverts must be engineer designed (if needed).
- Wetland determination required for existing pond.

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 no City water available for this site. This site is located within Blackland CCN. Will need a letter from Blackland stating that they can serve the property with City required fire flows.
- There is no City sewer available for the site. All septic systems shall be permitted through Rockwall County.
- Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)
- Min 20' utility easements. No structures or berms allowed in easements.
- All public utilities must be centered in easement.
- Water to be 10' separated from storm and sewer lines.
- All State (TXDOT) roadways shall have a minimum of 10' water & sanitary sewer easement along ROW. Required landscaping and buffer may not be within these easements.
- Pro-ratas may apply. Will be determined at time of Engineering.

Paving Items:
- A TXDOT Permit will be required for all utility, drainage, and pavement improvements within TXDOT ROW.
- All driveways must meet City and TXDOT spacing requirements. Per TxDOT driveway requirements, driveways are a minimum 425' from one another or roadway intersections.
- All parking, storage, drive aisles must be reinforced concrete. No rock, gravel, or asphalt allowed in any area.
- All Parking to be 20'x9' minimum.
- No dead-end parking allowed with without a City approved turnaround area, 15'x64' striped and signed no parking area.
- All drive isles to be a minimum of 24' wide.
- Fire lane (if needed) to have 20' min radius if buildings are less than 30' tall. If any of the buildings are 30' or more, the fire lane will be 30' radius minimum.
- Fire lane (if needed) to be in a platted easement.
- Culverts (if needed) for driveways will need to be engineered.
- Must meet driveway width maximum and minimum sizes.
- All State (TXDOT) roadways shall have a minimum of 10' water & sanitary sewer easement along ROW. Required landscaping and buffer may not be within these easements.
- TIA is required and review fees paid.

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.

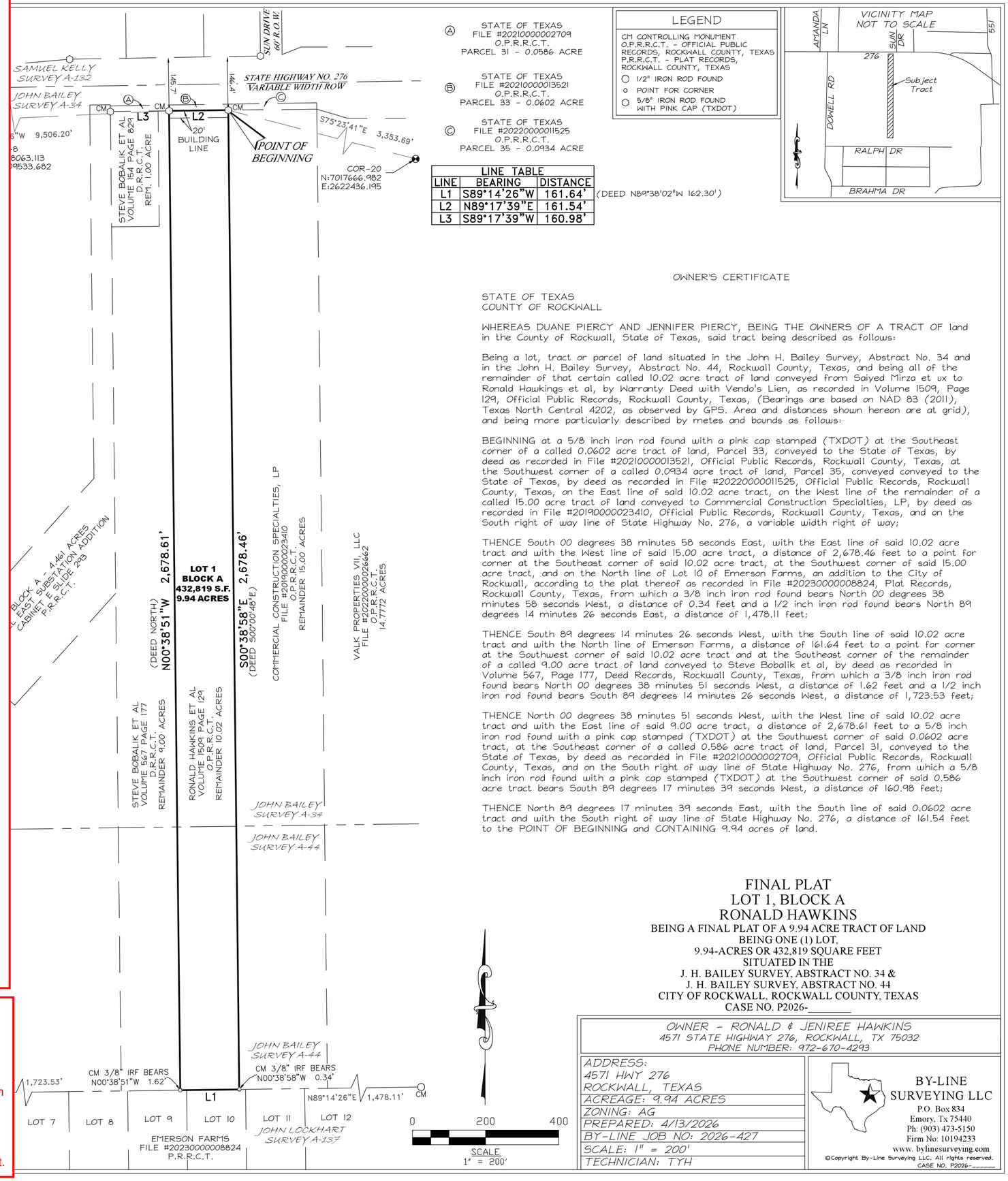
personal use and fire protection within such plat, as required under Ordinance 83-54.

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.



Ⓐ STATE OF TEXAS
FILE #20210000002709
O.P.R.R.C.T.
PARCEL 31 - 0.0586 ACRE

Ⓑ STATE OF TEXAS
FILE #20210000013521
O.P.R.R.C.T.
PARCEL 33 - 0.0602 ACRE

Ⓒ STATE OF TEXAS
FILE #20220000011525
O.P.R.R.C.T.
PARCEL 35 - 0.0934 ACRE

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S89°14'26"W	161.64'
L2	N89°17'39"E	161.54'
L3	S89°17'39"W	160.98'

(DEED N89°38'02"W 162.30')

LEGEND
- CM CONTROLLING MONUMENT
- O.P.R.R.C.T. - OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS
- P.R.R.C.T. - PLAT RECORDS, ROCKWALL COUNTY, TEXAS
- ○ 1/2" IRON ROD FOUND
- o POINT FOR CORNER
- ⬡ 5/8" IRON ROD FOUND WITH PINK CAP (TXDOT)

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS DUANE PIERCY AND JENNIFER PIERCY, BEING THE OWNERS OF A TRACT OF land in the County of Rockwall, State of Texas, said tract being described as follows:

Being a lot, tract or parcel of land situated in the John H. Bailey Survey, Abstract No. 34 and in the John H. Bailey Survey, Abstract No. 44, Rockwall County, Texas, and being all of the remainder of that certain called 10.02 acre tract of land conveyed from Saiyed Mirza et ux to Ronald Hawkings et al, by Warranty Deed with Vendo's Lien, as recorded in Volume 1509, Page 129, Official Public Records, Rockwall County, Texas, (Bearings are based on NAD 83 (2011), Texas North Central 4202, as observed by GPS. Area and distances shown hereon are at grid), and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod found with a pink cap stamped (TXDOT) at the Southeast corner of a called 0.0602 acre tract of land, Parcel 33, conveyed to the State of Texas, by deed as recorded in File #20210000013521, Official Public Records, Rockwall County, Texas, at the Southwest corner of a called 0.0934 acre tract of land, Parcel 35, conveyed conveyed to the State of Texas, by deed as recorded in File #20220000011525, Official Public Records, Rockwall County, Texas, on the East line of said 10.02 acre tract, on the West line of the remainder of a called 15.00 acre tract of land conveyed to Commercial Construction Specialties, LP, by deed as recorded in File #20190000023410, Official Public Records, Rockwall County, Texas, and on the South right of way line of State Highway No. 276, a variable width right of way;

THENCE South 00 degrees 38 minutes 58 seconds East, with the East line of said 10.02 acre tract and with the West line of said 15.00 acre tract, a distance of 2,678.46 feet to a point for corner at the Southeast corner of said 10.02 acre tract, at the Southwest corner of said 15.00 acre tract, and on the North line of Lot 10 of Emerson Farms, an addition to the City of Rockwall, according to the plat thereof as recorded in File #20230000008824, Plat Records, Rockwall County, Texas, from which a 3/8 inch iron rod found bears North 00 degrees 38 minutes 58 seconds West, a distance of 0.34 feet and a 1/2 inch iron rod found bears North 89 degrees 14 minutes 26 seconds East, a distance of 1,478.11 feet;

THENCE South 89 degrees 14 minutes 26 seconds West, with the South line of said 10.02 acre tract and with the North line of Emerson Farms, a distance of 161.64 feet to a point for corner at the Southwest corner of said 10.02 acre tract and at the Southeast corner of the remainder of a called 9.00 acre tract of land conveyed to Steve Bobalik et al, by deed as recorded in Volume 567, Page 177, Deed Records, Rockwall County, Texas, from which a 3/8 inch iron rod found bears North 00 degrees 38 minutes 51 seconds West, a distance of 1.62 feet and a 1/2 inch iron rod found bears South 89 degrees 14 minutes 26 seconds West, a distance of 1,723.53 feet;

THENCE North 00 degrees 38 minutes 51 seconds West, with the West line of said 10.02 acre tract and with the East line of said 9.00 acre tract, a distance of 2,678.61 feet to a 5/8 inch iron rod found with a pink cap stamped (TXDOT) at the Southwest corner of said 0.0602 acre tract, at the Southeast corner of a called 0.586 acre tract of land, Parcel 31, conveyed to the State of Texas, by deed as recorded in File #20210000002709, Official Public Records, Rockwall County, Texas, and on the South right of way line of State Highway No. 276, from which a 5/8 inch iron rod found with a pink cap stamped (TXDOT) at the Southwest corner of said 0.586 acre tract bears South 89 degrees 17 minutes 39 seconds West, a distance of 160.98 feet;

THENCE North 89 degrees 17 minutes 39 seconds East, with the South line of said 0.0602 acre tract and with the South right of way line of State Highway No. 276, a distance of 161.54 feet to the POINT OF BEGINNING and CONTAINING 9.94 acres of land.

FINAL PLAT
LOT 1, BLOCK A
RONALD HAWKINS

BEING A FINAL PLAT OF A 9.94 ACRE TRACT OF LAND
BEING ONE (1) LOT,
9.94-ACRES OR 432,819 SQUARE FEET
SITUATED IN THE
J. H. BAILEY SURVEY, ABSTRACT NO. 34 &
J. H. BAILEY SURVEY, ABSTRACT NO. 44
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
CASE NO. P2026-_____

OWNER - RONALD & JENIREE HAWKINS
4571 STATE HIGHWAY 276, ROCKWALL, TX 75032
PHONE NUMBER: 972-670-4293

ADDRESS:
4571 HWY 276
ROCKWALL, TEXAS
ACREAGE: 9.94 ACRES
ZONING: AG
PREPARED: 4/13/2026
BY-LINE JOB NO: 2026-427
SCALE: 1" = 200'
TECHNICIAN: TYH

BY-LINE SURVEYING LLC
P.O. Box 834
Emory, Tx 75440
Ph: (903) 473-5150
Firm No: 10194233
www. bylinesurveying.com
©Copyright By-Line Surveying LLC. All rights reserved.
CASE NO. P2026-_____

DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

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

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

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

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

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	~~[illegible]~~ 4571 Hwy 267 Rockwall TX				
SUBDIVISION		LOT	1	BLOCK	A
GENERAL LOCATION					

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	AG	CURRENT USE	Nursery
PROPOSED ZONING	Light Industrial	PROPOSED USE	Nursery
ACREAGE	9.94	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	Ron Hawkins	☐ APPLICANT	
CONTACT PERSON	-	CONTACT PERSON	
ADDRESS	[redacted]	ADDRESS	
CITY, STATE & ZIP		CITY, STATE & ZIP	
PHONE		PHONE	
E-MAIL		E-MAIL	

NOTARY VERIFICATION [REQUIRED]

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

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF $ 350.00 *, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE _____ 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 15 *DAY OF* April *, 20*26

OWNER'S SIGNATURE [signature]

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Julie Thompson

JULIE THOMPSON
Notary Public, State of Texas
Comm. Expires 07-22-2028
Notary ID 126599769

MY COMMISSION EXPIRES 7/22/2028

City of Rockwall

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

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

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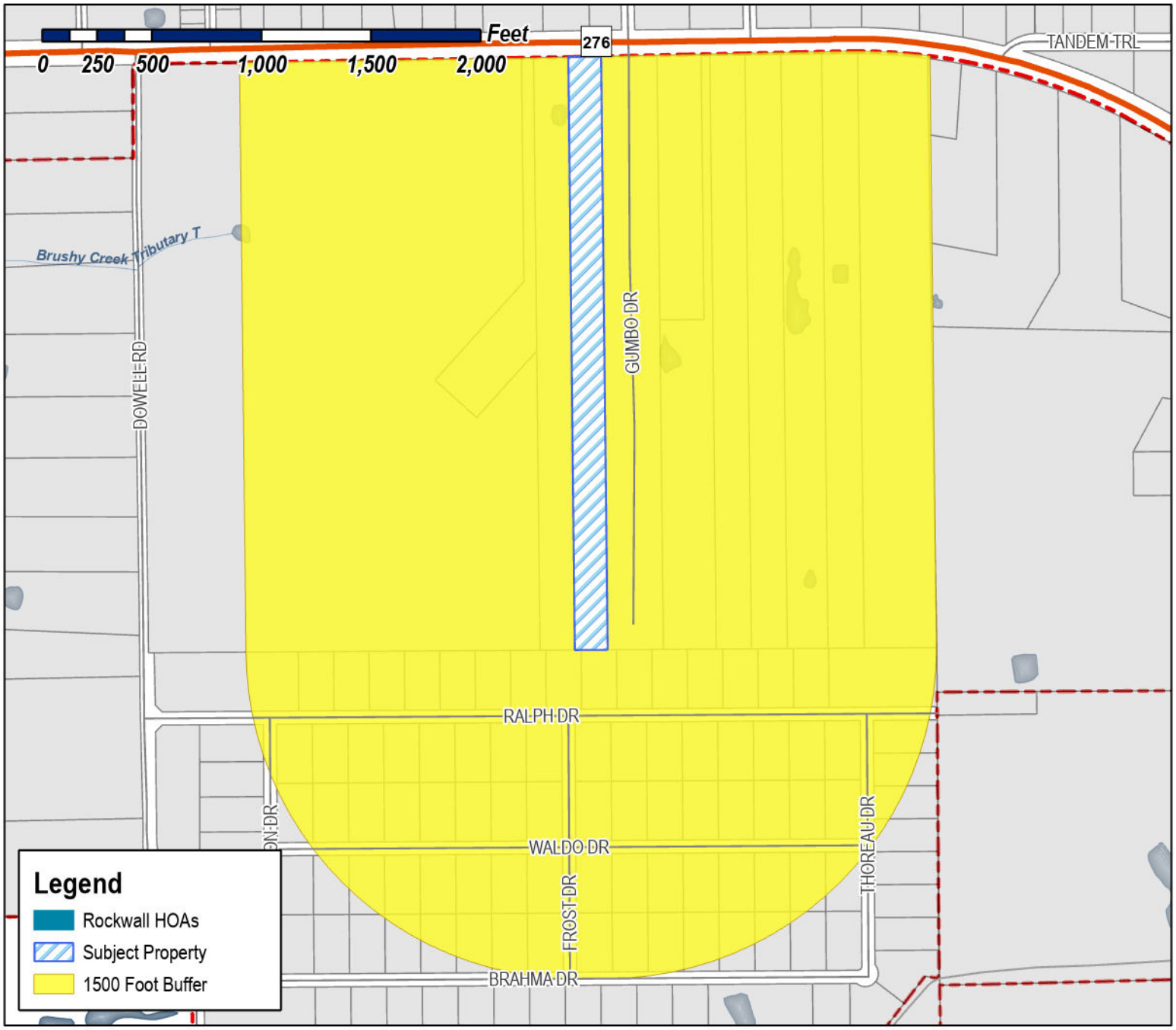
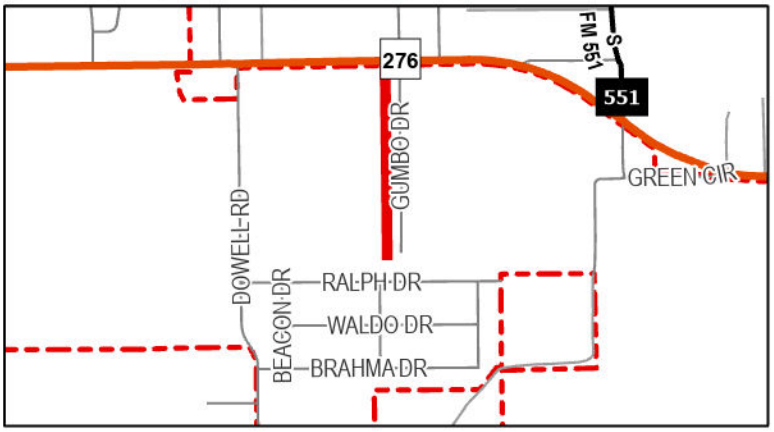


Case Number: Z2026-021
Case Name: Zoning Change from AG to LI
Case Type: Zoning
Zoning: Agricultural (AG) District
Case Address: 4571 SH 276



Date Saved: 4/21/2026
For Questions on this Case Call (972) 771-7745

City of Rockwall

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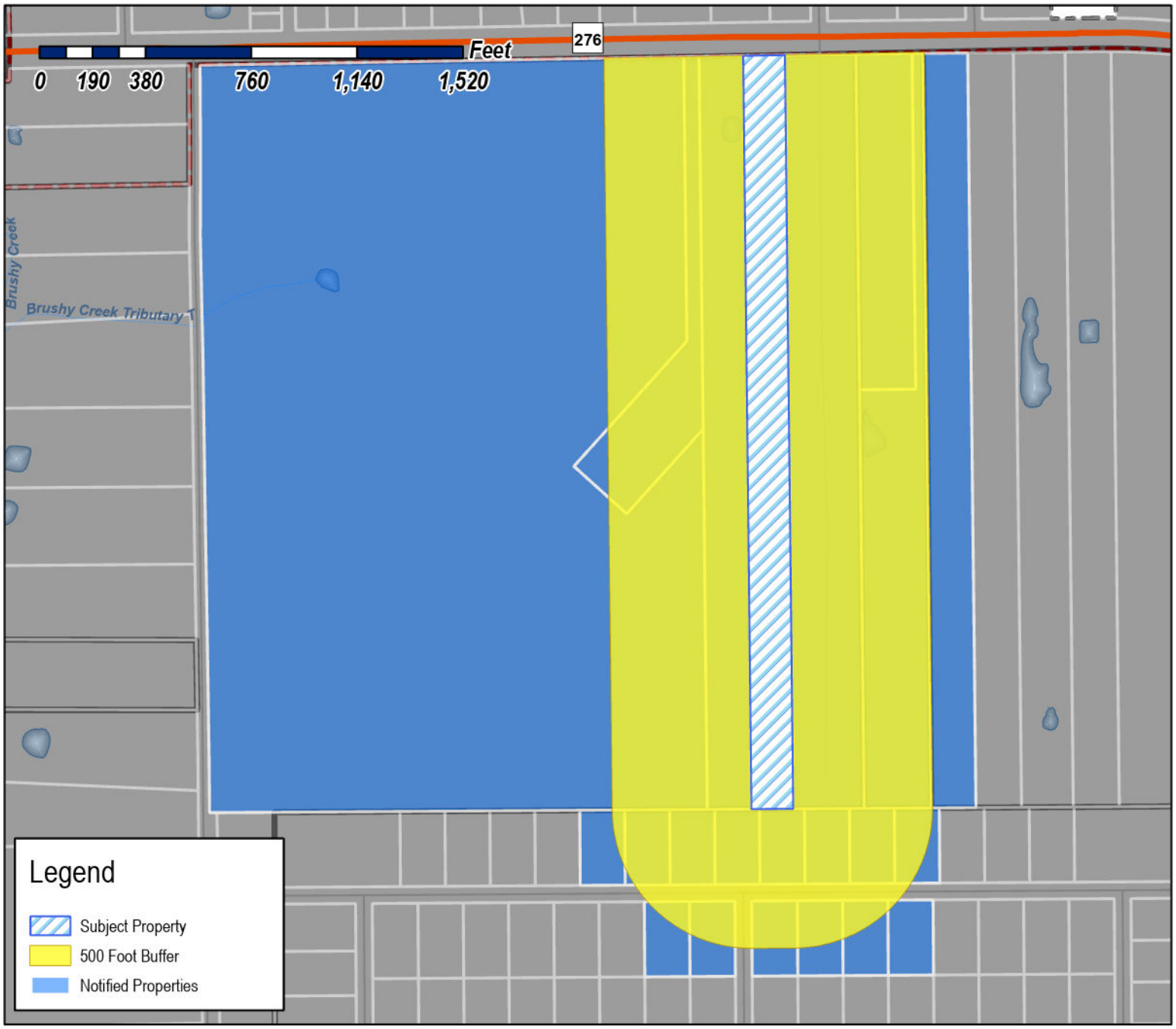

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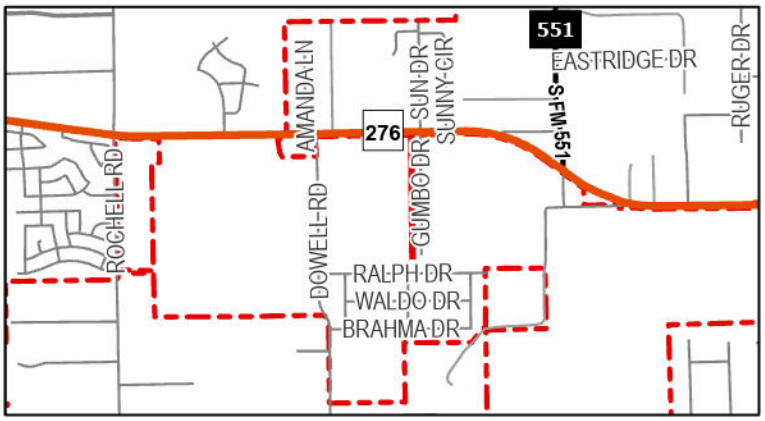


Date Saved: 4/21/2026
For Questions on this Case Call: (972) 771-7745

ONCOR ELECTRIC DELIVERY COMPANY
PO BOX 139100
DALLAS, TX 75313

SORRELLS ROBERT
8731 REXFORD DR
DALLAS, TX 75209

BOBALIK STEVE A
4521 STATE HIGHWAY 276
ROCKWALL, TX 75032

HAWKINS RONALD & JENIREE
4571 State Highway 276
Rockwall, TX 75032

ROMO DIANE
4695 STATE HIGHWAY 276
ROCKWALL, TX 75032

VALK PROPERTIES VII LLC
1450 T L Townsend Dr Ste A1
Rockwall, TX 75032

COMMERCIAL CONSTRUCTION SPECIALTIES LP
10961 LAKESIDE DRIVE
QUINLAN, TX 75474

SUMEER HOMES INC
2404 Texas Dr Ste 103
Irving, TX 75062

RESIDENT
4507 HWY276
ROCKWALL, TX 75087

RESIDENT
HWY276
ROCKWALL, TX 75087

RESIDENT
3290 HWY276
ROCKWALL, TX 75087

RESIDENT
4649 HWY276
ROCKWALL, TX 75087

RESIDENT
4649 HWY276
ROCKWALL, TX 75087

RESIDENT
114 GUMBO
ROCKWALL, TX 75087

RESIDENT
4503 RALPH DR
ROCKWALL, TX 75087

RESIDENT
4518 RALPH DR
ROCKWALL, TX 75087

RESIDENT
4476 RALPH DR
ROCKWALL, TX 75087

RESIDENT
4488 RALPH DR
ROCKWALL, TX 75087

RESIDENT
4452 RALPH DR
ROCKWALL, TX 75087

RESIDENT
4530 RALPH DR
ROCKWALL, TX 75087

RESIDENT
4542 RALPH DR
ROCKWALL, TX 75087

RESIDENT
4506 RALPH DR
ROCKWALL, TX 75087

RESIDENT
4464 RALPH DR
ROCKWALL, TX 75087

RESIDENT
4473 RALPH DR
ROCKWALL, TX 75087

RESIDENT
4485 RALPH DR
ROCKWALL, TX 75087

RESIDENT
4539 RALPH DR
ROCKWALL, TX 75087

RESIDENT
4527 RALPH DR
ROCKWALL, TX 75087

RESIDENT
4515 RALPH DR
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:

Z2026-021: Zoning Change from AG to LI

Hold a public hearing to discuss and consider a request by Ron Hawkins for the approval of a *Zoning Change* from an Agricultural (AG) District to a Light Industrial (LI) District for a 9.9398-acre tract of land identified as Tract 3 of the J. H. Bailey Survey, Abstract No. 34, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-276 Overlay (SH-276 OV) District, addressed as 4571 SH-276, 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, May 12, 2026 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, May 18, 2026 at 6:00 PM*. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

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

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

Your comments must be received by *Monday, May 18, 2026 at 4:00 PM* to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

USE THIS QR CODE TO GO DIRECTLY TO THE WEBSITE

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

PLEASE RETURN THE BELOW FORM

Case No. Z2026-021: Zoning Change from AG to LI

Please place a check mark on the appropriate line below:

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

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

Name:

Address:

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

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

Ron Hawkins
4571 SH-276, Rockwall, TX 75032
rjhawk6@aol.com
972-670-4293
04/16/26

Planning & Zoning Department
City of Rockwall
385 S. Goliad Street
Rockwall, TX 75087

RE: Zoning Change Request – AG to Light Industrial (LI)

Dear Planning & Zoning Commission,

I am requesting a zoning change for my property located at 4571 SH-276, Rockwall, TX 75032 from Agricultural (AG) to Light Industrial (LI).

I believe this request is appropriate for the area and aligns with the continued growth and development of the City of Rockwall.

Thank you for your time and consideration. Please let me know if any additional information is needed.

Sincerely,
Ron Hawkins

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

I the undersigned owner of the land shown on this plat, and designated herein as LOT 1, BLOCK A, RONALD HAWKINS subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I further certify that all other parties who have a mortgage or lien interest in the LOT 1, BLOCK A, RONALD HAWKINS subdivision have been notified and signed this plat. I understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I also understand the following;

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or

Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or

Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

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

_____
Ronald Hawkins, Owner

STATE OF TEXAS
COUNTY OF _____

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

Given upon my hand and seal of office this _____ day of _____, 2026.

_____
Notary Public in and for the State of Texas

My Commission Expires: _____

_____
Jeniree Hawkins, Owner

STATE OF TEXAS
COUNTY OF _____

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

Given upon my hand and seal of office this _____ day of _____, 2026.

_____
Notary Public in and for the State of Texas

My Commission Expires: _____

APPROVED:

I hereby certify that the above and foregoing 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 _____, 2026.

_____
Mayor of the City of Rockwall

_____
Planning and Zoning Chairman

_____
City Secretary

_____
City Engineer

KNOW ALL MEN BY THESE PRESENTS:

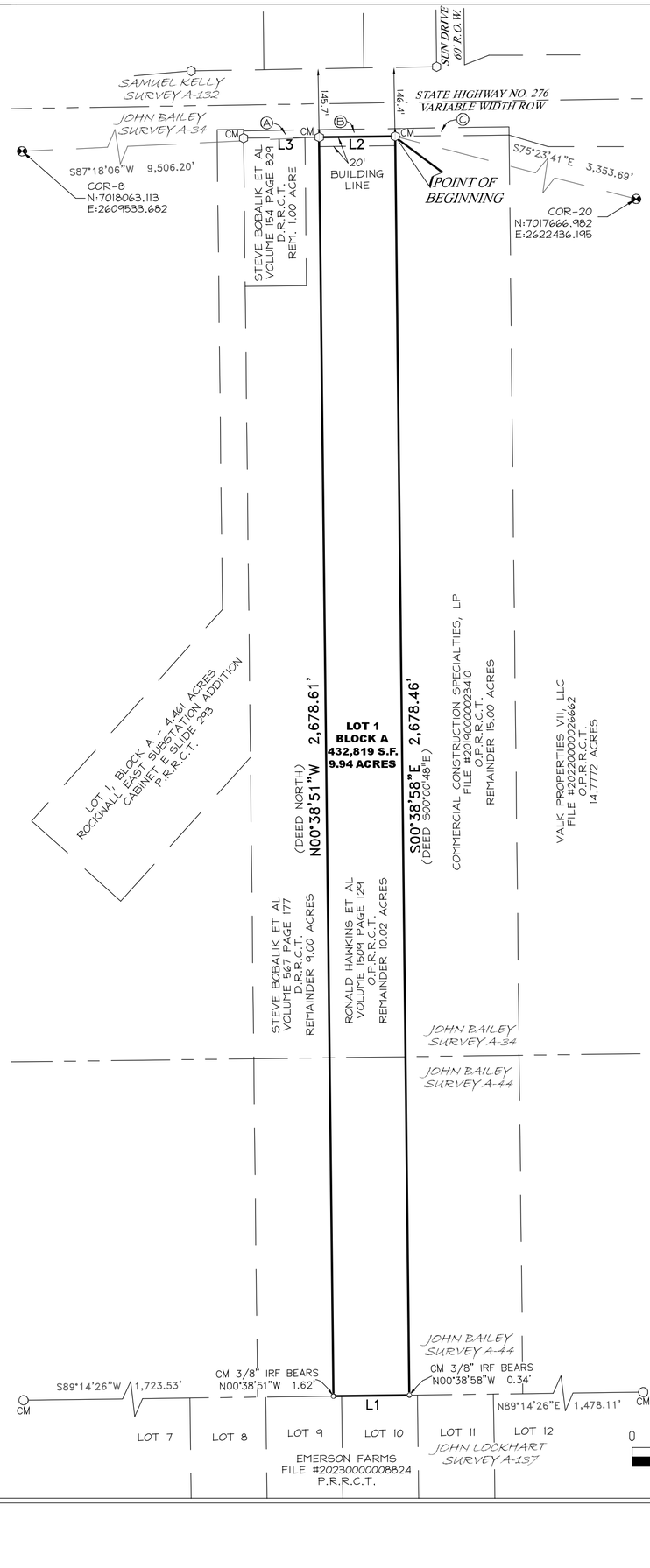
That I, Tina Y. Hague, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

This _____ day of _____, 2026

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

Tina Y. Hague
Registered Professional Land Surveyor No. 6746

NOTES:
1. Bearings based on Texas State Plane Coordinates, Texas North Central Zone 4202 as obtained by GPS observation.
2. Any structure new or existing may not extend across new property lines.
3. The purpose of this plat is to create one platted lot.
4. Coordinates shown are Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale, No Projection.
5. It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.
6. The property is shown as being located within Zone X by Flood Insurance Rate Map No. 48397C0045L, dated 09/26/2008. It is shown as not being located in a special flood hazard area inundated by 100-year flood.
7. No easement record search was made by this office concerning this property.
8. Abstract lines shown hereon are approximate in location.
9. This survey was made without the benefit of a current title commitment, and may be subject to record evidence which is not available for consideration at the time of this survey.
10. Subdivider's Statement. Selling a portion of this addition by metes and bounds is unlawful and a violation of the Subdivision Ordinance of the City of Rockwall and Chapter 212, Municipal Regulation of Subdivisions and Property Development, of the Texas Local Government Code, and shall be subject to the City of Rockwall withholding utilities and building permits.
11. Public Improvement Statement. It shall be the policy of the City of Rockwall to withhold issuing buildings permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a subdivision plat by the City of Rockwall does not constitute any representation, assurance or guarantee that any building within such subdivision plat shall be approved, authorized, or permit issued, nor shall such approval constitute any representation, assurance or guarantee by the City of Rockwall of the adequacy and availability for water and sanitary sewer for personal use and fire protection within such subdivision plat, as required under the Subdivision Ordinance of the City of Rockwall.
12. Drainage and Detention Easements. The property owner shall be responsible for maintaining, repairing, and replacing and shall bear sole liability of all systems within the drainage and detention easements.
13. Fire Lanes. All Fire Lanes will be constructed, maintained, repaired and replaced by the property owner. Fire Lanes shall be constructed in accordance with the approved Civil Engineering Plans for both on-site and off-site Fire Lane improvements.
14. Street Appurtenances. All decorative signage, posts, or lights installed in public right-of-way shall be installed, maintained, repaired, and replaced by the Homeowner's Association (HOA).



Ⓐ STATE OF TEXAS
FILE #20210000002709
O.P.R.R.C.T.
PARCEL 31 - 0.0586 ACRE

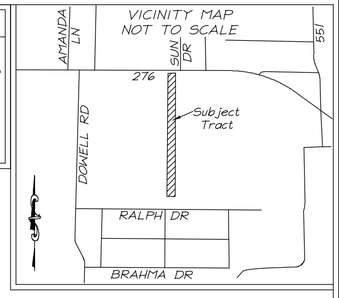
Ⓑ STATE OF TEXAS
FILE #20210000013521
O.P.R.R.C.T.
PARCEL 33 - 0.0602 ACRE

Ⓒ STATE OF TEXAS
FILE #20220000011525
O.P.R.R.C.T.
PARCEL 35 - 0.0934 ACRE

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S89°14'26"W	161.64'
L2	N89°17'39"E	161.54'
L3	S89°17'39"W	160.98'

(DEED N89°38'02"W 162.30')

LEGEND
CM CONTROLLING MONUMENT
O.P.R.R.C.T. - OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS
P.R.R.C.T. - PLAT RECORDS, ROCKWALL COUNTY, TEXAS
○ 1/2" IRON ROD FOUND
o POINT FOR CORNER
⬡ 5/8" IRON ROD FOUND WITH PINK CAP (TXDOT)



OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS DUANE PIERCY AND JENNIFER PIERCY, BEING THE OWNERS OF A TRACT OF land in the County of Rockwall, State of Texas, said tract being described as follows:

Being a lot, tract or parcel of land situated in the John H. Bailey Survey, Abstract No. 34 and in the John H. Bailey Survey, Abstract No. 44, Rockwall County, Texas, and being all of the remainder of that certain called 10.02 acre tract of land conveyed from Saiyed Mirza et ux to Ronald Hawkings et al, by Warranty Deed with Vendo's Lien, as recorded in Volume 1509, Page 129, Official Public Records, Rockwall County, Texas, (Bearings are based on NAD 83 (2011), Texas North Central 4202, as observed by GPS. Area and distances shown hereon are at grid), and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod found with a pink cap stamped (TXDOT) at the Southeast corner of a called 0.0602 acre tract of land, Parcel 33, conveyed to the State of Texas, by deed as recorded in File #20210000013521, Official Public Records, Rockwall County, Texas, at the Southwest corner of a called 0.0934 acre tract of land, Parcel 35, conveyed conveyed to the State of Texas, by deed as recorded in File #20220000011525, Official Public Records, Rockwall County, Texas, on the East line of said 10.02 acre tract, on the West line of the remainder of a called 15.00 acre tract of land conveyed to Commercial Construction Specialties, LP, by deed as recorded in File #20190000023410, Official Public Records, Rockwall County, Texas, and on the South right of way line of State Highway No. 276, a variable width right of way;

THENCE South 00 degrees 38 minutes 58 seconds East, with the East line of said 10.02 acre tract and with the West line of said 15.00 acre tract, a distance of 2,678.46 feet to a point for corner at the Southeast corner of said 10.02 acre tract, at the Southwest corner of said 15.00 acre tract, and on the North line of Lot 10 of Emerson Farms, an addition to the City of Rockwall, according to the plat thereof as recorded in File #20230000008824, Plat Records, Rockwall County, Texas, from which a 3/8 inch iron rod found bears North 00 degrees 38 minutes 58 seconds West, a distance of 0.34 feet and a 1/2 inch iron rod found bears North 89 degrees 14 minutes 26 seconds East, a distance of 1,478.11 feet;

THENCE South 89 degrees 14 minutes 26 seconds West, with the South line of said 10.02 acre tract and with the North line of Emerson Farms, a distance of 161.64 feet to a point for corner at the Southwest corner of said 10.02 acre tract and at the Southeast corner of the remainder of a called 9.00 acre tract of land conveyed to Steve Bobalik et al, by deed as recorded in Volume 567, Page 177, Deed Records, Rockwall County, Texas, from which a 3/8 inch iron rod found bears North 00 degrees 38 minutes 51 seconds West, a distance of 1.62 feet and a 1/2 inch iron rod found bears South 89 degrees 14 minutes 26 seconds West, a distance of 1,723.53 feet;

THENCE North 00 degrees 38 minutes 51 seconds West, with the West line of said 10.02 acre tract and with the East line of said 9.00 acre tract, a distance of 2,678.61 feet to a 5/8 inch iron rod found with a pink cap stamped (TXDOT) at the Southwest corner of said 0.0602 acre tract, at the Southeast corner of a called 0.586 acre tract of land, Parcel 31, conveyed to the State of Texas, by deed as recorded in File #20210000002709, Official Public Records, Rockwall County, Texas, and on the South right of way line of State Highway No. 276, from which a 5/8 inch iron rod found with a pink cap stamped (TXDOT) at the Southwest corner of said 0.586 acre tract bears South 89 degrees 17 minutes 39 seconds West, a distance of 160.98 feet;

THENCE North 89 degrees 17 minutes 39 seconds East, with the South line of said 0.0602 acre tract and with the South right of way line of State Highway No. 276, a distance of 161.54 feet to the POINT OF BEGINNING and CONTAINING 9.94 acres of land.

FINAL PLAT
LOT 1, BLOCK A
RONALD HAWKINS

BEING A FINAL PLAT OF A 9.94 ACRE TRACT OF LAND
BEING ONE (1) LOT,
9.94-ACRES OR 432,819 SQUARE FEET
SITUATED IN THE
J. H. BAILEY SURVEY, ABSTRACT NO. 34 &
J. H. BAILEY SURVEY, ABSTRACT NO. 44
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
CASE NO. P2026-_____

OWNER - RONALD & JENIREE HAWKINS
4571 STATE HIGHWAY 276, ROCKWALL, TX 75032
PHONE NUMBER: 972-670-4293

ADDRESS: 4571 HWY 276 ROCKWALL, TEXAS
ACREAGE: 9.94 ACRES
ZONING: AG
PREPARED: 4/13/2026
BY-LINE JOB NO: 2026-427
SCALE: 1" = 200'
TECHNICIAN: TYH

BY-LINE SURVEYING LLC
P.O. Box 834
Emory, Tx 75440
Ph: (903) 473-5150
Firm No: 10194233
www. bylinesurveying.com

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CASE NO. P2026-_____

17 SOUTH CENTRAL ESTATES DISTRICT

DISTRICT DESCRIPTION

The *South Central Estates District* has the potential to have a mixture of land uses, but is currently relatively undeveloped. The district does have a low density (*i.e. Equestrian Meadows*) and a medium density (*i.e. West View*) subdivision situated within the southern portions of the district. Along SH-276, there are currently some transitional commercial land uses and residential homes situated on long narrow lots. This district is projected to transition to more intense commercial land uses along SH-276, but still maintain estate and rural residential land uses south of SH-276. Much of the areas along SH-276 will depend on the viability and alignment of the future Outer Loop.

POINTS OF REFERENCE

A. Equestrian Meadows Subdivision
B. Westhaven Subdivision

LAND USE PALETTES

- Current Land Use
- Future Land Use

DISTRICT STRATEGIES

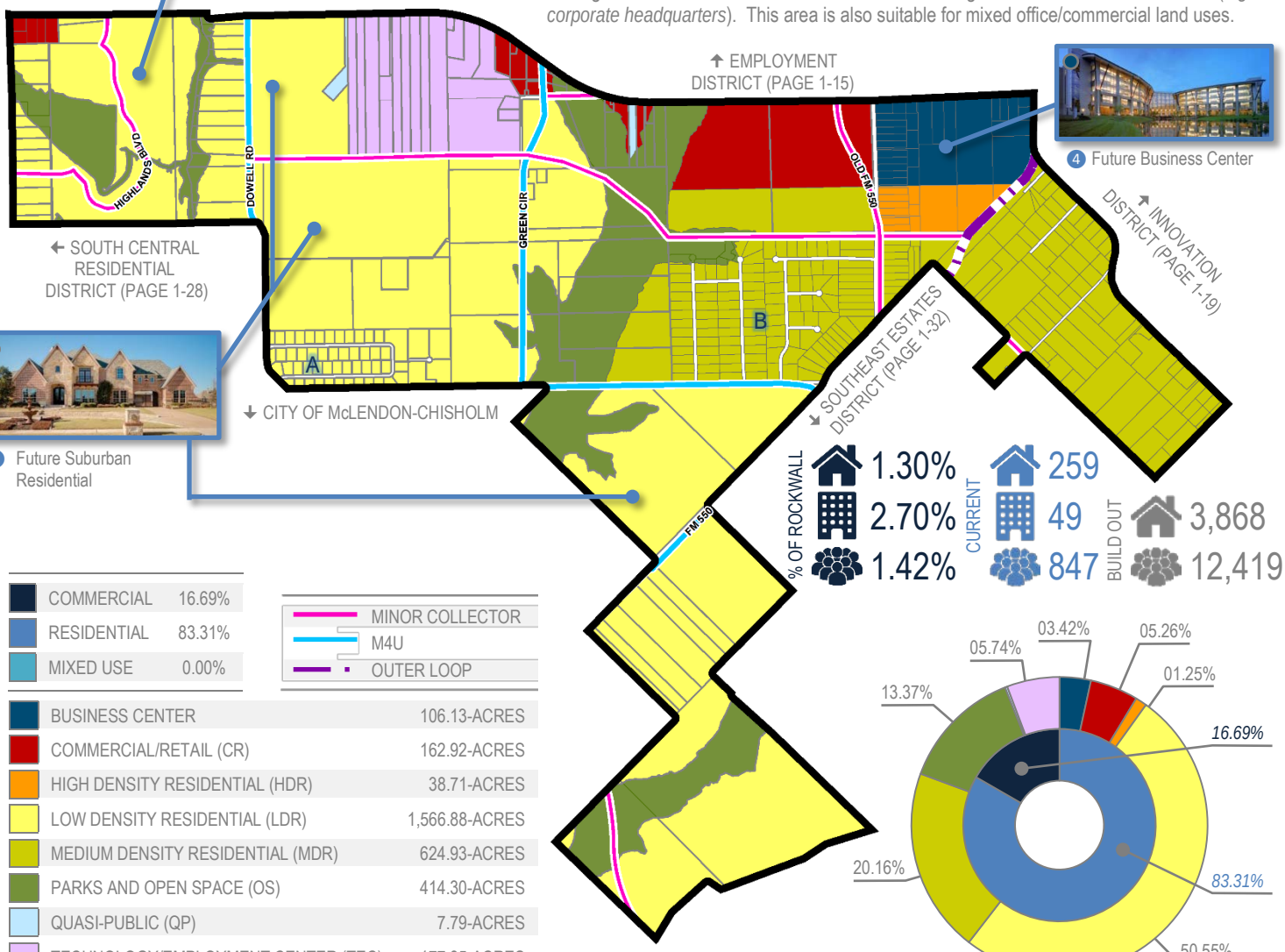
Taking into account that the *South Central Estates District* has a large amount of mostly vacant or raw land with limited access to infrastructure (*i.e. water and wastewater facilities*), the following are the recommended strategies for this district:

1. *Opportunity Zone (Intersection of SH-276 & FM-548)*. When constructed this intersection will be a major land use node in the district and have the potential to provide employment and professional campus land uses mixed with entertainment, restaurant and retail land uses that can create an "18-Hour" environment (*i.e. an environment that provides the ability to live, work, shop and dine*).
2. *Suburban Residential*. The district has several large tracts of land that can support highly amenitized master planned communities. Any new *Suburban Residential* developments should include a mix of larger to mid-sized lots. 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. Due to the availability of infrastructure residential in this area may also be suitable for 1½-acre lots with septic systems.
3. *Commercial/Retail Centers*. Due to the anticipated alignment of the Outer Loop (*i.e. current alignment of FM-548*), the commercial/retail centers along SH-276 are ideal for larger scale retail businesses and restaurants that could support any office or residential development in the area. These areas could also provide neighborhood service uses intended to allow smaller commercial uses that can support adjacent residential land uses. All commercial developments should incorporate appropriate screening (*e.g. berms, landscaping and large buffers*) to transition uses.
4. *Business Center*. The areas designated as *Business Center* are intended to provide space for larger office facilities and combination manufacturing/warehouse and office facilities (*e.g. corporate headquarters*). This area is also suitable for mixed office/commercial land uses.

2 Future Suburban Residential

4 Future Business Center

2 Future Suburban Residential



COMMERCIAL	16.69%	
RESIDENTIAL	83.31%	
MIXED USE	0.00%	

- MINOR COLLECTOR
- M4U
- OUTER LOOP

BUSINESS CENTER	106.13-ACRES
COMMERCIAL/RETAIL (CR)	162.92-ACRES
HIGH DENSITY RESIDENTIAL (HDR)	38.71-ACRES
LOW DENSITY RESIDENTIAL (LDR)	1,566.88-ACRES
MEDIUM DENSITY RESIDENTIAL (MDR)	624.93-ACRES
PARKS AND OPEN SPACE (OS)	414.30-ACRES
QUASI-PUBLIC (QP)	7.79-ACRES
TECHNOLOGY/EMPLOYMENT CENTER (TEC)	177.95-ACRES

% OF ROCKWALL	CURRENT	BUILD OUT
1.30%	259	3,868
2.70%	49	
1.42%	847	12,419

LEGEND:	
	Land Use *NOT* Permitted
P	Land Use Permitted *By-Right*
P	Land Use Permitted with Conditions
S	Land Use Permitted Specific Use Permit (SUP)
X	Land Use Prohibited by Overlay District
A	Land Use Permitted as an Accessory Use

PERMITTED LAND USES IN AN LIGHT INDUSTRIAL (LI) DISTRICT

LAND USE SCHEDULE	LAND USE DEFINITION REFERENCE [Reference Article 13, *Definitions*]	CONDITIONAL USE REFERENCE Reference [Article 04, *Permissible Uses*]	LIGHT INDUSTRIAL (LI) DISTRICT
AGRICULTURAL AND ANIMAL RELATED LAND USES	2.02(A)	2.03(A)	
Agricultural Uses on Unplatted Land	(1)		P
Animal Boarding/Kennel without Outside Pens	(2)	(2)	P
Animal Clinic for Small Animals without Outdoor Pens	(3)	(3)	P
Animal Hospital or Clinic	(4)		P
Animal Shelter or Loafing Shed	(6)		P
Community Garden	(11)	(7)	S
Urban Farm	(12)	(8)	S
RESIDENTIAL AND LODGING LAND USES	2.02(B)	2.03(B)	
Caretakers Quarters/Domestic or Security Unit	(3)		P
Commercial Parking Garage	(6)		A
Limited-Service Hotel	(10)		S
Full-Service Hotel	(11)	(8)	S
Residence Hotel	(12)		S
Motel	(13)		S
INSTITUTIONAL AND COMMUNITY SERVICE LAND USES	2.02(C)	2.03(C)	
Assisted Living Facility	(1)	(1)	S
Blood Plasma Donor Center	(2)		P
Cemetery/Mausoleum	(3)		P
Church/House of Worship	(4)	(2)	S
College, University, or Seminary	(5)		P
Convalescent Care Facility/Nursing Home	(6)		S
Congregate Care Facility/Elderly Housing	(7)	(3)	S
Crematorium	(8)		S
Daycare with Seven (7) or More Children	(9)	(4)	S
Emergency Ground Ambulance Services	(10)		P
Government Facility	(12)		P
Hospice	(14)		S
Hospital	(15)		P
Public Library, Art Gallery or Museum	(16)		P
Mortuary or Funeral Chapel	(17)		P
Local Post Office	(18)		P
Regional Post Office	(19)		P
Prison/Custodial Institution	(20)		P
Public or Private Primary School	(21)	(7)	P
Public or Private Secondary School	(22)	(8)	P
Rescue Mission or Shelter for the Homeless	(24)		P
Social Service Provider (Except Rescue Mission or Homeless Shelter)	(25)		P
OFFICE AND PROFESSIONAL LAND USES	2.02(D)	2.03(D)	
Financial Institution with Drive-Through	(1)	(1)	P

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PERMITTED LAND USES IN AN LIGHT INDUSTRIAL (LI) DISTRICT

LAND USE SCHEDULE	LAND USE DEFINITION REFERENCE [Reference Article 13, *Definitions*]	CONDITIONAL USE REFERENCE Reference [Article 04, *Permissible Uses*]	LIGHT INDUSTRIAL (LI) DISTRICT
Financial Institution without Drive-Through	(1)		P
Office Building less than 5,000 SF	(2)		P
Office Building 5,000 SF or Greater	(2)		P
RECREATION, ENTERTAINMENT AND AMUSEMENT LAND USES	2.02(E)	2.03(E)	
Temporary Carnival, Circus, or Amusement Ride	(1)	(1)	P
Indoor Commercial Amusement/Recreation	(2)	(2)	P
Outdoor Commercial Amusement/Recreation	(3)	(3)	S
Public or Private Community or Recreation Club as an Accessory Use	(4)		P
Private Country Club	(5)		P
Golf Driving Range	(6)		P
Temporary Fundraising Events by Non-Profit	(7)	(4)	P
Indoor Gun Club with Skeet or Target Range	(8)	(5)	P
Health Club or Gym	(9)		P
Private Club, Lodge or Fraternal Organization	(10)	(6)	P
Private Sports Arena, Stadium, and/or Track	(11)		P
Public Park or Playground	(12)		P
Sexually Oriented Businesses [Art. XI; CH. 12; Municipal Code]	(13)	(7)	S
Tennis Courts (*i.e. Not Accessory to a Public or Private Country Club*)	(14)		P
Theater	(15)		P
RETAIL AND PERSONAL SERVICES LAND USES	2.02(F)	2.03(F)	
Portable Beverage Service Facility	(4)	(1)	S
Brew Pub	(5)		P
Business School	(6)		P
Catering Service	(7)		P
Temporary Christmas Tree Sales Lot and/or Similar Uses	(8)	(2)	P
Copy Center	(9)		P
Craft/Micro Brewery, Distillery and/or Winery	(10)	(3)	P
Incidental Display	(11)	(4)	P
Food Trucks/Trailers	(12)	(5)	P
Garden Supply/Plant Nursery	(13)		P
General Personal Service	(14)	(6)	S
General Retail Store	(15)		S
Hair Salon and/or Manicurist	(16)		S
Laundromat with Dropoff/Pickup Services	(17)		P
Self Service Laundromat	(18)		P
Private Museum or Art Gallery	(20)		P
Night Club, Discotheque, or Dance Hall	(21)		S
Pawn Shop	(22)		P
Permanent Cosmetics	(23)	(7)	A

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PERMITTED LAND USES IN AN LIGHT INDUSTRIAL (LI) DISTRICT

LAND USE SCHEDULE	LAND USE DEFINITION REFERENCE [Reference Article 13, *Definitions*]	CONDITIONAL USE REFERENCE Reference [Article 04, *Permissible Uses*]	LIGHT INDUSTRIAL (LI) DISTRICT
Temporary Real Estate Sales Office	(25)		P
Rental Store without Outside Storage and/or Display	(26)	(8)	P
Restaurant with less than 2,000 SF with Drive-Through or Drive-In	(27)	(9)	S
Restaurant with less than 2,000 SF without Drive-Through or Drive-In	(28)		P
Restaurant with 2,000 SF or more with Drive-Through or Drive-In	(27)	(10)	P
Restaurant with 2,000 SF or more without Drive-Through or Drive-In	(28)		P
Retail Store with Gasoline Sales that has Two (2) or less Dispensers (*i.e. a Maximum of Four [4] Vehicles*)	(29)		P
Retail Store with Gasoline Sales that has more than Two (2) Dispensers	(29)		P
Secondhand Dealer	(30)		P
Art, Photography, or Music Studio	(31)		P
Taxidermist Shop	(34)		P
COMMERCIAL AND BUSINESS SERVICES LAND USES	2.02(G)	2.03(G)	
Bail Bond Service	(1)		P
Building and Landscape Material with Outside Storage	(2)	(1)	P
Building and Landscape Material with Limited Outside Storage	(2)	(2)	P
Building Maintenance, Service, and Sales with Outside Storage	(3)	(3)	P
Building Maintenance, Service, and Sales without Outside Storage	(3)		P
Commercial Cleaners	(4)		P
Custom and Craft Work	(5)		P
Electrical, Watch, Clock, Jewelry and/or Similar Repair	(6)		P
Feed Store or Ranch Supply	(7)		S
Furniture Upholstery/Refinishing and Resale	(8)	(4)	P
Gunsmith Repair and Sales	(9)		P
Rental, Sales and Service of Heavy Machinery and Equipment	(10)	(5)	S
Locksmith	(11)		P
Machine Shop	(12)		P
Medical or Scientific Research Lab	(13)		P
Research and Technology or Light Assembly	(15)		P
Trade School	(17)		P
Temporary On-Site Construction Office	(18)	(6)	P
AUTO AND MARINE RELATED LAND USES	2.02(H)	2.03(H)	
Major Auto Repair Garage	(1)	(1)	S
Minor Auto repair garage	(2)	(2)	S
Automobile Rental	(3)		S
New or Used Boat and Trailer Dealership	(4)	(3)	S
Full Service Car Wash and Auto Detail	(5)	(4)	P
Self Service Car Wash	(5)	(4)	P
New and/or Used Indoor Motor Vehicle Dealership/Showroom	(6)	(5)	S
New Motor Vehicle Dealership-for Cars and Light Trucks	(7)	(6)	S

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PERMITTED LAND USES IN AN LIGHT INDUSTRIAL (LI) DISTRICT

LAND USE SCHEDULE	LAND USE DEFINITION REFERENCE [Reference Article 13, *Definitions*]	CONDITIONAL USE REFERENCE Reference [Article 04, *Permissible Uses*]	LIGHT INDUSTRIAL (LI) DISTRICT
Used Motor Vehicle Dealership for Cars and Light Trucks~~)~~	(7)	(7)	A
Commercial Parking	(8)		P
Non-Commercial Parking Lot	(9)		P
Recreational Vehicle (RV) Sales and Service	(10)		S
Service Station	(11)	(8)	P
Towing and Impound Yard	(12)	(9)	S
Towing Service without Storage	(13)	(10)	P
Truck Rental	(14)		S
Truck Stop with Gasoline Sales and Accessory Services	(15)	(11)	S
INDUSTRIAL AND MANUFACTURING LAND USES	2.02(I)	2.03(I)	
Asphalt or Concrete Batch Plant	(1)	(1)	S
Temporary Asphalt or Concrete Batch Plant	(2)	(2)	P
Bottle Works for Milk or Soft Drinks	(3)		P
Brewery or Distillery	(4)	(3)	P
Carpet and Rug Cleaning	(5)		P
Environmentally Hazardous Materials	(6)	(4)	S
Food Processing with No Animal Slaughtering	(7)		P
Light Assembly and Fabrication	(8)		P
Heavy Manufacturing	(9)		S
Light Manufacturing	(10)		P
Metal Plating or Electroplating	(11)		S
Mining and Extraction of ~~(~~Sand, Gravel, Oil and/or Other Materials~~)~~	(12)	(5)	S
Printing and Publishing	(13)		P
Salvage or Reclamation of Products Indoors	(14)		P
Salvage or Reclamation of Products Outdoors	(15)		S
Sheet Metal Shop	(16)		P
Tool, Dye, Gauge and/or Machine Shop	(17)		P
Welding Repair	(18)		P
Winery	(19)	(6)	P
WHOLESALE, DISTRIBUTION AND STORAGE LAND USES	2.02(J)	2.03(J)	
Cold Storage Plant	(1)		P
Heavy Construction/Trade Yard	(2)		P
Mini-Warehouse	(4)	(1)	P
Outside Storage and/or Outside Display	(5)	(2)	P
Recycling Collection Center	(6)		P
Warehouse/Distribution Center	(7)		P
Wholesale Showroom Facility	(8)		P
UTILITIES, COMMUNICATIONS AND TRANSPORTATION LAND USES	2.02(K)	2.03(K)	
Airport, Heliport or Landing Field	(1)		S
Antenna~~,~~ as an Accessory	(2)	(1)	P

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PERMITTED LAND USES IN AN LIGHT INDUSTRIAL (LI) DISTRICT

LAND USE SCHEDULE	LAND USE DEFINITION REFERENCE [Reference Article 13, *Definitions*]	CONDITIONAL USE REFERENCE Reference [Article 04, *Permissible Uses*]	LIGHT INDUSTRIAL (LI) DISTRICT
Commercial Antenna	(3)	(2)	S
Antenna~~,~~ for an Amateur Radio	(4)	(3)	A
Antenna Dish	(5)	(4)	A
Commercial Freestanding Antenna	(6)	(5)	P
Mounted Commercial Antenna	(7)	(6)	P
Bus Charter Service and Service Facility	(8)		P
Helipad	(9)		S
Utilities (*Non-Municipally Owned or Controlled*), Including Sanitary Landfill, Water Treatment, and Supply, and Wastewater Treatment	(10)		S
Municipally Owned or Controlled Facilities, Utilities and Uses	(11)		P
Private Streets	(12)		S
Radio Broadcasting	(13)		P
Railroad Yard or Shop	(14)		S
Recording Studio	(15)		P
Satellite Dish	(16)		A
Solar Energy Collector Panels and Systems	(17)	(7)	A
Transit Passenger Facility	(18)		S
Trucking Company	(19)		P
TV Broadcasting and Other Communication Service	(20)		P
Utilities Holding a Franchise from the City of Rockwall	(21)		P
Utility Installation Other than Listed	(22)		S
Utility/Transmission Lines	(23)		S
Wireless Communication Tower	(24)		S

CITY OF ROCKWALL

ORDINANCE NO. 26-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO APPROVE A CHANGE IN ZONING FROM AN AGRICULTURAL (AG) DISTRICT TO A LIGHT INDUSTRIAL (LI) DISTRICT FOR AN 9.9398-ACRE TRACT OF LAND IDENTIFIED AS TRACT 3 OF THE J.H. BAILEY SURVEY, ABSTRACT NO. 34, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND BEING MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBIT 'A'* AND *EXHIBIT 'B'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Ron Hawkins for the approval of a *Zoning Change* from an Agricultural (AG) District to a Light Industrial (LI) District for a 9.9398-acre tract of land identified as Tract 3 of the J.H. Bailey Survey, Abstract No. 34, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-276 Overlay (SH-276 OV) District, 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, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall should be amended as follows:

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

SECTION 1. That the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall, Texas, as heretofore amended, be and the same are hereby amended by amending the zoning map of the City of Rockwall so as to change the zoning of the *Subject Property f*rom an Agricultural (AG) District to a Light Industrial (LI) District;

SECTION 2. That the *Subject Property* shall be used only in the manner and for the purposes provided for a *Light Industrial (LI) District* as stipulated in Subsection 01.01*, Use of Land and Buildings,* of Article 04*, Permissible Uses*; and, Subsection 05.01*, General Industrial District Standards*, Subsection 05.02, *Light Industrial (LI) District,* and Subsection 06.02, *General Overlay District Standards*, of Article 05*, District Development Standards,* of the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall as heretofore amended, as amended herein by granting of this zoning change, and as maybe amended in the future;

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

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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 1st DAY OF JUNE, 2026.

_____
Tim McCallum, *Mayor*

ATTEST:

_____
Kristy Teague, *City Secretary*

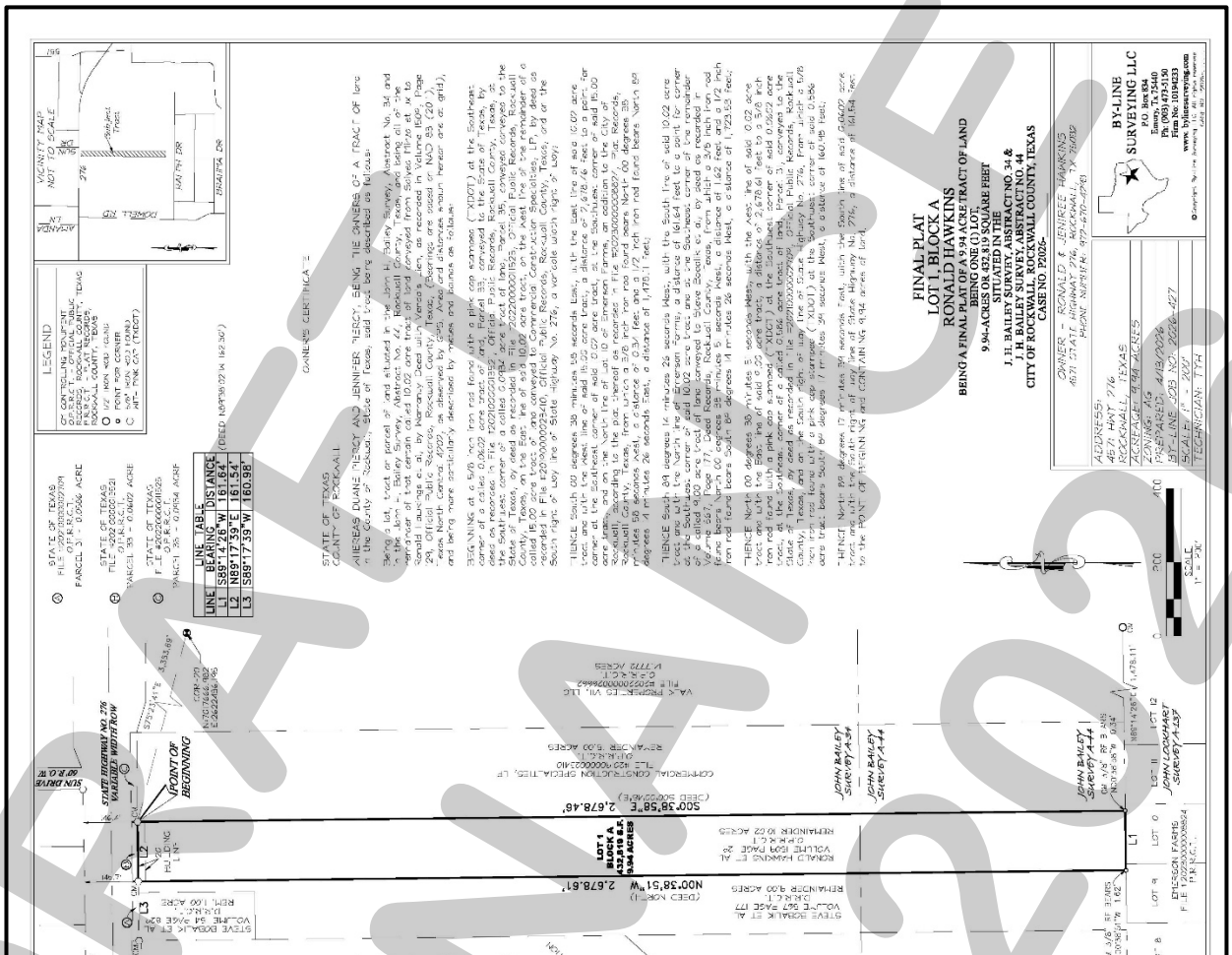
APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

1st Reading: *May 18, 2026*

2nd Reading: *June 1, 2026*

DRAFT ORDINANCE 04.28.2026



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08.28.2026

PROJECT COMMENTS

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

DATE: 4/24/2026

PROJECT NUMBER: Z2026-022
PROJECT NAME: SUP for Residential Infill
SITE ADDRESS/LOCATIONS: 401 Cornelius Road

CASE CAPTION: Hold a public hearing to discuss and consider a request by Akhil Parmar 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 1.59-acre parcel of land identified as Lot 4, Block A, People Tract Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family Estate 1.5 (SFE-1.5) District, addressed as 401 Cornelius Road, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
	Bethany Ross	04/23/2026	Approved w/ Comments

04/23/2026: Z2026-022: Specific Use Permit (SUP) for 401 Cornelius Road

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

I.1 This request is for the approval of a Specific Use Permit (SUP) for Residential Infill Adjacent to an Established Subdivision for the purpose of constructing a single-family home on a 1.59-acre parcel of land identified as a Lot 4, Peoples Tract Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family Estate 1.5 (SFE-1.5) District, and addressed as 401 Cornelius Road.

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

M.3 For reference, include the case number (Z2026-022) 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 Meadowview Ranch Estates, which has been in existence for more than ten (10) years, consists of 24 residential lots, and is 100% developed.

I.5 Subsection 02.03(B)(11), Residential Infill in or Adjacent to an Established Subdivision, of Article 05, District Development Standards, of the Unified Development Code (UDC), states that “(i)n reviewing the Specific Use Permit (SUP), the Planning and Zoning Commission and City Council shall consider the proposed size, location, and architecture of the home compared to the existing housing in the Established Subdivision … [and] all housing proposed under this section shall be constructed to be architecturally and visually similar or complimentary to the existing housing in the Established Subdivision.”

M.6 According to Subsection 03.01, General Residential District Standards, of Article 05, District Development Standards, “…(t)he 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 (see Figure 6 below). The rear elevation of homes backing to open spaces or thoroughfares shall not repeat without at least five (5) intervening homes of differing appearance. Identical building material blends and colors may not occur on adjacent (side-by-side) properties. Homes are considered to differ in appearance if

any three (3) elements are different: (a) The number of stories of the home. (b) The garage location/orientation on the home. (c) The roof type and layout of the home. (d) The articulation of the front façade of the home." In this case, this home does not meet the anti-monotony standards as only two (2) of the required elements are different (i.e. [1] the garage location/orientation on the home, and [2] the articulation of the front façade of the home) than the home at 451 Cornelius. Please update the building elevations to reflect three (3) differing elements.

M.7 Provide the distance from the property line to the garage.

M.8 Garage Requirements. Subsection 04.01(B), Lots Less Than Five Acres, of Article 06, Parking and Loading, garages located in single family districts must be located 20-feet behind the front façade of the building. In the current request, the proposed garage is 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.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 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', the Renderings depicted in Exhibits 'D', and the Floor Plan depicted in Exhibits 'E' of this ordinance.

M.10 Ordinances. Please review the attached draft ordinance prior to the April 28, 2026 Planning & Zoning Work Session meeting, and provide staff with your markups by May 5, 2026.

I.11 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 May 5, 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 May 12, 2026 Planning and Zoning Commission Public Hearing Meeting.

I.12 Planning and Zoning Commission Meeting Dates. The Planning and Zoning Commission Work Session Meeting for this case will be held on April 28, 2026, and the Planning and Zoning Commission Public Hearing Meeting for this case will be held on May 12, 2026.

I.13 City Council Meeting Dates. The projected City Council meeting dates for this case will be May 18, 2026 (1st Reading) and June 1, 2026 (2nd Reading).

I.14 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	04/23/2026	Approved w/ Comments

04/23/2026: General Items:
- Impact Fees (Water & Roadway)
- Existing flow patterns must be maintained.
- 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. Will have to show system and leach field on building plans.
- There is an existing 12" water main with a 1" water service tap along Cornelius available for use.
- There is a 10' utility easement and 25' drainage easement along Cornelius.
- 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	04/23/2026	Approved w/ Comments

04/23/2026: Site plan is difficult to read and blurry. House sitting on the lot will need to meet the following setbacks 50 feet from the front property line, 25 feet from the side property lines, and 10 feet from the rear property line.

Minimum driveway width is 12 feet, side entry garage will need a driveway width of 18 feet minimum at the garage and 24 feet minimum of length from the garage toward the side property line.

Houses with conditioned space over 5,000 square feet will be required to be fire sprinklered

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	04/22/2026	Approved w/ Comments

04/22/2026: A residential fire sprinkler system shall be provided. The building permit plans shall indicate the location of the proposed sprinkler system riser and clearly show the water supply arrangement for the fire sprinkler system, including the service line connection from the City water system to the residence.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	04/20/2026	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	04/20/2026	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	04/20/2026	Approved

No Comments

General Items:
- Impact Fees (Water & Roadway)
- Existing flow patterns must be maintained.
- Retaining walls 3' and over must be engineered.
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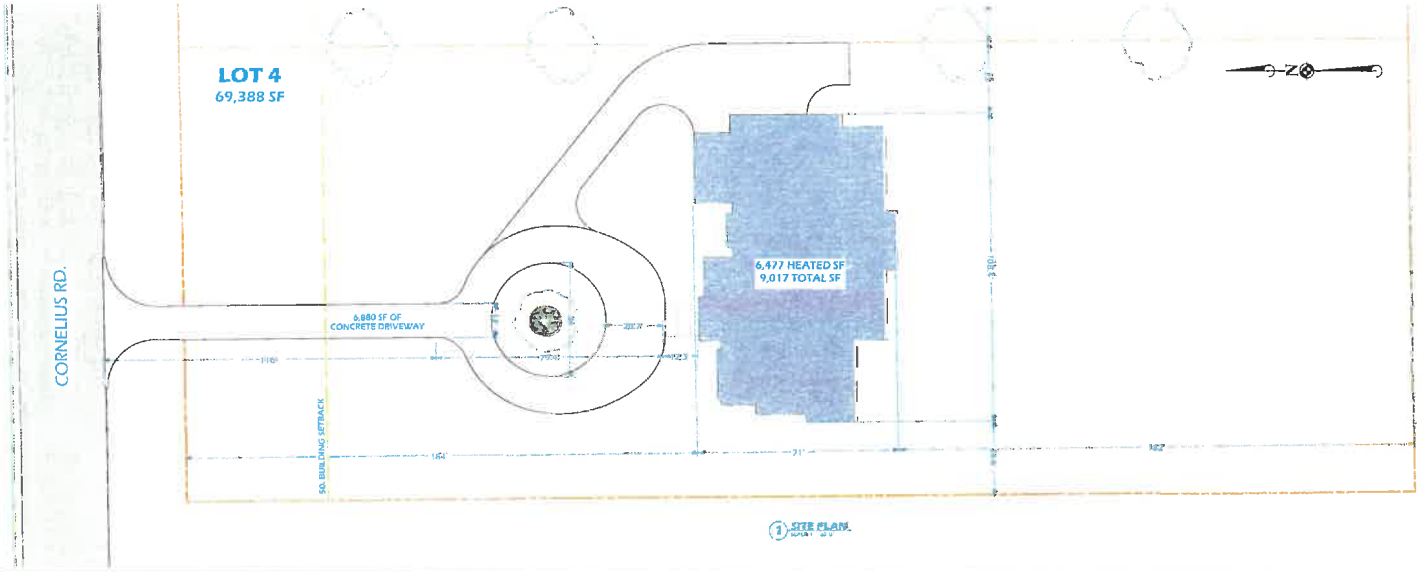
- Will need to show grading plan with the Building Permit. Grading cannot exceed 4:1 slopes.
- Will need to show how proposed home will be accessing utilities.
- There are no existing sewer mains available for use. A septic system will be required and is permitted through Rockwall County. Will have to show system and leach field on building plans.
- There is an existing 12" water main with a 1" water service tap along Cornelius available for use.
- There is a 10' utility easement and 25' drainage easement along Cornelius.
- 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.

FOR THE PARMAR FAMILY

lius Rd, Rockwall, TX 75087



1 SITE PLAN

SHEET NUMBER A.11

NEW HOME FOR THE PARMAR FAMILY
401 Cornelius Rd, Rockwall, TX 75087

LOT #4 SITE PLAN
401 Cornelius Rd, Rockwall, TX 75087

MEMBER AIA BID

PHILLIPS DESIGN SERVICES INC.
7305 State Hwy 121, Suite 300
McKinney, TX 75070
(903) 413-5096
Scott@PhillipsPlans.com
PHILLIPSPLANS.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) [1]
- ☐ PRELIMINARY PLAT ($200.00 + $15.00 ACRE) [1]
- ☐ FINAL PLAT ($300.00 + $20.00 ACRE) [1]
- ☐ REPLAT ($300.00 + $20.00 ACRE) [1]
- ☐ AMENDING OR MINOR PLAT ($150.00)
- ☐ PLAT REINSTATEMENT REQUEST ($100.00)

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

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

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

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	401 Cornelius Rd, Rockwall 75087				
SUBDIVISION	Peoples Tract Addition	LOT	4	BLOCK	
GENERAL LOCATION	Between Terraces Phase 2 and Cornelius R				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	SF-1.5	CURRENT USE	Vacant Land		
PROPOSED ZONING	SF- 1.5	PROPOSED USE	Single Family Home		
ACREAGE	1.59 Lot	LOTS [CURRENT]	Lot 4	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	ANKIT PARMAR	CONTACT PERSON	
ADDRESS	[redacted]	ADDRESS	
CITY, STATE & ZIP		CITY, STATE & ZIP	
PHONE		PHONE	
E-MAIL		E-MAIL	

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Ankit Parmar (Applicant) [*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 $ 223.85 *, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 15th *DAY OF* April *, 20* 26 *BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."*

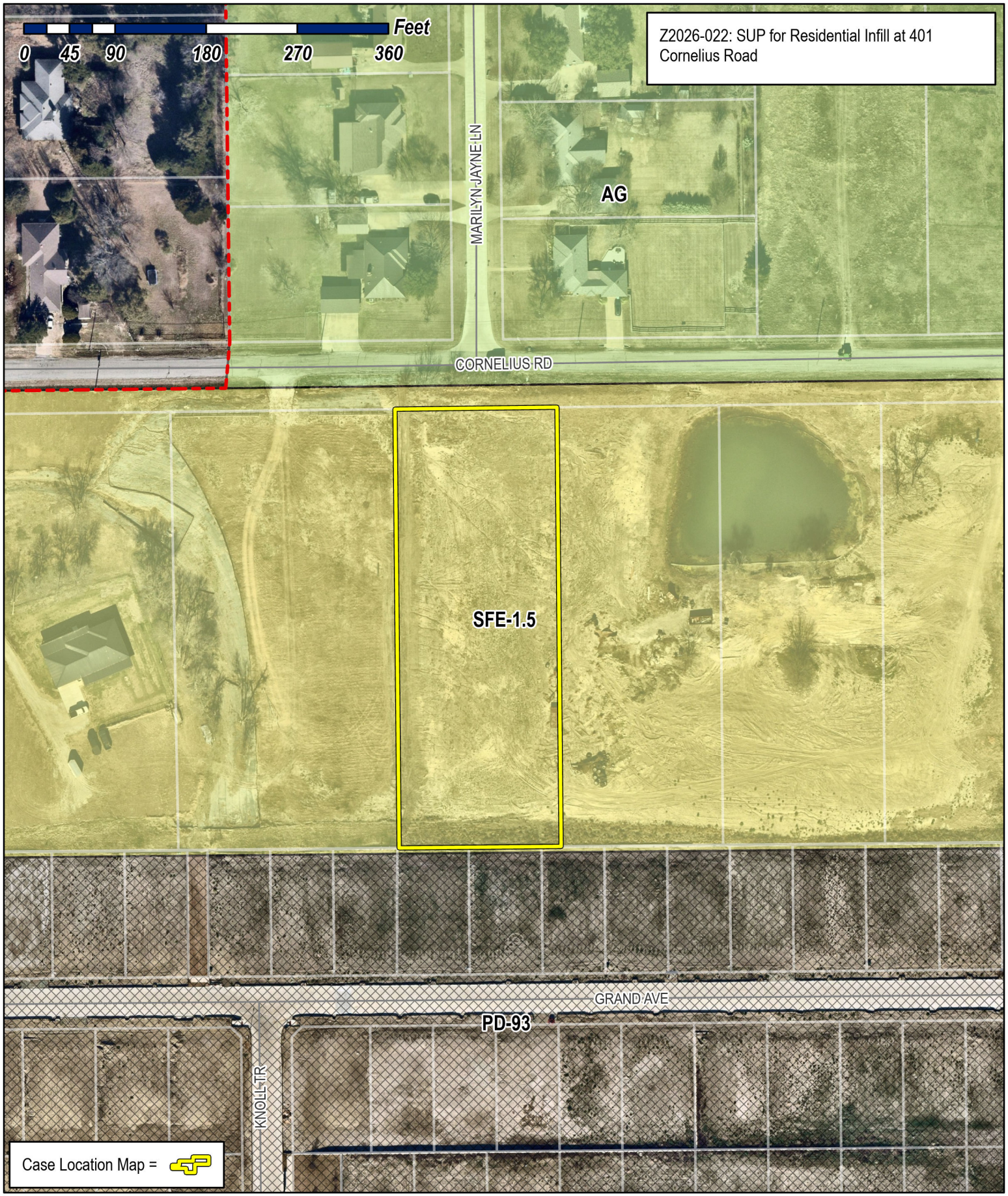
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 15 *DAY OF* April *, 20* 26

OWNER'S SIGNATURE [signature]

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Natalie Wall

NATALIE WALL
Notary Public
STATE OF TEXAS
ID# 135503881
My Comm. Exp. Feb. 23, 2026

MY COMMISSION EXPIRES NOTARY WITHOUT BOND



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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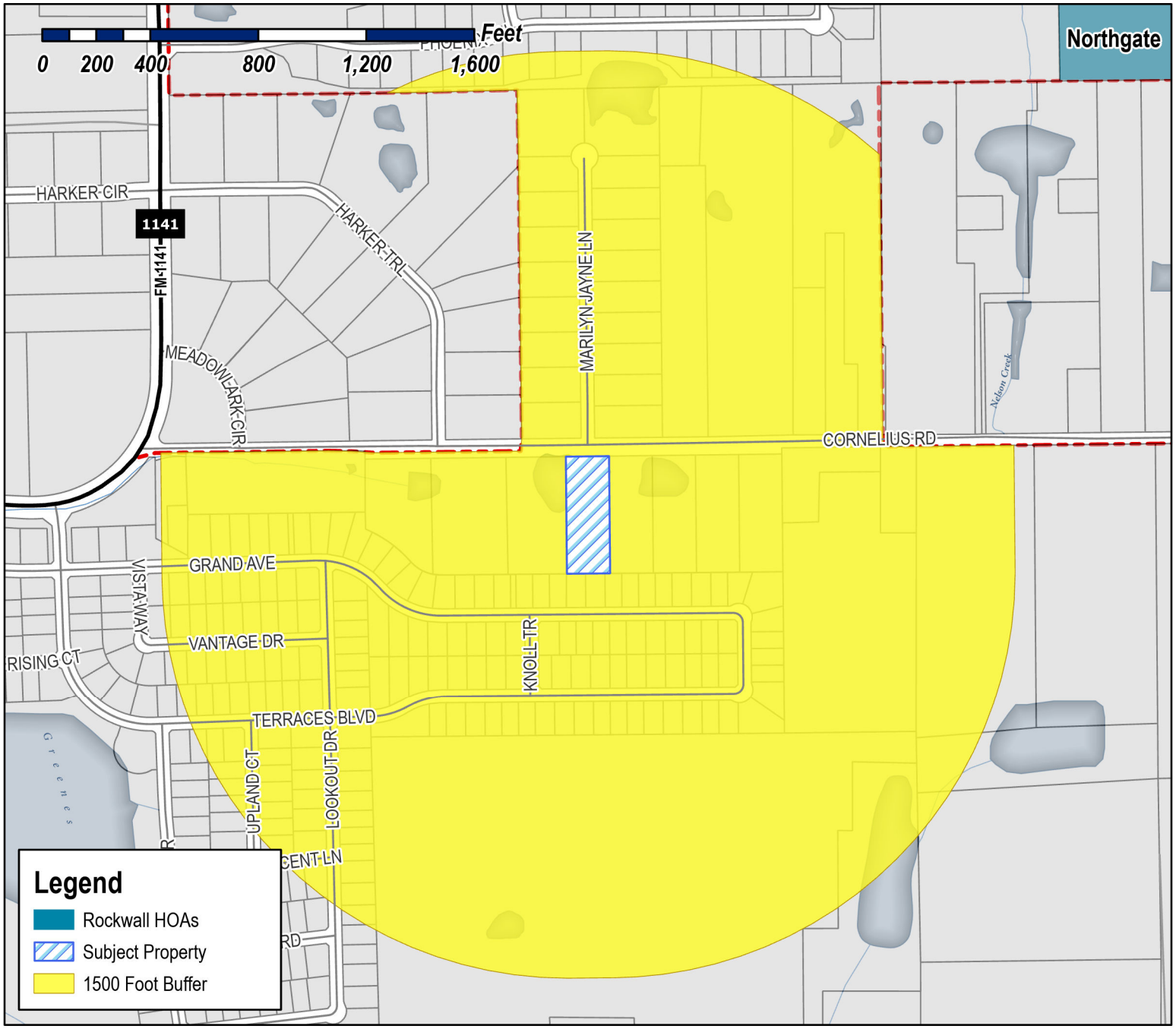
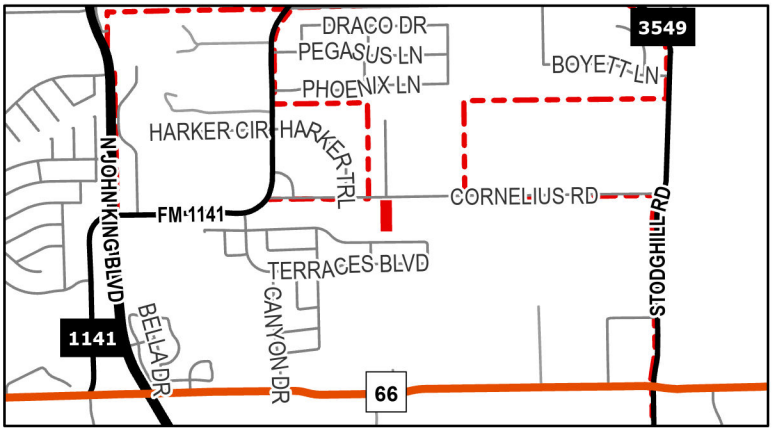


Case Number: Z2026-022
Case Name: SUP For Residential Infill at 401 Cornelius Road
Case Type: Zoning
Zoning: Single Family Estate 1.5 (SFE 1.5) District
Case Address: 401 Cornelius Road

Date Saved: 4/17/2026
For Questions on this Case Call (972) 771-7745



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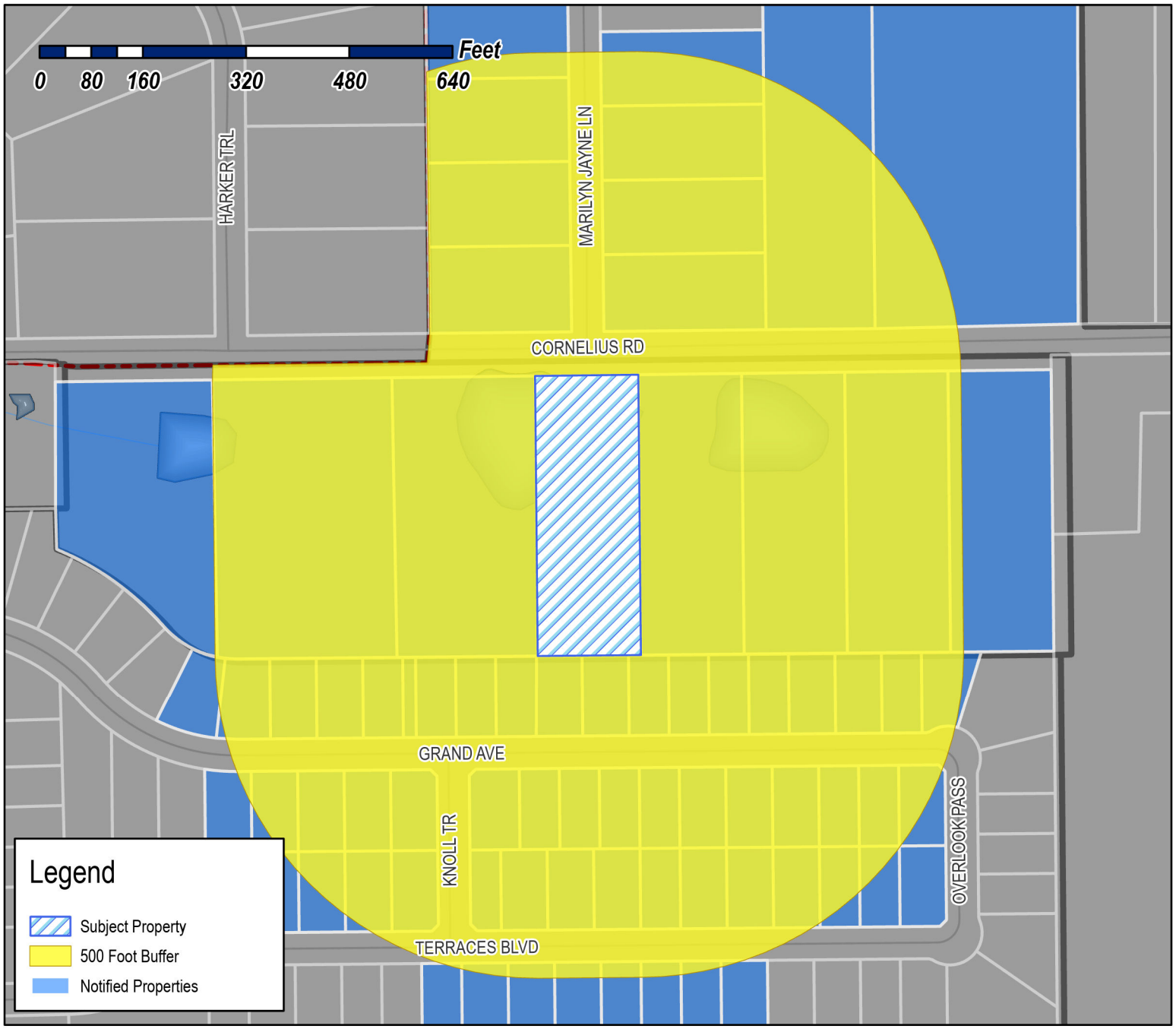

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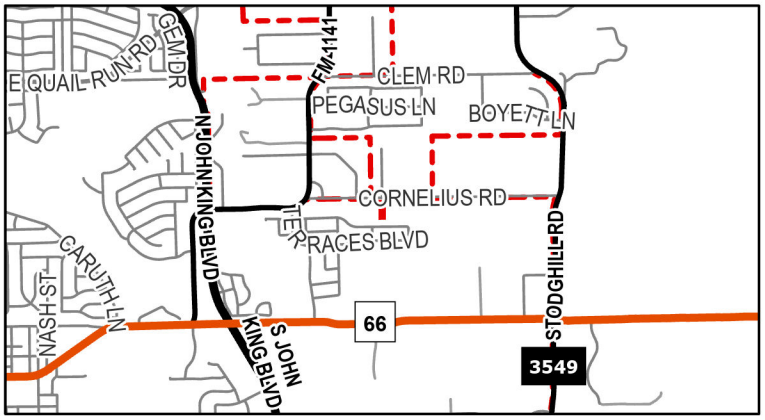

THOMAS STEPHEN R & SHARON C
1200 MARILYN JAYNE DR
ROCKWALL, TX 75087

RANDY AND KAY WILSON REVOCABLE TRUST
RANDY SCOTT WILSON AND KAY MARIE
WILSON- CO TRUSTEES
1201 MARILYN JAYNE
ROCKWALL, TX 75087

JAMES BRIAN & KIMBERLY
1202 MARILYN JAYNE DR
ROCKWALL, TX 75087

SMITH DANIEL T
1203 MARILYN JAYNE DR
ROCKWALL, TX 75087

WALKER GRACIE & LEON
1204 MARILYN JAYNE DR
ROCKWALL, TX 75087

JAMES DAVID L
1205 MARILYN JAYNE DRIVE
ROCKWALL, TX 75087

COOK ROBERT M ETUX
1206 MARILYN JAYNE DR
ROCKWALL, TX 75087

CANTRELL CARL DEAN
1207 MARILYN JAYNE DR
ROCKWALL, TX 75087

HARGROVE TODD & TONDA
1381 LEEWARD DR
ROCKWALL, TX 75087

SINGH GAGANPREET K AND PAWANPREET
151 STEVENSON DR
FATE, TX 75087

RESIDENT
2032 GRAND AVE
ROCKWALL, TX 75087

RESIDENT
2037 GRAND AVE
ROCKWALL, TX 75087

RESIDENT
2038 GRAND AVE
ROCKWALL, TX 75087

RESIDENT
2043 GRAND AVE
ROCKWALL, TX 75087

RESIDENT
2044 GRAND AVE
ROCKWALL, TX 75087

RESIDENT
2044 TERRACES BLVD
ROCKWALL, TX 75087

RESIDENT
2049 GRAND AVE
ROCKWALL, TX 75087

RESIDENT
2050 GRAND AVE
ROCKWALL, TX 75087

RESIDENT
2050 TERRACES BLVD
ROCKWALL, TX 75087

RESIDENT
2055 GRAND AVE
ROCKWALL, TX 75087

RESIDENT
2056 GRAND AVE
ROCKWALL, TX 75087

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ROCKWALL, TX 75087

RESIDENT
2061 GRAND AVE
ROCKWALL, TX 75087

RESIDENT
2062 TERRACES BLVD
ROCKWALL, TX 75087

RESIDENT
2064 GRAND AVE
ROCKWALL, TX 75087

RESIDENT
2068 GRAND AVE
ROCKWALL, TX 75087

RESIDENT
2103 TERRACES BLVD
ROCKWALL, TX 75087

RESIDENT
2104 GRAND AVE
ROCKWALL, TX 75087

RESIDENT
2105 GRAND AVE
ROCKWALL, TX 75087

RESIDENT
2106 TERRACES BLVD
ROCKWALL, TX 75087

RESIDENT
2109 TERRACES BLVD
ROCKWALL, TX 75087

RESIDENT
2110 GRAND AVE
ROCKWALL, TX 75087

RESIDENT
2111 GRAND AVE
ROCKWALL, TX 75087

RESIDENT
2112 TERRACES BLVD
ROCKWALL, TX 75087

RESIDENT
2115 TERRACES BLVD
ROCKWALL, TX 75087

RESIDENT
2116 GRAND AVE
ROCKWALL, TX 75087

RESIDENT
2117 GRAND AVE
ROCKWALL, TX 75087

RESIDENT
2118 TERRACES BLVD
ROCKWALL, TX 75087

RESIDENT
2121 TERRACES BLVD
ROCKWALL, TX 75087

RESIDENT
2122 GRAND AVE
ROCKWALL, TX 75087

RESIDENT
2123 GRAND AVE
ROCKWALL, TX 75087

RESIDENT
2124 TERRACES BLVD
ROCKWALL, TX 75087

RESIDENT
2127 TERRACES BLVD
ROCKWALL, TX 75087

RESIDENT
2128 GRAND AVE
ROCKWALL, TX 75087

RESIDENT
2129 GRAND AVE
ROCKWALL, TX 75087

RESIDENT
2130 TERRACES BLVD
ROCKWALL, TX 75087

RESIDENT
2133 TERRACES BLVD
ROCKWALL, TX 75087

RESIDENT
2134 GRAND AVE
ROCKWALL, TX 75087

RESIDENT
2135 GRAND AVE
ROCKWALL, TX 75087

RESIDENT
2136 TERRACES BLVD
ROCKWALL, TX 75087

RESIDENT
2139 TERRACES BLVD
ROCKWALL, TX 75087

RESIDENT
2140 GRAND AVE
ROCKWALL, TX 75087

RESIDENT
2200 TERRACES BLVD
ROCKWALL, TX 75087

RESIDENT
2201 GRAND AVE
ROCKWALL, TX 75087

RESIDENT
2202 GRAND AVE
ROCKWALL, TX 75087

RESIDENT
2203 TERRACES BLVD
ROCKWALL, TX 75087

RESIDENT
2206 TERRACES BLVD
ROCKWALL, TX 75087

RESIDENT
2207 GRAND AVE
ROCKWALL, TX 75087

RESIDENT
2208 GRAND AVE
ROCKWALL, TX 75087

RESIDENT
2212 TERRACES BLVD
ROCKWALL, TX 75087

RESIDENT
2213 GRAND AVE
ROCKWALL, TX 75087

RESIDENT
2214 GRAND AVE
ROCKWALL, TX 75087

RESIDENT
2218 TERRACES BLVD
ROCKWALL, TX 75087

RESIDENT
2219 GRAND AVE
ROCKWALL, TX 75087

RESIDENT
2220 GRAND AVE
ROCKWALL, TX 75087

RESIDENT
2224 TERRACES BLVD
ROCKWALL, TX 75087

RESIDENT
2225 GRAND AVE
ROCKWALL, TX 75087

RESIDENT
2226 GRAND AVE
ROCKWALL, TX 75087

RESIDENT
291 CORNELIUS RD
ROCKWALL, TX 75087

POLK BALEY & BROOKE
333 CORNELIUS RD
ROCKWALL, TX 75087

RESIDENT
375 CORNELIUS RD
ROCKWALL, TX 75087

RESIDENT
401 CORNELIUS RD
ROCKWALL, TX 75087

TM TERRACES LLC
ANDREA DANLEY - INDEPENDENT EXECUTOR
4416 W. LOVERS LN SUITE 200
DALLAS, TX 75209

TM TERRACES LLC
4416 W. LOVERS LN SUITE 200
DALLAS, TX 75209

RESIDENT
451 CORNELIUS RD
ROCKWALL, TX 75087

RESIDENT
487 CORNELIUS RD
ROCKWALL, TX 75087

FLEMING HALLIE B
508 N ALAMO RD
ROCKWALL, TX 75087

RESIDENT
520 CORNELIUS RD
ROCKWALL, TX 75087

RESIDENT
525 CORNELIUS RD
ROCKWALL, TX 75087

RESIDENT
555 CORNELIUS RD
ROCKWALL, TX 75087

RESIDENT
588 CORNELIUS RD
ROCKWALL, TX 75087

ESTATE OF MICHAEL L PEOPLES SR
ANDREA DANLEY - INDEPENDENT EXECUTOR
PO Box 154
Fate, TX 75132

PUBLIC NOTICE

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

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

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

Z2026-022: SUP for Residential Infill

Hold a public hearing to discuss and consider a request by Akhil Parmar 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 1.59-acre parcel of land identified as Lot 4, Block A, People Tract Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family Estate 1.5 (SFE-1.5) District, addressed as 401 Cornelius Road, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on *Tuesday, May 12, 2026 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, May 18, 2026 at 6:00 PM*. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

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

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

Your comments must be received by *Monday, May 18, 2026 at 4:00 PM* to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

USE THIS QR CODE TO GO DIRECTLY TO THE WEBSITE

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

PLEASE RETURN THE BELOW FORM

Case No. Z2026-022: 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.

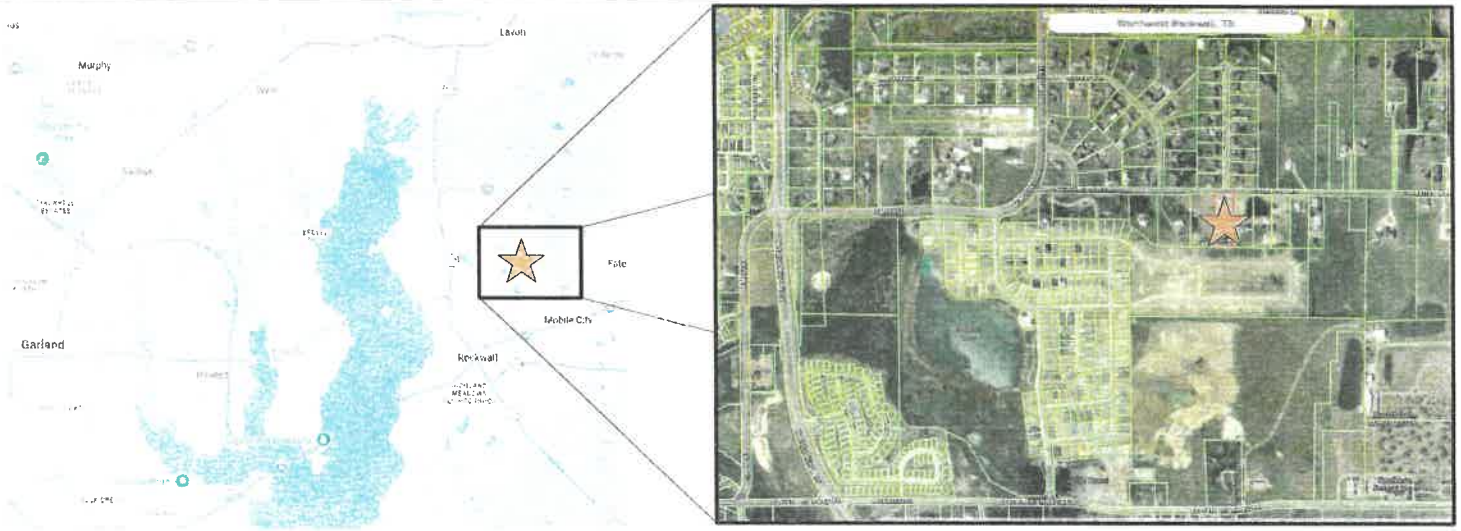
☐ I am opposed to the request for the reasons listed below.

Name:

Address:

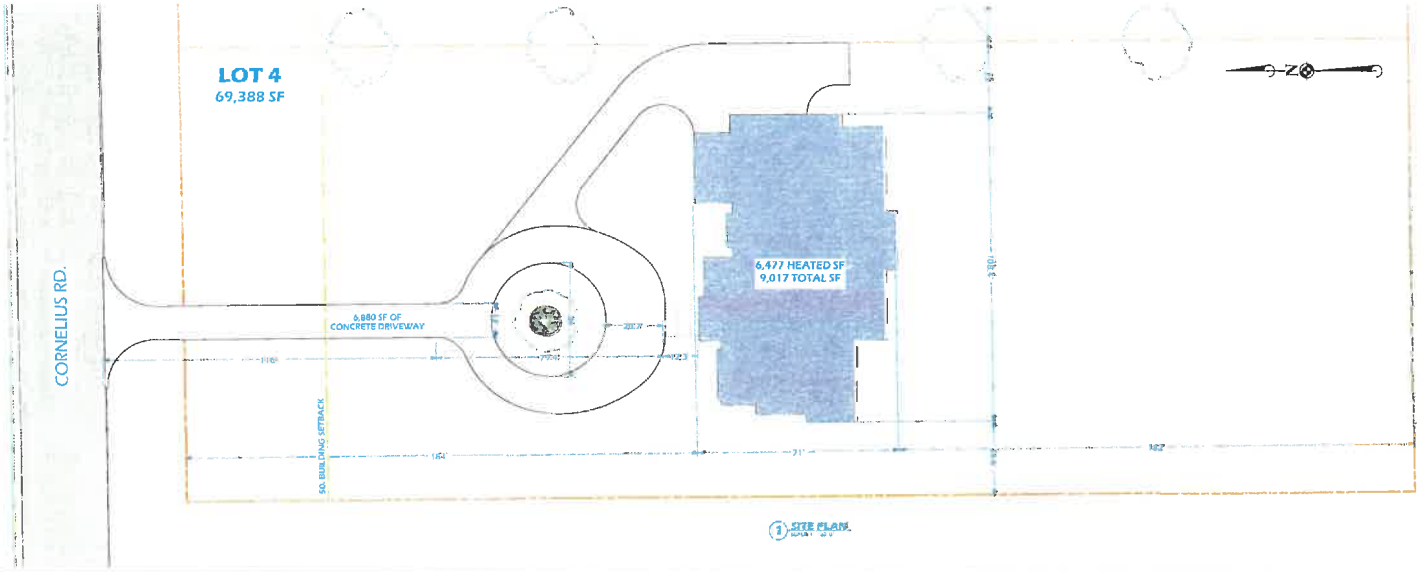
Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written 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



NEW HOME FOR THE PARMAR FAMILY

401 Cornelius Rd, Rockwall, TX 75087



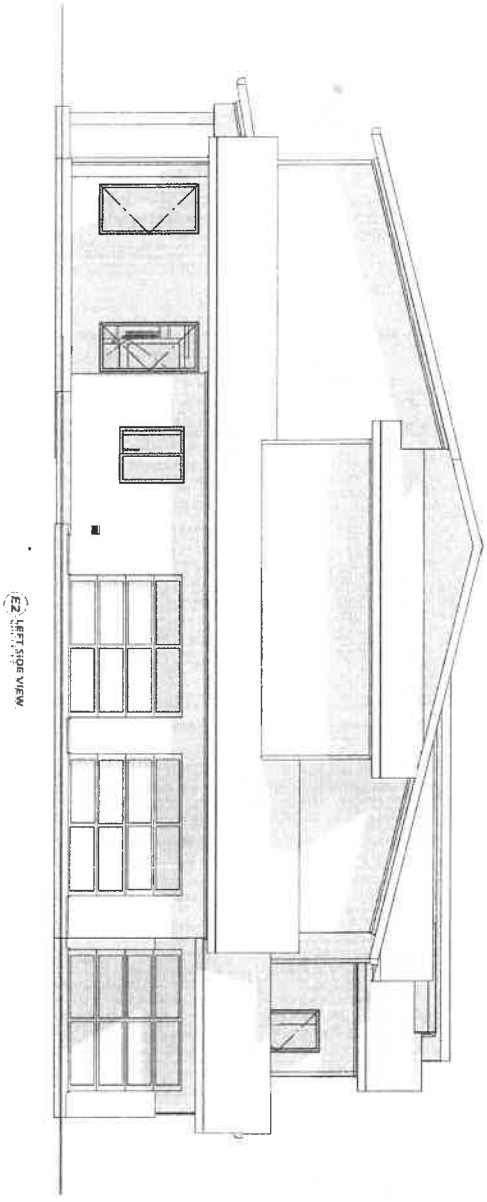
SHEET NUMBER A.11

NEW HOME FOR THE PARMAR FAMILY
401 Cornelius Rd, Rockwall, TX 75067

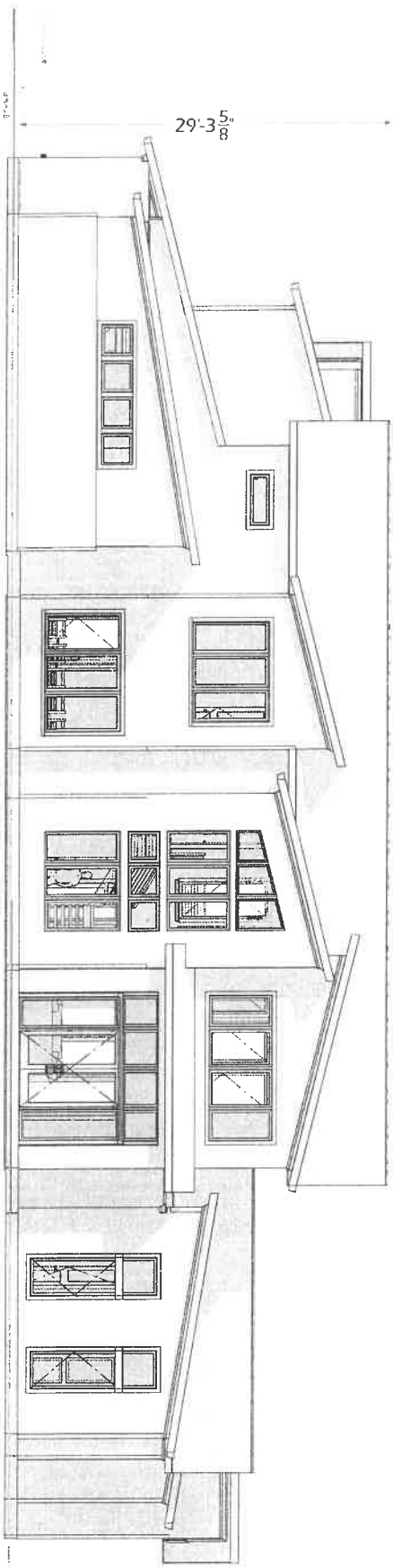
LOT #4 SITE PLAN
401 Cornelius Rd, Rockwall, TX 75067

MEMBER AIA BID

PHILLIPS DESIGN SERVICES INC.
7309 State Hwy 121, Suite 300
McKinney, TX 75070
(903) 413-5096
Scott@PhillipsPlans.com
PHILLIPSPLANS.COM



(E2) LEFT SIDE VIEW



(E1) GARAGE SIDE VIEW

PHILLIPS
DESIGN SERVICES INC
7300 State Hwy 121, Suite 300
McKinney, TX 75070
(903) 413-5096
Scott@PhillipsPlans.com
PHILLIPSPLANS.COM

MEMBER AIBD

EXTERIOR ELEVATIONS

FRONT AND LEFT SIDE VIEWS

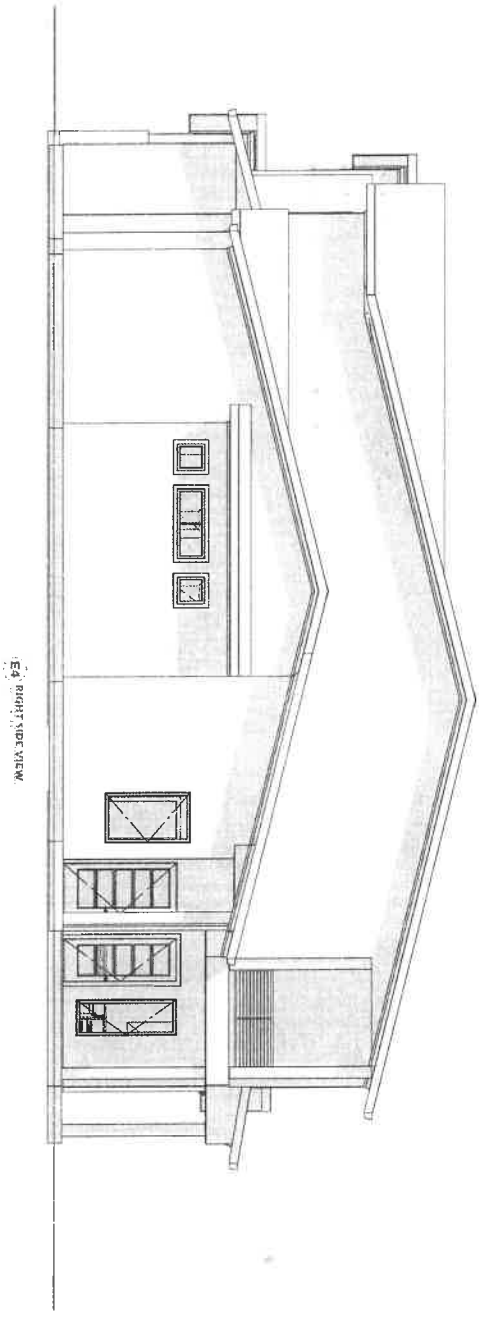
NEW HOME FOR THE PARMAR FAMILY

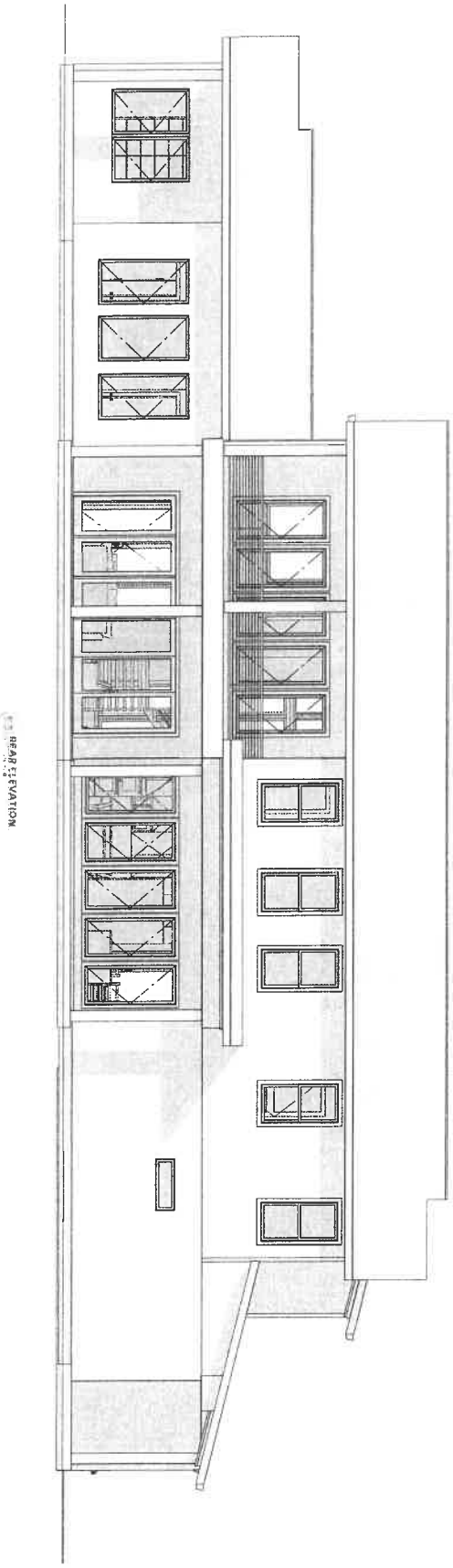
401 Cornelius Rd, Rockwall, TX 75087

DRAWN BY: J. Scott Phillips | PROJECT #: 26020507 | DATE: 03/10/2026

SHEET NUMBER: A.03

REVISION # A





PHILLIPS DESIGN SERVICES INC.
7300 State Hwy 121, Suite 300
McKinney TX 75070
(903) 413-5098
Scott@PhillipsPlans.com
PHILLIPSPLANS.COM

MEMBER AIBD

EXTERIOR ELEVATIONS

REAR AND RIGHT SIDE VIEW

NEW HOME FOR THE PARMAR FAMILY

401 Cornelius Rd, Rockwall, TX 75087

DRAWN BY J. Scott Phillips | PROJECT # 26035507 | DRAWN BY 03/10/2026

SHEET NUMBER **A.04**

REVISION # A

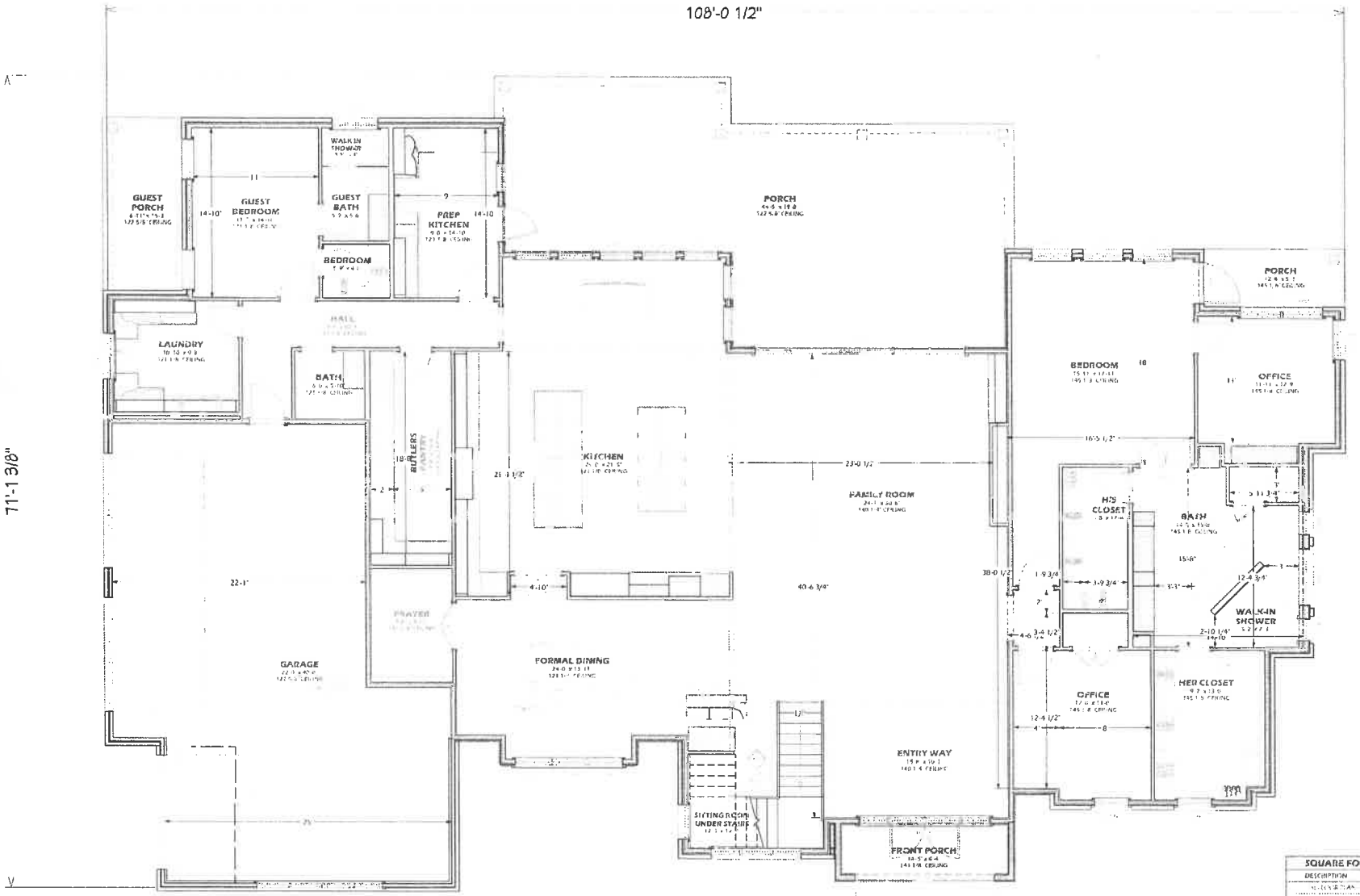
E3 REAR RENDERING

E1 FRONT/LEFT RENDERING

E4 RIGHT SIDE REAR RENDERING

E2 RIGHT SIDE 3D RENDERING

PHILLIPS DESIGN SERVICES INC. 7300 State Hwy 121 Suite 300 McKinney, TX 75070 (903) 413-5096 Scott@PhillipsPlans.com PHILLIPSPLANS.COM	MEMBER AIBD	EXTERIOR RENDERINGS FRONT AND LEFT SIDE VIEWS	NEW HOME FOR THE PARMAR FAMILY 401 Cornelius Rd, Rockwall, TX 75087	SHEET NUMBER A.12



1 1st FLOOR PLAN

SQUARE FOOTAGE	
DESCRIPTION	SQ. FEET
TOTAL HEATED	6,477
TOTAL	9,017

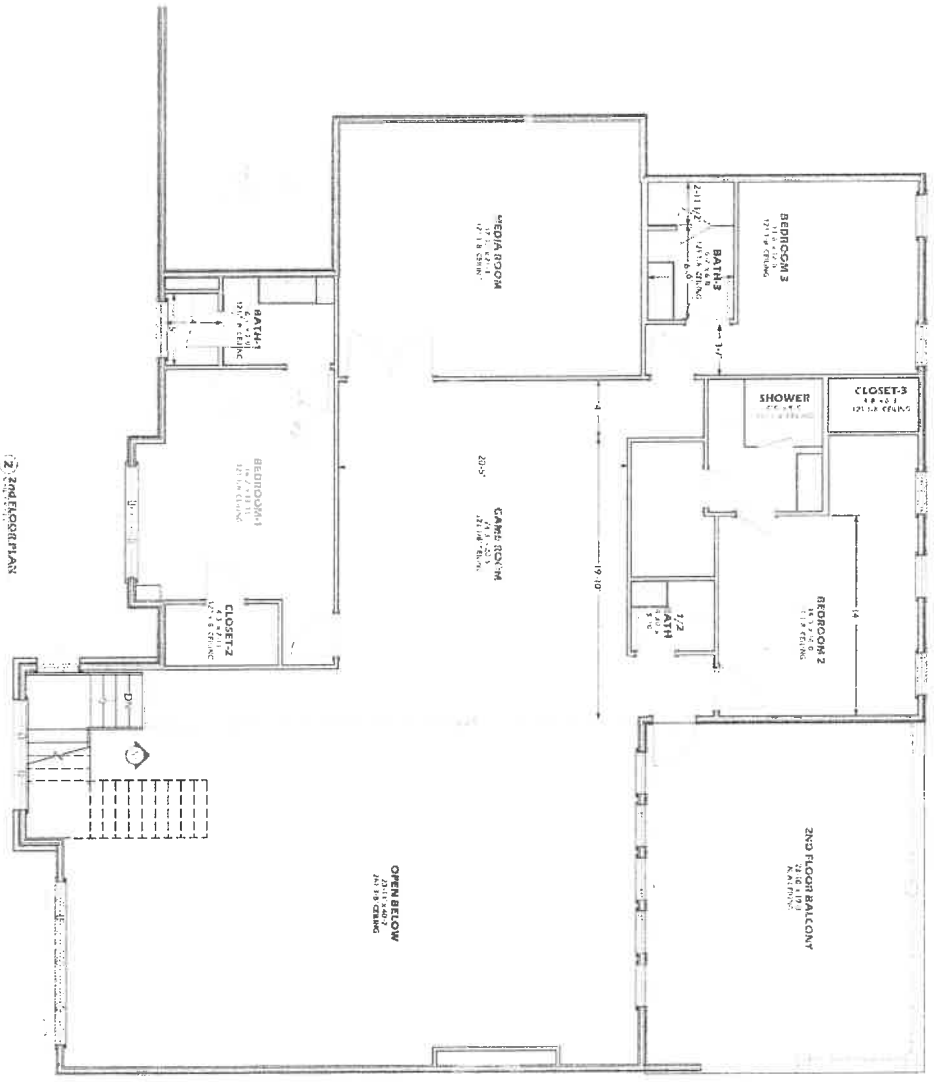
SHEET NUMBER A.01

NEW HOME FOR THE PARMAR FAMILY
401 Cornelius Rd, Rockwall, TX 75087

1st FLOOR PLAN

MEMBER AIBD

PHILLIPS DESIGN SERVICES INC.
7300 State Hwy 121, Suite 300
McKinney, TX 75070
(903) 415-5696
Scott@PhillipsPlans.com
PHILLIPSPLANS.COM



PHILLIPS RESIDENTIAL DESIGN SERVICES INC.
7300 State Hwy 121, Suite 300
McKinney TX 75070
(903) 413-5096
Scott@PhillipsPlans.com
PHILLIPSPLANS.COM

MEMBER AIBD

2nd FLOOR PLAN

NEW HOME FOR THE PARMAR FAMILY
401 Cornelius Rd, Rockwall, TX 75087

DRAWN BY: J. Scott Phillips | PROJECT #: 26030507 | DATE: 02/10/2026

SHEET NUMBER
A.02
REVISION # 1

CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2026-022

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

ADJACENT HOUSING ATTRIBUTES

ADDRESS	HOUSING TYPE	YEAR BUILT	HOUSE SF	EXTERIOR MATERIALS
1200 Marilyn Jane	Single-Family Home	1986	2,046	Brick
1201 Marilyn Jane	Single-Family Home	1986	2,046	Brick
487 Cornelius Road	Barn	1985	7,986	N/A
520 Cornelius Road	Vacant	N/A	N/A	N/A
525 Cornelius Road	Vacant	N/A	N/A	N/A
555 Cornelius Road	Single-Family Home	1960	2,450	Siding
588 Cornelius Road	Barn	2012	2,700	Metal
589 Cornelius Road	Single-Family Home	1880	4,507	Siding
614 Cornelius Road	Vacant	N/A	N/A	N/A
628 Cornelius Road	Single-Family Home	2018	2,632	Metal
635 Cornelius Road	Vacant	N/A	N/A	N/A
657 Cornelius Road	Vacant	N/A	N/A	N/A
	AVERAGES:	1975	3,481	

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

1200 Marilyn Jane

1201 Marilyn Jane

487 Cornelius Road

520 Cornelius Road

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

525 Cornelius Road

555 Cornelius Road

588 Cornelius Road

589 Cornelius Road

614 Cornelius Road

628 Cornelius Road

635 Cornelius Road

657 Cornelius Road

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 1.59-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 4, PEOPLES TRACT 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 Akhil Parmar for the approval of a *Specific Use Permit (SUP)* for *Residential Infill Adjacent to an Established Subdivision* to allow the construction of a single family home on a 1.59-acre parcel of land identified as Lot 5, Peoples Tract Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family Estate 1.5 (SFE-1.5) District, addressed as 401 Cornelius Road, and being more specifically described and depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

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

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

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

SECTION 2. That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 03.01, *General Residential District Standards*, and Subsection 03.02, *Single Family Estate 1.5 (SFE-1.5) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] -- *as heretofore amended and may be amended*

DRAFT 04-28-2026

in the future -- and with the following conditions:

3.1 OPERATIONAL CONDITIONS

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

1) The development of the *Subject Property* shall generally conform to the *Residential Plot Plan* as depicted in *Exhibit 'B'* of this ordinance.

2) The construction of a *Single-Family Home* on the *Subject Property* shall generally conform to the *Building Elevations* depicted in *Exhibits 'C'*, the *Renderings* depicted in *Exhibits 'D',* and the *Floor Plan* depicted in *Exhibits 'E'* 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 1st DAY OF JUNE, 2026.

DRAFT ORDINANCE 04.28.2026

Tim McCallum, *Mayor*

ATTEST:

Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: *May 18, 2026*

2nd Reading: *June 1, 2026*

DRAFT ORDINANCE 04.28.2026

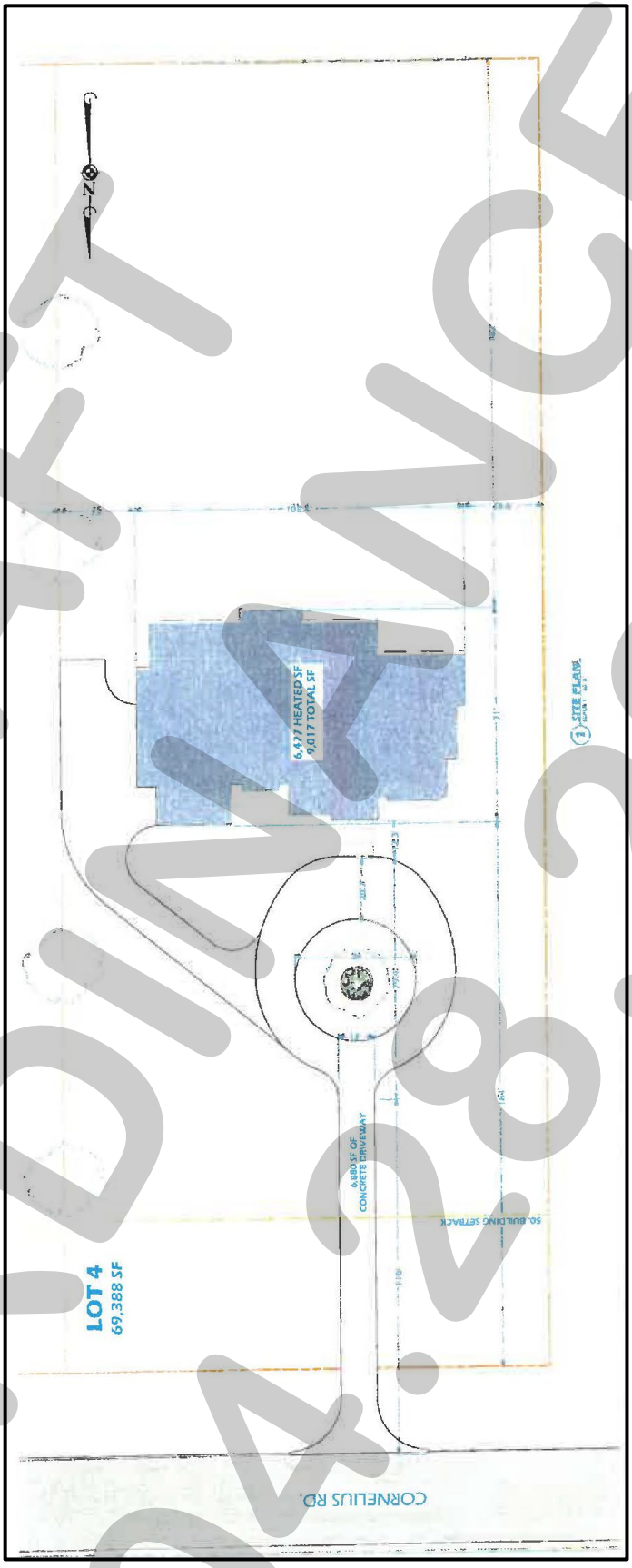
Exhibit 'A':
Location Map

Legal Description: Lot 4, Peoples Tract Addition
Address: 401 Cornelius Road

DRAFT 04/10/2026

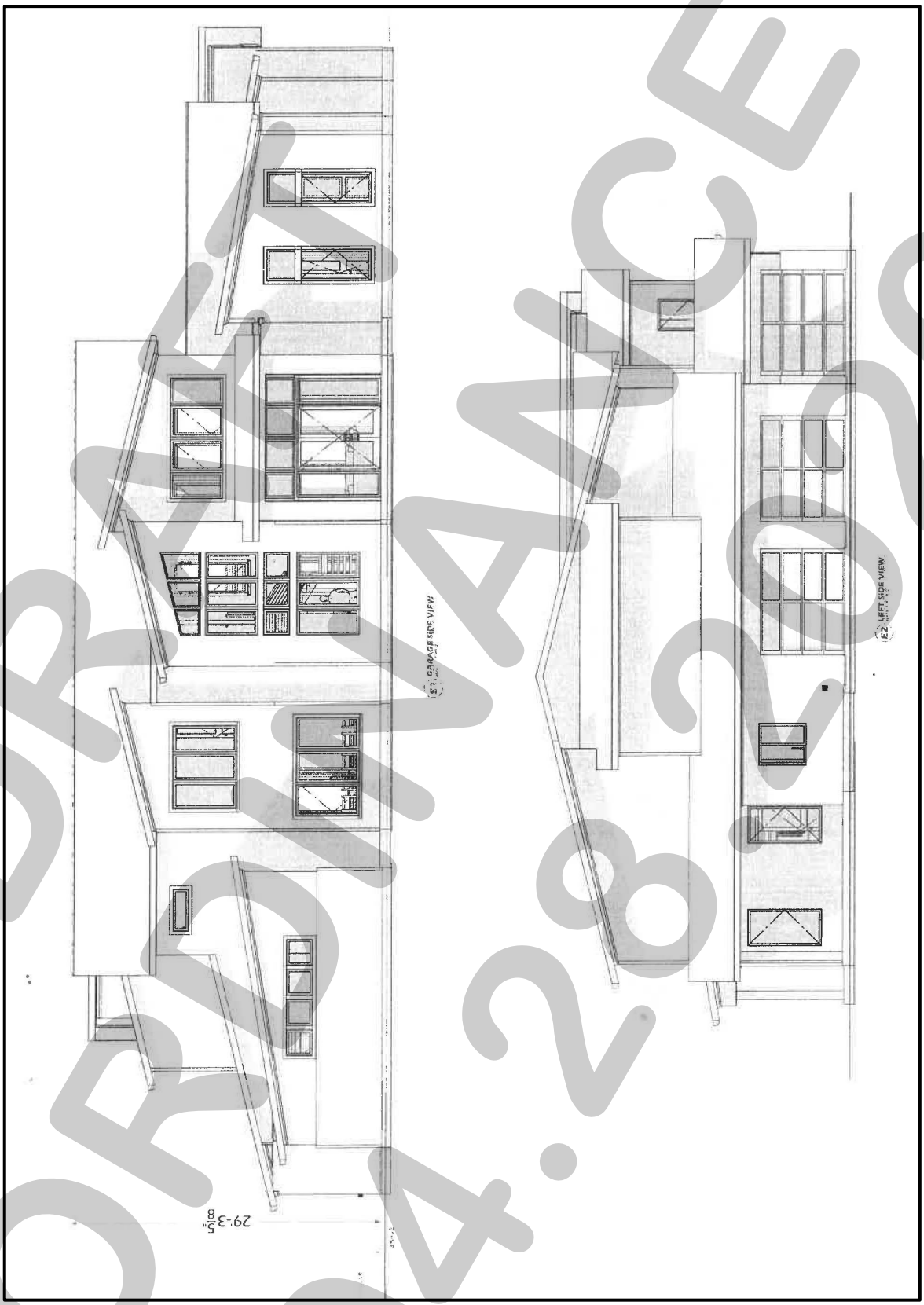
Exhibit 'B':

Residential Plot Plan



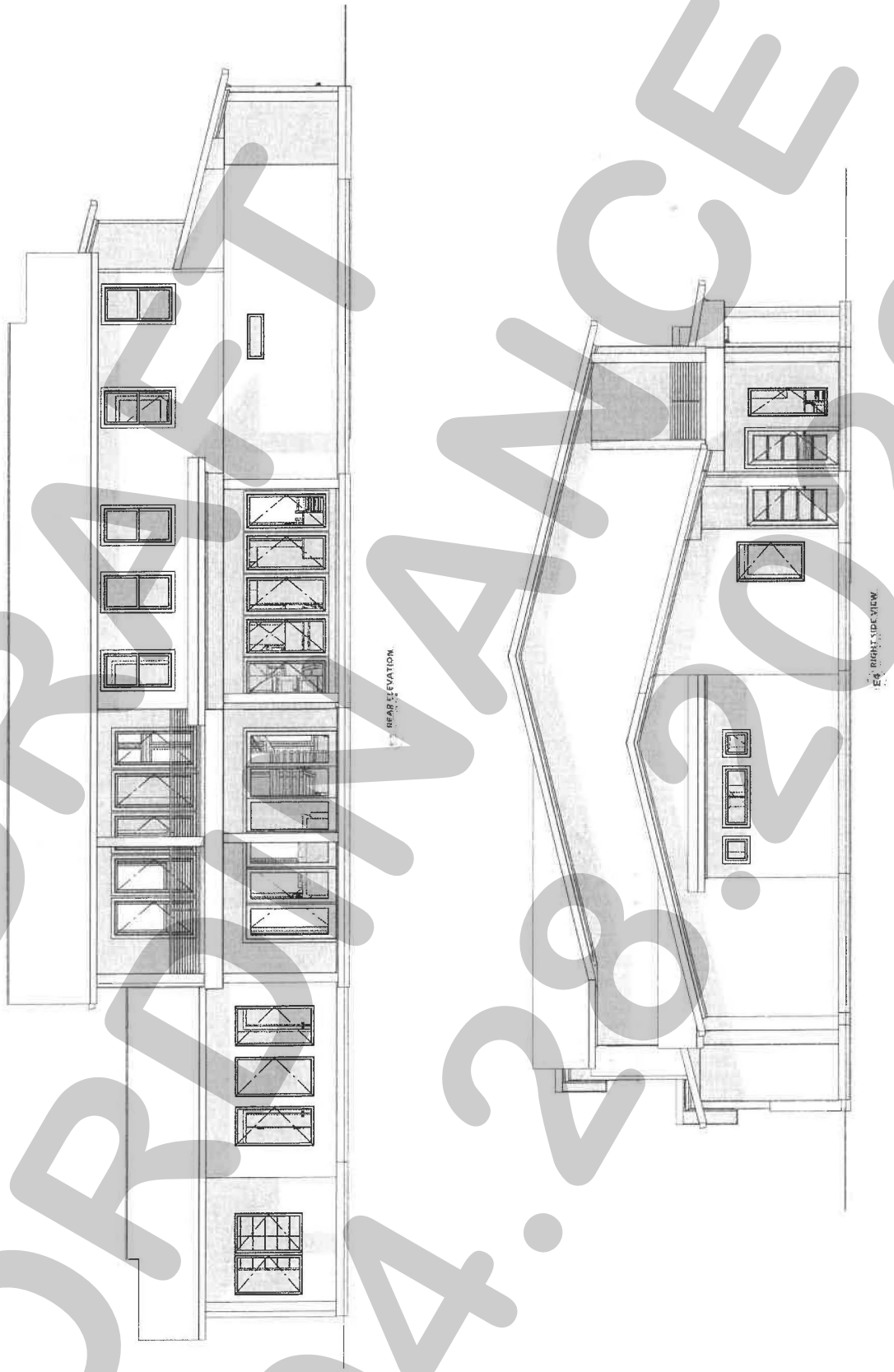
DRAFT ORDINANCE 04.28.2026

Exhibit 'C':
Building Elevations



DRAFT ORDINANCE 04.28.2026

Exhibit 'C':
Building Elevations

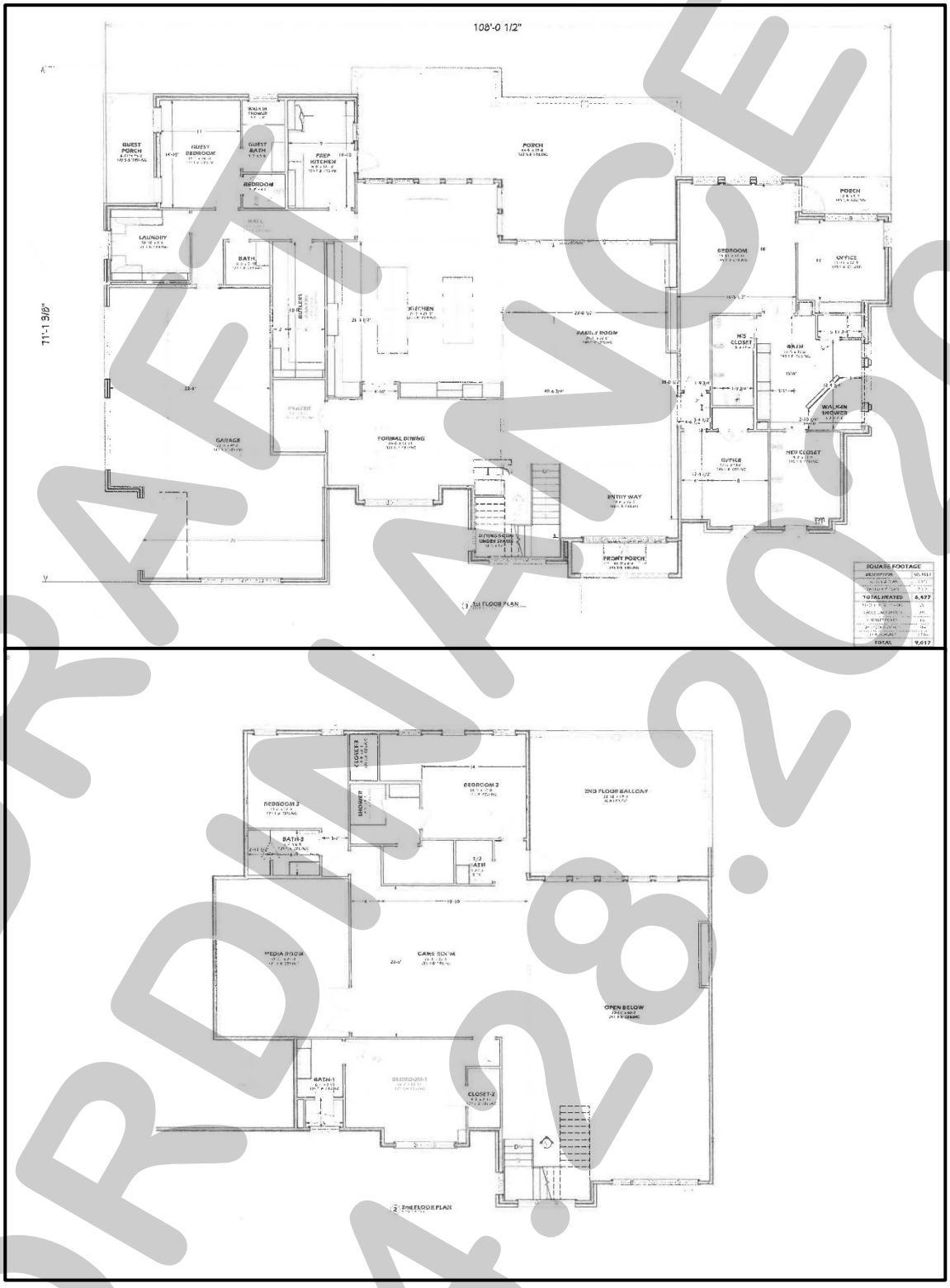


DRAFT ORDINANCE 04.28.2026

Exhibit 'D':
Renderings

DRAFT
04.28.26

Exhibit 'E':
Floor Plan



DRAFT
ORDINANCE
04.28.2026

PROJECT COMMENTS

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

DATE: 4/23/2026

PROJECT NUMBER: Z2026-023
PROJECT NAME: SUP for an Accessory Structure
SITE ADDRESS/LOCATIONS: 304 E. Bourn Street

CASE CAPTION: Hold a public hearing to discuss and consider a request by Samuel Angel Hernandez Ramirez for the approval of a Specific Use Permit (SUP) for an existing Accessory Structure on a 0.344-acre parcel of land identified as Lot 48 of the Canup 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 304 E. Bourn Street, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
	Angelica Guevara	04/23/2026	Approved w/ Comments

04/23/2026: Z2026-023; Specific Use Permit (SUP) for an existing Accessory Structure at 304 E. Bourn 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 an existing Accessory Structure on a 0.344-acre parcel of land identified as Lot 48 of the Canup 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 304 E. Bourn Street.

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

M.3 For reference, include the case number (Z2026-023) in the lower right-hand corner of all pages on future submittals.

I.4 The subject property is zoned Single-Family 7 (SF-7) District. According to Subsection 07.04, Accessory Structure Development Standards, of Article 05, District Development Standards, of the Unified Development Code (UDC), accessory structures in a Single-Family 7 (SF-7) District shall meet the following requirements:

(1) Number of Accessory Structures Permitted per Lot: 2
(2) Maximum SF of Accessory Building: 144 SF
(3) Minimum Rear Yard Setback: 3-Feet
(4) Minimum Side Yard Setback: 6-Feet
(5) Distance Between Buildings: 6-Feet
(6) Maximum Building Height: 15-Feet

According to Subsection, 07.04: Accessory Structure Development Standards, of Article 05, District Development Standards, of the Unified Development Code (UDC), Accessory Buildings and Accessory Structures shall be accessory to a residential use and located on the same lot. Unless stipulated above, only two (2) accessory structures are permitted per single-family lot; excluding carports/covered porches/pergolas that are integrated into the main accessory structure and which are included in the square footage of the overall structure.

1.5 In addition, Accessory Buildings and structures (excluding portable buildings) not meeting the size or height requirements stipulated by this section shall require a Specific Use Permit (SUP). In reviewing the Specific Use Permit (SUP), the Planning and Zoning Commission and City Council shall consider: [1] If the structure was constructed without a permit or under false pretenses, [2] The size of the proposed accessory structure compared to the size of other accessory structures in the area/neighborhood/subdivision, and [3] The size, architecture and building materials proposed for the structure compared to those of the primary structure.

Each property shall be permitted one (1) detached garage up to 625 SF and one (1) accessory building up to 144 SF or two (2) accessory buildings up to 144 SF each. If a property has an existing accessory building greater than 144 SF, no additional accessory buildings or detached garages shall be permitted. In this case, the accessory structure was constructed without a permit and exceeds the maximum size requirement by 56 SF. Additionally, there is another 96 SF, accessory structure that was constructed also without a permit on the subject property.

I.6 The existing Accessory Structure is a total of 200 SF (i.e. 20-feet x 10-feet), has a maximum height of 10-feet, and is set on a concrete slab. Based on this, the applicant is requesting a Specific Use Permit (SUP) for an Accessory Building that exceeds the maximum permissible size of 144 SF.

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 Accessory Structure shall generally conform to the Site Plan as depicted in Exhibit 'B' of the Specific Use Permit (SUP) ordinance.
(2) The applicant shall modify the existing, unpermitted structure to meet the concept plan contained in this ordinance.
(3) The Accessory Structure shall not exceed a maximum size of 200 SF.
(4) The Accessory Structure shall not be sold or conveyed separately from the single-family home without meeting the requirements of the zoning district and subdivision ordinance.
(5) No additional Accessory Structures may be constructed on the Subject Property.

M.8 Ordinances. Please review the attached draft ordinance prior to the May 12, 2026 Planning & Zoning Commission meeting, and provide staff with your markups by May 5, 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 May 5, 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 May 12, 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 April 28, 2026, and the Planning and Zoning Commission Public Hearing Meeting for this case will be held on May 12, 2026.

I.11 City Council Meeting Dates. The projected City Council meeting dates for this case will be May 18, 2026 (1st Reading) and June 1, 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	04/23/2026	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	04/23/2026	Approved w/ Comments

04/23/2026: * 10 x 20 accessory structure if approved will need to meet the following requirements:
* Must have a concrete foundation
* Must be 6 feet from any other structure
* Must be 6 feet from the side property line
* Must be 3 feet from the rear property line
* If approved the applicant must obtain a building permit before proceeding with the strucutre

* If denied the applicant will need to immediately remove the portion of the structure that has already been built.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	04/22/2026	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	04/20/2026	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	04/20/2026	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	04/20/2026	Approved

No Comments

DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

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

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

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

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

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	304 E. Bourn ST. Rockwall, TX 75087				
SUBDIVISION		LOT	48	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	Samuel Angel Hernandez Ramirez	☑ APPLICANT	Samuel Angel Hernandez Ramirez
CONTACT PERSON		CONTACT PERSON	
ADDRESS	[redacted]	ADDRESS	[redacted]
CITY, STATE & ZIP		CITY, STATE & ZIP	
PHONE		PHONE	
E-MAIL		E-MAIL	

NOTARY VERIFICATION [REQUIRED]

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

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF $ 1215.00 *TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 6th *DAY OF* April, 20 26 *BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."*

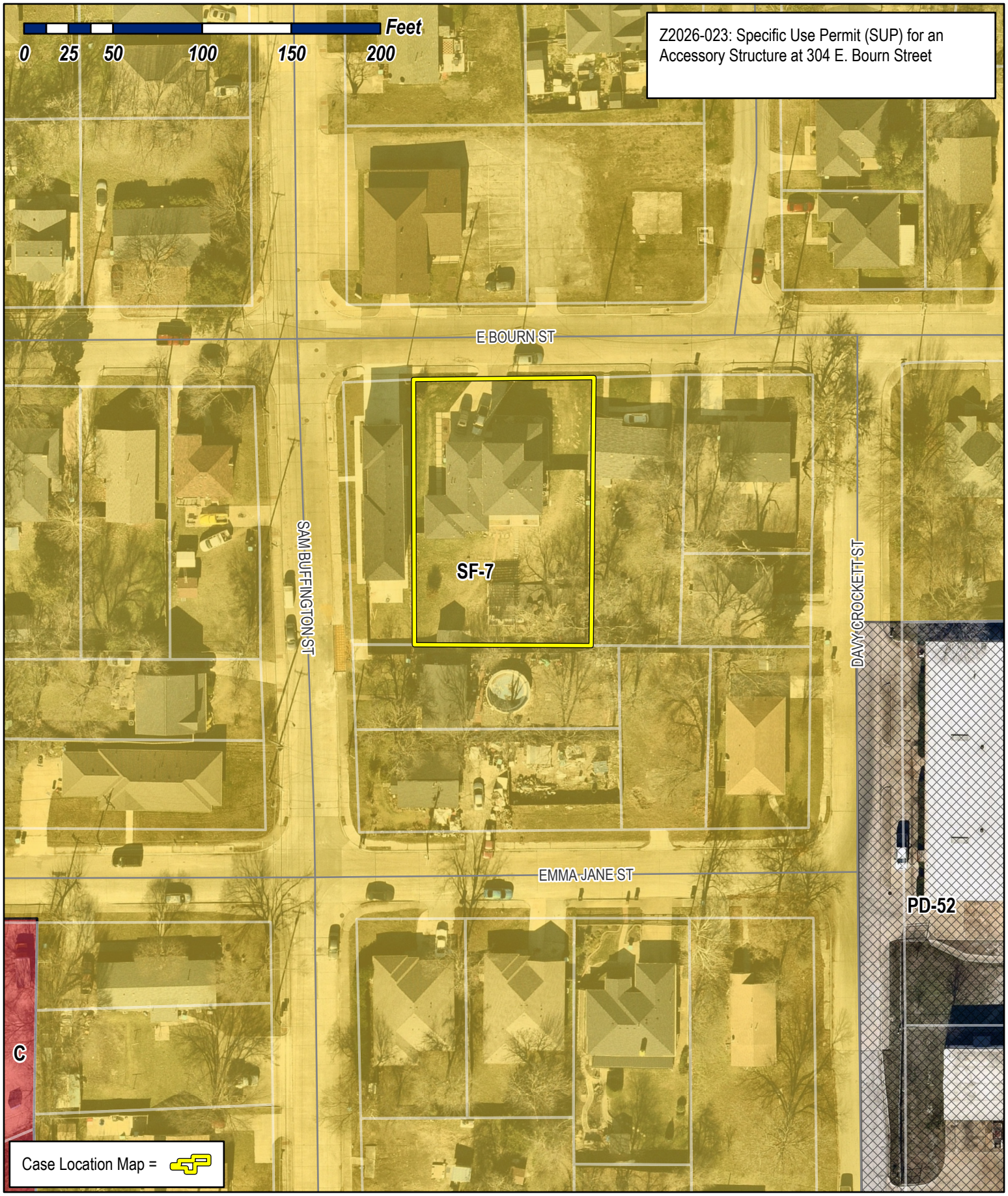
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 6th *DAY OF* April, 20 26.

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Sebastian Gutierrez-Olvera

SEBASTIAN GUTIERREZ-OLVERA
Notary Public, State of Texas
Comm. Expires 09-04-2028
Notary ID 135075371

MY COMMISSION EXPIRES 09-04-2028



City of Rockwall

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

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

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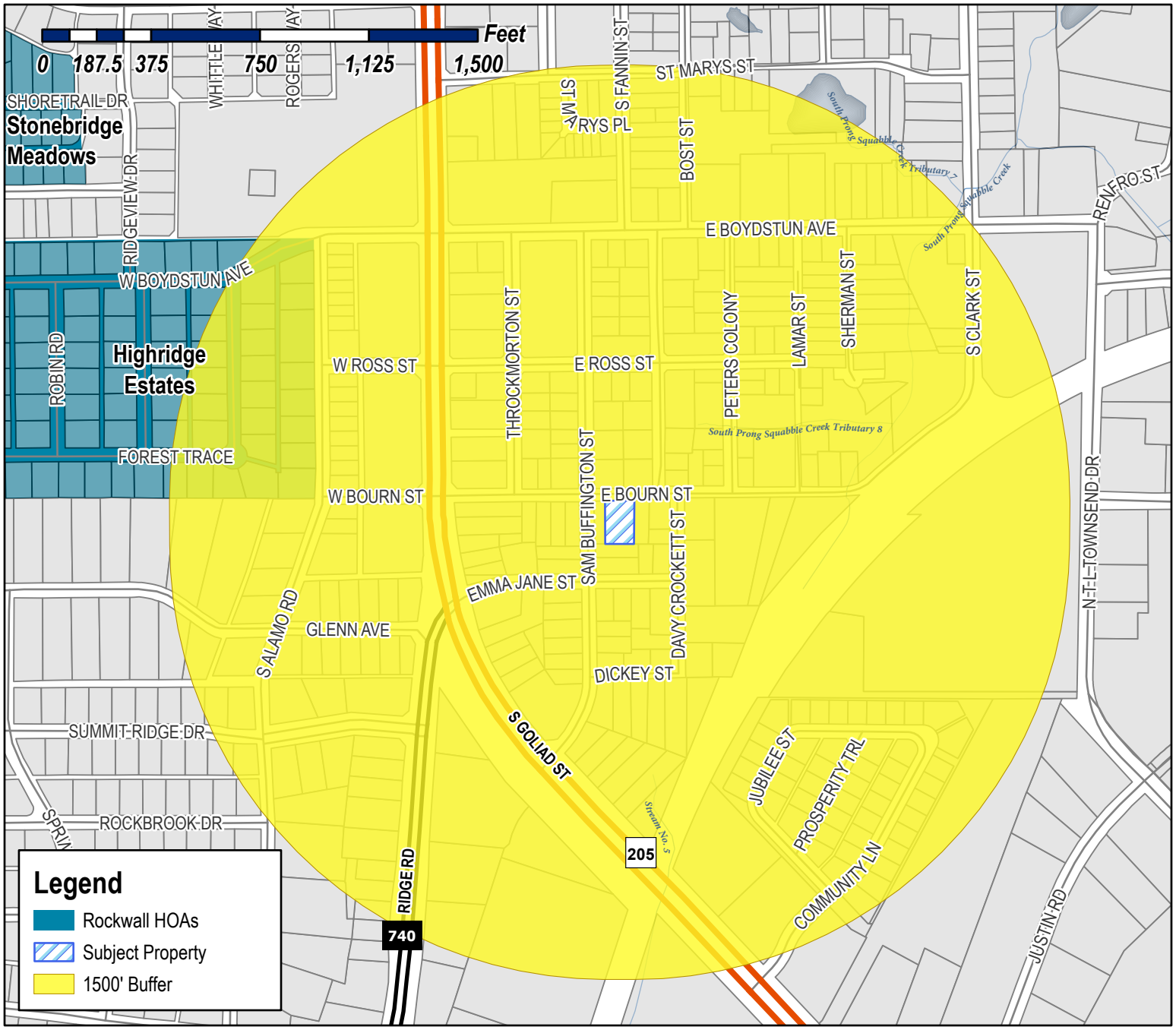
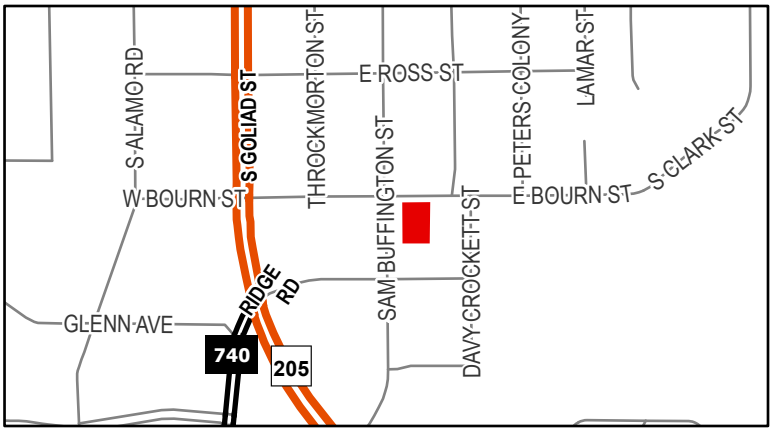


Case Number: Z2026-023
Case Name: SUP for an Accessory Structure
Case Type: Zoning
Zoning: Single-Family 7 (SF-7) District
Case Address: 304 E. Bourn Street



Date Saved: 4/17/2026
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 [Z2026-023]
Date:	Wednesday, April 22, 2026 9:15:33 AM
Attachments:	Public Notice (04.20.2026).pdf HOA Map (04.21.2026).pdf

---

HOA/Neighborhood Association Representative:

Per your participation in the Neighborhood Notification Program, you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning case that will be published in the Rockwall Herald Banner on Friday, April 24, 2026. The Planning and Zoning Commission will hold a public hearing on Tuesday, May 12, 2026 at 6:00 PM, and the City Council will hold a public hearing on Monday, May 18, 2026 at 6:00 PM. Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

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

Z2026-023: SUP for an Accessory Structure
Hold a public hearing to discuss and consider a request by Samuel Angel Hernandez Ramirez for the approval of a Specific Use Permit (SUP) for an existing Accessory Structure on a 0.344-acre parcel of land identified as Lot 48 of the Canup 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 304 E. Bourn Street, and take any action necessary.

Thank you,

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

City of Rockwall

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

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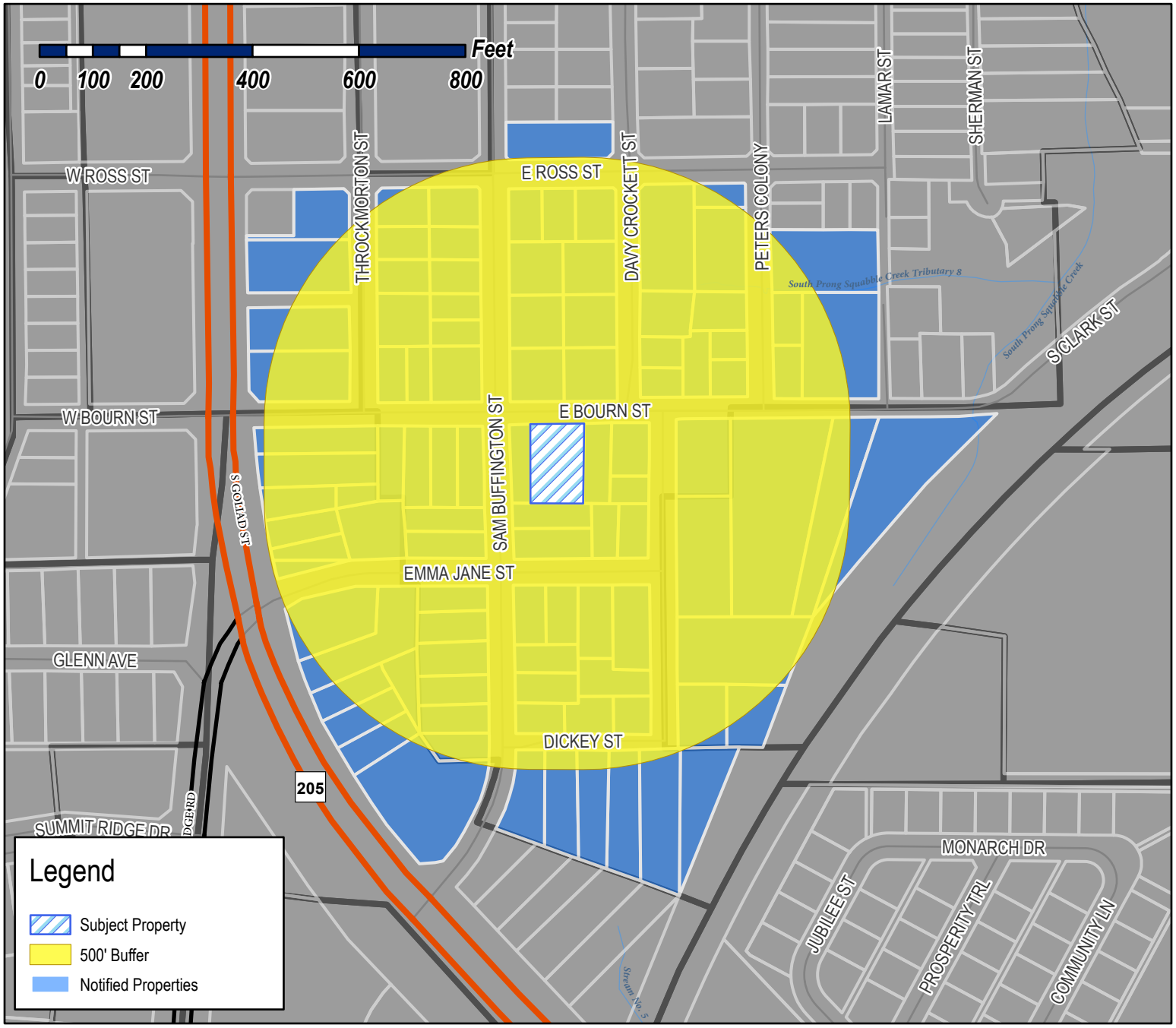
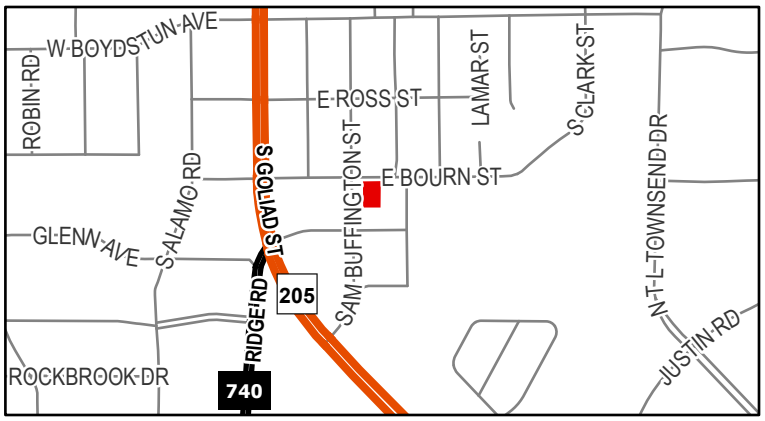


Case Number: Z2026-002
Case Name: SUP for an Accessory Structure
Case Type: Zoning
Zoning: Single-Family 7 (SF-7) District
Case Address: 304 E. Bourn Street



Date Saved: 4/17/2026
For Questions on this Case Call: (972) 771-7745

EDWARDS JASON
10 DANCING WATERS
ROCKWALL, TX 75032

RESIDENT
1001 S GOLIAD
ROCKWALL, TX 75087

RESIDENT
1003 S GOLIAD
ROCKWALL, TX 75087

RESIDENT
1005 SAM BUFFINGTON ST
ROCKWALL, TX 75087

RESIDENT
1006 DAVY CROCKETT
ROCKWALL, TX 75087

MALAVE BRENDA L
1006 SAM HOUSTON ST
ROCKWALL, TX 75087

RESIDENT
1007 SAM BUFFINGTON ST
ROCKWALL, TX 75087

RESIDENT
1008 DAVY CROCKETT
ROCKWALL, TX 75087

RESIDENT
1008 SAM BUFFINGTON ST
ROCKWALL, TX 75087

RESIDENT
1009 SAM BUFFINGTON ST
ROCKWALL, TX 75087

LIVAY LLC
1009 HOT SPRINGS DR
ALLEN, TX 75013

LIVAY LLC
1009 HOT SPRINGS DR
ALLEN, TX 75013

RESIDENT
1009 S GOLIAD
ROCKWALL, TX 75087

CASTILLO PEDRO
1009 SAM HOUSTON ST
ROCKWALL, TX 75087

RESIDENT
1010 SAM BUFFINGTON ST
ROCKWALL, TX 75087

RESIDENT
1011 S GOLIAD ST
ROCKWALL, TX 75087

RESIDENT
1012 SAM BUFFINGTON ST
ROCKWALL, TX 75087

RESIDENT
1013 S GOLIAD
ROCKWALL, TX 75087

RESIDENT
102 E ROSS AVE
ROCKWALL, TX 75087

BCL REAL ESTATE LLC
103 GROSS RD
MESQUITE, TX 75149

GE QIQING AND
JINGJING ZHANG
105 COYOTE BRUSH
IRVINE, CA 92618

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

ERVIN PROPERTIES LLC
1155 W Wall St Ste 101
Grapevine, TX 76051

ANDERSON ALLEN
1208 S LAKESHORE DR
ROCKWALL, TX 75087

REVOLVER ROOFING LLC
1288 PETALUMA DR
ROCKWALL, TX 75087

MICHAEL WAYNE ROGERS GST TRUST DATED
MAY 16TH, 2017
MICHAEL WAYNE ROGERS- TRUSTEE
1404 RIDGE ROAD
ROCKWALL, TX 75087

EFENEY WILLIAM M
1406 S LAKESHORE DR
ROCKWALL, TX 75087

PARNES DROR
15 KESTREL COURT
ROCKWALL, TX 75087

SFR JV-1 2021-1 BORROWER LLC
C/O. TRICON AMERICAN HOMES LLC
15771 RED HILL AVE
TUSTN, CA 92780

NVH PROPERTY GROUP LLC
1705 BROOKRIDGE PATH
ROCKWALL, TX 75087

RERV ACQUISITIONS LLC
1748 BAY WATCH DR
ROCKWALL, TX 75087

BATRES MARIA DELL REFUGIO
202 BOURN STREET
ROCKWALL, TX 75087

LRG GROUP LLC
202 E RUSK ST
ROCKWALL, TX 75087

RESIDENT
203 E BOURN
ROCKWALL, TX 75087

RIVERA JAIME & MARIA
204 E BOURN ST
ROCKWALL, TX 75087

MIMS KATHY
206 E BOURN ST
ROCKWALL, TX 75087

RESIDENT
206-207 EMMA JANE ST
ROCKWALL, TX 75087

RESIDENT
207 BOURN AVE
ROCKWALL, TX 75087

RESIDENT
208 EMMA JANE ST
ROCKWALL, TX 75087

SCROGGINS BILLY & JOYCE
208 E BOURN ST
ROCKWALL, TX 75087

NEW CALDONIA BAPTIST CHURCH
301 E BOURNE AVE
ROCKWALL, TX 75087

RESIDENT
302 EMMA JANE
ROCKWALL, TX 75087

VILLALOBOS JOSE MARVIN & JACKELIN IZELA
302 E ROSS
ROCKWALL, TX 75087

RESIDENT
304 EMMA JANE
ROCKWALL, TX 75087

HERNANDEZ SAMUEL AND VANESSA TYSON-HERNANDEZ
304 E Bourn St
Rockwall, TX 75087

RESIDENT
304 E ROSS AVE
ROCKWALL, TX 75087

RESIDENT
306 BOURN AVE
ROCKWALL, TX 75087

RESIDENT
308 BOURN
ROCKWALL, TX 75087

ELLERD TERESA
308 EMMA JANE ST
ROCKWALL, TX 75087

RESIDENT
309 EMMA JANE ST
ROCKWALL, TX 75087

RESIDENT
310 EMMA JANE
ROCKWALL, TX 75087

MOORE TIMOTHY H & TRACEY PARK
313 STONEBRIDGE DR
ROCKWALL, TX 75087

RESIDENT
403 E BOURN ST
ROCKWALL, TX 75087

JONES LENA EST
C/O CHARLES R HUMPHREY
405 ER ELLIS
ROCKWALL, TX 75087

ESTATE OF MARY E WALTER
408 E BOURN ST
ROCKWALL, TX 75087

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

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

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

LIU HOWARD HEYUN
4577 JAGUAR DR
PLANO, TX 75024

HECKARD ALLEN
4906 FREEMAN DR
ROWLETT, TX 75088

TEXAN MUTUAL LLC
5000 Riverside Dr Ste 100W Bldg 5
Irving, TX 75039

MARTIN HELEN
501 E BOURN ST
ROCKWALL, TX 75087

RESIDENT
504 ROSS
ROCKWALL, TX 75087

MATHIS DEBRA L
504 DICKEY ST
ROCKWALL, TX 75087

RESIDENT
505 E BOURN ST
ROCKWALL, TX 75087

RESIDENT
506 DICKEY ST
ROCKWALL, TX 75087

RODRIGUEZ MARIA
507 DICKEY ST
ROCKWALL, TX 75087

BROWN GEORGIA
508 DICKEY ST
ROCKWALL, TX 75087

SALGADO HAROLD G
510 DICKIE ST
ROCKWALL, TX 75087

WAFFER JULIUS
512 DICKEY ST
ROCKWALL, TX 75087

NUAMERICA PROPERTIES LLC
5657 SOUTHERN FERN RD
GARLAND, TX 75043

JMS CUSTOM HOMES, LLC
58 WINDSOR DR
ROCKWALL, TX 75032

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

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

BRANNON ERMA LEE EST AND
MARVIN RAY BRANNON ETAL
6819 CLIFFWOOD DR
DALLAS, TX 75237

RESIDENT
710 DAVY CROCKETT
ROCKWALL, TX 75087

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

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

EMMANUEL TABERNACLE CHURCH
7903 FERGUSON RD
DALLAS, TX 75228

RESIDENT
800 SAM BUFFINGTON ST
ROCKWALL, TX 75087

RESIDENT
801 DAVY CROCKETT
ROCKWALL, TX 75087

LAFAYETTE FAMILY TRUST
ESTELLE LAFAYETTE - TRUSTEE
801 THROCKMORTON ST
ROCKWALL, TX 75087

JACKSON CALVIN
802 SAM HOUSTON ST
ROCKWALL, TX 75087

DANIELS ANNIE L
803 THROCKMORTON ST
ROCKWALL, TX 75087

DIXON ALMA
804 SAM HOUSTON ST
ROCKWALL, TX 75087

RESIDENT
805 SAM BUFFINGTON ST
ROCKWALL, TX 75087

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

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

ESTATE OF FRANKIE MAE ALLEN
805 THROCKMORTON
ROCKWALL, TX 75087

RESIDENT
806 SAM BUFFINGTON ST
ROCKWALL, TX 75087

RESIDENT
807 THROCKMORTON
ROCKWALL, TX 75087

RESIDENT
808 SAM BUFFINGTON ST
ROCKWALL, TX 75087

RESIDENT
809 S GOLIAD
ROCKWALL, TX 75087

RESIDENT
809 SAM BUFFINGTON ST
ROCKWALL, TX 75087

JOHNSON MELDRIA
809 DAVY CROCKETT
ROCKWALL, TX 75087

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

BARRON BLAKELEIGH
811 DAVY CROCKETT ST
ROCKWALL, TX 75087

RESIDENT
811 S GOLIAD
ROCKWALL, TX 75087

RESIDENT
812 PETERS COLONY
ROCKWALL, TX 75087

RUSZKOWSKI SKYLER E
8127 E COLUMBUS AVE
SCOTTSDALE, AZ 85251

HALL WILLA O
815 DAVY CROCKETT ST
ROCKWALL, TX 75087

HERNANDEZ ALMA VELIA
815 THROCKMORTON ST
ROCKWALL, TX 75087

DENTON GLENDA K & LANCE
900 DAVY CROCKETT
ROCKWALL, TX 75087

JPH ROCKWALL LLC
901 DAVY CROCKETT STREET
ROCKWALL, TX 75087

RESIDENT
901 S GOLIAD
ROCKWALL, TX 75087

PORTER BRANDON &
NOELLE PELLECER
901 SAM HOUSTON ST
ROCKWALL, TX 75087

RESIDENT
902 DAVY CROCKETT
ROCKWALL, TX 75087

WALKER TOM H & SUE ANN
902 LAKE MEADOWS DR
ROCKWALL, TX 75087

RESIDENT
903 DAVY CROCKETT
ROCKWALL, TX 75087

GOAT GENERAL CONTRACTING LLC
KEVIN W. VICE
903 DAVY CROCKETT ST
ROCKWALL, TX 75087

G O A T GENERAL CONTRACTING, LLC
903 DAVY CROCKETT ST
ROCKWALL, TX 75087

RESIDENT
903 S GOLIAD
ROCKWALL, TX 75087

RESIDENT
905 S GOLIAD
ROCKWALL, TX 75087

VALENCIA MONICA L AND ALFREDO
906 SAM HOUSTON
ROCKWALL, TX 75087

RESIDENT
907 SAM BUFFINGTON ST
ROCKWALL, TX 75087

RESIDENT
907 S GOLIAD
ROCKWALL, TX 75087

PAIGE RYAN PROPERTIES LLC
P. O. BOX 853
WYLIE, TX 75098

DATIBRAN HOLDINGS LLC
PO Box 1137
Rockwall, TX 75087

JCK CONCRETE INC
PO BOX 311
FATE, TX 75132

PROGRESS RESIDENTIAL BORROWER 16 LLC
PO BOX 4090
SCOTTSDALE, AZ 85261

NEW CALDONIA BAPTIST CHURCH
PO BOX 481
ROCKWALL, TX 75087

D&A REAL ESTATE PARTNERS LTD
PO BOX 850
ROCKWALL, TX 75087

OWENS RICHARD DUANE
905 SAM HOUSTON
ROCKWALL, TX 75087

PUBLIC NOTICE

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

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

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

Z2026-023: SUP for an Accessory Structure

Hold a public hearing to discuss and consider a request by Samuel Angel Hernandez Ramirez for the approval of a *Specific Use Permit (SUP)* for an existing *Accessory Structure* on a 0.344-acre parcel of land identified as Lot 48 of the Canup 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 304 E. Bourn 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, May 12, 2026 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, May 18, 2026 at 6:00 PM*. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

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

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

Your comments must be received by *Monday, May 18, 2026 at 4:00 PM* to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

USE THIS QR CODE TO GO DIRECTLY TO THE WEBSITE

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

PLEASE RETURN THE BELOW FORM

Case No. Z2026-023: SUP for an Accessory Structure

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.

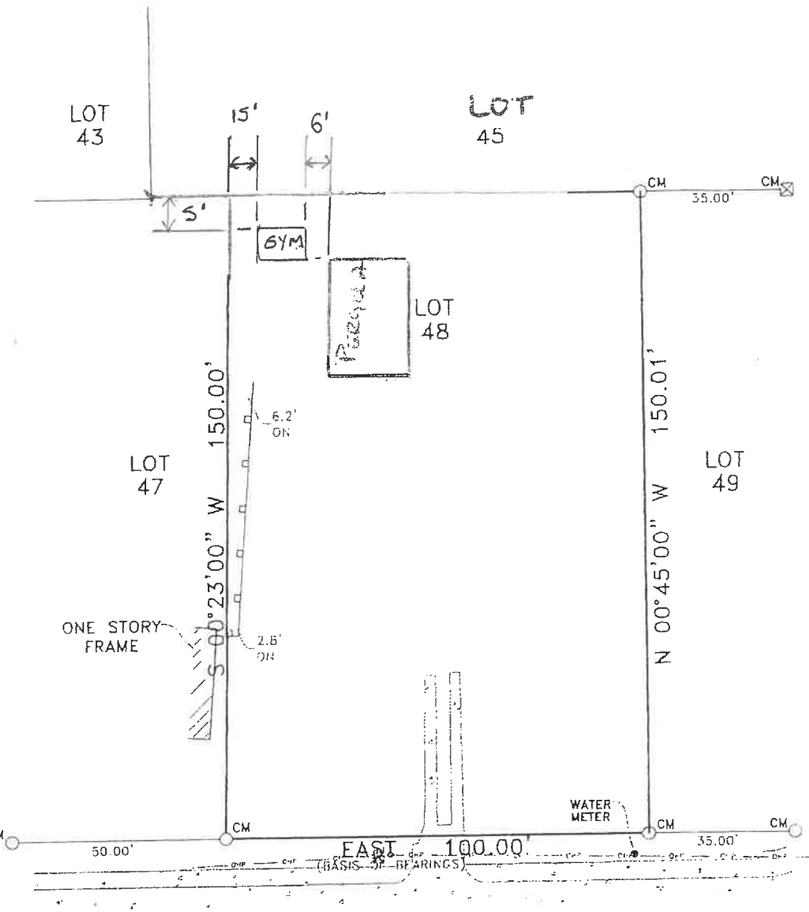
PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

C.B.G. Surveying, Inc.

Allegiance TITLE COMPANY

304 Bourn Street

Being Lot 48, of Canup Subdivision, an addition in Rockwall County, Texas, according to the plat thereof recorded in Volume 39, Page 244, Map Records, Rockwall County, Texas.



GYM
10X20

LEGEND

○ 1/2" ROD FOUND	□ FENCE POST FOR CORNER
⊗ 1/2" ROD SET	CM CONTROLLING MONUMENT
○ 1" PIPE FOUND	AC AIR CONDITIONER
⊠ "X" FOUND/SET	PE POOL EQUIPMENT
60d NAIL FOUND	● POWER POLE
T TRANSFORMER PAD	△ OVERHEAD ELECTRIC
■ COLUMN	—IF— IRON FENCE
▲ UNDERGROUND ELECTRIC	—X— BARBED WIRE
—OHP— OVERHEAD ELECTRIC POWER	EDGE OF ASPHALT
—OES— OVERHEAD ELECTRIC SERVICE	EDGE OF GRAVEL
—O— CHAIN LINK	CONCRETE
WOOD FENCE 0.5' WIDE TYPICAL	COVERED AREA

EXCEPTIONS:

NOTES:
BEARINGS, EASEMENTS AND BUILDING LINES ARE BY RECORDED PLAT UNLESS OTHERWISE NOTED.

FLOOD NOTE: According to the F.I.R.M. No. 48397C0040 L, this property does lie in Zone X and does not lie within the 100 year flood zone.

This survey is made in conjunction with the information provided by Allegiance Title Company. Use of this survey by any other parties and/or for other purposes shall be at user's own risk and any loss resulting from other use shall not be the responsibility of the undersigned. This is to certify that I have on this date made a careful and accurate survey on the ground of the subject property. The plat hereon is a correct and accurate representation of the property lines and dimensions are as indicated; location and type of buildings are as shown; and EXCEPT AS SHOWN, there are no visible and apparent encroachments or protrusions on the ground.

Accepted by: _____ Purchaser

Date: _____ _____ Purchaser

Drawn By: BM

Scale: 1" = 30'

Date: 04/13/15

GF NO.: 1550812-10GH

Job No. 1504703

C.B.G. Surveying, Inc.
12025 Shiloh Road, Ste. 230
Dallas, TX 75228
P 214.349.9485
F 214.349.2216
Firm No. 10168800
www.cbgdfw.com

STATE OF TEXAS REGISTERED THOMAS WILLIAM MAUK 5119 PROFESSIONAL SURVEYOR

THOMAS MAUK
R.P.L.S. NO. 5119

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 AN EXISTING *ACCESSORY STRUCTURE* ON A 0.344-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 48 OF THE CANUP ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request by Samuel Hernandez for the approval of a *Specific Use Permit (SUP)* for an *Accessory Structure* on a 0.344-acre parcel of land identified as Lot 48 of the Canup Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 304 E. Bourn 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 an *Accessory Structure* in accordance with Article 04, *Permissible Uses*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] on the *Subject Property*; and,

SECTION 2. That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 03.01, *General Residential Standards*, Subsection 03.09, *Single-Family 7 (SF-7) District*, and Subsection 07.04, A*ccessory Structure Development Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] -- *as heretofore amended and may be amended in the future* -- and with the following conditions:

2.1 OPERATIONAL CONDITIONS

DRAFT ORDINANCE 02-26-26

The following conditions pertain to the construction of an *Accessory Structure* on the *Subject Property* and conformance to these operational conditions are required:

1) The development of the *Accessory Structure* shall generally conform to the *Site Plan* as depicted in *Exhibit 'B'* of this ordinance.

2) The applicant shall modify the existing, unpermitted structure to meet the concept plan contained in this ordinance.

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

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

5) No additional *Accessory Structures* may be constructed on the *Subject Property*.

2.2 COMPLIANCE

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

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

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

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

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

SECTION 6. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, 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 1ST DAY OF JUNE, 2026.

DRAFT ORDINANCE 04.28.2026

Tim McCallum, *Mayor*

ATTEST:

Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: *May 18, 2026*

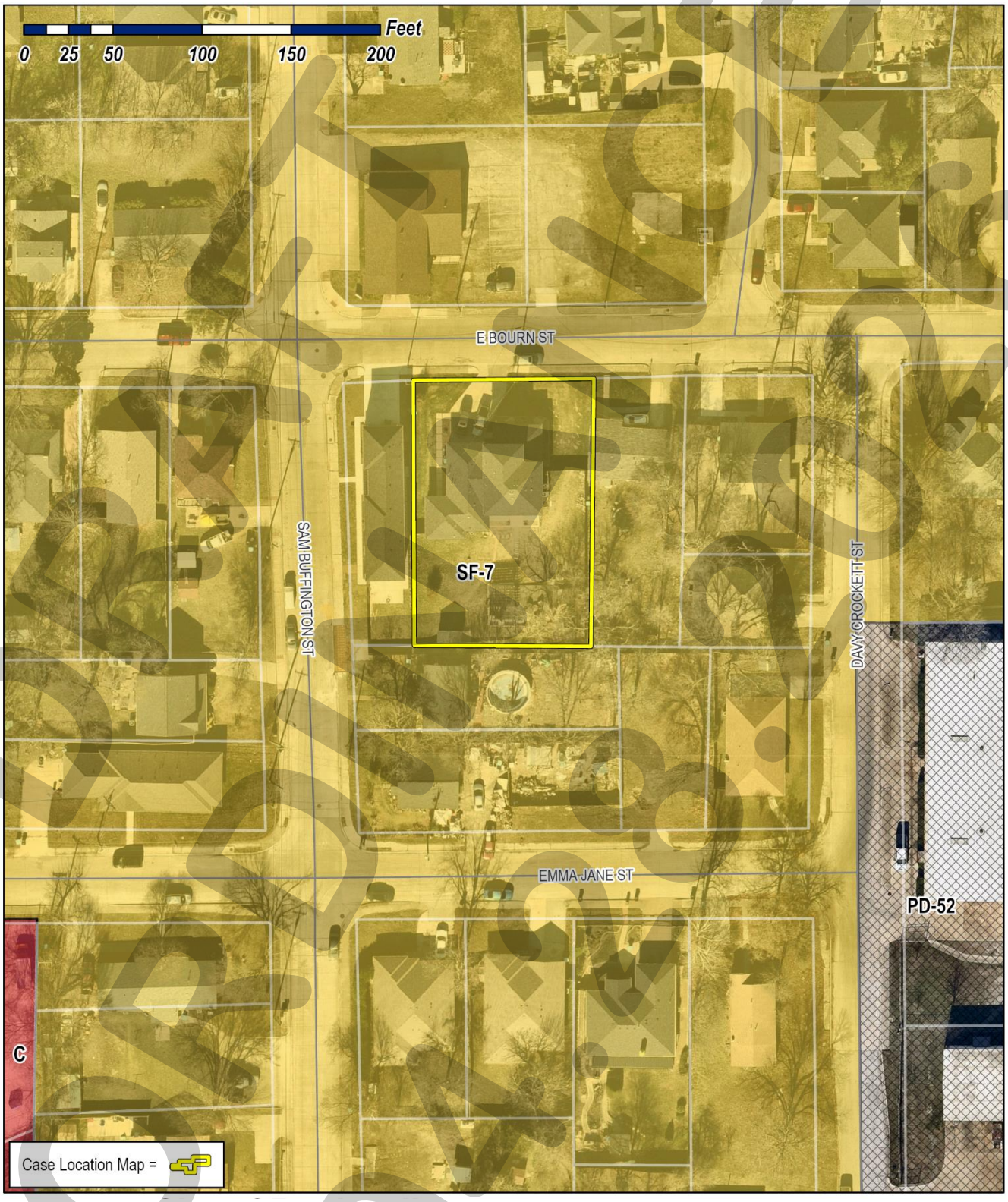
2nd Reading: *June 1, 2026*

DRAFT ORDINANCE 04.28.2026

Exhibit 'A':
Location Map

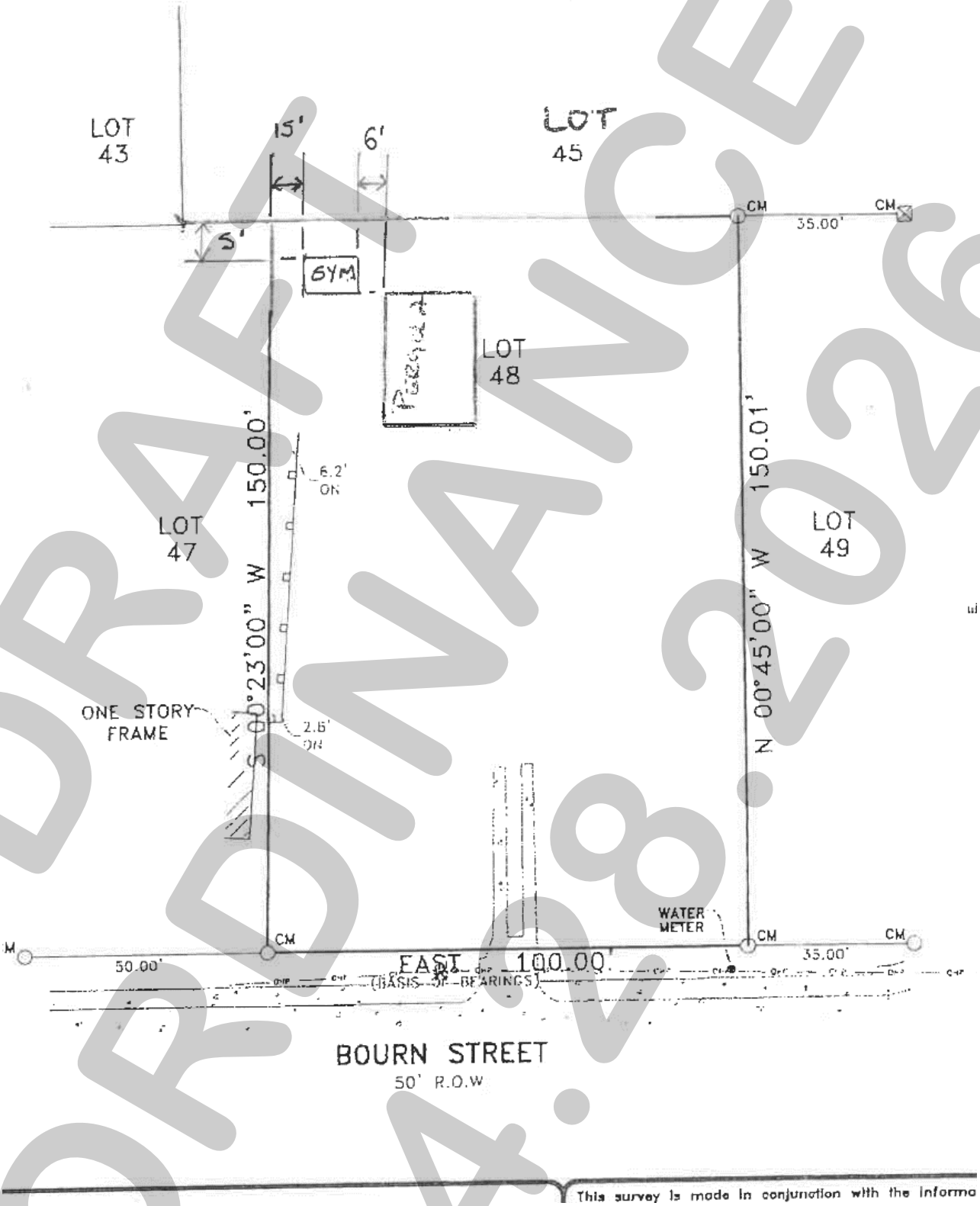
Address: *304 E. Bourn Street*

Legal Description: *Lot 48 of the Canup Addition*



Draft

Exhibit 'B':
Site Plan



DRAFT ORDINANCE 04.28.2026

PROJECT COMMENTS

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

DATE: 4/23/2026

PROJECT NUMBER: Z2026-024
PROJECT NAME: Zoning Change from C to HC
SITE ADDRESS/LOCATIONS: 960 Sids

CASE CAPTION: Hold a public hearing to discuss and consider a request by Stephen Geiger for the approval of a Zoning Change from a Commercial (C) District to a Heavy Commercial (HC) District for a 1.50-acre tract of land identified as Tract 8-02 of the J. D. McFarland Survey, Abstract No. 145, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, addressed as 960 Sids Road, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
	Henry Lee	04/23/2026	Approved w/ Comments

04/23/2026: Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This request is for the approval of approval of a Zoning Change from a Commercial (C) District to a Heavy Commercial (HC) District for a 1.50-acre tract of land identified as Tract 8-02 of the J. D. McFarland Survey, Abstract No. 145, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, addressed as 960 Sids Road.

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

M.3 For reference, include the case number (Z2026-024) in the lower right-hand corner of all pages on future submittals.

I.4 According to the Land Use Plan contained in the OURHometown Vision 2040 Comprehensive Plan, the subject property is located within the Southwest Residential District and is designated for Commercial/Industrial and Commercial/Retail land uses on the Future Land Use Plan. Given that the proposed zoning change is part of the large Corporate Campus (i.e. Rayburn Electric Cooperative) it appears to be in conformance with the Commercial/Industrial designation as outlined in the Southwest Residential District. In addition, according to the District Strategies for the Southwest Residential District, “(t)he areas around Sids Road, National Drive, and Mims Road are some of the only areas in the City that are designated for Commercial/Industrial land uses. As a result, these areas should be protected from the encroachment of incompatible land uses (i.e. residential land uses -- higher density or otherwise). This should protect the businesses that currently exist in these areas.” Since the proposed zoning change is associated with an existing Corporate Campus (i.e. Rayburn Electric Cooperative), the applicant’s request appears to meet the intent of the District Strategies.

I.5 Please note that regardless of the submitted request -- if this zoning case is approved -- any development on the subject property will be required to adhere to all applicable requirements of the Unified Development Code (UDC) for a property that is zoned Heavy Commercial (HC) District.

M.6 Ordinances. Please review the attached Draft Ordinance prior to the April 28, 2026 Planning and Zoning Commission Work Session meeting, and provide staff with your markups by no later than May 5, 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 May 5, 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 May 12, 2026 Planning and Zoning Commission Public Hearing Meeting. The Planning and Zoning Commission Work Session

Meeting for this case will be held on April 28, 2026.

I.8 Planning and Zoning Commission Meeting Dates. The Planning and Zoning Commission Work Session Meeting for this case will be held on April 28, 2026, and the Planning and Zoning Commission Public Hearing Meeting for this case will be held on May 12, 2026.

I.9 City Council Meeting Dates. The projected City Council meeting dates for this case will be May 18, 2026 (1st Reading) and June 1, 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	04/23/2026	Approved w/ Comments

04/23/2026: 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, allowed in easements.
- Retaining walls 3' and over must be engineered.
- All retaining walls (18" or taller) must be rock, stone, or stone faced. 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.
- Required 10' utility easement along all City street frontages.
- All utilities must be underground.
- Need to show existing and proposed utilities on the Site Plan.
- Additional comments may be provided at the time of Site Plan and Engineering review.

Drainage Items:

- Detention is required for the entire site.
- Existing flow patterns must be maintained.
- 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 use of specific area.
- Storm water cannot increase off the property.
- Detention pond max side slope of 4:1 with a minimum bottom slope of 1%.
- Detention easement required at free board elevation.
- No vertical walls are allowed in detention easement.
- Detention pond is required to have an emergency spillway.
- Detention ponds must be irrigated.
- Detention must be above the 100yr floodplain elevation where adjacent and not allowed in the floodplain at all.
- The property owner will be responsible for maintaining, repair, and replacement of the drainage systems.
- No vertical walls allowed in detention easements.
- No public water or sanitary sewer allowed in detention easements.
- Must show and meet erosion hazard setback for all creeks/streams.
- Must have a Flood Study for all changes and crossing of the floodplain. Review fees apply.
- FFE for all buildings must be called out when adjacent to a detention system. FEE must be a minimum 2' above the 100-year WSEL for the detention system.
- Grate inlets are not allowed.
- Dumpster areas to drain to oil/water separator and then to the storm lines.

Water and Wastewater Items:
- Site plan must show existing/proposed utility lines (Water, Sewer, etc.)
- Any public water lines must be a minimum of 8", looped, and must be in a 20' wide easement. (Meet City of Rockwall Standards of Design and Construction)
- Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)
- There is an existing 6" water line located along Sids available for use.
- There is an existing 18" sewer main manhole located to the north available for use.
- 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).
- 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 roadway must be completed by dry bore. Opening cutting will not be allowed unless utility is under paving.
- Min 20' utility easements.
- Water to be 10' separated from storm and sewer lines.
- All public utilities must be centered in easement.
- Provide water main stubs and wastewater stubs to all adjacent properties for future/existing development connection points.
- $401.89/ acre sewer pro-rata. Additional pro-ratas may apply. Contact Engineering for information.
- Off-Site utility improvements may be required. Contact Engineering for information.

Roadway Paving Items:
- Must meet City and TXDOT driveway spacing requirements.
- All parking, storage, drive aisles must be reinforced concrete. (No rock, gravel, or asphalt allowed).
- All Parking to be 20'x9' minimum. Parking may not be off a public Roadway. Vehicle must not be required to back onto a public roadway, including trash trucks.
- No dead-end parking allowed without an City approved turnaround. 15'x64' striped no parking.
- 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.
- Sids must be paved (min. 24' curb and gutter)

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	04/23/2026	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	04/22/2026	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	04/20/2026	Approved w/ Comments

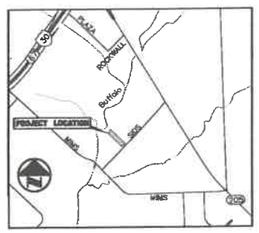
04/20/2026: This lots address is an even number on the odd side of the road. At some point (in the near future) it will need to be readdressed to 961 Side Rd, or merged with an adjacent address, depending on a future site plan.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	04/20/2026	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	04/20/2026	Approved

No Comments


I-30
DALLAS
ROCKWALL
Buffalo
PROJECT LOCATION
SIDS
Wilbarger
Wilbarger
Wilbarger

DEVELOPMENT APPLICATION

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

PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

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

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

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

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

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS: 960 Sids Rd, Rockwall, TX 75032

SUBDIVISION: LOT: BLOCK:

GENERAL LOCATION: Sids Rd west of the SH205 intersection

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING: Commercial — CURRENT USE: N/A

PROPOSED ZONING: Heavy Commercial — PROPOSED USE: TBD

ACREAGE: 1.50 — LOTS [CURRENT]: — LOTS [PROPOSED]:

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

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

☑ OWNER	Stephen Geiger	☐ APPLICANT	
CONTACT PERSON		CONTACT PERSON	
ADDRESS	[redacted]	ADDRESS	
CITY, STATE & ZIP		CITY, STATE & ZIP	
PHONE		PHONE	
E-MAIL		E-MAIL	

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Stephen Geiger [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 $ 222.5 *TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 8 *DAY OF* April *20* 26 *BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."*

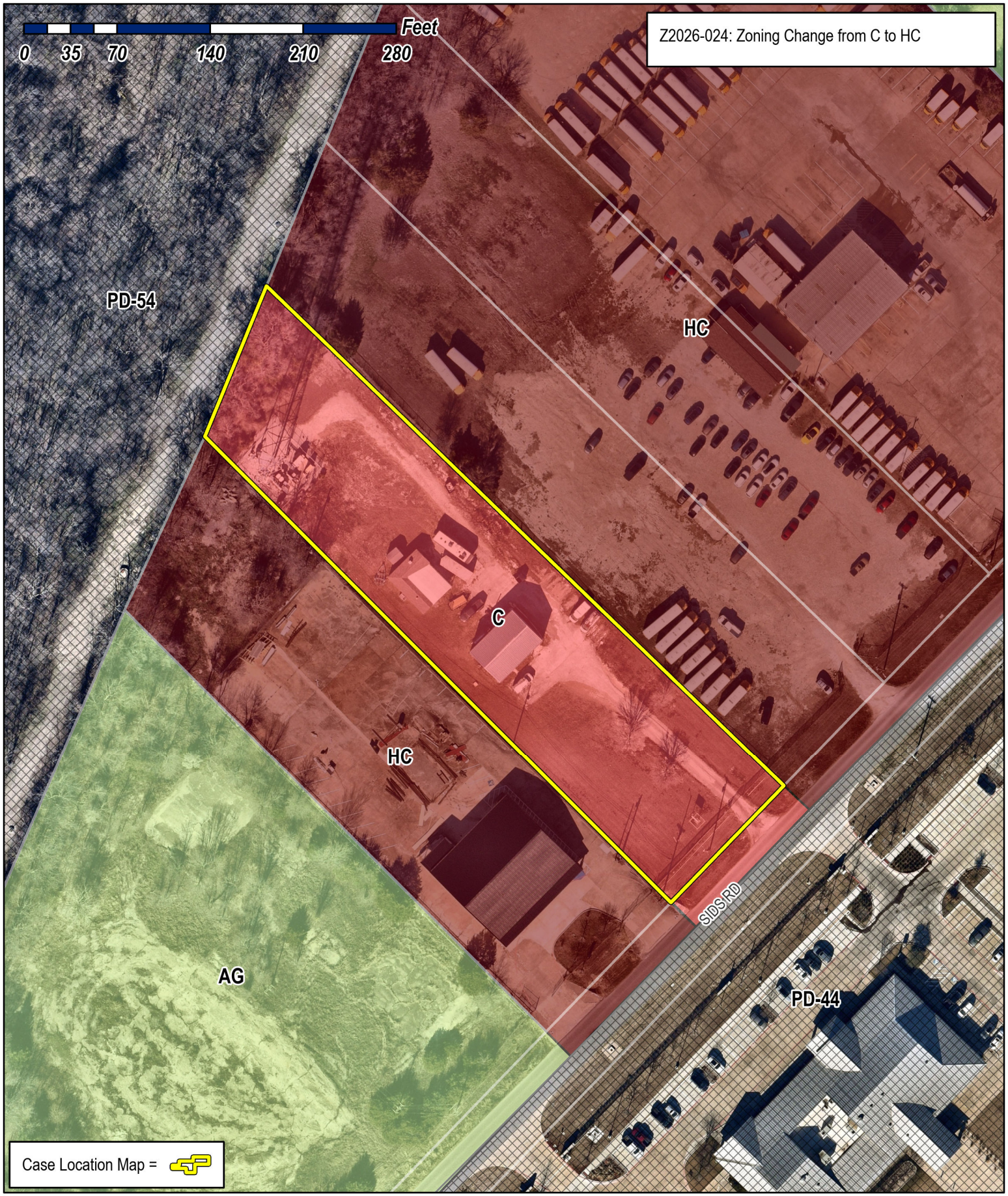
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 8 *DAY OF* April *20* 26

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS PBuie

MY COMMISSION EXPIRES

PAMELA BUIE
Notary Public, State of Texas
Comm. Expires 09-01-2026
Notary ID 133943018



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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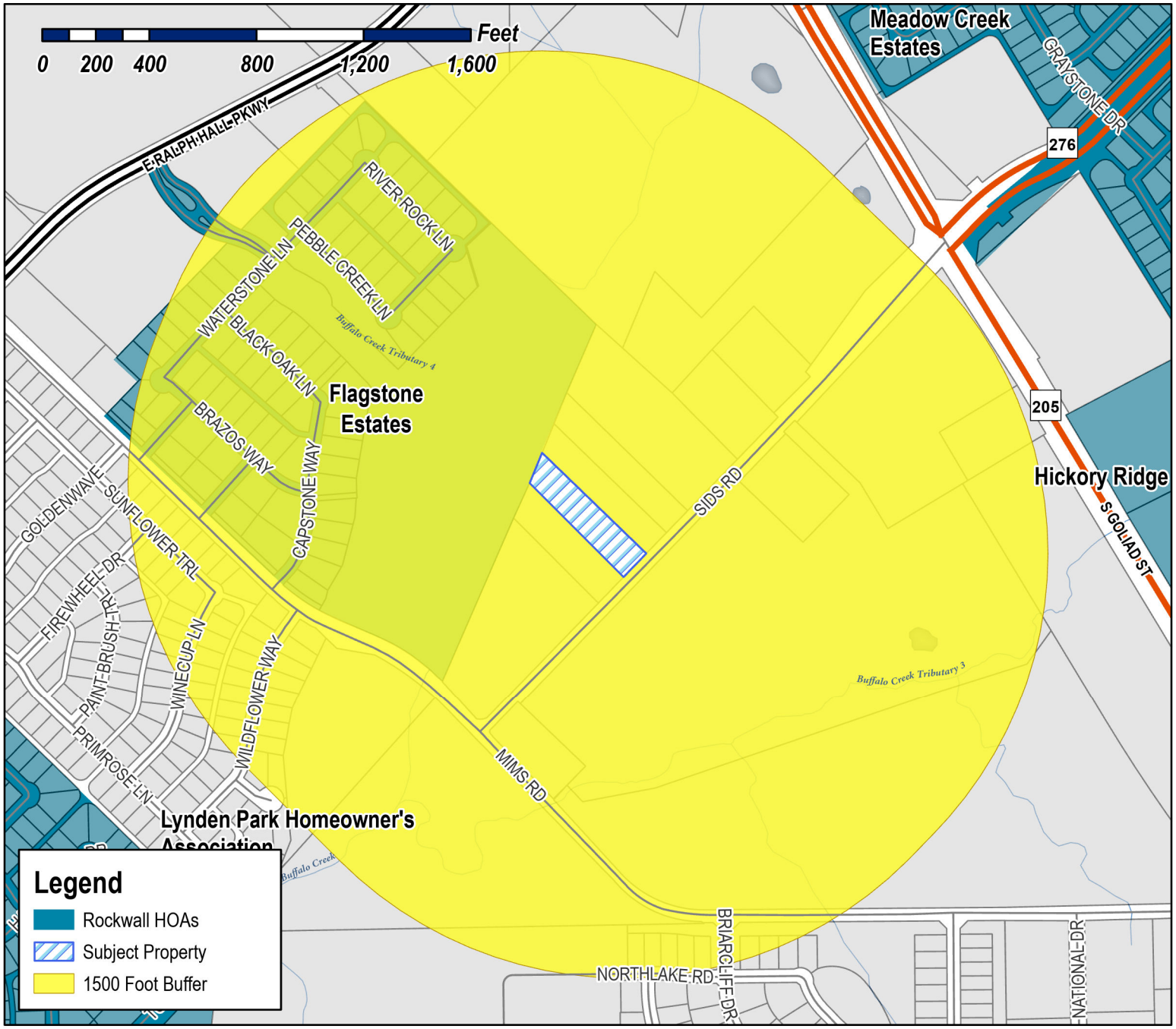
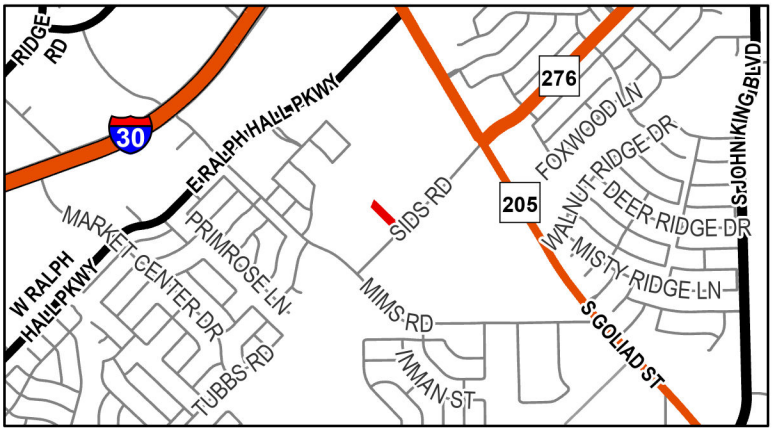


Case Number: Z2026-024
Case Name: Zoning Change from C to HC
Case Type: Zoning
Zoning: Commercial (C) District
Case Address: NE of Sids Road and Mims Road



Date Saved: 4/17/2026
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 [Z2026-024]
Date:	Wednesday, April 22, 2026 9:18:09 AM
Attachments:	Public Notice (04.20.2026).pdf HOA Map (04.17.2026).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, April 24, 2026. The Planning and Zoning Commission will hold a public hearing on Tuesday, May 12, 2026 at 6:00 PM, and the City Council will hold a public hearing on Monday, May 18, 2026 at 6:00 PM. Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

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

Z2026-024: Zoning Change from C to HC
Hold a public hearing to discuss and consider a request by Stephen Geiger for the approval of a Zoning Change from a Commercial (C) District to a Heavy Commercial (HC) District for a 1.50-acre tract of land identified as Tract 8-02 of the J. D. McFarland Survey, Abstract No. 145, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, addressed as 960 Sids Road, and take any action necessary.

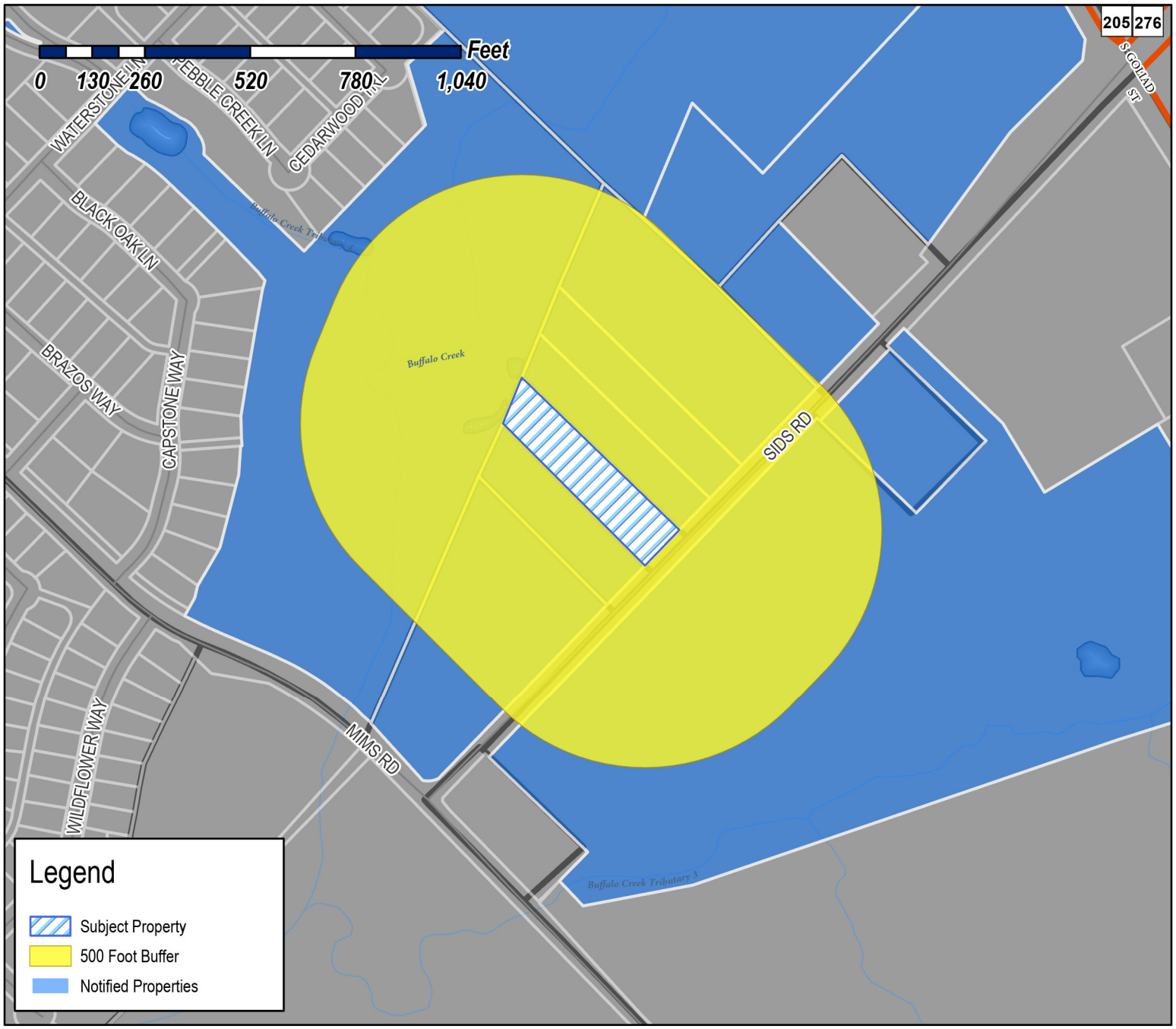
Thank you,

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

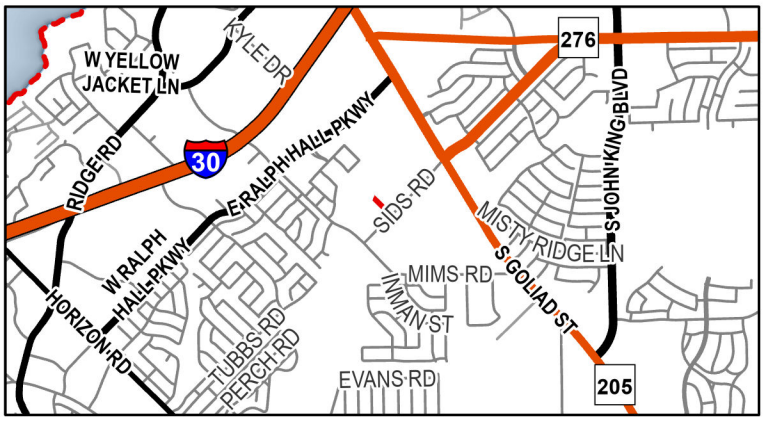
City of Rockwall

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

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



Case Number: Z2026-024
Case Name: Zoning Change from C to HC
Case Type: Zoning
Zoning: Commercial (C) District
Case Address: NE of Sids Road and Mims Road



Date Saved: 4/17/2026
For Questions on this Case Call: (972) 771-7745

ROCKWALL ISD
1050 WILLIAMS ST
ROCKWALL, TX 75087

JG SRYGLEY HOLDINGS, LLC
111 PIATT COURT
FATE, TX 75087

CITY OF ROCKWALL
205 W RUSK ST
ROCKWALL, TX 75087

ROCKWALL I S D
801 E WASHINGTON ST
ROCKWALL, TX 75087

JS CONSTRUCTION GROUP ROCKWALL INC
9091 FM 2728
TERRELL, TX 75161

RESIDENT
950 SIDS RD
ROCKWALL, TX 75087

RAYBURN COUNTRY ELECTRIC COOPERATIVE INC
950 SIDS RD
ROCKWALL, TX 75032

RESIDENT
955 SIDS RD
ROCKWALL, TX 75087

RESIDENT
960 SIDS RD
ROCKWALL, TX 75087

RESIDENT
965 SIDS RD
ROCKWALL, TX 75087

RESIDENT
981 SIDS RD
ROCKWALL, TX 75087

RESIDENT
992 SIDS RD
ROCKWALL, TX 75087

RESIDENT
995 SIDS RD
ROCKWALL, TX 75087

RAYBURN COUNTY ELECTRIC COOPERATIVE INC
PO BOX 37
Plano, TX 75074

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:

Z2026-024: Zoning Change from C to HC

Hold a public hearing to discuss and consider a request by Stephen Geiger for the approval of a *Zoning Change* from a Commercial (C) District to a Heavy Commercial (HC) District for a 1.50-acre tract of land identified as Tract 8-02 of the J. D. McFarland Survey, Abstract No. 145, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, addressed as 960 Sids Road, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on *Tuesday, May 12, 2026 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, May 18, 2026 at 6:00 PM*. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

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

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

Your comments must be received by *Monday, May 18, 2026 at 4:00 PM* to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

USE THIS QR CODE TO GO DIRECTLY TO THE WEBSITE

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

PLEASE RETURN THE BELOW FORM

Case No. Z2026-024: Zoning Change from C to HC

Please place a check mark on the appropriate line below:

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

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

Name:

Address:

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

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

4/7/2026

Rockwall Planning and Zoning Commission
385 South Goliad St
Rockwall, TX 75087

RE: Request for property Rezoning

This letter serves as a formal request for a zoning classification change for the property located at 960 Sids Road, Rockwall, Texas 75032. The property is currently zoned as Commercial; however, Rayburn Electric, the property owner, respectfully requests that the zoning designation be amended to Heavy Commercial.

Reclassifying this property to Heavy Commercial would align its zoning with that of the adjacent property at 950 Sids Road, which is also owned by Rayburn Electric. This change would promote consistency in land use across both parcels.

For any questions or concerns please contact Zach Schultz at zschultz@rayburnelectric.com.

Signed by:
Zach Schultz
D1065845BF8B40F...

BEING a 1.500-acre tract of land situated in the J.D. McFarland Survey, Abstract No. 145, City of Rockwall, Rockwall County, Texas, and being a portion of that called 15.020-acre tract of land as described in the CONTRACT OF SALE AND PURCHASE between Leonard D. Fostel and the Veterans' Land Board of Texas, recorded in Volume 71, at Page 592 of the Deed Records of Rockwall County, Texas, and being all of that called 1.50-acre tract of land as described in a Warranty Deed from W. H. Way and Buddy R. Haldeman to Eddie Kelley, dated May 1, 1985 and being recorded in Volume 225, at Page 414 of the Deed Records of Rockwall County, Texas, same now standing in the name of Rodd Hanna's Air Performance Heating and Air Conditioning, Inc. described in Warranty Deed with Vendor's Lien from Terry McKinney and wife, Deborah McKinney, dated June 24, 1999 and being recorded in Volume 1661, at Page 79 of the Official Public Records of Rockwall County, Texas, and being more particularly described as follows:

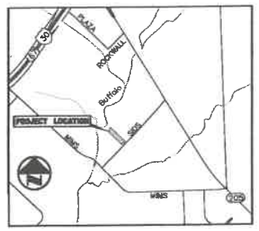
BEGINNING at a 2-inch aluminum disc stamped "R-DELTA ENGINEERS | FIRM #10155000" recovered in the Northwest margin of Sids Road (a called 40-foot Right-of-Way), said disc being East corner of a called 1.500-acre tract of land as described in a Warranty Deed from Eagle Ready Mix Concrete, Inc. to Farris Concrete Company, dated July 7, 1994 and being recorded in Volume 919, at Page 105 of the Real Property Records of Rockwall County, Texas, the South corner of said 1.50-acre Kelley tract, being the **POINT OF BEGINNING** and having grid coordinates of:
X = 2,598,412.69 feet,
Y = 7,015,163.81 feet;

THENCE N 45°20'13" W with the northeast line of said 1.500-acre tract a distance of 510.01 feet to 1/2-inch steel rod found for corner at the North corner of said 1.500-acre Farris Concrete Company tract;

THENCE N 24°04'55" E with the northwest line of the called 15.020-acre tract a distance of 131.08 feet to a 5/8-inch steel rod with a pink cap stamped "R-DELTA ENGINEERS | FIRM #10155000" set for corner;

THENCE S 45°20'13" E with the northeast line of said 1.50-acre Kelly tract a distance of 554.76 feet to a 5/8-inch steel rod with a pink cap stamped "R-DELTA ENGINEERS | FIRM #10155000" set in the northwest margin of Sids Road;

THENCE S 44°03'02" W with the northwest margin of Sids Road a distance of 122.72 feet to the **POINT OF BEGINNING** and containing 65,331 square feet or 1.500 acres of land.

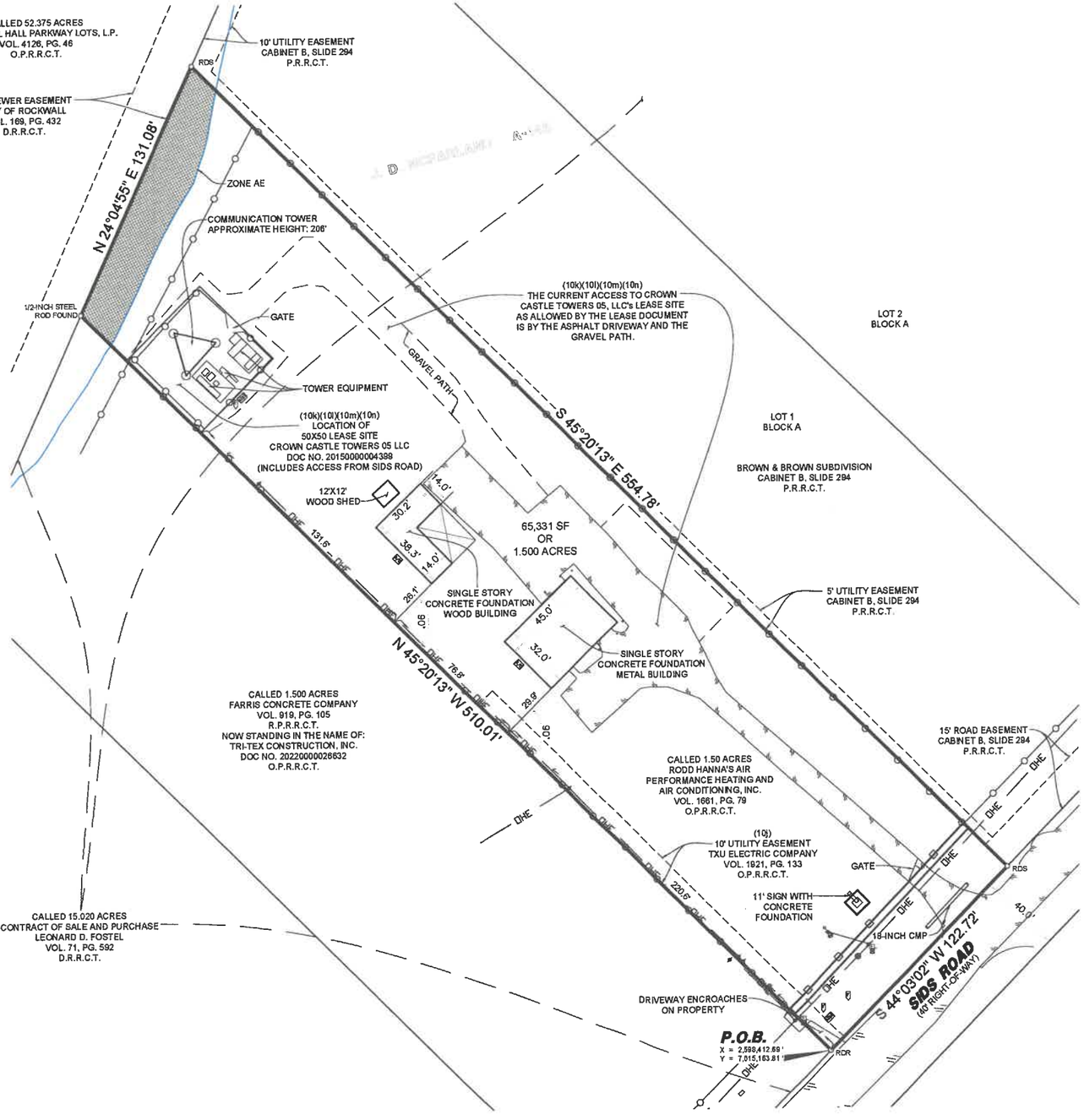


VICINITY MAP
NOT TO SCALE

0 30 60 90
SCALE - 1" = 30'

LEGEND

POB	= Point Of Beginning
R.O.W.	= Right-of-Way
PG.	= Page
NO.	= Number
VOL.	= Volume
DOC NO.	= Document Number
O.P.R.R.C.T.	= Official Public Records of Rockwall County, Texas
R.P.R.R.C.T.	= Real Property Records of Rockwall County, Texas
D.R.R.C.T.	= Deed Records of Rockwall County, Texas
P.R.R.C.T.	= Plat Records of Rockwall County, Texas
SF	= Square Feet
SRF	= Steel Rod Found
RDS	= 5/8-Inch Steel Rod Set with Pink Cap Stamped "R-DELTA ENGINEERS | FIRM 10155000"
RDR	= 2-Inch Aluminum Disc Recovered Stamped "R-DELTA ENGINEERS | FIRM 10155000"
CMP	= Corrugated Metal Pipe
	= Chain Link Fence
	= Wrot Iron Fence
	= Asphalt
	= Unimproved
	= Easement (as noted)
	= Floodplain Boundary
OHE	= Overhead Electric
	= Power Pole
	= Power Pole with Light Fixture
	= Guy Anchor
	= Telephone Pedestal
	= Fiber Cable Marker
	= Electric Meter
	= Water Meter
	= AT&T Vault
	= Air Conditioning Unit
	= Bollard
	= Covered Awning
	= Concrete
	= Special Flood Hazard Area: Zone AE



Notes:

The coordinates shown hereon are reported on the North Central Zone of the Texas Coordinate System of 1983's projection grid. The bearings shown hereon reference the grid Y-axis of the North Central Zone as the basis for north. All distances are reported on the surface by applying the published TxDOT county-wide grid to surface combined factor for Rockwall County is 1.000146135. R-Delta Engineers used the AllTerra Real-time Kinematic (RTK) Network to obtain the grid coordinates to which this survey is related.

DESCRIPTION OF PROPERTY SURVEYED:

BEING a 1.500-acre tract of land situated in the J.D. McFarland Survey, Abstract No. 145, City of Rockwall, Rockwall County, Texas, and being a portion of that called 15.020-acre tract of land as described in the CONTRACT OF SALE AND PURCHASE between Leonard D. Fostel and the Veterans' Land Board of Texas, recorded in Volume 71, at Page 592 of the Deed Records of Rockwall County, Texas, and being all of that called 1.50-acre tract of land as described in a Warranty Deed from W. H. Way and Buddy R. Haldeman to Eddie Kelley, dated May 1, 1985 and being recorded in Volume 225, at Page 414 of the Deed Records of Rockwall County, Texas, same now standing in the name of Rodd Hanna's Air Performance Heating and Air Conditioning, Inc. described in Warranty Deed with Vendor's Lien from Terry McKinney and wife, Deborah McKinney, dated June 24, 1999 and being recorded in Volume 1661, at Page 79 of the Official Public Records of Rockwall County, Texas, and being more particularly described as follows:

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X = 2,598,412.69 feet,
Y = 7,015,163.81 feet;

THENCE N 45°20'13" W with the northeast line of said 1.500-acre tract a distance of 510.01 feet to 1/2-inch steel rod found for corner at the North corner of said 1.500-acre Farris Concrete Company tract;

THENCE N 24°04'55" E with the northwest line of the called 15.020-acre tract a distance of 131.08 feet to a 5/8-inch steel rod with a pink cap stamped "R-DELTA ENGINEERS | FIRM #10155000" set;

THENCE S 45°20'13" E with the northeast line of said 1.50-acre Kelly tract a distance of 554.76 feet to a 5/8-inch steel rod with a pink cap stamped "R-DELTA ENGINEERS | FIRM #10155000" set in the northwest margin of Sids Road;

THENCE S 44°03'02" W with the northwest margin of Sids Road a distance of 122.72 feet to the **POINT OF BEGINNING** and containing 65,331 square feet or 1.500 acres of land.

SURVEYOR'S COMMENTS ON SCHEDULE B ITEMS
FOR COMMITMENT No. R251530R-1 EFFECTIVE DECEMBER 3, 2025

Item	Document Description	Executed Date	Volume	Page	Surveyor's Comments
10g	Easement and/or Right-of-Way to Kaufman - VanZandt Soil Conservation District	June 28, 1954	51	110	Easement does affect the subject property but cannot be shown graphically.
10h	Easement and/or Right-of-Way to RCH Water Supply Corporation	September 26, 1961	64	316	Does not affect the subject property and is not shown graphically.
10i	Easement and/or Right-of-Way to Texas Power & Light Company	March 26, 1954	203	99	Does not affect the subject property and is not shown graphically.
10j	Easement and/or Right-of-Way to TXU Electric Company, a Texas corporation	June 14, 2000	1921	1388	Does affect the subject property and is shown graphically.
10k	Leasehold Estate created by that certain Memorandum of Lease and Option, executed by and between Rodd Hanna's Air Performance Heating and Air Conditioning, Inc., as Lessor, and Cook Inlet/VoiceStream, PCS, LLC, as Lessee	October 8, 1999	1758	93	Does affect the subject property and is shown graphically.
10l	Leasehold Estate created by that certain Assignment and Assumption of Ground Lease, executed by and between Cook Inlet/VoiceStream PCS, LLC, as Lessor, and Trinity Wireless Towers, Inc., as Lessee	May 2, 2000	1889	255	Does affect the subject property and is shown graphically.
10m	Leasehold Estate created by that certain Assignment and Assumption of Site Lease, executed by and between Trinity Wireless Towers, Inc., as Lessor, and Crown Castle Towers 05, LLC, as Lessee	September 26, 1961	4440	49	Does affect the subject property and is shown graphically.
10n	Leasehold Estate created by that certain Memorandum of First Amendment to Site Lease with Option, executed by and between Rodd Hanna's Air Performance Heating and Air Conditioning, Inc., as Lessor, and Crown Castle Towers 05, LLC, as Lessee	March 23, 2015	Clerk's File No. 20150000004399		Does affect the subject property and is shown graphically.

SURVEYOR'S CERTIFICATION

To: RAYBURN COUNTRY ELECTRIC COOPERATIVE, INC.
TITLE RESOURCES GUARANTEE COMPANY

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 7a, 8, 9, 13, and 18 of the Table A thereof. The fieldwork was completed on September 29th, 2025.

According to surveyor's interpretation of information shown on the specific national flood insurance program (NFIP) "Flood Insurance Rate Map" (FIRM, referred to elsewhere on this survey, some portions of this property appear to lie within a "special flood hazard area (SFHA) inundated by 100-year flood" zone as defined by the U.S. Department Of Housing And Urban Development, Federal Insurance Administration, or The Federal Emergency Management Agency.

The above referenced "FIRM" map is for use in administering the "NFIP"; it does not necessarily show all areas subject to flooding, particularly from local sources of small size, which could be flooded by severe, concentrated rainfall coupled with inadequate local drainage systems. There may be other streams, creeks, low areas, drainage systems or other surface or subsurface conditions existing on or near the subject property which are not studied or addressed as part of the "NFIP".

The line indicated hereon depicts the approximate graphical location of the floodplain boundary for a "Special Flood Hazard Area Inundated By 100-Year Flood" Zone AE according to the surveyor's interpretation of the floodplain boundary graphically depicted on the National Flood Insurance Program (NFIP) "Flood Insurance Rate Map" (FIRM), Map Number 48397C0040L, Effective date September 26, 2008. (The approximate graphical location of the floodplain boundary shown on this survey has not been field verified or confirmed by current in-field surveys, and the actual location of the floodplain boundary may vary from the approximate location shown hereon).

Signed on this the 18th day of December, 2025.

STATE OF TEXAS REGISTERED WAYNE C. TERRY 4184 PROFESSIONAL LAND SURVEYOR

Wayne C. Terry, RPLS No. 4184

ALTA/NSPS LAND TITLE SURVEY
of a
1.500-ACRE TRACT
J. D. MCFARLAND SURVEY, ABSTRACT NO. 145
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

rdelta ENGINEERS
615 Main Street
Garland, TX 75040
Ph. (972) 494-5031
www.rdelta.com
TBPE No. F-1515
TBPLS No. 10155000

ENGINEERS, LAND PLANNERS AND LAND SURVEYORS

DRAWN BY:	CHECKED BY:	SCALE:	SHEET:
CBW	WCT	1"=30'	1 OF 1

DATE: DECEMBER 2025 | RDE Proj. No. 3473-25

CITY OF ROCKWALL

ORDINANCE NO. 26-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO APPROVE A CHANGE IN ZONING FROM A COMMERCIAL (C) DISTRICT TO A HEAVY COMMERCIAL (HC) DISTRICT FOR AN 1.50-ACRE TRACT OF LAND IDENTIFIED AS TRACT 8-02 OF THE J. D. MCFARLAND SURVEY, ABSTRACT NO. 145, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND BEING MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBIT 'A'* AND *EXHIBIT 'B'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Stephen Geiger for the approval of a *Zoning Change* from a Commercial (C) District to a Heavy Commercial (HC) District for a 1.50-acre identified as Tract 8-02 of the J. D. McFarland Survey, Abstract No. 145, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, and more fully described and depicted in *Exhibit 'A'* and *Exhibit 'B'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

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

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

SECTION 1. That the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall, Texas, as heretofore amended, be and the same are hereby amended by amending the zoning map of the City of Rockwall so as to change the zoning of the *Subject Property f*rom a Commercial (C) District to a Heavy Commercial (HC) District;

SECTION 2. That the *Subject Property* shall be used only in the manner and for the purposes provided for a *Heavy Commercial (HC) District* as stipulated in Subsection 01.01*, Use of Land and Buildings,* of Article 04*, Permissible Uses*; and, Subsection 04.01*, General Commercial District Standards*, and Subsection 04.06, *Heavy Commercial (HC) District*, of Article 05*, District Development Standards,* of the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall as heretofore amended, as amended herein by granting of this zoning change, and as maybe amended in the future;

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

DRAFT ORDINANCE 01.29.26

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 1st DAY OF JUNE, 2026.

_____
Tim McCallum, *Mayor*

ATTEST:

_____
Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

1st Reading: *May 18, 2026*

2nd Reading: *June 1, 2026*

DRAFT ORDINANCE 04.28.2026

Exhibit 'A'
Legal Description

BEING a 1.500-acre tract of land situated in the J.D. McFarland Survey, Abstract No. 145, City of Rockwall, Rockwall County, Texas, and being a portion of that called 15.020-acre tract of land as described in the CONTRACT OF SALE AND PURCHASE between Leonard D. Fostel and the Veterans' Land Board of Texas, recorded in Volume 71, at Page 592 of the Deed Records of Rockwall County, Texas, and being all of that called 1.50-acre tract of land as described in a Warranty Deed from W. H. Way and Buddy R. Haldeman to Eddie Kelley, dated May 1, 1985 and being recorded in Volume 225, at Page 414 of the Deed Records of Rockwall County, Texas, same now standing in the name of Rod Hanna's Air Performance Heating and Air Conditioning, Inc., described in Warranty Deed with Vendor's Lien from Terry McKinney and wife, Deborah McKinney, dated June 24, 1999 and being recorded in Volume 1661, at Page 79 of the Official Public Records of Rockwall County, Texas, and being more particularly described as follows:

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X = 2,598,412.69 feet,
Y = 7,015163.81 feet;

THENCE N 45°20'13" W with the northeast line of said 1.500-acre tract a distance of 510.01 feet to 1/2-inch steel rod found for corner at the North corner of said 1.500-acre Farris Concrete Company tract;

THENCE N 24°04'55" E with the northwest line of the called 15.020-acre tract a distance of 131.08 feet to a 5/8-inch steel rod with a pink cap stamped "R-DELTA ENGINEERS | FIRM #10155000" set for corner;

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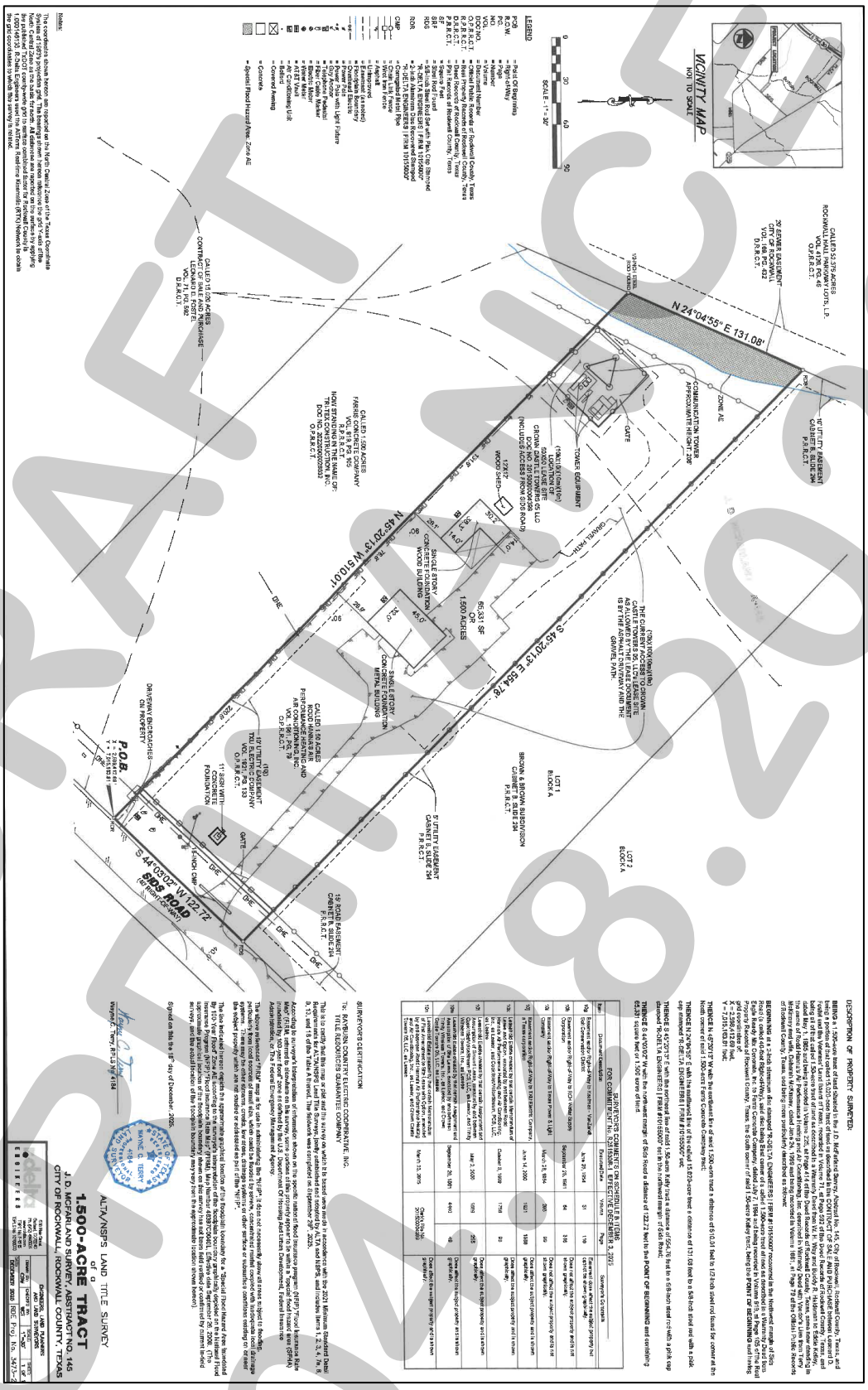
THENCE S 44°03'02" W with the northwest margin of Sids Road a distance of 122.72 feet to the **POINT OF BEGINNING** and containing 65,331 square feet or 1.500 acres of land.

DRAFT ORDINANCE 04.28.2026

Exhibit 'B'
Zoning Exhibit



PROJECT COMMENTS

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

DATE: 4/23/2026

PROJECT NUMBER: Z2026-025
PROJECT NAME: SUP for NTMWD Antenna
SITE ADDRESS/LOCATIONS: 3275 N John King

CASE CAPTION: Hold a public hearing to discuss and consider a request by Eric Williams of Teague, Nall, & Perkins on behalf of Elisa Cardona of the North Texas Municipal Water District (NTMWD) for the approval of a Specific Use Permit (SUP) for Freestanding Commercial Antenna on Public Property on a 0.40-acre tract of land identified as a portion of Tract 3 of the T. R. Bailey Survey, Abstract No. 30, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 80 (PD-80) for Single-Family 10 (SF-10) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV)) District, generally located on the west side of John King Boulevard north of the intersection of John King Boulevard and FM-552, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
	Bethany Ross	04/23/2026	Approved w/ Comments

04/23/2026: Z2026-025; Specific Use Permit (SUP) for a Freestanding Commercial Antenna
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 Freestanding Commercial Antenna on Public Property on a 0.40-acre tract of land identified as a portion of Tract 3 of the T. R. Bailey Survey, Abstract No. 30, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 80 (PD-80) for Single-Family 10 (SF-10) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, generally located on the west side of John King Boulevard north of the intersection of John King Boulevard and FM-552, and take any action necessary.

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

M.3 For reference, include the case number (Z2026-025) in the lower right-hand corner of all pages on future submittals.

I.4 According to Article 13, Definitions, of the Unified Development Code (UDC), a Commercial Freestanding Antenna is defined as, “a self-supporting, tubular shaped antenna support structure which consists of a single vertical pole fixed into the ground and/or attached to a foundation.”

M.5 This lot is zoned Planned Development District 80 (PD-80) for Single-Family 10 (SF-10) District land uses. A Commercial Freestanding Antenna on public property is permitted by-right in all zoning districts. However, the height of the Freestanding Commercial Antenna shall adhere to the height and building setbacks of the applicable zoning district unless otherwise approved through agreement or Specific Use Permit (SUP) by the City Council. In this case, the antenna exceeds the height requirements of the Single-Family 10 (SF-10) District by 14 feet which will require a Specific Use Permit (SUP).

I.6 According to Article 04, Permissible Uses, of the Unified Development Code (UDC), the Commercial Freestanding Antenna is required to meet the following Conditional Land Use Standards:
(1) Any necessary equipment building shall be of a material allowed by the applicable zoning district, similar in color and character to the principal building on the site; or the necessary equipment shall be contained entirely within the principal building on the property or in an underground vault.
(2) No more than three (3) separate equipment buildings shall be located on a single lot.
(3) Any necessary equipment building shall be enclosed by a decorative iron fence surrounded by a screening hedge which will achieve a height of at least six (6) feet at maturity

or a masonry screening wall at least eight (8) feet in height, compatible in color with the principal building and the equipment building.
(4) At least one (1) paved parking space with paved access thereto shall be provided at the antenna location; said parking space need not be reserved exclusively for use in conjunction with the antenna installation and may be one (1) of the spaces provided for the principal use on the property.
(5) All development associated with a Freestanding Commercial Antenna shall adhere to the Engineering Department's Standards of Design and Construction Manual.
(6) The height of the Commercial Freestanding Antenna shall not exceed a total height of 50-feet.

M.7 Provide a row of canopy trees along the western limit of the sod.

I.8 Please review the attached draft ordinance prior to the April 28, 2026 Planning & Zoning Commission meeting, and provide staff with your markups by May 5, 2026.

I.9 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on May 5, 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 May 12, 2026 Planning and Zoning Commission Public Hearing Meeting. The Planning and Zoning Commission Work Session Meeting for this case will be held on April 28, 2026

I.10 The projected City Council meeting dates for this case will be May 18, 2026 (1st Reading) and June 1, 2026 (2nd Reading).

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Madelyn Price	04/23/2026	Approved w/ Comments

04/23/2026: 1. Not TxDOT ROW...this is City ROW
2. Min 5,000 psi (7.5 sack min)

General Items:
- Must meet City 2023 Standards of Design and Construction
- 4% Engineering Inspection Fees
- 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. 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.
- Required 10' utility easement along all City street frontages.
- All utilities must be underground.
- Need to show existing and proposed utilities on the Site Plan.
- Additional comments may be provided at the time of Site Plan and Engineering review.

Drainage Items:
- Detention is required for the entire site.
- Existing flow patterns must be maintained.
- 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 use of specific area.
- Storm water cannot increase off the property.
- Detention pond max side slope of 4:1 with a minimum bottom slope of 1%.
- Detention easement required at free board elevation.
- No vertical walls are allowed in detention easement.
- Detention pond is required to have an emergency spillway.

- Detention ponds must be irrigated.
- Detention must be above the 100yr floodplain elevation where adjacent and not allowed in the floodplain at all.
- The property owner will be responsible for maintaining, repair, and replacement of the drainage systems.
- No vertical walls allowed in detention easements.
- No public water or sanitary sewer allowed in detention easements.
- Must show and meet erosion hazard setback for all creeks/streams.
- Must have a Flood Study for all changes and crossing of the floodplain. Review fees apply.
- FFE for all buildings must be called out when adjacent to a detention system. FEE must be a minimum 2' above the 100-year WSEL for the detention system.
- Grate inlets are not allowed.
- Dumpster areas to drain to oil/water separator and then to the storm lines.

Water and Wastewater Items:
- Site plan must show existing/proposed utility lines (Water, Sewer, etc.)
- Any public water lines must be a minimum of 8", looped, and must be in a 20' wide easement. (Meet City of Rockwall Standards of Design and Construction)
- Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)
- Any utility connection made underneath of an existing roadway must be completed by dry bore. Opening cutting will not be allowed unless utility is under paving.
- Min 20' utility easements.
- Water to be 10' separated from storm and sewer lines.
- All public utilities must be centered in easement.
- Additional pro-ratas may apply. Contact Engineering for information.
- Off-Site utility improvements may be required. Contact Engineering for information.

Roadway Paving Items:
- Must meet City driveway spacing requirements.
- All parking, storage, drive aisles must be reinforced concrete. (No rock, gravel, or asphalt allowed).
- All Parking to be 20'x9' minimum. Parking may not be off a public Roadway. Vehicle must not be required to back onto a public roadway, including trash trucks.
- No dead-end parking allowed without an City approved turnaround. 15'x64' striped no parking.
- Drive isles to be 24' wide.
- Fire lane (if needed) to be 24' wide and in a platted easement.
- Fire lane (if needed) to have 20' min radius if buildings are less than 30' tall. If any of the buildings are 30' or more, the fire lane will be 30' radius minimum.

Landscaping:
- No trees to be with 10' of any public water, sewer or storm line that is 10" in diameter or larger.
- No trees to be with 5' of any public water, sewer, or storm line that is less than 10".
- 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	04/23/2026	Approved w/ Comments

04/23/2026: IF APPROVED A SEPARATE BUILDING PERMIT SUBMITTAL WILL BE REQUIRED

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	04/22/2026	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	04/20/2026	Approved

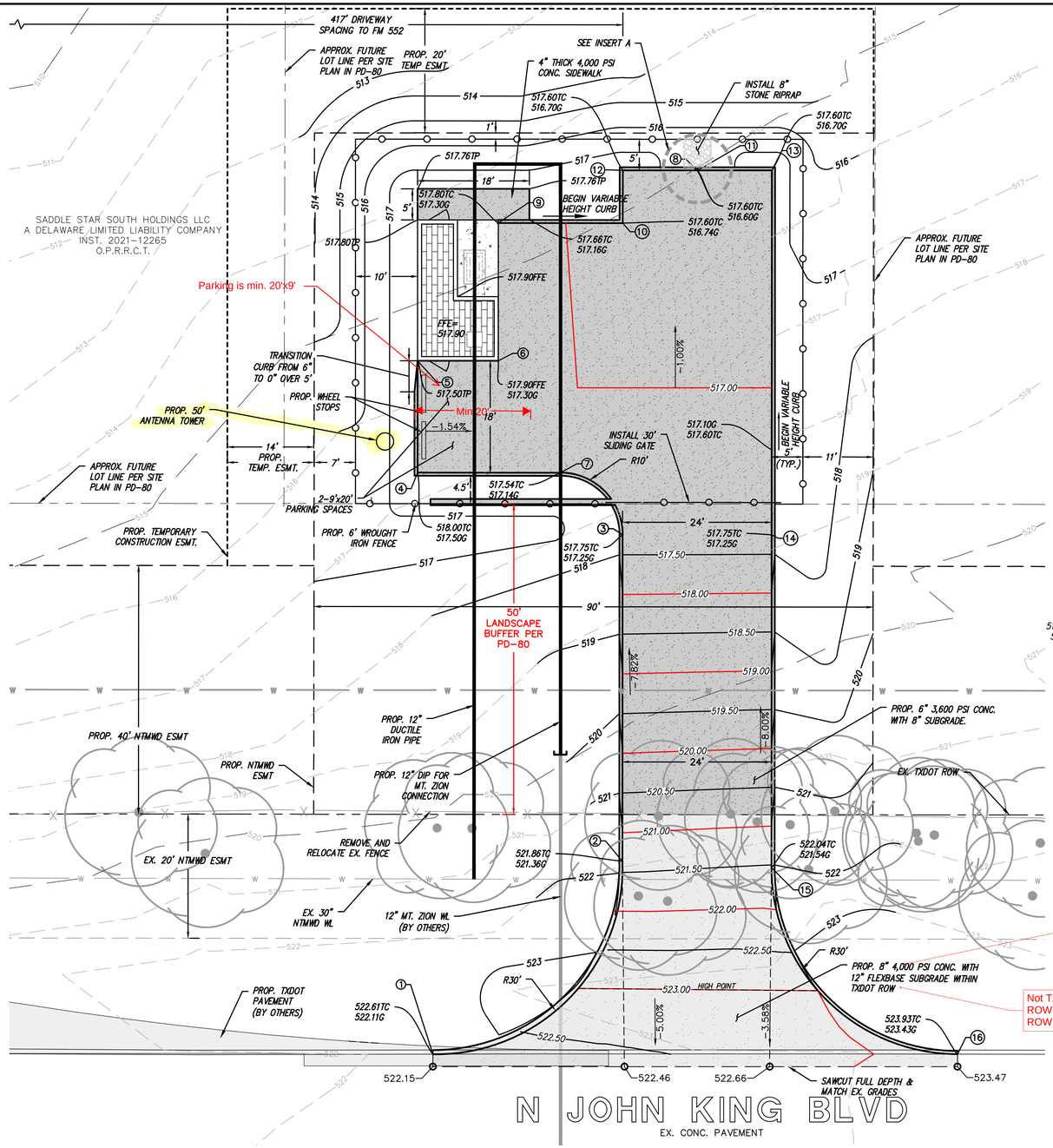
No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	04/20/2026	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	04/20/2026	Approved w/ Comments

04/20/2026: Tree Mitigation required



COORDINATE CO		
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2	7041886.80	2596
3	7041886.29	2596
4	7041853.19	2596
5	7041853.00	2596
6	7041866.00	2596
7	7041876.20	2596
8	7041897.66	2596
9	7041865.77	2596
10	7041885.80	2596
11	7041897.79	2596
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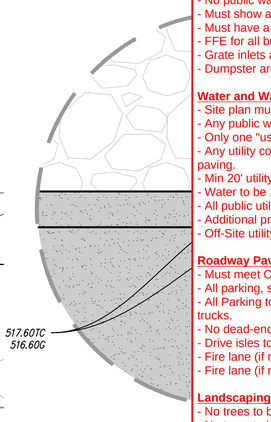

IN

N.T.S.

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Min 5,000 psi (7.5 sack min)

Not TxDOT ROW...this is City ROW

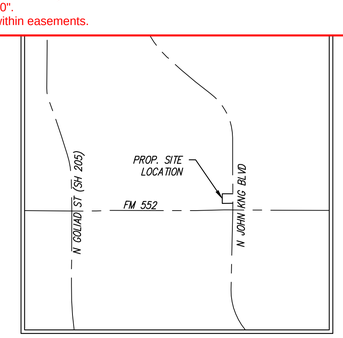
APPROVED:

I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas was approved by the Planning and Zoning Commission of the City of Rockwall on the _____ day of _____, 2024.

Witness our hands this _____ day of _____, 2024.

Planning & Zoning Commission, Chairman

Director of Planning & Zoning



VICINITY MAP

N.T.S.

tnp

GRAPHIC SCALE

10 0 5 10 20

no.	revision	by	date

tnp

teague nall and perkins, inc
825 Watters Creek Blvd., Suite M300
Allen, Texas 75013
214.461.9867 ph 214.461.9864 fx
www.tnpinc.com
TBPELS: ENGR F-230; SURV 10011600, 10011601, 10194381
GBPE: PEF007431; TBAE: BR 2673

This document is for interim review and is not intended for construction, bidding or permit purposes.

JUSTIN N. WALTON, P.E. Date: 8/27/2024

Tx. Reg. # 97267

scale
when bar is 1 inch long
horiz 1"= 10'
vert N/A
AUG 2024

NORTH TEXAS MUNICIPAL WATER DISTRICT

WYLIE ROCKWALL 20" WATER LINE, WYLIE ROCKWALL FARMERSVILLE 30" WATER LINE, EAST FORK CENTRAL SEGMENT 84" WATERLINE, ROCKWALL TO ROYSE CITY NO. 2 30" WATER LINE, AND ROYSE CITY 36" WATERLINE RELOCATIONS ALONG FM 552 IN ROCKWALL COUNTY

MT. ZION METER VAULT SITE PLAN

tnp project NTW22113
sheet 33

Drawing: C:\Users\EWILL~1\AppData\Local\Temp\AcPublish_5752\Site Plan.dwg at Aug 27, 2024 - 9:36am by ewilliams
Layout: MT. ZION METER VAULT SITE PLAN (2) Xrefs: XREF-BORDER.dwg - ZP-LAYOUT.dwg - ZE-BASE.dwg - DIS-KIM_LA.dwg

MT. ZION METER VAULT SITE PLAN
CASE NUMBER: SP2024-038

DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

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

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

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

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

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 3275 N John King Blvd. Rockwall, TX 75032

SUBDIVISION N/A LOT N/A BLOCK N/A

GENERAL LOCATION 450' NORTH OF THE INTERSECTION OF JOHN KING BLVD. & FM 552

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING SF-8.4 CURRENT USE AGRICULTURAL

PROPOSED ZONING SF-8.4 PROPOSED USE MUNICIPALLY CONTROLLED UTILITY

ACREAGE 0.4 LOTS [CURRENT] N/A LOTS [PROPOSED] N/A

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

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

☑ OWNER NORTH TEXAS MUNICIPAL WATER DISTRICT	☑ APPLICANT TEAGUE, NALL, & PERKINS
CONTACT PERSON ELISA CARDONA	CONTACT PERSON ERIC WILLIAMS
ADDRESS 505 E. Brown Street	ADDRESS 825 WATTERS CREEK BOULEVARD SUITE M300
CITY, STATE & ZIP WYLIE, TX 75098	CITY, STATE & ZIP ALLEN, TX 75013
PHONE 469-626-4736	PHONE 214-396-9560
E-MAIL ECARDONA@NTMWD.COM	E-MAIL EWILLIAMS@TNPINC.COM

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Mark A. Simon [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 $ 206 *TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 16th *DAY OF* April, 20 26 *BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."*

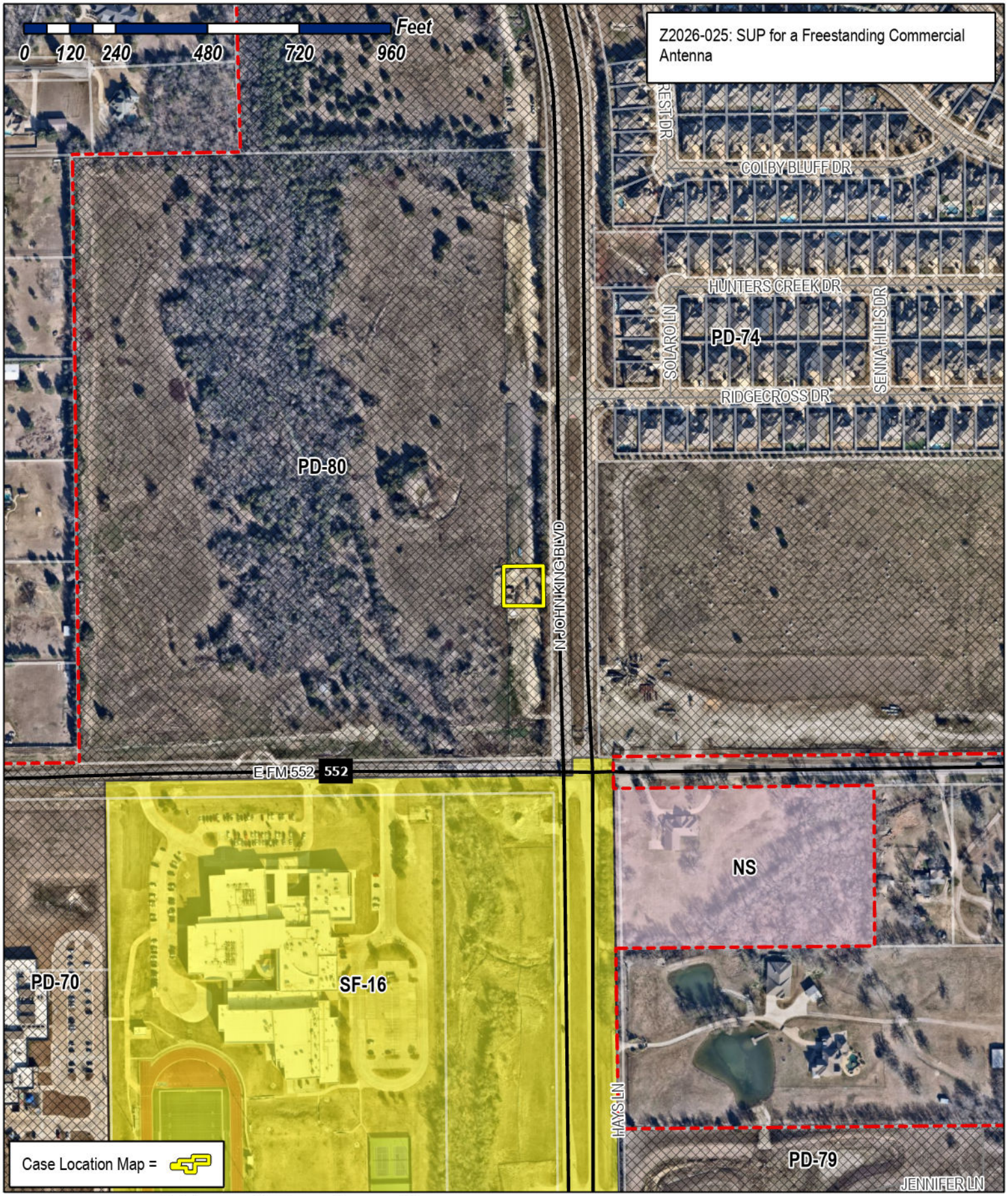
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 16 *DAY OF* April, 20 26

OWNER'S SIGNATURE Mark A. Simon

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Shawnna Helmberger

SHAWNNA HELMBERGER
Notary Public, State of Texas
Comm. Expires 06-29-2026
Notary ID 131626980

MY COMMISSION EXPIRES 6/29/2026



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

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

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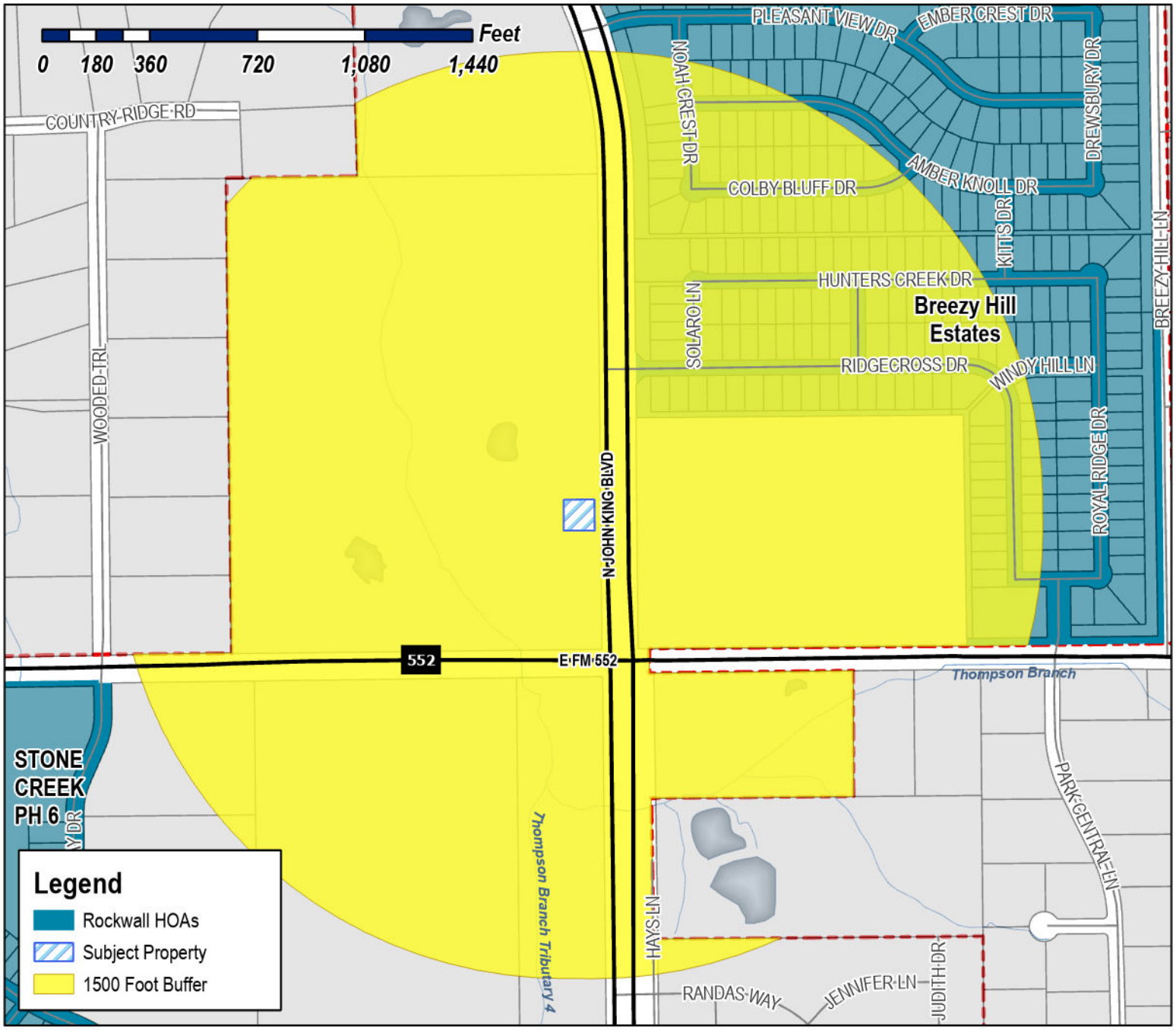
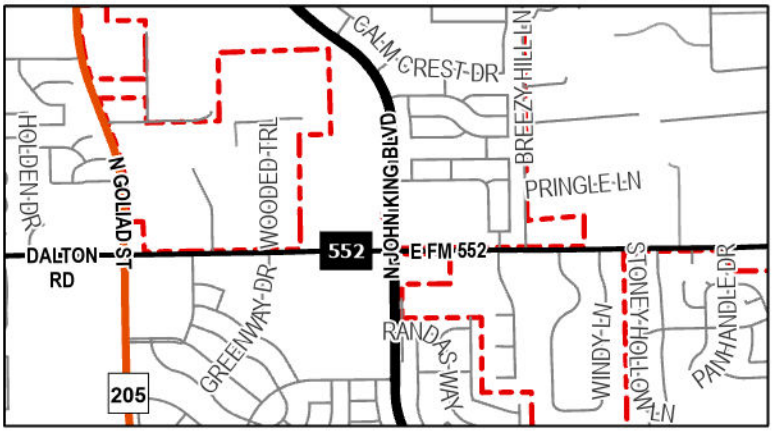


Case Number: Z2026-025
Case Name: SUP for a Freestanding Commercial Antenna
Case Type: Zoning
Zoning: Planned Development 80 (PD-80) District
Case Address: NW Corner of John King Blvd and 552

Date Saved: 4/21/2026

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 [Z2026-025]
Date:	Wednesday, April 22, 2026 9:19:52 AM
Attachments:	Public Notice (04.20.2026).pdf HOA Map (04.21.2026).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, April 24, 2026. The Planning and Zoning Commission will hold a public hearing on Tuesday, May 12, 2026 at 6:00 PM, and the City Council will hold a public hearing on Monday, May 18, 2026 at 6:00 PM. Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

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

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Thank you,

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

City of Rockwall

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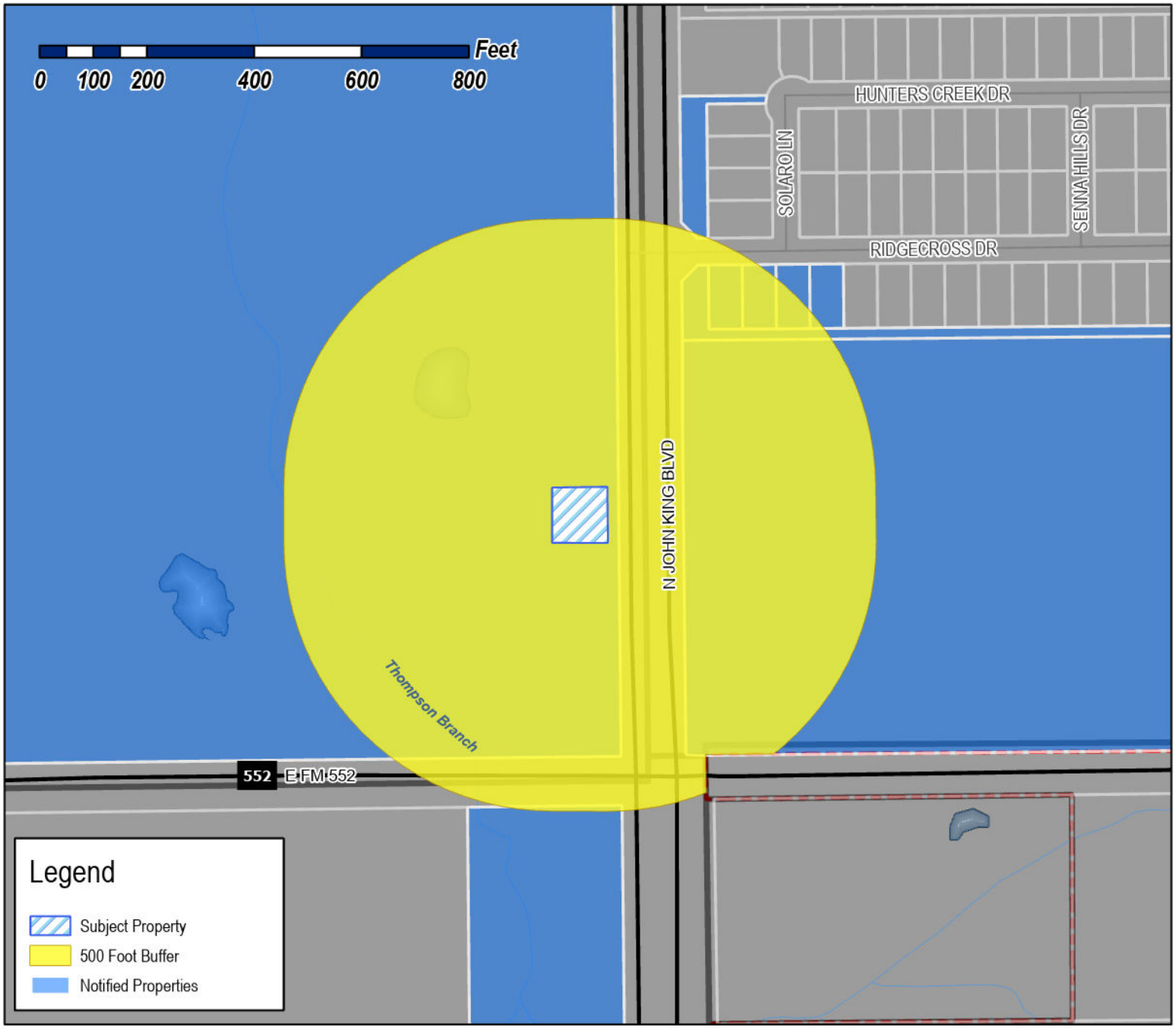
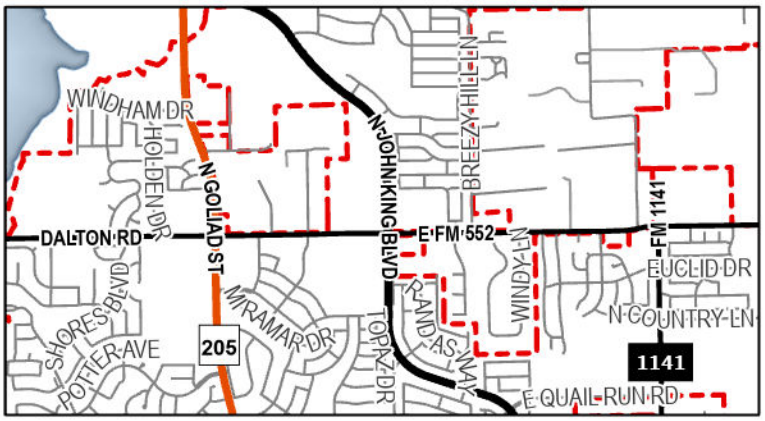


Case Number: Z2026-025
Case Name: SUP for a Freestanding Commercial Antenna
Case Type: Zoning
Zoning: Planned Development 80 (PD-80) District
Case Address: NW Corner of John King Blvd and 552
Date Saved: 4/21/2026

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



BREEZY HILL ESTATES HOMEOWNERS
ASSOCIATION INC
1024 S Greenville Ave Ste 230
Allen, TX 75002

BREEZY HILL ESTATES HOMEOWNERS
ASSOCIATION INC
1024 S Greenville Ave Ste 230
Allen, TX 75002

SHARMA DHAWAL &
SUNKET SHARMA
3529 RIDGE CROSS DR
ROCKWALL, TX 75087

CURTIS REGINALD BLAKE & ASHLEE BIANKA
3533 RIDGECROSS DR
ROCKWALL, TX 75087

BEERAM SAI SAGAR
3537 RIDGECROSS DR
ROCKWALL, TX 75087

ESQUIBEL DERRICK
3541 Ridgecross Dr
Rockwall, TX 75087

SADDLE STAR SOUTH HOLDINGS LL
C/O HINES INTERESTS LIMITED PARTNERSHIP
609 Main St Ste 2400
Houston, TX 77002

NEC JOHN KING & 552 LP
7500 SAN JACINTO PLACE
PLANO, TX 75024

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:

Z2026-025: SUP for a Freestanding Commercial Antenna

Hold a public hearing to discuss and consider a request by Eric Williams of Teague, Nall, & Perkins on behalf of Elisa Cardona of the North Texas Municipal Water District (NTMWD) for the approval of a *Specific Use Permit (SUP)* for *Freestanding Commercial Antenna* on *Public Property* on a 0.40-acre tract of land identified as a portion of Tract 3 of the T. R. Bailey Survey, Abstract No. 30, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 80 (PD-80) for Single-Family 10 (SF-10) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV)) District, generally located on the west side of John King Boulevard north of the intersection of John King Boulevard and FM-552, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on *Tuesday, May 12, 2026 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, May 18, 2026 at 6:00 PM*. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

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

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

Your comments must be received by *Monday, May 18, 2026 at 4:00 PM* to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

USE THIS QR CODE TO GO DIRECTLY TO THE WEBSITE

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

PLEASE RETURN THE BELOW FORM

Case No. Z2026-025: SUP for a Freestanding Commercial Antenna

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

Designed Appurtenance Loading

Elev	Description	Tx-Line
45	3ft Standoff	
45	(1) 3' Yagi	(1) LMR 600

Design Criteria - ANSI/TIA-222-H

Wind Speed (No Ice)	105 mph
Wind Speed (Ice)	30 mph
Design Ice Thickness	1.50 in
Risk Category	II
Exposure Category	C
Topographic Factor Procedure	Method 1 (Simplified)
Topographic Category	1
Ground Elevation	518 ft
Seismic Importance Factor, Ie	1.00
0.2-sec Spectral Response, Ss	0.108 g
1-sec Spectral Response, S1	0.058 g
Site Class	D (DEFAULT)
Seismic Design Category	B
Basic Seismic Force-Resisting System	Telecommunication Tower (Pole: Steel)

Limit State Load Combination Reactions

Load Combination	Axial (kips)	Shear (kips)	Moment (ft-k)	Deflection (ft)	Sway (deg)
1.2 D + 1.0 Wo	2.92	1.32	36.02	0.29	0.45
0.9 D + 1.0 Wo	2.2	1.32	35.92	0.29	0.45
1.2 D + 1.0 Di + 1.0 Wi	4.54	0.27	8.06	0.07	0.11
1.2 D + 1.0 Ev + 1.0 Eh	2.98	0.19	5.45	0.04	0.06
0.9 D - 1.0 Ev + 1.0 Eh	2.13	0.19	5.44	0.04	0.06
1.0 D + 1.0 Wo (Service @ 60 mph)	2.44	0.39	10.52	0.08	0.13

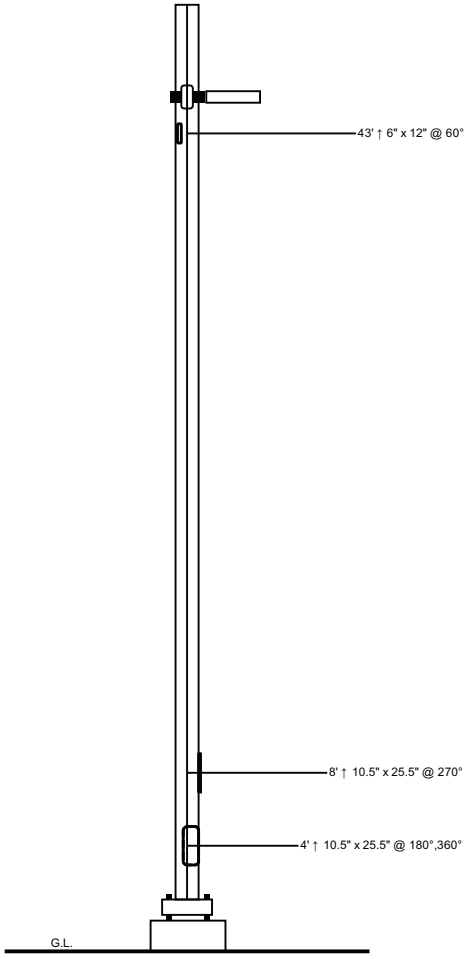
Base Plate Dimensions

Shape	Diameter	Thickness	Bolt Circle	Bolt Qty	Bolt Diameter
Round	21.75"	1"	19.25"	8	1"

Anchor Bolt Dimensions

Length	Diameter	Hole Diameter	Weight	Type	Finish
51"	1"	1.25"	113.6	F1554-105	Galv

Length (ft)	49'-0"
Number Of Sides	18
Thickness (in)	1/4"
Lap Splice (ft)	
Top Diameter (in)	16"
Bottom Diameter (in)	16"
Taper (in/ft)	0
Grade	A572-65
Weight (lbs)	2585
Overall Steel Height (ft)	49



Notes

1) Antenna Feed Lines Run Inside Pole
2) All dimensions are above ground level, unless otherwise specified.
3) Weights shown are estimates. Final weights may vary.
4) Full Height Step Bolts
5) This tower design and, if applicable, the foundation design(s) shown on the following page(s) also meet or exceed the requirements of the 2021 International Building Code.
6) Tower Rating: 15.9%

Sabre Industries
INNOVATION DELIVERED

Sabre Industries
7101 Southbridge Drive
P.O. Box 658
Sioux City, IA 51102-0658
Phone: (712) 258-6690
Fax: (712) 279-0814

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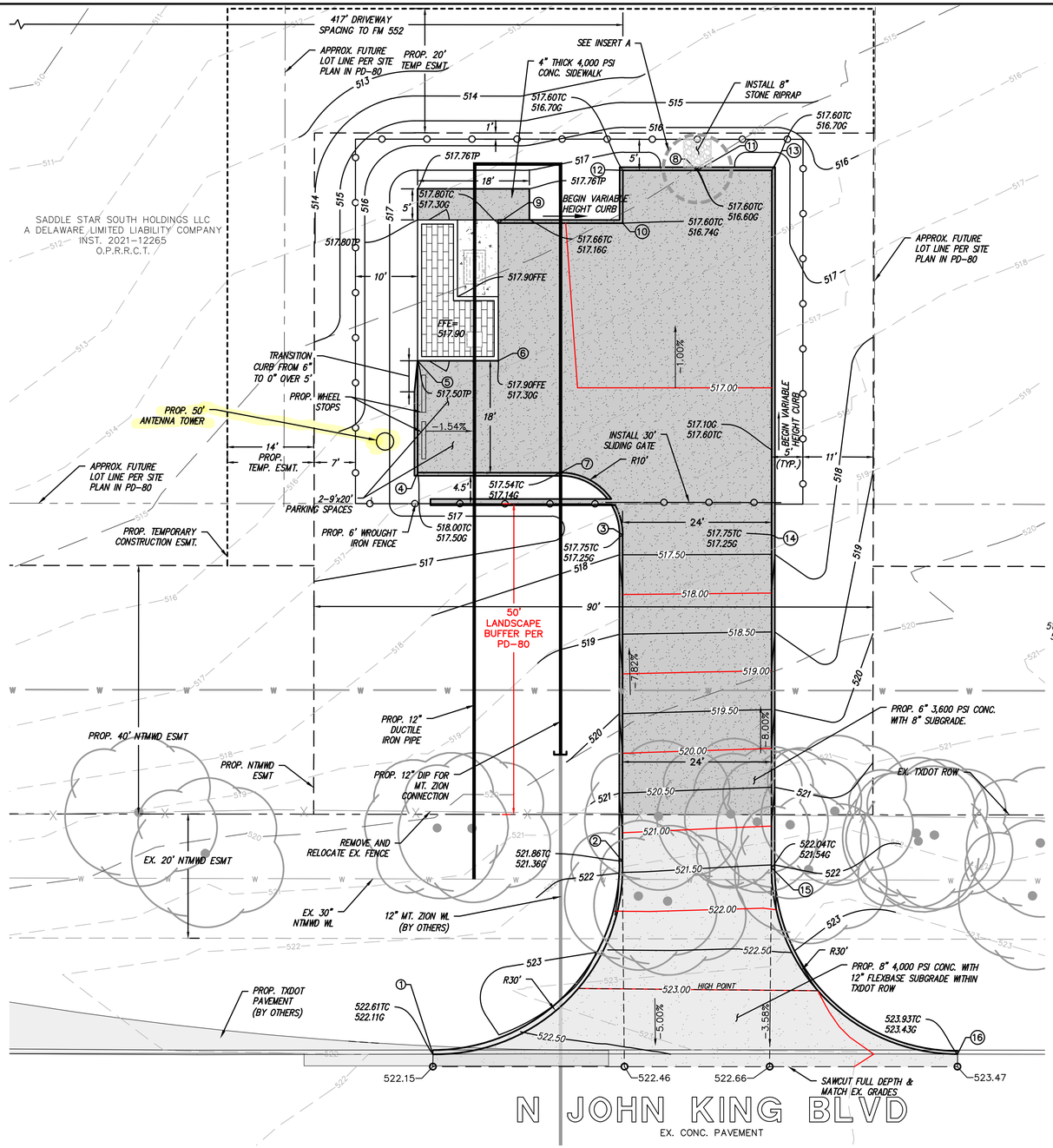
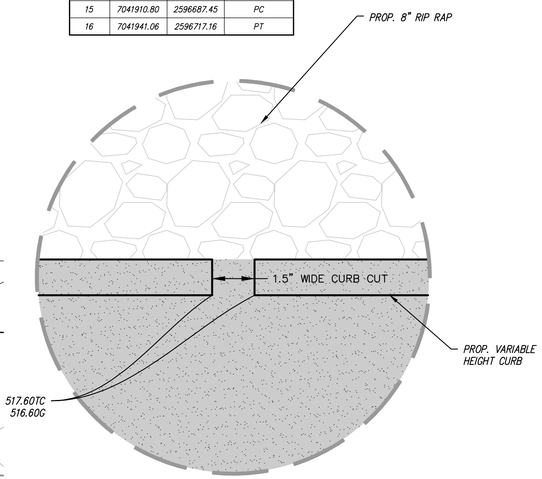
Job:	**566060**
Customer:	RLC CONTROLS, INC
Site Name:	NTMWD Waterline, TX
Description:	50' Monopole
Date:	8/26/2025 By: ARH



COORDINATE CONTROL TABLE			
Point #	Northing	Easting	DESCRIPTION
1	7041856.64	2596718.03	PC
2	7041886.80	2596686.68	PT
3	7041886.29	2596634.13	PT
4	7041853.19	2596624.45	PI
5	7041853.00	2596606.45	PI
6	7041866.00	2596606.31	PI
7	7041876.20	2596624.23	PC
8	7041897.66	2596575.33	PI
9	7041865.77	2596584.15	PI
10	7041885.80	2596583.96	PI
11	7041897.79	2596575.33	PI
12	7041885.73	2596575.45	PI
13	7041909.72	2596575.21	PI
14	7041910.29	2596633.88	PI
15	7041910.80	2596687.45	PC
16	7041941.06	2596717.16	PT

G=GUTTER ELEVATION
TC=TOP OF CURB ELEVATION
TP=TOP OF PAVEMENT ELEVATION
FF= FINISHED FLOOR ELEVATION



INSERT A
N.T.S.

UTILITY NOTE:

THE UTILITIES SHOWN ON THESE PLANS WERE COMPILED FROM VARIOUS SOURCES AND ARE INTENDED TO SHOW THE GENERAL EXISTENCE AND LOCATION OF UTILITIES IN THE AREA OF CONSTRUCTION. TNP ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE UTILITY INFORMATION SHOWN ON THESE PLANS. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL CONTACT UTILITY COMPANIES AND TEXAS 811 AT 800-344-8377 OR 811 AT LEAST 48 HOURS IN ADVANCE OF ANY CONSTRUCTION ACTIVITIES IN ORDER TO DETERMINE IF THERE ARE ANY CONFLICTS WITH THE PROPOSED FACILITIES. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY WHEN CONFLICTS WITH EXISTING UTILITIES ARE DISCOVERED.

LEGEND

- PROP. WATER LINE
- PROP. TEMPORARY ESMT.
- PROP. PERMANENT NTMWD ESMT.
- EX TXDOT ROW
- W EX WATER LINE
- PROP. 6' WROUGHT IRON FENCE
- 8" CONCRETE PAVEMENT
- 6" CONCRETE PAVEMENT
- PROP. TXDOT PAVEMENT (BY OTHERS)

NOTES:

1. CONTRACTOR SHALL UNCOVER AND FIELD VERIFY HORIZONTAL AND VERTICAL DIMENSIONS AND EXISTING JOINT LOCATIONS FOR CONNECTION TIE-INS PRIOR TO MANUFACTURING OF NEW PIPE AND CONSTRUCTION.
2. CONTRACTOR SHALL PREPARE A WRITTEN DESCRIPTION OF THE TIE-IN PROCEDURES AND SUBMIT TO THE OWNER AT LEAST TWO WEEKS PRIOR TO SHUTDOWN.
3. REBAR SHALL BE #4 BARS @ 18" C-C EACH WAY
4. SUBGRADE SHALL BE FLEXBASE, AND SHALL EXTEND 12" BEYOND THE EDGE OF CONCRETE.
5. WROUGHT IRON FENCE SHALL BE 6' TALL, WITH 8' C-C POST SPACING AND 4" C-C PICKET SPACING.

VICINITY MAP
N.T.S.

APPROVED:
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas was approved by the Planning and Zoning Commission of the City of Rockwall on the _____ day of _____, 2024.
Witness our hands this _____ day of _____, 2024.

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

GRAPHIC SCALE
10 0 5 10 20

no.	revision	by	date

teague nall and perkins, inc
825 Watters Creek Blvd., Suite M300
Allen, Texas 75013
214.461.9867 ph 214.461.9864 fx
www.tnpinc.com
TBPELS: ENGR F-230; SURV 10011600, 10011601, 10194381
GBPE: PEF007431; TBAE: BR 2673

This document is for interim review and is not intended for construction, bidding or permit purposes.
JUSTIN N. WALTON, P.E. Date: 8/27/2024
Tx. Reg. # 97267

scale
when bar is 1 inch long
horiz 1"= 10'
vert N/A
AUG 2024

NORTH TEXAS MUNICIPAL WATER DISTRICT

WYLIE ROCKWALL 20" WATER LINE, WYLIE ROCKWALL FARMERSVILLE 30" WATER LINE, EAST FORK CENTRAL SEGMENT 84" WATERLINE, ROCKWALL TO ROYSE CITY NO. 2 30" WATER LINE, AND ROYSE CITY 36" WATERLINE RELOCATIONS ALONG FM 552 IN ROCKWALL COUNTY

MT. ZION METER VAULT SITE PLAN

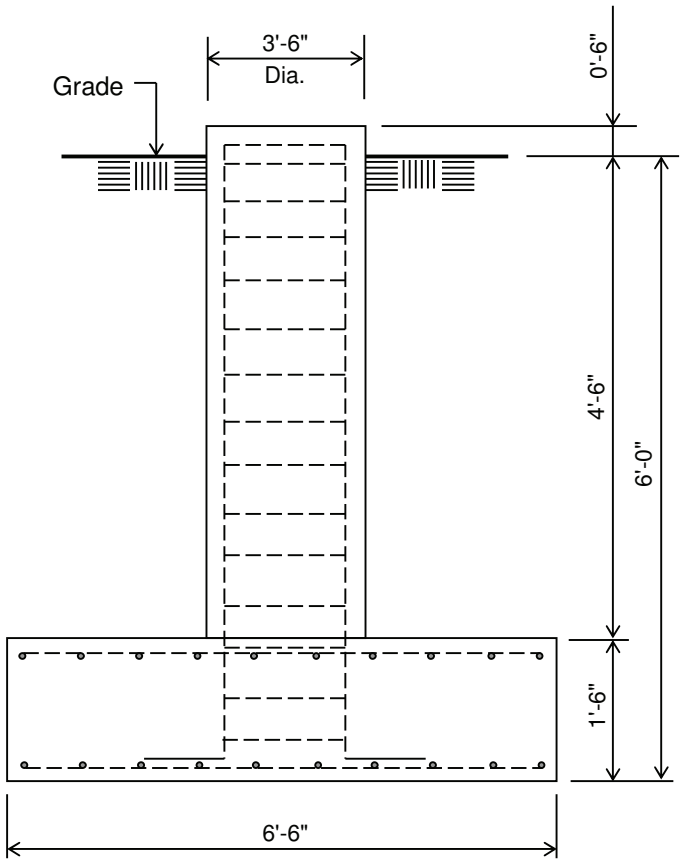
tnp project NTW22113
sheet 33

MT. ZION METER VAULT SITE PLAN
CASE NUMBER: SP2024-038

Drawing: C:\Users\EWILLI~1\AppData\Local\Temp\AcPublish_5752\Site Plan.dwg at Aug 27, 2024-9:36am by ewilliams
Layout: MT ZION METER VAULT SITE PLAN (2) Xrefs: XREF-BORDER.dwg - ZP-LAYOUT.dwg - ZE-BASE.dwg - DIS-JLM_LA.dwg

No.: 566060
Date: 08/26/25
By: TTW

Customer: RLC CONTROLS, INC
Site: NTMWD Waterline, TX
50’ Monopole



ELEVATION VIEW
(4.13 Cu. Yds.)
(1 REQUIRED; NOT TO SCALE)

Notes:

1) Concrete shall have a minimum 28-day compressive strength of 4,500 psi, in accordance with ACI 318-14.
2) Rebar to conform to ASTM specification A615 Grade 60.
3) All rebar to have a minimum of 3” concrete cover.
4) All exposed concrete corners to be chamfered 3/4”.
5) The foundation design is based on the geotechnical report by HVJ Associates, Project No. DG-21-10571-6, dated August 25, 2023.
6) See the geotechnical report for compaction requirements, if specified.
7) 4.5 ft of soil cover is required over the entire area of the foundation slab.
8) The bottom anchor bolt template shall be positioned as closely as possible to the bottom of the anchor bolts.

Rebar Schedule for Pad and Pier	
Pier	(12) #7 vertical rebar w/ hooks at bottom w/ #5 ties, (2) within top 5" of pier, then 4" C/C
Pad	(7) #5 horizontal rebar evenly spaced each way top and bottom (28 total)

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7101 Southbridge Drive - P.O. Box 658 - Sioux City, IA 51102-0658 - Phone 712.258.6690 - Fax 712.279.0814

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 80 (PD-80) [*ORDINANCE NO. 16-08*] AND THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW A *COMMERCIAL FREESTANDING ANTENNA* ON A 0.40-ACRE TRACT OF LAND IDENTIFIED AS A PORTION OF TRACT 3 OF THE T.R. BAILEY SURVEY, ABSTRACT NO 30, 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 by Eric Williams of Teague, Nall, & Perkins on behalf of Elisa Cardona of the North Texas Municipal Water District (NTMWD) for the approval of a *Specific Use Permit (SUP)* for *Freestanding Commercial Antenna* on *Public Property* on a 0.40-acre tract of land identified as a portion of Tract 3 of the T. R. Bailey Survey, Abstract No. 30, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 80 (PD-80) for Single-Family 10 (SF-10) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV)) District, generally located on the west side of John King Boulevard north of the intersection of John King Boulevard and FM-552, and being more specifically described in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that Planned Development District 80 (PD-80) [*Ordinance No. 16-08]* and the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall should be amended as follows:

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

SECTION 1. That Planned Development District 80 (PD-80) [*Ordinance No. 16-08*] and the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) allowing for the establishment of a *Commercial Freestanding Antenna* as stipulated by Planned Development District 80 (PD-80) [*Ordinance No. 16-08*] on the *Subject Property*; and

SECTION 2. That the *Subject Property* shall be used and developed only in the manner and for the purposes described in this Specific Use Permit (SUP) ordinance and as specifically set forth in Planned Development District 80 (PD-80) [*Ordinance No. 16-08*], Subsection 01.01, *Land Use*

DRAFT ORDINANCE 04.28.26

Schedule, of Article 04*, Permissible Uses,* and Subsection 03.07, *Single-Family 10 (SF-10) 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:

2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the operation of a *Commercial Freestanding Antenna* on the *Subject Property* and conformance to these requirements is necessary for continued operations:

1) Any necessary equipment building shall be of a material allowed by the applicable zoning district, similar in color and character to the principal building on the site; or the necessary equipment shall be contained entirely within the principal building on the property or in an underground vault,

2) No more than three (3) separate equipment buildings shall be located on a single lot,

3) Any necessary equipment building shall be enclosed by a decorative iron fence surrounded by a screening hedge which will achieve a height of at least six (6) feet at maturity or a masonry screening wall at least eight (8) feet in height, compatible in color with the principal building and the equipment building,

4) At least one (1) paved parking space with paved access thereto shall be provided at the antenna location; said parking space need not be reserved exclusively for use in conjunction with the antenna installation and may be one (1) of the spaces provided for the principal use on the property,

5) All development associated with a *Commercial Freestanding Antenna* shall adhere to the Engineering Department's Standards of Design and Construction Manual, and

6) The height of the *Commercial Freestanding Antenna* shall not exceed a total height of 50-feet.

2.2 COMPLIANCE

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

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

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

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

SECTION 5. Any person, firm, or corporation violating any of the provisions of this ordinance

DRAFT ORDINANCE 04.23.2026

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 1st DAY OF JUNE, 2026.

_____
Tim McCallum, *Mayor*

ATTEST:

_____
Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

1st Reading: *May 18, 2026*

2nd Reading: *June 1, 2026*

DRAFT ORDINANCE 04.28.2026

Exhibit 'A':
Location Map

Legal Description: A portion of Tract 3 of the T. R. Bailey Survey, Abstract No. 30
General Location: West side of John King Boulevard, north of the intersection of John King Boulevard and FM-552

DRAFT

Exhibit 'B':
Concept Building Elevations

DRAFT ORDINANCE 04.28.26

Designed Appurtenance Loading

Elev	Description	Tx-Line
45	3ft Standoff	
45	(1) 3' Yagi	(1) LMR 600

Design Criteria - ANSI/TIA-222-H

Wind Speed (No Ice)	105 mph
Wind Speed (Ice)	30 mph
Design Ice Thickness	1.50 in
Risk Category	II
Exposure Category	C
Topographic Factor Procedure	Method 1 (Simplified)
Topographic Category	1
Ground Elevation	518 ft
Seismic Importance Factor, Ie	1.00
0.2-sec Spectral Response, Ss	0.108 g
1-sec Spectral Response, S1	0.058 g
Site Class	D (DEFAULT)
Seismic Design Category	B
Basic Seismic Force-Resisting System	Telecommunication Tower (Pole: Steel)

Limit State Load Combination Reactions

Load Combination	Axial (kips)	Shear (kips)	Moment (ft-k)	Deflection (ft)	Sway (deg)
1.2 D + 1.0 Wo	2.92	1.32	36.02	0.29	0.45
0.9 D + 1.0 Wo	2.2	1.32	35.92	0.29	0.45
1.2 D + 1.0 Di + 1.0 Wi	4.54	0.27	8.06	0.07	0.11
1.2 D + 1.0 Ev + 1.0 Eh	2.98	0.19	5.45	0.04	0.06
0.9 D - 1.0 Ev + 1.0 Eh	2.13	0.19	5.44	0.04	0.06
1.0 D + 1.0 Wo (Service @ 60 mph)	2.44	0.39	10.52	0.08	0.13

Base Plate Dimensions

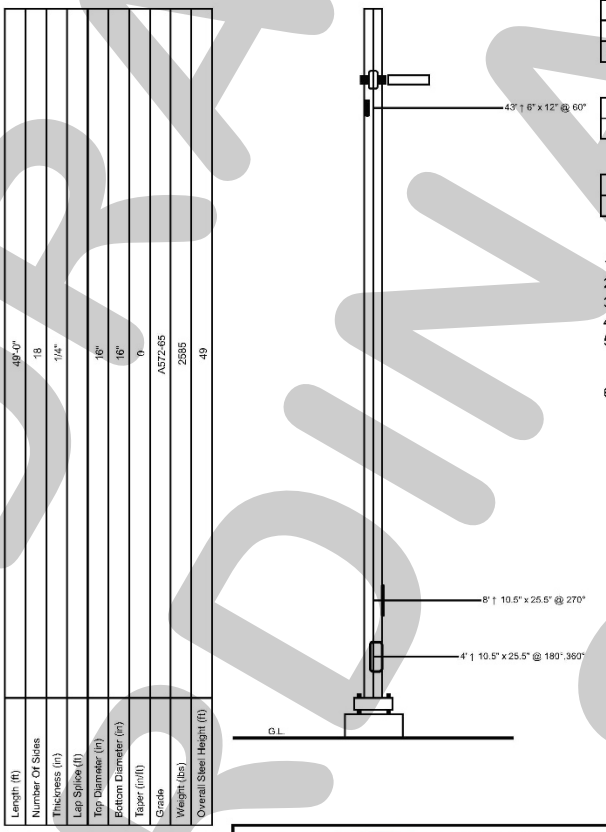
Shape	Diameter	Thickness	Bolt Circle	Bolt Qty	Bolt Diameter
Round	21.75"	1"	19.25"	8	1"

Anchor Bolt Dimensions

Length	Diameter	Hole Diameter	Weight	Type	Finish
51"	1"	1.25"	113.6	F1554-105	Galv

Notes

1) Antenna Feed Lines Run Inside Pole
2) All dimensions are above ground level, unless otherwise specified.
3) Weights shown are estimates. Final weights may vary.
4) Full Height Step Bolts
5) This tower design and, if applicable, the foundation design(s) shown on the following page(s) also meet or exceed the requirements of the 2021 International Building Code.
6) Tower Rating: 15.9%



Length (ft)	49'-0"
Number Of Sides	18
Thickness (in)	1/4"
Lap Splice (ft)	
Top Diameter (in)	16"
Bottom Diameter (in)	16"
Taper (in/ft)	0
Grade	A572-65
Weight (lbs)	2585
Overall Steel Height (ft)	49

Sabre Industries
INNOVATION DELIVERED

Sabre Industries
7101 Southbridge Drive
P.O. Box 658
Sioux City, IA 51102-0658
Phone: (712) 258-6690
Fax: (712) 279-0814

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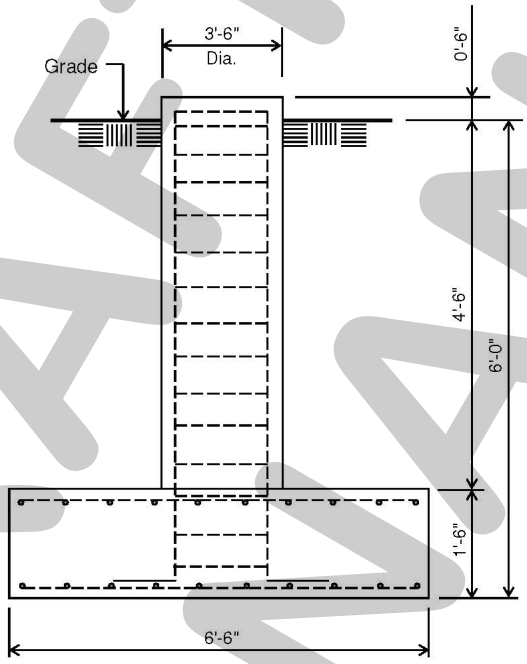
Job:	566060
Customer:	RLC CONTROLS, INC
Site Name:	NTMWD Waterline, TX
Description:	50' Monopole
Date:	8/26/2025 By: ARH

Exhibit 'B':
Concept Building Elevations

Sabre Industries™
INNOVATION DELIVERED

No.: 566060
Date: 08/26/25
By: TTW

Customer: RLC CONTROLS, INC
Site: NTMWD Waterline, TX
50' Monopole



ELEVATION VIEW
(4.13 Cu. Yds.)
(1 REQUIRED; NOT TO SCALE)

Notes:

1) Concrete shall have a minimum 28-day compressive strength of 4,500 psi, in accordance with ACI 318-14.
2) Rebar to conform to ASTM specification A615 Grade 60.
3) All rebar to have a minimum of 3" concrete cover.
4) All exposed concrete corners to be chamfered 3/4".
5) The foundation design is based on the geotechnical report by HVJ Associates, Project No. DG-21-10571-6, dated August 25, 2023.
6) See the geotechnical report for compaction requirements, if specified.
7) 4.5 ft of soil cover is required over the entire area of the foundation slab.
8) The bottom anchor bolt template shall be positioned as closely as possible to the bottom of the anchor bolts.

Rebar Schedule for Pad and Pier	
Pier	(12) #7 vertical rebar w/ hooks at bottom w/ #5 ties, (2) within top 5" of pier, then 4" C/C
Pad	(7) #5 horizontal rebar evenly spaced each way top and bottom (28 total)

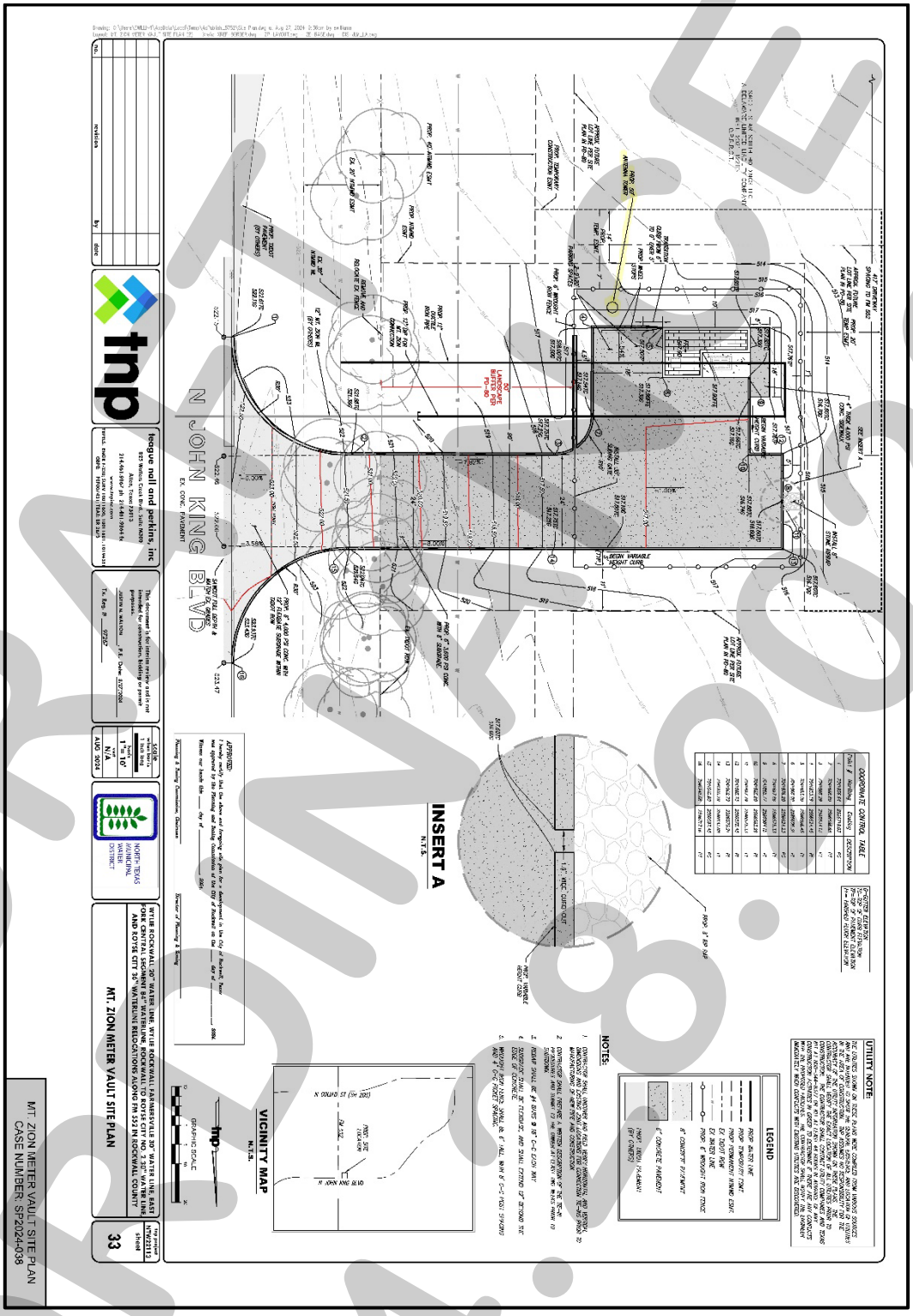
Information contained herein is the sole property of Sabre Industries, constitutes a trade secret as defined by Iowa Code Ch. 550 and shall not be reproduced, copied or used in whole or part for any purpose whatsoever without the prior written consent of Sabre Industries.

7101 Southbridge Drive - P.O. Box 658 - Sioux City, IA 51102-0658 - Phone 712.258.6690 - Fax 712.279.0814

Page 2

DRAFT ORDINANCE 04.28.2026

Exhibit 'C':
Site Plan



DRAFT
04.08.2026

PROJECT COMMENTS

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

DATE: 4/23/2026

PROJECT NUMBER: P2026-015
PROJECT NAME: Final Plat for Saddle Star Estate PH 3
SITE ADDRESS/LOCATIONS: John King East/ South FM 552

CASE CAPTION: Discuss and consider a request by Pat Atkins of KPA Consulting on behalf of Rockwall King 15, LLC for the approval of a Final Plat for Phase 3 of the Saddle Star South Subdivision consisting of 26 single-family residential lots on a 14.995-acre tract of land identified as Tract 1-03 of the P. B. Harrison Survey, Abstract No. 97, City of Rockwall, Rockwall County, Texas, zoned Planned Development 79 (PD-79) for Single-Family 10 (SF-10) District land uses, situated within SH-205 By-Pass Overlay (SH-205 BY-OV) District, generally located northeast of the intersection of Featherstone Drive and John King Boulevard, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Henry Lee	04/23/2026	Needs Review

04/23/2026: 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 Phase 3 of the Saddle Star South Subdivision consisting of 26 single-family residential lots on a 14.995-acre tract of land identified as Tract 1-03 of the P. B. Harrison Survey, Abstract No. 97, City of Rockwall, Rockwall County, Texas, zoned Planned Development 79 (PD-79) for Single-Family 10 (SF-10) District land uses, situated within SH-205 By-Pass Overlay (SH-205 BY-OV) District, generally located northeast of the intersection of Featherstone Drive 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 (P2026-015) in the lower right-hand corner of all pages on future submittals.

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

Final Plat
Lots 16-19, Block A
Lots 32-45, Block F
Lots 6-13, Block G
Lots 7-9, Block X
Saddle Star Estates South Phase Three Addition
26 Residential Lots & 3 Open Space Lots
14.995-acres or 653,182.2 SF
Situated in the
P. B. Harrison Survey, Abstract No. 97
City of Rockwall, Rockwall County, Texas

M.5 Please correct the Owner's Certificate of Dedication to match the Subdivision Ordinance. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

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

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

Planning and Zoning Work Session: April 28, 2026
Park Board meeting: May 5, 2026
Planning and Zoning Public Hearing: May 12, 2026
City Council: May 18, 2026

I.8 Please note that 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	04/23/2026	Approved w/ Comments

04/23/2026: 1. Min FF elev.
2. Can't read
3. Label bearing & distance
4. Which line is C3?
5. Abandonment?

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	04/22/2026	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	04/22/2026	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	04/20/2026	Approved

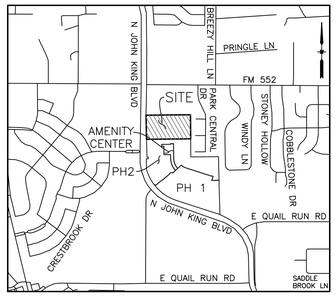
No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	04/20/2026	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	04/20/2026	Approved w/ Comments

04/20/2026: For this Final Plat the Parks and Recreation Board will be assessing Cash in Lieu of Land Fees and Pro-Rata Equipment Fees for the 26 lots being proposed for Phase 3 of Saddle Star South. The fees to be assessed are as follows: [1] Cash in Lieu of Land Fees of $1,319.66 (i.e. $1,319.66 x 26 lots = $36,183.16 [2] Pro-Rata Equipment Fees of $1,085.53 (i.e. $1,085.53 x 26 lots = $28,233.78). The total fees assessed will be $64,406.94.

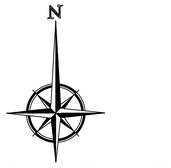


VICINITY MAP
N.T.S.

LEGEND	
IRF	IRON ROD FOUND
B.L.	BUILDING SETBACK LINE
CM	CONTROL MONUMENT
D.E.	DRAINAGE EASEMENT
HOA	HOMEOWNERS ASSOCIATION
S.V.E.	20'x20' SIDEWALK AND VISIBILITY EASEMENT
WSE	WATER SURFACE ELEVATION
W.L.E.	WATER LINE EASEMENT
D.U.E.	DRAINAGE & UTILITY EASEMENT
U.E.	UTILITY EASEMENT
P.R.R.C.T.	PLAT RECORDS ROCKWALL COUNTY, TEXAS
D.R.R.C.T.	DEED RECORDS ROCKWALL COUNTY, TEXAS

CURVE TABLE						
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD BEARING	CHORD
C1	90°40'08"	400.00'	404.70'	632.99'	N 45°50'11" W	568.98'
C2	55°40'50"	237.50'	125.43'	230.80'	N 64°44'41" W	221.83'
C3	89°45'42"	67.50'	67.22'	105.75'	N 84°31'31" W	95.26'

LINE TABLE		
NO.	DIRECTION	DISTANCE
L1	N 89°27'46" E	22.50'
L2	N 00°30'07" W	16.44'
L3	S 46°10'15" E	42.43'
L4	S 43°49'45" W	42.43'



Notes:

1. Basis of Bearings = State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983, Adjustment Realization (CORS 2011).
2. Subdivision property corners are 5/8–inch iron rods with caps marked "PETITT–ECD 6134" found or set, unless noted otherwise. Lot corners are 5/8–inch iron rods with cap marked "PETITT– ECD 6134" set or an "X" cut set in concrete, unless otherwise noted. When a retaining wall or screening fence has been placed at the rear lot corner, a 5/8–inch iron rod may be set five feet (5') from the rear lot corner along the side lot line.
3. By graphical plotting, no part of the parcel described hereon lies within a Special Flood Hazard Area (SFHA) as delineated on the Rockwall County, Texas and Incorporated Areas, Flood Insurance Rate Map, Map Number 48397C0030L, dated September 26, 2008. The Surveyor utilized the above referenced floodplain information for this determination and the Surveyor does not certify that revised floodplain information has or has not been published by FEMA or some other source. on occasion, greater floods can and will occur and flood heights may be increased by man–made or natural causes. The above flood statement shall not create liability on the part of the surveyor.
4. All light poles and appurtenances, non–standard decorative street signs, poles/posts, hardware, attachments, foundations, etc. shall be owned, maintained, repaired and replaced by the HOA.
5. It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83–54.
6. On–site and off–site Drainage Easements, Detention Easements and drainage/detention facilities will be maintained, repaired and replaced by the HOA.
7. The HOA/Property Owner is responsible for maintaining and repairing all Open Space/Greenbelt Lots/Areas and Drainage Easements.

GENERAL NOTES:

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

Note:
The homeowners Association is responsible for maintaining all light poles and appurtenances, non–standard decorative signs, poles/post, hardware or other non–standard items. The City of Rockwall has no maintenance or other responsibility related to these items. The City of Rockwall and the Homeowners Association agree the association will bear any and all maintenance cost related to the said improvements. The City has the statutory authority to install and maintain Traffic Control Devices for vehicular traffic on public streets/roads within the public Right of Way. This agreement in no way constitutes a change in that authority and does not constitute and delegation of that authority of the Association.

ZONING DISTRICT: PD–79
OPEN SPACE = 5.537 AC.
26 DWELLING UNITS
1.734 UNITS PER ACRE

OWNER
ROCKWALL KING 15 LLC
614 SUMMER OAKS DR.
ROCKWALL, TX 75087

LAND SURVEYOR
R.C. MYERS SURVEYING, LLC
488 ARROYO COURT
SUNNYVALE, TX 75182
(214) 532–0636
FAX (972) 412–4875
EMAIL: rcmsurveying@gmail.com
FIRM NO. 10192300 JOB NO. 355

FINAL PLAT

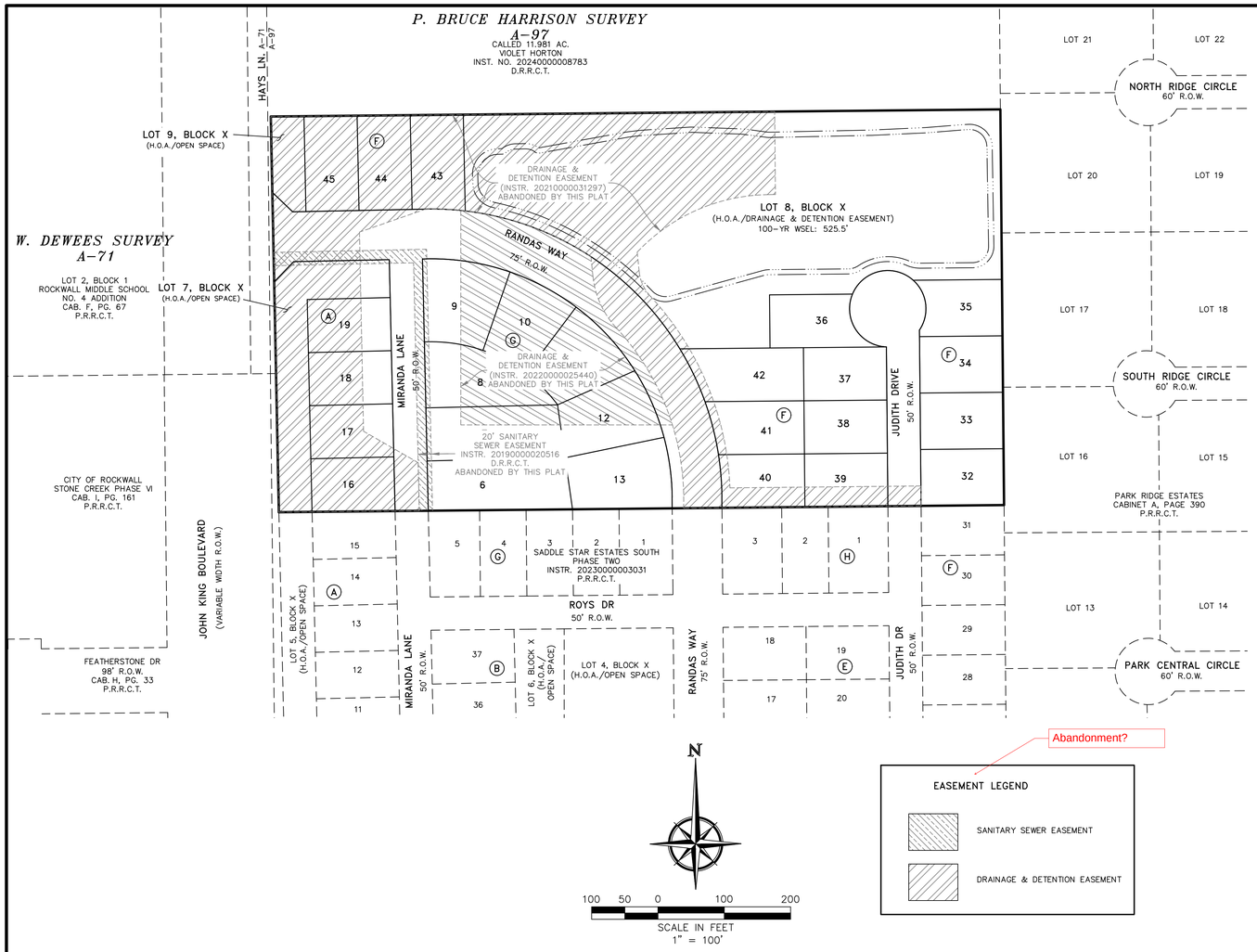
SADDLE STAR ESTATES SOUTH PHASE THREE

26 SINGLE FAMILY LOTS
3 COMMON AREA LOTS
14.995 ACRES
SITUATED IN THE
P. BRUCE HARRISON SURVEY, A–97
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

PETITT - ECD
CIVIL ENGINEERING/SURVEYING/CONSTRUCTION ADMINISTRATION
TBPELS FIRM REGISTRATION
ENGINEERING FIRM #001145 SURVEYING FIRM #10194792
1600 N COLLINS BLVD. STE. 3300 RICHARDSON, TX 75080
201 WINDCO CIR. SUITE 100 WYLIE, TX 75098 (972) 941–8400

DATE: 4/08/2026 CASE #: P20__–___ SHEET 1 OF 2

Z:\PROJECTS\06828 Saddle Star South Ph3\dwg\plots\6828 Final Plat Ph 3



SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That I, Robert C. Myers, do hereby certify that this plat was prepared from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

GIVEN UNDER MY HAND AND SEAL THIS _ DAY OF _____ , 2026.

Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.

_____
ROBERT C. MYERS
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 3963

APPROVAL CERTIFICATE

_____ _____
Planning & Zoning Commission, Chairman Date

APPROVED:
I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the ___ day of _____, 2026.

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

WITNESS OUR HANDS, this ___ day of _____, 2026.

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

OWNER'S CERTIFICATE & DEDICATION

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS ROCKWALL KING 15 LLC, BEING THE OWNER OF a 14.995-acre tract of land situated in the P. Bruce Harrison Survey, Abstract No. 97, Rockwall County, Texas, and being all of a called 15.00-acre tract of land described in deed to CDT Rockwall/2017, LLC, recorded in Instrument 20180000016747, Deed Records, Rockwall County, Texas (DRRCT), said 14.995-acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod found in the original Hays Road at the common west corner of said 15.00-acre tract and Saddle Star Estates South, Phase Two, an addition to the City of Rockwall by plat thereof recorded in Instrument 20230000003031, Plat Records, Rockwall County, Texas (PRRCT);

THENCE North 01 degrees 10 minutes 15 seconds West, along and within said Hays Road and along the west line of said 15.00-acre tract, a distance of 596.15 feet to a 1/2-inch iron rod found at the northwest corner thereof, common to the southwest corner and a called 11.981-acre tract of land described in deed to Violet Horton, recorded in Instrument 20240000008783, DRRCT;

THENCE North 89 degrees 26 minutes 26 seconds East, along the common line of last mentioned tracts, a distance of 1099.11 feet to a point for corner at the common east corner thereof, and also being in the west line of Park Ridge Estates, an addition to the County of Rockwall, according to the Plat thereof recorded in Cabinet A, Page 390, PRRCT, from which a 1/2-inch iron rod with a yellow cap stamped 5034 bears South 68 degrees 26 minutes 26 seconds West, a distance of 0.18 feet;

THENCE South 00 degrees 32 minutes 13 seconds East, along the common line of said 15.00-acre tract and said Park Ridge Estates, a distance of 596.04 feet to a 1/2-inch iron rod found at the southeast corner thereof, common to the northeast corner of said Saddle Star Estates South, Phase Two;

THENCE South 89 degrees 26 minutes 12 seconds West, along the common line of last-mentioned tracts, a distance of 1092.51 feet to the POINT OF BEGINNING AND CONTAINING 653,191 square feet or 14.995 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

ROCKWALL KING 15 LLC, the undersigned owner of the land shown on this plat, and designated herein as the SADDLE STAR ESTATES SOUTH, PHASE THREE, subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicates to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. ROCKWALL KING 15 LLC further certifies that all other parties who have a mortgage or lien interest in the SADDLE STAR ESTATES SOUTH, PHASE THREE subdivision have been notified and signed this plat. ROCKWALL KING 15 LLC understands and does 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. ROCKWALL KING 15 LLC also understands the following;

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
5. Property owner/H.O.A. shall be responsible for all maintenance, repair and replacement of all drainage and detention systems in easements.
6. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
7. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or

Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or

Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

ROCKWALL KING 15 LLC further acknowledges 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; ROCKWALL KING 15 LLC, it's successors and assigns hereby waive any claim, damage, or cause of action that ROCKWALL KING 15 LLCC may have as a result of the dedication of exactions made herein.

FOR: ROCKWALL KING 15 LLC

By: _____
NAME:
TITLE:

STATE OF TEXAS
COUNTY OF _____

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

Given upon my hand and seal of office this ___ day of _____, 2026.

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

FINAL PLAT

SADDLE STAR ESTATES SOUTH PHASE THREE

26 SINGLE FAMILY LOTS
3 COMMON AREA LOTS

14.995 ACRES

SITUATED IN THE

P. BRUCE HARRISON SURVEY, A-97
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

ZONING DISTRICT: PD-79
OPEN SPACE = 5.537 AC.
26 DWELLING UNITS
1.734 UNITS PER ACRE

OWNER
ROCKWALL KING 15 LLC
614 SUMMER OAKS DR.
ROCKWALL, TX 75087

LAND SURVEYOR
R.C. MYERS SURVEYING, LLC
488 ARROYO COURT
SUNNYVALE, TX 75182
(214) 532-0636
FAX (972) 412-4875
EMAIL: rcmsurveying@gmail.com
FIRM NO. 10192300 JOB NO. 355

PETITT - ECD
CIVIL ENGINEERING/SURVEYING/CONSTRUCTION ADMINISTRATION
TBPELS FIRM REGISTRATION
ENGINEERING FIRM #001145 SURVEYING FIRM #10194792
1600 N COLLINS BLVD. STE. 3300 RICHARDSON, TX 75080
201 WINDCO CIR. SUITE 100 WYLIE, TX 75098 (972) 941-8400

DATE: 4/08/2026 CASE #: P20__-___ SHEET 2 OF 2

Z:\PROJECTS\06828 Saddle Star South Ph3\dwg\plats\6828 Final Plat Ph 3

DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

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

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

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

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

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS: JOHN KING EAST / SOUTH FM552
SUBDIVISION: Saddle Star 3 LOT BLOCK
GENERAL LOCATION: EAST OF JOHN KING BLVD SOUTH 552

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING: PD SF CURRENT USE: AG
PROPOSED ZONING: PROPOSED USE: Single Family
ACREAGE: 14.99AC LOTS [CURRENT]: 1 LOTS [PROPOSED]: 20

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

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

☑ OWNER	Rockwall King 15 LLC	☑ APPLICANT	KPA Consulting
CONTACT PERSON	PAT ATKINS Manager	CONTACT PERSON	PAT ATKINS
ADDRESS	[redacted]	ADDRESS	[redacted]
CITY, STATE & ZIP		CITY, STATE & ZIP	
PHONE		PHONE	
E-MAIL		E-MAIL	

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED PAT ATKINS [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 $ 0, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE _____ DAY OF _____, 20___. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 16 *DAY OF* April *20* 26

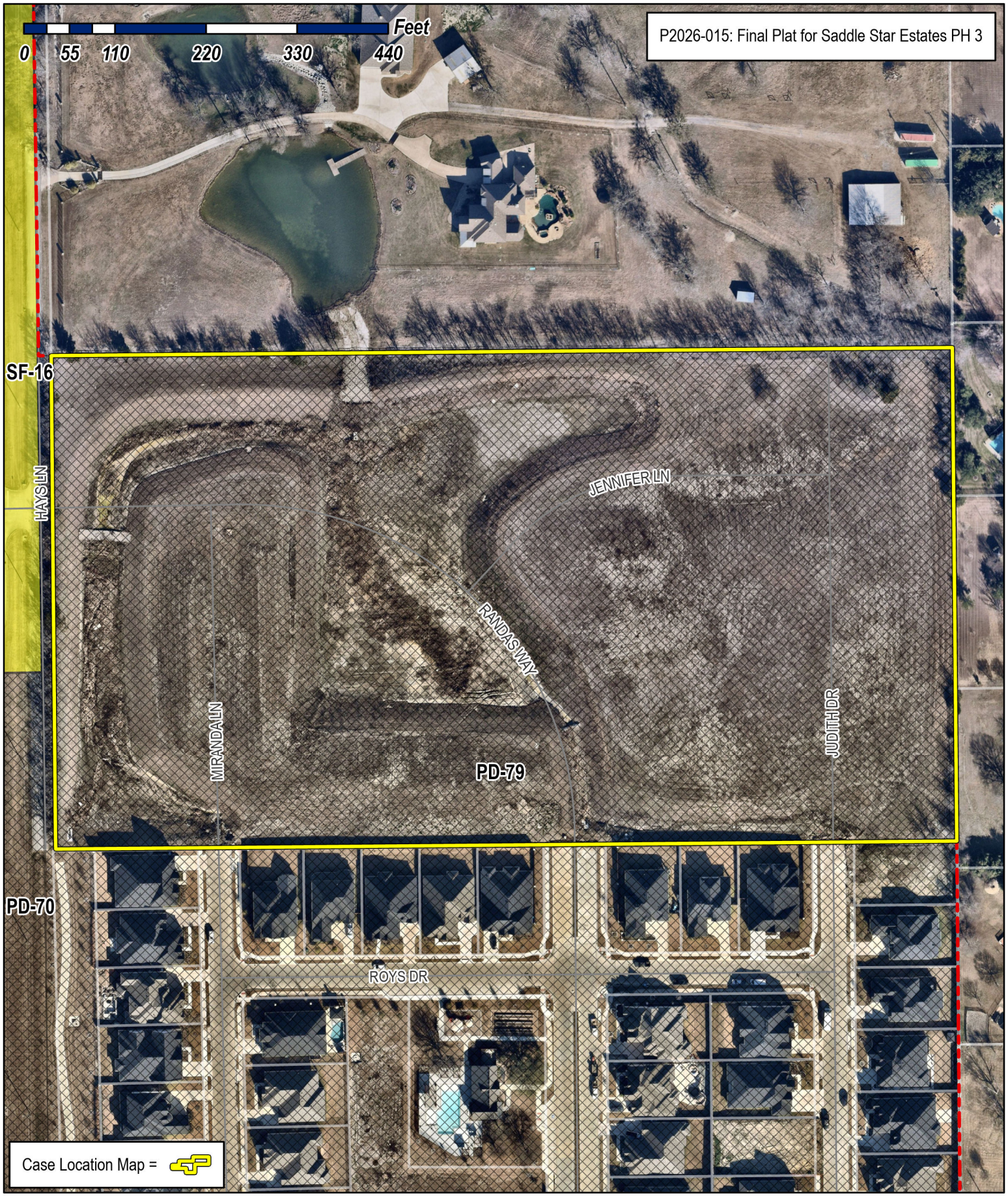
OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

RACHEL MONTOYA
Notary Public, State of Texas
Comm. Expires 04-13-2027
Notary ID 134303993

MY COMMISSION EXPIRES

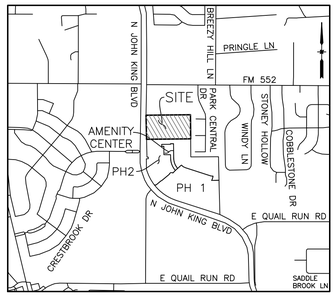
4/13/27



City of Rockwall

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

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

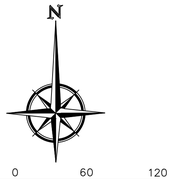


VICINITY MAP
N.T.S.

LEGEND	
IRF	IRON ROD FOUND
B.L.	BUILDING SETBACK LINE
CM	CONTROL MONUMENT
D.E.	DRAINAGE EASEMENT
HOA	HOMEOWNERS ASSOCIATION
S.V.E.	20'x20' SIDEWALK AND VISIBILITY EASEMENT
WSE	WATER SURFACE ELEVATION
W.L.E.	WATER LINE EASEMENT
D.U.E.	DRAINAGE & UTILITY EASEMENT
U.E.	UTILITY EASEMENT
P.R.R.C.T.	PLAT RECORDS ROCKWALL COUNTY, TEXAS
D.R.R.C.T.	DEED RECORDS ROCKWALL COUNTY, TEXAS

CURVE TABLE						
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD BEARING	CHORD
C1	90°40'08"	400.00'	404.70'	632.99'	N 45°50'11" W	568.98'
C2	55°40'50"	237.50'	125.43'	230.80'	N 64°44'41" W	221.83'
C3	89°45'42"	67.50'	67.22'	105.75'	N 84°31'31" W	95.26'

LINE TABLE		
NO.	DIRECTION	DISTANCE
L1	N 89°27'46" E	22.50'
L2	N 00°30'07" W	16.44'
L3	S 46°10'15" E	42.43'
L4	S 43°49'45" W	42.43'



Notes:

1. Basis of Bearings = State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983, Adjustment Realization (CORS 2011).
2. Subdivision property corners are 5/8–inch iron rods with caps marked "PETITT–ECD 6134" found or set, unless noted otherwise. Lot corners are 5/8–inch iron rods with cap marked "PETITT– ECD 6134" set or an "X" cut set in concrete, unless otherwise noted. When a retaining wall or screening fence has been placed at the rear lot corner, a 5/8–inch iron rod may be set five feet (5') from the rear lot corner along the side lot line.
3. By graphical plotting, no part of the parcel described hereon lies within a Special Flood Hazard Area (SFHA) as delineated on the Rockwall County, Texas and Incorporated Areas, Flood Insurance Rate Map, Map Number 48397C0030L, dated September 26, 2008. The Surveyor utilized the above referenced floodplain information for this determination and the Surveyor does not certify that revised floodplain information has or has not been published by FEMA or some other source. on occasion, greater floods can and will occur and flood heights may be increased by man–made or natural causes. The above flood statement shall not create liability on the part of the surveyor.
4. All light poles and appurtenances, non–standard decorative street signs, poles/posts, hardware, attachments, foundations, etc. shall be owned, maintained, repaired and replaced by the HOA.
5. It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83–54.
6. On–site and off–site Drainage Easements, Detention Easements and drainage/detention facilities will be maintained, repaired and replaced by the HOA.
7. The HOA/Property Owner is responsible for maintaining and repairing all Open Space/Greenbelt Lots/Areas and Drainage Easements.

GENERAL NOTES:

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

Note:
The homeowners Association is responsible for maintaining all light poles and appurtenances, non–standard decorative signs, poles/post, hardware or other non–standard items. The City of Rockwall has no maintenance or other responsibility related to these items. The City of Rockwall and the Homeowners Association agree the association will bear any and all maintenance cost related to the said improvements. The City has the statutory authority to install and maintain Traffic Control Devices for vehicular traffic on public streets/roads within the public Right of Way. This agreement in no way constitutes a change in that authority and does not constitute and delegation of that authority of the Association.

ZONING DISTRICT: PD–79
OPEN SPACE = 5.537 AC.
26 DWELLING UNITS
1.734 UNITS PER ACRE

OWNER
ROCKWALL KING 15 LLC
614 SUMMER OAKS DR.
ROCKWALL, TX 75087

LAND SURVEYOR
R.C. MYERS SURVEYING, LLC
488 ARROYO COURT
SUNNYVALE, TX 75182
(214) 532–0636
FAX (972) 412–4875
EMAIL: rcmsurveying@gmail.com
FIRM NO. 10192300 JOB NO. 355

FINAL PLAT

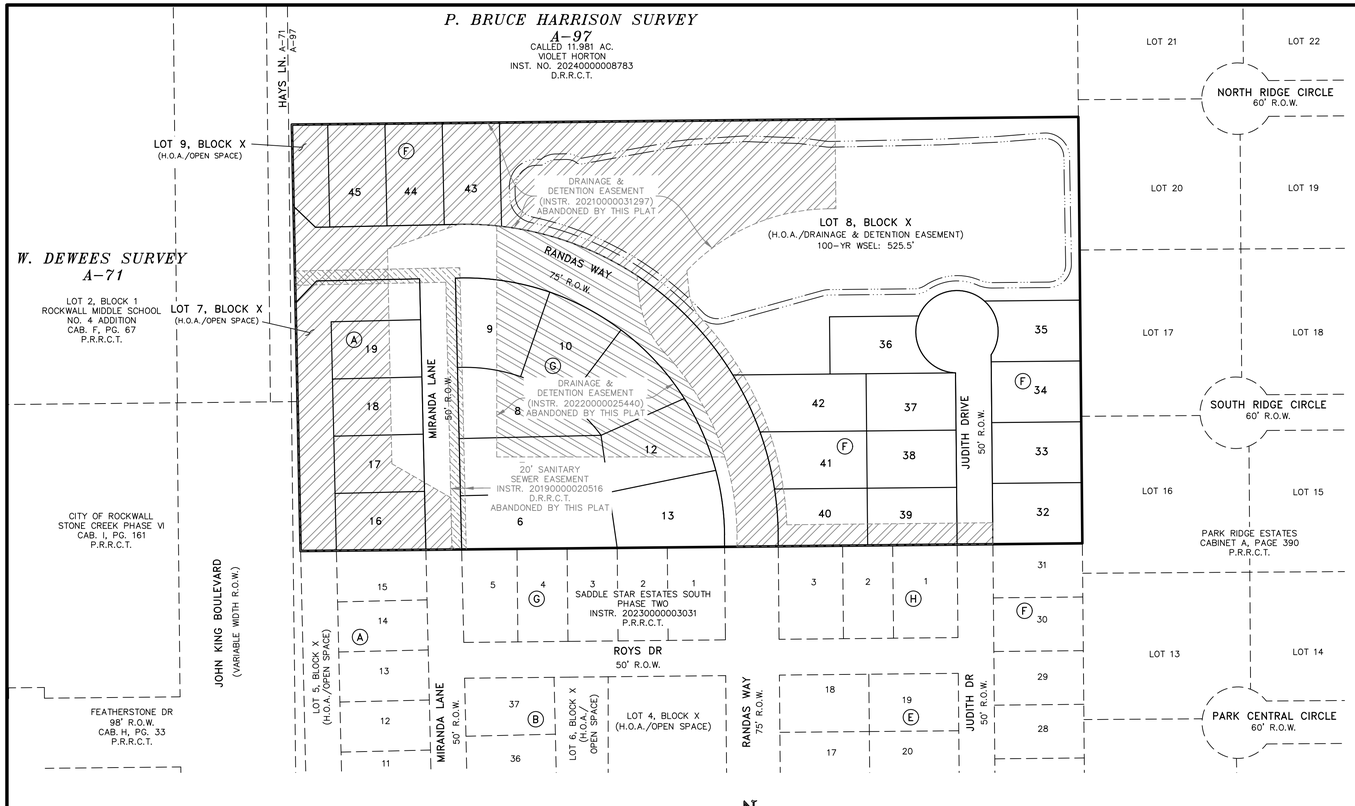
SADDLE STAR ESTATES SOUTH PHASE THREE

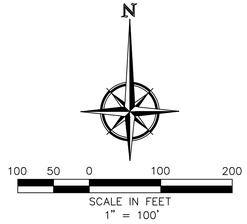
26 SINGLE FAMILY LOTS
3 COMMON AREA LOTS
14.995 ACRES
SITUATED IN THE
P. BRUCE HARRISON SURVEY, A–97
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

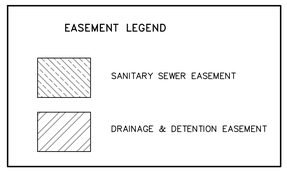
PETITT - ECD
CIVIL ENGINEERING/SURVEYING/CONSTRUCTION ADMINISTRATION
TBPELS FIRM REGISTRATION
ENGINEERING FIRM #001145 SURVEYING FIRM #10194792
1600 N COLLINS BLVD. STE. 3300 RICHARDSON, TX 75080
201 WINDCO CIR. SUITE 100 WYLIE, TX 75098 (972) 941–8400

DATE: 4/08/2026 CASE #: P20__–___ SHEET 1 OF 2

Z:\PROJECTS\06828 Saddle Star South Ph3\dwg\plots\6828 Final Plat Ph 3







SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That I, Robert C. Myers, do hereby certify that this plat was prepared from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

GIVEN UNDER MY HAND AND SEAL THIS _ DAY OF _____ , 2026.

Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.

_____
ROBERT C. MYERS
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 3963

APPROVAL CERTIFICATE

_____ _____
Planning & Zoning Commission, Chairman Date

APPROVED:
I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the ___ day of _____, 2026.

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

WITNESS OUR HANDS, this ___ day of _____, 2026.

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

OWNER'S CERTIFICATE & DEDICATION

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS ROCKWALL KING 15 LLC, BEING THE OWNER OF a 14.995-acre tract of land situated in the P. Bruce Harrison Survey, Abstract No. 97, Rockwall County, Texas, and being all of a called 15.00-acre tract of land described in deed to CDT Rockwall/2017, LLC, recorded in Instrument 20180000016747, Deed Records, Rockwall County, Texas (DRRCT), said 14.995-acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod found in the original Hays Road at the common west corner of said 15.00-acre tract and Saddle Star Estates South, Phase Two, an addition to the City of Rockwall by plat thereof recorded in Instrument 20230000003031, Plat Records, Rockwall County, Texas (PRRCT);

THENCE North 01 degrees 10 minutes 15 seconds West, along and within said Hays Road and along the west line of said 15.00-acre tract, a distance of 596.15 feet to a 1/2-inch iron rod found at the northwest corner thereof, common to the southwest corner and a called 11.981-acre tract of land described in deed to Violet Horton, recorded in Instrument 20240000008783, DRRCT;

THENCE North 89 degrees 26 minutes 26 seconds East, along the common line of last mentioned tracts, a distance of 1099.11 feet to a point for corner at the common east corner thereof, and also being in the west line of Park Ridge Estates, an addition to the County of Rockwall, according to the Plat thereof recorded in Cabinet A, Page 390, PRRCT, from which a 1/2-inch iron rod with a yellow cap stamped 5034 bears South 68 degrees 26 minutes 26 seconds West, a distance of 0.18 feet;

THENCE South 00 degrees 32 minutes 13 seconds East, along the common line of said 15.00-acre tract and said Park Ridge Estates, a distance of 596.04 feet to a 1/2-inch iron rod found at the southeast corner thereof, common to the northeast corner of said Saddle Star Estates South, Phase Two;

THENCE South 89 degrees 26 minutes 12 seconds West, along the common line of last-mentioned tracts, a distance of 1092.51 feet to the POINT OF BEGINNING AND CONTAINING 653,191 square feet or 14.995 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

ROCKWALL KING 15 LLC, the undersigned owner of the land shown on this plat, and designated herein as the SADDLE STAR ESTATES SOUTH, PHASE THREE, subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicates to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. ROCKWALL KING 15 LLC further certifies that all other parties who have a mortgage or lien interest in the SADDLE STAR ESTATES SOUTH, PHASE THREE subdivision have been notified and signed this plat. ROCKWALL KING 15 LLC understands and does 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. ROCKWALL KING 15 LLC also understands the following;

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
5. Property owner/H.O.A. shall be responsible for all maintenance, repair and replacement of all drainage and detention systems in easements.
6. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
7. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or

Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or

Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

ROCKWALL KING 15 LLC further acknowledges 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; ROCKWALL KING 15 LLC, it's successors and assigns hereby waive any claim, damage, or cause of action that ROCKWALL KING 15 LLCC may have as a result of the dedication of exactions made herein.

FOR: ROCKWALL KING 15 LLC

By: _____
NAME:
TITLE:

STATE OF TEXAS
COUNTY OF _____

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

Given upon my hand and seal of office this ___ day of _____, 2026.

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

FINAL PLAT

SADDLE STAR ESTATES SOUTH PHASE THREE

26 SINGLE FAMILY LOTS
3 COMMON AREA LOTS

14.995 ACRES

SITUATED IN THE

P. BRUCE HARRISON SURVEY, A-97
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

ZONING DISTRICT: PD-79
OPEN SPACE = 5.537 AC.
26 DWELLING UNITS
1.734 UNITS PER ACRE

OWNER
ROCKWALL KING 15 LLC
614 SUMMER OAKS DR.
ROCKWALL, TX 75087

LAND SURVEYOR
R.C. MYERS SURVEYING, LLC
488 ARROYO COURT
SUNNYVALE, TX 75182
(214) 532-0636
FAX (972) 412-4875
EMAIL: rcmsurveying@gmail.com
FIRM NO. 10192300 JOB NO. 355

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201 WINDCO CIR. SUITE 100 WYLIE, TX 75098 (972) 941-8400

DATE: 4/08/2026 CASE #: P20__-___ SHEET 2 OF 2

Z:\PROJECTS\06828 Saddle Star South Ph3\dwg\plats\6828 Final Plat Ph 3

PROJECT COMMENTS

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

DATE: 4/23/2026

PROJECT NUMBER: SP2026-011
PROJECT NAME: Site Plan for Saddle Star PH 3
SITE ADDRESS/LOCATIONS: John King East/ S FM 552

CASE CAPTION: Discuss and consider a request by Pat Atkins of KPA Consulting on behalf of Rockwall King 15, LLC for the approval of a Site Plan for Phase 3 of the Saddle Star South Subdivision consisting of 26 single-family residential lots on a 14.995-acre tract of land identified as Tract 1-03 of the P. B. Harrison Survey, Abstract No. 97, City of Rockwall, Rockwall County, Texas, zoned Planned Development 79 (PD-79) for Single-Family 10 (SF-10) District land uses, situated within SH-205 By-Pass Overlay (SH-205 BY-OV) District, generally located northeast of the intersection of Featherstone Drive and John King Boulevard, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Henry Lee	04/23/2026	Needs Review

04/23/2026: Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a Site Plan for Phase 3 of the Saddle Star South Subdivision consisting of 26 single-family residential lots on a 14.995-acre tract of land identified as Tract 1-03 of the P. B. Harrison Survey, Abstract No. 97, City of Rockwall, Rockwall County, Texas, zoned Planned Development 79 (PD-79) for Single-Family 10 (SF-10) District land uses, situated within SH-205 By-Pass Overlay (SH-205 BY-OV) District, generally located northeast of the intersection of Featherstone Drive 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 (SP2026-011) in the lower right-hand corner of all pages of all revised plan submittals. (Subsection 01.02(D), Article 11, UDC).

I.4 This project is subject to all requirements stipulated by the Unified Development Code (UDC) and Planned Development District 79 (PD-79).

M.5 Landscape Plan:
(1) The grading lines shown on the landscape plans does not match the grading plans from the Civil plans. Specifically, not all of the berms are shown or labeled. (PD-79; Ordinance No. 20-35)
(2) The landscape plan for Phase 2 used Mexican Plum, Desert Willow, and Smoke Trees (vitex ended up being used here) as the accent trees along John King. In order to create a consistent frontage, could the Crape Myrtle and Redbud trees be swapped out for the Mexican Plum and Desert Willow?

M.6 Hardscape Plan:
(1) Please provide a fence plan that color codes the permitted fence type on each lot. (PD-79; Ordinance No. 20-35)

M.7 Please remove the irrigation plans. These are approved through a separate permit.

I.8 Please note that failure to address all comments provided by staff by 3:00 PM on May 5, 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.9 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on May 5, 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 January 13, 2026 Planning & Zoning Meeting.

I.10 Please note the scheduled meetings for this case:

1) Planning & Zoning Commission work session meeting will be held on April 28, 2026.
2) Parks Board meeting will be held on May 5, 2026.
3) Planning and Zoning Commission action meeting will be held on May 12, 2026.

I.11 All meetings will be held in person and in the City's Council Chambers. All meetings listed above are scheduled to begin at 6:00 p.m. (P&Z). The City prefers that a representative(s) be present for these meetings. During the upcoming work session meeting with the Planning and Zoning Commission, representative(s) are expected to present their case and answer any questions the Planning Commission may have regarding this request.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Madelyn Price	04/23/2026	Approved w/ Comments

04/23/2026: 1. Fire hydrant?
2. Won't work due to concrete noses
3. Show concrete median nose
4. Entire detention area to be irrigated

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	04/23/2026	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	04/22/2026	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	04/20/2026	Approved

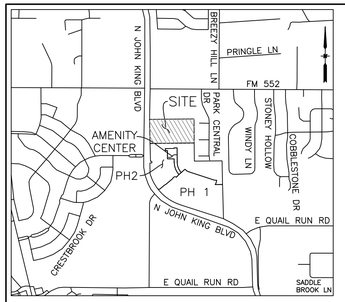
No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	04/20/2026	Approved

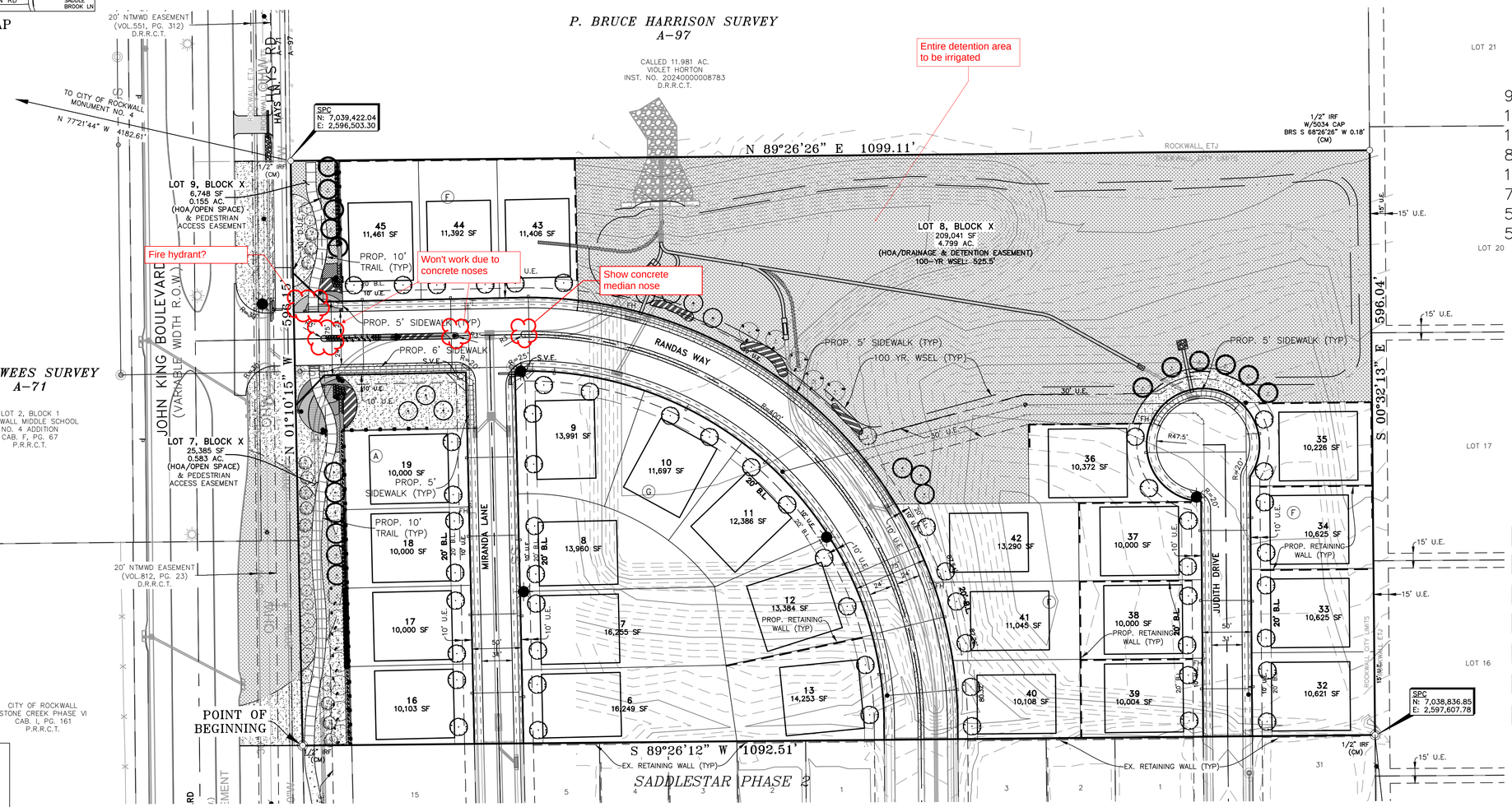
No Comments

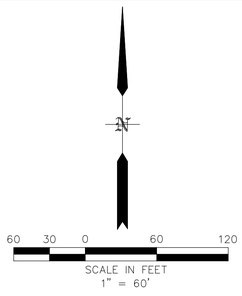
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	04/20/2026	Approved w/ Comments

04/20/2026: In this case, the plan submitted by the applicant shows the location of the proposed trails and landscape that will be maintained by the Homeowners Association (HOA). A review regarding the trails and open spaces, staff finds that the trail system and sidewalk -- which will range in size from five (5) for sidewalks to eight (8) feet for trails -- will provide excellent connectivity throughout the neighborhood and the existing trails navigating throughout John King Blvd subdivisions. This Phase 3 also provides connectivity to Phase 1 and 2 where HOA has already provided full amenities. Staff recommends approval of the trail and sidewalk locations as submitted.



VICINITY MAP
N.T.S.





SADDLE STAR SOUTH PHASE 3 PLANT LEGEND

- 9 – 4" LIVE OAK
- 12 – 4" SHUMARD OAK
- 11 – 4" BUR OAK
- 8 – 4" CEDAR ELM
- 11 – 2" TEXAS REDBUD
- 7 – 2" CHASTE TREE
- 5 – 2" NATCHEZ CRAPE MYRTLE
- 54 – 3" CANOPY TREE (BY BUILDER)

LEGEND

- EXISTING TREE
- PROPOSED 4" CANOPY TREE (Bald Cyprus, Cedar Elm, Texas Red Oak, Homestead Elm, Lace Bark Elm, Alle Elm, Chinese Pistachio, Shumard Oak, Sycamore, and Burr Oak)
- PROPOSED 3" CANOPY TREE (Bald Cyprus, Cedar Elm, Texas Red Oak, Homestead Elm, Lace Bark Elm, Alle Elm, Chinese Pistachio, Shumard Oak, Sycamore, and Burr Oak)
- PROPOSED 3" EASTERN RED CEDAR
- PROPOSED 2" ORNAMENTAL TREE (Texas Redbud, Eve's Necklace, Mexican Plum, Downy Hawthorn, Crape Myrtle, Texas Mountain Laurel and Desert Willow)

- BERMUDA GRASS–38,465 SF
- BLACK STAR CRUSHED GRANITE–710 SF
- BEE HAPPY MIX–222,335 SF
- WEEPING LOVE GRASS–350 GAL
- TEXAS RIVER ROCK MIX–545 SF
- LIRIOPAPE GRASS–140 GAL
- GULF MUHLY GRASS–540 GAL
- OKLAHOMA MOSS BOULDERS–4 TON

LEGEND

IRF	IRON ROD FOUND
B.L.	BUILDING SETBACK LINE
CM	CONTROL MONUMENT
D.E.	DRAINAGE EASEMENT
HOA	HOMEOWNERS ASSOCIATION
S.V.E.	20'x20' SIDEWALK AND VISIBILITY EASEMENT
D.U.E.	DRAINAGE & UTILITY EASEMENT
U.E.	UTILITY EASEMENT
P.R.R.C.T.	PLAT RECORDS ROCKWALL COUNTY, TEXAS
D.R.R.C.T.	DEED RECORDS ROCKWALL COUNTY, TEXAS

BENCHMARK:
BM#1 (#102)
CIRS "ASC SURVEYING COMPANY" BEING IN THE NORTH MEDIANOF JOHN KING BLVD, AND TO THE WEST OF THE MAIN ENTRANCE OF THE SUBJECT PROPERTY, AND BEING NORTH OF THE MEDIAN POINT 55'. ELEVATION = 531.58
BM#2 (#104)
CIRS "ASC SURVEYING COMPANY" BEING IN THE MEDIAN OF JOHN KING BLVD AT THE TURN IN LANE FOR HAYS ROAD. THE MONUMENT #104 IS LOCATED 22' TO THE SOUTHWEST OF THE BEGINNING OF THE LEFT TURNING LANE ON JOHN KING BLVD. ELEVATION = 538.47
BM#3 (#106)
CIRS "ASC SURVEYING COMPANY" BEING IN THE MEDIAN OF JOHN KING BLVD, TO THE SOUTHEAST OF THE SUBJECT PROPERTY, AND BEING LOCATED 72.5' TO THE SOUTHEAST OF THE SOUTHEAST CORNER OF THE HEADWALL WITH AN 8'X8' BOX CULVERT. ELEVATION = 557.33'

SITE PLAN SIGNATURE BLOCK

APPROVED:
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the _day of_____, 2026.

WITNESS OUR HANDS, this__day of____, 2026.

_____
Planning & Zoning Commission, Chairman

_____
Director of Planning and Zoning

SADDLE STAR PHASE 3 SITE PLAN DATA

a. *14.995 Acres*
b. *PD-79 Zoning*
c. *26 Dwelling Units*
d. *5.537 Acres Open Space*
e. *All Common Areas/Open Space to be maintained by the H.O.A.*
f. *Denotes Street Lights 20' Maximum Height*
g. *Denotes Stop Sign & Street Names*

NOTE:
IRRIGATION SHALL MEET THE REQUIREMENTS OF UDC.

ZONING DISTRICT: PD-79
OPEN SPACE = 5.537 AC.
26 DWELLING UNITS
1.734 UNITS PER ACRE

OWNER
ROCKWALL KING 15 LLC
614 SUMMER OAKS DR.
ROCKWALL, TX 75087

LAND SURVEYOR
R.C. MYERS SURVEYING, LLC
488 ARROYO COURT
SUNNYVALE, TX 75182
(214) 532-0636
FAX (972) 412-4875
EMAIL: rcmsurveying@gmail.com
FIRM NO. 10192300 JOB NO. 355

SITE PLAN

SADDLE STAR ESTATES SOUTH PHASE THREE

26 SINGLE FAMILY LOTS
3 COMMON AREA LOTS
14.995 ACRES
SITUATED IN THE
P. BRUCE HARRISON SURVEY, A-97
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

PETITT - ECD
CIVIL ENGINEERING/SURVEYING/CONSTRUCTION ADMINISTRATION
TBPELS FIRM REGISTRATION
ENGINEERING FIRM #001145 SURVEYING FIRM #10194792
1600 N COLLINS BLVD. SUITE 3300 RICHARDSON, TX 75080
201 WINDCO CIR. SUITE 100 WYLIE, TX 75098 (972) 941-8400

DATE: 3-25-2026 CASE #: SP20__-___ SP2021-034

Z:\PROJECTS\06828 Saddle Star South Ph3\dwg\plots\03-24-2026 6828 Site Plan

DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

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

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

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

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

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS: JOHN KING EAST / SOUTH FM552
SUBDIVISION: Saddle Star 3 LOT: BLOCK:
GENERAL LOCATION: EAST OF JOHN KING BLVD SOUTH 552

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING: PD 5F CURRENT USE: AG
PROPOSED ZONING: PROPOSED USE: Single Family
ACREAGE: 14.99AC LOTS [CURRENT]: 1 LOTS [PROPOSED]: 20

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

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

☑ OWNER	Rockwall King 15 LLC	☑ APPLICANT	KPA CONSULTING
CONTACT PERSON	PAT ATKINS Manager	CONTACT PERSON	PAT ATKINS
ADDRESS	[redacted]	ADDRESS	[redacted]
CITY, STATE & ZIP		CITY, STATE & ZIP	
PHONE		PHONE	
E-MAIL		E-MAIL	

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED PAT ATKINS [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 $ 0, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE _____ DAY OF _____, 20___. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

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

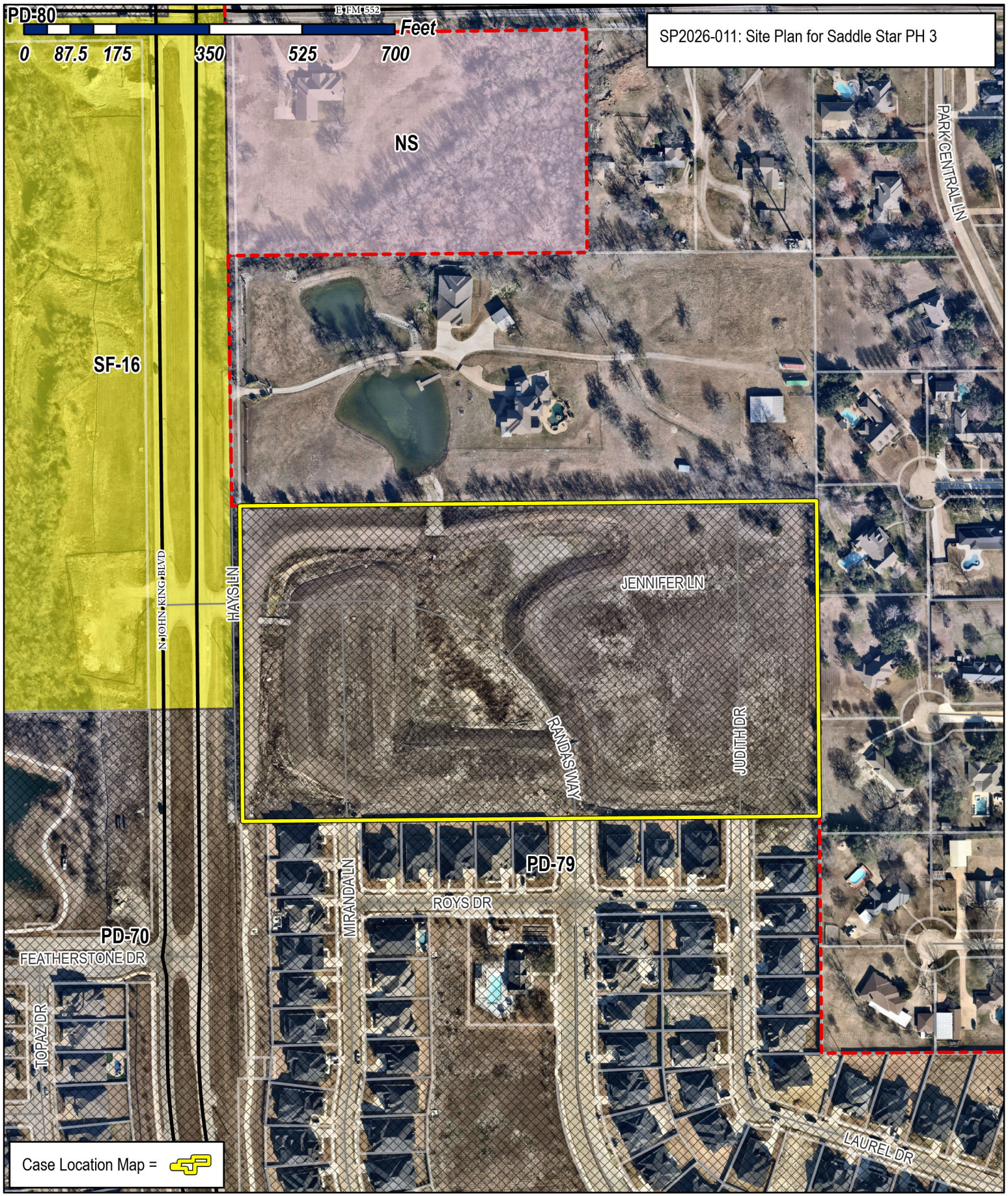
OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

RACHEL MONTOYA
Notary Public, State of Texas
Comm. Expires 04-13-2027
Notary ID 134303993

MY COMMISSION EXPIRES

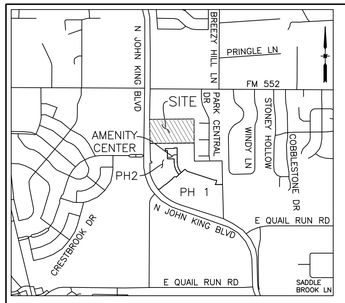
4/13/27



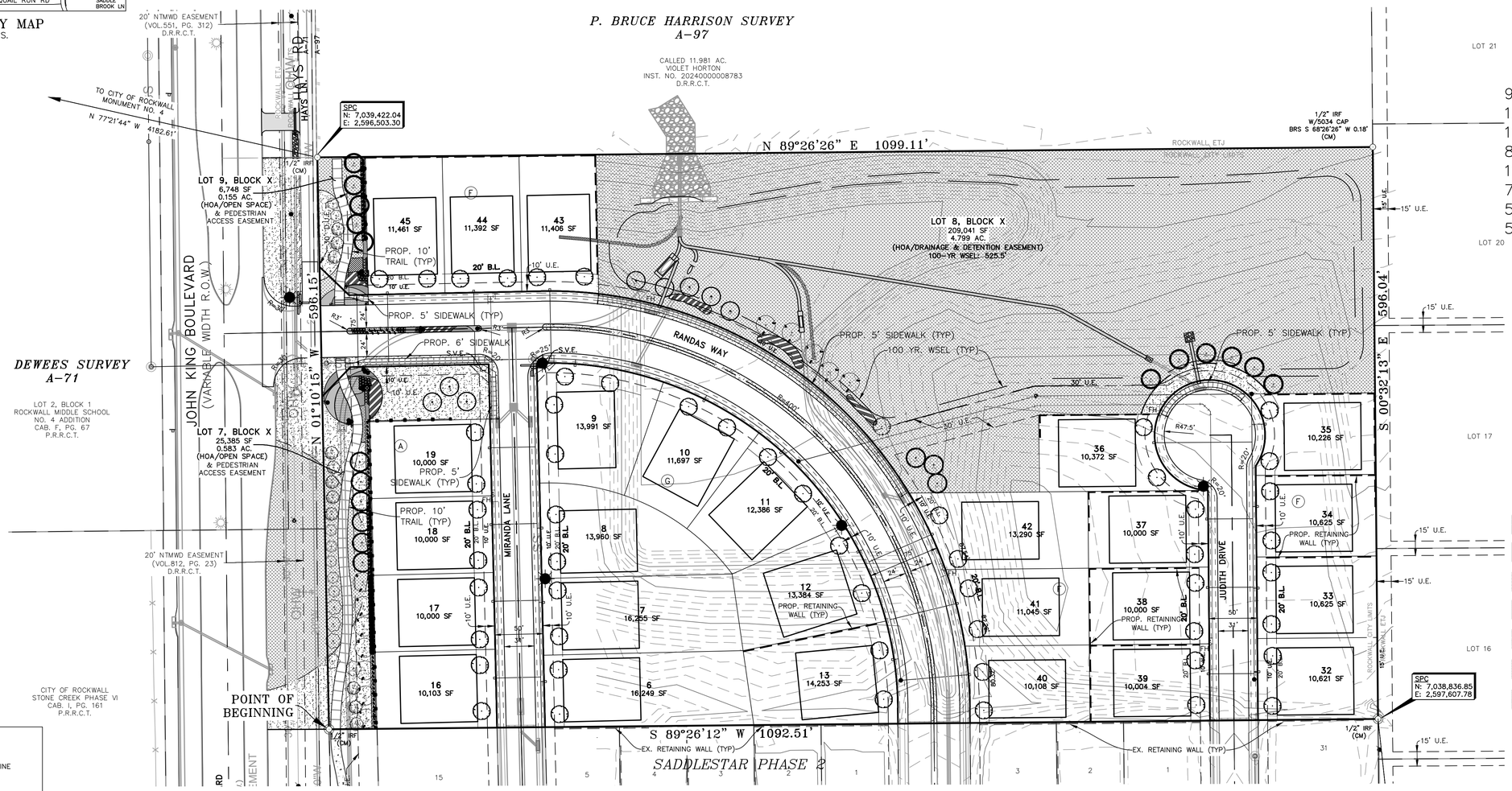
City of Rockwall

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

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



VICINITY MAP
N.T.S.



LOT 2, BLOCK 1
ROCKWALL MIDDLE SCHOOL
NO. 4 ADDITION
CAB. F, PG. 67
P.R.R.C.T.

LEGEND

IRF	IRON ROD FOUND
B.L.	BUILDING SETBACK LINE
CM	CONTROL MONUMENT
D.E.	DRAINAGE EASEMENT
HOA	HOMEOWNERS ASSOCIATION
S.V.E.	20'x20' SIDEWALK AND VISIBILITY EASEMENT
D.U.E.	DRAINAGE & UTILITY EASEMENT
U.E.	UTILITY EASEMENT
P.R.R.C.T.	PLAT RECORDS ROCKWALL COUNTY, TEXAS
D.R.R.C.T.	DEED RECORDS ROCKWALL COUNTY, TEXAS

BENCHMARK:
BM#1 (#102)
CIRS "ASC SURVEYING COMPANY" BEING IN THE NORTH MEDIANOF JOHN KING BLVD, AND TO THE WEST OF THE MAIN ENTRANCE OF THE SUBJECT PROPERTY, AND BEING NORTH OF THE MEDIAN POINT 55'. ELEVATION = 531.58
BM#2 (#104)
CIRS "ASC SURVEYING COMPANY" BEING IN THE MEDIAN OF JOHN KING BLVD AT THE TURN IN LANE FOR HAYS ROAD. THE MONUMENT #104 IS LOCATED 22' TO THE SOUTHWEST OF THE BEGINNING OF THE LEFT TURNING LANE ON JOHN KING BLVD. ELEVATION = 538.47
BM#3 (#106)
CIRS "ASC SURVEYING COMPANY" BEING IN THE MEDIAN OF JOHN KING BLVD, TO THE SOUTHEAST OF THE SUBJECT PROPERTY, AND BEING LOCATED 72.5' TO THE SOUTHEAST OF THE SOUTHEAST CORNER OF THE HEADWALL WITH AN 8'X8' BOX CULVERT. ELEVATION = 557.33'

SITE PLAN SIGNATURE BLOCK

APPROVED:
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the _day of_____, 2026.

WITNESS OUR HANDS, this__ day of____, 2026.

_____
Planning & Zoning Commission, Chairman

_____
Director of Planning and Zoning

SADDLE STAR PHASE 3 SITE PLAN DATA

a. *14.995 Acres*
b. *PD-79 Zoning*
c. *26 Dwelling Units*
d. *5.537 Acres Open Space*
e. *All Common Areas/Open Space to be maintained by the H.O.A.*
f. *Denotes Street Lights 20' Maximum Height*
g. *Denotes Stop Sign & Street Names*

NOTE:
IRRIGATION SHALL MEET THE REQUIREMENTS OF UDC.

60 30 0 60 120
SCALE IN FEET
1" = 60'

SADDLE STAR SOUTH PHASE 3 PLANT LEGEND

9 – 4" LIVE OAK
12 – 4" SHUMARD OAK
11 – 4" BUR OAK
8 – 4" CEDAR ELM
11 – 2" TEXAS REDBUD
7 – 2" CHASTE TREE
5 – 2" NATCHEZ CRAPE MYRTLE
54 – 3" CANOPY TREE (BY BUILDER)

LEGEND

EXISTING TREE
PROPOSED 4" CANOPY TREE (Bald Cyprus, Cedar Elm, Texas Red Oak, Homestead Elm, Lace Bark Elm, Alle Elm, Chinese Pistachio, Shumard Oak, Sycamore, and Burr Oak)
PROPOSED 3" CANOPY TREE (Bald Cyprus, Cedar Elm, Texas Red Oak, Homestead Elm, Lace Bark Elm, Alle Elm, Chinese Pistachio, Shumard Oak, Sycamore, and Burr Oak)
PROPOSED 3" EASTERN RED CEDAR
PROPOSED 2" ORNAMENTAL TREE (Texas Redbud, Eve's Necklace, Mexican Plum, Downy Hawthorn, Crape Myrtle, Texas Mountain Laurel and Desert Willow)

BERMUDA GRASS–38,465 SF
BLACK STAR CRUSHED GRANITE–710 SF
BEE HAPPY MIX–222,335 SF
WEEPING LOVE GRASS–350 GAL
TEXAS RIVER ROCK MIX–545 SF
LIRIOPAPE GRASS–140 GAL
GULF MUHLY GRASS–540 GAL
OKLAHOMA MOSS BOULDERS–4 TON

ZONING DISTRICT: PD-79
OPEN SPACE = 5.537 AC.
26 DWELLING UNITS
1.734 UNITS PER ACRE

OWNER
ROCKWALL KING 15 LLC
614 SUMMER OAKS DR.
ROCKWALL, TX 75087

LAND SURVEYOR
R.C. MYERS SURVEYING, LLC
488 ARROYO COURT
SUNNYVALE, TX 75182
(214) 532-0636
FAX (972) 412-4875
EMAIL: rcmsurveying@gmail.com
FIRM NO. 10192300 JOB NO. 355

SITE PLAN
SADDLE STAR ESTATES SOUTH PHASE THREE
26 SINGLE FAMILY LOTS
3 COMMON AREA LOTS
14.995 ACRES
SITUATED IN THE
P. BRUCE HARRISON SURVEY, A-97
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

PETITT - ECD
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1600 N COLLINS BLVD. SUITE 3300 RICHARDSON, TX 75080
201 WINDCO CIR. SUITE 100 WYLIE, TX 75098 (972) 941-8400

DATE: 3-25-2026 CASE #: SP20__-___ SP2021-034

Z:\PROJECTS\06828 Saddle Star South Ph3\dwg\plots\03-24-2026 6828 Site Plan

CONSTRUCTION PLANS FOR SCREENING AND BUFFERING

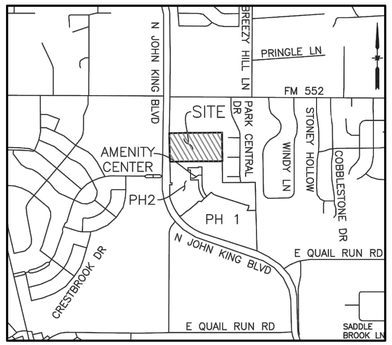
~SADDLE STAR SOUTH -PHASE 3~

CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

SUBMITTAL DATE: March 11, 2026

GENERAL CONSTRUCTION NOTES

1. ALL CONSTRUCTION, TESTING, AND MATERIALS SHALL BE IN ACCORDANCE WITH THE CITY'S CURRENT STANDARDS, DETAILS, AND SPECIFICATIONS.
2. PRIOR TO ANY CONSTRUCTION ACTIVITIES, THE CONTRACTOR SHALL BE FAMILIAR WITH THE PLANS INCLUDING ALL NOTES, STANDARD SPECIFICATIONS, DETAILS, AND CITY STANDARDS.
3. TESTING AND INSPECTION OF MATERIALS SHALL BE PERFORMED BY A COMMERCIAL TESTING LABORATORY APPROVED BY THE CLIENT AND CITY. CONTRACTOR SHALL FURNISH MATERIALS OR SPECIMENS FOR TESTING, AND SHALL FURNISH SUITABLE EVIDENCE THAT THE MATERIALS PROPOSED TO BE INCORPORATED INTO THE WORK ARE IN ACCORDANCE WITH THE SPECIFICATIONS.
4. CONTRACTOR SHALL NOTIFY THE CITY AT LEAST 48 HOURS PRIOR TO BEGINNING ANY CONSTRUCTION.
5. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO BEGINNING ANY CONSTRUCTION.
6. CONTRACTOR MUST KEEP AVAILABLE ON-SITE AT ALL TIMES APPROVED CONSTRUCTION PLANS AND COPIES OF ANY REQUIRED PERMITS ALONG WITH THE CURRENT VERSIONS OF THE FOLLOWING REFERENCES: CITY OF ROCKWALL ENGINEERING STANDARDS, NCTCOG SPECIFICATIONS, TXDOT SPECIFICATIONS, TXDOT STANDARD DRAWINGS.
7. ALL SHOP DRAWINGS, WORKING DRAWINGS OR OTHER DOCUMENTS WHICH REQUIRE REVIEW BY THE CITY SHALL BE SUBMITTED BY THE CONTRACTOR SUFFICIENTLY IN ADVANCE OF SCHEDULED CONSTRUCTION TO ALLOW NO LESS THAN 14 CALENDAR DAYS FOR REVIEW AND RESPONSE BY THE CITY.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL REQUIRED CONSTRUCTION SURVEYING AND STAKING AND SHALL NOTIFY THE CLIENT AND CITY OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH ANY WORK.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL SURVEY MARKERS INCLUDING IRON RODS, PROPERTY CORNERS, OR SURVEY MONUMENTS WITHIN THE LIMITS OF CONSTRUCTION AND OUTSIDE ROW DURING CONSTRUCTION. ANY SURVEY MARKERS DISTURBED DURING CONSTRUCTION SHALL BE REPLACED BY THE CONTRACTOR AT NO COST TO THE CLIENT.
10. CONTRACTOR IS RESPONSIBLE FOR KEEPING STREETS AND DRIVEWAYS ADJACENT TO THE PROJECT FREE OF MUD AND DEBRIS AT ALL TIMES. CONTRACTOR SHALL CLEAN UP AND REMOVE ALL LOOSE MATERIAL RESULTING FROM CONSTRUCTION OPERATIONS. THE CONTRACTOR SHALL TAKE ALL AVAILABLE PRECAUTIONS TO CONTROL DUST.
11. THE EXISTENCE AND LOCATIONS OF THE PUBLIC AND FRANCHISE UTILITIES SHOWN ON THE DRAWINGS WERE OBTAINED FROM AVAILABLE RECORDS AND ARE APPROXIMATE. THE CONTRACTOR SHALL DETERMINE THE DEPTH AND LOCATION OF EXISTING UNDERGROUND UTILITIES PRIOR TO EXCAVATING, TRENCHING, OR DRILLING AND SHALL BE REQUIRED TO TAKE ANY PRECAUTIONARY MEASURES TO PROTECT ALL LINES SHOWN AND / OR ANY OTHER UNDERGROUND UTILITIES NOT OF RECORD OR NOT SHOWN ON THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL PUBLIC AGENCIES AND FRANCHISE UTILITIES 48 HOURS PRIOR TO CONSTRUCTION. (DIG-TESS 1-800-344-8377) THE CONTRACTOR MAY BE REQUIRED TO EXPOSE THESE FACILITIES AT NO COST TO THE CITY. THE CONTRACTOR WILL BE RESPONSIBLE FOR DAMAGES TO UTILITIES IF THE DAMAGE IS CAUSED BY NEGLIGENCE OR FAILURE TO HAVE LOCATES PERFORMED.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING FACILITIES OR ADJACENT PROPERTIES DURING CONSTRUCTION. ANY REMOVAL OR DAMAGE TO EXISTING FACILITIES SHALL BE REPLACED OR REPAIRED TO EQUAL OR BETTER CONDITION BY THE CONTRACTOR.
13. CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING AND INSTALLING ALL TEMPORARY AND PERMANENT TRAFFIC CONTROL IN ACCORDANCE WITH THE MINIMUM REQUIREMENTS OF THE LATEST REVISION OF THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (TMUTCD) AND TXDOT BARRICADE AND CONSTRUCTION STANDARDS.
14. CONTRACTOR SHALL NOT IMPEDE TRAFFIC ON EXISTING STREETS, DRIVEWAYS, ALLEYS, OR FIRE LANES OPEN TO THE PUBLIC. IN THE EVENT THE CONSTRUCTION WORK REQUIRES THE CLOSURE OF AN EXISTING STREET, ALLEY, OR FIRE LANE, THE CONTRACTOR SHALL REQUEST THE ROAD CLOSURE THROUGH THE CITY TRAFFIC DIVISION.
15. CONTRACTOR SHALL NOT STORE MATERIALS, EQUIPMENT OR OTHER CONSTRUCTION ITEMS ON ADJACENT PROPERTIES OR RIGHT-OF-WAY WITHOUT THE PRIOR WRITTEN CONSENT OF THE PROPERTY OWNER AND THE CITY.
16. TEMPORARY FENCING SHALL BE INSTALLED PRIOR TO THE REMOVAL OF EXISTING FENCING. TEMPORARY FENCING SHALL BE REMOVED AFTER PROPOSED FENCING IS APPROVED BY THE CITY. ALL TEMPORARY AND PROPOSED FENCING LOCATIONS SHALL BE SUBJECT TO FIELD REVISIONS AS DIRECTED BY THE CITY.
17. UNUSABLE EXCAVATED MATERIAL, OR CONSTRUCTION DEBRIS SHALL BE REMOVED AND DISPOSED OF OFFSITE AT AN APPROVED DISPOSAL FACILITY BY THE CONTRACTOR AT HIS EXPENSE.
18. CONTRACTOR SHALL AVOID DAMAGE TO EXISTING TREES. WHEN NECESSARY, TREES AND SHRUB TRIMMING FOR CONSTRUCTION SHALL BE PERFORMED BY CERTIFIED TREE WORKER OR UNDER THE DIRECTION OF A REGISTERED LANDSCAPE ARCHITECT OR CERTIFIED ARBORIST.
19. EROSION CONTROL DEVICES SHALL BE INSTALLED ON ALL PROJECTS PRIOR TO BEGINNING CONSTRUCTION AND SHALL BE MAINTAINED THROUGHOUT THE PROJECT IN A CONDITION ACCEPTABLE TO THE CITY.
20. CONTRACTOR SHALL LOCATE AND PROTECT ALL EXISTING LANDSCAPE IRRIGATION SYSTEMS. DAMAGE TO EXISTING IRRIGATION SYSTEMS AND LANDSCAPE MATERIALS SHALL BE RESTORED TO EQUAL OR BETTER CONDITION AT NO COST TO CITY OR CLIENT.
21. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN A NEAT AND ACCURATE RECORD OF CONSTRUCTION FOR THE CLIENT'S AND CITY'S RECORDS.



LOCATION MAP
NOT TO SCALE

SHEET INDEX

OVERALL	OVERALL LAYOUT PLAN
HS1-HS4	HARDSCAPE PLANS
HS5-HS7	HARDSCAPE DETAILS
EX1	ENTRY LIGHTING EXHIBIT
L1-L5	LANDSCAPE PLANS
L6	LANDSCAPE SCHEDULE & DETAILS
IR1-IR5	IRRIGATION PLANS
IR6-IR7	IRRIGATION NOTES & DETAILS

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

WITNESS OUR HANDS, this day of , .

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

GENERAL LANDSCAPE NOTES:

INSPECTIONS:
1. NO EXCAVATION SHALL OCCUR IN CITY R.O.W. WITHOUT A R.O.W. PERMIT--CONTACT THE PUBLIC WORKS DEPARTMENT.
2. THE CONTRACTOR SHALL MARK ALL WATER LINES, SEWER LINES, AND TREE LOCATIONS PRIOR TO CALLING FOR ROW INSPECTION AND PERMIT.
3. THE LANDSCAPE INSTALLATION SHALL COMPLY WITH APPROVED LANDSCAPE DRAWINGS PRIOR TO FINAL ACCEPTANCE BY THE CITY AND ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
4. WATER METERS, CLEANOUTS AND OTHER APPURTENANCES, SHALL BE ACCESSIBLE, ADJUSTED TO GRADE, CLEARLY MARKED WITH FLAGGING AND COMPLIANT WITH PUBLIC WORKS DEPARTMENT STANDARDS PRIOR TO CALLING FOR FINAL LANDSCAPE AND ROW INSPECTIONS.

LANDSCAPE STANDARDS:
1. PLANTINGS AND LANDSCAPE ELEMENTS SHALL COMPLY WITH THE CITY'S ENGINEERING DESIGN STANDARDS, PUBLIC R.O.W. VISIBILITY REQUIREMENTS.
2. UNLESS OTHERWISE SPECIFIED, TREES SHALL BE PLANTED NO LESS THAN 4' FROM CURBS, SIDEWALKS, UTILITY LINES, SCREENING WALLS AND OTHER STRUCTURES. THE CITY HAS FINAL APPROVAL FOR ALL TREE PLACEMENTS.
3. A MINIMUM THREE FEET (3') RADIUS AROUND A FIRE HYDRANT MUST REMAIN CLEAR OF LANDSCAPE PURSUANT TO THE FIRE CODE.
4. STREET TREES, WHERE REQUIRED, SHALL BE (10') MINIMUM FROM THE EDGE OF A STORM SEWER CURB INLET BOX AND THE EDGE OF THE ROOT BALL SHALL BE (4') MINIMUM FROM THE WATER METER.
5. THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2014) SPECIFICATIONS SHALL GOVERN PLANT QUALIFICATIONS, GRADES, AND STANDARDS.
6. TREE PLANTING SHALL COMPLY WITH DETAILS HEREIN AND THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA) STANDARDS.
7. A 2-3" LAYER OF MULCH SHALL BE PROVIDED AROUND THE BASE OF THE PLANTED TREE. THE MULCH SHALL BE PULLED BACK 4" FROM THE TRUNK OF THE TREE.
8. TREE PITS SHALL BE TESTED FOR WATER PERCOLATION. IF WATER DOES NOT DRAIN OUT OF TREE PIT WITHIN 24-HOURS, THE TREE SHALL BE MOVED OR DRAINAGE SHALL BE PROVIDED.
9. ALL BEDS TO HAVE 3" OF COMPOSTED SOIL, LIVING EARTH TECHNOLOGY, OR APPROVED EQUAL TILLED AND TURNED TO A DEPTH OF 8" MINIMUM.
10. ALL PLANT BEDS SHALL BE TOP-DRESSED WITH A MINIMUM OF 3 INCHES OF HARDWOOD MULCH.
11. NATIVE SITE TOPSOIL IS TO BE PROTECTED FROM EROSION OR STOCKPILED. NATIVE SITE TOPSOIL SHALL BE LABORATORY TESTED BY AND ACCREDITED LABORATORY AND AMENDED PER SAID LABORATORY'S RECOMMENDATIONS.

IRRIGATION STANDARDS:
1. ANY CHANGES TO THESE APPROVED IRRIGATION DRAWINGS SHALL BE AUTHORIZED BY THE CITY.
2. CONTACT DEVELOPMENT SERVICES FOR AN IRRIGATION PERMIT PRIOR TO INSTALLING THE IRRIGATION SYSTEM.
3. IRRIGATION OVER-SPRAY ON STREETS AND WALKS IS PROHIBITED.
4. MAINLINES, VALVES, OR CONTROL WIRES SHALL NOT BE LOCATED IN THE CITY'S ROW.
5. ET IRRIGATION CONTROLLERS SHALL BE PROGRAMMED AND ADJUSTED TO NOT EXCEED THE LANDSCAPE WATER ALLOWANCE (LWA) PRIOR TO APPROVAL OF LANDSCAPE INSTALLATION.
6. VALVES SHALL BE LOCATED A MINIMUM OF (3') AWAY FROM STORM SEWERS, AND SANITARY SEWER LINES AND 5 FEET FROM CITY FIRE HYDRANTS AND WATER VALVES.
7. THE BORE DEPTH UNDER STREETS, DRIVE AISLES, AND FIRE LANES SHALL PROVIDE (2') OF CLEARANCE (MINIMUM).
8. IRRIGATION HEADS THAT RUN PARALLEL AND NEAR PUBLIC WATER AND SANITARY SEWER LINES; SHALL BE FED FROM STUBBED LATERALS OR BULL-BEADS. A MINIMUM FIVE FOOT (5') SEPARATION IS REQUIRED BETWEEN IRRIGATION MAIN LINES AND LATERALS THAT RUN PARALLEL TO PUBLIC WATER AND SANITARY SEWER LINES.
9. NO VALVES, BACKFLOW PREVENTION ASSEMBLIES, QUICK COUPLERS ETC. SHALL BE LOCATED CLOSER THAN 10' FROM THE CURB AT STREET OR DRIVE INTERSECTION.

MAINTENANCE STANDARDS:
1. THE OWNER SHALL BE RESPONSIBLE FOR THE ESTABLISHMENT, MAINTENANCE, AND VIGOR OF PLANT MATERIAL IN ACCORDANCE WITH THE DESIGN INTENT AND AS APPROPRIATE FOR THE SEASON OF THE YEAR.
2. LANDSCAPE AND OPEN AREAS SHALL BE FREE OF TRASH, LITTER AND WEEDS.
3. NO PLANT MATERIAL SHALL BE ALLOWED TO ENCROACH ON R.O.W., SIDEWALKS OR EASEMENTS TO THE EXTENT THAT VISION OR ROUTE OF TRAVEL FOR VEHICULAR, PEDESTRIAN, OR BICYCLE TRAFFIC IS IMPEDED.
4. TREE MAINTENANCE SHALL BE IN ACCORDANCE WITH THE STANDARDS OF THE INTERNATIONAL SOCIETY OF ARBORICULTURE.
5. TREE STAKING MATERIALS, IF USED, SHALL BE REMOVED AFTER (1) GROWING SEASON, NO MORE THAN (1) YEAR AFTER INSTALLATION (STEEL TREE STAKES, WIRES, AND HOSES ARE PROHIBITED).

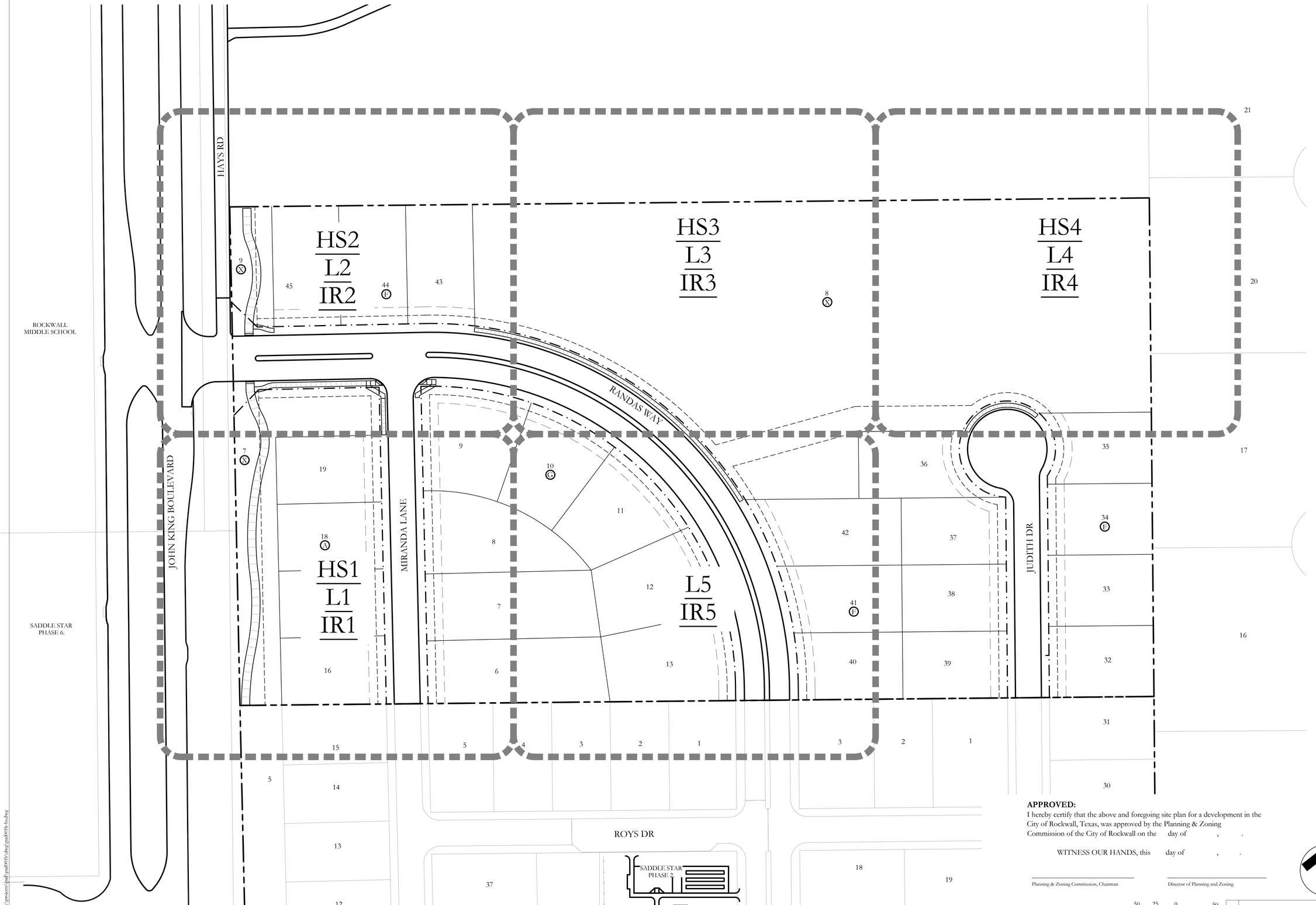
TREE PROTECTION NOTES:
1. CONTACT DEVELOPMENT SERVICES FOR A TREE REMOVAL PERMIT PRIOR TO REMOVAL OR TRANSPLANTING OF ANY TREES.
2. ALL TREES WHICH ARE TO REMAIN ON SITE SHALL BE PROTECTED WITH A (4') TALL BRIGHTLY COLORED PLASTIC FENCE, OR SILT FENCE, PLACED AT THE DRIP LINE OF THE TREES.
3. PRIOR TO THE PRE-CONSTRUCTION MEETING OR OBTAINING A GRADING PERMIT, ALL TREE MARKINGS AND PROTECTIVE FENCING SHALL BE INSTALLED BY THE OWNER AND BE INSPECTED BY DEVELOPMENT SERVICES.
4. NO EQUIPMENT SHALL BE CLEANED, OR HARMFUL LIQUIDS DEPOSITED WITHIN THE LIMITS OF THE ROOT ZONE OF TREES WHICH REMAIN ON SITE.
5. NO SIGNS, WIRES, OR OTHER ATTACHMENTS SHALL BE ATTACHED TO ANY TREE TO REMAIN ON SITE.
6. VEHICULAR AND CONSTRUCTION EQUIPMENT SHALL NOT PARK OR DRIVE WITHIN THE LIMITS OF THE DRIP LINE.
7. GRADE CHANGES IN EXCESS OF 3 INCHES (CUT OR FILL) SHALL NOT BE ALLOWED WITHIN A ROOT ZONE, UNLESS ADEQUATE TREE PRESERVATION METHODS ARE APPROVED BY THE CITY.
8. NO TRENCHING SHALL BE ALLOWED WITHIN THE DRIP-LINE OF A TREE, UNLESS APPROVED BY THE CITY.
9. ALL REMOVED TREES SHALL BE CHIPPED AND USED FOR MULCH ON SITE OR HAULED OFF-SITE.
10. ALL TREE MAINTENANCE TECHNIQUES SHALL BE IN CONFORMANCE WITH INDUSTRY IDENTIFIED STANDARDS. IMPROPER OR MALICIOUS PRUNING TECHNIQUES ARE STRICTLY PROHIBITED.

OWNER / DEVELOPER:
KPA
2200 ROSS AVENUE, SUITE 4200W
DALLAS, TEXAS 75201
PH. 972-716-2900
CONTACT: PAT ATKINS

CIVIL ENGINEER:
ENGINEERING CONCEPTS & DESIGN, LP
201 WINDCO CIRCLE, SUITE 200
WYLIE, TEXAS 75098
PH. 972-941-8400
CONTACT: RYAN KING

LANDSCAPE ARCHITECT:
JOHNSON VOLK CONSULTING
704 CENTRAL PARKWAY EAST, SUITE 1200
PLANO, TEXAS 75074
PH. 972-201-3100
CONTACT: CODY JOHNSON, RLA, ASLA, LI

JOHNSON VOLK CONSULTING
TBPELS: Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100



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

JOHNSON VOLK CONSULTING
TBPELS: Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

SADDLE STAR SOUTH
PHASE 3
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

SCREENING AND BUFFERING
OVERALL LAYOUT PLAN

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS

March 11, 2026

SCALE:
1" = 50'
One Inch

JVC No PAD001B

OVERALL

MATCHLINE
REF: SHEET HS2, L2, IR2
REF: SHEET HS1, L1, IR1

JOHN KING BOULEVARD

MIRANDA LANE

19
18
17
16
15
14
9
8
7
6
5

6'-0" HT. ORNAMENTAL METAL FENCE. REFER TO DETAILS 1&2/HS6.
7'-0" HT. STONE COLUMN. REFER TO DETAILS 1&3/HS6.
30'-0" D.U.E.
20'-0" NTMWD EASEMENT
10'-0" WIDTH CONCRETE TRAIL PER CITY STANDARDS. REFER TO CIVIL PLANS FOR DETAILS, TYP.
30"-48" BERM
END WITH 7'-0" HT. STONE COLUMN. REFER TO DETAILS 1&3/HS6.
CONNECT 10'-0" WIDTH CONCRETE TRAIL TO EXISTING 10'-0" WIDTH CONCRETE TRAIL. REFER TO CIVIL PLANS FOR DETAILS, TYP.
EXISTING 10'-0" CONCRETE TRAIL.
OVERHEAD POWERLINES, TYP.
SADDLE STAR PHASE 2.

OHW
WATER
STORM
INLET
FH
20' B.L.
10' U.E.
SAN. SEWER
10' U.E.
EX. STORM

HARDSCAPE LEGEND

- 6'-0" HT. ENTRY SIGN WALL. REFER TO DETAILS 1,2&3/HS5.
- 14'-0" HT. STONE ENTRY TOWER REFER TO DETAILS 1&4/HS5.
- 7'-0" HT. STONE COLUMN. REFER TO DETAILS 1&3/HS6.
- 6'-0" HT. ORNAMENTAL METAL FENCE REFER TO DETAILS 1&2/HS6.
- 7'-0" HT. STONE COLUMN ATOP RETAINING WALL. REFER TO DETAIL 1/HS7.

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Planning & Zoning Commission, Chairman

Director of Planning and Zoning

N

20 10 0 20
SCALE 1" = 20'

JOHNSON VOLK CONSULTING
TBPELS Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

SADDLE STAR SOUTH
PHASE 3
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

SCREENING AND BUFFERING
HARDSCAPE PLAN

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS

March 11, 2026

SCALE:
1" = 20'
One Inch
JVC No PAD001B

HS1 of 7

1 3/11/26

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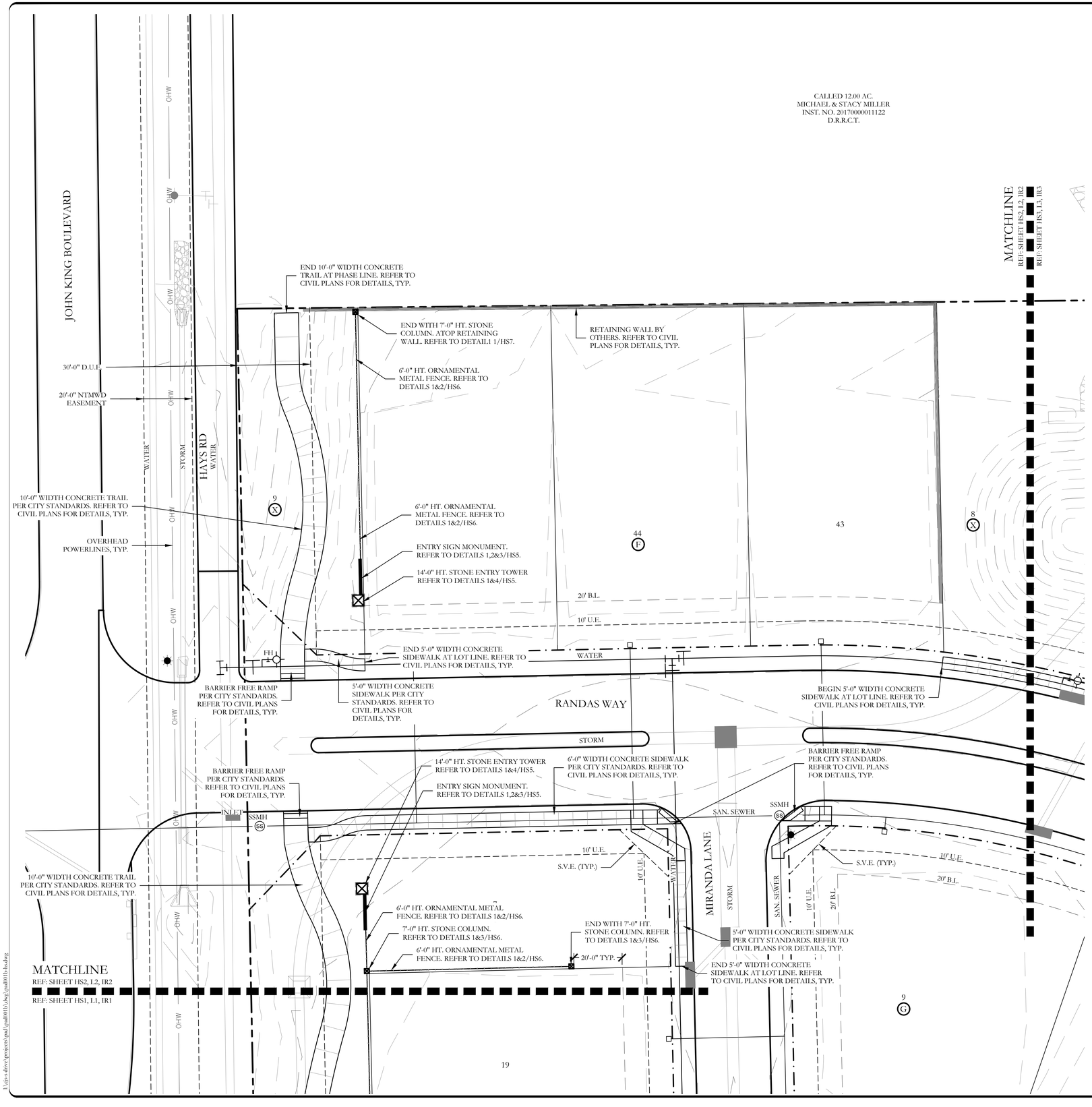

HARDSCAPE LEGEND

- 6'-0" HT. ENTRY SIGN WALL. REFER TO DETAILS 1,2&3/HS5.
- 14'-0" HT. STONE ENTRY TOWER. REFER TO DETAILS 1&4/HS5.
- 7'-0" HT. STONE COLUMN. REFER TO DETAILS 1&3/HS6.
- 6'-0" HT. ORNAMENTAL METAL FENCE. REFER TO DETAILS 1&2/HS6.
- 7'-0" HT. STONE COLUMN ATOP RETAINING WALL. REFER TO DETAIL 1/HS7.

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Planning & Zoning Commission, Chairman

Director of Planning and Zoning

20 10 0 20
SCALE 1" = 20'

JOHNSON VOLK CONSULTING
TBPELS Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

SADDLE STAR SOUTH
PHASE 3
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

SCREENING AND BUFFERING
HARDSCAPE PLAN

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS
March 11, 2026

SCALE:
1" = 20'
One Inch
JVC No PAD001B

HS2 of 7

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MATCHLINE
REF: SHEET HS2, L2, IR2
REF: SHEET HS3, L3, IR3

MATCHLINE
REF: SHEET HS3, L3, IR3
REF: SHEET HS4, L4, IR4

RIP RAP PER
CIVIL PLANS

STORM

STORM INFLOW PER
CIVIL PLANS, TYP.

STORM INFLOW PER
CIVIL PLANS, TYP.

STORM

EH

INLET

10' U.E.

WATER

STORM

STORM INFLOW PER
CIVIL PLANS, TYP.

INLET

RANDAS WAY

SAN. SEWER

10' U.E.

20' B.L.

5'-0" WIDTH CONCRETE SIDEWALK
PER CITY STANDARDS. REFER TO
CIVIL PLANS FOR DETAILS, TYP.

30'-0" UTILITY
EASEMENT

SSMH

SAN. SEWER

WATER

8
X

10
G

SSMH

END 5'-0" WIDTH CONCRETE
SIDEWALK AT LOT LINE. REFER TO
CIVIL PLANS FOR DETAILS, TYP.

INLET

STORM

10' U.E.

20' B.L.

11

MATCHLINE
REF: SHEET HS3, L3, IR3
REF: SHEET L5, IR5

HARDSCAPE LEGEND

- 6'-0" HT. ENTRY SIGN WALL
  REFER TO DETAILS 1,2&3/HS5.
- 14'-0" HT. STONE ENTRY TOWER
  REFER TO DETAILS 1&4/HS5.
- 7'-0" HT. STONE COLUMN.
  REFER TO DETAILS 1&3/HS6.
- 6'-0" HT. ORNAMENTAL METAL FENCE
  REFER TO DETAILS 1&2/HS6.
- 7'-0" HT. STONE COLUMN
  ATOP RETAINING WALL.
  REFER TO DETAIL 1/HS7.

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WITNESS OUR HANDS, this day of , .

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

N

20 10 0 20
SCALE 1" = 20'

JOHNSON VOLK CONSULTING
TBPELS Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

SADDLE STAR SOUTH
PHASE 3
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

SCREENING AND BUFFERING
HARDSCAPE PLAN

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS

March 11, 2026

SCALE:
1" = 20'
One Inch

JVC No PAD001B

HS3 of 7

J:\jvc-drive\projects\pad\pad001b\dwg\pad001b-hs.dwg

MATCHLINE
REF: SHEET HS3, L3, IR3
REF: SHEET HS4, L4, IR4

HARDSCAPE LEGEND

- 6'-0" HT. ENTRY SIGN WALL. REFER TO DETAILS 1,2&3/HS5.
- 14'-0" HT. STONE ENTRY TOWER REFER TO DETAILS 1&4/HS5.
- 7'-0" HT. STONE COLUMN. REFER TO DETAILS 1&3/HS6.
- 6'-0" HT. ORNAMENTAL METAL FENCE REFER TO DETAILS 1&2/HS6.
- 7'-0" HT. STONE COLUMN ATOP RETAINING WALL. REFER TO DETAIL 1/HS7.

5'-0" DRAINAGE EASEMENT

STORM INFLOW PER CIVIL PLANS, TYP.

STORM

30'-0" UTILITY EASEMENT

INLET

SSMH

SAN. SEWER

WATER

END 5'-0" WIDTH CONCRETE SIDEWALK AT LOT LINE. REFER TO CIVIL PLANS FOR DETAILS, TYP.

BEGIN 5'-0" WIDTH CONCRETE SIDEWALK AT LOT LINE. REFER TO CIVIL PLANS FOR DETAILS, TYP.

RETAINING WALL BY OTHERS. REFER TO CIVIL PLANS FOR DETAILS, TYP.

RETAINING WALL BY OTHERS. REFER TO CIVIL PLANS FOR DETAILS, TYP.

RETAINING WALL BY OTHERS. REFER TO CIVIL PLANS FOR DETAILS, TYP.

JUDITH DR

20' BL

10' U.E.

WATER

SAN. SEWER

10' U.E.

20' BL

8

20

35

17

36

37

34

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Planning & Zoning Commission, Chairman

Director of Planning and Zoning

20 10 0 20
SCALE 1" = 20'

JOHNSON VOLK CONSULTING
TBPELS Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

SADDLE STAR SOUTH
PHASE 3
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

SCREENING AND BUFFERING
HARDSCAPE PLAN

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS

March 11, 2026

SCALE:
1" = 20'
One Inch

JVC No PAD001B

HS4 of 7

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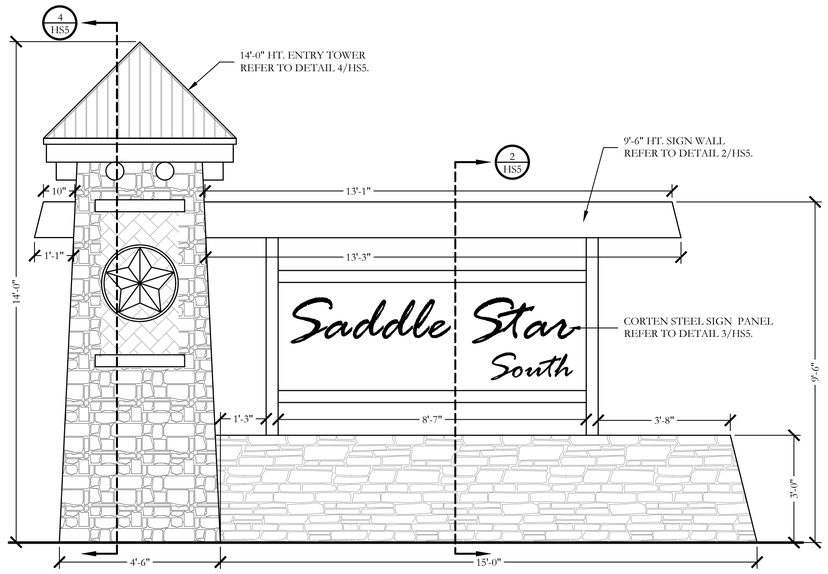
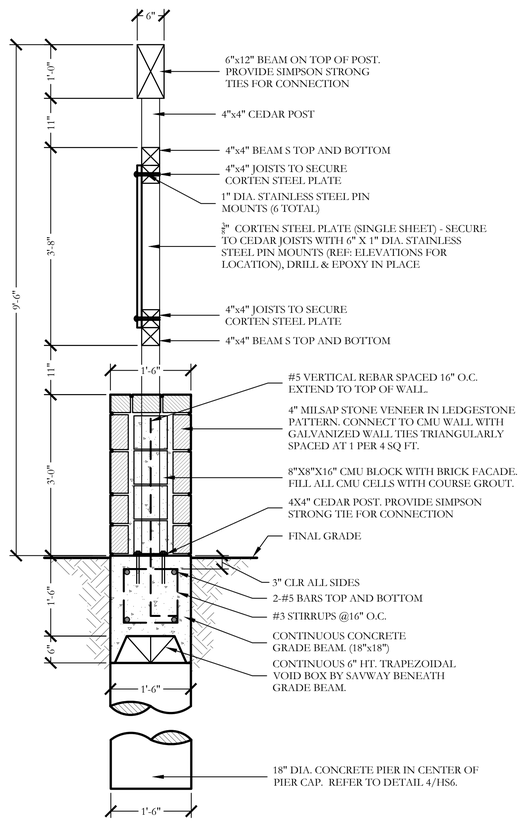


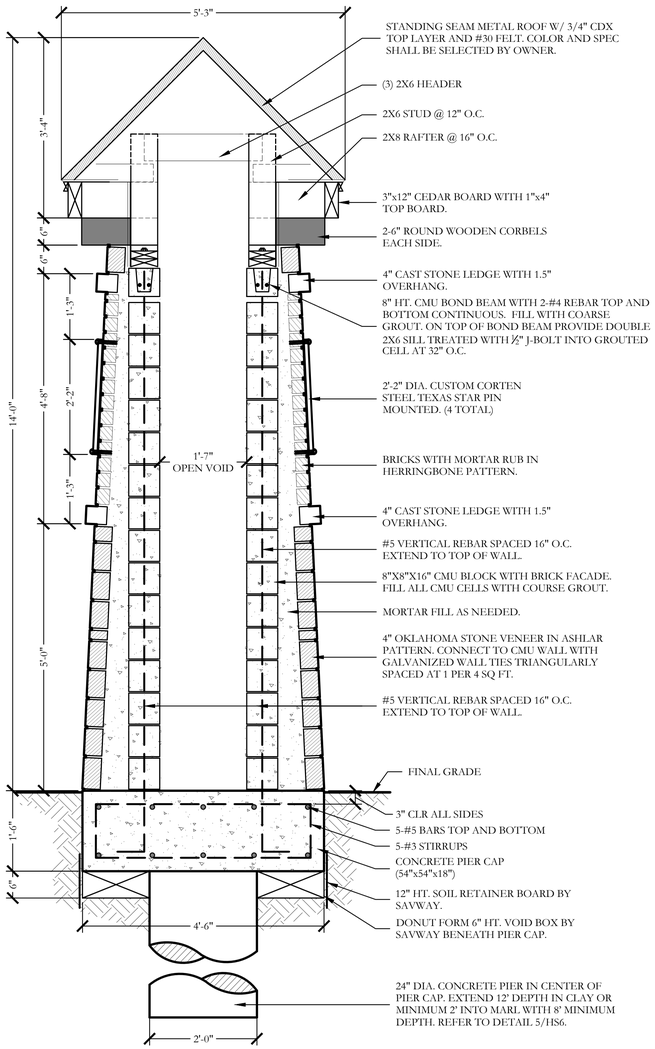
1 ENTRY SIGN MONUMENT
ELEVATION

SCALE: 1/2" = 1'-0"



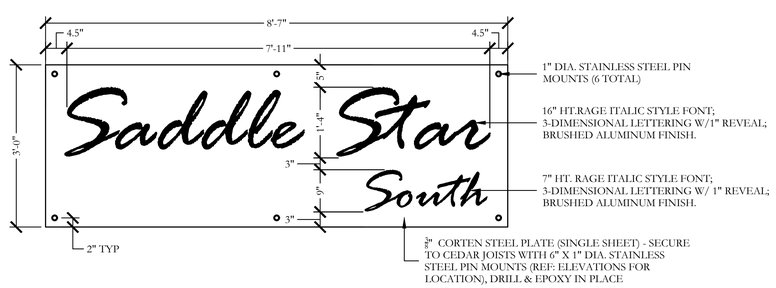
2 9'-6" HT. SIGN WALL
ELEVATION

SCALE: 3/4" = 1'-0"



4 14'-0" HT. STONE ENTRY TOWER
SECTION

SCALE: 3/4"=1'-0"



3 CORTEN STEEL SIGN PANEL
ELEVATION

SCALE: 3/4" = 1'-0"

WALL NOTES

1. THESE DETAILS AND SPECIFICATIONS ARE APPLICABLE ONLY FOR THE SITE CONDITIONS AND HEIGHTS SHOWN HEREIN. IF CONDITIONS CHANGE FROM THOSE DESCRIBED HEREIN, THE ENGINEER SHOULD BE NOTIFIED IMMEDIATELY TO DETERMINE THE EFFECT, IF ANY, ON THE STRUCTURAL DESIGN AND LAYOUT.
2. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIMSELF FAMILIAR WITH ALL UNDERGROUND UTILITIES, PIPES, AND STRUCTURES EITHER SHOWN OR NOT SHOWN ON THE PLANS. THE CONTRACTOR WILL BE RESPONSIBLE FOR ANY COST INCURRED DUE TO DAMAGE OR REPLACEMENT OF SAID UTILITIES AND STRUCTURES CAUSED BY HIS FORCES.
3. ALL EARTHWORK SHALL BE PERFORMED AS INDICATED IN THE GEOTECHNICAL INVESTIGATION. PROPER EXECUTION OF EARTHWORK SHALL BE VERIFIED BY AN INDEPENDENT TESTING LAB.
4. PRE-POUR OBSERVATION OF FOOTINGS, BEAMS, AND PIERS IS RECOMMENDED BY OR UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER.
5. ALL CONCRETE USED IN FOOTINGS AND PIERS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI @ 28 DAYS. CONCRETE USED IN COLUMNS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI @ 28 DAYS
6. ALL REINFORCING SHALL BE NEW BILLET STEEL, ASTM A615, GRADE 60 EXCEPT STIRRUPS SHALL BE GRADE 40 AND SPIRALS SHALL BE ASTM A82, GRADE 60.
7. CONCRETE FOR DRILLED PIERS SHALL BE POURED WITHIN 8 HOURS OF DRILLING PIER HOLES.
8. REFER TO DETAILS FOR TYPE AND SIZE OF STONE WALL REINFORCING.
9. ALL MORTAR TO BE TYPE S; MORTAR COLOR TO BE SELECTED BY OWNER. MASONRY CEMENT WILL NOT BE ALLOWED.
10. ALL MORTAR JOINTS ARE TO BE 3/8" CONCAVE TOOLED JOINTS.
11. STONE AND BRICK VENEER MATERIAL SHALL BE SELECTED BY OWNER.
12. THE CONTRACTOR IS RESPONSIBLE FOR ALL REQUIRED PERMITS, APPLICABLE FEES, AND CITY INSPECTIONS.
13. LAYOUT OF THE PROPOSED SCREENING WALL SHALL BE PERFORMED IN THE FIELD BY THE OWNER'S REPRESENTATIVE AND THE CONTRACTOR PRIOR TO BEGINNING CONSTRUCTION.
14. THE WALL STONE MATERIAL & PATTERN SHALL BE SELECTED BY OWNER AS NOTED ON LAY STONE COURSES LEVEL AND PLUMB. DO NOT EXCEED 1/4" VARIATION FROM LEVEL IN 20 FEET MAXIMUM.
15. CLEAN STONEWORK PROMPTLY AFTER COMPLETION WITH FIBER BRUSHES, CLEAN WATER OR APPROVED CLEANING AGENT. DO NOT USE WIRE BRUSHES OR ACID TYPE CLEANING AGENTS.
16. THE CONTRACTOR SHALL PROVIDE A 4' X 4' MOCKUP OF THE STONE AND BRICK SCREEN WALL FOR THE OWNERS REVIEW PRIOR TO BEGINNING THE STONE WORK. THE APPROVED "MOCKUP" SHALL SERVE AS THE STANDARD FOR THE STONE WORK ON THE PROJECT.
17. THE CONTRACTOR SHALL OBTAIN A PERMIT FOR ALL WALL CONSTRUCTION AND SECURE ALL NECESSARY INSPECTIONS AND CERTIFICATIONS REQUIRED.

NOTE:
ALL 24" DIAMETER CONCRETE PIERS MUST BE LOCATED IN THE CENTER OF THE PIER CAP.

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WITNESS OUR HANDS, this day of , .

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

STATE OF TEXAS
RICHARD REAVES
91128
LICENSED
PROFESSIONAL ENGINEER

September 09, 2025

JOHNSON VOLK CONSULTING
TBPELS Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

SADDLE STAR SOUTH
PHASE 3
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

SCREENING AND BUFFERING
HARDSCAPE DETAILS

REAVES CONSULTING
Reaves Consulting
831 Arrowhead Drive
Prosper, Texas 75078
972-247-3908
richard@reavesconsulting.com
F-10826

SCALE:
REFER TO DETAILS
One Inch
JVC No PAD001B

HS5 of 7

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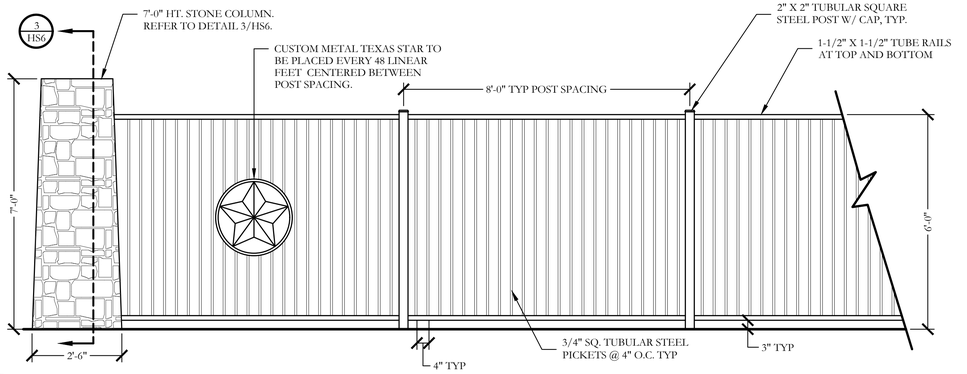
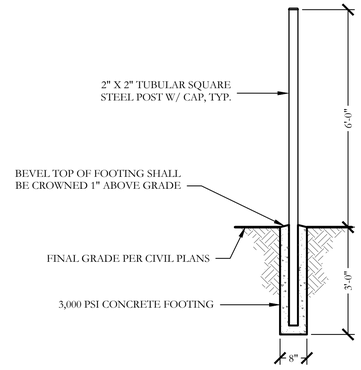


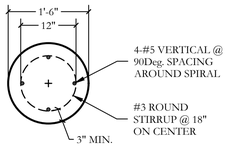
1 7'-0" STONE COLUMN AND 6'-0" ORNAMENTAL METAL FENCE
ELEVATION

SCALE: 1/2" = 1'-0"

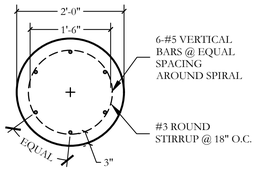


2 TYPICAL METAL POST FOOTING
SECTION

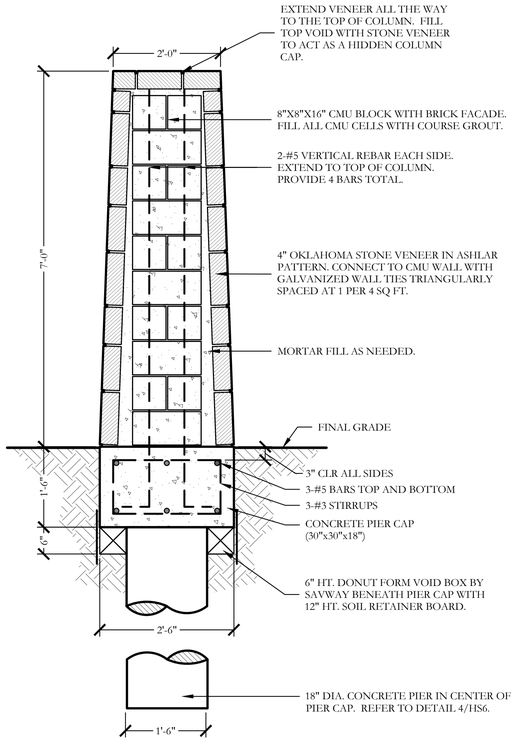
SCALE: 1/2"=1'-0"



PLAN/SECTION

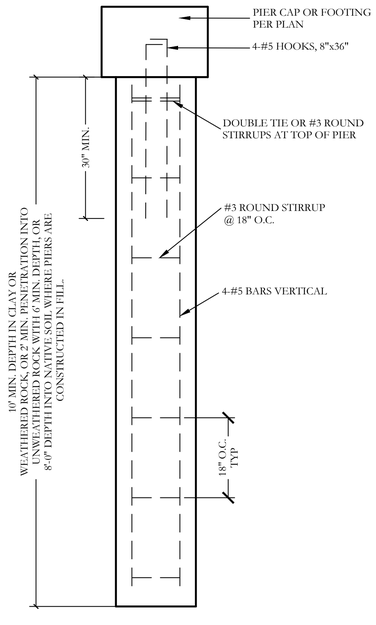


PLAN



3 7'-0" HT. STONE COLUMN
SECTION

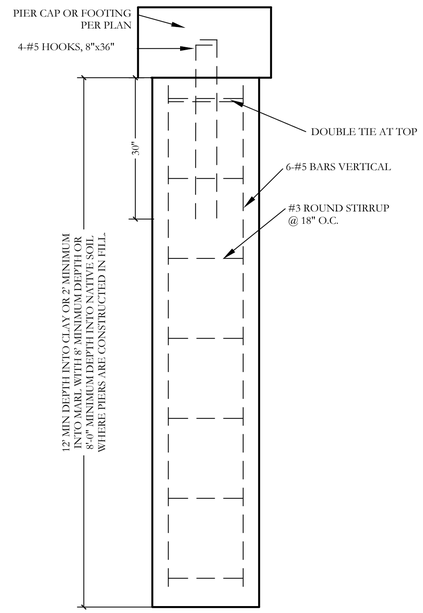
SCALE: 3/4"=1'-0"



SECTION

4 PIER (18" DIA.)
SECTION

SCALE: 3/4" = 1'-0"



SECTION

5 PIER (24" DIA.)
SECTION

SCALE: 3/4" = 1'-0"

GENERAL NOTES - HARDSCAPE CONSTRUCTION

CAST-IN-PLACE CONCRETE

1. ALL CONCRETE SHALL BE 3000 PSI, NORMAL WEIGHT, 28 DAY STRENGTH WITH A 4 TO 6 INCH SLUMP. THE CEMENT SHALL BE TYPE 1 AND SHALL CONFORM TO ASTM C150. AGGREGATES SHALL CONFORM TO ASTM C33.
2. ALL MIXING, TRANSPORTING, PLACING, AND CURING OF CONCRETE SHALL COMPLY WITH ACI 318.
3. CONCRETE SHALL NOT BE PLACED IN RAINING OR FREEZING WEATHER.
4. CHLORIDES SHALL NOT BE USED.
5. MAXIMUM AGGREGATE SIZE = 1".

CONCRETE REINFORCING STEEL

1. ALL REINFORCEMENT SHALL CONFORM TO ASTM A615 60 GRADE AND DEFORMED PER ASTM A305. PROVIDE 38 BAR DIAMETER LAP SPLICES FOR ALL CONTINUOUS BARS UNLESS NOTED OTHERWISE.
2. PROVIDE THE FOLLOWING MINIMUM COVER FOR CONCRETE CAST IN PLACE REINFORCEMENT:
   - 2.1. CONCRETE CAST AGAINST EARTH AND PERMANENTLY EXPOSED TO EARTH: 3 INCHES
   - 2.2. CONCRETE EXPOSED TO EARTH OF WEATHER:
     - 2.2.1. (A) BARS LARGER THAN NO. 5: 2 INCHES
     - 2.2.2. (B) BARS NO. 5 AND SMALLER: 1-1/2 INCHES.
   - 2.3. CONCRETE NOT EXPOSED TO EARTH OR WEATHER:
     - 2.3.1. SLABS, WALLS AND JOISTS
       - 2.3.1.1. (A) BARS, LARGER THAN NO. 11: 1-1/2 INCHES
       - 2.3.1.2. (B) BARS NO. 11 AND SMALLER: 3/4 INCHES.
     - 2.3.2. BEAMS AND COLUMNS: 1-1/2 INCHES
     - 2.3.3. SHELLS AND FOLDED PLATES
       - 2.3.3.1. (A) BAR LARGER THAN NO. 5: 3/4 INCHES.
       - 2.3.3.2. (B) BARS NO. 5 AND SMALLER: 1/2 INCHES.
3. ALL REINFORCING STEEL SHALL BE CLEAN AND FREE OF GREASE.

DRILLED PIERS

1. PIERS NOT SPECIFICALLY LOCATED ON THE PLAN SHALL BE CENTERED ON WALL OR BEAM.
2. PIER REINFORCING AND CONCRETE SHALL BE PLACED IMMEDIATELY OR TO WITHIN A MAXIMUM OF 8 HOURS AFTER DRILLING IS COMPLETE.
3. STEEL CASING IS REQUIRED WHEN MORE THAN 2 INCHES OF STANDING WATER IS PRESENT AT THE BOTTOM OF THE SHAFTS PRIOR TO PLACEMENT OF STEEL AND CONCRETE.
4. PROVIDE 64 BAR DIAMETER LAP SPLICES IN ALL VERTICAL PIER REINFORCING AS REQUIRED
5. PROVIDE PIER TO GRADE BEAM REBAR TO MATCH SIZE, QUANTITY, AND LOCATION OF LONGITUDINAL PIER REINFORCING. MIN DOWEL PROJECTION INTO PIER = 30 BAR DIA. MIN DOWEL PROJECTION INTO BEAM = TOP LONGITUDINAL GRADE BEAM REINFORCING. PROVIDE STANDARD HOOK AT TERMINAL END OF DOWEL IN GRADE BEAM.

STRUCTURAL CONCRETE MASONRY UNIT

1. CONCRETE MASONRY UNITS SHALL BE HOLLOW LOAD-BEARING TYPE N-1 CONFORMING TO ASTM C90 AND HAVE A MINIMUM COMPRESSIVE STRENGTH OF 1900 PSI.
2. CONCRETE MASONRY UNITS SHALL HAVE A MINIMUM PRISM STRENGTH of 1500 PSI AT 28 DAYS.
3. MORTAR SHALL BE ASTM C270, TYPE S, WITH A MINIMUM COMPRESSIVE STRENGTH OF 1800 PSI IN ACCORDANCE WITH ASTM C780. MASONRY CEMENT IS PROHIBITED.
4. COARSE GROUT SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 2500 PSI AND A MAXIMUM AGGREGATE SIZE OF ½" IN ACCORDANCE WITH ASTM C476.REFER TO DETAILS FOR WALL REINFORCING BAR SIZE AND SPACING.
5. REINFORCE HORIZONTAL JOINTS WITH GALVANIZED LADDER-TYPE STEEL IN ACCORDANCE WITH ANSI/ASTM A82. SIDE AND CROSS RODS SHALL BE 9 GA MINIMUM.
6. HORIZONTAL REINFORCEMENT SHALL BE SPACED AT 16" MAXIMUM. PROVIDE A 16" LAP AT SPLICES.
7. JOINT REINFORCING SHALL BE DISCONTINUOUS AT CONTROL AND EXPANSION JOINTS.
8. LAP VERITCAL REINFORCING BARS AT 72 BAR DIAMETERS.
9. LAP HORIZONTAL REINFORCING BARS AT 48 BAR DIAMETERS.
10. PLACE GROUT USING LOW-LIFT METHOD, 6'-8" MAXIMUM LIFTS.

ORNAMENTAL METAL FENCE NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIMSELF FAMILIAR WITH ALL UNDERGROUND UTILITIES, PIPES, AND STRUCTURES EITHER SHOWN OR NOT SHOWN ON THE PLANS. THE CONTRACTOR WILL BE RESPONSIBLE FOR ANY COST INCURRED DUE TO DAMAGE OR REPLACEMENT OF SAID UTILITIES AND STRUCTURES CAUSED BY HIS FORCES.
2. ALL CONCRETE USED IN FOOTING AND PIERS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI @ 28 DAYS.
3. THE CONTRACTOR IS RESPONSIBLE FOR ALL REQUIRED PERMITS AND CITY INSPECTIONS.
4. ALL ORNAMENTAL METAL TUBES, POSTS, RAILS AND PICKETS SHALL BE FLUSH AND FREE OF ALL DENTS, SPURS, AND SHARP EDGES AND SHALL BE INSTALLED LEVEL, PLUMB, AND SQUARE.
5. PROVIDE CONTINUOUS WELDS ALONG ALL EDGES OF FENCE MEMBERS.
6. GRIND SMOOTH ALL WELDS.
7. ALL METAL SURFACES SHALL BE PRIMED AND PAINTED WITH TWO COATS OF RUSTPROOF PAINT, COLOR TO BE FLAT BLACK. CONTRACTOR TO SUBMIT SAMPLES AS REQUIRED.
8. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL DIMENSIONS BEFORE MANUFACTURING GATES AND FENCE. GATE LOCKING MECHANISM SHALL BE SELECTED BY OWNER.
9. ALL ORNAMENTAL METAL FENCE MEMBERS ARE TO BE TUBULAR MEMBERS IN ACCORDANCE WITH ASTM 513 HOT ROLLED STRUCTURAL STEEL 50,000 PSI TENSILE STRENGTH, 60,000 PSI YIELD STRENGTH.
10. FENCE MEMBER SIZES TO BE AS FOLLOWS:
    - 10.1. PICKETS, 3/4" SQUARE 16 GA.
    - 10.2. RAILS, 1-1/2" X 1-1/2" TUBE 16 GA.
    - 10.3. POSTS, 2" SQUARE 11 GA.
    - 10.4. POSTS, 3" SQUARE 11 GA.
11. CONCRETE FOOTING FOR POSTS SHALL BE 3X POST WIDTH.
12. POSTS SHALL BE PLACED AT A MINIMUM DISTANCE OF 6'-0" O.C AND A MAXIMUM DISTANCE OF 8'-0" O.C.
13. FENCE SHALL MEET LOCAL CODES AND REQUIREMENTS. CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING COMPLIANCE INCLUDING NECESSARY UPSIZING OF POSTS, PICKETS AND HORIZONTAL BARS AND INCREASING THE HEIGHT OF THE FENCE AS IT APPEARS IN THIS DETAIL AT NO ADDITIONAL COST TO THE OWNER FOR MATERIALS AND/OR LABOR.

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WITNESS OUR HANDS, this day of , .

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

STATE OF TEXAS
RICHARD REAVES
91128
LICENSED
PROFESSIONAL ENGINEER

September 09, 2025

1	

JOHNSON VOLK CONSULTING
TBPELS Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

SADDLE STAR SOUTH
PHASE 3
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

SCREENING AND BUFFERING
HARDSCAPE DETAILS

REAVES CONSULTING
831 ARROWHEAD DRIVE
PROSPER, TEXAS 75078
972.247.3928
RICHARD@REAVESCONSULTINGLLC.COM

F-10826

SCALE:
REFER TO DETAILS
One Inch

JVC No PAD001B

HS6 of 7

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NOTES FOR SCREENING ATOP RETAINING WALLS:

10' MIN. PIER DEPTH BELOW BASE OF RETAINING WALL IN CLAY OR WEATHERED ROCK, OR 3' MIN. PENETRATION INTO UNWEATHERED ROCK WITH 6' MIN. DEPTH.

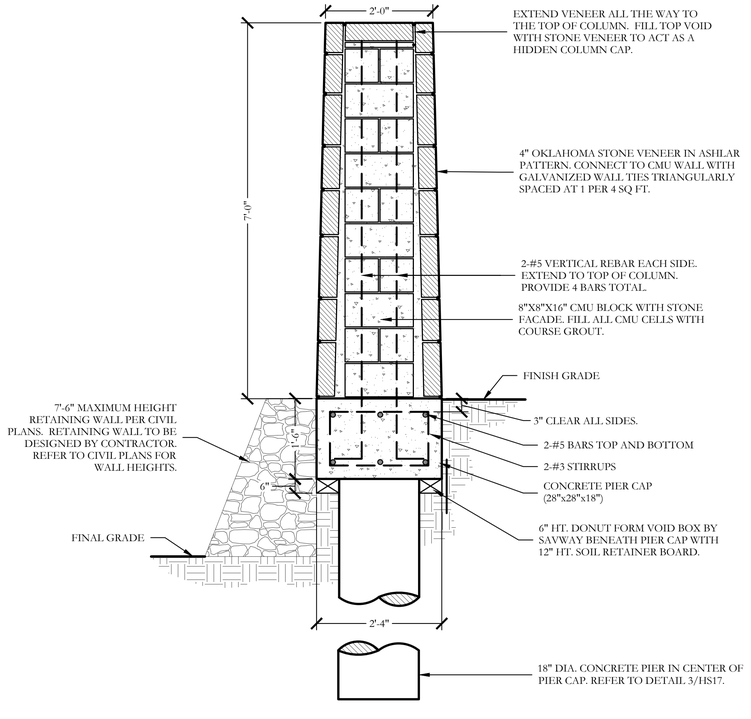
CONTRACTOR TO USE SONOTUBES FOR PIER SECTION TO BE POURED ABOVE BASE OF RETAINING WALL.

CONTRACTOR TO USE 6-#5 BARS (DO NOT BUNDLE) FOR PIERS INSTALLED WITHIN RETAINING WALLS ABOVE 4' IN HEIGHT.

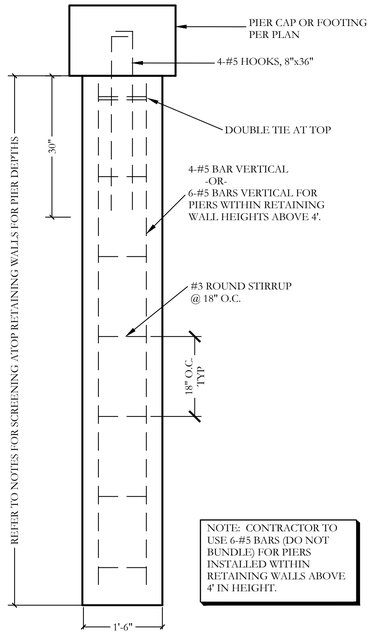
RETAINING WALL DESIGN TO BE SUBMITTED BY CONTRACTOR AND CONSTRUCTED PRIOR TO SCREEN WALL COLUMNS & PANELS.

SCREEN WALL DESIGNED TO BE SUPPORTED BY PIERS & COLUMNS. RETAINING WALLS ARE INDEPENDENT OF LOADING. ENGINEER TO BE CONSULTED PRIOR TO CONSTRUCTION TO REVIEW RETAINING WALL DESIGN.

SONOTUBES SHALL BE INSTALLED PRIOR TO RETAINING WALL CONSTRUCTION TAKING PLACE.



1 7'-0" HT. STONE COLUMN ATOP RETAINING WALL
SECTION
SCALE: 3/4"=1'-0"



NOTE: CONTRACTOR TO USE 6-#5 BARS (DO NOT BUNDLE) FOR PIERS INSTALLED WITHIN RETAINING WALLS ABOVE 4' IN HEIGHT.

2 PIER (18" DIA.)
SECTION
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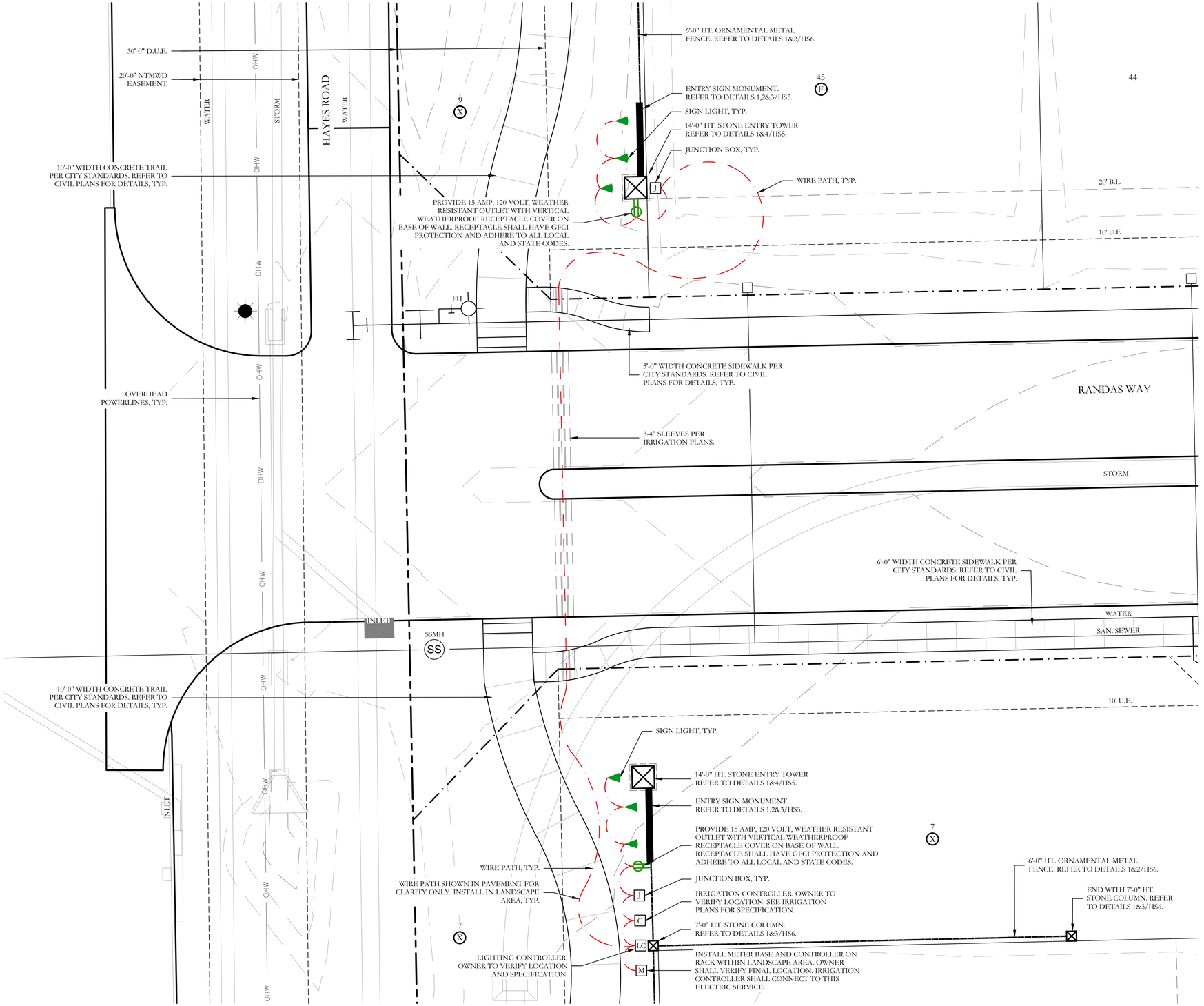

LIGHTING LEGEND

SYMBOL	ITEM	QTY
M	PROPOSED METER BASE	1
LC	LIGHTING CONTROLLER AS SELECTED BY OWNER	1
C	IRRIGATION CONTROLLER SEE IRRIGATION PLANS FOR DETAILS	1
J	JUNCTION BOX, AS NECESSARY	2
	SIGN LIGHT	6
	GFCI DUPLEX OUTLET WITH WEATHERPROOF COVER	2

LIGHTING NOTES

1. COORDINATE ALL ELECTRIC UTILITY REQUIREMENTS WITH THE SERVICE PROVIDER IN THE AREA. COORDINATE EXACT TRANSFORMER LOCATION TO MAINTAIN REQUIRED CLEARANCES FROM BUILDING, EQUIPMENT, ETC. PRIOR TO INSTALLATION. POUR TRANSFORMER PAD PER UTILITY COMPANY REQUIREMENTS.
2. COORDINATE ALL TELEPHONE SERVICE REQUIREMENTS WITH LOCAL TELEPHONE UTILITY COMPANY AND PROVIDE ACCORDINGLY.
3. LIGHTING TYPE AND SIZE SHALL BE SELECTED BY THE OWNER.
4. LIGHTING AND ELECTRICAL CONNECTIONS SHALL COMPLY WITH TEXAS DEPARTMENT STATE HEALTH SERVICES AND MANUFACTURER RECOMMENDATIONS.
5. COORDINATE ALL SLEEVE LOCATIONS WITH OTHER TRADES. INSTALL ADDITIONAL SLEEVES AS NECESSARY.
6. THE ELECTRICAL CONTRACTOR SHALL REFER AND ADHERE TO ALL MANUFACTURER'S SPECIFICATIONS, CUT SHEETS, SHOP DRAWINGS, NOTES, AND INSTALLATION PROCEDURES FOR ALL PRODUCTS SHOWN ON PLANS.
7. THE CONTRACTOR SHALL DETERMINE WIRE SIZES AND RUN PATTERNS IN THE FIELD.
8. REFER TO IRRIGATION PLANS AND COORDINATE WITH IRRIGATION CONTRACTOR FOR ALL SLEEVE LOCATIONS.
9. THE LIGHTING EXHIBIT SHOWN HEREIN IS FOR GRAPHIC REFERENCE ONLY TO BE USED FOR BIDDING PURPOSES. FINAL DESIGN AND INSTALLATION SHALL BE PROVIDED BY A LICENSED ELECTRICIAN.

SCALE 1" = 10'

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SADDLE STAR SOUTH
PHASE 3
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

SCREENING AND BUFFERING
ENTRY LIGHTING EXHIBIT

THESE DOCUMENTS ARE FOR INTERIM REVIEW ONLY AND NOT INTENDED FOR CONSTRUCTION OR BIDDING PURPOSES.

March 11, 2026

SCALE:
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One Inch
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EX1 of 1

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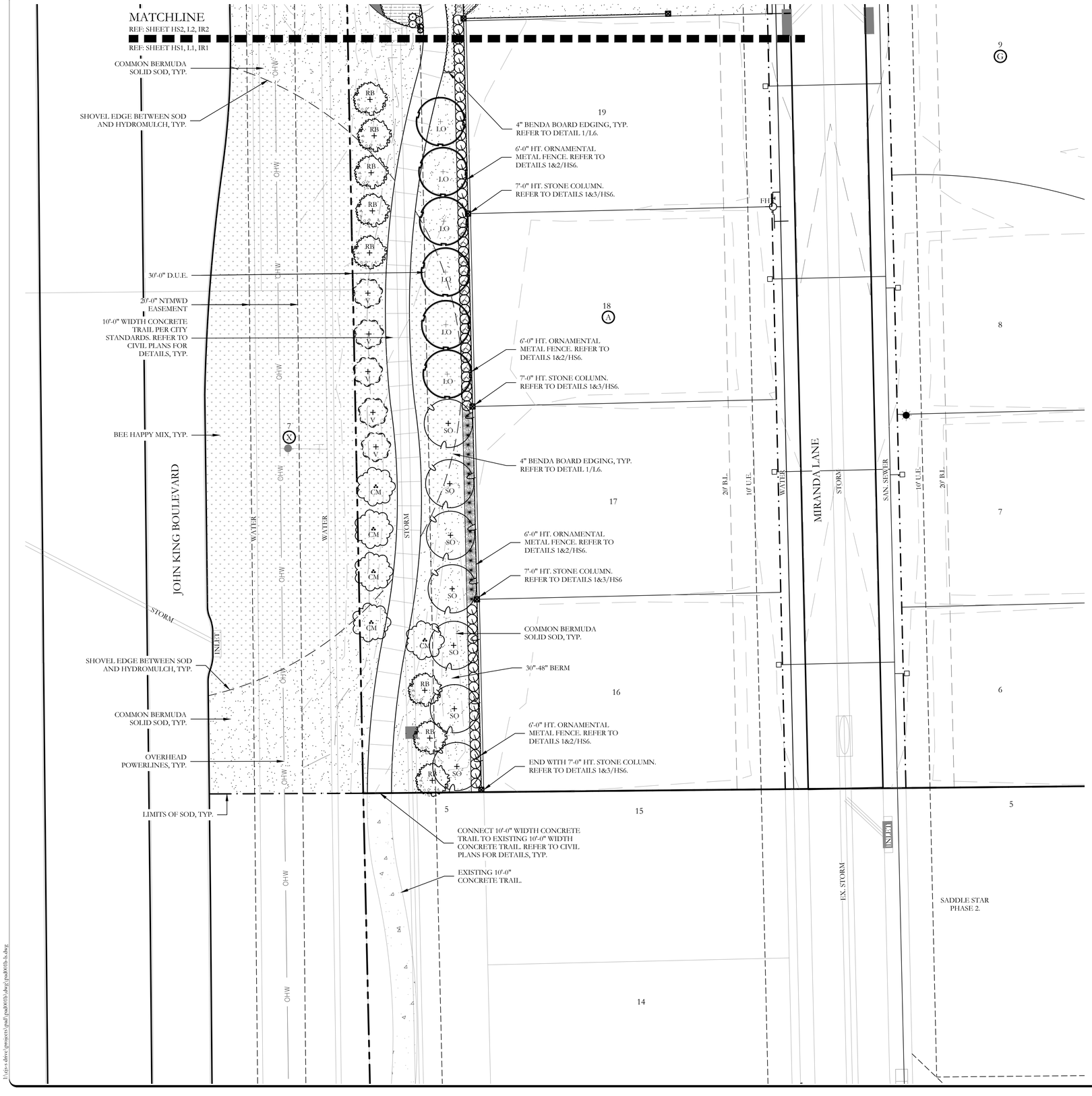

PLANT LEGEND

SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
LO	LO	LIVE OAK	QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN
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BO	BO	BUR OAK	QUERCUS MACROCARPA	4" CALIPER	AS SHOWN
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Planning & Zoning Commission, Chairman

Director of Planning and Zoning

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SADDLE STAR SOUTH
PHASE 3
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

SCREENING AND BUFFERING LANDSCAPE PLAN

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS

March 11, 2026

SCALE:
1" = 20'
One Inch

JVC No PAD001B

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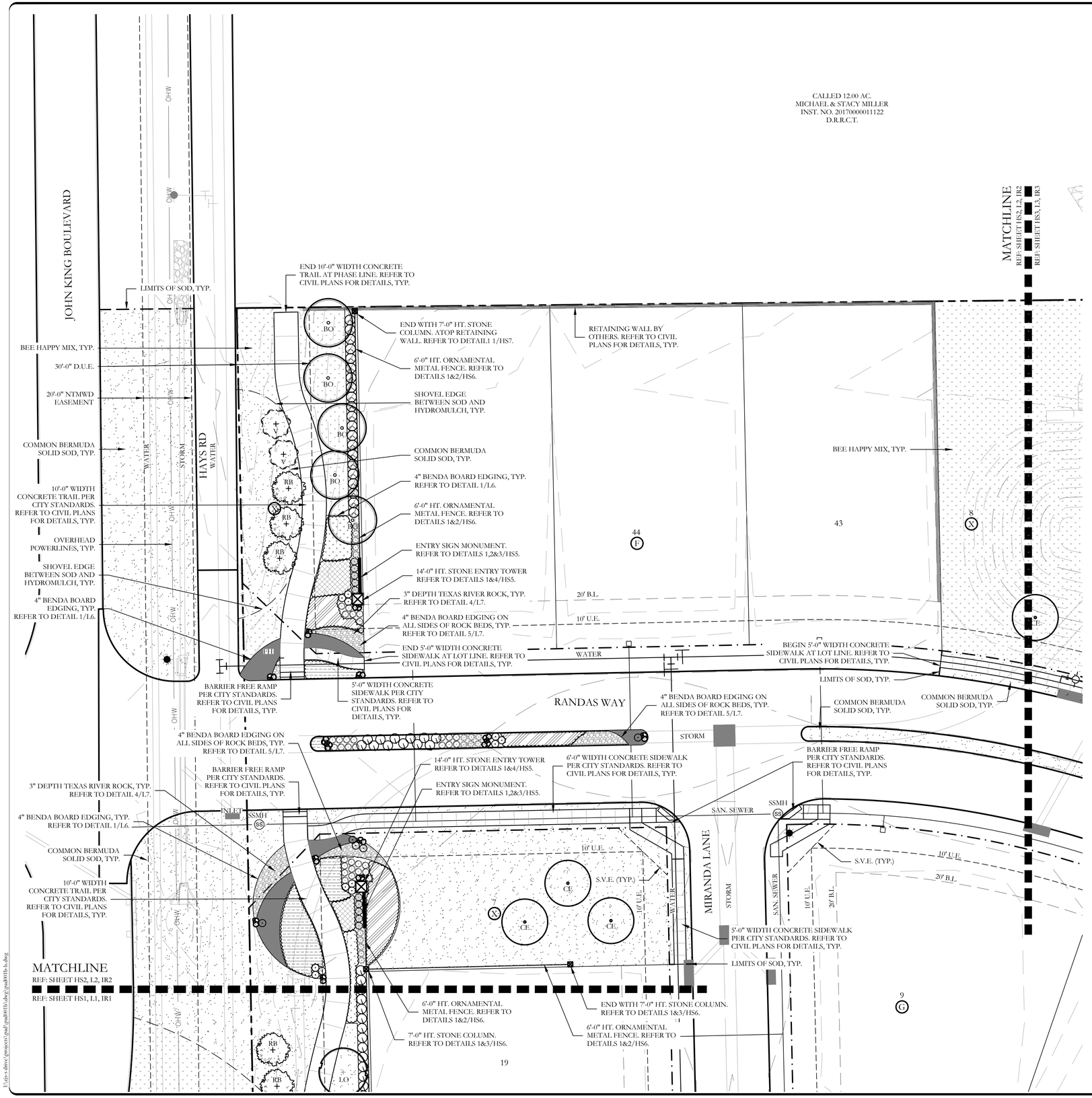

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Director of Planning and Zoning

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SADDLE STAR SOUTH
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SCREENING AND BUFFERING
LANDSCAPE PLAN

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
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STATE OF TEXAS
March 11, 2026

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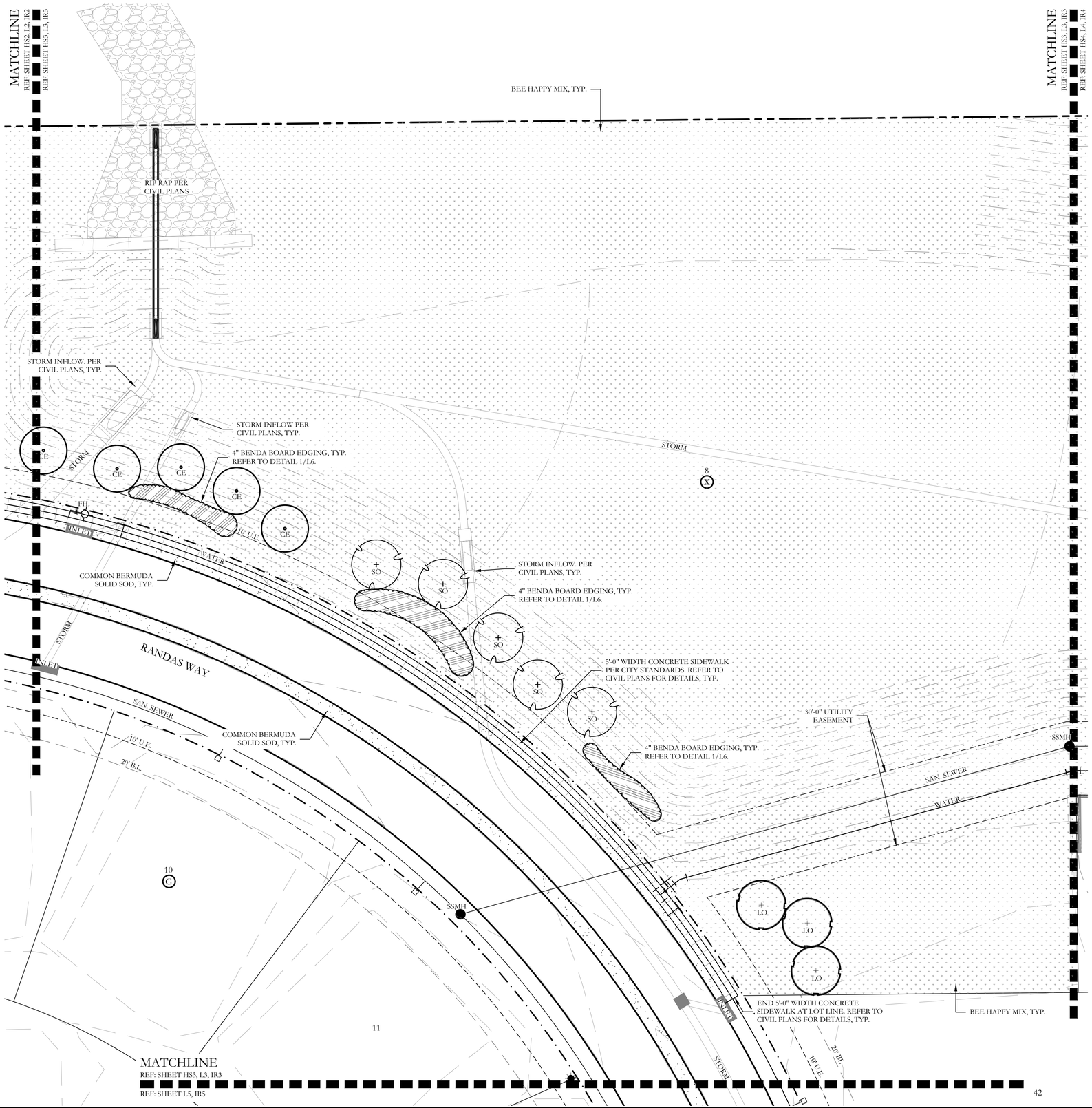

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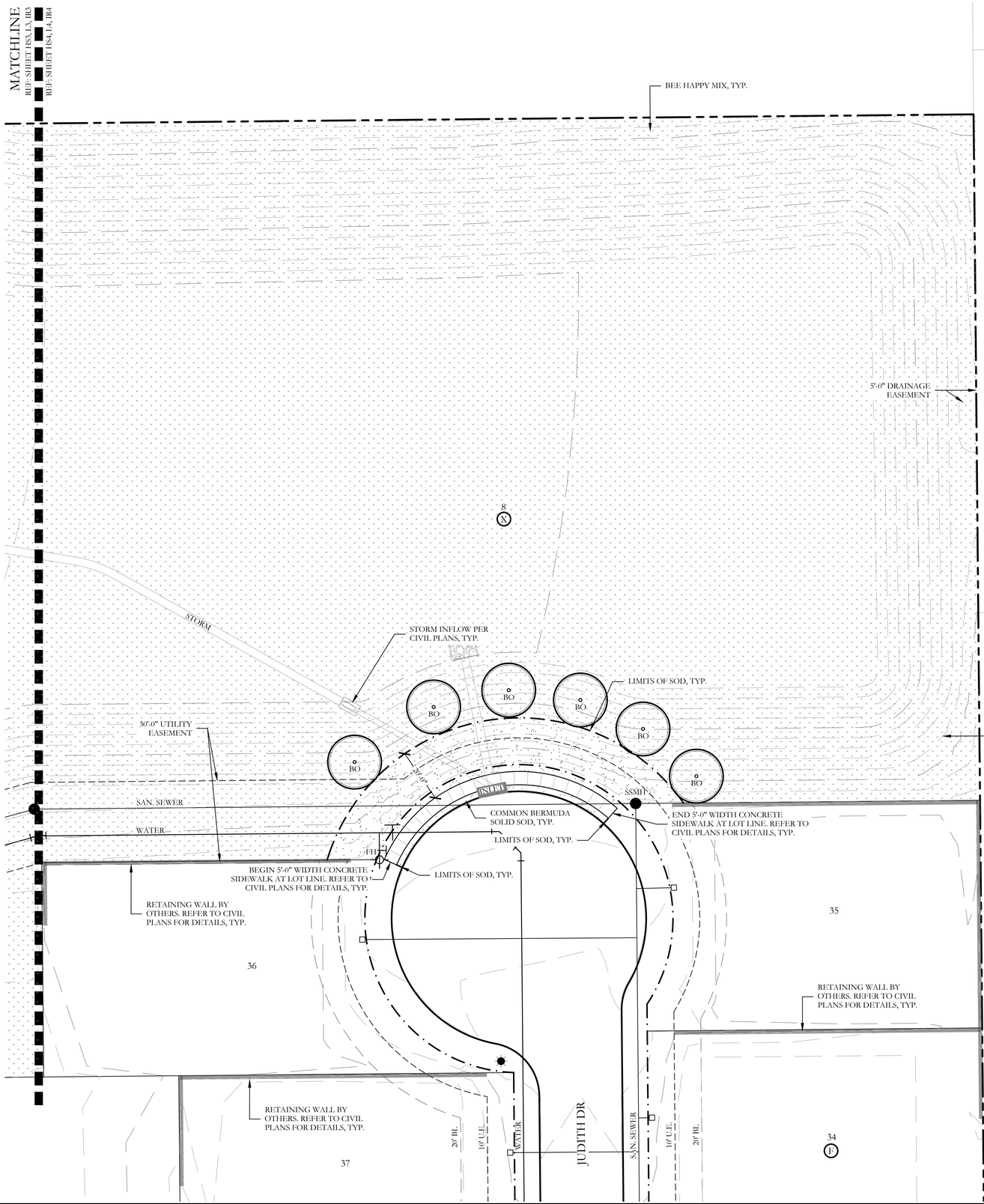

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RB	RB	TEXAS REDBUD	CERCIS CANADENSIS VAR. TEXENSIS	2" CALIPER	AS SHOWN
V	V	CHASTE TREE	VITEX AGNUS	2" CALIPER	AS SHOWN
CM	CM	NATCHEZ CRAPE MYRTLE	LAGERSTROEMIA INDICA X FAURIEI 'NATCHEZ'	2" CALIPER	AS SHOWN
		TEXAS SAGE	LEUCOPHYLLUM FRUTESCENS	7 GALLON	48" O.C.
		EDWARD GOUCHER ABELIA	ABELIA GRANDIFLORA 'EDWARD GOUCHER'	7 GALLON	48" O.C.
		STANDARD BURFORD HOLLY	ILEX CORNUTA 'BURFORDII'	7 GALLON	48" O.C.
		INDIAN HAWTHORN 'SNOW'	RHAPHIOLEPIS INDICA 'SNOW'	5 GALLON	36" O.C.
		AUTUMN SAGE	SALVIA GREGGII	5 GALLON	36" O.C.
		RED YUCCA	HESPERALOE PARVIFLORA	5 GALLON	36" O.C.
		UPRIGHT ROSEMARY	ROSMARINUS OFFICINALIS 'UPRIGHT'	5 GALLON	36" O.C.
		ARTEMISIA	ARTEMISIA SCHMIDTIANA 'SILVER MOUND'	5 GALLON	36" O.C.
		GULF MUHLY GRASS	MUHLENBERGIA CAPILLARIS 'REGAL MIST'	5 GALLON	36" O.C.
		LIRIOPE GRASS	LIRIOPE MUSCARI	1 GALLON	18" O.C.
		WEEPING LOVE GRASS	ERAGROSTIS CURVULA	1 GALLON	18" O.C.
		COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD
		BEE HAPPY MIX	BY NATIVE AMERICAN SEED CO	SQUARE FEET	HYDROMULCH
		BLACK STAR CRUSHED GRANITE	3" DEPTH MINIMUM WITH DEWITT 4.1 OZ FILTER FABRIC BENEATH ROCK	SQUARE FEET	$\frac{3}{4}$-1" DIAMETER
		TEXAS RIVER ROCK; MIX OF TANS, BROWNS, GRAYS, AND PINKS	3" DEPTH MINIMUM WITH DEWITT 4.1 OZ FILTER FABRIC BENEATH ROCK	SQUARE FEET	EQUAL COMBINATION OF 1-2" AND 2-4"
		OKLAHOMA MOSS ROCK BOULDERS	BURY BOTTOM THIRD OF BOULDER IN LANDSCAPE BED.	50 LB - 250 LB	FIELD LOCATE ALL BOULDER MASSES

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

20 10 0 20
SCALE 1" = 20'

JOHNSON VOLK CONSULTING
TBPELS Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

SADDLE STAR SOUTH
PHASE 3
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

SCREENING AND BUFFERING
LANDSCAPE PLAN

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS
March 11, 2026

SCALE:
1" = 20'
One Inch
JVC No PAD001B

L4 of 7

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PLANT LEGEND

SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
LO	LO	LIVE OAK	QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN
SO	SO	SHUMARD OAK	QUERCUS SHUMARDII	4" CALIPER	AS SHOWN
BO	BO	BUR OAK	QUERCUS MACROCARPA	4" CALIPER	AS SHOWN
CE	CE	CEDAR ELM	ULMUS CRASSIFOLIA	4" CALIPER	AS SHOWN
RB	RB	TEXAS REDBUD	CERCIS CANADENSIS VAR. TEXENSIS	2" CALIPER	AS SHOWN
V	V	CHASTE TREE	VITEX AGNUS	2" CALIPER	AS SHOWN
CM	CM	NATCHEZ CRAPE MYRTLE	LAGERSTROEMIA INDICA X FAURIEI 'NATCHEZ'	2" CALIPER	AS SHOWN
		TEXAS SAGE	LEUCOPHYLLUM FRUTESCENS	7 GALLON	48" O.C.
		EDWARD GOUCHER ABELIA	ABELIA GRANDIFLORA 'EDWARD GOUCHER'	7 GALLON	48" O.C.
		STANDARD BURFORD HOLLY	ILEX CORNUTA 'BURFORDII'	7 GALLON	48" O.C.
		INDIAN HAWTHORN 'SNOW'	RHAPHIOLEPIS INDICA 'SNOW'	5 GALLON	36" O.C.
		AUTUMN SAGE	SALVIA GREGGII	5 GALLON	36" O.C.
		RED YUCCA	HESPERALOE PARVIFLORA	5 GALLON	36" O.C.
		UPRIGHT ROSEMARY	ROSMARINUS OFFICINALIS 'UPRIGHT'	5 GALLON	36" O.C.
		ARTEMISIA	ARTEMISIA SCHMIDTIANA 'SILVER MOUND'	5 GALLON	36" O.C.
		GULF MUHLY GRASS	MUHLENBERGIA CAPILLARIS 'REGAL MIST'	5 GALLON	36" O.C.
		LIRIOPE GRASS	LIRIOPE MUSCARI	1 GALLON	18" O.C.
		WEEPING LOVE GRASS	ERAGROSTIS CURVULA	1 GALLON	18" O.C.
		COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD
		BEE HAPPY MIX	BY NATIVE AMERICAN SEED CO	SQUARE FEET	HYDROMULCH
		BLACK STAR CRUSHED GRANITE	3" DEPTH MINIMUM WITH DEWITT 4.1 OZ FILTER FABRIC BENEATH ROCK	SQUARE FEET	$\frac{3}{4}$-1" DIAMETER
		TEXAS RIVER ROCK; MIX OF TANS, BROWNS, GRAYS, AND PINKS	3" DEPTH MINIMUM WITH DEWITT 4.1 OZ FILTER FABRIC BENEATH ROCK	SQUARE FEET	EQUAL COMBINATION OF 1-2" AND 2-4"
		OKLAHOMA MOSS ROCK BOULDERS	BURY BOTTOM THIRD OF BOULDER IN LANDSCAPE BED.	50 LB - 250 LB	FIELD LOCATE ALL BOULDER MASSES

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Planning & Zoning Commission, Chairman

Director of Planning and Zoning

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20 10 0 20
SCALE 1" = 20'

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TBPELS: Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

SADDLE STAR SOUTH
PHASE 3
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

SCREENING AND BUFFERING
LANDSCAPE PLAN

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS
March 11, 2026

SCALE:
1" = 20'
One Inch
JVC No PAD001B

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LANDSCAPE PROVIDED

JOHN KING BOULEVARD

A. MINIMUM TWENTY (50) FOOT LANDSCAPE EDGE PROVIDED

B. 10' SIDEWALK WITHIN LANDSCAPE BUFFER PROVIDED.

C. 3 - 4" CAL. CANOPY TREE & 4 ACCENT TREES / 100 LF OF LINEAR FRONTAGE
596 LF OF FRONTAGE / 100 LF = 18 - 4" CAL. TREES & 22 ACCENT TREES REQUIRED.
PROVIDED: 18 - 4" CALIPER CANOPY TREES & 23 ACCENT TREES PROVIDED

D. MIN 30" HT. SHRUBBERY PROVIDED ALONG LENGTH OF STREET FRONTAGE.

DETENTION AREA LOT CA8 BLOCK I

A. 1 SHRUB OR ORNAMENTAL GRASS PER 750 SF OF DRY DETENTION AREA.
210,312 SF OF DETENTION AREA / 750 SF = 281 - SHRUBS OR ORNAMENTAL GRASSES.
PROVIDED: 314 ORNAMENTAL GRASSES.

PLANT LIST

KEY	ESTIMATED QUANTITY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING	REMARKS
LO	9	LIVE OAK	QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.
SO	12	SHUMARD OAK	QUERCUS SHUMARDII	4" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.
BO	11	BUR OAK	QUERCUS MACROCARPA	4" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.
CE	8	CEDAR ELM	ULMUS CRASSIFOLIA	4" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.
RB	11	TEXAS REDBUD	CERCIS CANADENSIS VAR. TEXENSIS	2" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM 8'-0" OVERALL HEIGHT.
V	7	CHASTE TREE	VITEX AGNUS-CASTUS	2" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM 8'-0" OVERALL HEIGHT.
CM	5	NATCHEZ WHITE CRAPE MYRTLE	LAGERSTROEMIA X 'NATCHEZ'	2" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM 8'-0" OVERALL HEIGHT.
	52	TEXAS SAGE	LEUCOPHYLLUM FRUTESCENS	7 GALLON	48" O.C.	CONTAINER GROWN; FULL PLANT.
	41	EDWARD GOUCHER ABELIA	ABELIA GRANDIFLORA 'EDWARD GOUCHER'	7 GALLON	48" O.C.	CONTAINER GROWN; FULL PLANT.
	21	STANDARD BURFORD HOLLY	ILEX CORNUTA 'BURFORDII'	7 GALLON	48" O.C.	CONTAINER GROWN; FULL PLANT.
	10	INDIAN HAWTHORN SNOW	RHAPHIOLEPIS INDICA 'SNOW'	3 GALLON	36" O.C.	CONTAINER GROWN; FULL PLANT.
	32	AUTUMN SAGE	SALVIA GREGGII	5 GALLON	36" O.C.	CONTAINER GROWN; FULL PLANT.
	17	RED YUCCA	HESPERALOE PARVIFLORA	3 GALLON	36" O.C.	CONTAINER GROWN; FULL PLANT.
	16	UPRIGHT ROSEMARY	ROSMARINUS OFFICINALIS 'UPRIGHT'	3 GALLON	36" O.C.	CONTAINER GROWN; FULL PLANT.
	85	ARTEMISIA	ARTEMISIA SCHMIDTIANA 'SILVER MOUND'	1 GALLON	24" O.C.	CONTAINER GROWN; FULL PLANT.
	540	GULF MUHLY GRASS	MUHLENBERGIA CAPILLARIS 'REGAL MIST'	1 GALLON	24" O.C.	CONTAINER GROWN; FULL PLANT.
	140	LIRIOPE GRASS	LIRIOPE MUSCARI	1 GALLON	18" O.C.	CONTAINER GROWN; FULL PLANT.
	350	WEEPING LOVE GRASS	ERAGROSTIS CURVULA	1 GALLON	18" O.C.	CONTAINER GROWN; FULL PLANT.
	38,465	COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD	MINIMUM 100% COVERAGE ALL AREAS SHOWN
	222,335	BEE HAPPY MIX	BY NATIVE AMERICAN SEED CO.	SQUARE FEET	HYDROMULCH	MINIMUM 100% COVERAGE ALL AREAS SHOWN
	710	BLACK STAR CRUSHED STONE	N/A	SQUARE FEET	100% COVERAGE	INSTALL AT 3" DEPTH MINIMUM WITH DEWITT 4.1 OZ FILTER FABRIC BENEATH ROCK. STONE SHALL BE $\frac{3}{4}$" - 1" DIAMETER IN SIZE.
	545	TEXAS RIVER ROCK	N/A	SQUARE FEET	100% COVERAGE	3" DEPTH RIVER ROCK BED WITH LANDSCAPE FABRIC BENEATH AS SHOWN IN DETAILS. RIVER ROCK SHALL INCLUDE A MIXTURE OF TANS, BROWNS, GRAYS, AND PINKS. RIVER ROCK SHALL BE AN EQUAL COMBINATION OF 1"-2" AND 2"-4" IN SIZE.
	4	OKLAHOMA MOSS ROCK BOULDERS	N/A	TON	AS SHOWN	50 LB. TO 250 LB. MAX SIZE; BURY BOTTOM THIRD OF BOULDER IN LANDSCAPE BED. FIELD LOCATE ALL BOULDER MASSES ON SITE AND MARK FOR LANDSCAPE ARCHITECT'S APPROVAL BEFORE PROCEEDING WITH WORK.

GENERAL LANDSCAPE NOTES

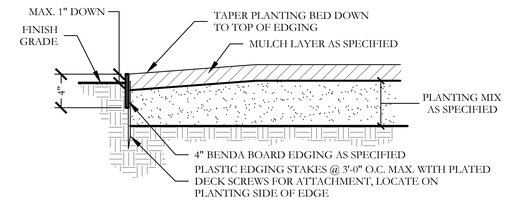
INSPECTIONS:
1. NO EXCAVATION SHALL OCCUR IN CITY R.O.W. WITHOUT A R.O.W. PERMIT--CONTACT THE PUBLIC WORKS DEPARTMENT.
2. THE CONTRACTOR SHALL MARK ALL WATER LINES, SEWER LINES, AND TREE LOCATIONS PRIOR TO CALLING FOR ROW INSPECTION AND PERMIT.
3. THE LANDSCAPE INSTALLATION SHALL COMPLY WITH APPROVED LANDSCAPE DRAWINGS PRIOR TO FINAL ACCEPTANCE BY THE CITY AND ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
4. WATER METERS, CLEANOUTS AND OTHER APPURTENANCES, SHALL BE ACCESSIBLE, ADJUSTED TO GRADE, CLEARLY MARKED WITH FLAGGING AND COMPLIANT WITH PUBLIC WORKS DEPARTMENT STANDARDS PRIOR TO CALLING FOR FINAL LANDSCAPE AND ROW INSPECTIONS.

LANDSCAPE STANDARDS:
1. PLANTINGS AND LANDSCAPE ELEMENTS SHALL COMPLY WITH THE CITY'S ENGINEERING DESIGN STANDARDS, PUBLIC R.O.W. VISIBILITY REQUIREMENTS.
2. UNLESS OTHERWISE SPECIFIED, TREES SHALL BE PLANTED NO LESS THAN 4' FROM CURBS, SIDEWALKS, UTILITY LINES, SCREENING WALLS AND OTHER STRUCTURES. THE CITY HAS FINAL APPROVAL FOR ALL TREE PLACEMENTS.
3. A MINIMUM THREE FEET (3') RADIUS AROUND A FIRE HYDRANT MUST REMAIN CLEAR OF LANDSCAPE PURSUANT TO THE FIRE CODE.
4. STREET TREES, WHERE REQUIRED, SHALL BE (10') MINIMUM FROM THE EDGE OF A STORM SEWER CURB INLET BOX AND THE EDGE OF THE ROOT BALL SHALL BE (4') MINIMUM FROM THE WATER METER.
5. THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2004) SPECIFICATIONS SHALL GOVERN PLANT QUALIFICATIONS, GRADES, AND STANDARDS.
6. TREE PLANTING SHALL COMPLY WITH DETAILS HEREIN AND THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA) STANDARDS.
7. A 2-3" LAYER OF MULCH SHALL BE PROVIDED AROUND THE BASE OF THE PLANTED TREE. THE MULCH SHALL BE PULLED BACK 4" FROM THE TRUNK OF THE TREE.
8. TREE PITS SHALL BE TESTED FOR WATER PERCOLATION. IF WATER DOES NOT DRAIN OUT OF TREE PIT WITHIN 24-HOURS, THE TREE SHALL BE MOVED OR DRAINAGE SHALL BE PROVIDED.
9. ALL BEDS TO HAVE 3" OF COMPOSTED SOIL, LIVING EARTH TECHNOLOGY, OR APPROVED EQUAL TILLED AND TURNED TO A DEPTH OF 8" MINIMUM.
10. ALL PLANT BEDS SHALL BE TOP-DRESSED WITH A MINIMUM OF 3 INCHES OF HARDWOOD MULCH.
11. NATIVE SITE TOPSOIL IS TO BE PROTECTED FROM EROSION OR STOCKPILED. NATIVE SITE TOPSOIL SHALL BE LABORATORY TESTED BY AND ACCREDITED LABORATORY AND AMENDED PER SAID LABORATORY'S RECOMMENDATIONS.

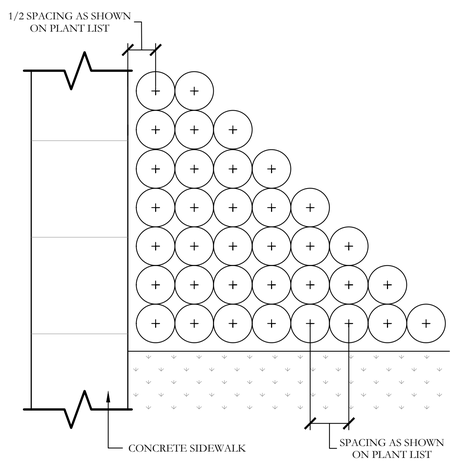
IRRIGATION STANDARDS:
1. ANY CHANGES TO THESE APPROVED IRRIGATION DRAWINGS SHALL BE AUTHORIZED BY THE CITY.
2. CONTACT DEVELOPMENT SERVICES FOR AN IRRIGATION PERMIT PRIOR TO INSTALLING THE IRRIGATION SYSTEM.
3. IRRIGATION OVER-SPRAY ON STREETS AND WALKS IS PROHIBITED.
4. MAINLINES, VALVES, OR CONTROL WIRES SHALL NOT BE LOCATED IN THE CITY'S ROW.
5. ET IRRIGATION CONTROLLERS SHALL BE PROGRAMMED AND ADJUSTED TO NOT EXCEED THE LANDSCAPE WATER ALLOWANCE (LWA) PRIOR TO APPROVAL OF LANDSCAPE INSTALLATION.
6. VALVES SHALL BE LOCATED A MINIMUM OF (3') AWAY FROM STORM SEWERS, AND SANITARY SEWER LINES AND 5 FEET FROM CITY FIRE HYDRANTS AND WATER VALVES.
7. THE BORE DEPTH UNDER STREETS, DRIVE AISLES, AND FIRE LANES SHALL PROVIDE (2') OF CLEARANCE (MINIMUM).
8. IRRIGATION HEADS THAT RUN PARALLEL AND NEAR PUBLIC WATER AND SANITARY SEWER LINES; SHALL BE FED FROM STUBBED LATERALS OR BULL-BEADS. A MINIMUM FIVE FOOT (5') SEPARATION IS REQUIRED BETWEEN IRRIGATION MAIN LINES AND LATERALS THAT RUN PARALLEL TO PUBLIC WATER AND SANITARY SEWER LINES.
9. NO VALVES, BACKFLOW PREVENTION ASSEMBLIES, QUICK COUPLERS ETC. SHALL BE LOCATED CLOSER THAN 10' FROM THE CURB AT STREET OR DRIVE INTERSECTION.

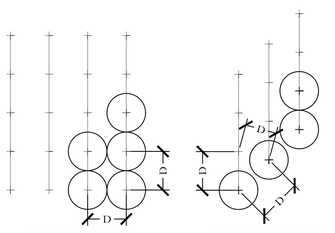
MAINTENANCE STANDARDS:
1. THE OWNER SHALL BE RESPONSIBLE FOR THE ESTABLISHMENT, MAINTENANCE, AND VIGOR OF PLANT MATERIAL IN ACCORDANCE WITH THE DESIGN INTENT AND AS APPROPRIATE FOR THE SEASON OF THE YEAR.
2. LANDSCAPE AND OPEN AREAS SHALL BE FREE OF TRASH, LITTER AND WEEDS.
3. NO PLANT MATERIAL SHALL BE ALLOWED TO ENCROACH ON R.O.W., SIDEWALKS OR EASEMENTS TO THE EXTENT THAT VISION OR ROUTE OF TRAVEL FOR VEHICULAR, PEDESTRIAN, OR BICYCLE TRAFFIC IS IMPEDED.
4. TREE MAINTENANCE SHALL BE IN ACCORDANCE WITH THE STANDARDS OF THE INTERNATIONAL SOCIETY OF ARBORICULTURE.
5. TREE STAKING MATERIALS, IF USED, SHALL BE REMOVED AFTER (1) GROWING SEASON, NO MORE THAN (1) YEAR AFTER INSTALLATION (STEEL TREE STAKES, WIRES, AND HOSES ARE PROHIBITED).

TREE PROTECTION NOTES:
1. CONTACT DEVELOPMENT SERVICES FOR A TREE REMOVAL PERMIT PRIOR TO REMOVAL OR TRANSPLANTING OF ANY TREES.
2. ALL TREES WHICH ARE TO REMAIN ON SITE SHALL BE PROTECTED WITH A (4') TALL BRIGHTLY COLORED PLASTIC FENCE, OR SILT FENCE, PLACED AT THE DRIP LINE OF THE TREES.
3. PRIOR TO THE PRE-CONSTRUCTION MEETING OR OBTAINING A GRADING PERMIT, ALL TREE MARKINGS AND PROTECTIVE FENCING SHALL BE INSTALLED BY THE OWNER AND BE INSPECTED BY DEVELOPMENT SERVICES.
4. NO EQUIPMENT SHALL BE CLEANED, OR HARMFUL LIQUIDS DEPOSITED WITHIN THE LIMITS OF THE ROOT ZONE OF TREES WHICH REMAIN ON SITE.
5. NO SIGNS, WIRES, OR OTHER ATTACHMENTS SHALL BE ATTACHED TO ANY TREE TO REMAIN ON SITE.
6. VEHICULAR AND CONSTRUCTION EQUIPMENT SHALL NOT PARK OR DRIVE WITHIN THE LIMITS OF THE DRIP LINE.
7. GRADE CHANGES IN EXCESS OF 3 INCHES (CUT OR FILL) SHALL NOT BE ALLOWED WITHIN A ROOT ZONE, UNLESS ADEQUATE TREE PRESERVATION METHODS ARE APPROVED BY THE CITY.
8. NO TRENCHING SHALL BE ALLOWED WITHIN THE DRIP-LINE OF A TREE, UNLESS APPROVED BY THE CITY.
9. ALL REMOVED TREES SHALL BE CHIPPED AND USED FOR MULCH ON SITE OR HAULED OFF-SITE.
10. ALL TREE MAINTENANCE TECHNIQUES SHALL BE IN CONFORMANCE WITH INDUSTRY IDENTIFIED STANDARDS. IMPROPER OR MALICIOUS PRUNING TECHNIQUES ARE STRICTLY PROHIBITED.

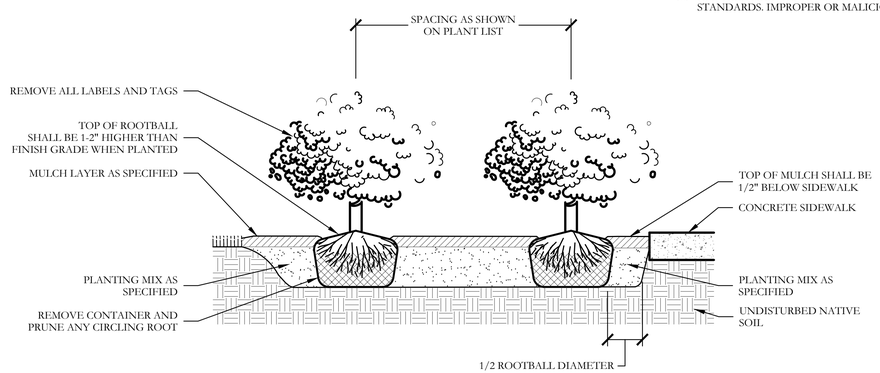


1 TYPICAL BED EDGING DETAIL
SECTION
NOT TO SCALE





NOTE:
1. TRIANGULAR SPACING IS PREFERRED. USE SQUARE SPACING ONLY IN SMALL RECTILINEAR AREAS.
2. "D" EQUALS THE SPACING DISTANCE AS SPECIFIED ON THE PLANT LEGEND.



2 TYPICAL SHRUB AND GROUNDCOVER PLANTING
PLAN/SECTION
NOT TO SCALE

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Director of Planning and Zoning

JOHNSON VOLK CONSULTING
TBPELS Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

SADDLE STAR SOUTH
PHASE 3
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

SCREENING AND BUFFERING
LANDSCAPE SCHEDULE & DETAILS

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS
March 11, 2026

SCALE:
REFER TO DETAILS
One Inch
JVC No PAD001B

L6 of 7

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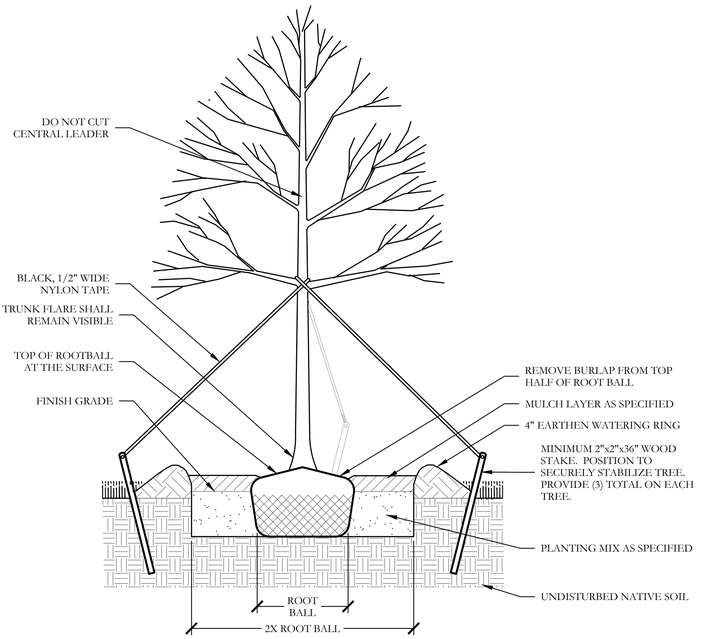
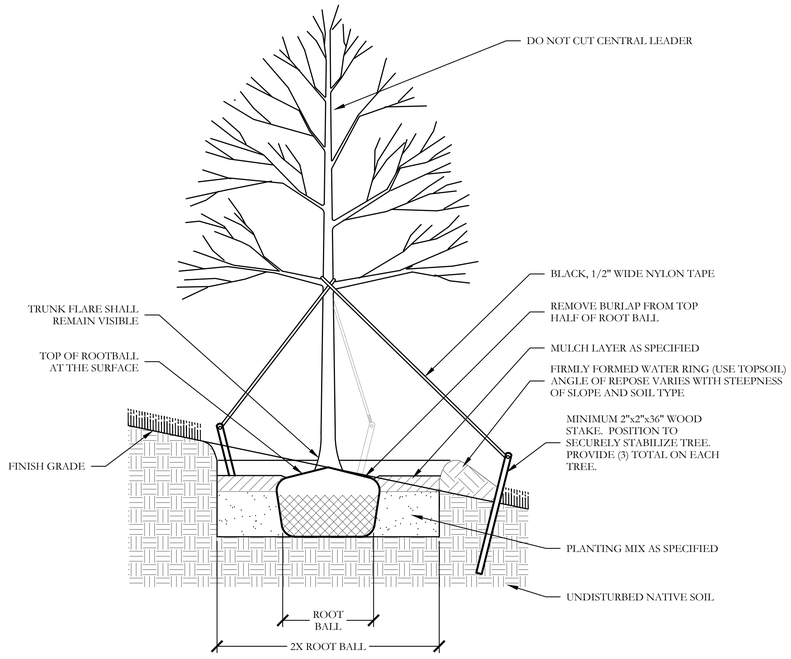
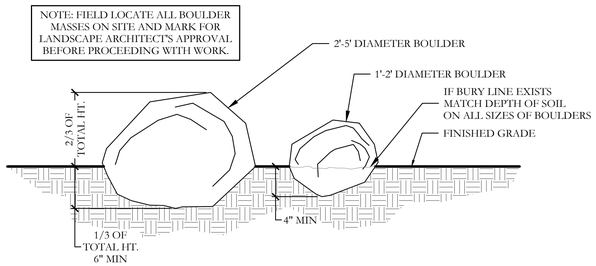


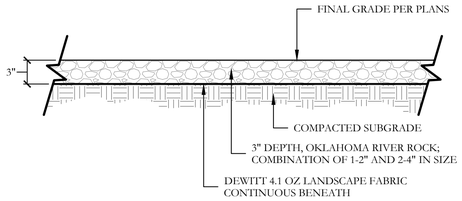
1 TYPICAL TREE PLANTING
SECTION
NOT TO SCALE



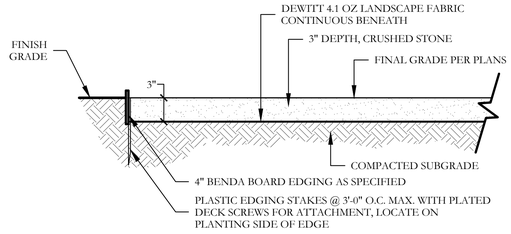
3 TYPICAL TREE PLANTING ON SLOPE
SECTION
NOT TO SCALE



2 LANDSCAPE BOULDER DETAIL
SECTION
NOT TO SCALE



4 TEXAS RIVER ROCK BED
SECTION
SCALE: 1" = 1'-0"



5 CRUSHED STONE DETAILS
SECTION
SCALE: 1" = 1'-0"

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WITNESS OUR HANDS, this day of , .

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

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JOHNSON VOLK CONSULTING
TBPELS Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

SADDLE STAR SOUTH
PHASE 3
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

SCREENING AND BUFFERING
LANDSCAPE DETAILS

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS
March 11, 2026

SCALE:
REFER TO DETAILS
One Inch
JVC No PAD001B

L7 of 7

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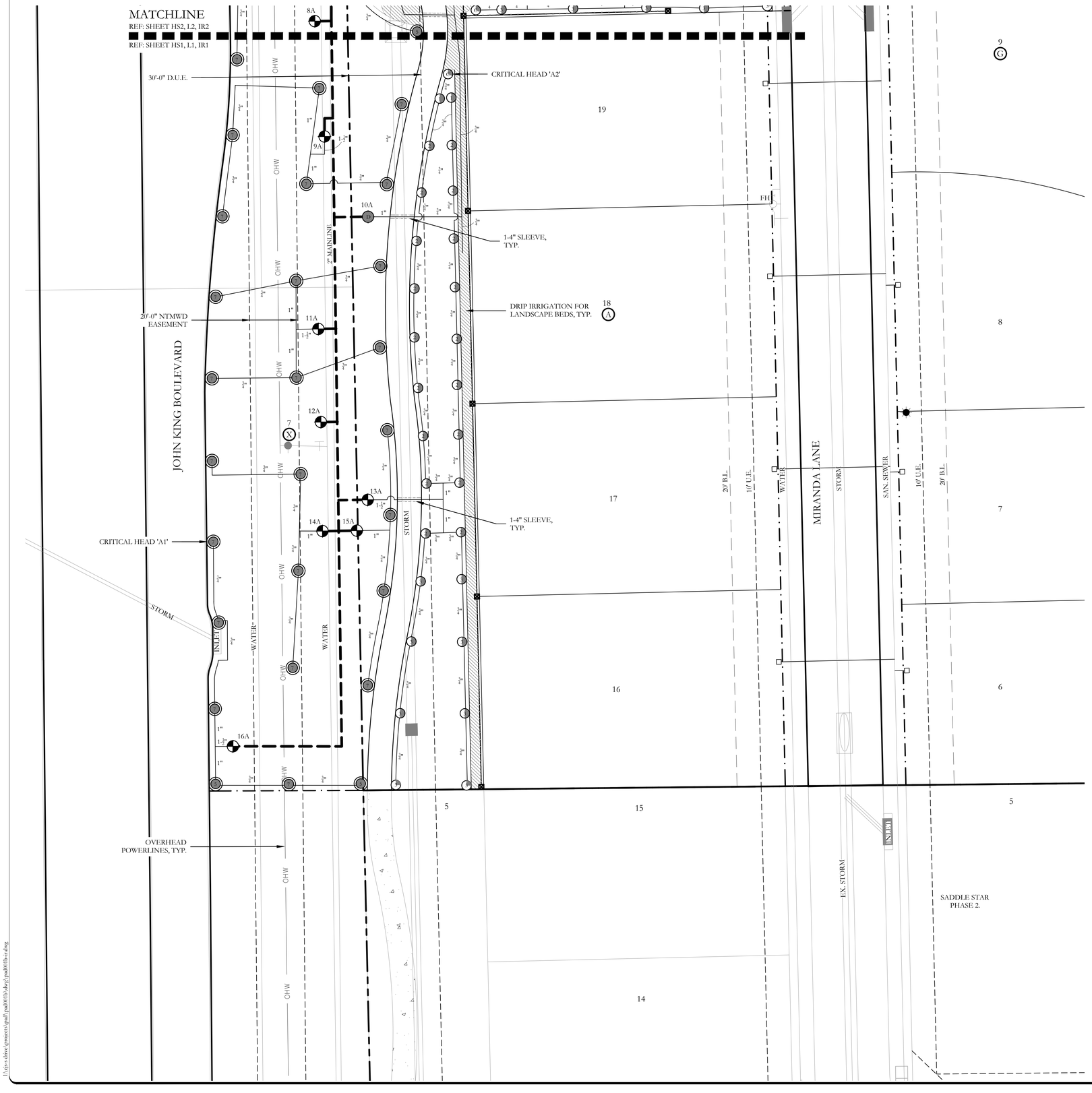

IRRIGATION LEGEND AND SCHEDULE

SYM	DESCRIPTION	MANUFACTURER	MODEL	SIZE / NOZZLE
C	AUTOMATIC CONTROLLER	HUNTER	REFER TO PLANS	N/A
D	DRIP IRRIGATION CONTROL VALVE	HUNTER	ICZ-101	1"
	DRIP IRRIGATION (LANDSCAPE BEDS)	HUNTER	HDL-06-18	N/A
	DRIP IRRIGATION (TURF BEDS)	HUNTER	HDL-06-12	N/A
	TEMPORARY IRRIGATION	N/A	N/A	N/A
	DRIP IRRIGATION	HUNTER	AFB-ADJ BUBBLER (0.5 GPM EACH BUBBLER)	1/2"
	REMOTE CONTROL VALVE	HUNTER	ICV-101G ICV-151G	REFER TO PLAN FOR SIZE
P Q L S	LAWN MP ROTATOR	HUNTER	MP ROTATOR	MP1000, MP2000, MP3000
	4" POP UP MP ROTATOR CORNER STRIP	HUNTER	STRIP SERIES	MPLC515 IVORY MPRCS515 COPPER MPSS530 BROWN
CR	4" POP UP MP ROTATOR CORNER	HUNTER	CORNER SERIES	MP CORNER SERIES ADJUSTABLE ARC 8'-15'
R	ROTOR HEAD	HUNTER	PGP SERIES	HALF AND/OR FULL NOZZLE
M	WATER METER	----	PER CITY	REFER TO PLAN FOR SIZE
	DOUBLE CHECK VALVE	FEBCO	850-BV Series	REFER TO PLAN FOR SIZE
I	ISOLATION VALVE	NIBCO	"T-113	LINE SIZE
Y	WYE STRAINER	FEBCO	650a	REFER TO PLAN FOR SIZE
M	MASTER VALVE	HUNTER	ICV-101G ICV-151G	REFER TO PLAN FOR SIZE
	IRRIGATION SLEEVE	----	SCH. 40 w/ 12 GA. PULL WIRE IN SLEEVE	REFER TO PLAN FOR SIZE
	IRRIGATION MAIN LINE	----	SCH. 40	REFER TO PLAN FOR SIZE
	IRRIGATION LATERAL LINE	----	CLASS 200	REFER TO PLAN FOR SIZE

PROGRAM AND STATION NUMBER FOR AUTOMATIC CONTROLLER
VALVE SIZE IN INCHES
GALLONS PER MINUTE, PER VALVE

REFER TO SHEET IR6 FOR FULL IRRIGATION LEGEND AND SCHEDULE

NOTE:
ALL LATERAL LINES SHALL BE 3/4" CLASS 200 PVC UNLESS OTHERWISE NOTED ON PLANS.

VALVE LEGEND - METER A

5A	6A	7A	8A	9A	10A	11A	12A	13A	14A
DRIP	1.5" V	1" V	OPEN	1.5" V	DRIP	1.5" V	OPEN	1.5" V	1" V
5.29	34.67	17.00	<20.00	20.40	12.25	20.40	<20.00	27.53	13.60

15A	16A	17A	18A	19A	20A	21A
1" V	1.5" V	DRIP	1" V	1" V	OPEN	1.5" V
13.60	20.40	9.00	13.60	17.00	<20.00	25.58

ZONE VALVES LABELED AS "OPEN" ARE INTENDED FOR THE USE OF SUPPLYING HUNTER AFB-ADJ TREE BUBBLERS ON EACH PROPOSED TREE. IRRIGATION CONTRACTOR SHALL FIELD VERIFY THAT THESE ZONES DO NOT EXCEED 20 GALLONS PER MINUTE. THE IRRIGATION CONTRACTOR SHALL STAKE EACH TREE BUBBLER HEAD LOCATION AND RECEIVE APPROVAL FROM THE OWNER AND/OR THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.

20 10 0 20
SCALE 1" = 20'

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SADDLE STAR SOUTH
PHASE 3
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

SCREENING AND BUFFERING
IRRIGATION PLAN

STATE OF TEXAS
CODY L. JOHNSON
17132
REGISTERED
LICENSED IRRIGATOR
March 11, 2026

SCALE:
1" = 20'
One Inch
JVC No PAD001B

IR1 of 8

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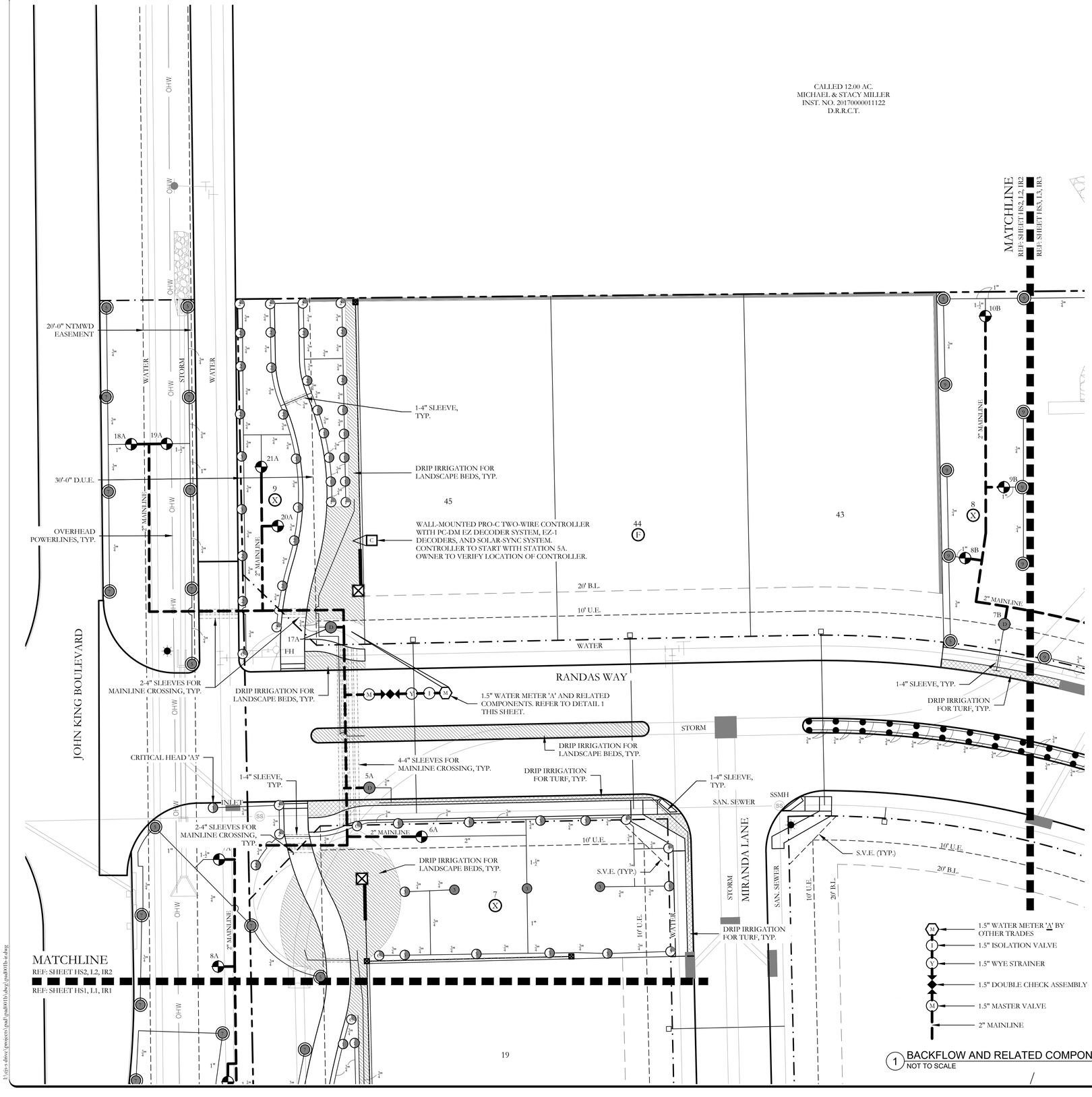

1 BACKFLOW AND RELATED COMPONENTS
NOT TO SCALE

IRRIGATION LEGEND AND SCHEDULE

SYM	DESCRIPTION	MANUFACTURER	MODEL	SIZE / NOZZLE
C	AUTOMATIC CONTROLLER	HUNTER	REFER TO PLANS	N/A
D	DRIP IRRIGATION CONTROL VALVE	HUNTER	ICZ-101	1"
	DRIP IRRIGATION (LANDSCAPE BEDS)	HUNTER	HDL-06-18	N/A
	DRIP IRRIGATION (TURF BEDS)	HUNTER	HDL-06-12	N/A
	TEMPORARY IRRIGATION	N/A	N/A	N/A
	DRIP IRRIGATION	HUNTER	AFB-ADJ BUBBLER (0.5 GPM EACH BUBBLER)	1/2"
	REMOTE CONTROL VALVE	HUNTER	ICV-101G ICV-151G	REFER TO PLAN FOR SIZE
P H L S	LAWN MP ROTATOR	HUNTER	MP ROTATOR	MP1000, MP2000, MP3000
	4" POP UP MP ROTATOR CORNER STRIP	HUNTER	STRIP SERIES	MPLC515 IVORY MPRCS515 COPPER MPSS530 BROWN
CR	4" POP UP MP ROTATOR CORNER	HUNTER	CORNER SERIES	MP CORNER SERIES ADJUSTABLE ARC 8'-15'
R	ROTOR HEAD	HUNTER	PGP SERIES	HALF AND/OR FULL NOZZLE
M	WATER METER	----	PER CITY	REFER TO PLAN FOR SIZE
	DOUBLE CHECK VALVE	FEBCO	850-BV Series	REFER TO PLAN FOR SIZE
I	ISOLATION VALVE	NIBCO	"T-113	LINE SIZE
Y	WYE STRAINER	FEBCO	650a	REFER TO PLAN FOR SIZE
M	MASTER VALVE	HUNTER	ICV-101G ICV-151G	REFER TO PLAN FOR SIZE
	IRRIGATION SLEEVE	----	SCH. 40 w/ 12 GA. PULL WIRE IN SLEEVE	REFER TO PLAN FOR SIZE
	IRRIGATION MAIN LINE	----	SCH. 40	REFER TO PLAN FOR SIZE
	IRRIGATION LATERAL LINE	----	CLASS 200	REFER TO PLAN FOR SIZE

PROGRAM AND STATION NUMBER FOR AUTOMATIC CONTROLLER
VALVE SIZE IN INCHES
GALLONS PER MINUTE, PER VALVE

REFER TO SHEET IR6 FOR FULL IRRIGATION LEGEND AND SCHEDULE

NOTE:
ALL LATERAL LINES SHALL BE 3/4" CLASS 200 PVC UNLESS OTHERWISE NOTED ON PLANS.

VALVE LEGEND - METER A

5A	6A	7A	8A	9A	10A	11A	12A	13A	14A
DRIP	1.5" V	1" V	OPEN	1.5" V	DRIP	1.5" V	OPEN	1.5" V	1" V
5.29	34.67	17.00	<20.00	20.40	12.25	20.40	<20.00	27.53	13.60

15A	16A	17A	18A	19A	20A	21A
1" V	1.5" V	DRIP	1" V	1" V	OPEN	1.5" V
13.60	20.40	9.00	13.60	17.00	<20.00	25.58

VALVE LEGEND - METER B

1B	2B	3B	4B	5B	6B	7B	8B	9B	10B
DRIP	1.5" V	1.5" V	OPEN	DRIP	1.5" V	DRIP	1.5" V	1.5" V	1.5" V
10.89	20.80	20.80	<20.00	5.29	20.80	10.89	1.69	15.60	20.80

11B	12B	13B	14B	15B	16B	17B	18B	19B	20B
1.5" V	1.5" V	1.5" V	1.5" V	1.5" V	1.5" V	1.5" V	DRIP	OPEN	1.5" V
20.80	20.80	20.80	20.80	20.80	20.80	20.80	1.96	<20.00	25.28

21B	22B	23B	24B	25B	26B	27B	28B	29B	30B
1.5" V	1.5" V	1.5" V	1.5" V	1.5" V	1.5" V	1.5" V	1.5" V	1.5" V	1.5" V
20.80	20.80	20.80	20.80	20.80	20.80	20.80	20.80	20.80	20.80

31B	32B	33B	34B	35B	36B
1.5" V	1.5" V	1.5" V	1.5" V	1.5" V	1.5" V
20.80	20.80	20.80	20.80	21.66	22.42

ZONE VALVES LABELED AS 'OPEN" ARE INTENDED FOR THE USE OF SUPPLYING HUNTER AFB-ADJ TREE BUBBLERS ON EACH PROPOSED TREE. IRRIGATION CONTRACTOR SHALL FIELD VERIFY THAT THESE ZONES DO NOT EXCEED 20 GALLONS PER MINUTE. THE IRRIGATION CONTRACTOR SHALL STAKE EACH TREE BUBBLER HEAD LOCATION AND RECEIVE APPROVAL FROM THE OWNER AND/OR THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.

20 10 0 20
SCALE 1" = 20'

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SADDLE STAR SOUTH
PHASE 3
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

SCREENING AND BUFFERING
IRRIGATION PLAN

STATE OF TEXAS
CODY L. JOHNSON
17132
REGISTERED
LICENSED IRRIGATION
March 11, 2026

SCALE:
1" = 20'
One Inch
JVC No PAD001B

IR2 of 8

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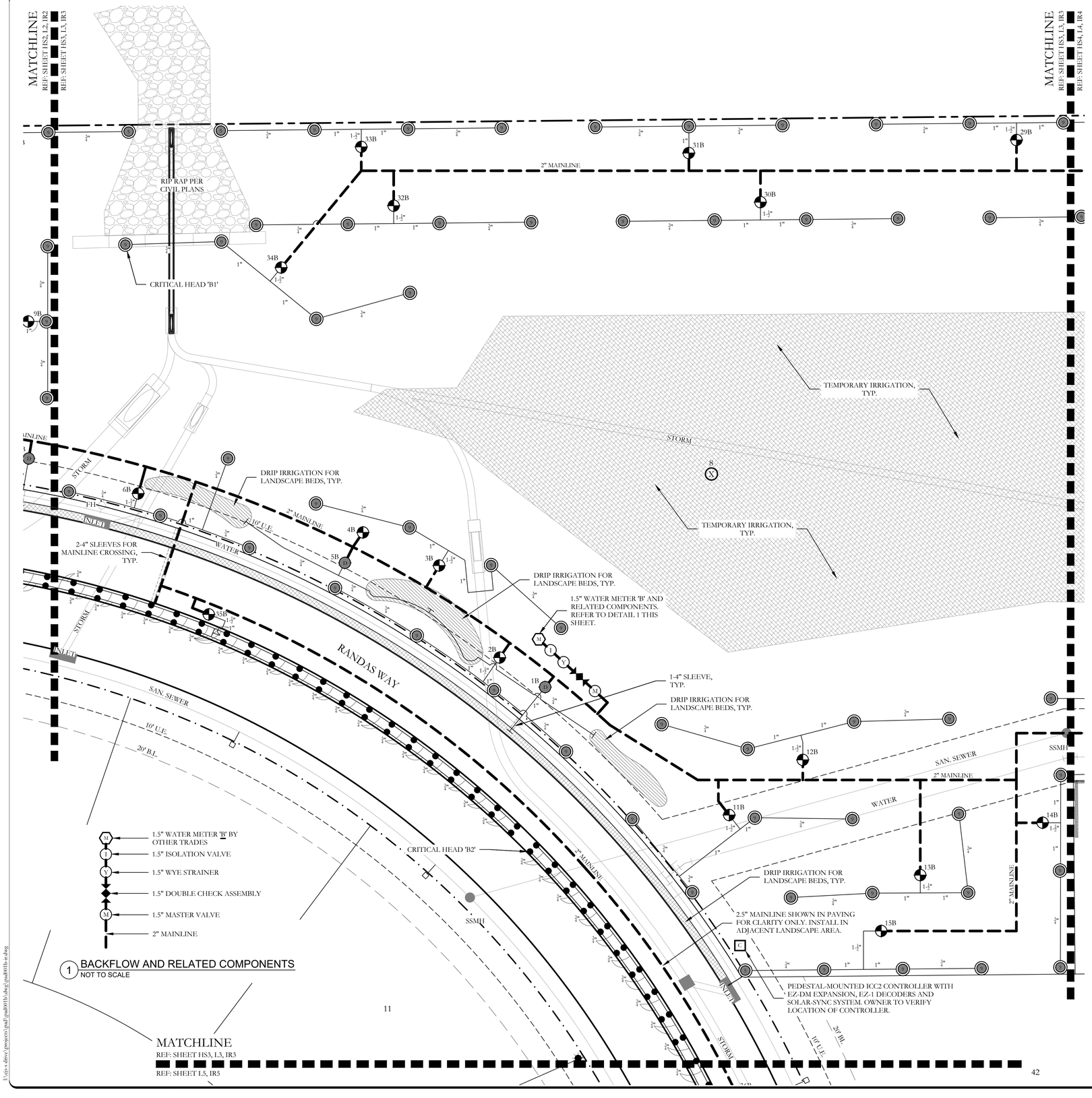

IRRIGATION LEGEND AND SCHEDULE

SYM	DESCRIPTION	MANUFACTURER	MODEL	SIZE / NOZZLE
C	AUTOMATIC CONTROLLER	HUNTER	REFER TO PLANS	N/A
D	DRIP IRRIGATION CONTROL VALVE	HUNTER	ICZ-101	1"
	DRIP IRRIGATION (LANDSCAPE BEDS)	HUNTER	HDL-06-18	N/A
	DRIP IRRIGATION (TURF BEDS)	HUNTER	HDL-06-12	N/A
	TEMPORARY IRRIGATION	N/A	N/A	N/A
	DRIP IRRIGATION	HUNTER	AFB-ADJ BUBBLER (0.5 GPM EACH BUBBLER)	1/2"
	REMOTE CONTROL VALVE	HUNTER	ICV-101G ICV-151G	REFER TO PLAN FOR SIZE
P Q L T	LAWN MP ROTATOR	HUNTER	MP ROTATOR	MP1000, MP2000, MP3000
	4" POP UP MP ROTATOR CORNER STRIP	HUNTER	STRIP SERIES	MPLC515 IVORY MPRCS515 COPPER MPSS530 BROWN
CR	4" POP UP MP ROTATOR CORNER	HUNTER	CORNER SERIES	MP CORNER SERIES ADJUSTABLE ARC 8'-15'
R	ROTOR HEAD	HUNTER	PGP SERIES	HALF AND/OR FULL NOZZLE
M	WATER METER	----	PER CITY	REFER TO PLAN FOR SIZE
	DOUBLE CHECK VALVE	FEBCO	850-BV Series	REFER TO PLAN FOR SIZE
I	ISOLATION VALVE	NIBCO	"T-113	LINE SIZE
Y	WYE STRAINER	FEBCO	650a	REFER TO PLAN FOR SIZE
M	MASTER VALVE	HUNTER	ICV-101G ICV-151G	REFER TO PLAN FOR SIZE
	IRRIGATION SLEEVE	----	SCH. 40 w/ 12 GA. PULL WIRE IN SLEEVE	REFER TO PLAN FOR SIZE
	IRRIGATION MAIN LINE	----	SCH. 40	REFER TO PLAN FOR SIZE
	IRRIGATION LATERAL LINE	----	CLASS 200	REFER TO PLAN FOR SIZE

PROGRAM AND STATION NUMBER FOR AUTOMATIC CONTROLLER
VALVE SIZE IN INCHES
GALLONS PER MINUTE, PER VALVE

REFER TO SHEET IR6 FOR FULL IRRIGATION LEGEND AND SCHEDULE

NOTE:
ALL LATERAL LINES SHALL BE 3/4" CLASS 200 PVC UNLESS OTHERWISE NOTED ON PLANS.

VALVE LEGEND - METER B

1B DRIP 10.89	2B 1.5" V 20.80	3B 1.5" V 20.80	4B OPEN <20.00	5B DRIP 5.29	6B 1.5" V 20.80	7B DRIP 10.89	8B 1.5" V 1.69	9B 1.5" V 15.60	10B 1.5" V 20.80
11B 1.5" V 20.80	12B 1.5" V 20.80	13B 1.5" V 20.80	14B 1.5" V 20.80	15B 1.5" V 20.80	16B 1.5" V 20.80	17B 1.5" V 20.80	18B DRIP 1.96	19B OPEN <20.00	20B 1.5" V 25.28
21B 1.5" V 20.80	22B 1.5" V 20.80	23B 1.5" V 20.80	24B 1.5" V 20.80	25B 1.5" V 20.80	26B 1.5" V 20.80	27B 1.5" V 20.80	28B 1.5" V 20.80	29B 1.5" V 20.80	30B 1.5" V 20.80
31B 1.5" V 20.80	32B 1.5" V 20.80	33B 1.5" V 20.80	34B 1.5" V 20.80	35B 1.5" V 21.66	36B 1.5" V 22.42				

ZONE VALVES LABELED AS "OPEN" ARE INTENDED FOR THE USE OF SUPPLYING HUNTER AFB-ADJ TREE BUBBLERS ON EACH PROPOSED TREE. IRRIGATION CONTRACTOR SHALL FIELD VERIFY THAT THESE ZONES DO NOT EXCEED 20 GALLONS PER MINUTE. THE IRRIGATION CONTRACTOR SHALL STAKE EACH TREE BUBBLER HEAD LOCATION AND RECEIVE APPROVAL FROM THE OWNER AND/OR THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.

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20 10 0 20
SCALE 1" = 20'

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704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

SADDLE STAR SOUTH
PHASE 3
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

SCREENING AND BUFFERING
IRRIGATION PLAN

STATE OF TEXAS
CODY L. JOHNSON
17132
REGISTERED
LICENSED IRRIGATOR
March 11, 2026

SCALE:
1" = 20'
One Inch
JVC No PAD001B

IR3 of 8

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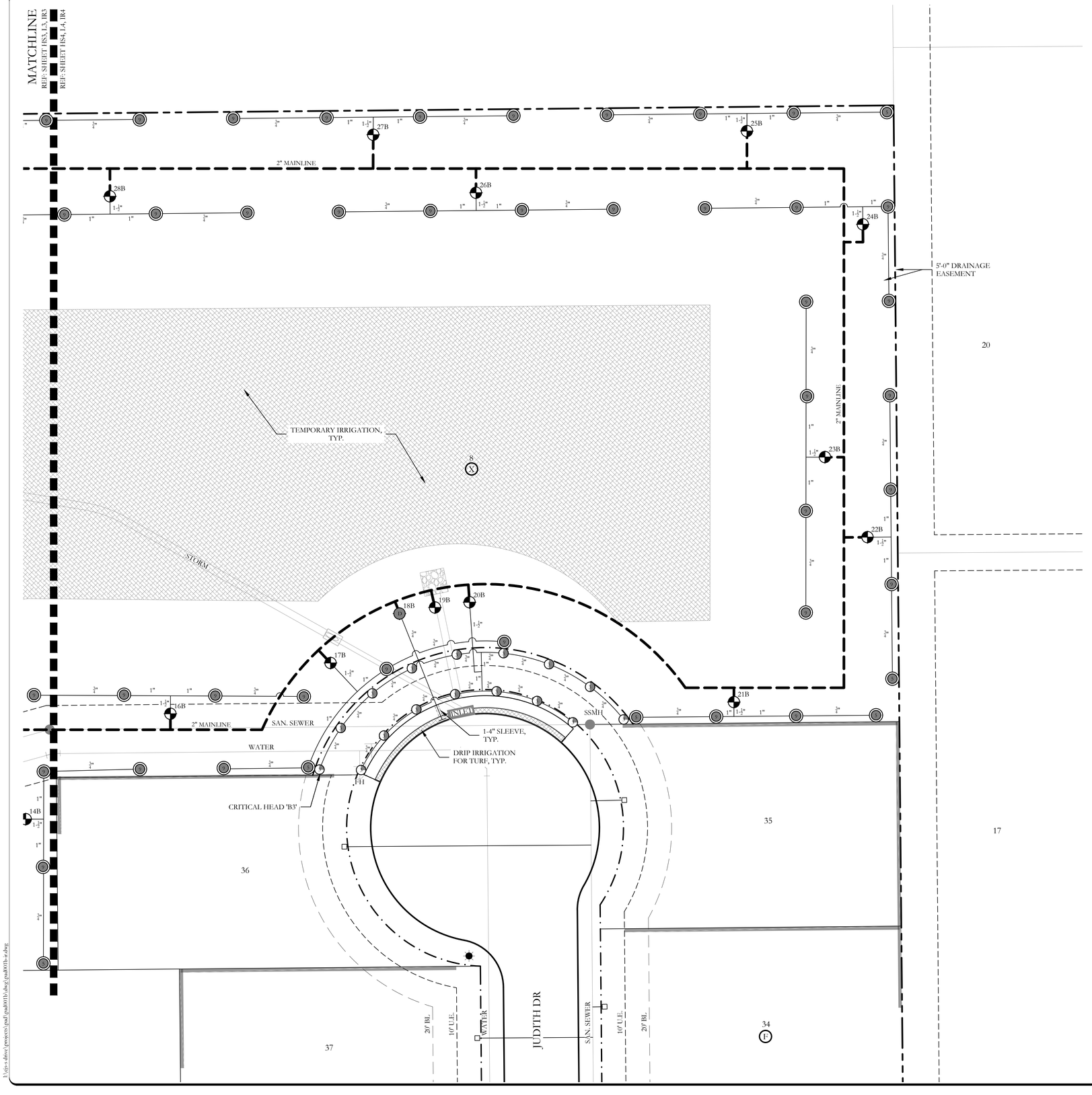

IRRIGATION LEGEND AND SCHEDULE

SYM	DESCRIPTION	MANUFACTURER	MODEL	SIZE / NOZZLE
C	AUTOMATIC CONTROLLER	HUNTER	REFER TO PLANS	N/A
D	DRIP IRRIGATION CONTROL VALVE	HUNTER	ICZ-101	1"
	DRIP IRRIGATION (LANDSCAPE BEDS)	HUNTER	HDL-06-18	N/A
	DRIP IRRIGATION (TURF BEDS)	HUNTER	HDL-06-12	N/A
	TEMPORARY IRRIGATION	N/A	N/A	N/A
	DRIP IRRIGATION	HUNTER	AFB-ADJ BUBBLER (0.5 GPM EACH BUBBLER)	1/2"
	REMOTE CONTROL VALVE	HUNTER	ICV-101G ICV-151G	REFER TO PLAN FOR SIZE
P H L S	LAWN MP ROTATOR	HUNTER	MP ROTATOR	MP1000, MP2000, MP3000
	4" POP UP MP ROTATOR CORNER STRIP	HUNTER	STRIP SERIES	MPLC515 IVORY MPRCS515 COPPER MPSS530 BROWN
CR	4" POP UP MP ROTATOR CORNER	HUNTER	CORNER SERIES	MP CORNER SERIES ADJUSTABLE ARC 8'-15'
R	ROTOR HEAD	HUNTER	PGP SERIES	HALF AND/OR FULL NOZZLE
M	WATER METER	----	PER CITY	REFER TO PLAN FOR SIZE
	DOUBLE CHECK VALVE	FEBCO	850-BV Series	REFER TO PLAN FOR SIZE
I	ISOLATION VALVE	NIBCO	"T-113	LINE SIZE
Y	WYE STRAINER	FEBCO	650a	REFER TO PLAN FOR SIZE
M	MASTER VALVE	HUNTER	ICV-101G ICV-151G	REFER TO PLAN FOR SIZE
	IRRIGATION SLEEVE	----	SCH. 40 w/ 12 GA. PULL WIRE IN SLEEVE	REFER TO PLAN FOR SIZE
	IRRIGATION MAIN LINE	----	SCH. 40	REFER TO PLAN FOR SIZE
	IRRIGATION LATERAL LINE	----	CLASS 200	REFER TO PLAN FOR SIZE

PROGRAM AND STATION NUMBER FOR AUTOMATIC CONTROLLER
VALVE SIZE IN INCHES
GALLONS PER MINUTE, PER VALVE

REFER TO SHEET IR6 FOR FULL IRRIGATION LEGEND AND SCHEDULE

NOTE:
ALL LATERAL LINES SHALL BE 3/4" CLASS 200 PVC UNLESS OTHERWISE NOTED ON PLANS.

VALVE LEGEND - METER B

1B DRIP 10.89	2B 1.5" V 20.80	3B 1.5" V 20.80	4B OPEN <20.00	5B DRIP 5.29	6B 1.5" V 20.80	7B DRIP 10.89	8B 1.5" V 1.69	9B 1.5" V 15.60	10B 1.5" V 20.80
11B 1.5" V 20.80	12B 1.5" V 20.80	13B 1.5" V 20.80	14B 1.5" V 20.80	15B 1.5" V 20.80	16B 1.5" V 20.80	17B 1.5" V 20.80	18B DRIP 1.96	19B OPEN <20.00	20B 1.5" V 25.28
21B 1.5" V 20.80	22B 1.5" V 20.80	23B 1.5" V 20.80	24B 1.5" V 20.80	25B 1.5" V 20.80	26B 1.5" V 20.80	27B 1.5" V 20.80	28B 1.5" V 20.80	29B 1.5" V 20.80	30B 1.5" V 20.80
31B 1.5" V 20.80	32B 1.5" V 20.80	33B 1.5" V 20.80	34B 1.5" V 20.80	35B 1.5" V 21.66	36B 1.5" V 22.42				

ZONE VALVES LABELED AS 'OPEN" ARE INTENDED FOR THE USE OF SUPPLYING HUNTER AFB-ADJ TREE BUBBLERS ON EACH PROPOSED TREE. IRRIGATION CONTRACTOR SHALL FIELD VERIFY THAT THESE ZONES DO NOT EXCEED 20 GALLONS PER MINUTE. THE IRRIGATION CONTRACTOR SHALL STAKE EACH TREE BUBBLER HEAD LOCATION AND RECEIVE APPROVAL FROM THE OWNER AND/OR THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.

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20 10 0 20
SCALE 1" = 20'

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SADDLE STAR SOUTH
PHASE 3
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

SCREENING AND BUFFERING
IRRIGATION PLAN

STATE OF TEXAS
CODY L. JOHNSON
17132
REGISTERED LICENSED IRRIGATOR

March 11, 2026

SCALE:
1" = 20'
One Inch

JVC No PAD001B

IR4 of 8

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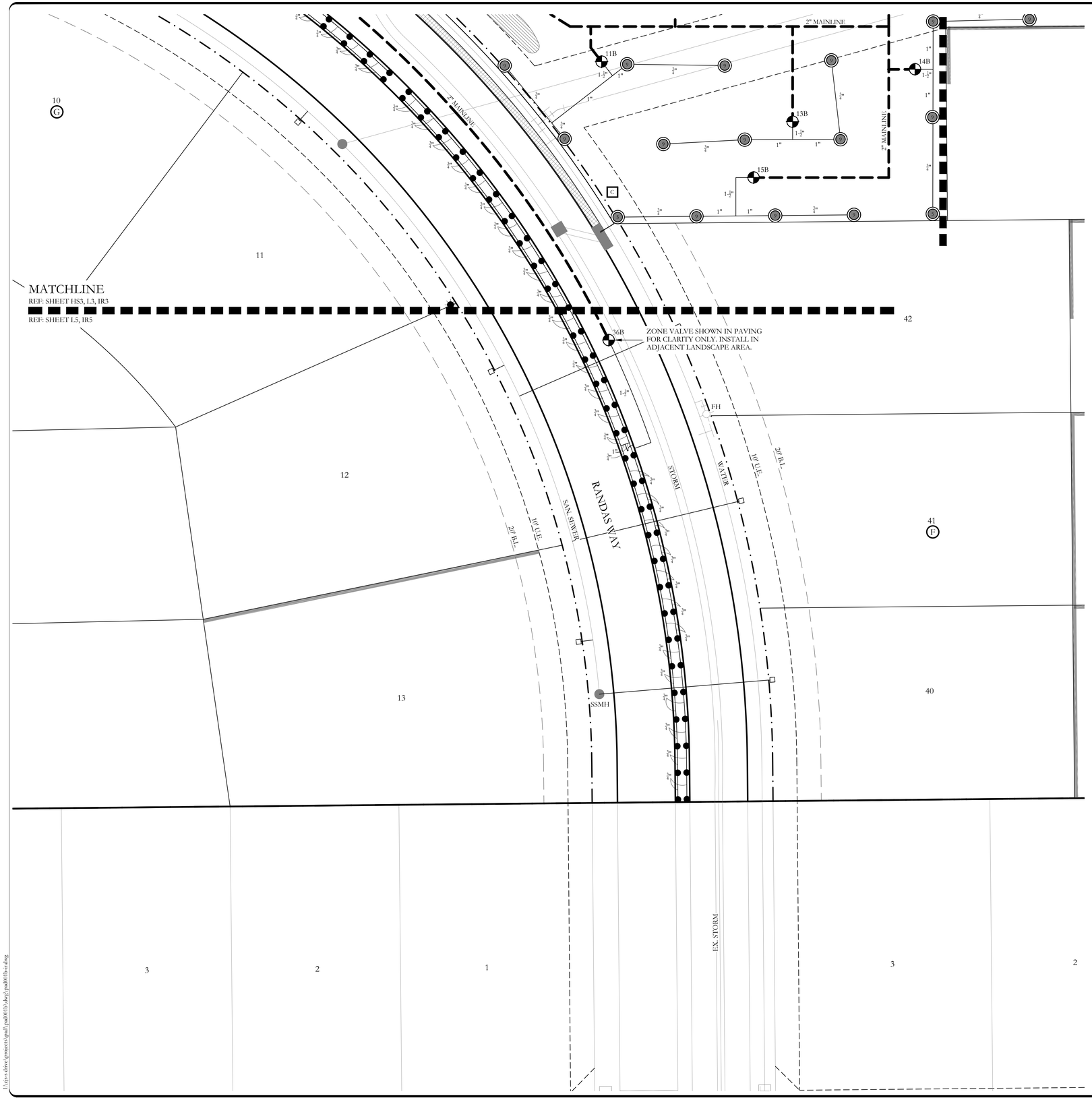

IRRIGATION LEGEND AND SCHEDULE

SYM	DESCRIPTION	MANUFACTURER	MODEL	SIZE / NOZZLE
C	AUTOMATIC CONTROLLER	HUNTER	REFER TO PLANS	N/A
D	DRIP IRRIGATION CONTROL VALVE	HUNTER	ICZ-101	1"
	DRIP IRRIGATION (LANDSCAPE BEDS)	HUNTER	HDL-06-18	N/A
	DRIP IRRIGATION (TURF BEDS)	HUNTER	HDL-06-12	N/A
	TEMPORARY IRRIGATION	N/A	N/A	N/A
	DRIP IRRIGATION	HUNTER	AFB-ADJ BUBBLER (0.5 GPM EACH BUBBLER)	1/2"
	REMOTE CONTROL VALVE	HUNTER	ICV-101G ICV-151G	REFER TO PLAN FOR SIZE
P H L T	LAWN MP ROTATOR	HUNTER	MP ROTATOR	MP1000, MP2000, MP3000
	4" POP UP MP ROTATOR CORNER STRIP	HUNTER	STRIP SERIES	MPLC515 IVORY MPRCS515 COPPER MPSS530 BROWN
CR	4" POP UP MP ROTATOR CORNER	HUNTER	CORNER SERIES	MP CORNER SERIES ADJUSTABLE ARC 8'-15'
R	ROTOR HEAD	HUNTER	PGP SERIES	HALF AND/OR FULL NOZZLE
M	WATER METER	----	PER CITY	REFER TO PLAN FOR SIZE
	DOUBLE CHECK VALVE	FEBCO	850-BV Series	REFER TO PLAN FOR SIZE
I	ISOLATION VALVE	NIBCO	"T-113	LINE SIZE
Y	WYE STRAINER	FEBCO	650a	REFER TO PLAN FOR SIZE
M	MASTER VALVE	HUNTER	ICV-101G ICV-151G	REFER TO PLAN FOR SIZE
	IRRIGATION SLEEVE	----	SCH. 40 w/ 12 GA. PULL WIRE IN SLEEVE	REFER TO PLAN FOR SIZE
	IRRIGATION MAIN LINE	----	SCH. 40	REFER TO PLAN FOR SIZE
	IRRIGATION LATERAL LINE	----	CLASS 200	REFER TO PLAN FOR SIZE

PROGRAM AND STATION NUMBER FOR AUTOMATIC CONTROLLER
VALVE SIZE IN INCHES
GALLONS PER MINUTE, PER VALVE

REFER TO SHEET IR6 FOR FULL IRRIGATION LEGEND AND SCHEDULE

NOTE:
ALL LATERAL LINES SHALL BE 3/4" CLASS 200 PVC UNLESS OTHERWISE NOTED ON PLANS.

VALVE LEGEND - METER B

1B DRIP 10.89	2B 1.5" V 20.80	3B 1.5" V 20.80	4B OPEN <20.00	5B DRIP 5.29	6B 1.5" V 20.80	7B DRIP 10.89	8B 1.5" V 1.69	9B 1.5" V 15.60	10B 1.5" V 20.80
11B 1.5" V 20.80	12B 1.5" V 20.80	13B 1.5" V 20.80	14B 1.5" V 20.80	15B 1.5" V 20.80	16B 1.5" V 20.80	17B 1.5" V 20.80	18B DRIP 1.96	19B OPEN <20.00	20B 1.5" V 25.28
21B 1.5" V 20.80	22B 1.5" V 20.80	23B 1.5" V 20.80	24B 1.5" V 20.80	25B 1.5" V 20.80	26B 1.5" V 20.80	27B 1.5" V 20.80	28B 1.5" V 20.80	29B 1.5" V 20.80	30B 1.5" V 20.80
31B 1.5" V 20.80	32B 1.5" V 20.80	33B 1.5" V 20.80	34B 1.5" V 20.80	35B 1.5" V 21.66	36B 1.5" V 22.42				

ZONE VALVES LABELED AS "OPEN" ARE INTENDED FOR THE USE OF SUPPLYING HUNTER AFB-ADJ TREE BUBBLERS ON EACH PROPOSED TREE. IRRIGATION CONTRACTOR SHALL FIELD VERIFY THAT THESE ZONES DO NOT EXCEED 20 GALLONS PER MINUTE. THE IRRIGATION CONTRACTOR SHALL STAKE EACH TREE BUBBLER HEAD LOCATION AND RECEIVE APPROVAL FROM THE OWNER AND/OR THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.

20 10 0 20
SCALE 1" = 20'

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SADDLE STAR SOUTH
PHASE 3
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

SCREENING AND BUFFERING
IRRIGATION PLAN

STATE OF TEXAS
CODY L. JOHNSON
17132
REGISTERED
LICENSED IRRIGATOR
March 11, 2026

SCALE:
1" = 20'
One Inch
JVC No PAD001B

IR5 of 8

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IRRIGATION LEGEND AND SCHEDULE

SYM	DESCRIPTION	MANUFACTURER	MODEL	SIZE / NOZZLE	NOTES
C	AUTOMATIC CONTROLLER	HUNTER	REFER TO PLANS	N/A	INSTALL PER MANUFACTURER'S STANDARDS. IN ADDITION, INSTALL SOLAR-SYNC SYSTEM BY HUNTER.
DV	DRIP IRRIGATION CONTROL VALVE	HUNTER	ICZ-101	1"	INSTALL PER DETAIL IN 10" ROUND BOX w/ BOLT DOWN LID. ROUT AND PAINT VALVE NUMBER ON LID.
	DRIP IRRIGATION (LANDSCAPE BEDS)	HUNTER	HDL-06-18	N/A	INSTALL PER DETAIL w/ 40 PSI AT OUTFLOW OF DRIP ZONE VALVE.
	DRIP IRRIGATION (TURF BEDS)	HUNTER	HDL-06-12	N/A	INSTALL PER DETAIL w/ 40 PSI AT OUTFLOW OF DRIP ZONE VALVE.
	TEMPORARY IRRIGATION	N/A	N/A	N/A	INSTALL PER MANUFACTURER'S STANDARDS. TO BE REMOVED ONCE AREA IS ESTABLISHED.
B	DRIP IRRIGATION	HUNTER	AFB-ADJ BUBBLER (0.5 GPM EACH BUBBLER)	1/2"	INSTALL PER DETAIL w/ 40 PSI AT BASE OF HEAD. INSTALL 1.0 GPM/LARGE SHADE TREE AND 0.5 GPM/ORN. TREES INSTALL ON ALL PROPOSED TREES, SEE LANDSCAPE PLANS.
RCV	REMOTE CONTROL VALVE	HUNTER	ICV-101G ICV-151G	REFER TO PLAN FOR SIZE	INSTALL PER DETAIL IN 10" ROUND PENTEK VALVE BOX WITH BOLT DOWN LID. ROUT AND PAINT VALVE NUMBER ON LID.
P J L M	LAWN MP ROTATOR	HUNTER	MP ROTATOR	MP1000, MP2000, MP3000	INSTALL PER DETAIL w/ 40 PSI AT BASE OF HEAD. INSTALL ON IPS FLEX PIPE ALL SPRAY BODIES. INSTALL NOZZLES ON 4" PRS40 SPRAY BODIES.
	4" POP UP MP ROTATOR CORNER STRIP	HUNTER	STRIP SERIES	MPLC515 IVORY MPRC5515 COPPER MPSS530 BROWN	INSTALL PER DETAIL w/ 40 PSI AT BASE OF HEAD. INSTALL ON IPS FLEX PIPE ALL SPRAY BODIES. INSTALL NOZZLES ON 4" PRS40 SPRAY BODIES.
MP	4" POP UP MP ROTATOR CORNER	HUNTER	CORNER SERIES	MP CORNER SERIES ADJUSTABLE ARC 8'-15'	INSTALL PER DETAIL w/ 40 PSI AT BASE OF HEAD. INSTALL ON IPS FLEX PIPE ALL SPRAY BODIES. INSTALL NOZZLES ON 4" PRS40 SPRAY BODIES.
PGP	ROTOR HEAD	HUNTER	PGP SERIES	HALF AND/OR FULL NOZZLE	INSTALL PER DETAIL w/ 50 PSI AT BASE OF HEAD. INSTALL LASCO T732-212 SWING JOINTS (OR APPROVED EQUAL) ON ALL ROTORS.
M	WATER METER	----	PER CITY	REFER TO PLAN FOR SIZE	INSTALLED BY GENERAL CONTRACTOR
	DOUBLE CHECK VALVE	FEBCO	850-BV Series	REFER TO PLAN FOR SIZE	FURNISH AND INSTALL PER LOCAL CODE BY LICENSED IRRIGATION CONTRACTOR.
I	ISOLATION VALVE	NIBCO	*T-113	LINE SIZE	INSTALL PER DETAIL IN 12"x17" PENTEK VALVE BOX WITH BOLT DOWN LID.
Y	WYE STRAINER	FEBCO	*850	REFER TO PLAN FOR SIZE	INSTALL PER DETAIL IN 12"x17" PENTEK VALVE BOX WITH BOLT DOWN LID.
M	MASTER VALVE	HUNTER	ICV-101G ICV-151G	REFER TO PLAN FOR SIZE	INSTALL PER DETAIL IN 12"x17" PENTEK VALVE BOX WITH BOLT DOWN LID.
	IRRIGATION SLEEVE	----	SCH. 40 w/ 12 GA. PULL WIRE IN SLEEVE	REFER TO PLAN FOR SIZE	DRIVEWAY SLEEVES INSTALLED BY GENERAL CONTRACTOR. SIDEWALK SLEEVES INSTALLED BY IRRIGATION CONTRACTOR.
	IRRIGATION MAIN LINE	----	SCH. 40	REFER TO PLAN FOR SIZE	18" INSTALLATION DEPTH.
	IRRIGATION LATERAL LINE	----	CLASS 200	REFER TO PLAN FOR SIZE	12" INSTALLATION DEPTH STANDARD. 18" INSTALLATION DEPTH UNDER PAVING.

PROGRAM AND STATION NUMBER FOR AUTOMATIC CONTROLLER

VALVE SIZE IN INCHES

GALLONS PER MINUTE, PER VALVE

TWO-WIRE IRRIGATION NOTES

1. PROVIDE A COMPLETE, FUNCTIONING AUTOMATIC IRRIGATION SYSTEM INCLUDING LABOR, MATERIALS, FEES, TAXES, EQUIPMENT, AND OTHER COSTS INCIDENTAL TO ACCOMPLISHING WORK.
2. ACQUIRE WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT OR LICENSED IRRIGATOR FOR MATERIAL SUBSTITUTES PRIOR TO BEGINNING INSTALLATION.
3. FORTY EIGHT (48) HOURS BEFORE IRRIGATION CONSTRUCTION BEGINS, IRRIGATION CONTRACTOR MUST CALL (800) DIG-TESS AND IS RESPONSIBLE FOR LOCATING EXISTING UNDERGROUND UTILITIES AND/OR OBSTACLES PRIOR TO BEGINNING WORK. ANY DAMAGE TO UTILITIES AND/OR FINISHES FROM INFERIOR WORKMANSHIP BY THE IRRIGATION CONTRACTOR SHALL BE REPAIRED AT NO ADDITIONAL COST TO THE OWNER.
4. PIPING IS DIAGRAMMATIC AND SHOWN FOR CLARITY ONLY. ADJUST AS REQUIRED FOR EXISTING UTILITIES, OBSTRUCTIONS, TREE ROOT BALLS, ETC. PIPING AND VALVES SHOWN IN PAVING FOR CLARITY ONLY AND SHALL BE INSTALLED IN ADJACENT LANDSCAPE AREA. COORDINATE WITH THE CITY OR ENTITY INSPECTING THE IRRIGATION SYSTEM AND DETERMINE THE LOCAL RULES AND CODES TO ABIDE BY REGARDING MAINLINE AND LATERAL PIPING LOCATIONS.
5. COORDINATE SLEEVE AND CONDUIT REQUIREMENTS WITH GENERAL CONTRACTOR. IRRIGATION SLEEVES SHALL BE AS FOLLOWS:
   - 5.1. SLEEVES INTENDED FOR LATERAL LINES ARE TO BE ONE-FOUR INCH SLEEVE AND ARE TO BE NO MORE THAN A DEPTH OF TWO FEET BELOW TOP OF CURB. SLEEVES SHOULD EXTEND A MINIMUM OF 2'-0" BEYOND BACK OF CURB.
   - 5.2. SLEEVES INTENDED FOR THE 2" MAINLINE ARE TO BE TWO-FOUR INCH SLEEVES SIDE BY SIDE AND ARE TO BE NO MORE THAN A DEPTH OF TWO FEET BELOW TOP OF CURB. SLEEVES SHOULD EXTEND A MINIMUM OF 2'-0" BEYOND BACK OF CURB.
6. LOCATE EACH END OF IRRIGATION SLEEVES DIMENSIONALLY ON THE RECORD "AS BUILT" DRAWINGS.
7. THE IRRIGATION CONTRACTOR SHALL COORDINATE THE INSTALLATION OF THE IRRIGATION SYSTEM WITH THE LANDSCAPE CONTRACTOR TO ENSURE ALL PLANT MATERIAL WILL BE WATERED IN ACCORDANCE WITH THE INTENT OF THE PLANS AND SPECIFICATIONS.
8. THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO PLANT MATERIAL DUE TO SYSTEM FAILURE FROM INFERIOR WORKMANSHIP FOR THE DURATION OF THE INSTALLATION OF PLANT MATERIAL AND MAINTENANCE PERIOD FOLLOWING INSTALLATION.
9. THE IRRIGATION CONTRACTOR SHALL PROVIDE ALL LABOR AND MATERIAL NECESSARY TO HAND DIG WITHIN ALL EXISTING TREE DRIPLINE ZONES AT NO ADDITIONAL COST TO THE OWNER. THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE TO STAKE AND RECEIVE APPROVAL FROM ALL DISCIPLINES PRIOR TO AN TRENCHING AND HAND DIGGING IN AREAS OF EXISTING TREE COVERAGE OR ANY ADDITIONAL AREAS THAT MIGHT BE QUESTIONABLE.
10. EXTEND EXTRA WIRE AND MAINLINE PAST THE FARTHEST VALVE, ROUTED PARALLEL AND PLACE IN 12"X17" PENTEK VALVE BOX WERE NOTED ON PLANS FOR FUTURE EXPANSION OF IRRIGATION SYSTEM AT A LATER DATE.
11. TWO WIRE PATH SHALL BE DIRECT BURIAL, 14 AWG OR STANDARD DECODER CABLE BY HUNTER WITH YELLOW JACKET (IDIYLW), RATED FOR DIRECT BURIAL APPLICATIONS, UF., UL., APPROVED. HUNTER ICD DECODERS SHALL BE USED ON ALL ZONE VALVE CONNECTIONS TO TWO WIRE PATH. CONTRACTOR TO USE MANUFACTURERS RECOMMENDATIONS OF WIRE SPLICING AND BURIAL TECHNIQUES AS DETAILED AT WWW.HUNTERINDUSTRIES.COM.
12. THE OWNER AND/OR LANDSCAPE ARCHITECT SHALL DETERMINE THE FINAL CONTROLLER LOCATION. THE IRRIGATION CONTRACTOR SHALL MAKE FINAL ELECTRICAL CONNECTION OF CONTROLLER PER LOCAL ELECTRICAL CODE. PROVIDE ALL NECESSARY FUSE BOXES, CONDUIT, FITTINGS, CONNECTORS OR OTHER ELECTRICAL DEVICES TO MAKE CONNECTION. OWNER SHALL PROVIDE ELECTRICAL SERVICE WITHIN 10 LINEAR FEET OF CONTROLLER LOCATION UNLESS NOTED OTHERWISE ON DRAWINGS.
13. CONNECT REMOTE SENSORS TO CONTROLLER WITH GROUND WIRE IN SERIES PRIOR TO CONNECTING TO REMOTE CONTROL VALVES.
14. ALL P.V.C. MAINLINES AND LATERAL LINES SHALL RECEIVE AS FOLLOWS:
    - 14.1. 18" MINIMUM COVER FOR MAIN LINES
    - 14.2. 18" MINIMUM COVER FOR PIPING LOCATED UNDER PAVING
    - 14.3. 12" MINIMUM COVER FOR LATERAL LINES
15. THE MINIMUM DISTANCE BETWEEN THE MAINLINE AND LATERAL LINE FITTINGS (EXCEPT FOR REDUCER BUSHINGS) SHALL BE 18".
16. THE MINIMUM HORIZONTAL DISTANCE OF 36" SHALL BE MAINTAINED BETWEEN ANY VALVES THAT ARE INSTALLED SIDE BY SIDE.
17. WHERE SERVICE TEES ARE INSTALLED ON THE MAINLINE FOR INSTALLATION OF THE ELECTRIC VALVES AND/OR QUICK COUPLING VALVES, THE CONTRACTOR SHALL LIMIT THE NUMBER OF THESE PER SERVICE TEE. DO NOT INSTALL MORE THAN A TOTAL OF EITHER THREE ELECTRIC VALVES OR A COMBINATION OF TWO ELECTRIC VALVES AND ONE QUICK COUPLER VALVE AT EACH TEE. THE MINIMUM DISTANCE BETWEEN FITTINGS SHALL BE 18" AS REFERENCED IN THE ABOVE NOTES.
18. ALL PVC PIPE AND FITTINGS ARE TO BE PRIMED WITH PURPLE PVC PRIMER SOLVENT BEFORE APPLYING PVC CEMENT IN ACCORDANCE WITH THE UNIFORM PLUMBING CODE.
19. INSTALL QUICK COUPLING VALVES IN 12"X17" PENTEK VALVE BOXES PER DETAIL SHOWN. CONNECT QUICK COUPLING VALVES TO MAINLINE PIPE WITH LASCO UNITIZED, O-RING SWING JOINTS PER DETAIL SHOWN, #1722-22. SUPPLY OWNER WITH THREE COUPLER KEYS WITH SWIVEL HOSE BIBB EACH, #33DK-10 AND #SH-0 RESPECTIVELY. VALVES TO BE INSTALLED SO THAT THE TOP OF THE QUICK COUPLER IS 2" BELOW BOTTOM OF VALVE BOX LID. PURPLE LID SHALL READ "NON-POTABLE, NOT SAFE FOR DRINKING" IN ENGLISH AND SPANISH.
20. ALL LATERAL LINES SHALL BE 3/4" CLASS 200 PVC UNLESS OTHERWISE NOTED ON PLANS.
21. ZONE VALVES LABELED AS 'OPEN" ARE INTENDED FOR THE USE OF SUPPLYING HUNTER AFB-ADJ TREE BUBBLERS ON EACH PROPOSED TREE. IRRIGATION CONTRACTOR SHALL FIELD VERIFY THAT THESE ZONES DO NOT EXCEED 20 GALLONS PER MINUTE. THE IRRIGATION CONTRACTOR SHALL STAKE EACH TREE BUBBLER HEAD LOCATION AND RECEIVE APPROVAL FROM THE OWNER AND/OR THE OWNERS REPRESENTATIVE PRIOR TO INSTALLATION.
22. ALL STATE OF TEXAS LAWS/RULES AND ALL LOCAL CODES/ORDINANCES AREA MADE PART OF THESE PLANS AND SPECIFICATIONS WHETHER SHOWN OR NOT. THESE LAWS AND ORDINANCES WILL SUPERCEDE THE PLANS, DETAILS, AND/OR SPECIFICATIONS FOR THIS PROJECT. THE IRRIGATION CONTRACTOR IS CAUTIONED THAT HE/SHE IS TO INCLUDE ANY AND ALL COST NECESSARY TO MEET OR EXCEED THE LAWS OF THE STATE OF TEXAS AND LOCAL CODES CONCERNING LANDSCAPE IRRIGATION.
24. INCLUDE THE FOLLOWING ALLOWANCES FOR PROVIDING AND INSTALLING AIR RELIEF VALVES AND FLUSH VALVES FOR THE DRIP SYSTEM. EXACT QUANTITY AND LOCATION OF THESE DEVICES WILL BE DETERMINED AT THE TIME OF INSTALLATION. IN GENERAL, ALL AIR RELIEF VALVES WILL BE INSTALLED AT THE HIGH POINTS AND FLUSH VALVES WILL BE INSTALLED AT THE LOW POINTS OF EXHAUST HEADER. ALLOW FOR APPROXIMATELY (1) AIR RELIEF AND APPROXIMATELY ONE (1) FLUSH VALVE FOR EACH DRIP ZONE KIT.
25. INCLUDE THE FOLLOWING ALLOWANCE FOR PROVIDING AND INSTALLING DRIP INDICATOR FOR THE DRIP SYSTEM. LOCATION OF DRIP INDICATOR SHOULD BE CENTERED IN DRIP ZONE.

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SADDLE STAR SOUTH
PHASE 3
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

SCREENING AND BUFFERING

IRRIGATION NOTES & DETAILS

STATE OF TEXAS
CODY L. JOHNSON
17132
REGISTERED
LANDSCAPE ARCHITECT

March 11, 2026

SCALE:
REFER TO DETAILS
One Inch

JVC No PAD001B

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HYDRAULIC CALCULATION NOTES

TEN DAYS PRIOR TO COMMENCING WORK, VERIFY STATIC PRESSURE. IF STATIC PRESSURE IS LESS THAN THE ASSUMED STATIC PRESSURE DO NOT START WORK UNTIL NOTIFIED IN WRITING TO PROCEED BY OWNER. IF CONTRACTOR PROCEEDS WITH WORK WITHOUT AUTHORIZATION FROM OWNER, THE CONTRACTOR SHALL BE FINANCIALLY RESPONSIBLE TO CORRECT, MODIFY OR REPAIR ANY ITEMS OR MATERIALS THAT MAY BE REQUIRED TO PROVIDE A FULLY FUNCTIONING AND OPERATIONAL IRRIGATION SYSTEM IN COMPLIANCE WITH THE PLANS AND SPECIFICATIONS. HYDRAULIC CALCULATIONS FOR THIS SYSTEM ARE BASED ON THE STATIC PRESSURE AS STATED ABOVE. THE STATIC PRESSURE SHOWN IS AN ASSUMED PRESSURE, A PRESSURE MEASURED AT THE SITE, OR AN ESTIMATED PRESSURE PROVIDED BY THE COUNTY OR CITY. THE OWNER UNDERSTANDS THIS PROJECT MAY NOT PROVIDE 100% COVERAGE AT ALL TIMES.

HYDRAULIC CALCULATION METER 'A' (FARTHEST HEAD)

ITEM	SIZE	PSI	NOTES
SERVICE	1.5"	0.69	TYPE "K" COPPER 20 LN. FT. (27.53 GPM)
WATER METER	1.5"	1.60	(27.53 GPM)
BALL VALVE	1.5"	1.00	(27.53 GPM)
WYE FILTER	1.5"	0.30	(27.53 GPM)
BACKFLOW PREVENTER	1.5"	4.00	(27.53 GPM)
MASTER VALVE	1.5"	1.50	(27.53 GPM)
MAIN LINE	2"	2.36	381.00 LINEAR FEET (27.53 GPM)
ZONE VALVE (13A)	1.5"	1.50	(27.53 GPM)
LATERAL PIPING	N/A	2.42	
CRITICAL HEAD 'A2'	N/A	40.00	
TOTAL LOSS		55.37	
ASSUMED STATIC PRESSURE		70.00	
PRESSURE DIFFERENTIAL		-14.63	

HYDRAULIC CALCULATION METER 'A' (LARGEST ZONE)

ITEM	SIZE	PSI	NOTES
SERVICE	1.5"	1.09	TYPE "K" COPPER 20 LN. FT. (34.67 GPM)
WATER METER	1.5"	2.70	(34.67 GPM)
BALL VALVE	1.5"	1.00	(34.67 GPM)
WYE FILTER	1.5"	0.30	(34.67 GPM)
BACKFLOW PREVENTER	1.5"	4.00	(34.67 GPM)
MASTER VALVE	1.5"	1.70	(34.67 GPM)
MAIN LINE	2"	0.99	100.00 LINEAR FEET (34.67 GPM)
ZONE VALVE (6A)	1.5"	1.50	(34.67 GPM)
LATERAL PIPING	N/A	1.77	
CRITICAL HEAD 'A3'	N/A	40.00	
TOTAL LOSS		55.05	
ASSUMED STATIC PRESSURE		70.00	
PRESSURE DIFFERENTIAL		-14.95	

HYDRAULIC CALCULATION METER 'A' (FARTHEST AND LARGEST ROTOR ZONE)

ITEM	SIZE	PSI	NOTES
SERVICE	1.5"	0.44	TYPE "K" COPPER 20 LN. FT. (20.40 GPM)
WATER METER	1.5"	1.00	(20.40 GPM)
BALL VALVE	1.5"	1.00	(20.40 GPM)
WYE FILTER	1.5"	0.30	(20.40 GPM)
BACKFLOW PREVENTER	1.5"	4.00	(20.40 GPM)
MASTER VALVE	1.5"	1.50	(20.40 GPM)
MAIN LINE	2"	2.06	516.00 LINEAR FEET (20.40 GPM)
ZONE VALVE (16A)	1.5"	1.50	(20.40 GPM)
LATERAL PIPING	N/A	1.75	
CRITICAL HEAD 'A1'	N/A	40.00	
TOTAL LOSS		53.55	
ASSUMED STATIC PRESSURE		70.00	
PRESSURE DIFFERENTIAL		-16.45	

HYDRAULIC CALCULATION METER 'B' (FARTHEST ZONE)

ITEM	SIZE	PSI	NOTES
SERVICE	1.5"	0.52	TYPE "K" COPPER 20 LN. FT. (22.42 GPM)
WATER METER	1.5"	1.20	(22.42 GPM)
BALL VALVE	1.5"	1.00	(22.42 GPM)
WYE FILTER	1.5"	0.30	(22.42 GPM)
BACKFLOW PREVENTER	1.5"	4.00	(22.42 GPM)
MASTER VALVE	1.5"	1.50	(22.42 GPM)
MAIN LINE	2"	2.73	580 LINEAR FEET (22.42 GPM)
ZONE VALVE (36B)	1.5"	1.50	(22.42 GPM)
LATERAL PIPING	N/A	1.57	
CRITICAL HEAD 'A'	N/A	40.00	
TOTAL LOSS		54.32	
ASSUMED STATIC PRESSURE		70.00	
PRESSURE DIFFERENTIAL		-15.68	

HYDRAULIC CALCULATION METER 'B' (LARGEST ZONE)

ITEM	SIZE	PSI	NOTES
SERVICE	1.5"	0.60	TYPE "K" COPPER 20 LN. FT. (25.28 GPM)
WATER METER	1.5"	1.40	(25.28 GPM)
BALL VALVE	1.5"	1.50	(25.28 GPM)
WYE FILTER	1.5"	0.30	(25.28 GPM)
BACKFLOW PREVENTER	1.5"	4.00	(25.28 GPM)
MASTER VALVE	1.5"	1.50	(25.28 GPM)
MAIN LINE	2"	2.38	442.00 LINEAR FEET (25.28 GPM)
ZONE VALVE (20B)	1.5"	1.50	(25.28 GPM)
LATERAL PIPING	N/A	0.00	
CRITICAL HEAD 'A'	N/A	40.00	
TOTAL LOSS		53.18	
ASSUMED STATIC PRESSURE		70.00	
PRESSURE DIFFERENTIAL		-16.82	

HYDRAULIC CALCULATION METER 'B' (FARTHEST AND LARGEST ROTOR HEAD)

ITEM	SIZE	PSI	NOTES
SERVICE	1.5"	0.44	TYPE "K" COPPER 20 LN. FT. (20.80 GPM)
WATER METER	1.5"	1.00	(20.80 GPM)
BALL VALVE	1.5"	1.50	(20.80 GPM)
WYE FILTER	1.5"	0.30	(20.80 GPM)
BACKFLOW PREVENTER	1.5"	4.00	(20.80 GPM)
MASTER VALVE	1.5"	1.50	(20.80 GPM)
MAIN LINE	2"	5.98	1,495.00 LINEAR FEET (20.80 GPM)
ZONE VALVE (34B)	1.5"	1.50	(20.80 GPM)
LATERAL PIPING	N/A	1.33	
CRITICAL HEAD 'A'	N/A	40.00	
TOTAL LOSS		57.55	
ASSUMED STATIC PRESSURE		70.00	
PRESSURE DIFFERENTIAL		-12.45	

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SCREENING AND BUFFERING
IRRIGATION DETAILS

STATE OF TEXAS
CODY L. JOHNSON
17132
REGISTERED
LICENSED IRRIGATION
March 11, 2026

SCALE:
REFER TO DETAILS
One Inch
JVC No PAD001B

IR7 of 8

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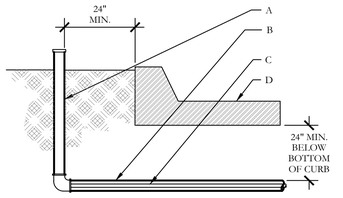
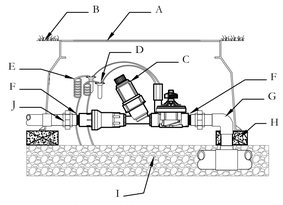


GENERAL NOTES:
1. NO DIRECT CONNECTION TO SLEEVE SHALL BE ALLOWED. SLEEVE SIZE SHALL BE TWO (2) SIZES LARGER THAN THE PIPE TO BE SLEEVED.
2. MARK HARDSCAPE WITH SYMBOL "S" TO INDICATE THAT A SLEEVE IS BELOW.
3. INSTALL WIRING IN SEPARATE SLEEVE FROM LATERAL AND MAINLINE PIPING.

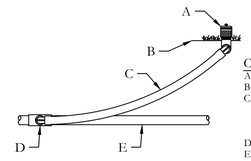
CONSTRUCTION NOTES:
A. TEMPORARY RISER AND CAP.
B. SCH 40 PVC IRRIGATION SLEEVE - SEE PLAN.
C. PVC MAINLINE, LATERAL OR WIRING - SEE PLAN
D. PAVING

IRRIGATION SLEEVES
NOT TO SCALE



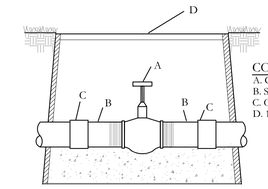
CONSTRUCTION NOTES:
A. JUMBO VALVE BOX
B. FINISH GRADE
C. DRIP ZONE KIT, MODEL ICZ-101
D. WATERPROOF CONNECTORS (2)
E. 18-24" COILED WIRE
F. SCH. 80 T.O.W. NIPPLE
G. MAINLINE PIPING AND FITTINGS
H. BRICK SUPPORTS (4)
I. 3/4" MINUS WASHED GRAVEL
J. PVC SLIP UNIONS (2)

DRIP CONTROL ZONE
NOT TO SCALE



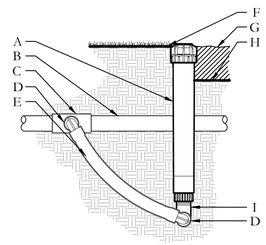
CONSTRUCTION NOTES:
A. MODEL AFB BUBBLER
B. FINISH GRADE
C. SWING JOINT: HUNTER 'PRO-FLEX' TUBING 24"-36", HSBE-050 ELBOWS (2), & MARLEX STREET ELBOW (1)
D. LATERAL TEE OR ELL
E. LATERAL PIPE

AFB BUBBLER
NOT TO SCALE



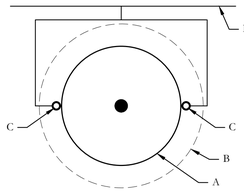
CONSTRUCTION NOTES:
A. GATE VALVE
B. SCH 80 TOE NIPPLE
C. COUPLING
D. 11x17 VALVE BOX

GATE VALVE
NOT TO SCALE



CONSTRUCTION NOTES:
A. ECO INDICATOR - ECOID
B. LATERAL PIPE PER PLAN
C. FPT CONNECTION FROM LATERAL
D. SPIRAL BARB ELBOW - HSBE-XXX
E. FLEX₀TUBING - FLEXSG
F. FINISHED GRADE IN TURF
G. ADJACENT MULCH
H. FINISHED GRADE IN PLANTER BED
I. MARLEX STREET ELBOW

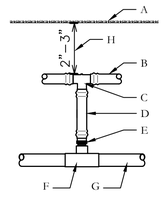
ECO INDICATOR WITH FLEX TUBING
NOT TO SCALE



GENERAL NOTES:
1. TREE BUBBLERS TO BE ALIGNED PARALLEL WITH MEDIAN CURBS.
2. NO TRENCHING ALLOWED WITHIN THE TREES ROOTBALL.
3. TREE BUBBLERS TO BE ON UPHILL SIDE OF THE TREE IN THE RETENTION BASIN OR AS SHOWN.
4. COORDINATE THE LOCATION OF THE BUBBLERS WITH THE PROPOSED TREE LOCATIONS AS SHOWN ON THE LANDSCAPE PLANTING PLANS.

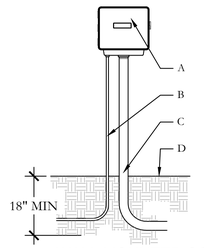
CONSTRUCTION NOTES:
A. TREE ROOTBALL
B. EDGE OF TREE PIT (RETENTION BASIN)
C. TREE BUBBLER. NOZZLE AFB
D. LATERAL LINE (SIZED AS SPECD.)

TREE BUBBLER PLAN
NOT TO SCALE



CONSTRUCTION NOTES:
A. FINISH GRADE
B. HUNTER PLD 06-18
C. PLD-TEE 17MM BARBxBARB
D. PLD-BLNK
E. PLD-075 3/4" MPTxBARB
F. 3/4" MPT TEE
G. LATERAL PIPE
H. MINIMUM DRIPLINE DEPTH

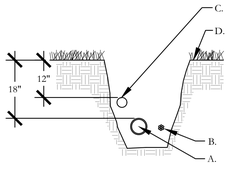
BELOW GRADE START CONNECTION
NOT TO SCALE



GENERAL NOTES:
1. INSTALL PER MANUFACTURER'S SPECIFICATIONS.
2. INSTALL ELECTRICAL SERVICE PER LOCAL CODES.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR ELECTRICAL WORK RELATED TO IRRIGATION INSTALLATION.
4. ATTACH RAIN SENSOR WITH STAINLESS STEEL SCREWS 4'-0" MINIMUM ABOVE FINISH GRADE IN LOCATION APPROVED BY IRRIGATION CONSULTANT.
5. ATTACH TEMPERATURE SENSOR TO CONTROLLER WITH STAINLESS STEEL SCREWS IN LOCATION APPROVED BY IRRIGATION CONSULTANT.

CONSTRUCTION NOTES:
A. WEATHERPROOF CONTROLLER, REFER TO PLAN FOR TYPE AND LOCATION. ATTACH TO WALL SECURELY WITH ANCHOR BOLTS.
B. ELECTRIC SERVICE 1/2" CONDUIT.
C. REMOTE ELECTRIC VALVE 2" CONDUIT.
D. FINISH GRADE

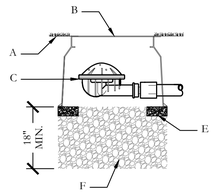
WALL MOUNTED CONTROLLER
NOT TO SCALE



GENERAL NOTES:
1. REST PIPE FIRMLY ON TRENCH BOTTOM.
2. SNAKE PIPE FROM SIDE TO SIDE.
3. DO NOT STACK PIPE IN TRENCH. PROVIDE HORIZONTAL SEPARATION.
4. MAINTAIN 2" MINIMUM SEPARATION BETWEEN MAINLINE AND LATERAL LINE PIPING.
5. BUNDLE WIRE(S) AT 20 FT. INTERVALS.

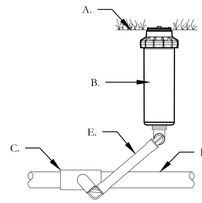
CONSTRUCTION NOTES:
A. MAINLINE PIPING - 18" MINIMUM COVER
B. WIRE BUNDLE - TAPE PER SPECIFICATIONS
C. LATERAL LINE PIPING - 12" MINIMUM COVER
D. FINISH GRADE

IRRIGATION TRENCH
NOT TO SCALE



CONSTRUCTION NOTES:
A. FINISH GRADE
B. 10" ROUND VALVE BOX
C. LINE FLUSHING VALVE
D. PLD-050 OR 1/2" FPT ADAPTER
E. BRICK SUPPORTS (3)
F. 3/4" GRAVEL SUMP

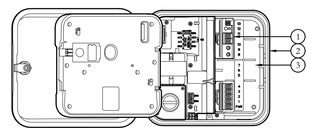
DRIP IRRIGATION - FLUSH VALVE
NOT TO SCALE



GENERAL NOTES:
1. REST PIPE FIRMLY ON TRENCH BOTTOM.
2. SNAKE PIPE FROM SIDE TO SIDE.
3. DO NOT STACK PIPE IN TRENCH. PROVIDE HORIZONTAL SEPARATION.
4. MAINTAIN 2" MINIMUM SEPARATION BETWEEN MAINLINE AND LATERAL LINE PIPING.
5. BUNDLE WIRE(S) AT 20 FT. INTERVALS.

CONSTRUCTION NOTES:
A. FINISHED GRADE
B. ROTOR HEAD
C. LATERAL TEE OR ELL
D. LATERAL PIPE
E. LASCO SWING JOINT

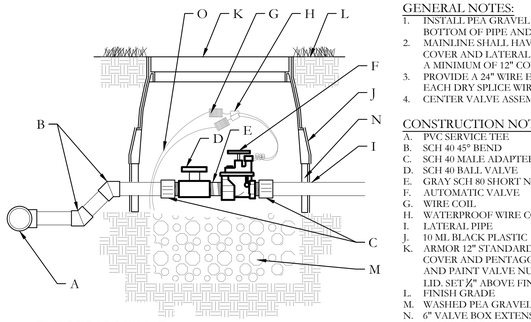
ROTOR HEAD
NOT TO SCALE



CONSTRUCTION NOTES:
1. PC-DM MODULE
2. HUNTER PRO-C CONTROLLER
3. CONTROLLER WIRING COMPARTMENT

GENERAL NOTES:
A. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
B. CONTROLLER ACCEPTS 120 VOLTS A.C, OR 230 VOLTS A.C.
C. SEE PLAN LEGEND FOR MODEL NUMBER AND SPECIFICATIONS.
D. ALWAYS REFER TO PRODUCT INSTALLATION NOTES PRIOR TO INSTALLATION

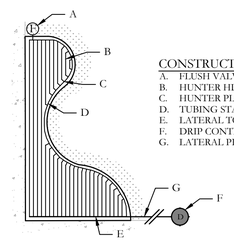
TWO-WIRE PRO-C CONTROLLER
NOT TO SCALE



GENERAL NOTES:
1. INSTALL PEA GRAVEL FLUSH WITH BOTTOM OF PIPE AND VALVE.
2. MAINLINE SHALL HAVE A MINIMUM OF 18" COVER AND LATERAL LINE SHALL HAVE A MINIMUM OF 12" COVER.
3. PROVIDE A 24" WIRE EXPANSION COIL AT EACH DRY SPLICE WIRE CONNECTION.
4. CENTER VALVE ASSEMBLY IN VALVE BOX.

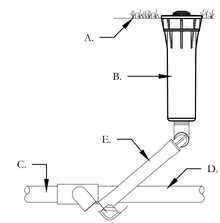
CONSTRUCTION NOTES:
A. PVC SERVICE TEE
B. SCH 40 45° BEND
C. SCH 40 MALE ADAPTER
D. SCH 40 BALL VALVE
E. GRAY SCH 80 SHORT NIPPLE (TBE)
F. AUTOMATIC VALVE
G. WIRE COIL
H. WATERPROOF WIRE CONNECTORS
I. LATERAL PIPE
J. 10 ML BLACK PLASTIC
K. ARMOR 12" STANDARD VALVE BOX WITH COVER AND PENTAGON LOCK. ROUT AND PAINT VALVE NUMBER ON TOP OF LID. SET ¼" ABOVE FINISH GRADE.
L. FINISH GRADE
M. WASHED PEA GRAVEL - 6" DEPTH MIN
N. 6" VALVE BOX EXTENSIONS AS REQUIRED
O. VALVE WIRING

ELECTRIC VALVE
NOT TO SCALE



CONSTRUCTION NOTES:
A. FLUSH VALVE
B. HUNTER HDL 06-18 OR HDL 06-12
C. HUNTER PLD TEE
D. TUBING STAKE
E. LATERAL TO PLD CONNECTION
F. DRIP CONTROL VALVE. MODEL ICZ-101
G. LATERAL PIPE TO PLANTING BED

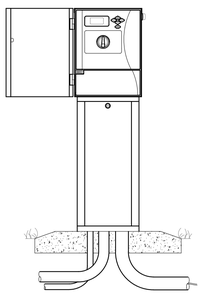
DRIP IRRIGATION - BED
NOT TO SCALE



GENERAL NOTES:
1. REST PIPE FIRMLY ON TRENCH BOTTOM.
2. SNAKE PIPE FROM SIDE TO SIDE.
3. DO NOT STACK PIPE IN TRENCH. PROVIDE HORIZONTAL SEPARATION.
4. MAINTAIN 2" MINIMUM SEPARATION BETWEEN MAINLINE AND LATERAL LINE PIPING.
5. BUNDLE WIRE(S) AT 20 FT. INTERVALS.

CONSTRUCTION NOTES:
A. FINISHED GRADE
B. ROTOR HEAD PER PLANS
C. LATERAL TEE OR ELL
D. LATERAL PIPE
E. IPS FLEX PIPE

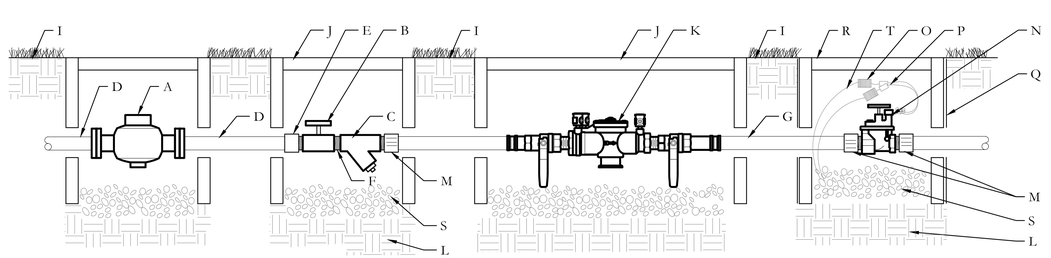
PRS40-CV - MP ROTATOR SPRAY HEAD
NOT TO SCALE



CONSTRUCTION NOTES:
A. IRRIGATION CONTROLLER (ICC-PED) PER PLAN
B. ELECTRICAL SUPPLY CONDUIT, CONNECT TO POWER SOURCE, J-BOX INSIDE CONTROLLER
C. GROUND WIRE CODUIT GROUND PER ASIC GUIDELINES
D. IRRIGATION CONTROL WIRE IN CONDUIT SIZE AND TYPE PER LOCAL CODES
E. PEDESTAL BASE PER PLAN, ENSURE POSITIVE DRAINAGE AWAY FROM PEDESTAL

NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS
2. SEE PLAN LEGEND FOR MODEL NUMBER AND SPECIFICATIONS
3. ALWAYS REFER TO PRODUCT INSTALLATION NOTES PRIOR TO INSTALLATION
4. CONTROLLER SHALL BE HARD WIRE TO GROUNDED 110 VAC POWER SOURCE

ICC2 CONTROLLER - PEDESTAL MOUNT
(NOT TO SCALE)



CONSTRUCTION NOTES:
A. WATER METER (SIZE PER PLAN)
B. BALL VALVE (SIZE PER LINE)
C. WYE STRAINER (SIZE PER LINE)
D. TYPE "K" COPPER PIPE
E. COPPER SxT COUPLING
F. TBE NIPPLE
G. PIPE PER CITY CODE
H. COUPLING
I. FINISH GRADE
J. 12"x17" VALVE BOX. SET FLUSH WITH FINISH GRADE
K. DOUBLE CHECK VALVE ASSEMBLY
L. COMPACTED SUBGRADE
M. MALE ADAPTER
N. MASTER ELECTRIC VALVE
O. WIRE COIL
P. WATERPROOF WIRE CONNECTORS
Q. 10 ML BLACK PLASTIC
R. 10" RD VALVE BOX. SET ¼" ABOVE FINISH GRADE.
S. WASHED PEA GRAVEL - 6" DEPTH MIN
T. VALVE WIRING

GENERAL NOTES:
1. INSTALL WASHED PEA GRAVEL BELOW DCA TO ALLOW ACCESS TO TEST COCKS AND OPERATION OF BALL VALVES
2. INSTALL PEA GRAVEL FLUSH WITH ELECTRIC VALVE.
3. PROVIDE A 24" WIRE EXPANSION COIL AT EACH DRY SPLICE WIRE CONNECTION.
4. CENTER VALVE ASSEMBLY IN VALVE BOX.

BACKFLOW PREVENTER CONNECTION
NOT TO SCALE

JOHNSON VOLK CONSULTING
TBPELS Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

SADDLE STAR SOUTH
PHASE 3
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

SCREENING AND BUFFERING

IRRIGATION DETAILS

STATE OF TEXAS
CODY L. JOHNSON
17132
REGISTERED
LANDSCAPE ARCHITECT
March 11, 2026

SCALE:
REFER TO DETAILS
One Inch

JVC No PAD001B

IR8 of 8

J:\cjv-s drive\projects\pad\pad001b\dwg\pad001b-r.dwg

PROJECT COMMENTS

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

DATE: 4/23/2026

PROJECT NUMBER: SP2026-012
PROJECT NAME: Site Plan for 276 Business Park
SITE ADDRESS/LOCATIONS: 1375 STATE HIGHWAY 276, ROCKWALL, TX 75032

CASE CAPTION: Discuss and consider a request by Paul Cragun of Cumulus Design on behalf of Sam Mota of MGD 276 Business Park, LLC for the approval of a Site Plan for Commercial/Office Building on a 3.8-acre tract of land identified as Tract 2-5 of the J. Cadle Survey, Abstract No. 65, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 10 (PD-10) for General Retail (GR) District land uses, situated within the SH-276 Overlay (SH-276 OV) District, located at the northwest corner of the intersection of Old SH-276 and T. L. Townsend Drive, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Bethany Ross	04/23/2026	Approved w/ Comments

04/23/2026: SP2026-012; Site Plan for 276 Business Park
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request by Paul Cragun of Cumulus Design on behalf of Sam Mota of MGD 276 Business Park, LLC for the approval of a Site Plan for Commercial/Office Building on a 3.8-acre tract of land identified as Tract 2-5 of the J. Cadle Survey, Abstract No. 65, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 10 (PD-10) for General Retail (GR) District land uses, situated within the SH-276 Overlay (SH-276 OV) District, and located at the northwest corner of the intersection of Old SH-276 and T. L. Townsend Drive.

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

M.3 For reference, include the case number (SP2026-012) 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 replatted after the engineering process to establish the new easements.
M.5 Provide the following signature block on each page of all plans. (Subsection 03.04.A, of Article 11, UDC)

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

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

_____ _____
Planning & Zoning Commission, Chairman Director of Planning and Zoning

M.6 Site Plan
1) Indicate all perimeter dimensions of the site. (Subsection 03.04.B, of Article 11, UDC)
2) Indicate perimeter dimensions of the building (Subsection 03.04.B, of Article 11, UDC)

3) Indicate distances between the building and property lines. (Subsection 0.04.B, Article 11, UDC)
4) All overhead utilities shall be placed underground. (Subsection 06.02.H, Article 05, UDC)
5) A five (5)-foot sidewalk will be required along T.L. Townsend Drive and an eight (8) foot trail is required along SH-276. (Subsection 03.04.B, of Article 11, UDC)
6) Indicate the street centerline and any median breaks for both T.L. Townsend Drive and SH-276. (Subsection 03.04(B), Article 11, UDC)
7) Parallel Parking. Each parking space shall not be less than nine (9) feet in width and 22-feet in length. Maneuvering space will not be less than 24-feet. (Section 2.20(C)4, City of Rockwall Engineering Standards of Design and Construction)
8) General Retail uses require 1 parking space per 250 SF of building area. Please revise parking table. 12,000/250 = 48 parking spaces. (Subsection 0.01, Article 6, UDC)
9) Two (2) Handicap spaces are required for a total of 26-50 parking spaces. (Subsection 05.04(A), Article 06, UDC)
10) The parking on the west side of the building cannot extend past the front façade of the building. (Subsection 06.02(D), Article 05, UDC)

M.7 Landscape Plan
1) The Landscape buffer required along SH-276 and T.L. Townsend is 15-feet. Parking is not permitted in the Landscape Buffer and the landscape buffer must be outside the utility easements required along 276 and TL townsend. (Subsection 06.02.E, Article 05, UDC)
2) All landscape buffers shall incorporate ground cover, a built-up berm and shrubbery or a combination thereof along the entire length of the frontage. Berms and shrubbery shall each have a minimum height of 30-inches and a maximum height of 48- inches. In addition, two (2) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage.
3) Abutting Residential. A minimum of a 20-foot wide landscape buffer shall be required along the entire length of any nonresidential lot that abuts a residentially zoned or used property. (Subsection 05.01 (B)2, Article 08, UDC)
4) Any non-residential or multi-family land use or parking area that has a side or rear contiguous to any residentially zoned or used property shall be screened with a masonry fence a minimum of six (6) feet in height with canopy trees planted on 20-foot centers. Any non-residential or multi-family land use or parking area that has a side or rear contiguous to any residentially zoned or used property shall be screened with a masonry fence a minimum of six (6) feet in height with canopy trees planted on 20-foot centers. As an alternative, the Planning and Zoning Commission may approve an alternative screening method that incorporates a wrought iron fence and three (3) tiered screening (i.e. [1] small to mid-sized shrubs, large shrubs or accent trees, and canopy trees or [2] evergreen trees and canopy trees) along the entire length of the adjacency. The canopy trees shall be placed on 20-foot centers. (Subsection 05.02(B), Article 08, UDC)
5) All shrubs shall be a minimum of five (5) gallon in size. (Subsection 06.02(E)2, Article 05, UDC) Revise landscape table.
6) All parking spaces shall be within 80 feet of a canopy tree (Subsection 05.03(E), Article 08, UDC)
7) Identify visibility triangles for all driveway intersections and public streets. (Subsection 01.08, Article 05, UDC)
8) Provide a note indicating that irrigation will meet the requirements of the UDC. (Subsection 05.04, of Article 08, UDC)
9) Dumpster enclosures require to be screened by 5-gallon evergreen shrubs. (Subsection 01.05(B), Article 05, UDC)
10) If there is any pad-mounted utility equipment, it will need to be screened by 5-gallon evergreen shrubs. (Subsection 01.05(C), of Article 05, UDC)
11) Detention basins shall be landscaped in a natural manner using ground cover, grasses, shrubs, berms, and accent and canopy trees. There shall be a minimum of one (1) Canopy Tree per 750 SF and one (1) Accent Tree per 1,500 SF of detention area. (Subsection 05.03(D), Article 08, UDC)

M.8 Building Elevations
1) Indicate the elevations that are adjacent to T.L. Townsend and SH-276.
2) Building does not meet four (4)-sided architecture requirements. Specifically, the following articulation is required for all four sides of the building:
1. Wall Length cannot exceed 72 feet
2. Minimum Secondary Entryway/Architectural Element Length is 18 feet
3. The Minimum Wall Projection is 6.5 feet
4. The Minimum Primary Entryway/Architectural Element is 36 feet
5. The Minimum Projection height is 6.5 feet
6. The Minimum Primary Entryway/Architectural length is 13.5 feet
This will require a variance from the Planning and Zoning Commission. (Subsection 06.02.C.5, of Article 05, UDC)
3) Parapets shall be extended back and finished on the backside, same as front. (Subsection 05.01.A.2, Article 05, UDC)
4) Indicate the parapet height. Parapets are required on all four sides of the building and will need to be shown that they will screen any RTUs on the building. (Subsection 01.05 (C), Article 05, UDC)
5) Provide a note indicating a self-latching gate on the dumpster. (Subsection 01.05.B, of Article 05, UDC)
6) The use of manufactured stone is a variance to the overlay district standards. (Subsection 06.02.C.a.1, of Article 05, UDC)

M.9 Photometric Plan

1) The allowable maximum light intensity measured at the property line of a non-residential property is 0.2 FC of one footcandle. (Subsection 03.03.C, of Article 07, UDC) Provide the FC readings at the northern property line.
2) Under canopy lighting shall not exceed 35 FC. (Subsection 03.03.E.1, of Article 07, UDC)
3) The maximum outdoor maintained computed and measured illumination level within any nonresidential development shall not exceed 20 FC outdoors at any point on the site with the exception of the under-canopy lighting as mentioned earlier. (Subsection 03.03.G, Article 07, UDC)
4) The maximum mounting height for lighting shall be 20 feet in the SH-276 Overlay District (Subsection 06.02.G, Article 05, UDC) Please indicate mounting height for all lighting.
5) Any unshielded light sources shall have a maximum wattage of 15 W. (Subsection 03.03.A, of Article 07, UDC)
6) Provide lighting cutsheets for all proposed light fixtures. (Subsection 03.03, Article 07, UDC)

M.10 Staff has identified the following variance(s) associated with the proposed request: [1] Four (4)-sided Architecture, [2] Primary Articulation, [3] natural stone, [4] landscape buffer along T.L. Townsend, [5] landscape buffer along SH-276, [6] trees/plantings/berm within the landscape buffers, [7] residential adjacency standards, and [8] more than one row of parking between the primary building façade and the right-of-way. Should you decide to request these items as variance(s)/exception(s), please provide a letter that lists the variance(s)/exception(s), why they are being requested, and the subsequent compensatory measures. For each variance/exception requested the UDC requires two (2) compensatory measures (Subsection 09.01, of Article 11). Examples of compensatory measures include increased articulation, increased architectural elements, more pedestrian amenity, larger landscape planting sizes, etc.

M.11 According to Article 11, Development Application and Review Procedures, of the Unified Development Code (UDC), two (2) compensatory measures (above and beyond the requirements of the UDC) for each exception or variance is required. In order to request an exception or variance, the applicant will need to provide a letter outlining the requested exceptions and required compensatory measures.

I.12 Please note that failure to address all comments provided by staff by 3:00 PM on May 5, 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.13 Please note the scheduled meetings for this case:

(1) Planning & Zoning Work Session meeting will be held on April 28, 2026.
(2) Planning & Zoning meeting/public hearing meeting will be held on May 12, 2026.

I.14 All meetings will be held in person and in the City's Council Chambers. All meetings listed above are scheduled to begin at 6:00 p.m. (P&Z). The City requires that a representative(s) be present for these meetings. During the upcoming work session meeting with the Planning and Zoning Commission, representative(s) are required to present their case and answer any questions the Planning Commission may have regarding this request.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Madelyn Price	04/23/2026	Approved w/ Comments

04/23/2026: 1. Site plan is required to show ex. and proposed water, sanitary sewer, and approximate location of detention
2. If the dumpster enclosure along a retaining wall, retaining wall will have to be designed for th force of a fully loaded trash truck and the force exerted when forcefully placing dumpster down.
3. No building, filling, or excavation in a flood plain unless a flood study have been approved by the City and a LOMR submitted and approved by FEMA
4. Parallel parking is 9'x22'
5. No landscape plantings or landscape berms will be allowed within these easements, you may need more room here to meet your landscape requirements.
6. 425' spacing per TXDOT or TXDOT variance required
7. No trees allowed within 10' of any public utility 10" in size or greater. No trees allowed here

General Items:
General Items:
- Must meet City 2023 Standards of Design and Construction.

- 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.
- All utilities must be underground. All overhead power lines will need to buried.
- The property must be platted.
- No structures or fences within easements or ROW.
- No signage is allowed within easements or ROW.
- All non-TXDOT roadways shall have a minimum 10' utility easement along the ROW. All State (TXDOT) roadways shall have a minimum of 10' water & sanitary sewer easement along ROW. Required landscaping and buffer may not be within these easements.
- A TXDOT Permit will be required for all utility, drainage, and pavement improvements within 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.
- Dumpsters should be orientated so that a trash truck can maneuver the property with the least amount of circling required. May not directly face a roadway.

Drainage Items:
- Existing flow patterns must be maintained. Drainage may not be increased towards any direction.
- Detention must be provided for the entire site.
- Per the City's Engineering Standards of Design and Construction, Section 3.04.02 (c), detention is required and a flood study performed from this site to Horizon Road. There may not be any adverse impacts upstream or down stream, with 0.00' rise on any other properties.
- Detention is not allowed within the floodplain at all.
- - Per the City's Engineering Standards of Design and Construction, see section 3.02, Detention calculations are based on zoning, not land use area. Only area of site that may use undeveloped values in post construction calculations is the floodplain area. All land out of the floodplain must be calculated at the zoning value.
- Detention pond max side slope of 4:1 with a minimum bottom slope of 1%.
- Detention easement required at the free-board elevation.
- Detention ponds must provide an emergency spillway.
- Detention ponds must be in a drainage easement located at the freeboard elevation.
- Detention ponds must be irrigated.
- Must match the existing flow conditions for the detention outfall or an off-site easement is required.
- No vertical walls are allowed in detention easement.
- No public water or sanitary sewer are allowed in detention easement.
- The property owner will be responsible for maintaining, repair, and replacement of the drainage systems.
- No grate inlets allowed.
- FFE for all buildings must be called out when adjacent to a detention area or floodplain area. Minimum 2' above 100-year WSEL.
- 100-year WSEL must be called out for detention ponds and floodplain areas.
- Flood Study is required to define all fully developed 100-yr floodplain. Review fees apply. See the City Standards of Design for flood study requirements.
- Any fill within FEMA floodplain must require a LOMR.
- Floodplain and erosion hazard setback must be within a drainage easement.
- Finished floor elevation must be a minimum of 2' above the floodplain.
- Must get a Wetlands/WOTUS study for all ponds and wetland areas.
- All Dumpster areas shall drain to an oil/water separator and then into the storm system.
- Driveway culverts must be engineer designed.

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 12" water main stub located on the southwest side and southeast of the property available for use.
- Developer will need to install a 12" water main between the 2 existing water main stubs along SH 276 per the City's Master Water Plan per the City's Engineering Standards of

Design and Construction, Section 5.01.. A minimum 20' easement will need to be dedicated.
- There is an existing 15" sewer main located along SH 276 and TL Townsend available for use.
- 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 or berms allowed in easements.
- All public utilities must be centered in easement.
- Water to be 10' separated from storm and sewer lines.
- All non-TXDOT roadways shall have a minimum 10' utility easement along the ROW. All State (TXDOT) roadways shall have a minimum of 10' water & sanitary sewer easement along ROW. Required landscaping and buffer may not be within these easements.
- Pro-ratas may apply. $1,924.04/ac sewer pro-rata at minimum
- Infrastructure study maybe required depending on use. Review fees apply.

Paving Items:
- A TXDOT Permit will be required for all utility, drainage, and pavement improvements within TXDOT ROW.
- All driveways must meet City and TXDOT spacing requirements. Per TxDOT driveway requirements, driveways are a minimum 425' from one another or roadway intersections.
- All parking, storage, drive aisles must be reinforced concrete. No rock, gravel, or asphalt allowed in any area.
- All Parking to be 20'x9' minimum.
- No dead-end parking allowed with without a City approved turnaround area, 15'x64' striped and signed no parking area.
- All drive isles to be a minimum of 24' wide.
- All streets and parking to be minimum 1-ft above the 100 YR floodplain WSEL.
- Fire lane to have 20' min radius if buildings are less than 30' tall. If any of the buildings are 30' or more, the fire lane will be 30' radius minimum.
- Fire lane to be in a platted easement.
- Culverts (if needed) for driveways will need to be engineered.
- Must meet driveway width maximum and minimum.
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- A TIA will be required. Please refer to the 2023 Standards of Design and Construction Manual (Subsection 2.21.06) for the TIA Preparation and Review Requirements. review fees apply.

Landscaping:
- No trees to be with 10' of any public water, sewer or storm line that the utility line is 10" in diameter or larger.
- No trees to be with 5' of any public water, sewer, or storm line that the utility line is less than 10".
- No landscape berms 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	04/23/2026	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	04/22/2026	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	04/20/2026	Approved w/ Comments

04/20/2026: Assigned address is 1375 STATE HIGHWAY 276, ROCKWALL, TX 75032

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	04/20/2026	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	04/20/2026	Approved w/ Comments

04/20/2026: Tree mitigation required
Landscape buffer cannot be in utility easement
All parking spaces must be within 80' of a tree canopy
Identify detention pond landscaping and trees

General Items:
- Must meet City 2023 Standards of Design and Construction.
- 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.
- All utilities must be underground. All overhead power lines will need to buried.
- The property must be platted.
- No structures or fences within easements or ROW.
- No signage is allowed within easements or ROW.
- All non-TXDOT roadways shall have a minimum 10' utility easement along the ROW. All State (TXDOT) roadways shall have a minimum of 10' water & sanitary sewer easement along ROW. Required landscaping and buffer may not be within these easements.
- A TXDOT Permit will be required for all utility, drainage, and pavement improvements within 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.
- Dumpsters should be orientated so that a trash truck can maneuver the property with the least amount of circling required. May not directly face a roadway.

Drainage Items:
- Existing flow patterns must be maintained. Drainage may not be increased towards any direction.
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MAXIMUM IN THE DIRECTION OF PEDESTRIAN TRAVEL. ALL ADA SIDEWALKS

DUMPSTER ENCLOSURE WITH MASONRY SCREENING WALL AND OIL/WATER SEPERATOR TO BE LOCATED SUCH THAT STORM WATER CROSSES THE PROPERTY LINE. MANNING'S C-VALUE SHALL BE PER ZONING TYPE. DUMPSTER AREAS TO DRAIN TO OIL/WATER SEPARATOR AND THEN TO THE STORM LINES.

!!! CAUTION !!!
UNDERGROUND UTILITIES

EXISTING UTILITIES AND UNDERGROUND FACILITIES INDICATED ON THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION SUPPLIED BY VARIOUS PARTIES. THE ENGINEER DOES NOT ASSUME THE RESPONSIBILITY FOR THE UTILITY LOCATIONS SHOWN. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR(S) TO VERIFY THE HORIZONTALLY AND VERTICALLY LOCATION OF ALL UTILITIES AND UNDERGROUND FACILITIES PRIOR TO CONSTRUCTION, TO TAKE PRECAUTIONS IN ORDER TO PROTECT ALL FACILITIES ENCOUNTERED AND NOTIFY THE ENGINEER OF ALL CONFLICTS OF THE WORK WITH EXISTING FACILITIES. THE CONTRACTOR SHALL PROTECT AND MAINTAIN ALL UTILITIES FROM DAMAGE DURING CONSTRUCTION. ANY DAMAGE BY THE CONTRACTOR TO UTILITIES SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT THEIR OWN EXPENSE.

CALL: TEXAS ONE CALL @ 811 AT LEAST 72 HRS PRIOR TO CONSTRUCTION.

Copyright 2026 Cumulus Design, All Rights Reserved. This drawing is the property of the author. Any modification or use of this drawing without the express written consent of the author is prohibited.

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

Site plan is required to show ex. and proposed water, sanitary sewer, and approximate location of detention

If the dumpster enclosure along a retaining wall, retaining wall will have to be designed for th force of a fully loaded trash truck and the force exerted when forcefully placing dumpster down.

No building, filling, or excavation in a flood plain unless a flood study have been approved by the City and a LOMR submitted and approved by FEMA

Parallel parking is 9'x22'

No landscape plantings or landscape berms will be allowed within these easements, you may need more room here to meet your landscape requirements.

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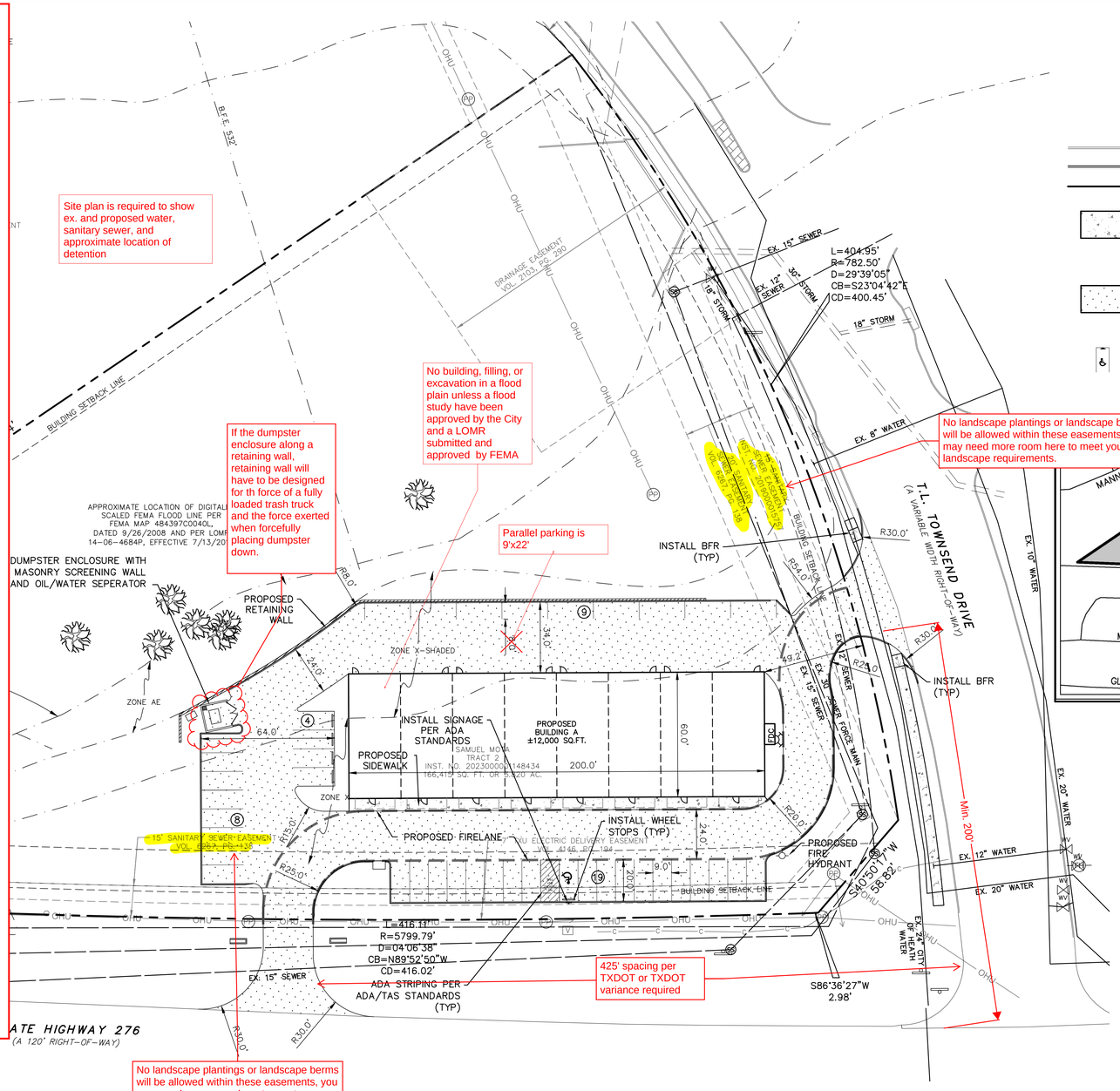
425' spacing per TXDOT or TXDOT variance required



VICINITY MAP
N.T.S.

SITE DATA TABLE	
CURRENT ZONING:	PD-10 (SH276 OVERLAY)
LAND USE:	OFFICE/RETAIL BUILDINGS
SITE ACREAGE:	3.82 ACRES (166,415 SQ FT)
TOTAL BUILDING AREA:	12,000 SQUARE FEET
OPEN SPACE:	127,528/166,415 : 76.6%
PAVED SURFACE AREA:	38,887/166,415 : 23.4%
BUILDING HEIGHT	1 STORY
PARKING REQUIRED:	
PD-10 OFFICE TOTAL (1 SPACE/300 S.F.):	40 PARKING SPACES
PARKING PROVIDED:	40 PARKING SPACES
ACCESSIBLE PARKING PROVIDED:	1 PARKING SPACES

REVISIONS		
REV NO.	DATE	DESCRIPTION

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

OWNER/DEVELOPER:
MGD 276 BUSINESS PARK, LLC
1557 TROWBRIDGE CIR.
ROCKWALL, TEXAS 75032
CONTACT: SAMUEL MOTA
PH: (972) 771-1607

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF REVIEW UNDER THE AUTHORITY OF PAUL CRAGUN, P.E. NO. 112767 ON 04/16/26.

FOR REVIEW ONLY NOT FOR CONSTRUCTION

CASE: SP

Cumulus Design Firm #14810
2080 N. Highway 360, Suite 240 Grand Prairie, Texas 75050
Tel. 214.235.0367

SITE PLAN
276 BUSINESS PARK
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS
J CADLE SURVEY, ABS 0065, TRACT 2-5

DATE	PROJECT NO	DRAWING SCALE	SHEET
4/16/26	CD25020	1" = 30'	SP

KEY

TREES

	15	QV	Quercus virginiana	Live Oak	4" Cal. Min. Cont. Grown–65 Gal. 12'–15' Height, 6'–8' Spread Specimen
	4	QT	Quercus texana	Texas Red Oak	4" Cal. Min. Cont. Grown–65 Gal. 12'–15' Height, 6'–8' Spread Specimen
	7	TD	Taxodium distichum	Bald Cypress	4" Cal. Min. Cont. Grown–65 Gal. 12'–15' Height, 6'–8' Spread Specimen
	12	CC	Cercis canadensis 'Texas'	Texas Redbud	3" multi–stem, 6'–8' Ht. 4' Spread, B&B or Container Specimen
	14	PM	Prunus mexicana	Mexican Plum	3" multi–stem, 6'–8' Ht. 4' Spread, B&B or Container Specimen

SHRUBS

	46	LEU	Leucophyllum frutescens)	Texas Sage	3 Gal. Minimum 36" Minimum height at planting Spaced per plan, matching

GROUNDCOVER

	16,274 SF	SOD	TIFTIF Bermuda	Bermuda Grass	Solid sod Sand fill joints and provide uniform coverage within 30 days of completion
	PER PLAN	EDGE	METAL EDGING	Submit colors to owner	

IRRIGATION NOTE

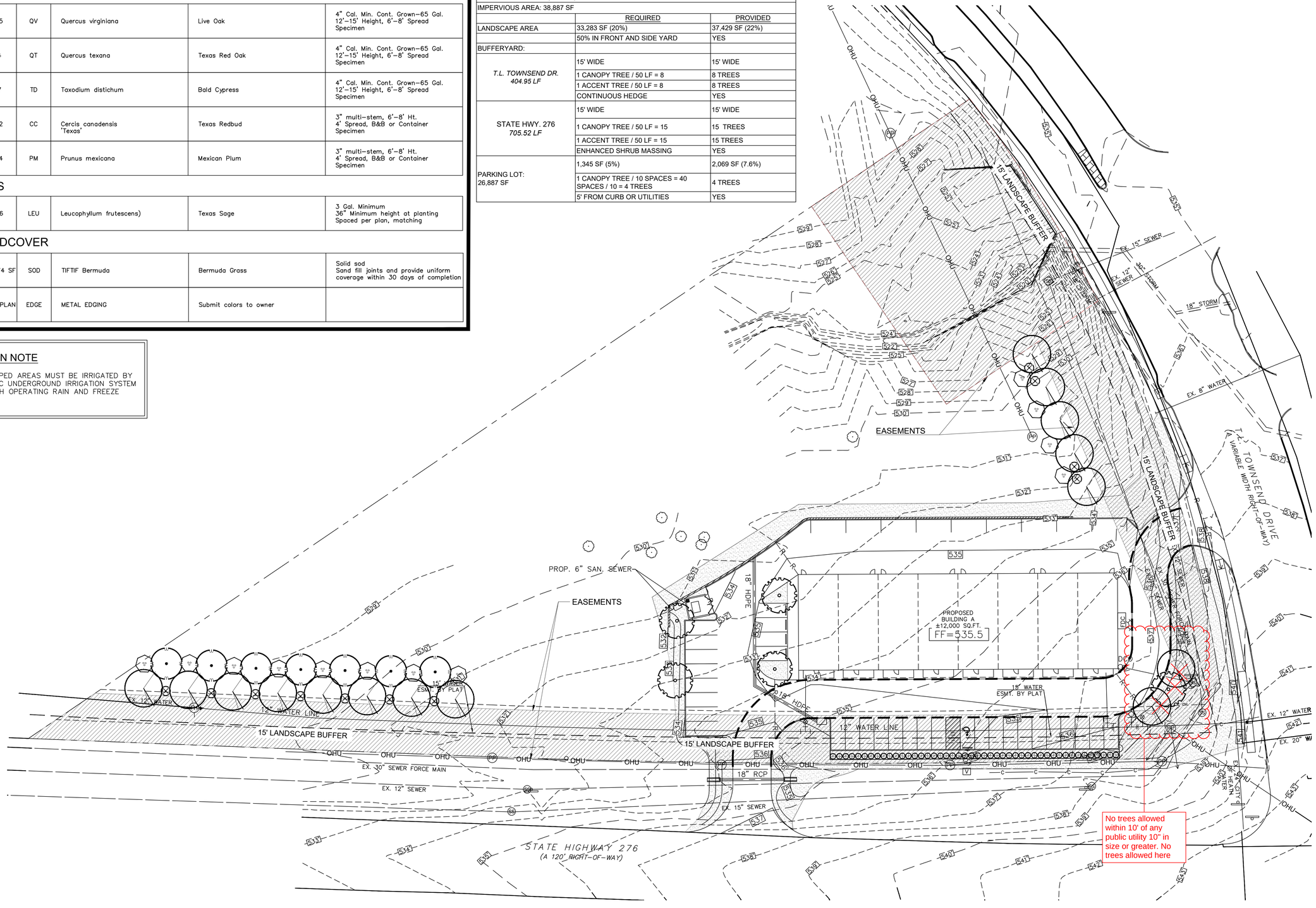
ALL LANDSCAPED AREAS MUST BE IRRIGATED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM EQUIPPED WITH OPERATING RAIN AND FREEZE SENSORS.

LANDSCAPE CALCULATIONS

LOT SIZE: 166,415 SF (3.82 AC)

IMPERVIOUS AREA: 38,887 SF

	REQUIRED	PROVIDED
LANDSCAPE AREA	33,283 SF (20%)	37,429 SF (22%)
	50% IN FRONT AND SIDE YARD	YES
BUFFERYARD:		
T.L. TOWNSEND DR. 404.95 LF	15' WIDE	15' WIDE
	1 CANOPY TREE / 50 LF = 8	8 TREES
	1 ACCENT TREE / 50 LF = 8	8 TREES
	CONTINUOUS HEDGE	YES
STATE HWY. 276 *705.52 LF*	15' WIDE	15' WIDE
	1 CANOPY TREE / 50 LF = 15	15 TREES
	1 ACCENT TREE / 50 LF = 15	15 TREES
	ENHANCED SHRUB MASSING	YES
PARKING LOT: 26,887 SF	1,345 SF (5%)	2,069 SF (7.6%)
	1 CANOPY TREE / 10 SPACES = 40 SPACES / 10 = 4 TREES	4 TREES
	5' FROM CURB OR UTILITIES	YES



OLD SH 276 COMMERCIAL OFFICES

Rockwall, Texas

LONDON LANDSCAPES
P.O. BOX 28 COLLINSVILLE, TEXAS 76233
PHONE: 972-800-0676

REGISTERED LANDSCAPE ARCHITECT
AMY S. LONDON
STATE OF TEXAS
4/17/26

PROJECT NUMBER:	
PROJECT MANAGER:	
DRAWN BY:	A. LONDON
CHECKED BY:	A. LONDON
ISSUE DATE:	4/17/26

REV.	DATE	DESCRIP.	BY

SHEET CONTENT:

LANDSCAPE PLAN

SHEET NO: L1.00

COPYRIGHT © LONDON LANDSCAPES, LLC

DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

PLATTING APPLICATION FEES:

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

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

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

OTHER APPLICATION FEES:

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

NOTES:

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

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	Townsend Dr				
SUBDIVISION	J Cadle Survey, Tract 2, Abs 0065	LOT		BLOCK	
GENERAL LOCATION	NW corner of TL Townsend and SH 276				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	PD-10		CURRENT USE	Vacant	
PROPOSED ZONING	No change		PROPOSED USE	Office/Warehouse	
ACREAGE	X	LOTS [CURRENT]	X	LOTS [PROPOSED]	X

☒ ***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	MGD 276 Business Park	☒ APPLICANT	Cumulus Design
CONTACT PERSON	Sam Mota	CONTACT PERSON	Paul Cragun
ADDRESS	[redacted]	ADDRESS	[redacted]
CITY, STATE & ZIP		CITY, STATE & ZIP	
PHONE		PHONE	
E-MAIL		E-MAIL	

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Samuel A. Mota [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."

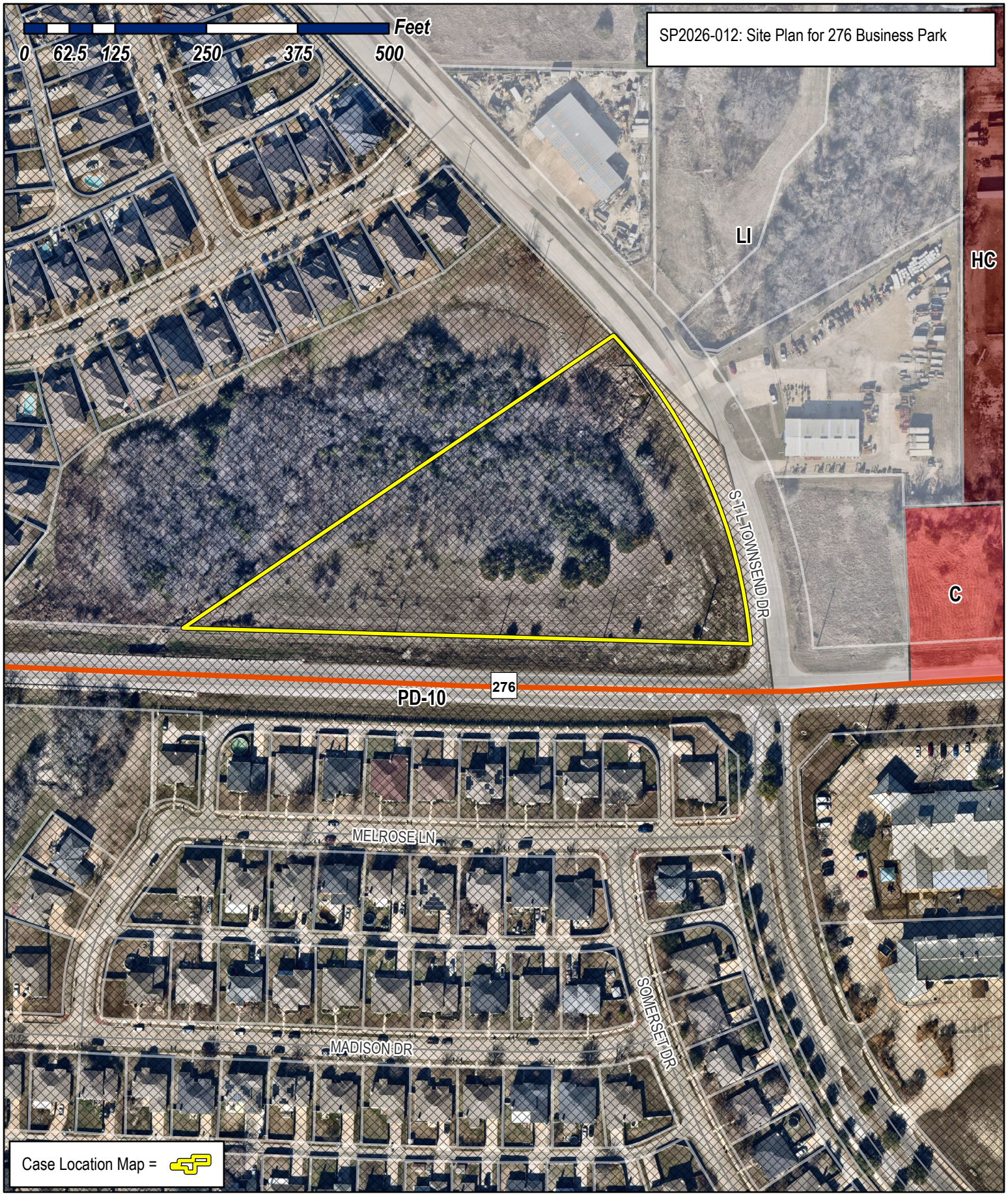
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 18th DAY OF January, 2026

OWNER'S SIGNATURE Samuel Mota

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Veronica J Laroche

VERONICA JOY LAROCHE
Notary Public, State of Texas
Comm. Expires 07-30-2028
Notary ID 135016818

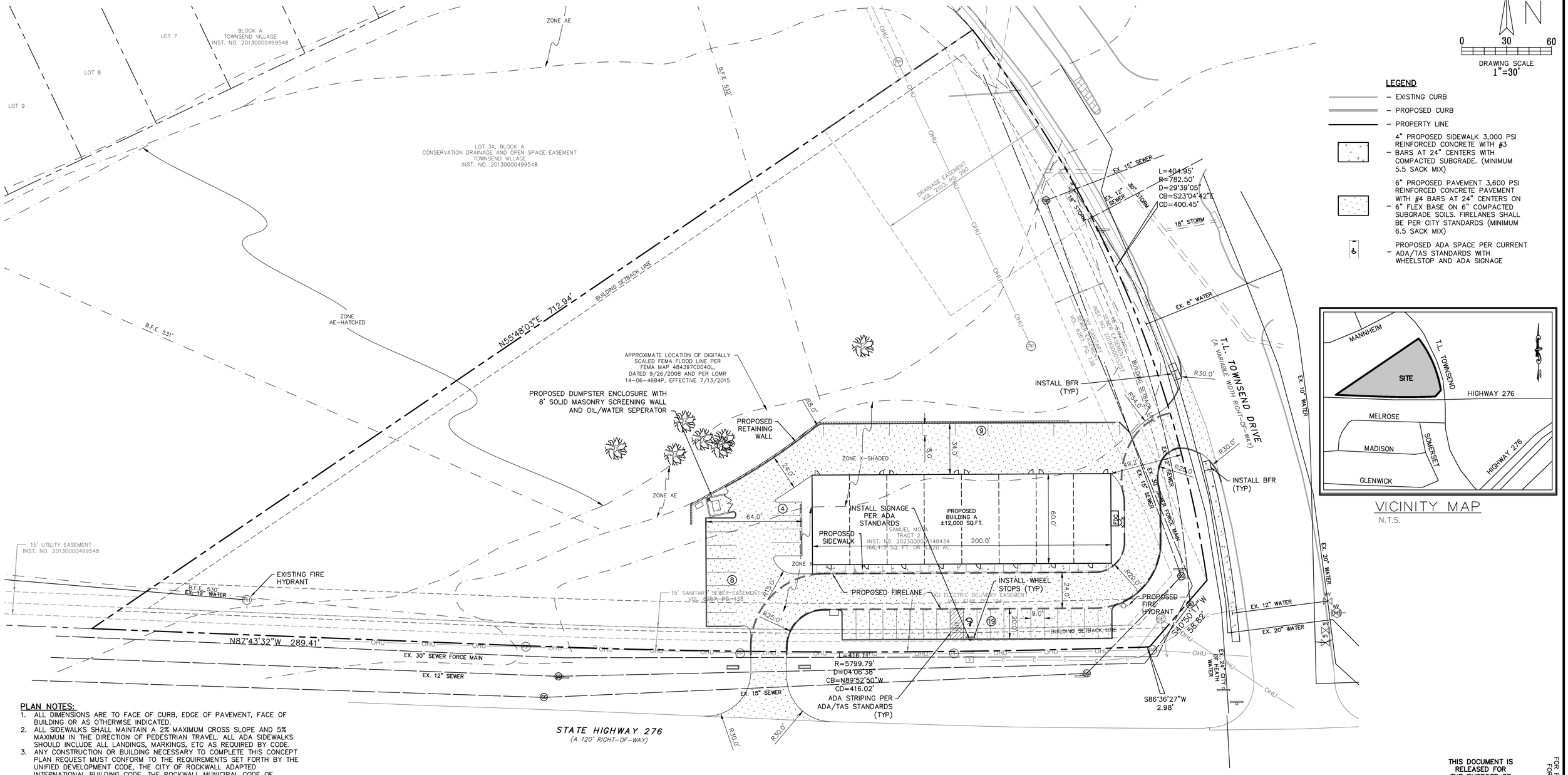
MY COMMISSION EXPIRES



City of Rockwall

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

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



VICINITY MAP
N.T.S.

PLAN NOTES:

1. ALL DIMENSIONS ARE TO FACE OF CURB, EDGE OF PAVEMENT, FACE OF BUILDING OR AS OTHERWISE INDICATED.
2. ALL SIDEWALKS SHALL MAINTAIN A 2% MAXIMUM CROSS SLOPE AND 5% MAXIMUM IN THE DIRECTION OF PEDESTRIAN TRAVEL. ALL ADA SIDEWALKS SHOULD INCLUDE ALL LANDINGS, MARKINGS, ETC AS REQUIRED BY CODE.
3. ANY CONSTRUCTION OR BUILDING NECESSARY TO COMPLETE THIS CONCEPT PLAN REQUEST MUST CONFORM TO THE REQUIREMENTS SET FORTH BY THE UNIFIED DEVELOPMENT CODE, THE CITY OF ROCKWALL ADAPTED INTERNATIONAL BUILDING CODE, 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.
4. THE MECHANICAL EQUIPMENT SHALL BE ROOF MOUNTED AND BE SCREENED FROM PUBLIC VIEW.
5. A TYPICAL PARKING SPACE SHALL BE 9' WIDE AND 20' DEEP.
6. THE PROPERTY IS CURRENTLY UNPLATTED BUT WILL BE PLATTED AS PART OF DEVELOPMENT.
7. DETENTION AREA LOCATIONS HAVE BEEN CALLED OUT ON THIS PLAN. DETENTION OUTFALL MUST BE AT SHEET FLOW CONDITIONS WHEN STORM WATER CROSSES THE PROPERTY LINE. MANNING'S C–VALUE SHALL BE PER ZONING TYPE. DUMPSTER AREAS TO DRAIN TO OIL/WATER SEPARATOR AND THEN TO THE STORM LINES.

!!! CAUTION !!!
UNDERGROUND UTILITIES

EXISTING UTILITIES AND UNDERGROUND FACILITIES INDICATED ON THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION SUPPLIED BY VARIOUS PARTIES. THE ENGINEER DOES NOT ASSUME THE RESPONSIBILITY FOR THE UTILITY LOCATIONS SHOWN. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR(S) TO VERIFY THE HORIZONTALLY AND VERTICALLY LOCATION OF ALL UTILITIES AND UNDERGROUND FACILITIES PRIOR TO CONSTRUCTION, TO TAKE PRECAUTIONS IN ORDER TO PROTECT ALL FACILITIES ENCOUNTERED AND NOTIFY THE ENGINEER OF ALL CONFLICTS OF THE WORK WITH EXISTING FACILITIES. THE CONTRACTOR SHALL PROTECT AND MAINTAIN ALL UTILITIES FROM DAMAGE DURING CONSTRUCTION. ANY DAMAGE BY THE CONTRACTOR TO UTILITIES SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT THEIR OWN EXPENSE.

CALL: TEXAS ONE CALL @ 811 AT LEAST 72 HRS PRIOR TO CONSTRUCTION.

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SITE DATA TABLE	
CURRENT ZONING:	PD–10 (SH276 OVERLAY)
LAND USE:	OFFICE/RETAIL BUILDINGS
SITE ACREAGE:	3.82 ACRES (166,415 SQ FT)
TOTAL BUILDING AREA:	12,000 SQUARE FEET
OPEN SPACE:	127,528/166,415 : 76.6%
PAVED SURFACE AREA:	38,887/166,415 : 23.4%
BUILDING HEIGHT	1 STORY
PARKING REQUIRED:	
PD–10 OFFICE TOTAL (1 SPACE/300 S.F.):	40 PARKING SPACES
PARKING PROVIDED:	40 PARKING SPACES
ACCESSIBLE PARKING PROVIDED:	1 PARKING SPACES

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

REVISIONS		
REV NO.	DATE	DESCRIPTION

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

OWNER/DEVELOPER:
MGD 276 BUSINESS PARK, LLC
1557 TROWBRIDGE CIR.
ROCKWALL, TEXAS 75032
CONTACT: SAMUEL MOTA
PH: (972) 771–1607

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF REVIEW UNDER THE AUTHORITY OF PAUL CRAGUN, P.E. NO. 112767 ON 04/16/26.

FOR REVIEW ONLY NOT FOR CONSTRUCTION

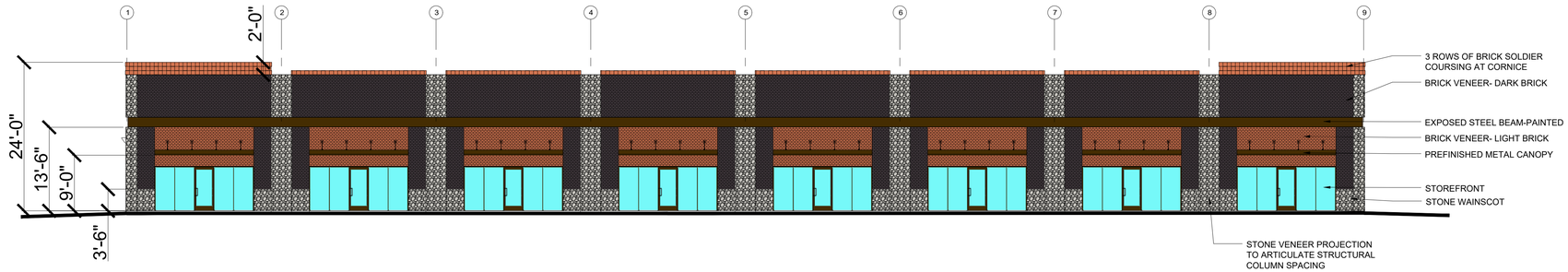
CASE: SP

Cumulus Design Firm #14810
2080 N. Highway 360, Suite 240 Grand Prairie, Texas 75050
Tel. 214.235.0367

SITE PLAN

276 BUSINESS PARK
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS
J CADLE SURVEY, ABS 0065, TRACT 2–5

DATE	PROJECT NO	DRAWING SCALE	SHEET
4/16/26	CD25020	1" = 30'	SP

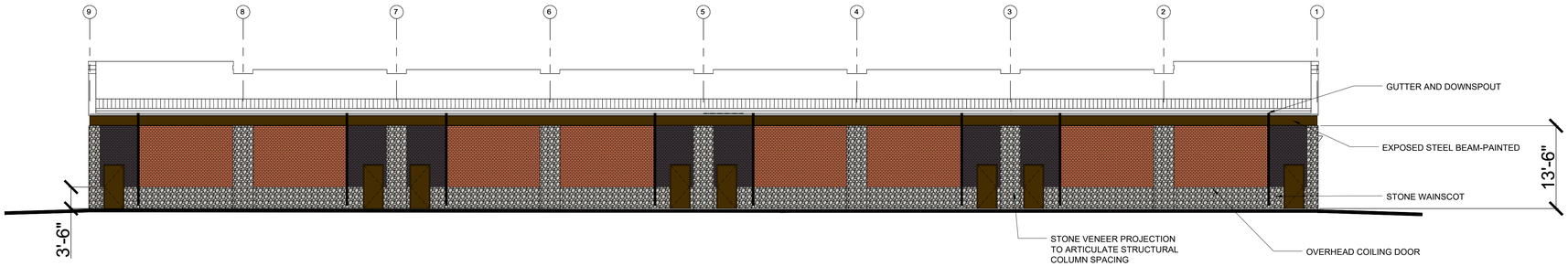


1 South Elevation - Building 1

SCALE: 3/32" = 1'-0"

MATERIAL CALCULATIONS:

FACADE AREA-	4,588 SF
MASONRY AREA-	91%
NATURAL STONE AREA-	20%

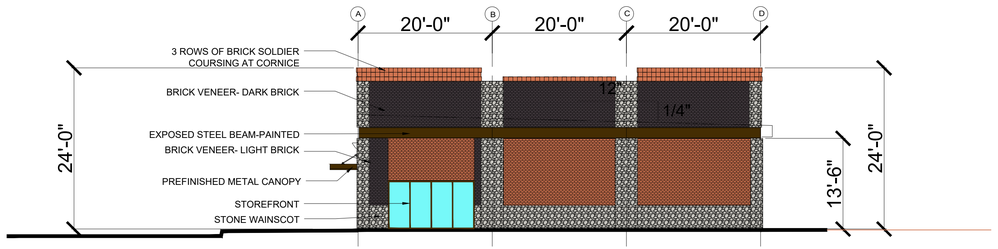


2 North Elevation - Building 1

SCALE: 3/32" = 1'-0"

MATERIAL CALCULATIONS:

FACADE AREA-	3,290 SF
MASONRY AREA-	90%
NATURAL STONE AREA-	28%

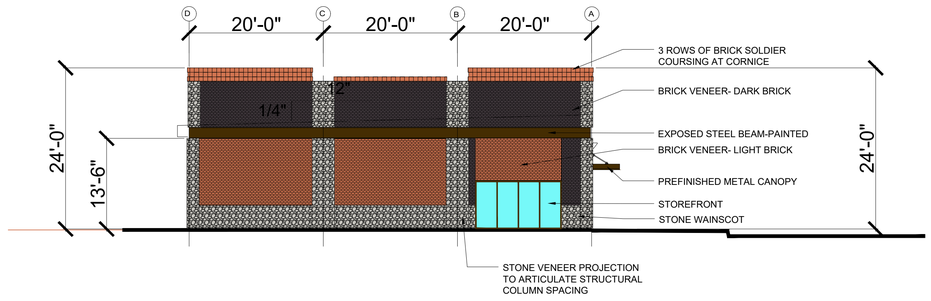


3 East Elevation - Building 1

SCALE: 3/32" = 1'-0"

MATERIAL CALCULATIONS:

FACADE AREA-	1,415 SF
MASONRY AREA-	92%
NATURAL STONE AREA-	26%



4 West Elevation - Building 1

SCALE: 3/32" = 1'-0"

MATERIAL CALCULATIONS:

FACADE AREA-	1,415 SF
MASONRY AREA-	92%
NATURAL STONE AREA-	26%

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 & ZONNG COMMISSION, CHAIRMAN

DIRECTOR OF PLANNING & ZONING

REV	DATE	ISSUE
A	02/13/26	ISSUED FOR REVIEW
B	03/13/26	REVISED ISSUED FOR REVIEW
C	04/17/26	REVISED ISSUED FOR REVIEW

ISSUED FOR REVIEW
NOT FOR CONSTRUCTION
04/17/2026

WILLIAM TATLOCK, RA
2950 GOLFING GREEN CT.
BURLESON, TX 76028

OFFICE BUILDING

Highway 276 & Townsend Rockwall, TX

Project	24111
Revision	C
Date	04/17/2026
Scale	

A4.1

OF SHEETS

METAL DOORS, CANOPY,
STEEL BEAMS AND OVERHEAD
COILING DOORS-
EXTERIOR PAINT
SHERWIN WILLIAMS
SW7055 ENDURING BRONZE

STOREFRONT FRAMING-
KAWNEER
MEDIUM BRONZE

BRICK VENEER-
"LIGHT" BRICK-
ACME BRICK
CLOISTURE MODULAR

BRICK VENEER-
"DARK" BRICK-
ACME BRICK
DARK INKSPOT MODULAR

STONE VENEER-
CORONADO STONE-
FREEDOM BUILDING STONE SERIES
PATRIOT BLEND

EXTERIOR COLOR PALETTE

OFFICE BUILDING
HIGHWAY 276 & TOWNSEND RD.
ROCKWALL, TEXAS
3/13/2026

REV	DATE	ISSUE
A	03/13/26	ISSUED FOR REVIEW

ISSUED FOR REVIEW
NOT FOR CONSTRUCTION
01/19/2026

WILLIAM TATLOCK, RA
2950 GOLFING GREEN CT.
BURLESON, TX 76028

OFFICE BUILDING
Highway 276 & Townsend Rockwall, TX

B

Project	24111
Revision	A
Date	03/13/2026
Scale	

A4.3
OF SHEETS

KEY

TREES

	15	QV	Quercus virginiana	Live Oak	4" Cal. Min. Cont. Grown–65 Gal. 12'–15' Height, 6'–8' Spread Specimen
	4	QT	Quercus texana	Texas Red Oak	4" Cal. Min. Cont. Grown–65 Gal. 12'–15' Height, 6'–8' Spread Specimen
	7	TD	Taxodium distichum	Bald Cypress	4" Cal. Min. Cont. Grown–65 Gal. 12'–15' Height, 6'–8' Spread Specimen
	12	CC	Cercis canadensis 'Texas'	Texas Redbud	3" multi–stem, 6'–8' Ht. 4' Spread, B&B or Container Specimen
	14	PM	Prunus mexicana	Mexican Plum	3" multi–stem, 6'–8' Ht. 4' Spread, B&B or Container Specimen

SHRUBS

	46	LEU	Leucophyllum frutescens)	Texas Sage	3 Gal. Minimum 36" Minimum height at planting Spaced per plan, matching

GROUNDCOVER

	16,274 SF	SOD	TIFTIF Bermuda	Bermuda Grass	Solid sod Sand fill joints and provide uniform coverage within 30 days of completion
	PER PLAN	EDGE	METAL EDGING	Submit colors to owner	

IRRIGATION NOTE

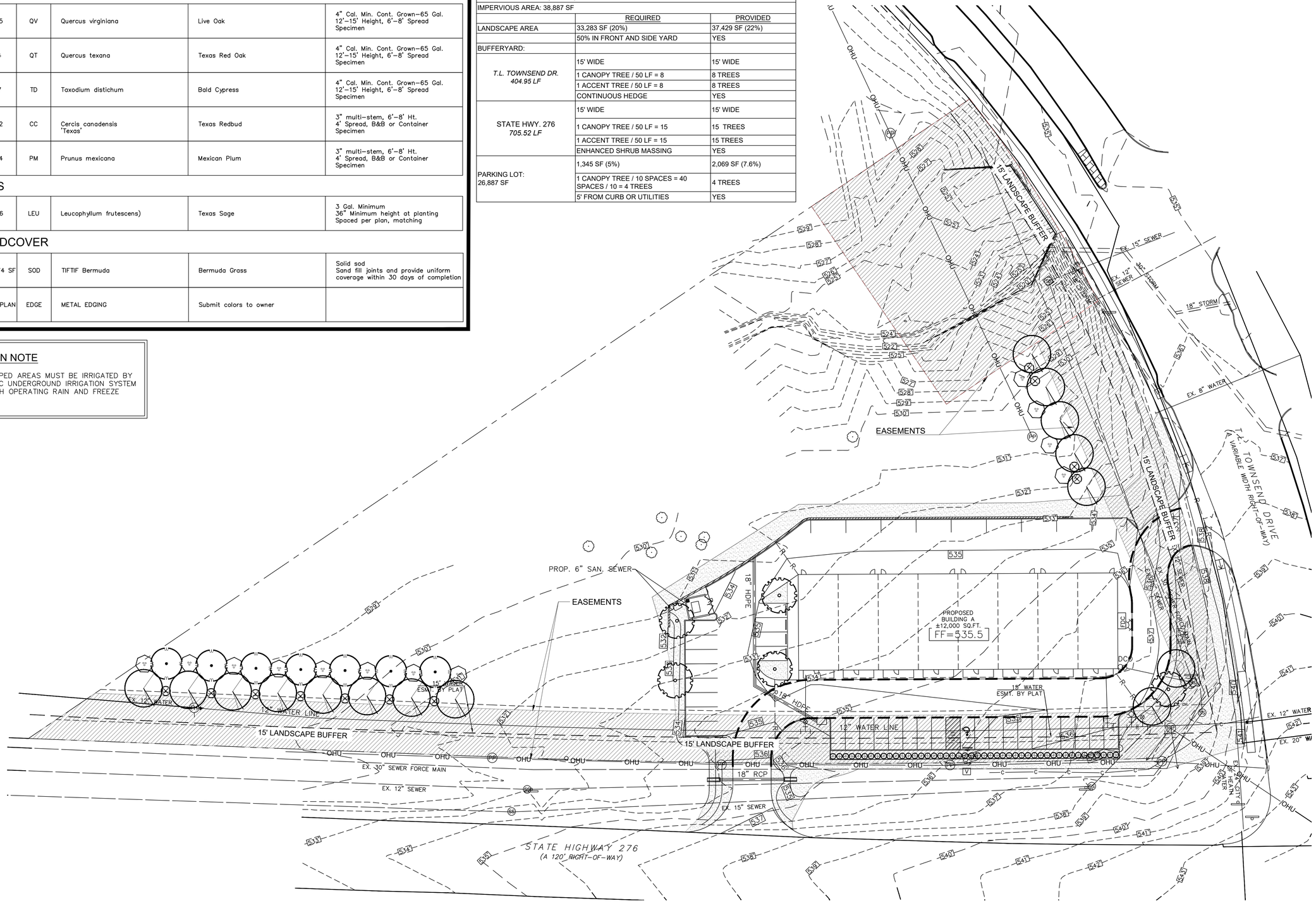
ALL LANDSCAPED AREAS MUST BE IRRIGATED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM EQUIPPED WITH OPERATING RAIN AND FREEZE SENSORS.

LANDSCAPE CALCULATIONS

LOT SIZE: 166,415 SF (3.82 AC)

IMPERVIOUS AREA: 38,887 SF

	REQUIRED	PROVIDED
LANDSCAPE AREA	33,283 SF (20%)	37,429 SF (22%)
	50% IN FRONT AND SIDE YARD	YES
BUFFERYARD:		
T.L. TOWNSEND DR. 404.95 LF	15' WIDE	15' WIDE
	1 CANOPY TREE / 50 LF = 8	8 TREES
	1 ACCENT TREE / 50 LF = 8	8 TREES
	CONTINUOUS HEDGE	YES
STATE HWY. 276 *705.52 LF*	15' WIDE	15' WIDE
	1 CANOPY TREE / 50 LF = 15	15 TREES
	1 ACCENT TREE / 50 LF = 15	15 TREES
	ENHANCED SHRUB MASSING	YES
PARKING LOT: 26,887 SF	1,345 SF (5%)	2,069 SF (7.6%)
	1 CANOPY TREE / 10 SPACES = 40 SPACES / 10 = 4 TREES	4 TREES
	5' FROM CURB OR UTILITIES	YES



OLD SH 276 COMMERCIAL OFFICES

Rockwall, Texas

LONDON LANDSCAPES
P.O. BOX 28 COLLINSVILLE, TEXAS 76233
PHONE: 972-800-0676

REGISTERED LANDSCAPE ARCHITECT
AMY S. LONDON
STATE OF TEXAS
4/17/26

PROJECT NUMBER:	
PROJECT MANAGER:	
DRAWN BY:	A. LONDON
CHECKED BY:	A. LONDON
ISSUE DATE:	4/17/26

REV.	DATE	DESCRIP.	BY

SHEET CONTENT:

LANDSCAPE PLAN

SHEET NO: L1.00

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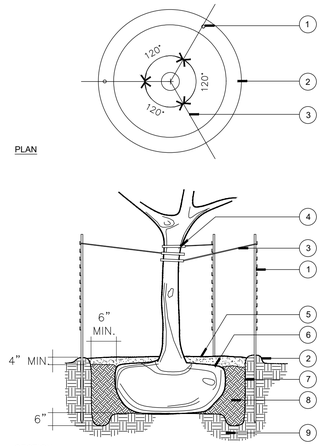


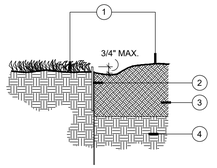
1. 2"x2"x8' STEEL FENCE "T" POST, 3 PER TREE, SPACED EQUALLY, MATERIAL PER NOTES
2. 4" EARTH SAUCER
3. GALVANIZED GUY WIRE, ADD TURNBUCKLES IF NECESSARY TO STABILIZE TREE
4. RUBBER CHAFING GUARD
5. 3" ORGANIC MULCH, KEEP ROOT FLARE EXPOSED
6. ROOT BALL: REMOVE BURLAP, BURLAP TIES, AND WIRE BASKET FROM TOP 1/3 OF ROOTBALL. REMOVE ALL NYLON STRINGS, PLASTIC LINERS, AND OTHER SYNTHETIC MATERIALS FROM THE ENTIRE ROOTBALL. (AS NECESSARY)
7. PLANTING PIT EXCAVATED 12" LARGER (MIN.) THAN WIDTH OF ROOTBALL. PIT DEPTH AS NEEDED TO SET ROOTBALL COLLAR AT PROPOSED FINISHED GRADE. PLACE ROOTBALL ON SOLID SOIL AND NOT LOOSE BACKFILL.
8. PIT BACKFILL SOIL PER SPECIFICATIONS
9. UNDISTURBED EARTH

PLAN

SECTION

A TREE PLANTING

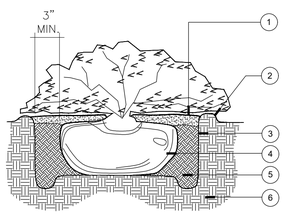
N.T.S.



1. DIFFERENT SURFACE TREATMENTS
2. STEEL EDGING
3. BED SOIL. 6" MINIMUM DEPTH.
4. NATIVE SOIL

D STEEL EDGING

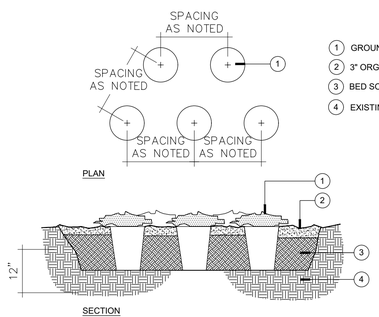
N.T.S.



1. 3" ORGANIC MULCH LAYER
2. 3" HIGH EARTH SAUCER
3. PLANTING PIT: EXCAVATE 6" LARGER (MIN.) THAN WIDTH OF ROOTBALL, W/ PIT DEPTH AS NEEDED TO SET ROOTBALL @ PROPOSED FINISHED GRADE. PLACE ROOTBALL ON SOLID SOIL AND NOT LOOSE BACKFILL. SCARIFY SIDES OF PIT. PROVIDE CONTINUOUS PIT FOR MASSED BED PLANTINGS.
4. ROOT BALL: REMOVE FROM CONTAINER. GENTLY SCARIFY GIRDERED ROOTS AS NEEDED. REMOVE ALL TAGS & TWINE.
5. PIT BACKFILL W/ PREPARED SOIL BED MIX PER SPECIFICATIONS. PROVIDE CONTINUOUS SOIL BED MIX IN MASS PLANTINGS.
6. UNDISTURBED EARTH

B SHRUB PLANTING

N.T.S.



1. GROUNDCOVER
2. 3" ORGANIC MULCH
3. BED SOIL
4. EXISTING SUBGRADE

PLAN

SECTION

C GROUNDCOVER PLANTING

N.T.S.

LANDSCAPE NOTES

1. Plant material shall comply with all sizing and grading standards of the latest edition of 'American Standard for Nursery Stock.'
2. Contractor shall stake out tree locations and bed configuration for approval by owner prior to installation.
3. It is the responsibility of the contractor to advise the owner's representative of any condition found on site which prohibits installation as shown on these plans.
4. In the event of a discrepancy between drawings and plant schedule, the drawings shall prevail.
5. Locate all utilities prior to digging. Contractor shall be responsible for all damage incurred by his/her work.
6. No substitutions shall be made without written authorization from the project Landscape Architect or the Owner.
7. Commercial Soil Mix: All planting beds shall be excavated to twelve (12") inches below finished grade by Landscape Contractor, and all debris, stone, rubbish, weeds, and topsoil shall be removed from the site. The subgrade shall then be tilled to a depth of twelve (12") inches and the planting bed shall be backfilled with soil compost mix as available from Living Earth Resources, Inc., Dallas, Texas, or approved equal. Upon replacement of topsoil with mix and after watering in, the bed should be at the specified level.
8. Existing soil shall be reasonably free of stones, lumps of clay, roots and other foreign matter. Acidity to be between 5.0 and 7.0 pH.
9. If rocks are encountered, remove to a depth of 4" and add 4" of friable fertile topsoil to all sodded areas. Grade according to Engineer's grading plan.
10. Lawn areas shall have 4" minimum friable topsoil and be treated with fertilizer applied at a rate of 20 pounds per 1,000 square feet.
11. All plant beds shall be top dressed with a minimum 4" of shredded hardwood mulch.
12. Provide beveled edge between all plant beds and lawn areas unless indicated differently on plans.
13. Tree planting pits shall be backfilled with top soil, and cleared of all rocks, lumps of clay and other foreign material. Place 1" of compost and 4" of mulch on top of root ball.
14. Methods of tree staking indicated on the drawings are for suggestion only. The landscape contractor shall use whatever method he/she deems fit, however, he/she will be held liable for any damage caused to trees due to improper staking methods (including absence of staking), and will be responsible for adjusting and/ or replanting trees which are not held upright during the warranty period.
15. Trees shall be planted at least 3 feet from any utility line, curb, walk or fire hydrant, and outside all utility easements.
16. Trees overhanging walks and parking areas shall have a clear trunk height of 7 feet from finish surface grade.
17. Trees overhanging public street pavement, drive aisles and fire lanes shall have a minimum clear trunk height of 14 feet from finish surface of street pavement.
18. Trees planted on slopes shall be placed in planting pits of adequate depth such that the soil stain at the base of the trunk matches that of the average grade or slope.
19. A visibility triangle must be provided at all intersections. All landscaping within visibility triangles and parking lot islands, must be maintained so that lower tree limbs are a minimum of 7' from the ground and that shrubs and ground cover are a maximum of 24" high.
20. No shrubs shall be permitted within areas less than three (3) feet in width. All such areas shall be grass or other permanent fixed material such as paving.
21. During the warranty period The contractor shall be jointly responsible for the maintenance of all landscaping. All required landscaping shall be maintained in a neat and orderly manner at all times. The work shall include – but not be limited to – mowing, edging, pruning, fertilizing, watering, weeding and other such activities common to the maintenance of landscaping. All plant materials shall be maintained in a healthy and growing condition as is appropriate for the season of the year. Plant material that is damaged, destroyed, removed, or showing more than 40% defoliation, shall be replaced with plant material of similar size and variety within thirty (30) days.
22. Contractor shall warranty plant material to remain alive and healthy for a period of one year after the final acceptance. Warranty shall not include damage for loss of plant material due to natural causes, acts of vandalism or negligence on the part of the owner.
23. Landscape areas shall be kept free of trash, litter and weeds.
24. All signage and fencing shall be contingent upon building inspection department approval.
25. An automatic irrigation system shall be provided to maintain all landscape areas. Overspray on streets and walks is prohibited. A permit from the building inspection department is required for each irrigation system. Drip indicators shall be installed on all drip irrigation zones.

FOR PRIVATE PROPERTY USE ONLY– THESE DETAILS SHALL NOT BE USED IN THE R.O.W. OR EASEMENT AREAS.

OLD SH 276 COMMERCIAL OFFICES

Rockwall, Texas

LONDON LANDSCAPES
P.O. BOX 28 COLLINSVILLE, TEXAS 76233
PHONE: 972-800-0676

REGISTERED LANDSCAPE ARCHITECT
AMY S. LONDON
STATE OF TEXAS

4/17/26

PROJECT NUMBER:	
PROJECT MANAGER:	
DRAWN BY:	A. LONDON
CHECKED BY:	A. LONDON
ISSUE DATE:	4/17/26

REV.	DATE	DESCRIP.	BY

SHEET CONTENT:

LANDSCAPE DETAILS

SHEET NO:

L1.01

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LEGEND

TREES TO BE REMOVED (NONE)

TREES TO BE PRESERVED (ALL)

TREE PROTECTION FENCING

LANDSCAPE ARCHITECT/ARBORIST STATEMENT

"I AMY LONDON BEING A LANDSCAPE ARCHITECT OR ARBORIST ATTEST THAT THE IDENTIFICATION AND SIZE OF TREES IDENTIFIED ON THIS SURVEY ARE CORRECT AND THAT ALL PROTECTED TREES HAVE BEEN SHOWN."

DATE FEBRUARY 13, 2026

TREE TRIMMING AND REMOVAL NOTES

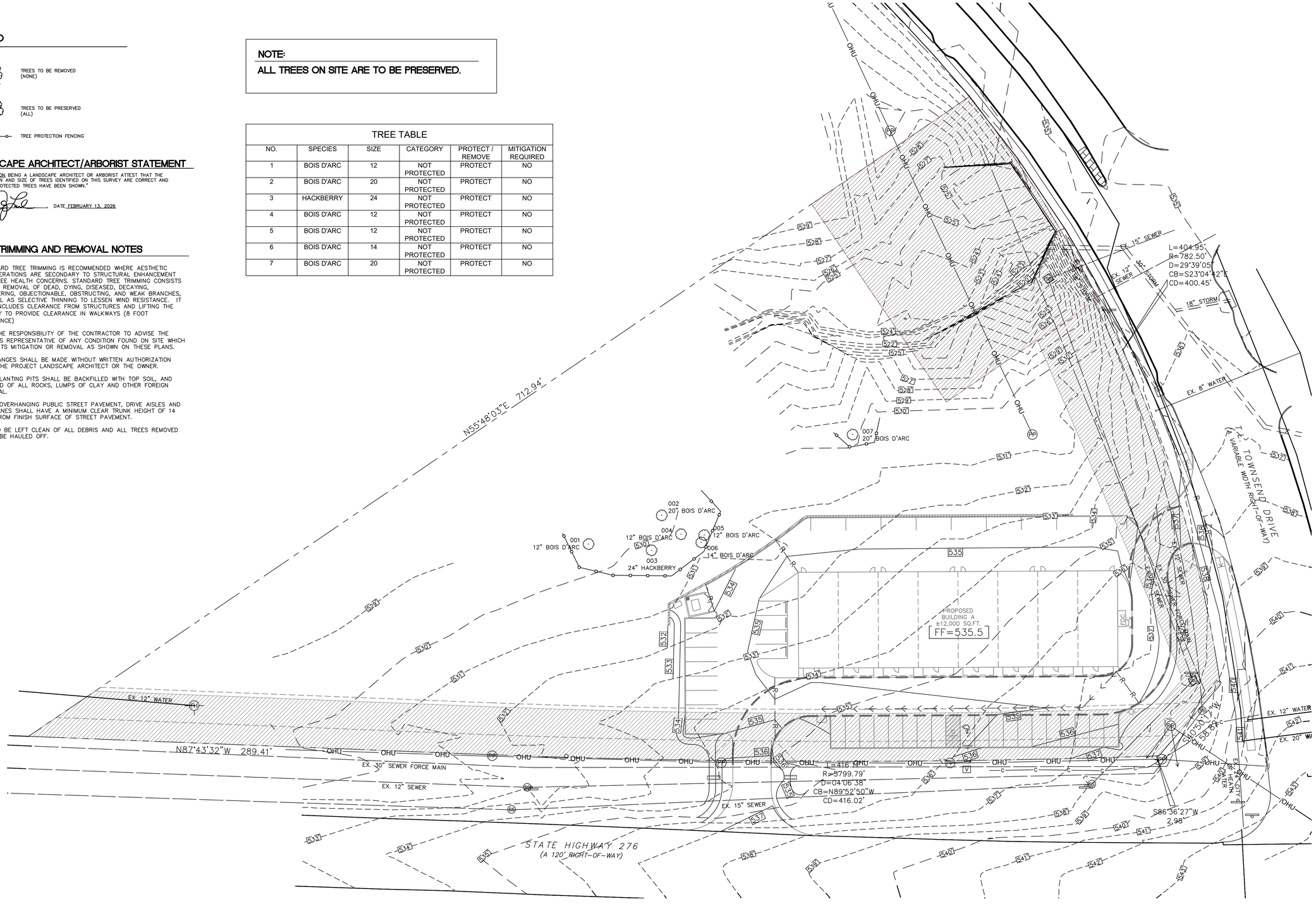
1. STANDARD TREE TRIMMING IS RECOMMENDED WHERE AESTHETIC CONSIDERATIONS ARE SECONDARY TO STRUCTURAL ENHANCEMENT AND TREE HEALTH CONCERNS. STANDARD TREE TRIMMING CONSISTS OF THE REMOVAL OF DEAD, DYING, DISEASED, DECAYING, INTERFERING, OBJECTIONABLE, OBSTRUCTING, AND WEAK BRANCHES, AS WELL AS SELECTIVE THINNING TO LESSEN WIND RESISTANCE. IT ALSO INCLUDES CLEARANCE FROM STRUCTURES AND LIFTING THE CANOPY TO PROVIDE CLEARANCE IN WALKWAYS (8 FOOT CLEARANCE)
2. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ADVISE THE OWNER'S REPRESENTATIVE OF ANY CONDITION FOUND ON SITE WHICH PROHIBITS MITIGATION OR REMOVAL AS SHOWN ON THESE PLANS.
3. NO CHANGES SHALL BE MADE WITHOUT WRITTEN AUTHORIZATION FROM THE PROJECT LANDSCAPE ARCHITECT OR THE OWNER.
4. TREE PLANTING PITS SHALL BE BACKFILLED WITH TOP SOIL, AND CLEARED OF ALL ROCKS, LUMPS OF CLAY AND OTHER FOREIGN MATERIAL.
5. TREES OVERHANGING PUBLIC STREET PAVEMENT, DRIVE AISLES AND FIRE LANES SHALL HAVE A MINIMUM CLEAR TRUNK HEIGHT OF 14 FEET FROM FINISH SURFACE OF STREET PAVEMENT.
6. SITE TO BE LEFT CLEAN OF ALL DEBRIS AND ALL TREES REMOVED SHALL BE HAULED OFF.

NOTE:

ALL TREES ON SITE ARE TO BE PRESERVED.

TREE TABLE

NO.	SPECIES	SIZE	CATEGORY	PROTECT / REMOVE	MITIGATION REQUIRED
1	BOIS D'ARC	12	NOT PROTECTED	PROTECT	NO
2	BOIS D'ARC	20	NOT PROTECTED	PROTECT	NO
3	HACKBERRY	24	NOT PROTECTED	PROTECT	NO
4	BOIS D'ARC	12	NOT PROTECTED	PROTECT	NO
5	BOIS D'ARC	12	NOT PROTECTED	PROTECT	NO
6	BOIS D'ARC	14	NOT PROTECTED	PROTECT	NO
7	BOIS D'ARC	20	NOT PROTECTED	PROTECT	NO



OLD SH 276 COMMERCIAL OFFICES

Rockwall, Texas

LONDON LANDSCAPES
P.O. BOX 28 COLLINSVILLE, TEXAS 76233
PHONE: 972-800-0676

REGISTERED LANDSCAPE ARCHITECT AMY S. LONDON STATE OF TEXAS
4/17/26

PROJECT NUMBER:	
PROJECT MANAGER:	
DRAWN BY:	A. LONDON
CHECKED BY:	A. LONDON
ISSUE DATE:	4/17/26

REV.	DATE	DESCRIP.	BY

SHEET CONTENT:

TREESCAPE PLAN

SHEET NO: TR1.00

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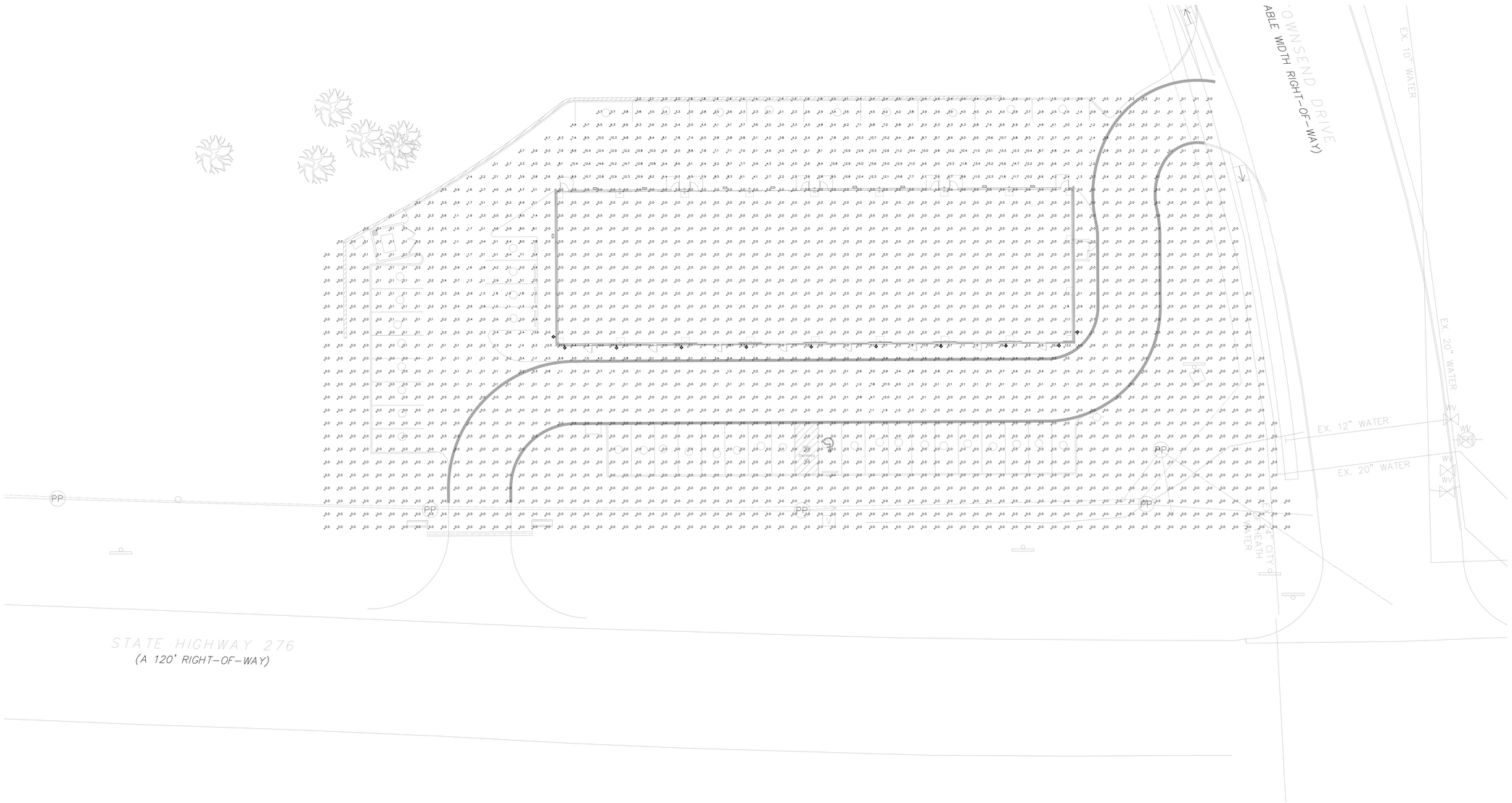
EXTERIOR LIGHTING FIXTURE SCHEDULE

FIXTURE	FIXTURE DESCRIPTION	MANUFACTURER & CATALOG NUMBER	LAMP TYPE & COLOR TEMP	FIXTURE VOLTS	FIXTURE WATTS	FIXTURE QUANTITY	FIXTURE NOTES:
S1	NEW DECORATIVE SCONCE	LITHONIA WMCL6-P1-SWW2-A45-MVOLT-PE-E4WC-DDBXD-M4	LED 4000K	120V	31 W	16	PROVIDE TIMER IN FIRE RISER ROOM.
W1	NEW WALL PACK	LITHONIA TWH-LED-40K-T3M-MVOLT-PE BRONZE, PHOTOCELL	LED 4000K	120V	78 W	9	PROVIDE PHOTOCELL FIXED TO FIXTURE

GENERAL NOTES

1. PHOTOMETRIC PLANS.



1 ELECTRICAL PHOTOMETRICS PLAN

SCALE: 1" = 20'

NORTH

0 10' 20' 40' 60'

SCALE: 1" = 20'

REV	DATE	ISSUE
A	02/13/26	ISSUED FOR REVIEW
B	03/13/26	REVISED ISSUED FOR REVIEW
C	03/13/26	REVISED ISSUED FOR REVIEW
D	04/16/26	ISSUED FOR PERMIT

ISSUED FOR PERMIT
AND CONSTRUCTION
04/16/2026

HEC GROUP
15749 SEABOLT PLC.
ADDISON, TX 75001

OFFICE BUILDING

ELECTRICAL PHOTOMETRICS
HIGHWAY 276 & TOWNSEND
ROCKWALL, TX 75032

Project	26104
Revision	D
Date	04/16/2026
Scale	N.T.S.

E0.4

OF SHEETS