# AGENDA

**PLANNING AND ZONING COMMISSION PUBLIC HEARING MEETING**
**CITY HALL, 385 SOUTH GOLIAD STREET, ROCKWALL, TEXAS**
***AUGUST 11, 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 Minutes for the *July 28, 2026* Planning and Zoning Commission meeting.

(3) **MIS2026-016 (HENRY LEE)**
Consider a request by Brad Bassett for the approval of a *Miscellaneous Case* for an *Alternative Tree Mitigation Settlement Agreement* for a 13.92-acre tract of land identified as a portion of Lot 1, Block A, Park Station Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 87 (PD-87) for General Retail (GR) District land uses, located on the southside of E. Washington Street east of the intersection of E. Washington Street and Park Place Boulevard, and take any action necessary.

## (V) PUBLIC HEARING ITEMS

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

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

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

(6) **Z2026-040 (ANGELICA GUEVARA) [*THE APPLICANT HAS TABLED THIS CASE TO AUGUST 25, 2026*]**
Hold a public hearing to discuss and consider a request by Seth and Lacy Blanck for the approval of a *Specific Use Permit (SUP)* for *Residential Infill in an Established Subdivision* for the purpose of constructing a single-family home on a 0.133-acre parcel of land identified as Block 16 of the Amick Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, situated within the SH-66 Overlay (SH-66 OV) District, addressed as 401 N. Alamo Road, and take any action necessary.

(7) **Z2026-041 (ANGELICA GUEVARA)**
Hold a public hearing to discuss and consider a request by Alex Flores for the approval of a *Specific Use Permit (SUP)* for *Residential Infill in an Established Subdivision* for the purpose of constructing a single-family home on a 0.1650-acre parcel of land identified as Lot 1232 of the Rockwall Lake Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District land uses, addressed as 248 Russell Drive, and take any action necessary.

(8) **Z2026-042 (BETHANY ROSS)**
Hold a public hearing to discuss and consider a request by Jim Freeman and Jenna Lee of Alterra IOS Acquisitions, LLC on behalf of Tommy Truluck of EPES Transport Systems, LLC for the approval of a *Zoning Change* from Heavy Commercial (HC) and Commercial (C) Districts to a Heavy Commercial (HC) District for a five (5) acre tract of land identified as Tract 2-01 of the J .R. Johnson Survey, Abstract No. 128, City of Rockwall, Rockwall County, Texas, zoned Heavy Commercial (HC) and Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, addressed as 2890 S. Goliad Street [*SH-205*], and take any action necessary.

(9) **Z2026-043 (HENRY LEE)**
Hold a public hearing to discuss and consider a request by James Roland on behalf Leon and Gracie Walker for the approval of a *Specific Use Permit (SUP)* for *Residential Infill in an Established Subdivision* for the purpose of constructing a single-family home on a 0.651-acre parcel of land identified as Lot 17 of the Maytona Ranch Estates Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 16 (SF-16) District, addressed as 1204 Marilyn Jayne Lane, and take any action necessary.

(10) **Z2026-044 (ANGELICA GUEVARA)**
Hold a public hearing to discuss and consider a request by Raul Suarez on behalf of Violet Harrington of RERV, LLC for the approval of a *Specific Use Permit (SUP)* for *Residential Infill in an Established Subdivision* for the purpose of constructing a single-family home on a 0.30-acre parcel of land identified as Lot 27 of the Canup Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the SH-205 Overlay (SH-205 OV) District and the Southside Residential Neighborhood Overlay (SRO) District, generally located at the southeast corner of the intersection of Dickey Street and Sam Buffington Street, and take any action necessary.

(11) **Z2026-045 (BETHANY ROSS)**
Hold a public hearing to discuss and consider a request by Logan Lindsley of Kimley-Horn and Associates, Inc. on behalf of Kelly Cannell of JWS Land, LTD for the approval of a *Specific Use Permit (SUP)* for a *Medical Office Building that Exceeds 25,000 SF in a General Retail (GR) District* on a 5.1527-acre parcel of land identified as Tract 4-26 of the E. Teal Survey, Abstract No. 207, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 9 (PD-9) for General Retail (GR) District land uses, generally located at the southeast corner of the intersection of Medical Drive and Horizon Road [*i.e. FM-3097*], and take any action necessary.

(12) **Z2026-046 (ANGELICA GUEVARA) [*THE APPLICANT HAS TABLED THIS CASE TO AUGUST 25, 2026*]**
Hold a public hearing to discuss and consider a request by Pascual Mojica on behalf of Robert Wheeler for the approval of a *Specific Use Permit (SUP)* for *Residential Infill in an Established Subdivision* for the purpose of constructing a single-family home on a 0.2548-acre parcel of land identified as Lot 748A of the Rockwall Lake Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District land uses, addressed as 176 Diana Drive, and take any action necessary.

(13) **Z2026-047 (ANGELICA GUEVARA) [*THE APPLICANT HAS TABLED THIS CASE TO AUGUST 25, 2026*]**
Hold a public hearing to discuss and consider a request by Pascual Mojica on behalf of Robert Wheeler for the approval of a *Specific Use Permit (SUP)* for *Residential Infill in an Established Subdivision* for the purpose of constructing a single-family home on a 0.2548-acre parcel of land identified as Lot 747A of the Rockwall Lake Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District land uses, addressed as 184 Diana Drive, and take any action necessary.

## (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.*

(14) **P2026-026 (HENRY LEE)**
Discuss and consider a request by Mike Peoples on behalf of Donnie Peoples for the approval of a *Replat* for Lots 9, 10, & 11, Block A, J. D. Crocker Addition being a 3.721-acre tract of land identified as Lot 1, Block A, J. D. Crocker Addition, City of Rockwall, Rockwall County, Texas, situated within the City of Rockwall's Extraterritorial Jurisdiction (ETJ), addressed as 207 Peoples Lane, and take any action necessary.

(15) **SP2026-014 (BETHANY ROSS) [*THE APPLICANT HAS TABLED THIS CASE TO AUGUST 25, 2026*]**
Discuss and consider a request by Mathew Smith of Strohmeyer Architects, Inc. on behalf of Dan Bobst for the approval of a *Site Plan* for *Office Building* on a 4.6540-acre parcel of land identified as Lot 1, Block A, JBR2 Addition, City of Rockwall, Rockwall County, Texas, zoned General Retail (GR) District, addressed as 5133 S. FM-549, and take any action necessary.

(16) **SP2026-025 (BETHANY ROSS) [*THE APPLICANT HAS TABLED THIS CASE TO AUGUST 25, 2026*]**
Consider a request by John Arnold of Erwin Farms SF, LTD for the approval of a *Site Plan* for Erwin Farms Subdivision consisting of 123 residential lots on a 98.198-acre tract of land identified as a portion of Tract 4 of the J. M. Gass Survey, Abstract No. 88, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 104 (PD-104) for Single-Family 10 (SF-10) District land uses, generally located on the southside of North Country Lane east of the intersection of North Country Lane and FM-1141, and take any action necessary.

(17) **SP2026-027 (HENRY LEE) [*THE APPLICANT HAS TABLED THIS CASE TO AUGUST 25, 2026*]**
Discuss and consider a request by Frank Polma of R-Delta Engineers, LLC on behalf of Zach Schultz of Raybrun Electric Cooperative for the approval of a *Site Plan* for a *Golf Driving Range and Commercial Amusement/Recreation Facility* a 39.525-acre parcel of land identified as Lot 1, Block A, Rockwall Hospital Addition and Tract 18 of the J. D. McFarland Survey, Abstract No. 145, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, generally located at the northwest corner of the intersection of Sids Road and S. Goliad Street [SH-205], and take any action necessary.

(18) **SP2026-028 (HENRY LEE)**
Consider a request by Frank Polma of R-Delta Engineers, LLC on behalf of Zach Schultz of Raybrun Electric Cooperative for the approval of an *Amended Site Plan* for a *Soccer Complex* and *Parking Lot Expansion* for an existing *Corporate Campus* (*i.e. Rayburn Electric Cooperative*) being an 18.00-acre tract of land identified as a portion of Lots 2, & 3, Block A, REC Campus Addition, City of Rockwall, Rockwall County, Texas, situated within the SH-205 Overlay (SH-205 OV) District, zoned Planned Development District 44 (PD-44) for Heavy Commercial (HC) District and Commercial (C) District land uses, generally located at the northwest corner of the intersection of S. Goliad Street [SH-205] and Mims Road, and take any action necessary.

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

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

## (VII) DISCUSSION ITEMS

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

- P2026-025: Replat for Lot 30 of the Skyview Country Estate No. 3 Addition **(APPROVED)**
- P2026-027: Final Plat for Lot 1, Block D, Harbor Summit Addition **(APPROVED)**
- Z2026-030: 2026 Update to the OURHometown Vision 2040 Comprehensive Plan **(2ND READING; APPROVED)**
- Z2026-031: Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* for 931 & 935 Lexington Drive **(1ST READING; APPROVED)**
- Z2026-032: Specific Use Permit (SUP) for *Banquet Facility/Event Hall* for 4571 SH-276 **(1ST READING; APPROVED)**
- Z2026-033: Text Amendment to Articles 04 & 13 of the Unified Development Code (UDC) for *Manufactured Housing* **(2ND READING; APPROVED)**
- Z2026-034: Specific Use Permit (SUP) for a *Detached Garage* at 2368 Saddlebrook Lane **(1ST READING; APPROVED)**
- Z2026-035: Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* for 210 Alta Vista Drive **(2ND READING; APPROVED)**
- Z2026-036: Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* for 353 Blanche Drive **(2ND READING; APPROVED)**
- Z2026-037: Amendment to Planned Development District 46 (PD-46) **(2ND READING; APPROVED)**

## (VIII) ADJOURNMENT

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

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

I, Melanie Zavala, Planning and Zoning Coordinator for the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on *August 5, 2026* at 5:00 PM, and remained so posted for at least three (3) business days preceding the scheduled time of said meeting.

# MINUTES

**PLANNING AND ZONING COMMISSION WORK SESSION MEETING**
**CITY HALL, 385 SOUTH GOLIAD STREET, ROCKWALL, TEXAS**
***JULY 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

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

## II. APPOINTMENTS

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

**Director of Planning and Zoning Ryan Miller advised staff would provide ARB recommendations when staff presented 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.*

**Vice-Chairman Schoen 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 Vice-Chairman Schoen 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 *June 14, 2026* Planning and Zoning Commission meeting.

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

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

**Commissioner Roth made a motion to approve the Consent Agenda. Commissioner Brock seconded the motion which passed by a vote of 6-0.**

## V. PUBLIC HEARING ITEMS

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

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

**Senior Planner Bethany Ross presented the request for the subject property located on Saddlebrook Lane. She explained that the Planning and Zoning Commission had previously considered the case on July 14, when it recommended approval of a Specific Use Permit (SUP) for a 1,250-square-foot detached garage, subject to the condition that stone be installed on the front façade of the building. Two days later, the applicant notified staff that they wished to revise the building's size and exterior materials and requested that the case be remanded back to the Planning and Zoning**

**Commission. City Council approved the remand request on July 20. Mrs. Ross stated that the updated proposal reduced the building size to 1,000 square feet and included revised building elevations showing a stone wainscot on the front façade with LP siding on the remaining façades.**

**Wade Stelzer**
**2368 Saddlebrook Lane**
**Rockwall, TX 75032**

**Mr. Stelzer came forward and expressed he is going back to the previous style.**

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

**Commissioner Gilliard asked it was approved previously.**

**Commissioner Roth made a motion to approve Z2026-034. Commissioner Bentley seconded the motion which passed by a vote of 6-0.**

## VI. ACTION ITEMS

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

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

**Planning Technician Angelica Guevara provided a summary of the request, explaining that the applicant is seeking approval of an amended site plan for the demolition, new construction, and renovation of the existing 40,000-square-foot YMCA building. She stated that the application included a site plan, landscape plan, and building elevations. The proposed site plan identifies a building addition, while the elevations show exterior materials consisting primarily of metal panels with limited CMU veneer and limestone. Mrs. Guevara explained that because the property is located within the North SH 205 Overlay District, the building must comply with the General Commercial and General Overlay District architectural standards of the Engineering Design Criteria (EDC). She noted that the proposal requires variances related to roof pitch, primary and secondary building materials, natural stone requirements, architectural elements, four-sided architecture, and building articulation. Mrs. Guevara further explained that the applicant had incorporated several recommendations from the Architectural Review Board (ARB), including the addition of lintel beams above the windows, cast stone lintels above the three windows on the west elevation, and changing the metal panel color from white to dune. However, she noted that the proposed stone element had not been extended to the roof line and that no additional compensatory architectural measures had been proposed. Mrs. Guevara informed the Commission that the ARB reviewed the revised elevations earlier that evening and recommended approval of the building elevations on the condition that the stone element be extended to the roof line. She clarified that the Board's recommendation was to extend the stone to the roof line, rather than above it, after determining during its review that the roof line overhangs the building. Mrs. Guevara concluded by reminding the Commission that approval of the requested variances is a discretionary decision requiring a supermajority vote.**

**Scott Sower**
**4023 Rawlins Street**
**Dallas, TX 75219**

**Mr. Sower came forward and provided details in regard to his request.**

**Commissioner Brock made a motion to approve SP2026-021. Commissioner Roth seconded the motion which passed by a vote of 6-0**

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

**Senior Planner Mr. Henry Lee provided a summary of the request, explaining that the subject property is currently developed with an existing 3,000-square-foot building that originally operated as Jim and Dean's Garage as an automobile repair facility. He stated that the applicant is proposing to convert the building into an office building with an associated photography studio. Mr. Lee explained that the proposed renovations include replacing the existing windows with commercial-style windows, adding canopies, replacing the existing roll-up doors with spandrel glass, and painting the exterior of the building oyster white. He noted that the proposed exterior paint color requires approval of a minor waiver from the Planning and Zoning Commission. Mr. Lee further explained that while the proposed color is a variation of white, similar shades already exist on other buildings within the downtown district, making the request consistent with the character of the surrounding area.**

**Robert Foster**
**110 E. Rusk Street**
**Rockwall, TX 75087**

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

**Commissioner Brock made a motion to approve SP2026-026. Commissioner Roth seconded the motion which passed by a vote of 6-0.**

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

**Senior Planner Bethany Ross provided a summary of the request, explaining that the subject property is located within the Downtown District and that the applicant is requesting a minor waiver to the Downtown District color requirements. She stated that, based on the applicant's submitted exhibit, the proposal is to paint the entire front façade a dark navy blue. Mrs. Ross explained that the EDC require the dominant color of buildings within the Downtown District to consist of muted shades of warm gray, red, green, beige, or brown. Because the proposed dark navy blue does not meet those color requirements, the applicant is requesting a minor waiver. Mrs. Ross concluded by noting that approval of the requested waiver is a discretionary decision of the Planning and Zoning Commission.**

**Criag Tatum**
**2027 Miranda Lane**
**Rockwall, TX 75087**

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

**Vice-Chairman made a motion to approve MIS2026-012. Commissioner Roth seconded the motion which passed by a vote of 6-0.**

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

**Senior Planner Mr. Henry Lee provided a summary of the request, explaining that the applicant is seeking approval to construct a front yard fence on the subject property. He stated that, as shown on the site plan, the property currently contains an existing wrought iron front yard fence along Lillian Street, and the applicant is proposing to extend a matching fence along the Parks Avenue frontage. Mr. Lee explained that the Unified Development Code requires wrought iron front yard fences to have a maximum height of 42 inches, and the proposed fence complies with that requirement by also being 42 inches in height. He noted that while the proposal meets the applicable development standards, approval of a front yard fence remains a discretionary decision of the Planning and Zoning Commission. Mr. Lee further explained that the Unified Development Code requires front yard fences to be compatible with existing fences within the neighborhood, and because the proposed fence matches the existing wrought iron fence already on the property, it appears to be consistent with the surrounding character.**

**Commissioner Bentley asked if the request is front yard since it is a corner lot.**

**Chris Eich**
**601 Parks Avenue**
**Rockwall, TX 75087**

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

**Commissioner Roth made a motion to approve MIS2026-013. Commissioner Bentley seconded the motion which passed by a vote of 6-0.**

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

**Senior Planner Mr. Henry Lee provided a summary of the request, explaining that the subject property is located at 205 Dial Lane and is zoned Single Family-10 (SF-10) District. He stated that, similar to the previous case, the applicant is requesting approval of a front yard fence. Mr. Lee explained that the Unified Development Code requires front yard fences to consist of either a 42-inch wrought iron fence or a 48-inch wood picket fence. In this case, however, the applicant is proposing a 48-inch split rail-style fence with wire attached to the back, as shown in the submitted exhibits. He noted that while a similar fence currently exists on the property, the proposed design does not meet the requirements of the Unified Development Code. Mr. Lee further explained that the Code was amended approximately one year ago to prohibit attaching materials to transparent fencing, and the proposed wire backing would not comply with that requirement. He also noted that the Unified Development Code requires front yard fences to be compatible with surrounding fences. Although there are limited nearby properties, the adjacent neighborhood is primarily characterized by solid wood and wrought iron fencing, making the proposed split rail fence with wire appear inconsistent with the surrounding area.**

**Amanda Dailey**
**205 Dial Lane**
**Rockwall, TX 75087**

**Commissioner Hilliard asked where the gate is located.**

**Commissioner Brock made a motion to approve MIS2026-014. Commissioner Hilliard seconded the motion which passed by a vote of 6-0.**

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

**Senior Planner Mrs. Bethany Ross provided a summary of the request, explaining that the subject property is located within the Downtown District and that the applicant is requesting a minor waiver to the Downtown District color standards. She stated that the applicant is proposing to paint the entire front façade forest green and the front door a deep dark orange. Mrs. Ross explained that the Downtown District standards require the dominant color of buildings to consist of muted shades of warm gray, red, green, beige, or brown. Because the proposed color scheme does not comply with those standards, the applicant is requesting a minor waiver. Mrs. Ross concluded by noting that approval of the requested waiver is a discretionary decision of the Planning and Zoning Commission.**

**Geneve Du Plessis**
**103 San Jacinto**
**Rockwall, TX 75087**

**Mrs. Du Plessis came forward and provided details in regards to her request.**

**Commissioner Roth made a motion to approve MIS2026-015. Commissioner Bentley seconded the motion which passed by a vote of 6-0.**

## 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 August 11, 2026.*

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

**Planning Technician Angelica Guevara explained this request meets all of the requirements for a single-family home in that district.**

**Matt Benedetto**
**205 Meadowdale Street**
**Rockwall, TX 75087**

**Mr. Benedetto came forward and explained they were building a single-family home.**

**Vice-Chairman Schoen advised that this item will come back before the Commission for discussion or action on August 11, 2026.**

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

**Aravind Kanumuru**
**516 N Stodghill**
**Rockwall, TX 75087**

**Mr. Kanumuru explained that he has owned the subject property since 2019 and is requesting approval to subdivide the lot in order to construct a new single-family residence on the vacant portion of the property located behind the existing home. He stated that the property is currently zoned Agricultural and that he is requesting to rezone it to a residential district consistent with the surrounding neighborhood. Mr. Kanumuru noted that the adjacent properties are developed with single-family residences, and his proposal is intended to be compatible with the existing residential character of the area.**

**Vice-Chairman Schoen advised that this item will come back before the Commission for discussion or action on August 11, 2026.**

14. **Z2026-040 (ANGELICA GUEVARA)**
Hold a public hearing to discuss and consider a request by Seth and Lacy Blanck for the approval of a *Specific Use Permit (SUP)* for *Residential Infill in an Established Subdivision* for the purpose of constructing a single-family home on a 0.133-acre parcel of land identified as Block 16 of the Amick Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, situated within the SH-66 Overlay (SH-66 OV) District, addressed as 401 N. Alamo Road, and take any action necessary.

**Planning Technician Angelica Guevara explained that based on the elevations they have provided they do currently meet the requirements for this district.**

**Seth and Lacy Blanck**
**401 N Alamo Road**
**Rockwall, TX 75087**

**Mr. and Mrs. Blanck came forward and provided details in regard to their request.**

**Commissioner Hilliard asked if this would be in the Historic district.**

**Commissioner Bentley asked why they would be using stucco.**

**Commissioner Roth asked what was the percentage of stucco they would be using.**

**Vice-Chairman Schoen advised that this item will come back before the Commission for discussion or action on August 11, 2026.**

15. **Z2026-041 (ANGELICA GUEVARA)**
Hold a public hearing to discuss and consider a request by Alex Flores for the approval of a *Specific Use Permit (SUP)* for *Residential Infill in an Established Subdivision* for the purpose of constructing a single-family home on a 0.1650-acre parcel of land identified as Lot 1232 of the Rockwall Lake Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District land uses, addressed as 248 Russell Drive, and take any action necessary.

**Planning Technician Angelica Guevara explained the request does meet all the density and dimensional requirements with the exception of the garage orientation.**

**Alex Flores**
**466 Renee Drive**
**Rockwall, TX 75087**

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

**Vice-Chairman Schoen advised that this item will come back before the Commission for discussion or action on August 11, 2026.**

16. **Z2026-042 (BETHANY ROSS)**
Hold a public hearing to discuss and consider a request by Jim Freeman and Jenna Lee of Alterra IOS Acquisitions, LLC on behalf of Tommy Truluck of EPES Transport Systems, LLC for the approval of a *Zoning Change* from Heavy Commercial (HC) and Commercial (C) Districts to a Heavy Commercial (HC) District for a five (5) acre tract of land identified as Tract 2-01 of the J .R. Johnson Survey, Abstract No. 128, City of Rockwall, Rockwall County, Texas, zoned Heavy Commercial (HC) and Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, addressed as 2890 S. Goliad Street [*SH-205*], and take any action necessary.

**Senior Planner Bethany Ross explained the zoning change meets all of the comp plan and it will also provide some consistent zoning for this lot.**

**Daniel Box**
**1445 Ross Avenue**
**Dallas, TX 75202**

**Mr. Box explained they are looking into making this site zoning consistent. They are not proposing to change any of the existing improvements.**

**Vice-Chairman Schoen advised that this item will come back before the Commission for discussion or action on August 11, 2026.**

17. **Z2026-043 (HENRY LEE)**
Hold a public hearing to discuss and consider a request by James Roland on behalf Leon and Gracie Walker for the approval of a *Specific Use Permit (SUP)* for *Residential Infill in an Established Subdivision* for the purpose of constructing a single-family home on a 0.651-acre parcel of land identified as Lot 17 of the Maytona Ranch Estates Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 16 (SF-16) District, addressed as 1204 Marilyn Jayne Lane, and take any action necessary.

**Senior Planner Henry Lee provided a brief summary of the request, explaining that the subject property had previously come before the Planning and Zoning Commission as part of a zoning request. He stated that the existing home on the property had been destroyed by fire and that, because the property was zoned Agricultural, the applicant was required to obtain the appropriate residential zoning before moving forward with redevelopment. Mr. Lee explained that the applicant is now requesting approval of a Specific Use Permit to construct a new single-family residence on the property. He also noted that the applicant is scheduled to appear before the Board of Adjustment later that week to request a variance related to the size of the home. Mr. Lee stated that the proposed home is comparable in size to the surrounding residences within the subdivision and that staff did not anticipate any issues with the variance request, which is why staff felt comfortable moving the application forward for consideration.**

**Vice-Chairman Schoen advised that this item will come back before the Commission for discussion or action on August 11, 2026.**

18. **Z2026-044 (ANGELICA GUEVARA)**
Hold a public hearing to discuss and consider a request by Raul Suarez on behalf of Violet Harrington of RERV, LLC for the approval of a *Specific Use Permit (SUP)* for *Residential Infill in an Established Subdivision* for the purpose of constructing a single-family home on a 0.30-acre parcel of land identified as Lot 27 of the Canup Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the SH-205 Overlay (SH-205 OV) District

and the Southside Residential Neighborhood Overlay (SRO) District, generally located at the southeast corner of the intersection of Dickey Street and Sam Buffington Street, and take any action necessary.

**Planning Technician Angelica Guevara explained the request does meet all the density and dimensional requirements with the exception of the garage orientation.**

**Planning Technician Angelica Guevara asked about the roof pitch.**

**Raul Suarez**
**558 Franklin Lane**
**Lavon, TX 75166**

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

**Mr. Glen the architect for the project explained the little raised portion of the roof is because he wanted a little bit of a steeper pitch in the front of that.**

**Vice-Chairman Schoen advised that this item will come back before the Commission for discussion or action on August 11, 2026.**

19. **Z2026-045 (BETHANY ROSS)**
Hold a public hearing to discuss and consider a request by Logan Lindsley of Kimley-Horn and Associates, Inc. on behalf of Kelly Cannell of JWS Land, LTD for the approval of a *Specific Use Permit (SUP)* for a *Medical Office Building that Exceeds 25,000 SF in a General Retail (GR) District* on a 5.1527-acre parcel of land identified as Tract 4-26 of the E. Teal Survey, Abstract No. 207, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 9 (PD-9) for General Retail (GR) District land uses, generally located at the southeast corner of the intersection of Medical Drive and Horizon Road [*i.e. FM-3097*], and take any action necessary.

**Senior Planner Bethany Ross provided a brief summary of the request, explaining that the applicant is requesting approval of a Specific Use Permit because the proposed building exceeds the maximum 25,000-square-foot building size permitted by right within the General Retail District. She stated that the applicant is proposing a 42,000-square-foot building and that it is the Planning and Zoning Commission's responsibility to determine whether the proposed size is appropriate for the location. Mrs. Ross also noted that several of the surrounding commercial buildings exceed 25,000 square feet, indicating that the proposed building size would be consistent with the surrounding development pattern.**

**Vice-Chairman Schoen advised that this item will come back before the Commission for discussion or action on August 11, 2026.**

20. **Z2026-046 (ANGELICA GUEVARA)**
Hold a public hearing to discuss and consider a request by Pascual Mojica on behalf of Robert Wheeler for the approval of a *Specific Use Permit (SUP)* for *Residential Infill in an Established Subdivision* for the purpose of constructing a single-family home on a 0.2548-acre parcel of land identified as Lot 748A of the Rockwall Lake Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District land uses, addressed as 176 Diana Drive, and take any action necessary.

**Planning Technician Angelica Guevara provided a brief summary explaining the request currently does not meet the garage requirements, exterior material requirements or anti-monotony standards.**

**Pascual Mojica**
**2404 Woodland Drive**
**Ennis, TX 75119**

**Mr. Mojica came forward and explained he's working with staff to address comments.**

**Vice-Chairman Schoen advised that this item will come back before the Commission for discussion or action on August 11, 2026.**

21. **Z2026-047 (ANGELICA GUEVARA)**
Hold a public hearing to discuss and consider a request by Pascual Mojica on behalf of Robert Wheeler for the approval of a *Specific Use Permit (SUP)* for *Residential Infill in an Established Subdivision* for the purpose of constructing a single-family home on a 0.2548-acre parcel of land identified as Lot 747A of the Rockwall Lake Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District land uses, addressed as 184 Diana Drive, and take any action necessary.

**Planning Technician Angelica Guevara provided a brief summary explaining the request currently does not meet the garage requirements, exterior material requirements or anti-monotony standards.**

**Pascual Mojica**
**2404 Woodland Drive**
**Ennis, TX 75119**

**Mr. Mojica came forward and explained he's working with staff to address comments.**

**Vice-Chairman Schoen advised that this item will come back before the Commission for discussion or action on August 11, 2026.**

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

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

**Senior Planner Henry Lee provided a summary of the request, explaining that the item is before the Planning and Zoning Commission because the property is located within the City's Extraterritorial Jurisdiction (ETJ). He stated that, under the City's interlocal agreement with the county, plats within the ETJ are reviewed by the county for comment, while the City is responsible for approving the plat. Mr. Lee further explained that, based on the existing configuration of the property and the proposed subdivision of the lot, the applicant will also require a variance to the minimum lot frontage requirements. He noted that the requested variance will be considered as part of the plat approval process.**

**Mike People**
**1700 E. SH-66**
**Rockwall, TX 75087**

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

**Vice-Chairman Schoen advised that this item will come back before the Commission for discussion or action on August 11, 2026.**

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

**Senior Planner Bethany Ross noted that the Architectural Review Board (ARB) reviewed the proposal and provided recommendations to soften the building elevations and create a better architectural transition between the adjacent residential and commercial areas. She explained that the recommendations were intended to improve the compatibility of the proposed development with the surrounding properties.**

**Matthew Smith**
**2701 Sunset Ridge**
**Rockwall, TX 75032**

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

**Vice-Chairman Schoen advised that this item will come back before the Commission for discussion or action on August 11, 2026.**

24. **SP2026-025 (BETHANY ROSS)**
Discuss and consider a request by John Arnold of Erwin Farms SF, LTD for the approval of a *Site Plan* for Erwin Farms Subdivision consisting of 123 residential lots on a 98.198-acre tract of land identified as a portion of Tract 4 of the J. M. Gass Survey, Abstract No. 88, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 104 (PD-104) for Single-Family 10 (SF-10) District land uses, generally located on the southside of North Country Lane east of the intersection of North Country Lane and FM-1141, and take any action necessary.

**Senior Planner Bethany Ross explained this request will go to Parks Board on August 4, 2026.**

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

**Anthony Winkler**
**637 Calvin Drive**
**Heath, TX 75032**

**Mr. Winkler came forward and explained he was building an entertainment center.**

**Commissioner Roth asked what is the height for the poles in the driving range.**

**Vice-Chairman Schoen advised that this item will come back before the Commission for discussion or action on August 11, 2026.**

26. **SP2026-028 (HENRY LEE)**
Discuss and consider a request by Frank Polma of R-Delta Engineers, LLC on behalf of Zach Schultz of Raybrun Electric Cooperative for the approval of an *Amended Site Plan* for a *Soccer Complex* and *Parking Lot Expansion* for an existing *Corporate Campus* (*i.e. Rayburn Electric Cooperative*) being an 18.00-acre tract of land identified as a portion of Lots 2, & 3, Block A, REC Campus Addition, City of Rockwall, Rockwall County, Texas, situated within the SH-205 Overlay (SH-205 OV) District, zoned Planned Development District 44 (PD-44) for Heavy Commercial (HC) District and Commercial (C) District land uses, generally located at the northwest corner of the intersection of S. Goliad Street [SH-205] and Mims Road, and take any action necessary.

**Frank Poma**

**618 Main Street**
**Garland, TX 75040**

**Mr. Polma came forward and provided details in regard to his request.**

**Vice-Chairman Schoen asked if there were any issues if they go synthetic.**

**Vice-Chairman Schoen advised that this item will come back before the Commission for discussion or action on August 11, 2026.**

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

**Senior Planner Bethany Ross explained that the Architectural Review Board (ARB) recommended approval of the proposal with the condition that the canopy be extended to provide coverage across the full front façade of the building. She stated that the recommendation was made to provide protection for employees entering and exiting the building during inclement weather. Mrs. Ross also noted that staff is requesting the applicant provide additional screening along T.L. Townsend Drive to enhance the appearance of the development. ARB did recommend approval that they extend the canopy for the dull front face.**

**Tanner Henson**
**13455 Noel Road**
**Dallas, TX 75240**

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

**Vice-Chairman Schoen advised that this item will come back before the Commission for discussion or action on August 11, 2026.**

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

**Senior Planner Bethany Ross explained that the Architectural Review Board (ARB) recommended approval of the proposal as submitted. She noted, however, that the Board identified a few minor comments regarding the building elevations. Mrs. Ross stated that the door-side elevation appeared to have been inadvertently reversed and should instead match the rear elevation. She also explained that the signage on the passenger-side elevation should be reversed to reflect the correct orientation. In addition, Mrs. Ross noted that murals are not permitted within the City, except in the I-30 corridor, and therefore the mural shown on the elevations will need to be removed or revised prior to the next review.**

**Ethan Kaufman**
**706 S Clark Street**
**Rockwall, TX 75087**

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

**Vice-Chairman Schoen advised that this item will come back before the Commission for discussion or action on August 11, 2026.**

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

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

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

VIII. ADJOURNMENT

**Vice-Chairman Schoen adjourned the meeting at 7:31PM**

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

Dr. Jean Conway, Chairman

Attest:

Melanie Zavala, Planning Coordinator

# CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION MEMORANDUM

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

| | |
|---|---|
| **TO:** | Planning and Zoning Commission |
| **FROM:** | Henry Lee, *Senior Planner* |
| **DATE:** | August 11, 2026 |
| **SUBJECT:** | MIS2026-016; *Alternative Tree Mitigation Settlement Agreement for 1100 E. Washington Street* |

On July 17, 2026, the applicant -- *Brad Bassett of Crosspoint Community Church* -- submitted a development application requesting an *Alternative Tree Mitigation Settlement Agreement* for Crosspoint Community Church. The site plan [*Case No. SP2024-023*] for Crosspoint Community Church was approved by the Planning and Zoning Commission on June 25, 2024. At that time, it was found that no tree mitigation would be required; however, during the civil engineering process the applicant determined that additional trees would need to be removed from the site. The applicant provided staff with an updated treescape plan in July 2026. After staff reviewed the revised treescape plan, it was determined that an *Alternative Tree Mitigation Settlement Agreement* would be required.




*FIGURE 1: AERIAL IMAGE OF THE SUBJECT PROPERTY*

In conformance with staff's comments, the applicant submitted a development application, a letter, and the treescape plan. According to Section 05, *Tree Mitigation Requirements*, or Article 09, *Tree Preservation*, of the Unified Development Code (UDC), for every protected canopy tree over four (4) caliper inches removed, *inch-for-inch* replacement shall be required, and any Eastern Red Cedar over eight (8) feet in height must be replaced with a four (4) inch caliper canopy tree. In this case, the applicant's approved landscape plan incorporated 332 caliper inches and the new treescape plan removes 546 caliper inches.

This leaves a remaining mitigation balance of 214 caliper inches (*i.e. 546 caliper inches – 332 caliper inches = 214 caliper inches*). In accordance with *Tree Mitigation Requirements*, the applicant would be permitted to purchase "...up to 20.00% of the total replacement inches," at $100.00 per inch, and the remaining 80% must be planted on-site. In this case, the applicant would be required to plant 436.8 caliper inches and pay a fee of $10,920 (*i.e. [546 caliper inches * 20%] * $100.00 = $10,920*). At an all-cash consideration, the applicant's remaining mitigation balance is 214 caliper inches or $21,400.00. This exceeds the 20.00% purchase limit described above. Given this, the applicant is requesting an *Alternative Tree Mitigation Settlement Agreement* in accordance with Section 05(G), *Tree Mitigation Requirements*, or Article 09, *Tree Preservation*, of the Unified Development Code (UDC).

According to Subsection (G), *Alternative Tree Mitigation Settlement Agreement*, of Article 09, *Tree Preservation*, of the Unified Development Code (UDC), "(i)n certain cases, the City Council -- *upon recommendation from the Planning and Zoning Commission* -- may consider an *Alternative Tree Mitigation Settlement Agreement* where, due to hardship, the applicant is unable to meet the requirements of this Article or where it is determined that adherence to the tree mitigation requirements will create a hardship for an applicant. These funds will be used for planting trees in the City's parks, medians, streets rights-of-way, or other similar areas as determined by the Parks and Recreation Department." In this case, the applicant is proposing to pay the remaining tree mitigation balance of $21,400.00 in full. All requests for an *Alternative Tree Mitigation Settlement Agreement* are discretionary decisions for the Planning and Zoning Commission and City Council. Should the Planning and Zoning Commission have any questions concerning the applicant's request, staff and the applicant will be available during the *August 11, 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 ($500.00 + $20.00 ACRE) [1]
- ☐ PRELIMINARY PLAT ($500.00 + $20.00 ACRE) [1]
- ☐ FINAL PLAT ($500.00 + $20.00 ACRE) [1]
- ☐ REPLAT ($500.00 + $20.00 ACRE) [1&3]
- ☐ AMENDING OR MINOR PLAT ($500.00)
- ☐ PLAT REINSTATEMENT REQUEST ($200.00)

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

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

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

***NOTES:***
[1]: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.
[2]: A **$2,500.00** FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.
[3]: AN ADDITIONAL FEE OF **$150.00** WILL BE REQUIRED FOR THE COST OF NOTIFICATIONS.

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

## PROPERTY INFORMATION [PLEASE PRINT]

| | | | | | |
|---|---|---|---|---|---|
| ADDRESS | 1100 E. Washington St. | | | | |
| SUBDIVISION | Park Station | LOT | 1 | BLOCK | A |
| GENERAL LOCATION | | | | | |

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

| | | | |
|---|---|---|---|
| CURRENT ZONING | | CURRENT USE | |
| PROPOSED ZONING | | PROPOSED USE | |
| ACREAGE | LOTS [CURRENT] | | LOTS [PROPOSED] |

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

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

| | | | |
|---|---|---|---|
| ☐ OWNER | Crosspoint Community Church | ☐ APPLICANT | |
| CONTACT PERSON | Brad Bassett | CONTACT PERSON | |
| ADDRESS | PO Box 1015 | ADDRESS | |
| | | | |
| CITY, STATE & ZIP | Rockwall, TX 75087 | CITY, STATE & ZIP | |
| PHONE | [redacted] | PHONE | |
| E-MAIL | | E-MAIL | |

## NOTARY VERIFICATION [REQUIRED]

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

*"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF* $ 200.00 *TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 29th *DAY OF* July *20* 26 *BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."*

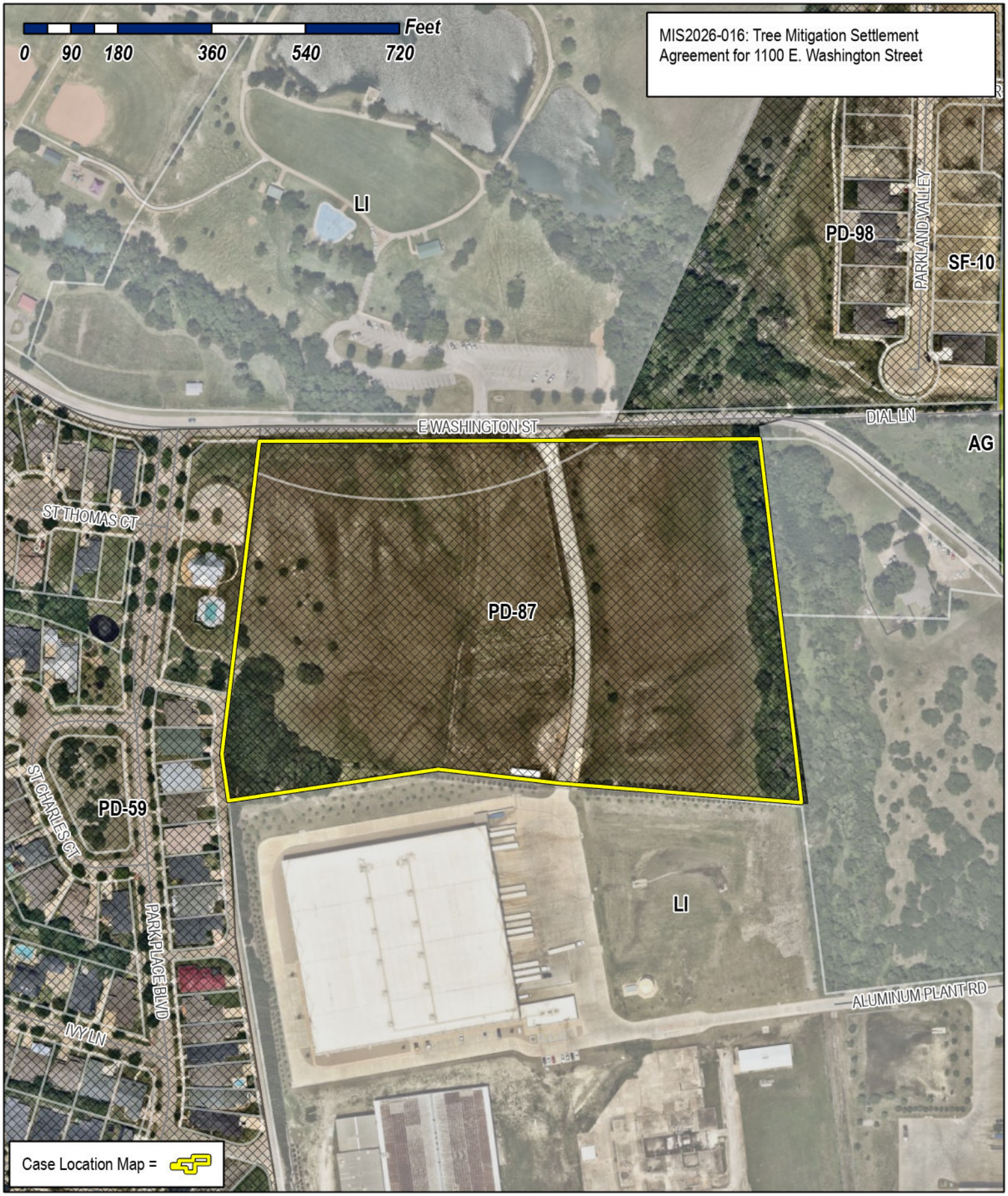
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 29 DAY OF July 20 26

OWNER'S SIGNATURE Brad Bassett

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Alexa Cox

Notary ID #135549774
My Commission Expires
February 27, 2030

MY COMMISSION EXPIRES Feb 27, 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.

Crosspoint
COMMUNITY CHURCH

July 30, 2026

Ryan Miller
Planning Director
City of Rockwall
385 Goliad St.
Rockwall, TX 75087

Re: Crosspoint Church Tree Mitigation

Dear Ryan:

Following a review of the Treescape Plan by Henry Lee on July 24, 2026, Crosspoint Church wishes to pay 100% of the total caliper inch deficiency on our site. According to the email dated July 24, 2026, our Treescape Plan shows the following—

| | |
|---|---|
| Trees removed (caliper inches) | 546 |
| Trees replaced per plans | 332 |
| Deficit (caliper inches) | 214 |

Based on the current fee structure provided, Crosspoint will pay the full, 100% amount of $21,400 instead of attempting to place as many as 70+ additional canopy trees on our site.

It is our understanding that the fee will be used by the City Parks and Recreation Department to plant trees in city parks and green spaces across the city.

Please advise of our next steps and provide me with an invoice for the Tree Mitigation fee upon your approval.

Sincerely,

Brad Bassett
Crosspoint Church

LEGEND:
IRF = 1/2" IRON ROD FOUND
IRS = 1/2" IRON ROD SET W/GREEN CAP "RLS 5664"
POWER POLE
(SSMH) SANITARY SEWER MANHOLE
WATER MAIN VALVE
FIRE HYDRANT
PIPE BOLLARD

E. WASHINGTON STREET
ASPHALT PARK ENTRY
BACK OF CURB
EDGE OF ASPHALT
POINT OF BEGINNING
1/2" IRF W/BLUE CAP "SMT-RDS" (CM)
CONC. WALK
OVERHEAD COMMUNICATION LINE
AT&T BOX
AT&T PED.
20' SWB ESM'T VOL. 109, PG. 39
BELL SYSTEM MANHOLE
18" RCP W/HEADWALLS
N89°55'27"E 513.72'
FND P.K. NAIL
CURVE AHEAD SIGN
S89°37'18"W 445.39'
1/2" IRF
BRICK PLANTER WITH ENTRY SIGN AND WALK
ALUMINUM PLANT ROAD
25' B.L.
BARB AND 3wr WIRE FENCE
60' INGRESS & EGRESS DRAINAGE AND UTILITY ESMT.
LOT 1
BLOCK A
SOROPTIMIST ROCKWALL CHILDRENS HOME
CABINET B, SLIDE 379
P.R.R.C.T.
3/8" IRF
1/2" IRF 1.1' WEST OF LINE
4' CLF
S06°36'08"E 718.44'
Tree Area
Approx. Limit of Tree Survey on 7-21-26
Tree Area
BARB AND NET WIRE FENCE
8' TALL CHAINLINK FENCE
BARB AND NET WIRE FENCE

PARK PLACE BLVD.
ST. THOMAS COURT
AMENDED PLAT PARK PLACE WEST, PHASE II ADDITION CABINET C, SLIDE 100 P.R.R.C.T.
15' SANITARY SEWER ESM'T VOL. 4925, PG. 85
S07°39'16"W 386.48'
BLOCK X, LOT 2
N07°24'46"E 603.41'
1/2" IRF "RSCF"
20' SWB ESM'T VOL. 04554, PG. 110
12
"Y" INLET TOP 543.60
1/2" IRF W/YELLOW CAP "RSCF" (CM)
20' ALLEY
FLOW
EX. SSMH RIM 547.50 F.L. IN 541.60 F.L. OUT 540.90
ST. CHARLES COURT
PARK PLACE BLVD
BLOCK C
1/2" IRF W/EASEMENT CAP
PHONE PED.
N04°54'22"W 106.41'
S83°42'43"E 243.87'
PIPE FENCE POST
N83°19'09"W 274.94'
8' TALL CLF
GATE
OVERHEAD
TEXAS POWER & LIGHT CO. EASEMENT VOL. 49, PG. 184
** BOLLARDS AT ENTRY KEY PAD
CONCRETE BASE W/CUT OFF POWER POLE
N85°33'11"W 435.64'
S58°58'39"E 185.99'
S81°31'05"W 407.41'
APPROX 0.58 ACRES AREA OF FENCE OVER PROPERTY LINE
EX. SSMH RIM 556.50 F.L. IN 551.50 F.L. OUT 550.75
FIRE HYDRANT AND WATER METER
CONCRETE PAVED ALLEY
20' ALLEY
ST. CHARLES COURT
PARK PLACE BLVD
20' ALLEY
1 2 3 4 5 6 7 8

LOT 2, BLOCK 1
INDALLOY ADDITION
R.C.F.C'S No. 20200000019991
R.P.R.R.C.T.

MAGNETIC

GRAPHIC SCALE
50 0 25 50 100 200
( IN FEET )
1 inch = 50 ft.

TREE LIST 7-21-2026:

| | | | |
|---|---|---|---|
| 1 14" ASH | 51 5" Hackberry | 101 9" Tickle Tongue | 151 6" Hackberry |
| 2 12" Hackberry | 52 7" Elm | 102 6" Hackberry | 152 4" Hackberry |
| 3 2-11" Cedar Elms | 53 10' Cedar | 103 8" Bois-de-Arc | 153 7" Hackberry |
| 4 10" Hackberry | 54 17" Elm | 104 6" Hackberry | 154 8" Hackberry |
| 5 4" Ash | 55 12" Cedar | 105 12" Hackberry | 155 8" Cedar |
| 6 5"/4" Ash | 56 7" Elm | 106 14"/12"/10" Bois-de-Arcs | 156 4" Ash |
| 7 5" Ash | 57 11" Elm | 107 8" Hackberry | 157 4" Cedar |
| 8 4" Cedar | 58 4" Elm | 108 9" Hackberry | 158 6" Cedar |
| 9 7" Hackberry | 59 4" Cedar | 109 7" Bois-de-Arc | 159 8" Hackberry |
| 10 14" Hackberry | 60 10" Cedar | 110 6" Hackberry | 160 6" Hackberry |
| 11 8" Hackberry | 61 5" Cedar | 111 7" Hackberry | 161 11" Hackberry |
| 12 11" Hackberry | 62 9" Hackberry | 112 16" Bois-de-Arc | 162 10" Hackberry |
| 13 5" Hackberry | 63 9" Hackberry | 113 14" Hackberry | 163 8" Pear |
| 14 11" Hackberry | 64 4" Elm | 114 7" Hackberry | 164 6" Hackberry |
| 15 14" Ash | 65 4" Cedar | 115 4" Cedar | 165 5" Hickory |
| 16 14"/10"/8" Bois-de-Arc | 66 10" Elm | 116 9" Hickory | 166 2-8" Hickorys |
| 17 5" Bois-de-Arc | 67 9" Bois-de-Arc | 117 5" Ash | 167 6" Hackberry |
| 18 10" Hackberry | 68 10" Cedar | 118 5" Chinaberry | 168 5" Hackberry |
| 19 6" Hackberry | 69 13" Cedar | 119 4" Pear | 169 4" Hackberry |
| 20 5" Tickle Tongue | 70 14" Cedar | 120 13" Cottonwood | 170 17" Elm |
| 21 8" Ash | 71 6" Cedar | 121 10" Cedar | 171 7"/5" Hackberries |
| 22 5" Hackberry | 72 14" Cedar | 122 10"/8" Cedars | 172 6" Hackberry |
| 23 5" Hackberry | 73 7" Hackberry | 123 4" Holly | 173 15" Cedar |
| 24 4" Hackberry | 74 6" Hickory | 124 4" Hackberry | 174 8" Hackberry |
| 25 14" Hackberry | 75 6" Hickory | 125 6" Hackberry | 175 16" Cedar |
| 26 8" Hackberry | 76 4" Cedar | 126 14" Hackberry | 176 9" Hackberry |
| 27 8" Hackberry | 77 4" Elm | 127 18" Bois-de-Arc | 177 9" Hackberry |
| 28 17" Bois-de-Arc | 78 5" Cedar | 128 8" Hackberry | 178 5" Hackberry |
| 29 10" Bois-de-Arc | 79 16" Cedar | 129 8" Hackberry | 179 8"/6"/4" Cedars |
| 30 14" Hackberry | 80 12"/6" Hackberries | 130 4" Elm | 180 6" Hackberry |
| 31 8" Cedar | 81 8" Bois-de-Arc | 131 4" Hackberry | 181 4" Hackberry |
| 32 5" Hackberry | 82 8" Hackberry | 132 2-14" Elms | 182 8" Cedar |
| 33 6" Hackberry | 83 7" Cedar | 133 4" Hickory | 183 6" Hackberry |
| 34 12" Bois-de-Arc | 84 8" Cedar | 134 5" Hackberry | 184 9" Hackberry |
| 35 12" Bois-de-Arc | 85 5" Cedar | 135 5" Cedar | 185 10" Cedar |
| 36 10" Bois-de-Arc | 86 10" Cedar | 136 7" Elm | 186 8" Ash |
| 37 9" Bois-de-Arc | 87 6" Ash | 137 14" Hackberry | 187 17" Elm |
| 38 5" Bois-de-Arc | 88 16" Cottonwood | 138 8" Hackberry | 188 6" Hackberry |
| 39 6" Bois-de-Arc | 89 8" Cedar | 139 14" Bois-de-Arc | 189 17" Cedar |
| 40 8" Bois-de-Arc | 90 10" Cedar | 140 6" Pecan | 190 12" Bois-de-Arc |
| 41 6" Elm | 91 8" Cedar | 141 2-10" Hackberries | 191 10" Hackberry |
| 42 18" Ash | 92 8" Cedar | 142 5" Hackberry | 192 18" Bois-de-Arc |
| 43 8" Cedar | 93 10" Cedar | 143 8" Hackberry | 193 8" Bois-de-Arc |
| 44 8" Cedar | 94 6" Cedar | 144 7" Hackberry | 194 12"/8" Hackberries |
| 45 12" Bois-de-Arc | 95 7" Cedar | 145 10" Hackberry | 195 10" Elm |
| 46 8" Hackberry | 96 9" Cedar | 146 14" Hackberry | 196 8" Hackberry |
| 47 7" Cedar Elm | 97 4" Cedar | 147 6" Cedar | 197 10" Hackberry |
| 48 7" Cedar | 98 6" Cedar | 148 9" Hackberry | 198 12" Hackberry |
| 49 6" Hackberry | 99 4" Hackberry | 149 9" Hackberry | 199 10" Hackberry |
| 50 12" Bois-de-Arc | 100 13" Cedar | 150 9" Hackberry | |


Prepared by:
James M. Anderson
1195 Lake Glen Circle
Rockwall, Texas 75087
Phone: 214-548-2042
Email: jma90266@gmail.com


TREE LIST

CROSSPOINT COMMUNITY CHURCH ADDITION
14.93 ACRES
A Replat of Lot 1, Block A
Park Station Addition
an Addition to the City of Rockwall
Document No. 20220000021178
O.P.R.R.C.T.
R. Ballard Survey, Abstract No. 29
City of Rockwall, Rockwall County, Texas

Date: 07-21-2026

# CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

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


| | |
|---|---|
| **TO:** | Planning and Zoning Commission |
| **DATE:** | August 11, 2026 |
| **APPLICANT:** | Matt Benedetto |
| **CASE NUMBER:** | Z2026-038; *Specific Use Permit (SUP) for a Residential Infill Adjacent to an Established Subdivision at 521 Renfro Street* |

## SUMMARY

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

## BACKGROUND

The subject property was annexed sometime between April 1911 and April 1934 according to the City's 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. On May 4, 2026, the City Council approved a Replat [*i.e. Case No. P2026-013*] for the purpose of combining two (2) parcels of land into one (1) new lot to facilitate the future sale and development of the property.

## PURPOSE

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

## ADJACENT LAND USES AND ACCESS

The subject property is located at 521 Renfro Street. The land uses adjacent to the subject property are as follows:

*North*: Directly north of the subject property is a 0.5-acre tract of land [*i.e. Tract 13 of the R. Ballard Survey, Abstract No. 29*] developed with a single-family home and zoned Single-Family 7 (SF-7) District. North of this are multiple lots that make up part of Phase 2 of the Park Place West Addition, which consists of 92 lots, is 100% developed, and has been in existence since August 8, 2005. These lots are zoned Planned Development District 59 (PD-59). Beyond this are four (4) parcels of land [*i.e.301, 303, 305 & 401 Renfro Street*] developed with single-family homes. All of these lots are zoned Single-Family 7 (SF-7) District.

*South*: Directly south of the subject property are four (4) parcels of land [*i.e. 601, 605, 607 & 609 Renfro Street*] which make up three (3) different subdivisions [*i.e. Las Primers, Renfro Place South, and Abbott Addition*]. These lots are developed with single-family homes and are zoned Single-Family 7 (SF-7) District. Beyond this is Phase 3 of the Park Place West Subdivision, which consists of 82 lots, is 96.34% developed and has been in existence since May 21, 2018. All of these lots are zoned Planned Development District 59 (PD-59). South of this is Park Place

Boulevard, which is classified as a *Minor Collector* on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

*East*: Directly east of the subject property are three (3) parcels of land [*i.e. 602, 608 & 614 Angela Crescent Street*] developed with single-family homes. Beyond this is Angela Crescent Street, which is classified as a R2 (*i.e. residential, two [2] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. East of this are various lots that make up the remainder of Phase 3 of the Park Place West Subdivision, which consists of 82 lots, is 96.34% developed and has been in existence since May 21, 2018. All of these lots are zoned Planned Development District 59 (PD-59).

*West*: Directly west of the subject property is Renfro Street, which is classified as a R2 (*i.e. residential, two [2] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is a 2.6-acre tract of land [*i.e. Tract 65 of the R. Ballard Survey, Abstract No.29*] developed with a single-family home and a vacant 6.6-acre parcel of land [i.e. Lot 8, Block A, Richard Harris #2 Addition. West of this are various parcels of land that make up part of two (2) different subdivisions [*i.e. B.F. Boydston, & Harris Subdivisions*]. These properties are all zoned Two-Family (2F) District.

*MAP 1: LOCATION MAP*
*YELLOW: SUBJECT PROPERTY*




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

Article 13, *Definitions*, of the Unified Development Code (UDC) defines *Residential Infill in or Adjacent to an Established Subdivision* as "(t)he new development of a single-family home or duplex on an existing vacant or undeveloped parcel of land or the redevelopment of a developed parcel of land for a new single-family home or duplex within an established subdivision that is mostly or entirely built-out." An *established subdivision* is further defined in Subsection 02.03(B) (11) of Article 04, *Permissible Uses*, of the UDC as "…a subdivision that consists of five (5) or more lots, that is 90% developed, and that has been in existence for more than ten (10) years." In this case, the subject property is within 500-feet of Phase 2 of Park Place West Subdivision which has been in existence since August 8, 2005, consists of 92 lots, and is considered to be 100%

developed. The *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the UDC, requires a Specific Use Permit (SUP) for *Residential Infill in or Adjacent to an Established Subdivision* in all single-family zoning districts, the Two-Family (2F) District, the Downtown (DT) District, and the Residential-Office (RO) District. This property, being within 500-feet of an established subdivision and being zoned Single-Family 7 (SF-7) District, requires a Specific Use Permit (SUP).

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

| Housing Design and Characteristics | Existing Housing on Renfro Street | Proposed Housing |
|---|---|---|
| Building Height | One (1) & Two (2) Story | Two (2) Story |
| Building Orientation | All of the homes are oriented toward Renfro Street. | The front elevation of the home will face Renfro Street |
| Year Built | 1925-1998 | *N/A* |
| Building SF on Property | 960 SF – 3,306 SF | 4,968 SF |
| Building Architecture | Mostly Single-Family Homes | Comparable Architecture to the Surrounding New Single-Family Homes |
| Building Setbacks: | | |
| Front | 20-Feet or Greater | 40-Feet |
| Side | Estimated between zero (0) and greater than ten (10) feet. | X> 6-Feet |
| Rear | The rear yard setbacks appear to be greater than ten (10) feet. | X>10-Feet |
| Building Materials | Brick and Siding | Siding & Stone |
| Paint and Color | Grey, White, Red, Blue, Yellow | N/A |
| Roofs | Composite & Asphalt Shingles | Composite Shingle |
| Driveways/Garages | Driveways all front the same street the single-family home faces. Front-facing and some with no garages. | The proposed garage will be a side-entry garage. |

Overall, the proposed single-family home generally meets all of the density and dimensional requirements for the Single Family 7 (SF-7) District as stipulated by the Unified Development Code (UDC). For the purpose of comparing the proposed home to the existing single-family housing located adjacent to or in the vicinity of the *subject property*, staff has provided photos of the properties along Renfro Street and the proposed building elevations in the attached packet. The approval of this request is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission and a finding that the proposed house will not have a negative impact on the existing subdivision.

## NOTIFICATIONS

On July 21, 2026, staff mailed 72 notices to property owners and occupants within 500-feet of the subject property. Staff also notified the Park Place Homeowner's Association (HOA), which is the only HOA within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). At the time this report was written, staff had received four (4) notices back in favor of the applicant's request.

## CONDITIONS OF APPROVAL

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

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

(a) The development of the *Subject Property* shall generally conform to the *Residential Plot Plan* as depicted in *Exhibit 'B'* of the draft ordinance.

(b) The construction of a *single-family home* on the *Subject Property* shall generally conform to the *Building Elevations* depicted in *Exhibit 'C'* of the draft ordinance; and,

(c) Once construction of the single-family home has been completed, inspected, and accepted by the City, the Specific Use Permit (SUP) shall expire, and no further action by the property owner shall be required.

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

# DEVELOPMENT APPLICATION

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

**STAFF USE ONLY**
**PLANNING & ZONING CASE NO.**

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

**DIRECTOR OF PLANNING:**

**CITY ENGINEER:**

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

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

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

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

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

***NOTES:***
[1]: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.
[2]: A ***$2,500.00*** FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.
[3]: AN ADDITIONAL FEE OF ***$150.00*** WILL BE REQUIRED FOR THE COST OF NOTIFICATIONS.

## PROPERTY INFORMATION [PLEASE PRINT]

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

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

| | | | |
|---|---|---|---|
| CURRENT ZONING | | CURRENT USE | |
| PROPOSED ZONING | | PROPOSED USE | |
| ACREAGE | .637 Acre | LOTS [CURRENT] | 1 |
| LOTS [PROPOSED] | 1 | | |

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

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

| | | | |
|---|---|---|---|
| ☐ OWNER | Steven Stanley | ☐ APPLICANT | Matt Benedetto |
| CONTACT PERSON | | CONTACT PERSON | Highview Homes |
| ADDRESS | [redacted] | ADDRESS | [redacted] |
| CITY, STATE & ZIP | | CITY, STATE & ZIP | |
| PHONE | | PHONE | |
| E-MAIL | | E-MAIL | |

## NOTARY VERIFICATION [REQUIRED]

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

*"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF* $ 370.00 *TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 13th *DAY OF* July *20*26*. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."*

*GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE* 13 *DAY OF* July *20*26

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

*OWNER'S SIGNATURE* Steven B Stanley

*NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS* Shannon Greenberg

*MY COMMISSION EXPIRES* 12-04-2026




# City of Rockwall

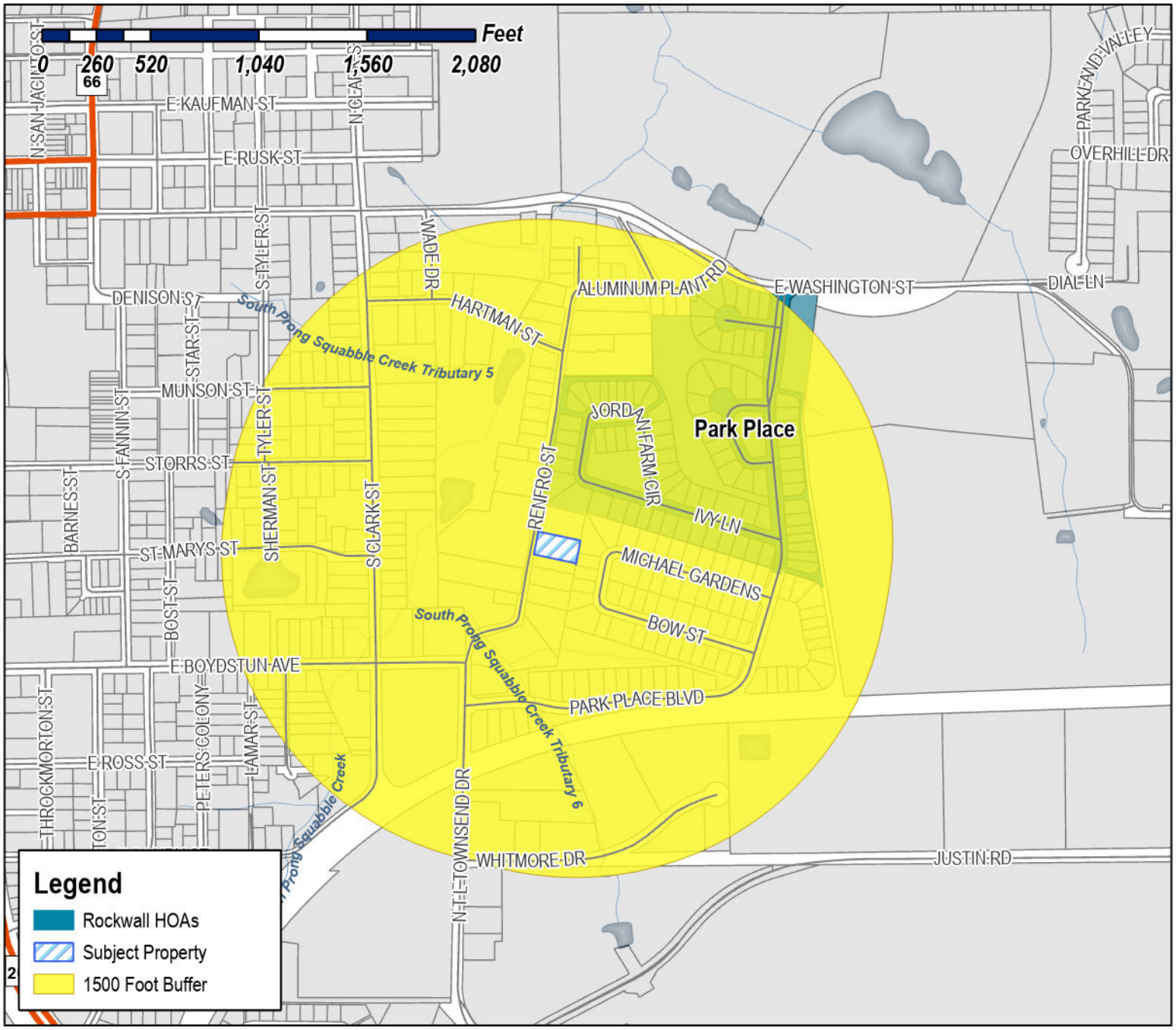
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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.

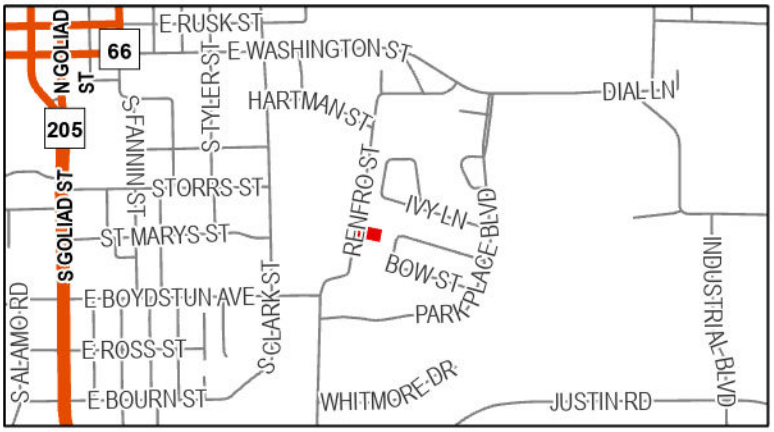
# City of Rockwall

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




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

| | |
|---|---|
| **From:** | Zavala, Melanie |
| **Cc:** | Miller, Ryan; Lee, Henry; Ross, Bethany; Guevara, Angelica |
| **Subject:** | Neighborhood Notification Program [ Z2026-038] |
| **Date:** | Wednesday, July 22, 2026 10:36:21 AM |
| **Attachments:** | Public Notice (07.21.2026).pdf<br>HOA Map (07.14.2026).pdf |

HOA/Neighborhood Association Representative:

Per your participation in the Neighborhood Notification Program, you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning case that will be published in the Rockwall Herald Banner on Friday, July 24, 2026. The Planning and Zoning Commission will hold a public hearing on Tuesday, August 11, 2026 at 6:00 PM, and the City Council will hold a public hearing on Monday, August 17, 2026 at 6:00 PM. Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

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

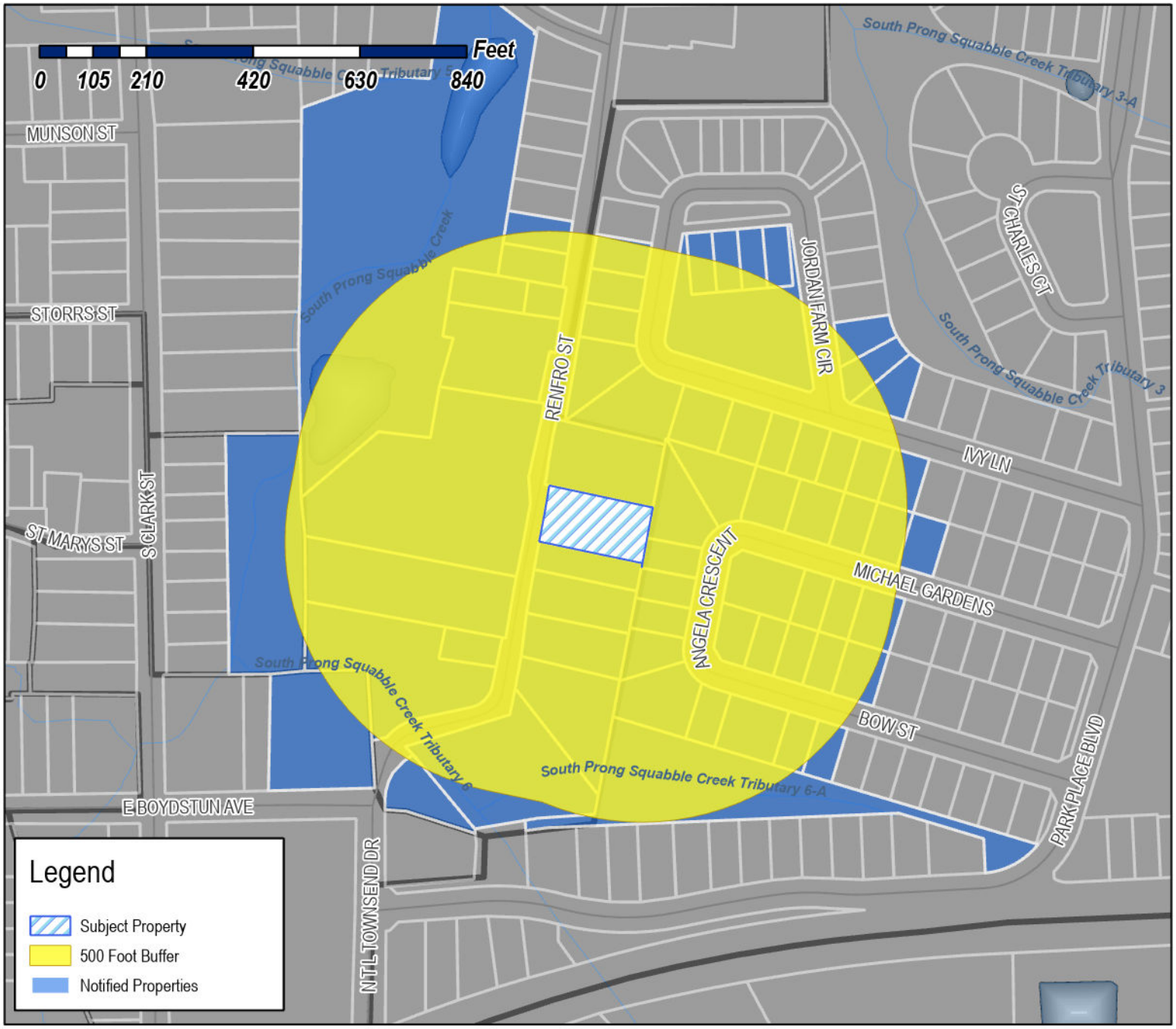
Z2026-038: SUP for Residential Infill
Hold a public hearing to discuss and consider a request by Matt Benedetto on behalf Steven Stanley for the approval of a Specific Use Permit (SUP) for Residential Infill Adjacent to an Established Subdivision for the purpose of constructing a single-family home on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

*Melanie Zavala*
Planning & Zoning Coordinator | Planning Dept.| City of Rockwall
385 S. Goliad Street | Rockwall, TX 75087
Planning & Zoning Rockwall
972-771-7745 Ext. 6568

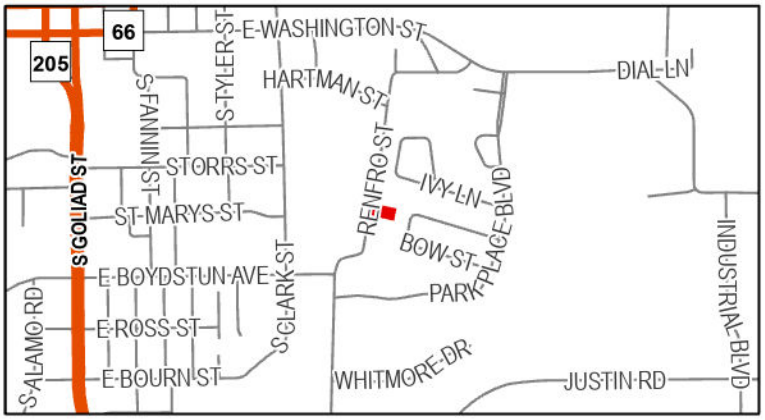
# City of Rockwall

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

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**Zoning:** Single-Family 7 (SF-7) District
**Case Address:** 521 Renfro Street




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

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

LADD JESSE & TAMMY
1001 MICHAEL GARDENS
ROCKWALL, TX 75087

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

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

BREWER ROBERT AND GAYLE
1004 MICHAEL GARDENS
ROCKWALL, TX 75087

MILLER MARION F
1005 BOW ST.
ROCKWALL, TX 75087

MOSELEY TIM AND MELISSA
1007 MICHAEL GARDENS
ROCKWALL, TX 75087

BRIDGES SANDRA DAVIS
1008 IVY LANE
ROCKWALL, TX 75087

RESIDENT
1009 IVY LN
ROCKWALL, TX 75087

LUTES GREGORY AND SUSAN
1009 BOW ST
ROCKWALL, TX 75087

RESIDENT
1010 BOW ST
ROCKWALL, TX 75087

DANIELS JERRY RONALD
1011 MICHAEL GARDENS
ROCKWALL, TX 75087

HOLLEY TERRY AND LIBBY
1012 MICHAEL GARDENS
ROCKWALL, TX 75087

STEWART ROBIN
1013 BOW STREET
ROCKWALL, TX 75087

MANZ CHARLES & CHRISTAL
1014 Bow St
Rockwall, TX 75087

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

JONES RONALD AND MARILYN
1015 MICHAEL GARDENS
ROCKWALL, TX 75087

FOX KARA ANN KENNIMER
1016 MICHAEL GARDENS
ROCKWALL, TX 75087

RESIDENT
1017 BOW ST
ROCKWALL, TX 75087

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

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

BREZIK JAMES AND ROBIN
1020 MICHAEL GDNS
ROCKWALL, TX 75087

DAVIDSON HENDRICA
1021 BOW ST
ROCKWALL, TX 75087

CANO OSCAR AND NANCY
1025 MICHAEL GARDENS
ROCKWALL, TX 75087

OLIVARES JAIME
1209 QUAIL DR
GARLAND, TX 75040

HOGUE MIKE AND VICKY
1498 HUBBARD DR
FORNEY, TX 75126

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

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

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

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

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

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

RESIDENT
410 RENFRO ST
ROCKWALL, TX 75087

RESIDENT
412 RENFRO ST
ROCKWALL, TX 75087

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

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

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

ROGERS PAULA S
429 JORDAN FARM CIR
ROCKWALL, TX 75087

RESIDENT
434 JORDAN FARM CIR
ROCKWALL, TX 75087

CONWAY MICHAEL AND JEAN
435 JORDAN FARM
ROCKWALL, TX 75087

RESIDENT
500 RENFRO ST
ROCKWALL, TX 75087

SAMPLES ELVA NELL
502 RENFRO ST
ROCKWALL, TX 75087

SAMPLES ELVA NELL
502 RENFRO ST
ROCKWALL, TX 75087

RESIDENT
506 RENFRO ST
ROCKWALL, TX 75087

RESIDENT
507 RENFRO ST
ROCKWALL, TX 75087

RESIDENT
601 RENFRO ST
ROCKWALL, TX 75087

RESIDENT
601 RENFRO ST
ROCKWALL, TX 75087

KIMBALL AARON AND LEANNA
602 ANGELA CRESCENT
ROCKWALL, TX 75087

HOGUE CAROLYN SUE
602 RENFRO
ROCKWALL, TX 75087

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

RESIDENT
606 RENFRO ST
ROCKWALL, TX 75087

HARRINGTON DEBORAH
607 RENFRO ST
ROCKWALL, TX 75087

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

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

ABBOTT TODD & WHITNEY
619 RENFRO STREET
ROCKWALL, TX 75087

RATLEY GLORIA ANN
620 ANGELA CRESCENT
ROCKWALL, TX 75087

KNOERR KELLIE MICHELLE
626 Angela Cres
Rockwall, TX 75087

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

RESIDENT
709 E BOYDSTUN AVE
ROCKWALL, TX 75087

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

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

RESIDENT
886 IVY LN
ROCKWALL, TX 75087

BARRIER CHRISTIA A
891 IVY LN
ROCKWALL, TX 75087

GLENN CAITLIN
892 IVY LN
ROCKWALL, TX 75087

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

MARSHA MASON REVOCABLE TRUST
901 IVY LN
ROCKWALL, TX 75087

STINEBAUGH DEANNA
905 IVY LANE
ROCKWALL, TX 75087

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

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

ALLISON DEANNA JO
PO BOX 1624
ROCKWALL, TX 75087

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

HOWELL RONALD L AND MICHELE L
PO BOX 761
ROCKWALL, TX 75087

# PUBLIC NOTICE

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

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

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

**Z2026-038: SUP for Residential Infill**

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

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on *Tuesday, August 11, 2026 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, August 17, 2026 at 6:00 PM*. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

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

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

Your comments must be received by *Monday, August 17, 2026 at 4:00 PM* to ensure they are included in the information provided to the City Council.

Sincerely,

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

USE THIS QR CODE TO GO DIRECTLY TO THE WEBSITE

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

PLEASE RETURN THE BELOW FORM

**Case No. Z2026-038: SUP for Residential Infill**

**Please place a check mark on the appropriate line below:**

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

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

Name:

Address:

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

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

# ZONING & SPECIFIC USE PERMIT
# INFORMATION FORM

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

**CASE NUMBER** Z2026-038

**PLEASE PLACE A CHECK MARK ON THE APPROPRIATE LINE BELOW.**

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

**NAME** John and Julie Wardell

**ADDRESS** [redacted]

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

This home and family will be a great addition to this area.

**PLEASE CHECK ALL THAT APPLY.**

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

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

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

PLEASE RETURN THE BELOW FORM

**Case No. Z2026-038: SUP for Residential Infill**

**Please place a check mark on the appropriate line below:**

[X] I am in favor of the request for the reasons listed below.

[ ] I am opposed to the request for the reasons listed below.

Would love to see a beautiful home there. Matt is a great guy and wonderful builder — he built our home in Park Place and we love it. Can only increase our property value.

Name: Melissa Moseley

Address: [redacted]

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.

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# ZONING & SPECIFIC USE PERMIT
# INFORMATION FORM

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

**CASE NUMBER** Z2026-038

**PLEASE PLACE A CHECK MARK ON THE APPROPRIATE LINE BELOW.**

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

**NAME** Michael Mishler

**ADDRESS** [redacted]

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

Will be great neighbors to Park Place.

**PLEASE CHECK ALL THAT APPLY.**

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

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- ☐ I read about the request in the Rockwall Herald Banner
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- ☐ Other:

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# INFORMATION FORM

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

**CASE NUMBER** Z2026-038

**PLEASE PLACE A CHECK MARK ON THE APPROPRIATE LINE BELOW.**

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

**NAME** Robert Brewer

**ADDRESS** [redacted]

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

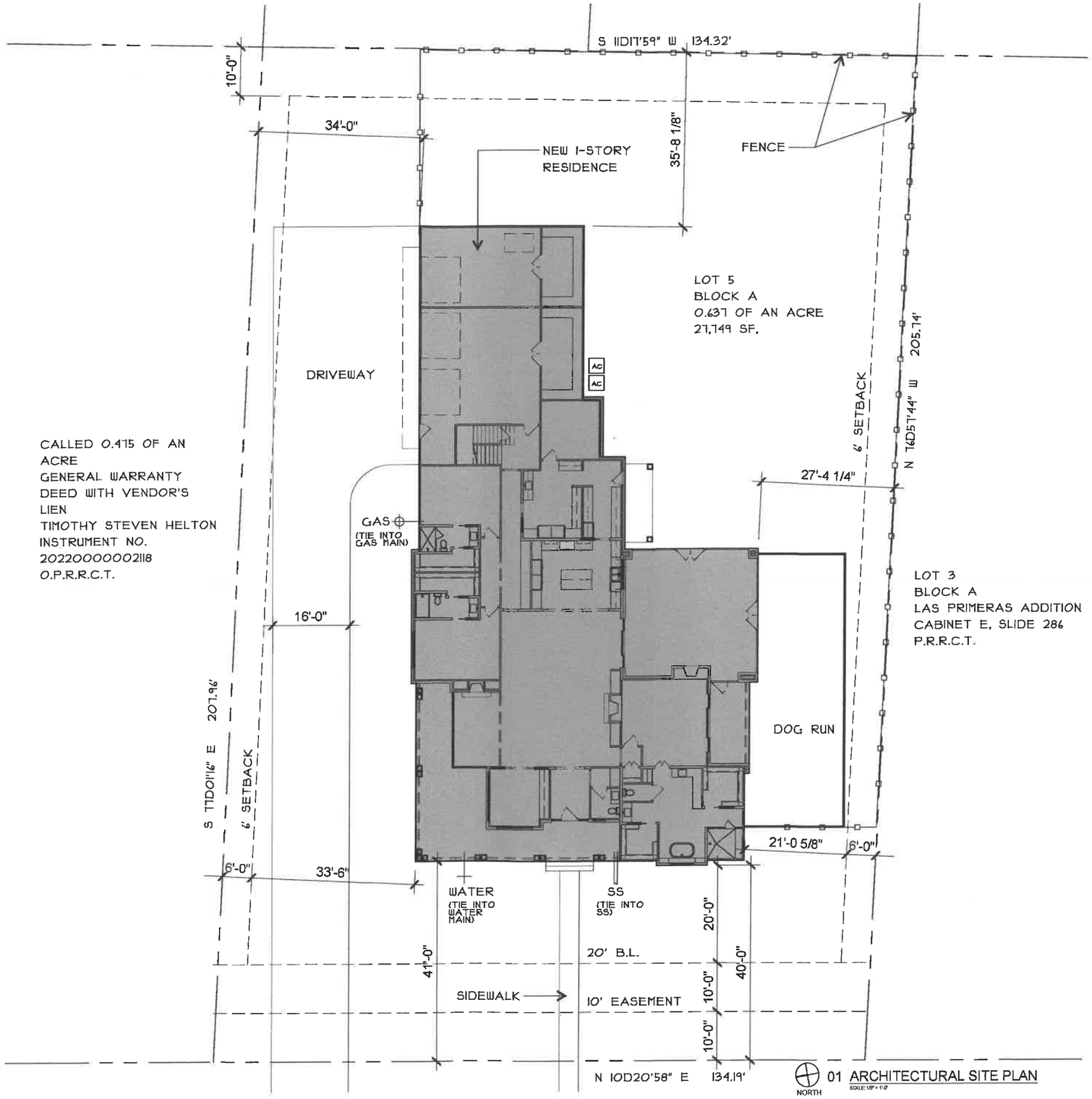
Will be a great addition to the neighborhood.

**PLEASE CHECK ALL THAT APPLY.**

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

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- ☐ My neighbors told me about the request
- ☐ Other:




01 ARCHITECTURAL SITE PLAN
SCALE: 1/8" = 1'-0"

HH HIGHVIEW HOMES

STANLEY RESIDENCE
521 RENFRO STREET
ROCKWALL, TX
75087

**ISSUE LOG**

| DATE ISSUE | DESCRIPTION |
|---|---|
| 07/25/21 | FOR BID AND PERMIT |

**REVISION LOG**

| DATE ISSUE | DESCRIPTION | REV NO. |
|---|---|---|

**ISSUED FOR:**

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

Fanning Phillips DESIGN

OWNER:
STEVE AND ROBIN STANLEY

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

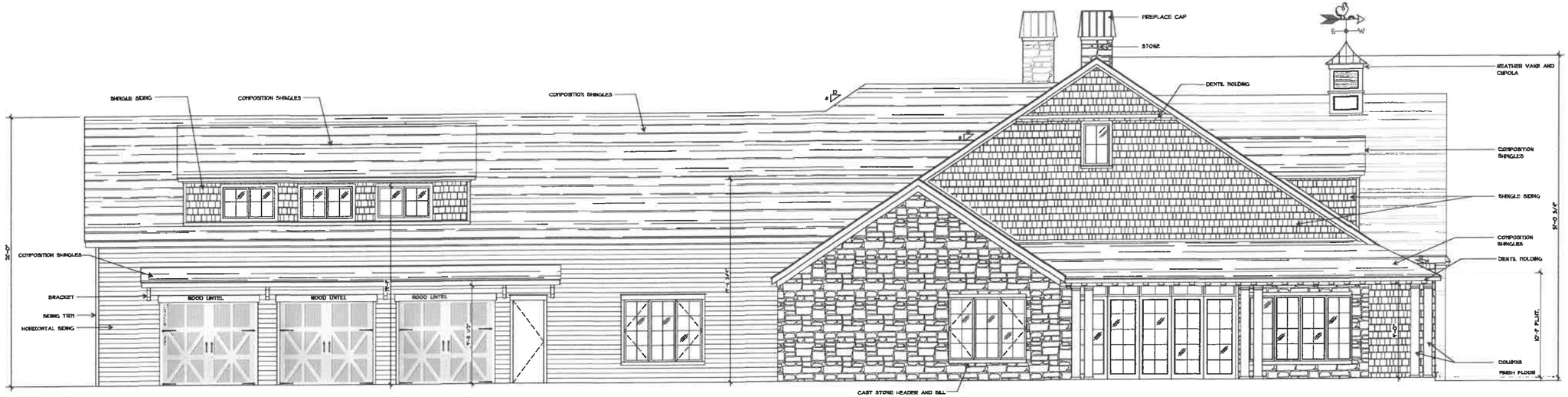
DESIGNER:
PATRA PHILLIPS
PHILLIPS@FANNINGPHILLIPS.COM
214-284-6734

| ARCH. PROJ. # | SCALE: |
|---|---|
| 2031 | REF. DRAWING |

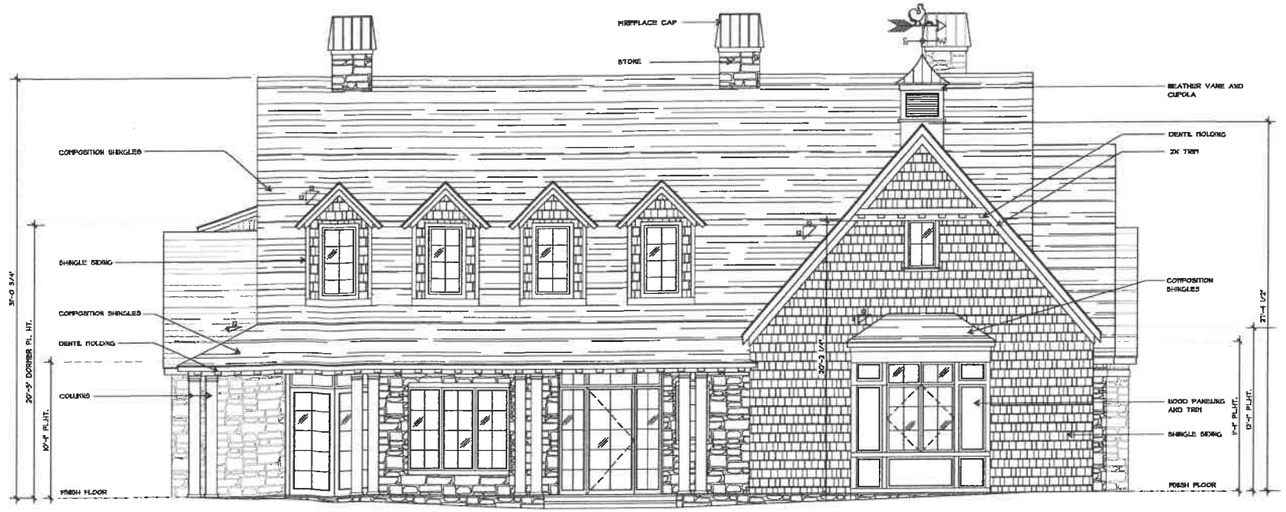
SHEET NO.

A2.1

SITE PLAN




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




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

HIGHVIEW HOMES

STANLEY RESIDENCE
521 RENFRO STREET
ROCKWALL, TX 75087

**ISSUE LOG**

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

**REVISION LOG**

| DATE ISSUE | DESCRIPTION | REV NO. |
|---|---|---|

**ISSUED FOR:**

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

Fanning Phillips DESIGN


OWNER:
STEVE AND ROBIN STANLEY

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

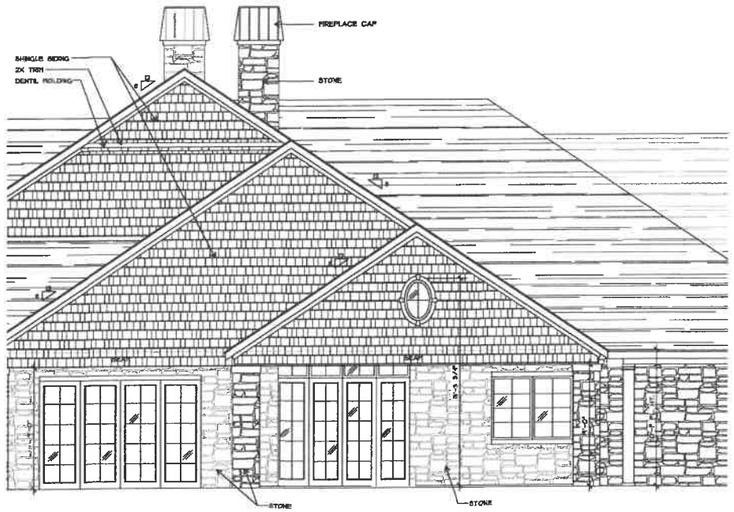
DESIGNER:
PATRA PHILIPS
patra@fanningphilips.com
214-364-8734


| ARCH. PROJ.# | SCALE: |
|---|---|
| 25201 | REF. DRAWING |

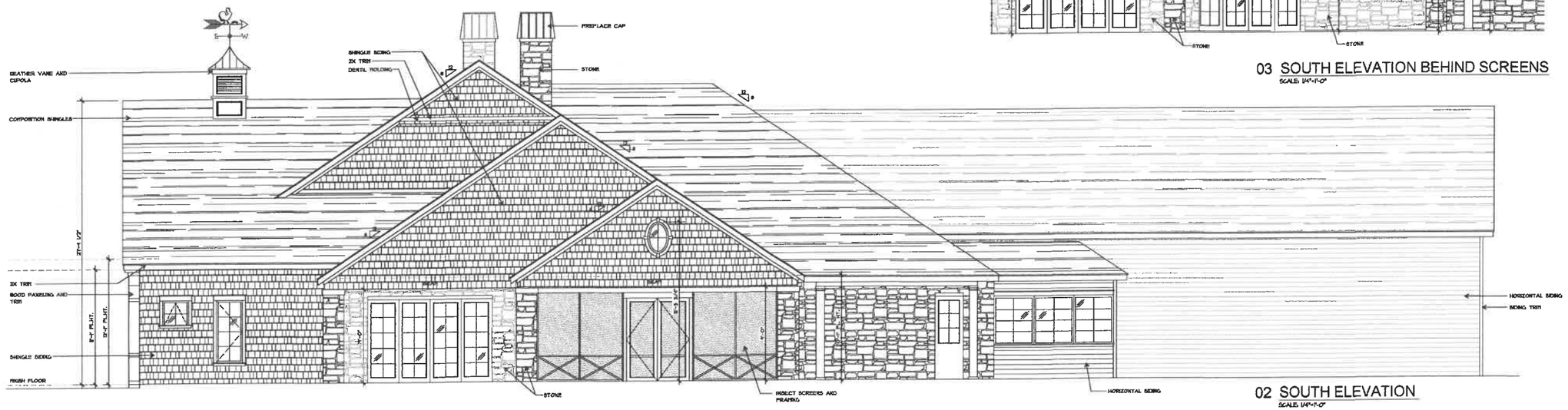
SHEET NO.

A5.1

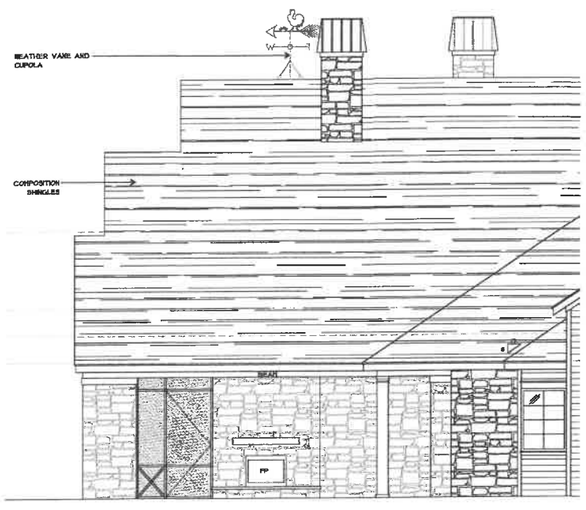
ELEVATIONS



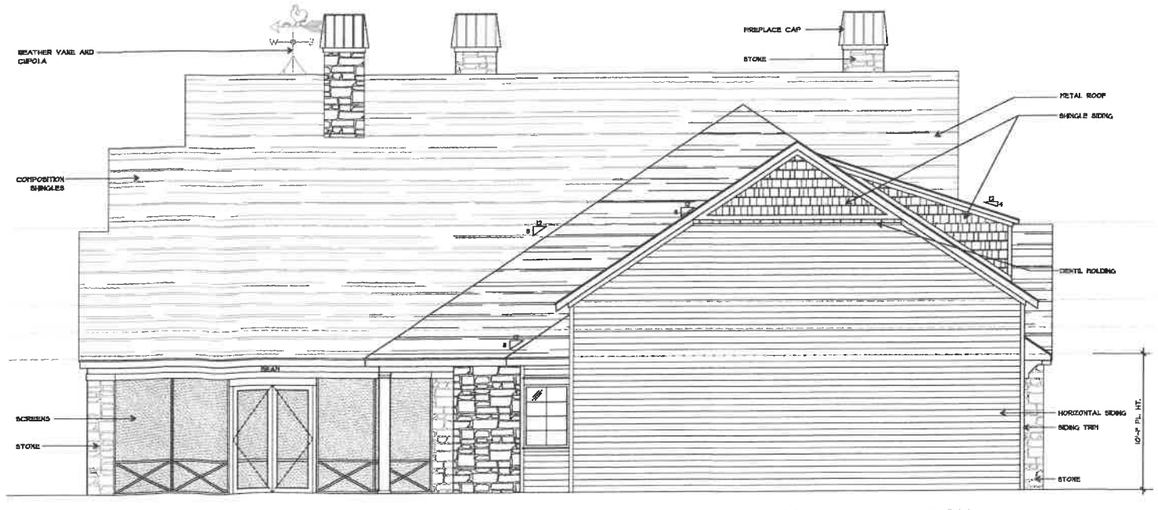

03 SOUTH ELEVATION BEHIND SCREENS
SCALE: 1/4"=1'-0"




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




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




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

HH HIGHVIEW HOMES

STANLEY RESIDENCE
521 RENFRO STREET
ROCKWALL, TX 75087

**ISSUE LOG**

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

**REVISION LOG**

| DATE ISSUE | DESCRIPTION | REV NO |
|---|---|---|

**ISSUED FOR:**

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

Fanning Phillips DESIGN


OWNER:
STEVE AND ROBIN STANLEY

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

DESIGNER:
PATRA PHILLIPS
patra@fanningphillips.com
214-264-8734


| ARCH. PROJ. #: | SCALE: |
|---|---|
| 25291 | REF. DRAWING |

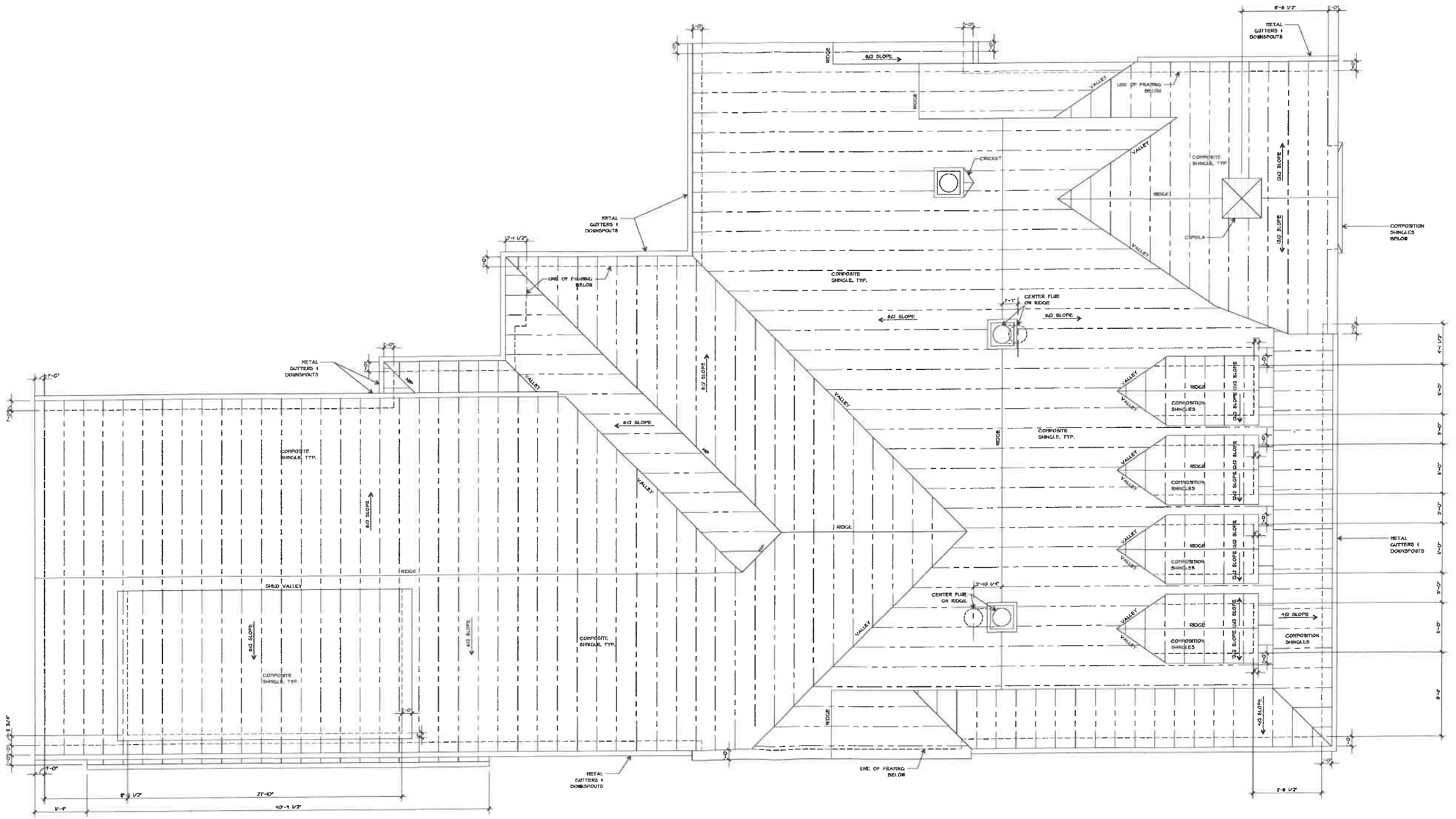
SHEET NO.

# A5.2

ELEVATIONS

## ROOF CONSTRUCTION NOTES:

1. ROOF OVERHANG TO BE 12" U.N.O.
2. ROOF PITCH TO BE 6/12 U.N.O.
3. PROVIDE ATTIC VENTS AS SPECIFIED IN WALL SECTIONS IF APPLICABLE.
4. TIE RO OF TRUSSES OR RAFTER TO INTERIOR PARTITIONS WITH METAL CLIPS. TIES 6'0 O.C.MAX. AS SPECIFIED IN STRAPPING SCHEDULE AT PNL.
5. FIRST SHEET OF PLYWOOD ALONG EAVES TO BE GLUED AND NAILED AS SPECIFIED IN SHEATHING NAILING SCHEDULE AT PNL.
6. TRUSS DESIGNS REQUIRE THE MANUFACTURER AND SEAL OF A STATE CERTIFIED ENGINEER.
7. PROVIDE ALL REQUIRED TRUSS BRACING AS SPECIFIED ON ENGINEERED TRUSS PANEL.




01 ROOF PLAN
SCALE 1/4"=1'-0"

NORTH

HIGHVIEW HOMES

STANLEY RESIDENCE
521 RENFRO STREET
ROCKWALL, TX
75087

**ISSUE LOG**

| DATE ISSUE | DESCRIPTION |
|---|---|
| 01/06/25 | FOR BID AND PERMIT |

**REVISION LOG**

| DATE ISSUE | DESCRIPTION | REV. NO. |
|---|---|---|

**ISSUED FOR:**

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

Fanning Phillips DESIGN

OWNER:
STEVE AND ROBIN STANLEY

CONTRACTOR:
MATT BENEDETTO
mattbenedetto@sbcglobal.com
214-454-6023

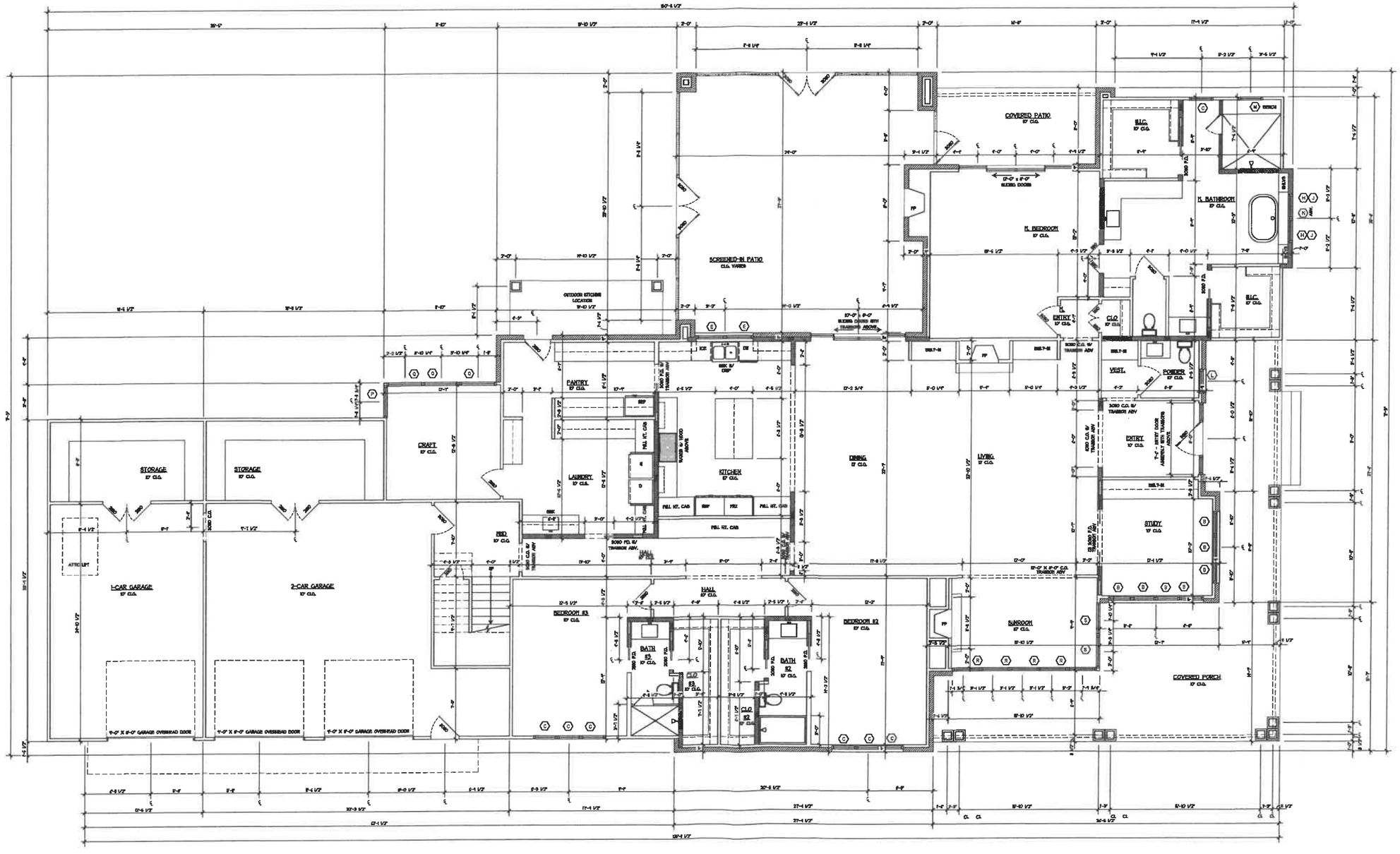
DESIGNER:
PATRA PHILLIPS
patra@fanningphillips.com
214-364-8734

| ARCH. PROJ.#: | SCALE: |
|---|---|
| 24021 | REF. DRAWING |

SHEET NO.

A4.1

ROOF PLAN


COVERED PATIO
17' CLG.
SCREENED-IN PATIO
CLG. VARIES
OUTDOOR KITCHEN LOCATION
M. BEDROOM
17' CLG.
M. BATHROOM
17' CLG.
M. ENTRY
17' CLG.
LIN.
17' CLG.
CLO.
17' CLG.
VEST.
POWDER
17' CLG.
ENTRY
17' CLG.
PANTRY
17' CLG.
CRAFT
17' CLG.
LAUNDRY
17' CLG.
KITCHEN
17' CLG.
DINING
17' CLG.
LIVING
17' CLG.
STUDY
17' CLG.
STORAGE
17' CLG.
STORAGE
17' CLG.
1-CAR GARAGE
17' CLG.
2-CAR GARAGE
17' CLG.
BED.
17' CLG.
HALL
17' CLG.
BEDROOM #3
17' CLG.
BATH #3
17' CLG.
BEDROOM #2
17' CLG.
BATH #2
17' CLG.
SUNROOM
17' CLG.
COVERED PORCH
17' CLG.
ATTIC LIFT
FULL HT. CAB.
SINK
DW
ICE
REF.
FREZ.
SINK W/ DISP.
SINK W/ DISP.
17'-0" x 8'-0" SLIDING DOORS
17'-0" x 8'-0" SLIDING DOORS W/ TRANSOM ABOVE
3060 CLG. W/ TRANSOM ABV.
3060 FIX. W/ TRANSOM ABV.
3060 FIX.
2660 FIX.
2660 CLG.
2660 CLG. W/ TRANSOM ABV.
2660 FIX. W/ TRANSOM ABV.
2660 FIX. W/ TRANSOM ABV.
2660 CLG. W/ TRANSOM ABV.
2660 CLG. W/ TRANSOM ABV.
2660 FIX. W/ TRANSOM ABV.
2660 FIX. W/ TRANSOM ABV.
2660 CLG. W/ TRANSOM ABV.
2660 CLG. W/ TRANSOM ABV.
2660 CLG

# CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2026-038

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

*ADJACENT HOUSING ATTRIBUTES*

| ADDRESS | HOUSING TYPE | YEAR BUILT | HOUSE SF | ACCESSORY BUILDING | EXTERIOR MATERIALS |
|---|---|---|---|---|---|
| 410 Renfro Street | Single-Family Home | 1983 | 1,466 | *N/A* | Brick |
| 412 Renfro Street | Single-Family Home | 1983 | 1,461 | *N/A* | Brick |
| 500 Renfro Street | Single-Family Home | 1971 | 960 | *N/A* | Siding |
| 502 Renfro Street | Single-Family Home | 1950 | 3,306 | *2000* | Siding |
| 506 Renfro Street | Single-Family Home | 1975 | 1,334 | *284* | Siding |
| 507 Renfro Street | Single-Family Home | 1961 | 1,856 | *450* | Siding |
| 521 Renfro Street | Vacant | N/A | N/A | *N/A* | N/A |
| 601 Renfro Street | Single-Family Home | 1925 | 1,246 | *1400* | Siding |
| 602 Renfro Street | Single-Family Home | 1975 | 1,968 | *N/A* | Siding |
| 605 Renfro Street | Single-Family Home | 1975 | 3,080 | *192* | Siding |
| 606 Renfro Street | Single-Family Home | 1925 | 1,750 | *N/A* | Siding |
| 607 Renfro Street | Single-Family Home | 1998 | 2,448 | *N/A* | Siding |
| | AVERAGES: | 1966 | 1,898 | 865 | |

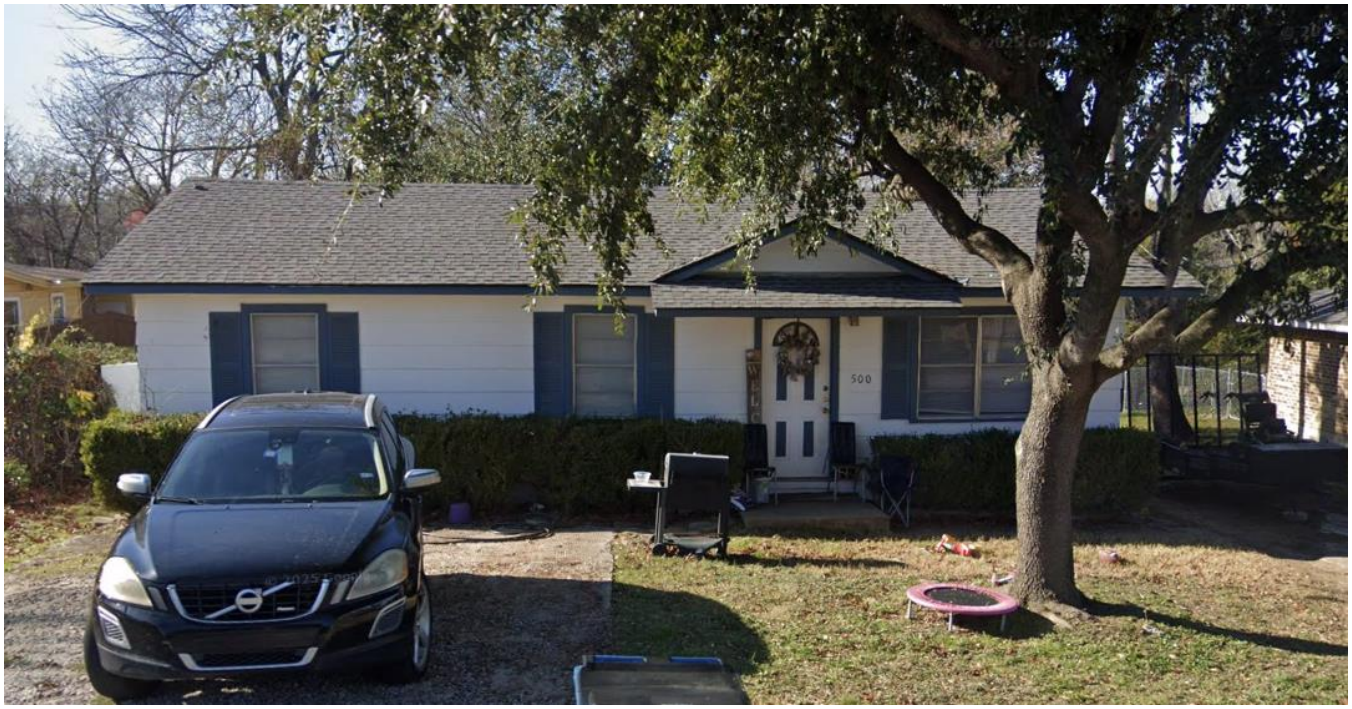
**PLANNING AND ZONING DEPARTMENT**
385 S. GOLIAD STREET • ROCKWALL, TX 75087
PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM




410 Renfro Street



412 Renfro Street




500 Renfro Street



502 Renfro Street



506 Renfro Street



507 Renfro Street

**PLANNING AND ZONING DEPARTMENT**
385 S. GOLIAD STREET • ROCKWALL, TX 75087
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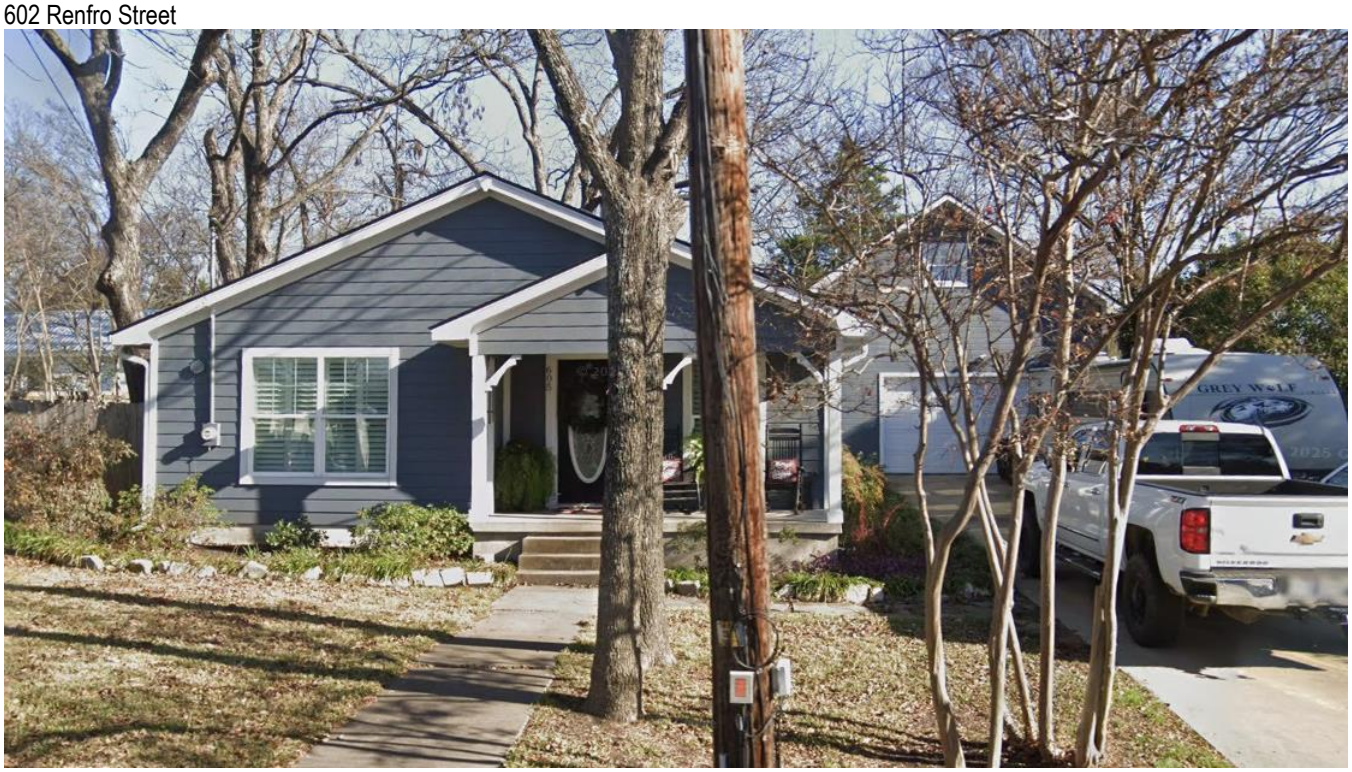

521 Renfro Street



601 Renfro Street



602 Renfro Street



605 Renfro Street

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




606 Renfro Street



607 Renfro Street

**CITY OF ROCKWALL**

**ORDINANCE NO. 26-XX**

**SPECIFIC USE PERMIT NO. S-4XX**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR RESIDENTIAL INFILL ADJACENT TO AN ESTABLISHED SUBDIVISION TO ALLOW THE CONSTRUCTION OF A SINGLE-FAMILY HOME ON A 0.637-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 5, BLOCK A, LAS PRIMERAS ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the City has received a request by Matt Benedetto on behalf Steven Stanley for the approval of a *Specific Use Permit (SUP)* for *Residential Infill Adjacent to an Established Subdivision* for the purpose of constructing a single-family home on a 0.637-acre parcel of land identified as Lot 5, Block A, Las Primeras Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 521 Renfro Street, and being more specifically described and depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

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

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

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

**SECTION 2.** That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 03.01, *General Residential District Standards*, and Subsection 03.09, *Single-Family 7 (SF-7) District*, of Article 05, *District Development Standards*, of the Unified Development Code



DRAFT 03.17.2026

(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 08.11.2026

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 8TH DAY OF SEPTEMBER, 2026.**

_____
Tim McCallum, *Mayor*

**ATTEST:**

_____
Kristy Teague, *City Secretary*

**APPROVED AS TO FORM:**

_____
Frank J. Garza, *City Attorney*

1st Reading: *August 17, 2026*

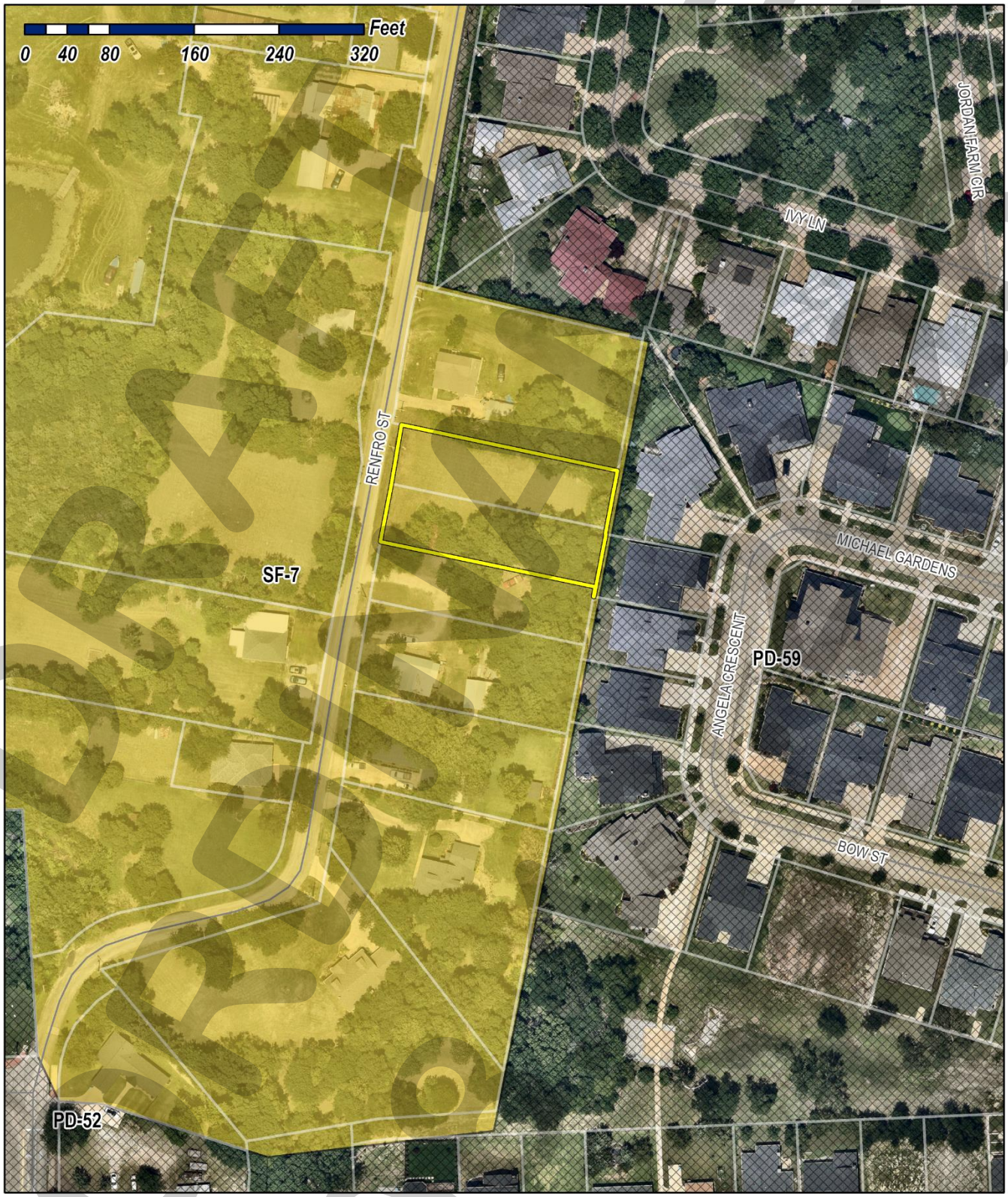
2nd Reading: *September 8, 2026*

DRAFT ORDINANCE 08.11.2026

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

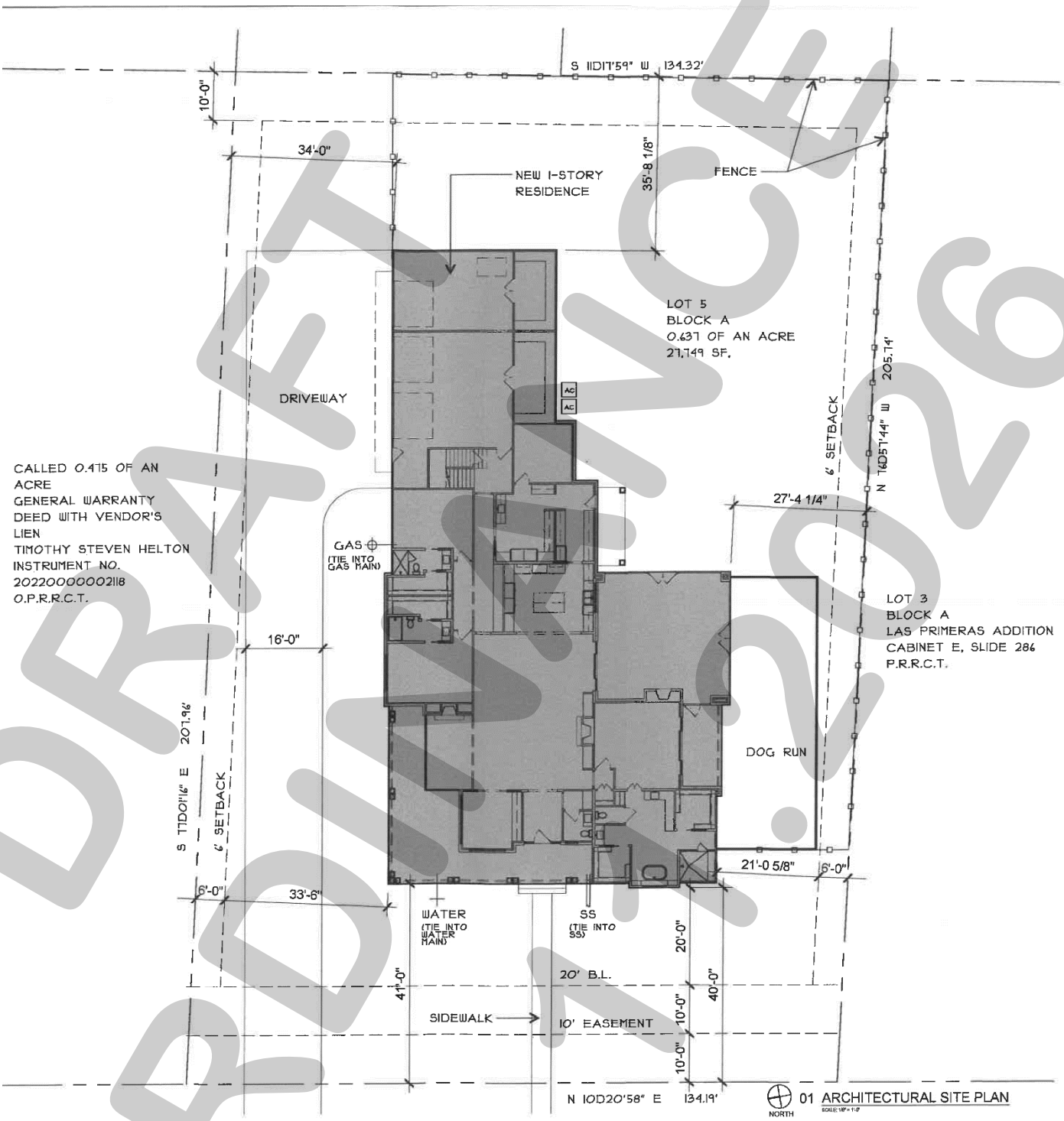
*Address:* *521 Renfro Street*

*Legal Description:* *Lot 5, Block A, Las Primeras Addition*



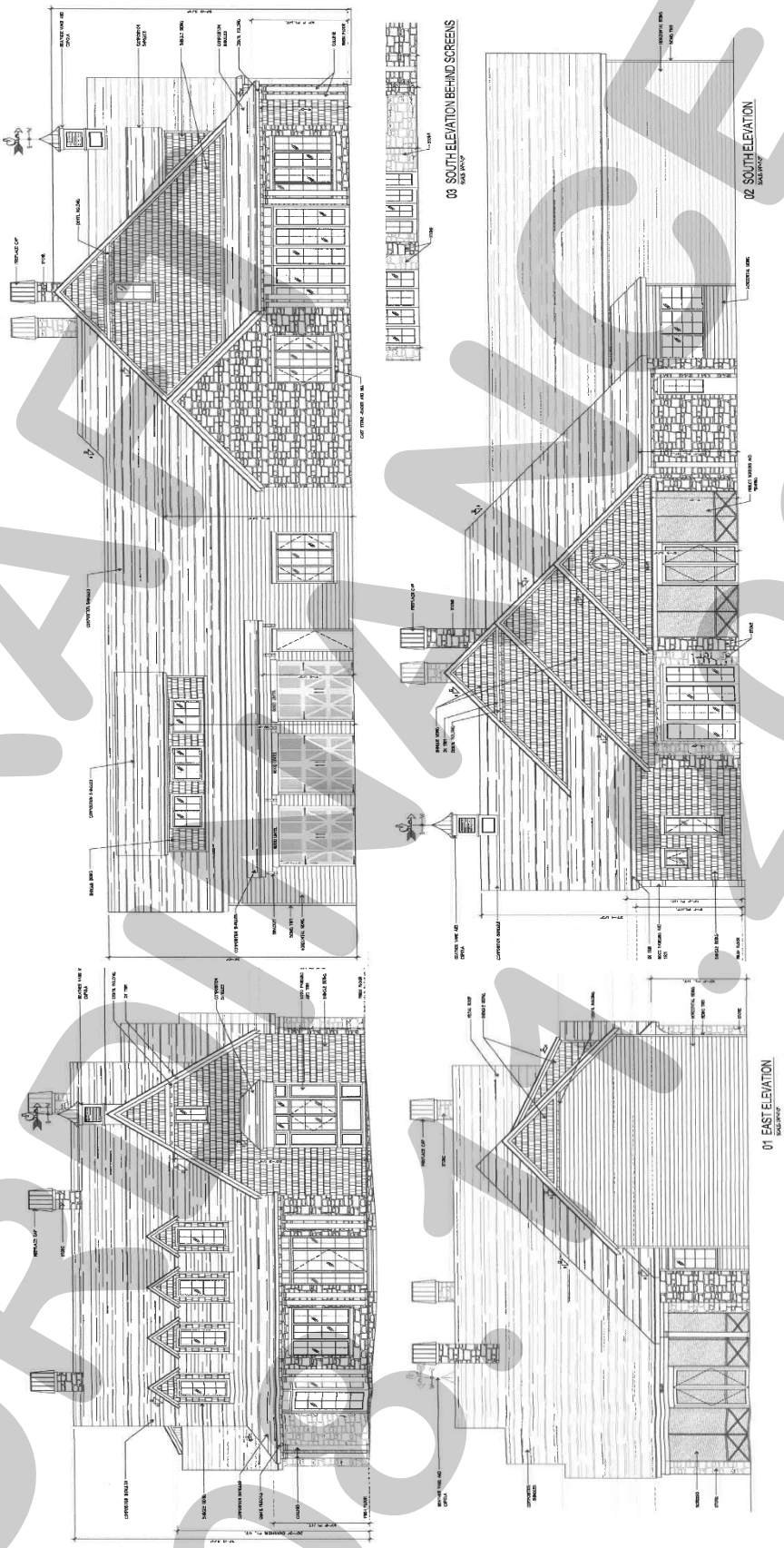

DRAFT

**Exhibit 'B':**
*Residential Plot Plan*



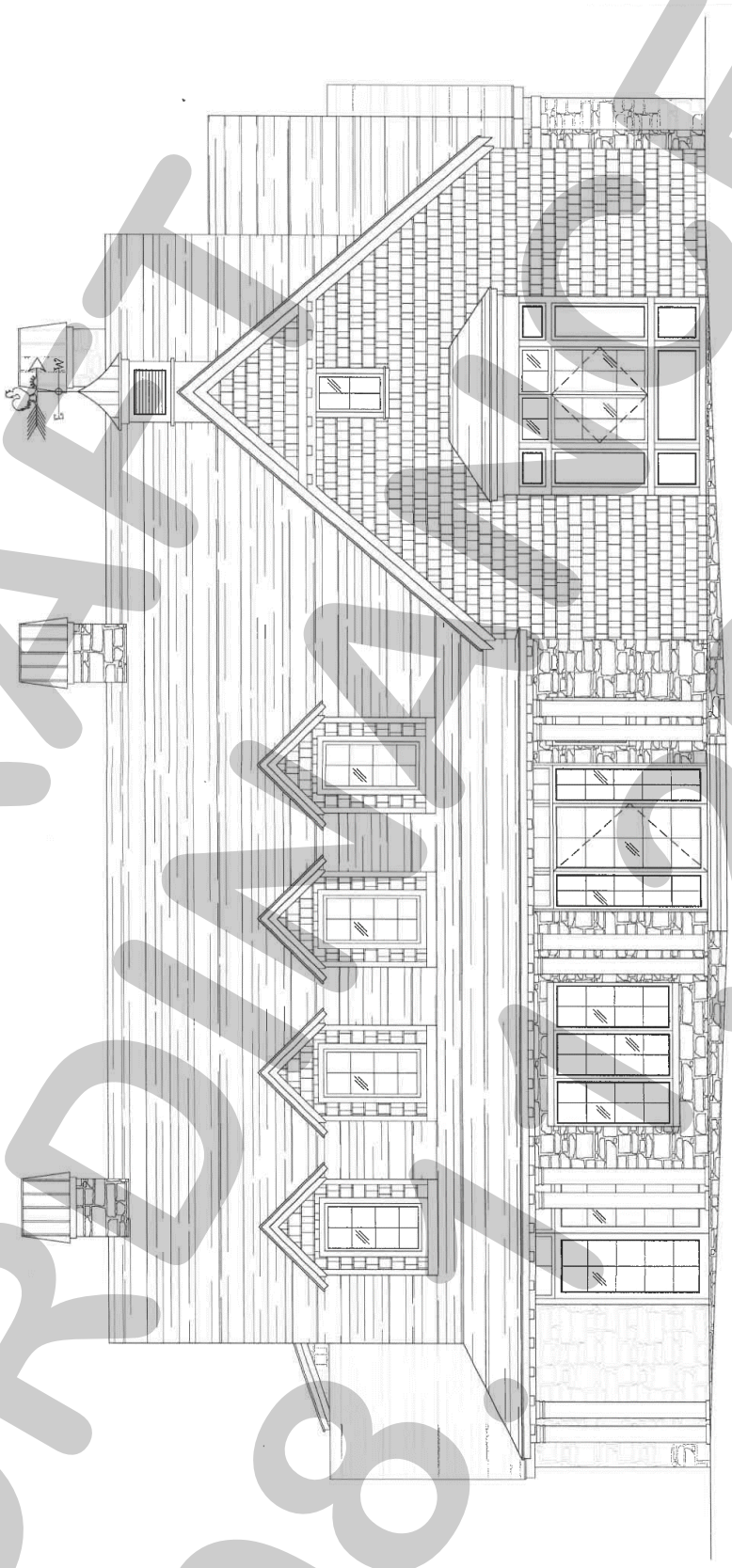

DRAFT ORDINANCE 08.11.2026

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




DRAFT
ORDINANCE
05.11.2026

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



DRAFT ORDINANCE 08.11.2026

# CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

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

| | |
|---|---|
| **TO:** | Planning and Zoning Commission |
| **DATE:** | August 11, 2026 |
| **APPLICANT:** | Aravind Kanumuru |
| **CASE NUMBER:** | Z2026-039; *Zoning Change (AG to SF-16) for 516 N. Stodghill Road* |

## SUMMARY

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

## BACKGROUND

The subject property was annexed on March 16, 1998 by *Ordinance No. 98-10* [*Case No. A1998-001*]. At the time of annexation, the subject property was zoned Agricultural (AG) District. According to the Rockwall Central Appraisal District (RCAD), currently situated on the subject property is: [*1*] an 1,870 SF single-family home constructed in 1976, [*2*] a 480 SF storage building constructed in 1980, [*3*] two (2), 64 SF storage buildings constructed in 2006, and [*4*] a 300 SF pergola constructed in 2013. The single-family home and the largest accessory building were constructed before the subject property was incorporated into the City's corporate limits and the zoning designation has not changed since annexation.

## PURPOSE

On July 17, 2026, the applicant -- *Aravind Kanumuru* -- submitted an application requesting to change the zoning of the subject property from an Agricultural (AG) District to a Single-Family 16 (SF-16) District. The applicant has indicated that the purpose of the zoning change is to facilitate the subdivision of the subject property into two (2) lots.

## ADJACENT LAND USES AND ACCESS

The subject property is addressed as 516 N. Stodghill Road. The land uses adjacent to the subject property are as follows:

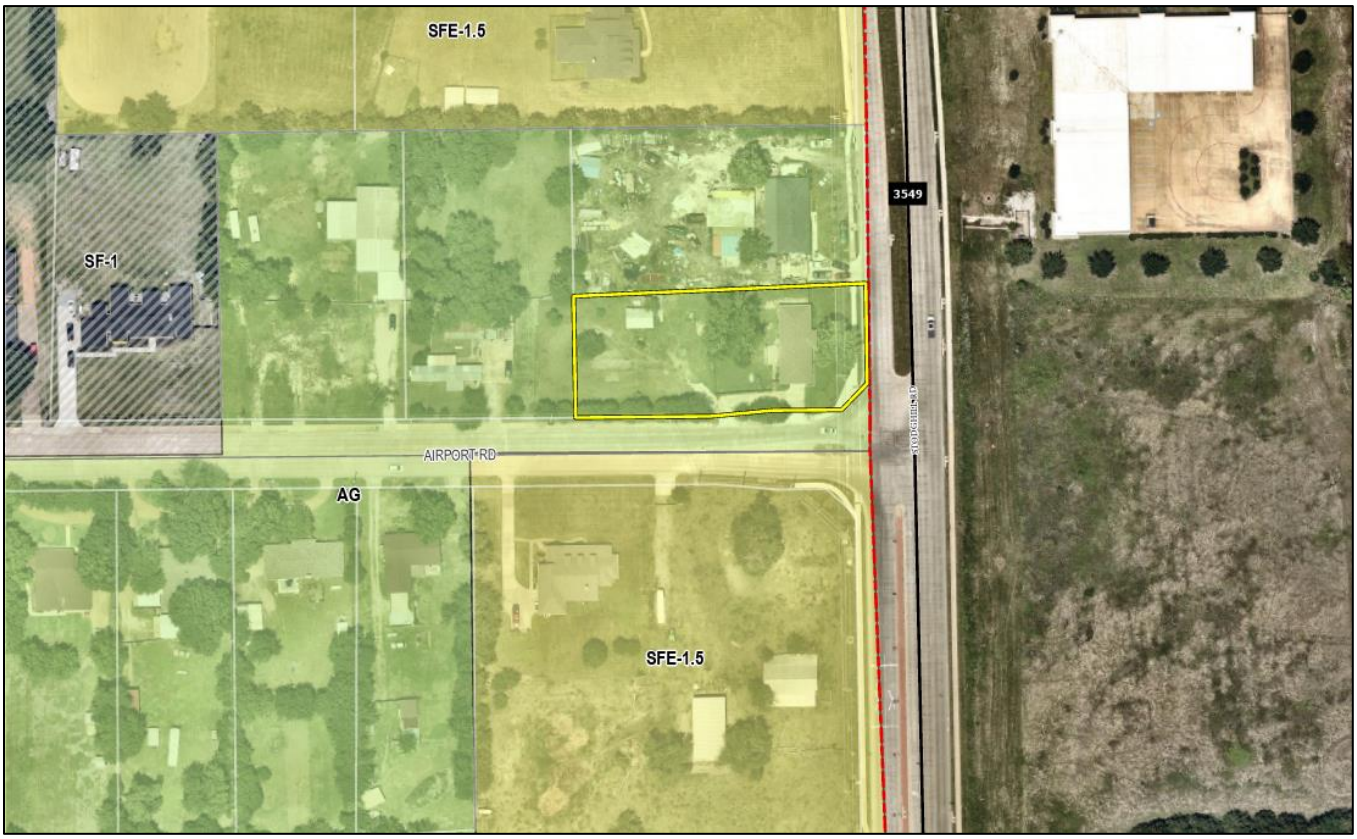
*North*: Directly north of the subject property is a 1.00-acre tract of land (*i.e. Tract 4 of the E. M. Elliott Survey, Abstract No. 77*) developed with a single-family home that is zoned Agricultural (AG) District. Beyond this is are two (2) parcels of land (*i.e. Lot 1, Block 1, Maynard Place Addition; Lot 1, Block A, Devoll Place Addition*) developed with single-family homes that are zoned Single-Family Estate 1.5 (SFE-1.5) District. Following this is a 1.702-acre tract of land (*i.e. Tract 26-1 of the E. M. Elliott Survey, Abstract No. 77*) developed with a single-family home that is zoned Agricultural (AG) District. North of this is a 15.159-acre parcel of land (*i.e. Lot 1, Block A, Rockwall Lakeside Church of Christ Addition*) developed with a *Church/House of Worship* that is zoned Agricultural (AG) District.

*South*: Directly south of the subject property is Airport Road, which is identified as an M4U (*i.e. major collector, four [4] lane, undivided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is a 3.128-acre tract of land (*i.e. Tract 25 of the E. M. Elliott Survey, Abstract No. 77*) developed with a single-family home that is zoned Single-Family Estate 1.5 (SFE-1.5) District. Following this is the 100-foot right-of-way owned by the *Union Pacific/Dallas Garland NE Railroad*.

*East*: Directly east of the subject property is N. Stodghill Road, which is identified as an A4D (*i.e. arterial, four [4] lane, divided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is the City of Rockwall Corporate limits.

*West*: Directly west of the subject property are two (2) tracts of land (*i.e. Tracts 12 & 27 of the E. M. Elliott Survey, Abstract No. 77*) developed with single-family homes that are zoned Agricultural (AG) District. Beyond this are three (3) parcels of land (*i.e. Lots 2-4, Block A, Epton Addition*) developed with single-family homes that are zoned Single-Family 1 (SF-1) District. Following this is a vacant 0.93-acre tract of land (*i.e. Tract 17 of the E. M. Elliott Survey, Abstract No. 77*) that is zoned Single-Family 16 (SF-16) District.

*MAP 1: LOCATION MAP*
*YELLOW: SUBJECT PROPERTY*




## CHARACTERISTICS OF THE REQUEST

The applicant is requesting to rezone the 0.79-acre tract of land from an Agricultural (AG) District to a Single-Family 16 (SF-16) District. The applicant has stated that if approved they intend to subdivide the subject property in order to facilitate the future construction of a new single-family home. If this zoning change is approved, any development on the subject property will be required to adhere to all applicable requirements of the Unified Development Code (UDC) for a property that is zoned Single-Family 16 (SF-16) District.

## CONFORMANCE WITH THE CITY'S CODES

According to Subsection 03.06, *Single-Family 16 (SF-16) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), "(t)he Single-Family 16 (SF-16) District is the property zoning classification for larger lot, single-family developments … [*and*] is also intended to be used for developments that incorporate public/private parks, denominational and private schools, and churches that are essential in creating the basic neighborhood unit." The requested zoning change does appear to conform to the surrounding area. If the applicant's zoning request is approved, the subject property will be required to conform to all of the requirements stipulated for a property in a Single-Family 16 (SF-16) District, which are summarized as follows:

*TABLE 1: SINGLE-FAMILY 16 (SF-16) DISTRICT STANDARDS*

| | |
|---|---|
| *DWELLING UNITS/LOT* | 1.0 |
| *DWELLING UNITS/ACRE* | 2.7 |
| *MINIMUM DWELLING UNIT SIZE* | 2,400 |
| *MINIMUM LOT AREA* | 16,000 SF |
| *MINIMUM LOT WIDTH* [1] | 90' |
| *MINIMUM LOT DEPTH* | 100' |
| *MINIMUM FRONT YARD SETBACK* | 25' |
| *MINIMUM SIDE YARD SETBACK* [2] | 8' |
| *MINIMUM REAR YARD SETBACK* | 10' |
| *MINIMUM BETWEEN BUILDINGS* | 10' |
| *MAXIMUM BUILDING HEIGHT* | 36' |
| *MAXIMUM LOT COVERAGE* | 45.00% |
| *MINIMUM REQUIRED PARKING SPACES* [3][4][5] | 2 |

*NOTES:*
[1]: *FRONTAGE ON A PUBLIC STREET*
[2]: *THE SIDE SETBACK ADJACENT TO A STREET IS TREATED THE SAME AS A FRONT YARD BUILDING SETBACK.*
[3]: *MINIMUM LENGTH OF DRIVEWAY PAVEMENT FROM PUBLIC RIGHT-OF-WAY FOR REAR AND SIDE YARD IS 20-FEET.*
[4]: *AN ENCLOSED GARAGE SHALL NOT BE CONSIDERED IN MEETING THE OFF-STREET PARKING REQUIREMENTS.*
[5]: *A TWO (2) CAR GARAGE IS REQUIRED.*

## CONFORMANCE WITH OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN

According to the OURHometown Vision 2040 Comprehensive Plan, the subject property is located within the *Northeast Residential District* and is designated for *Low Density Residential (LDR)* land uses. The *Northeast Residential District* is defined as being "…characterized by its established low-density residential subdivisions and rural/estate style lots… (t)he *Northeast Residential District* being mostly an established residential district, is not anticipated to change or transition." With this being said, the subject property is developed in a similar manner to the adjacent properties, which are all constructed with single-family homes. Based on this, the proposed zoning change conforms to the *District Strategies* which state that "…the maintenance of the Estate and Rural Residential housing types are important to balancing the diversity of suburban lots to large lot housing within the City." That being said, *Low Density Residential (LDR)* is defined as being "...a density of up to two and one-half (2½) units per net acre..." In this case, the proposed Single-Family 16 (SF-16) District does *not* meet the definition of *Low Density Residential (LDR)*; however, the subject property is 0.79-acres, which meets the *Low Density Residential (LDR)* requirements. The applicant has indicated that the intent of this zoning request is to subdivide the subject property. This subdivision of the subject property would increase the density, where it would be classified as *Medium Density Residential (MDR)*. With this being said, the applicant's zoning request is in conformance with the OURHometown Vision 2040 Comprehensive Plan; however, if the subject property is subsequently subdivided it would no longer be in conformance with the *Low Density Residential (LDR)* designation on the *Future Land Use Map*. Given this, the applicant's request to rezone the subject property remains a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.

## INFRASTRUCTURE

Based on the proposed request, the following infrastructure is required to be constructed to provide adequate public services for the development of the subject property:

(1) *Roadways*. If the subject property is subdivided, right-of-way dedication shall be required for N. Stodghill Road; however, *no* roadway improvements will be required for the applicant's request.

(2) *Water*. The existing single-family home currently situated on the subject property is utilizing Blackland Water Supply, and *no* water improvements are necessary for the development of the subject property.

(3) *Wastewater*. A new single-family home would be required to tie into the existing sanitary sewer system, and *no* wastewater improvements are necessary for the development of the subject property.

(4) *Drainage*. All existing drainage patterns shall be maintained with the improvement of the subject property. In addition, no *lot-to-lot* drainage shall be allowed.

## STAFF ANALYSIS

The proposed zoning change meets the requirements for a Single-Family 16 (SF-16) District per the Unified Development Code (UDC); however, all zoning cases are discretionary decisions for the City Council pending a recommendation from the Planning and Zoning Commission.

## NOTIFICATIONS

On July 29, 2026, staff notified 20 property owners and occupants within 500-feet of the subject property. Staff also notified the Rolling Meadows Estates Homeowner's Association (HOA), which is the only HOA within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). At the time this report was written, staff had not received any notices in 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 rezone the subject property from an Agricultural (AG) District to a Single-Family 16 (SF-16) District, then staff would propose the following conditions of approval:

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

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

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

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

***NOTES:***
[1]: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.
[2]: A ***$2,500.00*** FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.
[3]: AN ADDITIONAL FEE OF ***$150.00*** WILL BE REQUIRED FOR THE COST OF NOTIFICATIONS.

## PROPERTY INFORMATION [PLEASE PRINT]

| | |
|---|---|
| ADDRESS | 516 N STODGHILL RD (F.M. 3549), ROCKWALL TX 75087 |
| SUBDIVISION | N/A (UNPLATTED) - A0077 E.M. ELLIOTT SURVEY TRACT 6 LOT N/A BLOCK N/A |
| GENERAL LOCATION | NW CORNER OF N STODGHILL RD (F.M. 3549) AND AIRPORT RD |

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

| | | | |
|---|---|---|---|
| CURRENT ZONING | AG (AGRICULTURAL) | CURRENT USE | Single-Family Residence |
| PROPOSED ZONING | SF (SINGLE FAMILY RESIDENTIAL) | PROPOSED USE | SINGLE FAMILY RESIDENCE/RENTAL |
| ACREAGE | 0.79 | LOTS [CURRENT] 1 | LOTS [PROPOSED] 1 |

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

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

| | | | |
|---|---|---|---|
| ☒ OWNER | ARAVIND KANUMURU | ☒ APPLICANT | ARAVIND KANUMURU |
| CONTACT PERSON | ARAVIND KANUMURU | CONTACT PERSON | ARAVIND KANUMURU |
| ADDRESS | [redacted] | ADDRESS | [redacted] |
| CITY, STATE & ZIP | [redacted] | CITY, STATE & ZIP | [redacted] |
| PHONE | [redacted] | PHONE | [redacted] |
| E-MAIL | [redacted] | E-MAIL | [redacted] |

## NOTARY VERIFICATION [REQUIRED]

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

*"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF $ 1170.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 7th DAY OF JULY 2026 BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."*

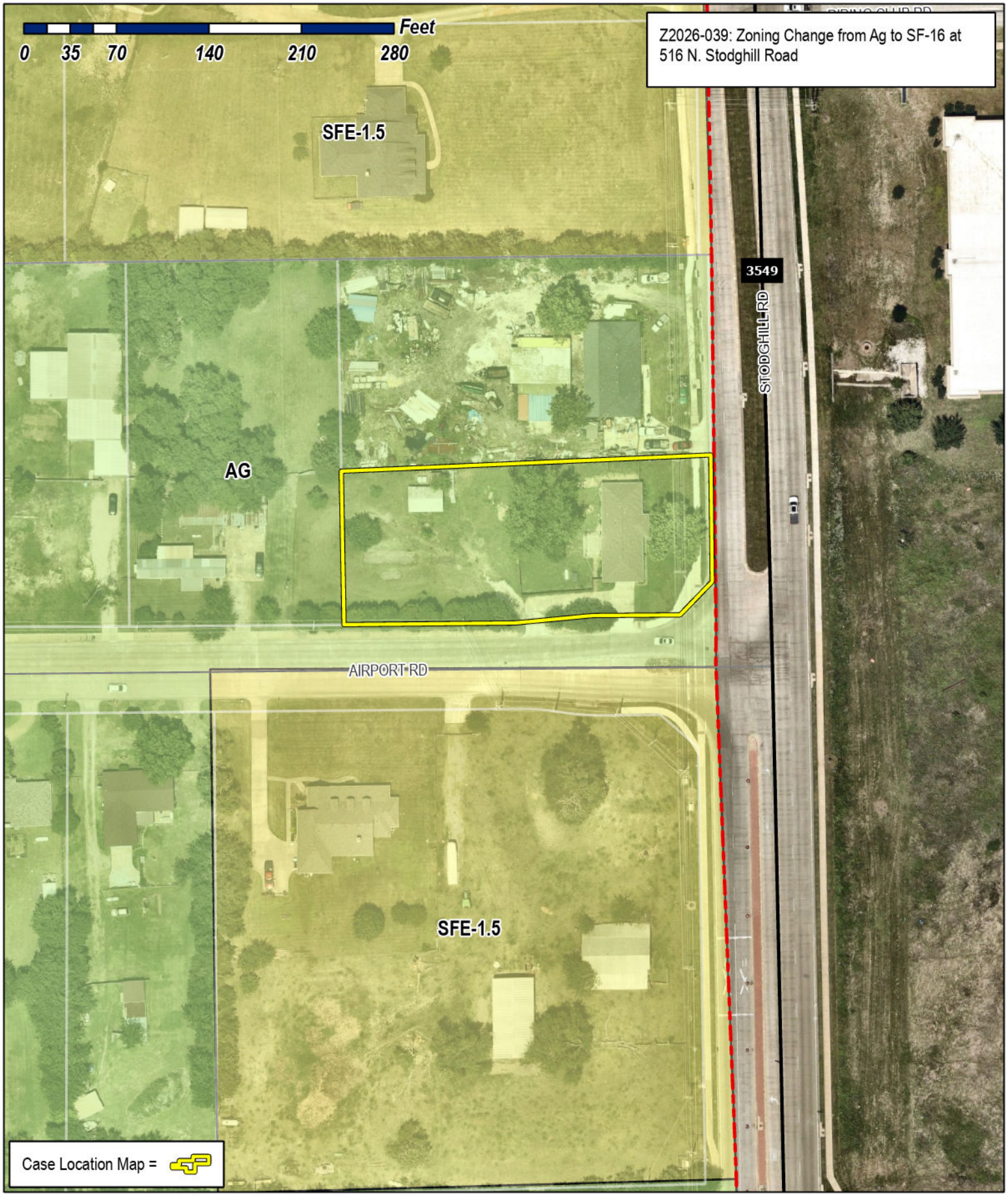
*GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 7th DAY OF July, 2026*

*OWNER'S SIGNATURE* x K. A

*NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS* David Goodhart

DAVID GOODHART
Notary Public, State of Texas
Comm. Expires 03-19-2027
Notary ID 13194387-9

*MY COMMISSION EXPIRES*




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

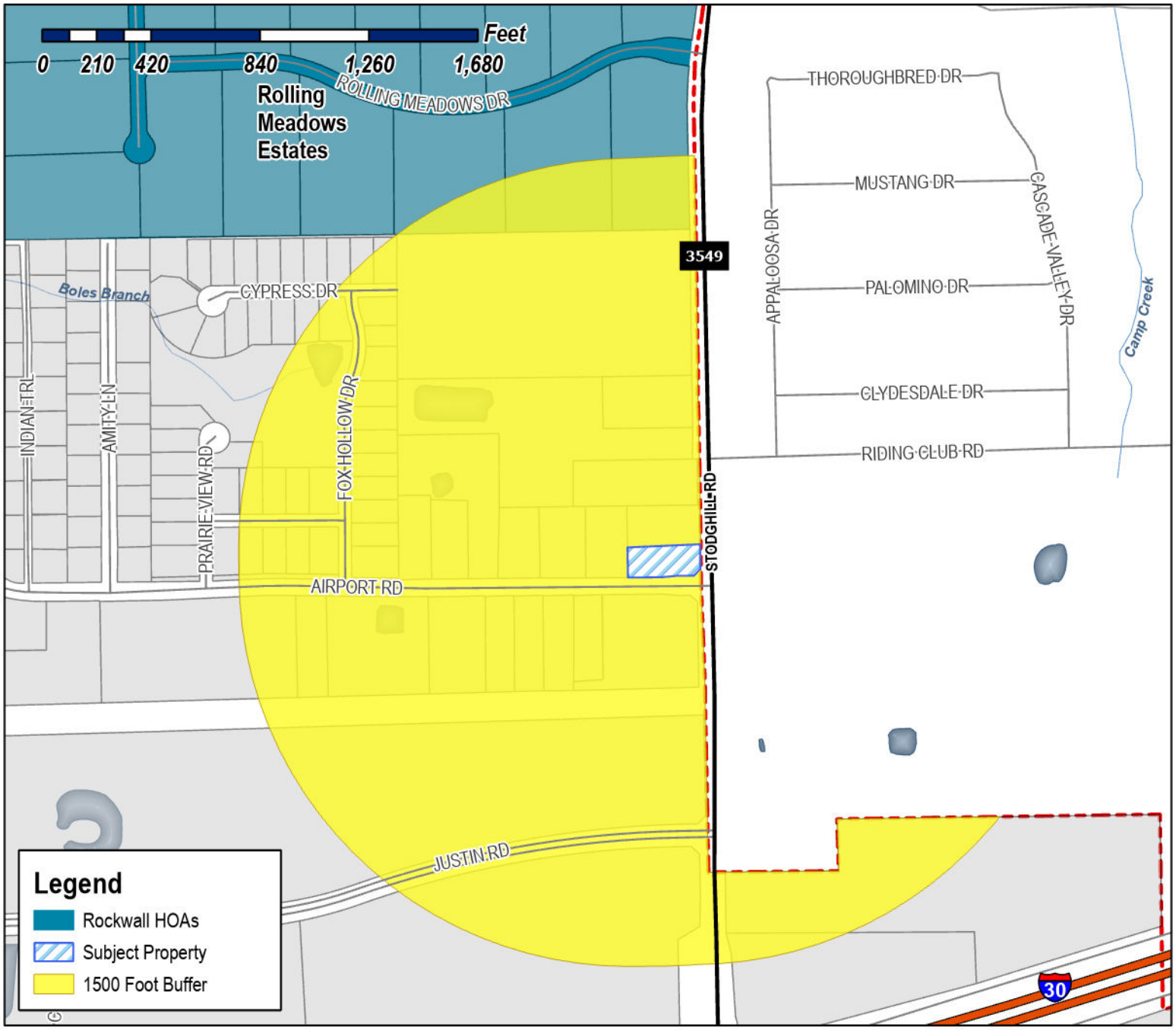
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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

# City of Rockwall

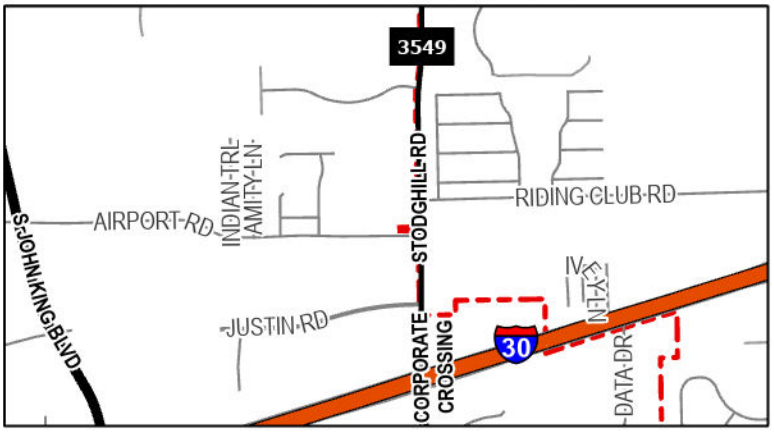
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com



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**Case Number:** Z2026-039
**Case Name:** Zoning Change from AG to SF-16
**Case Type:** Zoning
**Zoning:** Agricultural (AG) District
**Case Address:** 516 N. Stodghill Road




**Date Saved: 7/15/2026**
For Questions on this Case Call (972) 771-7745

**From:** Zavala, Melanie
**Cc:** Miller, Ryan; Lee, Henry; Ross, Bethany; Guevara, Angelica
**Subject:** Neighborhood Notification Program [Z2026-039]
**Date:** Wednesday, July 22, 2026 10:39:13 AM
**Attachments:** Public Notice (07.21.2026).pdf
HOA Map (07.15.2026).pdf

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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, July 24, 2026. The Planning and Zoning Commission will hold a public hearing on Tuesday, August 11, 2026 at 6:00 PM, and the City Council will hold a public hearing on Monday, August 17, 2026 at 6:00 PM. Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

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

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

*Melanie Zavala*
Planning & Zoning Coordinator | Planning Dept.| City of Rockwall
385 S. Goliad Street | Rockwall, TX 75087
Planning & Zoning Rockwall
972-771-7745 Ext. 6568

# City of Rockwall

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

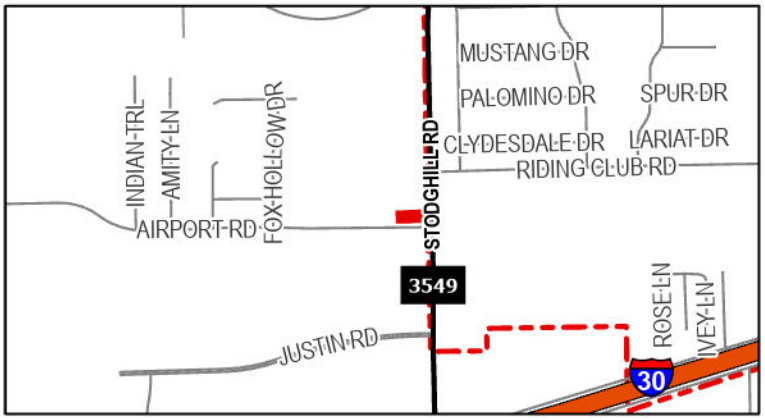


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**Case Number:** Z2026-039
**Case Name:** Zoning Change from AG to SF-16
**Case Type:** Zoning
**Zoning:** Agricultural (AG) District
**Case Address:** 516 N. Stodghill Road




**Date Saved: 7/15/2026**
For Questions on this Case Call: (972) 771-7745

EPTON JEREMY L & KRISTI LYNN HELMER
2075 Airport Rd
Rockwall, TX 75087

STANDLEY VEANETA TRUSTEE
OF THE VEANETA B STANDLEY FAMILY TR
2080 AIRPORT RD
ROCKWALL, TX 75087

LISCANO JUDITH AND CELESTINO
2101 AIRPORT RD
ROCKWALL, TX 75087

RESIDENT
2140 AIRPORT RD
ROCKWALL, TX 75087

RESIDENT
2150 AIRPORT RD
ROCKWALL, TX 75087

RESIDENT
2155 AIRPORT RD
ROCKWALL, TX 75087

PUCKETT DONNA MAY & MIKE
2160 AIRPORT RD
ROCKWALL, TX 75087

RESIDENT
2165 AIRPORT RD
ROCKWALL, TX 75087

SPEARMAN MAHLON A & SHELLY S
2180 AIRPORT RD
ROCKWALL, TX 75087

RESIDENT
516 FM3549 STODGHILL RD
ROCKWALL, TX 75087

OLMOS ANTONIO RODRIGUEZ
544 N FM 3549 STODGHILL RD
ROCKWALL, TX 75087

RESIDENT
552 N FM3549 STODGHILL RD
ROCKWALL, TX 75087

2024 J LARSON REVOCABLE TRUST
JUDY KAY LARSON - TRUSTEE
556 N STODGHILL RD
ROCKWALL, TX 75087

RESIDENT
588 STODGHILL RD
ROCKWALL, TX 75087

LAKESIDE CHURCH OF CHRIST OF ROCKWALL
670 STODGHILL ROAD
ROCKWALL, TX 75087

KANUMURU ARAVIND
8728 Domingo Dr
Plano, TX 75024

WATKINS MARY ELLEN
P.O. BOX 336
FATE, TX 75132

WATKINS THOMAS FRANK AND MARY ELLEN
P.O. BOX 336
FATE, TX 75132

GRIFFIN PATTY JEAN CORNELIUS
PO BOX 511
FATE, TX 75132

MAYNARD VON & CAROLYM
PO BOX 838
FATE, TX 75132

# PUBLIC NOTICE

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

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

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

**Z2026-039: Zoning Change from AG to SF-16**

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

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on *Tuesday, August 11, 2026 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, August 17, 2026 at 6:00 PM*. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

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

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

Your comments must be received by *Monday, August 17, 2026 at 4:00 PM* to ensure they are included in the information provided to the City Council.

Sincerely,

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

USE THIS QR CODE TO GO DIRECTLY TO THE WEBSITE

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

PLEASE RETURN THE BELOW FORM

**Case No. Z2026-039: Zoning Change from AG to SF-16**

**Please place a check mark on the appropriate line below:**

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

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

Name:

Address:

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

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

KVK Global LLC

[redacted]

July 14, 2026

Planning & Zoning Commission
City of Rockwall
Rockwall, TX

**Re: Zoning Change Application — 516 F.M. 3549 (Stodghill Road), Rockwall, TX — AG to SF**

Dear Planning & Zoning Commission,

I am requesting a zoning change from Agricultural to Single-Family Residential for the above property, which I own through KVK Global LLC.

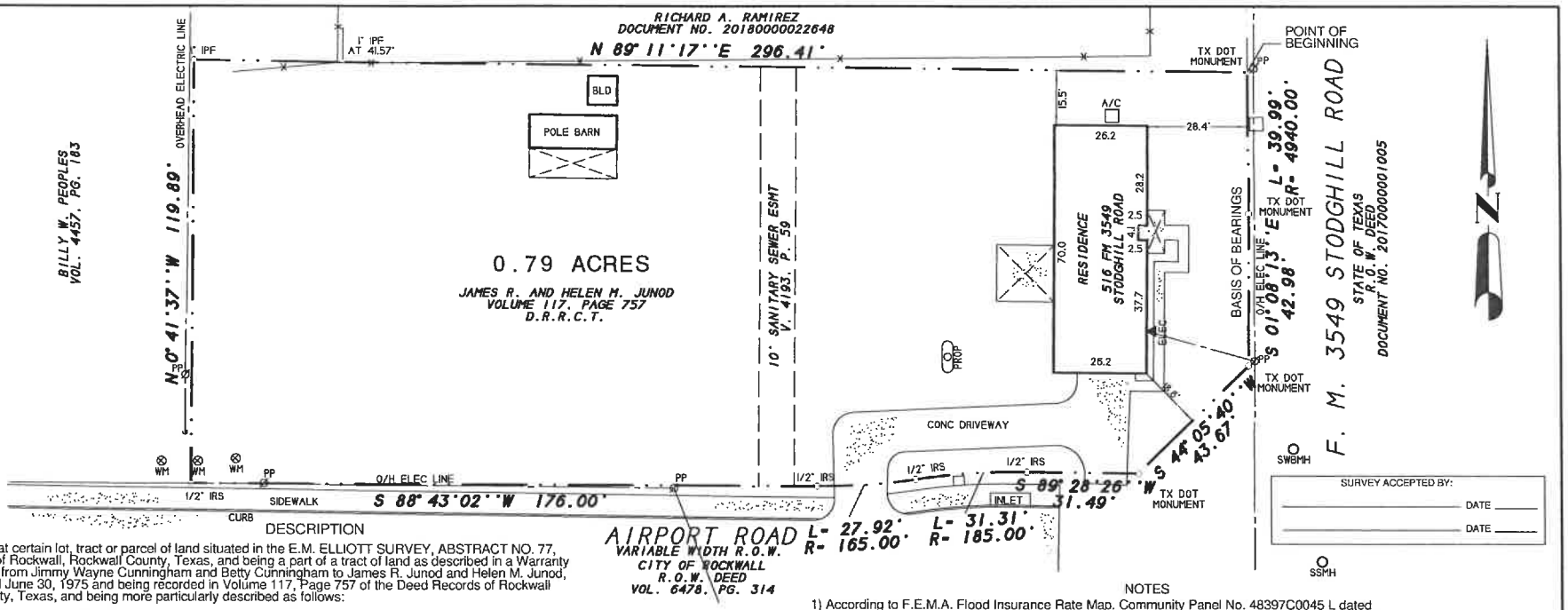
The property is a 0.79-acre tract situated in the E.M. Elliott Survey, Abstract No. 77, City of Rockwall, Rockwall County, Texas, located at the northwest corner of F.M. 3549 (Stodghill Road) and Airport Road. Per FEMA Flood Insurance Rate Map Community Panel No. 48397C0045 L, the property lies in Zone X and does not appear to lie within a 100-year flood plain. The tract contains an existing single-family home that has been in continuous residential use. The current agricultural designation no longer reflects the actual use of the property or the character of the surrounding area. Rezoning to Single-Family Residential brings the zoning into conformance with how the property is used today.

In connection with this request, I have engaged H.D. Fetty Land Surveyor, LLC (Firm Registration No. 10150900), which surveyed the property, to replat the tract. Following the replat, I intend to construct a new single-family home on the site, designed to complement the neighborhood and add to the area's residential housing stock.

I appreciate the Commission's consideration and am happy to answer any questions or provide additional information. [redacted]

Sincerely,

Aravind Kanumuru
Managing Member, KVK Global LLC




SURVEY ACCEPTED BY:

_____ DATE _____

_____ DATE _____

## DESCRIPTION

All that certain lot, tract or parcel of land situated in the E.M. ELLIOTT SURVEY, ABSTRACT NO. 77, City of Rockwall, Rockwall County, Texas, and being a part of a tract of land as described in a Warranty deed from Jimmy Wayne Cunningham and Betty Cunningham to James R. Junod and Helen M. Junod, dated June 30, 1975 and being recorded in Volume 117, Page 757 of the Deed Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a TXDOT disk monument found for corner at the intersection of the North boundary line of said Junod tract with the west right-of-way line of F.M. 3549 Stodghill Road, per deed recorded in Document no. 20170000001005 of the Official Public Records of Rockwall County, Texas;

THENCE in a southerly direction along a curve to the right having a central angle of 00°27'50", a radius of 4940.00 feet, a tangent of 19.99 feet, a chord of S 01°21'32"E, 39.99 feet along said right-of-way line an arc distance of 39.99 feet to a TXDOT disk monument found for corner;

THENCE S. 01 deg. 08 min. 13 sec. E. along said right-of-way line, a distance of 42.98 feet to a TXDOT disk monument found for corner;

THENCE S. 44 deg. 05 min. 40 sec. W. along said right-of-way, a distance of 43.67 feet to a TXDOT disk monument found for corner in the north right-of-way line of Airport Road, per deed recorded in Volume 6478, Page 314 of the Official Public Records of Rockwall County, Texas;

THENCE S. 89 deg. 28 min. 26 sec. W. along said right-of-way line of Airport Road, a distance of 31.49 feet to a 1/2" iron rod with yellow plastic cap stamped "RPLS 5034" set for corner;

THENCE in a westerly direction along a curve to the right having a central angle of 09°41'46", a radius of 185.00 feet, a tangent of 15.69 feet, a chord of S 84°37'32"W, 31.27 feet along said right-of-way line, an arc distance of 31.31 feet to a 1/2" iron rod with yellow plastic cap stamped "RPLS 5034" set for corner;

THENCE in a westerly direction along a curve to the left having a central angle of 09°41'47", a radius of 165.00 feet, a tangent of 14.00 feet, a chord of S 84°37'32"W, 27.89 feet along said right-of-way line, an arc distance of 27.92 feet to a 1/2" iron rod with yellow plastic cap stamped "RPLS 5034" set for corner;

THENCE S. 88 deg. 43 min. 02 sec. W. along said right-of-way line, a distance of 176.00 feet to a 1/2" iron rod with yellow plastic cap stamped "RPLS 5034" set for corner in the west boundary line of said Junod tract;

THENCE N. 00 deg. 41 min. 37 sec. W. along the west boundary line of said Junod tract, a distance of 119.89 feet to a 1" iron pipe found for corner at the northwest corner of said Junod tract;

THENCE N. 89 deg. 11 min. 17 sec. E. along the north boundary line of said Junod tract, a distance of 296.41 feet to the POINT OF BEGINNING and containing 0.79 acres of land.

## NOTES

1) According to F.E.M.A. Flood Insurance Rate Map. Community Panel No. 48397C0045 L dated Sept. 26, 2008, this property lies in Zone X. This property does not appear to lie within a 100-year flood plain.

2) BEARING SOURCE: RECORDED PER DEED IN DOCUMENT NUMBER 20170000001005, O.P.R.R.C.T.

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

## SURVEYOR'S CERTIFICATE

I, Harold D. Fetty, III, Registered Professional Land Surveyor No. 5034, do hereby certify that the above plat of the property surveyed for Ranger Title Company, WFG National Title Insurance Company, and KVK Global, LLC at 516 F.M. 3549 Stodghill Road, Rockwall, Rockwall County, Texas, is the result of a careful collection of the best evidence available to me and my opinion is based on the facts as found at the time of survey. This survey meets the requirements of the Minimum Standards of Practice as approved and published by the Texas Board of Professional Land Surveying, effective September 1, 1992 and subsequent revisions, and the same was surveyed under my supervision on the ground this the 25th day of September, 2019.

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

STATE OF TEXAS · REGISTERED · HAROLD D. FETTY III · 5034 · PROFESSIONAL · LAND SURVEYOR

SYMBOL LEGEND

| | | | | |
|---|---|---|---|---|
| TV TELEVISION CABLE RISER | GAS GAS METER | TEL PHONE RISER | FH FIRE HYDRANT | PP POWER POLE |
| ELEC ELECTRIC METER | ELEC ELEC. JNCT. BOX SUBSURFACE JUNCTION BOX | WM WATER METER | LP LIGHT POLE | 1/2" IRF IRON ROD FOUND (CORNER) |
| FENCE | EASEMENT LINE | | A/C AIR COND. UNIT | PROPANE TANK |

SURVEY DATE September 25, 2019
SCALE 1" = 30' FILE # 20190311
CLIENT KVK GLOBAL GF # R191944R


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

*LEGEND:*

| | |
|---|---|
| | Land Use *NOT* Permitted |
| P | Land Use Permitted *By-Right* |
| P | Land Use Permitted with Conditions |
| S | Land Use Permitted Specific Use Permit (SUP) |
| X | Land Use Prohibited by Overlay District |
| A | Land Use Permitted as an Accessory Use |

# PERMITTED LAND USES IN A SINGLE-FAMILY 16 (SF-16) DISTRICT

| LAND USE SCHEDULE | LAND USE DEFINITION REFERENCE [Reference Article 13, *Definitions*] | CONDITIONAL USE REFERENCE Reference [Article 04, *Permissible Uses*] | SINGLE FAMILY 16 (SF-16) DISTRICT |
|---|---|---|---|
| AGRICULTURAL AND ANIMAL RELATED LAND USES | 2.02(A) | 2.03(A) | |
| Agricultural Uses on Unplatted Land | (1) | | P |
| Community Garden | (11) | (7) | S |
| Urban Farm | (12) | (8) | S |
| RESIDENTIAL AND LODGING LAND USES | 2.02(B) | 2.03(B) | |
| Residential Accessory Building or Structure | (1) | (1) | P |
| Residential Garage | (7) | (4) & (5) | A |
| Guest Quarters/Secondary Living Unit/Accessory Dwelling Unit | (8) | (6) | A |
| Home Occupation | (9) | (7) | P |
| Portable Building | (15) | (10) | P |
| Residential Infill in an Established Subdivision | (16) | (11) | S |
| Short-Term Rental (*Owner-Occupied, Single-Family Home, Townhome, or Duplex*) | (17) | (12) | P |
| Short-Term Rental (*Non-Owner-Occupied, Single-Family Home, Townhome, or Duplex*) | (17) | (13) | P |
| Short-Term Rental (*Apartment or Condominium*) | (17) | (14) | P |
| Single-Family Detached Structure | (19) | (16) | P |
| Private Swimming Pool | (21) | | A |
| Private Sports Court with Standalone or Dedicated Lighting | (22) | (18) | S |
| INSTITUTIONAL AND COMMUNITY SERVICE LAND USES | 2.02(C) | 2.03(C) | |
| Church/House of Worship | (4) | (2) | S |
| Daycare with Seven (7) or More Children | (9) | (4) | S |
| Group or Community Home | (11) | (5) | P |
| Public or Private Primary School | (21) | (7) | S |
| Public or Private Secondary School | (22) | (8) | S |
| Temporary Education Building for a Public or Private School | (23) | (9) | S |
| RECREATION, ENTERTAINMENT AND AMUSEMENT LAND USES | 2.02(E) | 2.03(E) | |
| Public or Private Community or Recreation Club as an Accessory Use | (4) | | S |
| Private Country Club | (5) | | S |
| Temporary Fundraising Events by Non-Profit | (7) | (4) | P |
| Public Park or Playground | (12) | | P |
| Tennis Courts (*i.e. Not Accessory to a Public or Private Country Club*) | (14) | | S |
| RETAIL AND PERSONAL SERVICES LAND USES | 2.02(F) | 2.03(F) | |
| Temporary Real Estate Sales Office | (27) | | P |
| COMMERCIAL AND BUSINESS SERVICES LAND USES | 2.02(G) | 2.03(G) | |
| Temporary On-Site Construction Office | (18) | (6) | P |
| INDUSTRIAL AND MANUFACTURING LAND USES | 2.02(I) | 2.03(I) | |
| Temporary Asphalt or Concrete Batch Plant | (2) | (2) | P |
| Mining and Extraction of Sand, Gravel, Oil and/or Other Materials | (12) | (5) | S |
| UTILITIES, COMMUNICATIONS AND TRANSPORTATION LAND USES | 2.02(K) | 2.03(K) | |
| Antenna for a Residential Property | (2) | (1) | A |

| *LEGEND:* | |
|---|---|
| | Land Use *NOT* Permitted |
| P | Land Use Permitted *By-Right* |
| P | Land Use Permitted with Conditions |
| S | Land Use Permitted Specific Use Permit (SUP) |
| X | Land Use Prohibited by Overlay District |
| A | Land Use Permitted as an Accessory Use |

# PERMITTED LAND USES IN A SINGLE-FAMILY 16 (SF-16) DISTRICT

| LAND USE SCHEDULE | LAND USE DEFINITION REFERENCE [Reference Article 13, *Definitions*] | CONDITIONAL USE REFERENCE Reference [Article 04, *Permissible Uses*] | SINGLE FAMILY 16 (SF-16) DISTRICT |
|---|---|---|---|
| Antenna for an Amateur Radio | (3) | (2) | A |
| Antenna Dish | (4) | (3) | A |
| Utilities (*Non-Municipally Owned or Controlled*), Including Sanitary Landfill, Water Treatment, and Supply, and Wastewater Treatment | (10) | | S |
| Municipally Owned or Controlled Facilities, Utilities and Uses (*Includes Utilities with a Franchise Utility Agreement with the City of Rockwall*) | (11) | | P |
| Private Streets | (12) | | S |
| Railroad Yard or Shop | (14) | | S |
| Satellite Dish | (16) | | A |
| Solar Energy Collector Panels and Systems | (17) | (7) | A |
| Utilities Holding a Franchise from the City of Rockwall | (21) | | S |
| Utility Installation Other than Listed | (22) | | S |
| Utility/Transmission Lines | (23) | | S |

# 01 CENTRAL DISTRICT

## DISTRICT DESCRIPTION

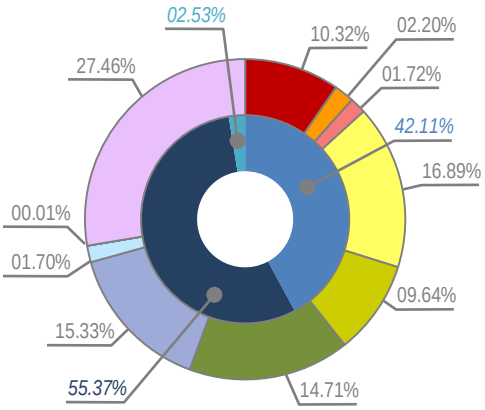
The *Central District* is composed of a wide range of land uses that vary from single-family to industrial. The district's residential areas consist of suburban residential (*e.g. Park Place*), estate and rural residential (*e.g. Rolling Meadows Subdivision*), and higher density residential developments (*e.g. Evergreen Senior Living*). The *Central District* also incorporates a high volume of industrial land uses adjacent to the *Union Pacific/Dallas Garland and Northeastern Rail Road* line that bisects the district -- *and City* -- in an east/west direction. The Ralph Hall Municipal Airport and several other large public/school facilities are also located within the boundaries of this district.

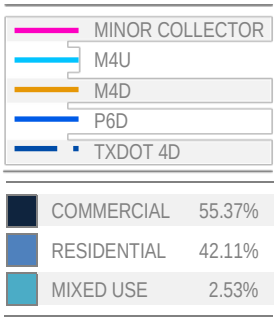
John King Boulevard Trail Plan
*Rest Stop/Trailblazer Pylon*

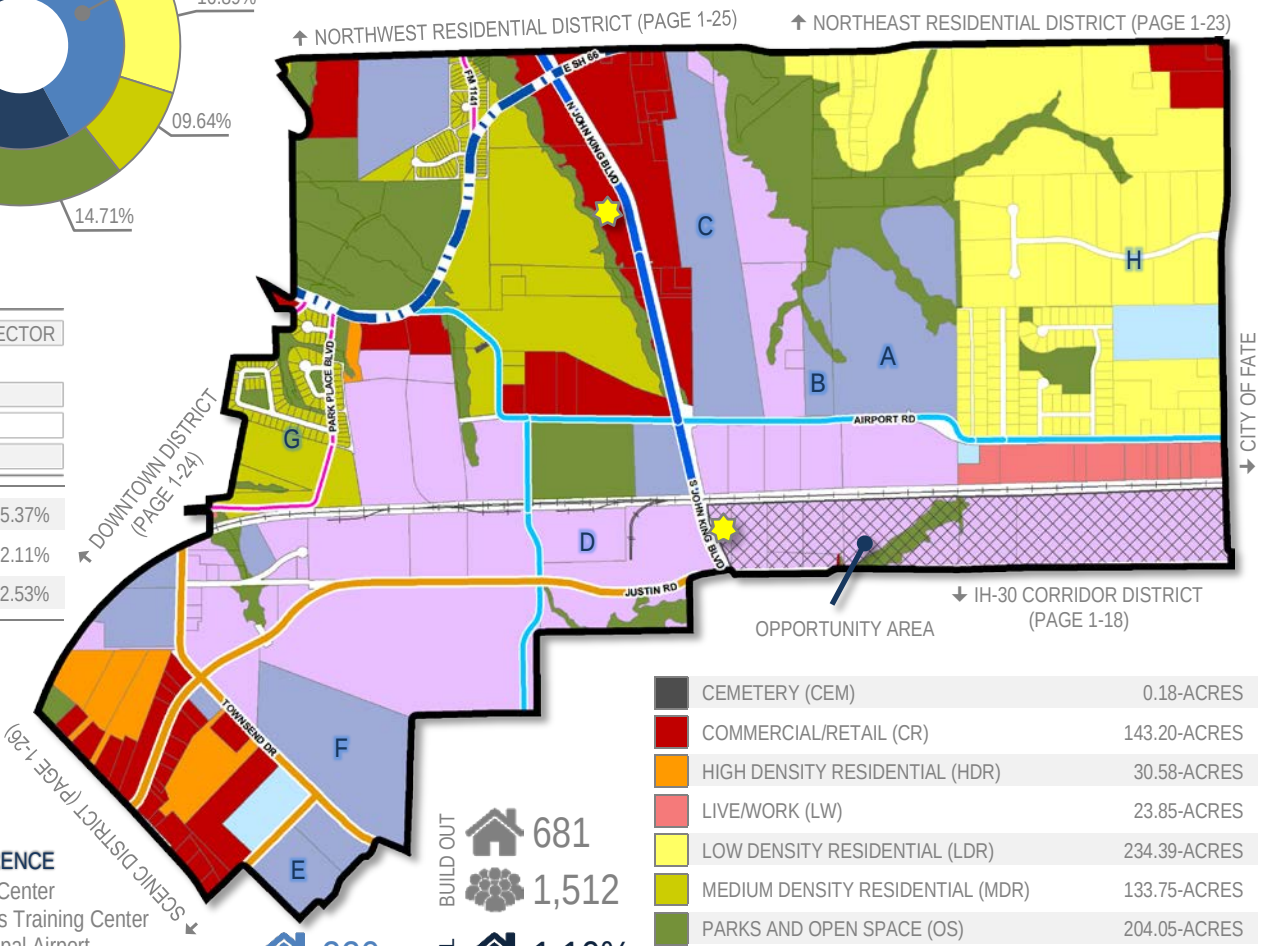
## DISTRICT STRATEGIES

The *Central District* still has some key vacant and underutilized tracts of land that are anticipated to shape the area moving forward. Taking these areas into consideration the following are the strategies for this district:

1. *Live/Work*. The live/work designation in this district is intended to provide flexibility for land owners, adjacent to the railroad tracks, to transition their properties -- *when appropriate* -- to low intensity office/retail land uses that are similar in scale and scope to the adjacent residential properties.
2. *Suburban Residential*. While many of the larger tracts in this area are not large enough to support a master planned community (*which is characteristic of Northern Estates and Northwest Residential Districts*), any new *Suburban Residential* developments should include a mix of larger to mid-sized lots. Lots in these developments should *not* be smaller than existing *Suburban Residential* lots in this district, but should be comparable in size to newer developments (*i.e. Ridgecrest Subdivision*). In addition, newer subdivisions adjacent to existing larger lot subdivisions should provide a transition *(e.g. larger lots or a large landscape buffer*) adjacent to the existing subdivision.
3. *Commercial/Retail Centers*. The commercial/retail centers in this district are intended to support existing and proposed residential developments, and should be compatible in scale with adjacent residential structures (*i.e. are more characteristic of neighborhood/convenience centers*); however, areas adjacent to John King Boulevard should be capable of accommodating mid to large-scale commercial users. All commercial developments should incorporate appropriate screening (*e.g. berms, landscaping and large buffers*) to transition uses.
4. *Industrial/Special Commercial Corridor Opportunity Area*. The area south of the railroad tracks that is indicated by a crosshatched pattern represents an opportunity area in the City of Rockwall. Due to its adjacency to the railroad tracks, the land is naturally suitable for *Technology/Industrial* land uses; however, due to the land's adjacency to strategically located parcels along IH-30 the land could be utilized as part of a larger development in the *Special Commercial Corridor.*
5. *John King Boulevard Trail Plan*. A ten (10) foot hike/bike trail should be incorporated along John King Boulevard with rest stops and signage as indicated in *Appendix 'B'* of this Comprehensive Plan.




## POINTS OF REFERENCE

A. Animal Adoption Center
B. Regional Firearms Training Center
C. Ralph Hall Municipal Airport
D. Leon Tuttle Athletic Complex
E. Rockwall County Courthouse
F. Utley Middle School
G. Park Place Subdivision
H. Rolling Meadows Subdivision

| | CURRENT | BUILD OUT | % OF ROCKWALL |
|---|---|---|---|
| | 220 | 681 | 1.10% |
| | 71 | 1,512 | 3.91% |
| | 488 | | 0.82% |

| | |
|---|---|
| CEMETERY (CEM) | 0.18-ACRES |
| COMMERCIAL/RETAIL (CR) | 143.20-ACRES |
| HIGH DENSITY RESIDENTIAL (HDR) | 30.58-ACRES |
| LIVE/WORK (LW) | 23.85-ACRES |
| LOW DENSITY RESIDENTIAL (LDR) | 234.39-ACRES |
| MEDIUM DENSITY RESIDENTIAL (MDR) | 133.75-ACRES |
| PARKS AND OPEN SPACE (OS) | 204.05-ACRES |
| PUBLIC (P) | 212.77-ACRES |
| QUASI-PUBLIC (QP) | 23.65-ACRES |
| SPECIAL COMMERCIAL CORRIDOR (SC) | 0.08-ACRES |
| TECHNOLOGY/EMPLOYMENT CENTER (TEC) | 381.07-ACRES |

# 05 FUTURE LAND USE PLAN
# 01 LAND USE PLAN DESIGNATIONS

## 01.01 RESIDENTIAL

### LOW DENSITY RESIDENTIAL (LDR)

The *Low Density Residential* land use category consists of residential subdivisions that are two (2) units per gross acre or less; however, a density of up to two and one-half (2½) units per gross acre may be permitted for developments that incorporate increased amenity and a mix of land uses (*see Chapter 8, Residential Developments, of this Comprehensive Plan*).

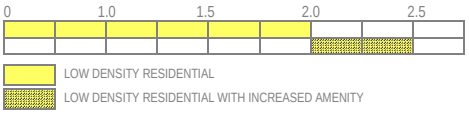
#### DESIGNATION CHARACTERISTICS

1. *Primary Land Uses:* Suburban, Estate and Rural Residential (*i.e. Single-Family Detached Homes*)
2. *Secondary Land Uses:* Amenities, Parks, Open Space, and Institutional/Civic Land Uses
3. *Zoning Districts:* All Single-Family Estate (SFE) Districts (i.e. SFE 1.5, 2.0 & 4.0), certain Planned Development (PD) Districts and the Single-Family One (SF-1) District.

#### EXISTING LAND USE EXAMPLES

1. Breezy Hill Subdivision
2. Stone Creek Subdivision
3. Oaks of Buffalo Way Subdivision

#### RESIDENTIAL DENSITY CHART




### MEDIUM DENSITY RESIDENTIAL (MDR)

The *Medium Density Residential* land use category consists of residential subdivisions that are greater than two and one-half (2½) units per gross acre, but not higher than three (3) units per gross acre; however, a density of up to three and one-half (3½) units per gross acre may be permitted for developments that incorporate increased amenity and a mix of land uses (*see Chapter 8, Residential Developments, of this Comprehensive Plan*).

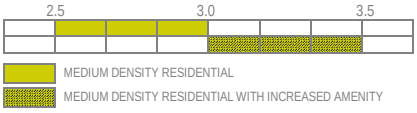
#### DESIGNATION CHARACTERISTICS

1. *Primary Land Uses:* Suburban Residential (*i.e. Single-Family Detached Homes*)
2. *Secondary Land Uses:* Amenities, Parks, Open Space, and Institutional/Civic Land Uses
3. *Zoning Districts:* Certain Planned Development (PD) Districts and the Single-Family 16 (SF-16) District

#### EXISTING LAND USE EXAMPLES

1. Caruth Lakes Subdivision
2. Lago VistaSubdivision
3. Park Place Subdivision

#### RESIDENTIAL DENSITY CHART




### HIGH DENSITY RESIDENTIAL (HDR)

The *High Density Residential* land use category may consist of single-family residential homes, duplexes, townhomes, apartments, lofts, condominiums or other forms of housing that exceed three and one-half (3½) units per gross acre. These developments should contain increased amenities and open space, and incorporate pedestrian connectivity to adjacent land uses.

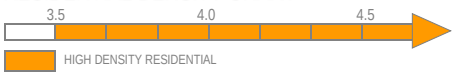
#### DESIGNATION CHARACTERISTICS

1. *Primary Land Uses:* Suburban and Urban Residential (*i.e. Single-Family Detached, Single-Family Attached, Zero Lot Line Homes, Townhomes, Duplexes, Condominiums and Multi-Family Apartments*)
2. *Secondary Land Uses:* Amenities, Parks, Open Space, and Institutional/Civic Land Uses
3. *Zoning Districts:* Certain Planned Development (PD) Districts, Single-Family 10 (SF-10) District, Single-Family 8.4 (SF-8.4) District, Single-Family 7 (SF-7) District, Zero Lot Line (ZL-5) District, Two Family (2F) District, and the Multi-Family 14 (MF-14) District.

#### EXISTING LAND USE EXAMPLES

1. Turtle Cove Subdivision
2. Sixteen50 @ Lake Ray Hubbard Apartments
3. Mission Rockwall Apartment Complex

#### RESIDENTIAL DENSITY CHART




*NOTE: HIGH DENSITY RESIDENTIAL REQUIRES INCREASED AMENITY*










**CITY OF ROCKWALL**

**ORDINANCE NO. 26-XX**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO APPROVE A CHANGE IN ZONING FROM AN AGRICULTURAL (AG) DISTRICT TO A SINGLE-FAMILY 16 (SF-16) DISTRICT FOR A 0.79-ACRE TRACT OF LAND IDENTIFIED AS TRACT 6 OF THE E. M. ELLIOT SURVEY, ABSTRACT NO. 77, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND BEING MORE SPECIFICALLY DESCRIBED IN *EXHIBIT 'A'* AND FURTHER DEPICTED IN *EXHIBIT 'B'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the City has received a request from Aravind Kanumuru for the approval of a *Zoning Change* from an Agricultural (AG) District to a Single-Family 16 (SF-16) District for a 0.79-acre tract of land identified as Tract 6 of the E. M. Elliot Survey, Abstract No. 77, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, addressed as 516 N. Stodghill Road, and more fully described in *Exhibit 'A'* and depicted in *Exhibit 'B'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

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

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

**SECTION 1.** That the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall, Texas, as heretofore amended, be and the same are hereby amended by amending the zoning map of the City of Rockwall so as to change the zoning of the *Subject Property* from an Agricultural (AG) District to a Single-Family 16 (SF-16) District;

**SECTION 2.** That the *Subject Property* shall be used only in the manner and for the purposes provided for a Single-Family 16 (SF-16) District as stipulated in Section 01.01*, Use of Land and Buildings,* of Article 04*, Permissible Uses* and Section 03.01*, General Residential District Standards* and Section 03.06, *Single-Family 16 (SF-16) District*, of Article 05*, District Development Standards,* of the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall as heretofore amended, as amended herein by granting of this zoning change, and as maybe amended in the future;



DRAFT ORDINANCE 03.17.26

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

**SECTION 4.** Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *Two Thousand Dollars ($2,000.00)* for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense;

**SECTION 5.** If any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code (UDC) of the City of Rockwall, Texas, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable; and

**SECTION 6.** That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be and the same are hereby repealed, and all other ordinances of the City of Rockwall not in conflict with the provisions of this ordinance shall remain in full force and effect;

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

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 8TH DAY OF SEPTEMBER, 2026.**

_____
Tim McCallum, *Mayor*

**ATTEST:**

_____
Kristy Teague, *City Secretary*

**APPROVED AS TO FORM:**

_____
Frank J. Garza, *City Attorney*

1st Reading: *August 17, 2026*

2nd Reading: *September 8, 2026*

DRAFT ORDINANCE 08.11.2026

**Exhibit 'A'**
*Legal Description*

**Being** all that certain lot, tract or parcel of land situated in the E.M. ELLIOTT SURVEY, ABSTRACT NO. 77, City of Rockwall, Rockwall County, Texas, and being a part of a tract of land as described in a Warranty deed from Jimmy Wayne Cunningham and Betty Cunningham to James R. Junod and Helen M. Junod, dated June 30, 1975 and being recorded in Volume 117, Page 757 of the Deed Records of Rockwall County, Texas, and being more particularly described as follows:

**BEGINNING** at a TXDOT disk monument found for corner at the intersection of the North boundary line of said Junod tract with the west right-of-way line of F.M. 3549 Stodghill Road, per deed recorded in Document no. 20170000001005 of the Official Public Records of Rockwall County, Texas;

**THENCE** in a southerly direction along a curve to the right having a central angle of 00°27'50", a radius of 4940.00 feet, a tangent of 19.99 feet, a chord of S 01°21'32"E, 39.99 feet along said right-of-way line an arc distance of 39.99 feet to a TXDOT disk monument found for corner;

**THENCE** S. 01 deg. 08 min. 13 sec. E. along said right-of-way line, a distance of 42.98 feet to a TXDOT disk monument found for corner;

**THENCE** S. 44 deg. 05 min. 40 sec. W. along said right-of-way, a distance of 43.67 feet to a TXDOT disk monument found for corner in the north right-of-way line of Airport Road, per deed recorded in Volume 6478, Page 314 of the Official Public Records of Rockwall County, Texas;

**THENCE** S. 89 deg. 28 min. 26 sec. W. along said right-of-way line of Airport Road, a distance of 31.49 feet to a 1/2" iron rod with yellow plastic cap stamped "RPLS 5034" set for corner;

**THENCE** in a westerly direction along a curve to the right having a central angle of 09°41'46", a radius of 185.00 feet, a tangent of 15.69 feet, a chord of S 84°37'32"W, 31.27 feet along said right-of-way line, an arc distance of 31.31 feet to a 1/2" iron rod with yellow plastic cap stamped "RPLS 5034" set for corner;

**THENCE** in a westerly direction along a curve to the left having a central angle of 09°41'47", a radius of 165.00 feet, a tangent of 14.00 feet, a chord of S 84°37'32"W, 27.89 feet along said right-of-way line, an arc distance of 27.92 feet to a 1/2" iron rod with yellow plastic cap stamped "RPLS 5034" set for corner;

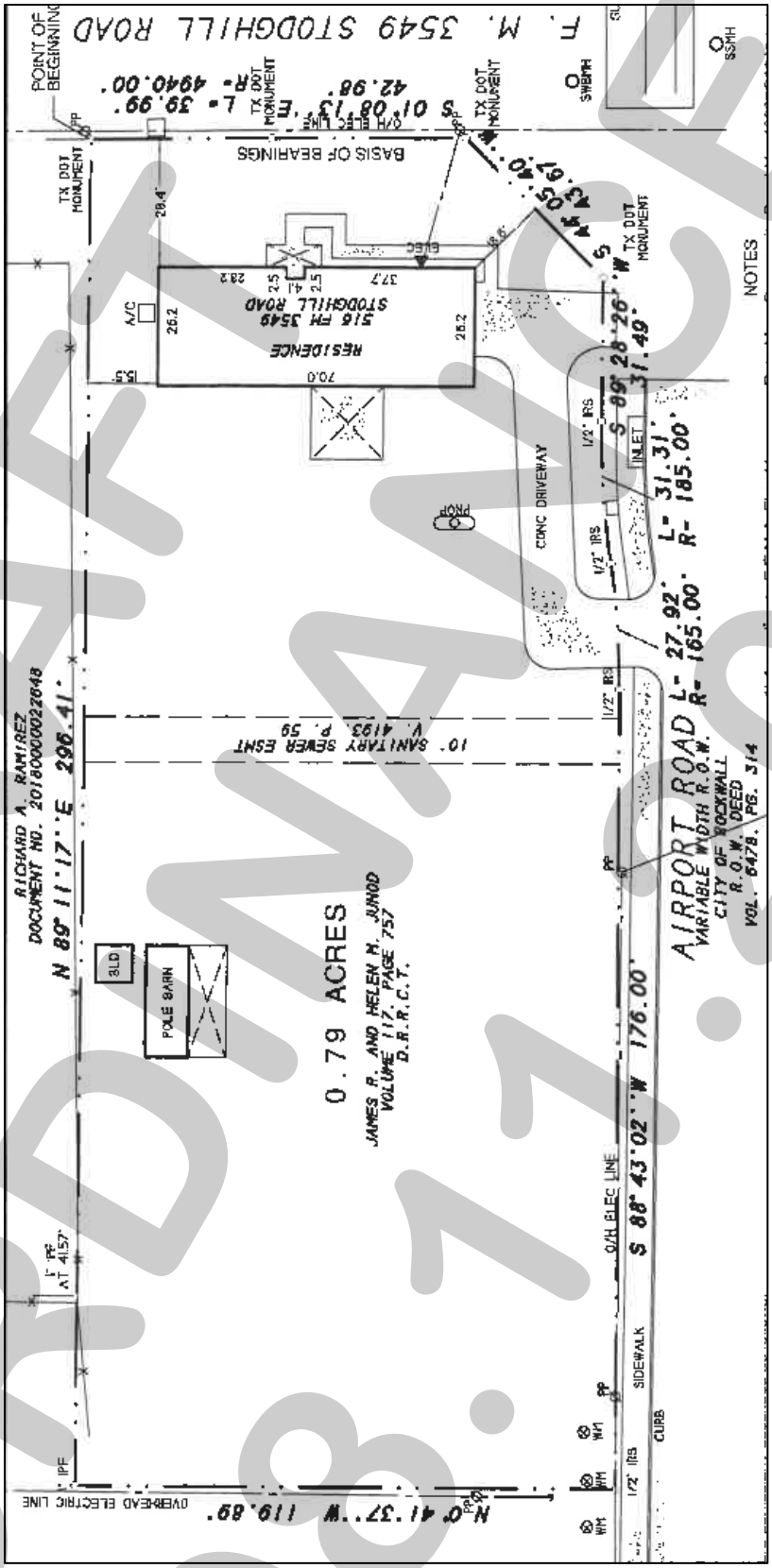
**THENCE** S. 88 deg. 43 min. 02 sec. W. along said right-of-way line, a distance of 176.00 feet to a 1/2" iron rod with yellow plastic cap stamped "RPLS 5034" set for corner in the west boundary line of said Junod tract;

**THENCE** N. 00 deg. 41 min. 37 sec. W. along the west boundary line of said Junod tract, a distance of 119.89 feet to a 1" iron pipe found for corner at the northwest corner of said Junod tract;

**THENCE** N. 89 deg. 11 min. 17 sec. E. along the north boundary line of said Junod tract, a distance of 296.41 feet to the **POINT OF BEGINNING** and containing 0.79 acres of land.

DRAFT ORDINANCE 08.19.2026

**Exhibit 'B'**
*Survey*




DRAFT ORDINANCE 08.11.2026

# CITY OF ROCKWALL

PLANNING AND ZONING MEMORANDUM

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

| | |
|---|---|
| **TO:** | Planning and Zoning Commission |
| **DATE:** | August 11, 2026 |
| **APPLICANT:** | Seth and Lacy Blanck |
| **CASE NUMBER:** | Z2026-040; *Specific Use Permit (SUP) for Residential Infill in an Established Subdivision at 401 N. Alamo Road* |

On August 4, 2026, the applicant, Lacy Blanck, sent an email to staff requesting that *Case No. Z2026-040* be tabled to allow additional time to prepare and submit revised building renderings of the proposed home. According to Subsection 02.03, *Procedures for Zoning Applications*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), "(a) public hearing that was noticed in the manner prescribed by Subsection 02.03(A) [*Article 11; UDC*] may be postponed by announcing the postponement at the time and place of the noticed public hearing. The postponement of a public hearing shall be to a specific time and date no later than 30-days from the first or most recent public hearing. A postponed public hearing shall be presumed to be held in the same location as the initial public hearing, unless a different location is announced. The announcement of a postponement at a public hearing shall be sufficient notice and no additional notice is required." This means that if the Planning and Zoning Commission chooses to grant the applicant's request, the new public hearing date for the Planning and Zoning Commission would be on *August 25, 2026* and the new City Council Public Hearing date for this case would be *September 8, 2026*. Should the Planning and Zoning Commission have any questions, staff will be available at the *August 11, 2026* Planning and Zoning Public Hearing Meeting.

# CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

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

| | |
|---|---|
| **TO:** | Planning and Zoning Commission |
| **DATE:** | August 11, 2026 |
| **APPLICANT:** | Alex Flores |
| **CASE NUMBER:** | Z2026-041; *Specific Use Permit (SUP) for a Residential Infill in an Established Subdivision at 248 Russell Drive* |

## SUMMARY

Hold a public hearing to discuss and consider a request by Alex Flores for the approval of a Specific Use Permit (SUP) for Residential Infill in an Established Subdivision for the purpose of constructing a single-family home on a 0.1650-acre parcel of land identified as Lot 1232 of the Rockwall Lake Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District land uses, addressed as 248 Russell Drive, and take any action necessary.

## BACKGROUND

The subject property was originally platted as Lot 1232 with the Rockwall Lake Properties Development No. 2 Addition, which was filed with Rockwall County on April 23, 1968. On February 17, 2009, the subject property -- *along with the rest of the Lake Rockwall Estates Subdivision* -- was annexed into the City of Rockwall by *Ordinance No. 09-07*. On September 21, 2009, the City Council rezoned the Lake Rockwall Estates Subdivision from an Agricultural (AG) District to Planned Development District 75 (PD-75) [*Ordinance No. 09-37*] for Single-Family 7 (SF-7) District land uses. On January 4, 2016, the City Council amended Planned Development District 75 (PD-75) with *Ordinance No. 16-01*, which made changes to the *Consideration of a Special Request* section of the ordinance. The subject property is currently vacant.

## PURPOSE

The applicant -- *Alex Flores* -- is requesting 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 the subject property in accordance with Subsection 02.03(B)(11), *Residential Infill in or Adjacent to an Established Subdivision*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC)..

## ADJACENT LAND USES AND ACCESS

The subject property is located at 248 Russell Drive. The land uses adjacent to the subject property are as follows:

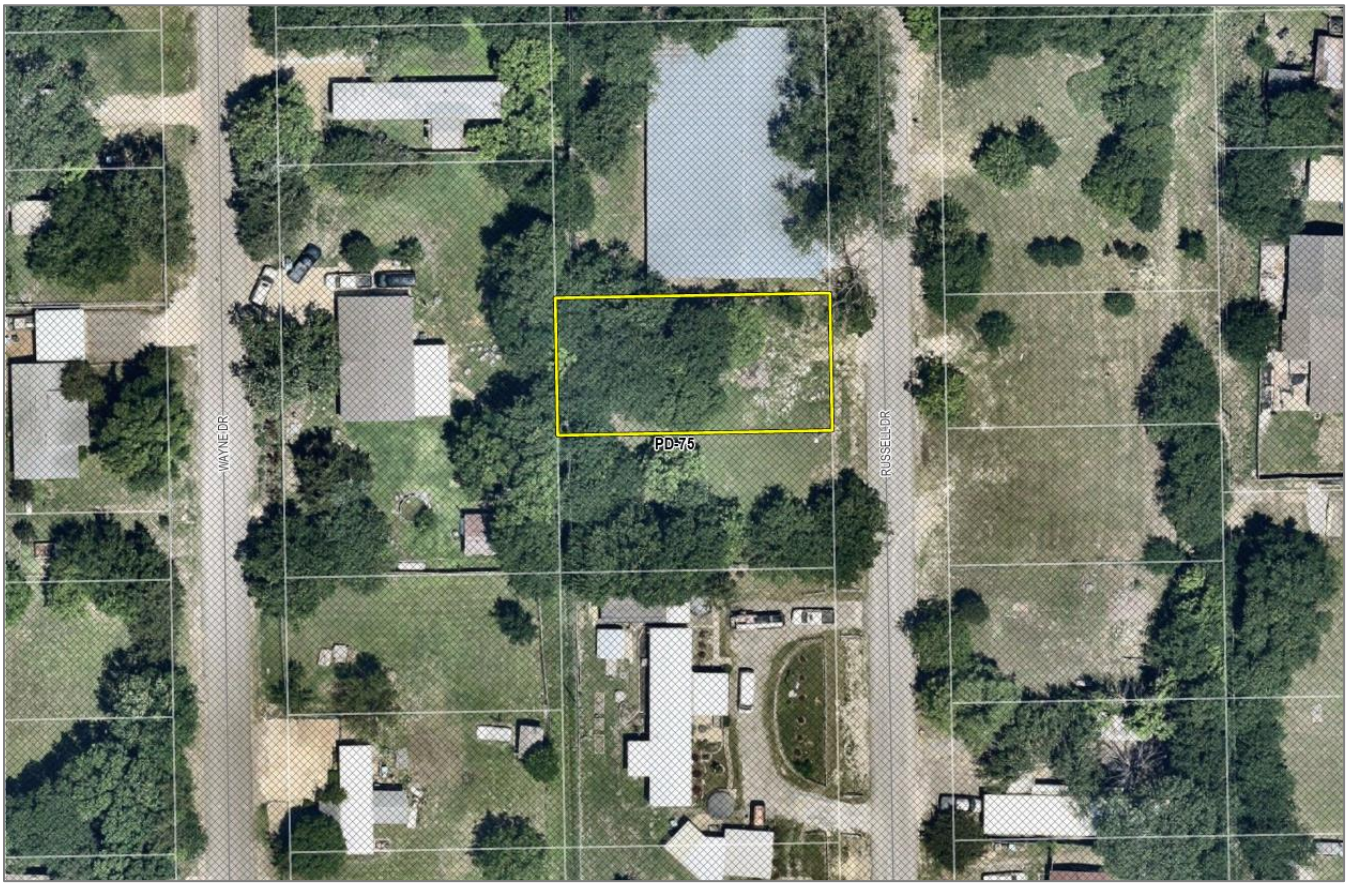
*North*: Directly north of the subject property are multiple lots zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District land uses. These properties are mostly developed with mobile/manufactured homes, with some of the lots being developed with single-family homes. Beyond this is Evans Road, which is classified as a *R2* (*residential, two [2] lane, undivided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

*South*: Directly south of the subject property are multiple lots zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District land uses. These properties are mostly developed with mobile/manufactured homes, with some of the lots being developed with single-family homes. Beyond this is County Line Road, which is classified as a *Minor Collector* on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. South of this is a vacant 131.39-acre tract of land [*i.e. Tract 43-01 of the W.W. Ford Survey, Abstract No. 80*] which is part of a 259.924-acre tract of land zoned Agricultural (AG) District.

*East*: Directly east of the subject property is one (1) vacant parcel of land [*i.e. 247 Russell Drive*] and one (1) parcel of land [*i.e. 250 Nicole Drive*] developed with a single-family home. Beyond this is Nicole Drive, which is classified as a *R2* (*residential, two [2] lane, undivided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. East of this are multiple lots zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District land uses. These properties are mostly developed with mobile/manufactured homes, with some of the lots being developed with single-family homes.

*West*: Directly west of the subject property is a 0.4950-acre parcel of land [*i.e. 251 Wayne Drive*] developed with a mobile/manufactured home. Beyond this is Wayne Drive, which is classified as a *R2* (*residential, two [2] lane, undivided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. West of this are various lots developed with mobile/manufactured homes, with some of the lots being developed with single-family homes. All of these lots are zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District land uses.

*MAP 1: LOCATION MAP*
*YELLOW: SUBJECT PROPERTY*




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

Article 13, *Definitions*, of the Unified Development Code (UDC) defines *Residential Infill in or Adjacent to an Established Subdivision* as "(t)he new development of a single-family home or duplex on an existing vacant or undeveloped parcel of land or the redevelopment of a developed parcel of land for a new single-family home or duplex within an established subdivision that is mostly or entirely built-out." An *established subdivision* is further defined in Subsection 02.03(B)(11) of Article 04, *Permissible Uses*, of the UDC as "…a subdivision that consists of five (5) or more lots, that is 90% developed, and that has been in existence for more than ten (10) years." The subject property is part of the Lake Rockwall Estates Subdivision, which has been in existence since before 1968 and is considered to be more than 90.00% developed. The *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the UDC, requires a Specific Use Permit (SUP) for *Residential Infill in or Adjacent to an Established Subdivision* in all single-family zoning districts, the Two-Family (2F) District, the Downtown (DT) District, and

the Residential-Office (RO) District. This property, being in a Planned Development District for Single-Family 7 (SF-7) District land uses, requires a Specific Use Permit (SUP).

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

| Housing Design and Characteristics | Existing Housing on Russell Drive | Proposed Housing |
|---|---|---|
| Building Height | One (1) Story | One (1) Story |
| Building Orientation | All of the homes face Russell Drive. | The front elevation of the home will face onto Russell Drive. |
| Year Built | 1975-2023 | *N/A* |
| Building SF on Property | 1,180 SF – 7,072 SF | 1,722 SF |
| Building Architecture | Majority Modular Homes, One (1) Single-Family Home, and Seven (7) Vacant lots. | Comparable Architecture to Newer Single-Family Homes |
| Building Setbacks: | | |
| Front | The front yard setbacks appear to conform to the required 20-foot yard setback. | 20-Feet |
| Side | The side yard setbacks appear to conform to the required five (5) foot setback. | 5-Feet |
| Rear | The rear yard setbacks appear to conform to the ten (10) feet rear yard setback. | 52-Feet, 11 ½ - Inches |
| Building Materials | Metal, Modular Paneling, and Masonite Siding | Brick |
| Paint and Color | Grey, White, Beige | *Undefined by the Applicant* |
| Roofs | Composite Shingles and Metal | Asphalt Composite Shingle |
| Driveways/Garages | No Garages or Carports | The garage will be a front entry garage with the driveway facing onto Russell Drive. |

According to Section 04, *Residential Parking*, of Article 06, *Parking and Loading*, of the Unified Development Code (UDC), "(i)n single-family or duplex districts, parking garages must be located at least 20-feet behind the front façade for front entry garages …" In this case, the applicant is proposing to put the garage approximately ~16-feet in front of the front façade of the single-family home, and if approved the Planning and Zoning Commission and City Council will be waiving this requirement. Staff should note that this waiver has been granted for numerous newer single-family homes within the Lake Rockwall Estates Subdivision; however, the request to deviate the garage orientation standards remains a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission. For the purpose of comparing the proposed home to the existing single-family housing located adjacent to or in the vicinity of the *subject property*, staff has provided photos of the properties along Russell Drive and the proposed building elevations in the attached packet.

## NOTIFICATIONS

On July 21, 2026, staff mailed 133 notices to property owners and occupants within 500-feet of the subject property. There are no Homeowner Associations (HOAs) or Neighborhood Organizations within 1,500-feet of the subject property participating in the Neighborhood Notification Program to notify. 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 not received any notices back regarding the applicant's request.

## CONDITIONS OF APPROVAL

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

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

(a) Development of the *Subject Property* shall generally conform to the *Residential Plot Plan* as depicted in *Exhibit 'A'* of the draft ordinance.

(b) Construction of a single-family home on the *Subject Property* shall generally conform to the *Building Elevations* depicted in *Exhibit 'B'* of the draft ordinance.

(c) The subject property shall be replatted prior to the issuance of a Building Permit; and,

(d) Once construction of the single-family home has been completed, inspected, and accepted by the City, the Specific Use Permit (SUP) shall expire, and no further action by the property owner shall be required.

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

# DEVELOPMENT APPLICATION

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

**STAFF USE ONLY**

**PLANNING & ZONING CASE NO.**

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

**DIRECTOR OF PLANNING:**

**CITY ENGINEER:**

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

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

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

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

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

***NOTES:***
[1] IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.
[2] A ***$2,500.00*** FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.
[3] AN ADDITIONAL FEE OF ***$150.00*** WILL BE REQUIRED FOR THE COST OF NOTIFICATIONS.

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

## PROPERTY INFORMATION [PLEASE PRINT]

| | | | | | |
|---|---|---|---|---|---|
| ADDRESS | 248 RUSSELL DR. | | | | |
| SUBDIVISION | ROCKWALL LAKE PROPERTIES REV. #2 | LOT | 1232 | BLOCK | |
| GENERAL LOCATION | | | | | |

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

| | | | |
|---|---|---|---|
| CURRENT ZONING | RESENTIAL | CURRENT USE | EMPTY LOT |
| PROPOSED ZONING | SINGLE RESEDENT | PROPOSED USE | NEW SINGLE FAMILY |
| ACREAGE | ,2 | LOTS [CURRENT] | LOTS [PROPOSED] |

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

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

| | | | |
|---|---|---|---|
| ☑ OWNER | ALEX FLORES | ☐ APPLICANT | |
| CONTACT PERSON | " " | CONTACT PERSON | |
| ADDRESS | [redacted] | ADDRESS | |
| CITY, STATE & ZIP | | CITY, STATE & ZIP | |
| PHONE | | PHONE | |
| E-MAIL | | E-MAIL | |

## NOTARY VERIFICATION [REQUIRED]

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

*"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF $_____ TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 16 DAY OF JULY, 20__. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."*

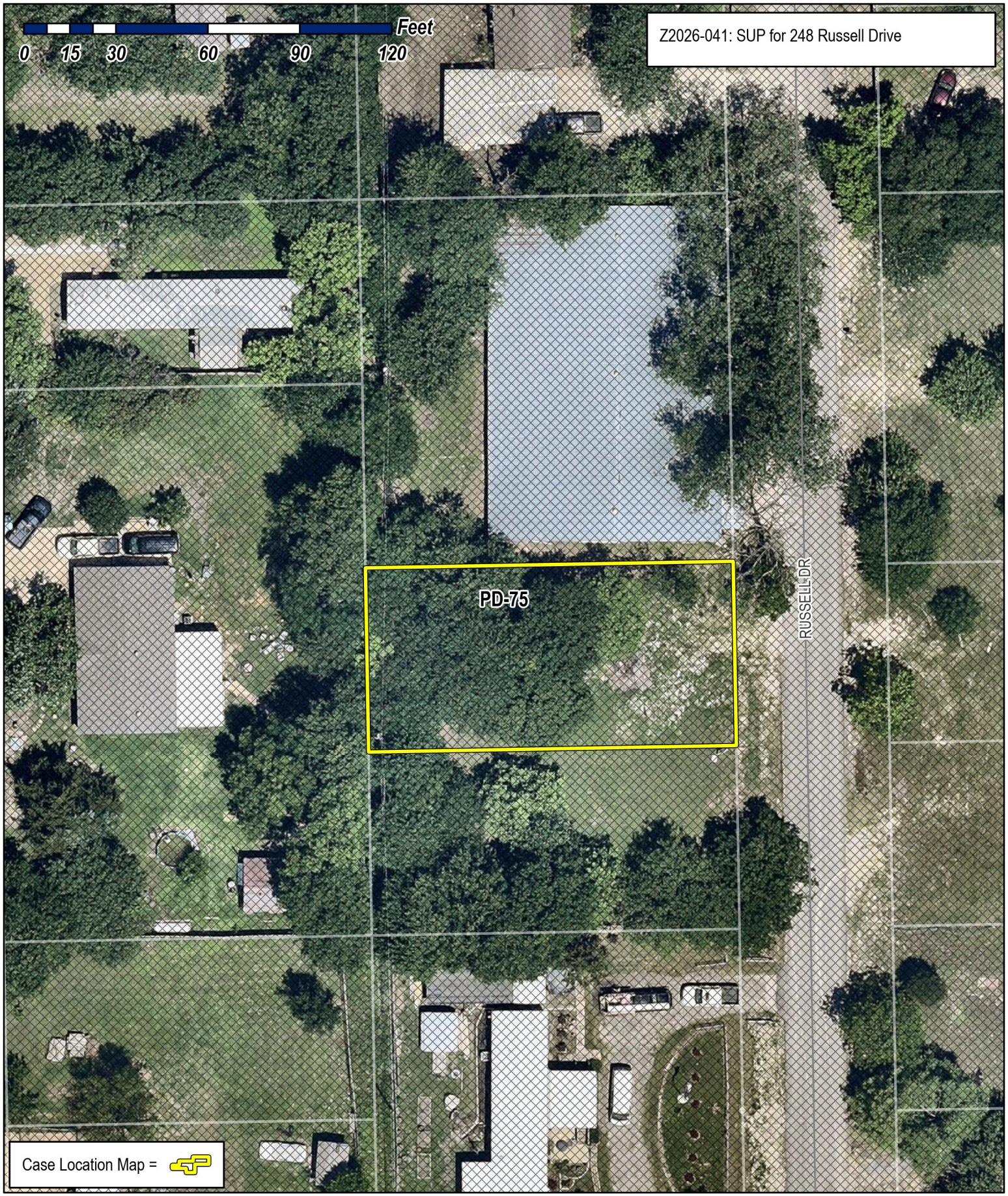
*GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE* 16th *DAY OF* July *20* 26

ERIN S. WALKER
Notary Public, State of Texas
ID # 57850-[illegible]
My Comm. Exp. 08-06-2026

*OWNER'S SIGNATURE*

*NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS* Erin Swalker

*MY COMMISSION EXPIRES* 08/06/2026




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

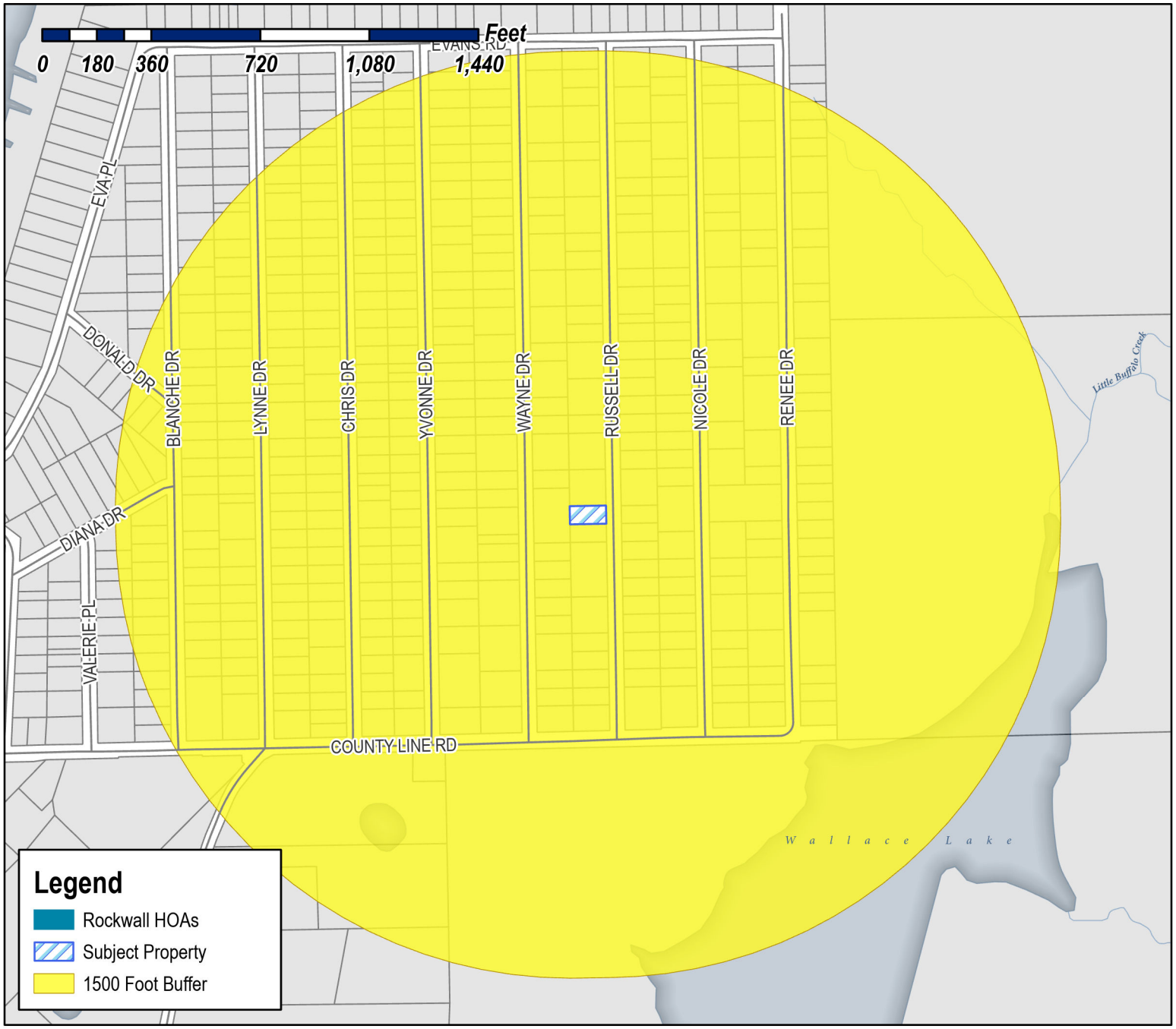
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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

# City of Rockwall

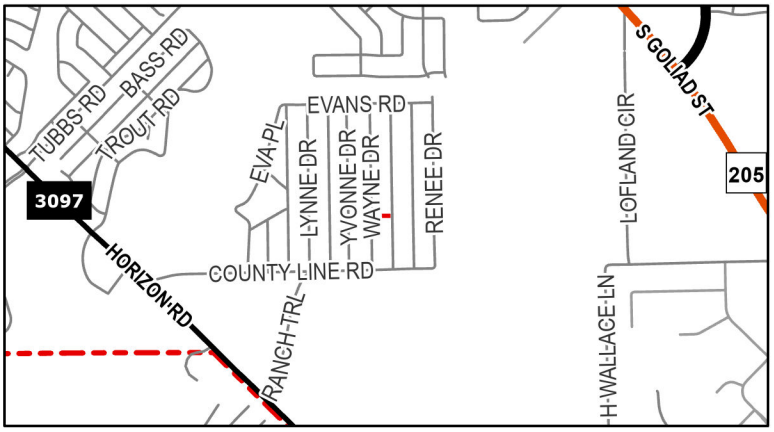
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**Case Number:** Z2026-041
**Case Name:** SUP for Residential Infill
**Case Type:** Zoning
**Zoning:** Planned Development 75 (PD-75) District
**Case Address:** 248 Russell Drive




**Date Saved: 7/17/2026**
For Questions on this Case Call (972) 771-7745

# City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
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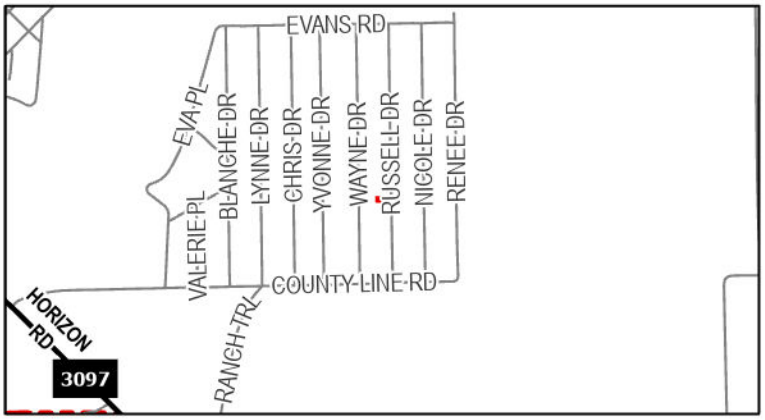
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1244 COUNTY RD 2278
QUINLAN, TX 75474

SIERRA ZACARIAS RAMIREZ
1244 COUNTY RD 2278
QUINLAN, TX 75474

ACUNA NINFA
1244 COUNTY ROAD 2278
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ROCKWALL, TX 75032

IBARRA MATEO CASTRO
140 NICOLE DR
ROCKWALL, TX 75032

RUIZ CECILIA HOLGUIN-
140 YVONNE DR
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RESIDENT
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RESIDENT
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RESIDENT
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JAIME ALEJANDRO ROMAN ESTRADA
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ROCKWALL, TX 75032

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JUAN A YANEZ
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RESIDENT
195 WAYNE DR
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196 NICOLE DR
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RESIDENT
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CRUZ IGNACIO MARTINEZ
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RESIDENT
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RESIDENT
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ROCKWALL, TX 75032

RESIDENT
312 NICOLE DR
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RESIDENT
313 WAYNE DR
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RESIDENT
321 WAYNE DR
ROCKWALL, TX 75032

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ROCKWALL, TX 75032

RESIDENT
335 RUSSELL DR
ROCKWALL, TX 75032

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MOLINA JAIME
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ROCKWALL, TX 75032

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GREENVILLE, TX 75402

MBA CUSTOM HOMES LLC
3412 SHELBY AVE
GREENVILLE, TX 75402

RESIDENT
345 WAYNE DR
ROCKWALL, TX 75032

RESIDENT
346 RUSSELL DR
ROCKWALL, TX 75032

RESIDENT
347 RUSSELL DR
ROCKWALL, TX 75032

DIAZ FRANCISCO & MANUELA
352 WAYNE DR
ROCKWALL, TX 75032

DIAZ FRANCISCO
352 WAYNE DR
ROCKWALL, TX 75032

RESIDENT
359 RUSSELL DR
ROCKWALL, TX 75032

RESIDENT
371 WAYNE DR
ROCKWALL, TX 75032

CARRENZA ALEJANDRO AND MARIA
GUADALUPE
382 PERCH RD
ROCKWALL, TX 75032

SANCHEZ ARNULFO
398 NICOLE DR
ROCKWALL, TX 75032

ALVAREZ JORGE L GALLEGOS
516 CHRIS DR
ROCKWALL, TX 75032

M6 HOME LLC
SEWDAT PERSAUD
521 Cove Ridge Rd W
Rockwall, TX 75032

VELASQUEZ JORGE AND
JUANA VELASQUEZ
543 BASS RD
ROCKWALL, TX 75032

TEXAS RE INVESTMENTS LLC 401K PLAN
6315 GRAND PROMINENCE CT
KATY, TX 77494

ESTRADA NOHEMA
705 LAKESIDE DR
ROCKWALL, TX 75032

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

QUEZADA ANA
800 LAKE CAROLYN PKWY APT 130
IRVING, TX 75039

EMZ REAL ESTATE SERIES 1
9110 TAMPAS LN
DALLAS, TX 75227

HERNANDEZ FIDEL ESPINO
9233 WHISKERS RD
QUINLAN, TX 75474

ROCKWALL HABITAT FOR HUMANITY
PO Box 4
Rockwall, TX 75087

# PUBLIC NOTICE

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

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

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

**Z2026-041: SUP for Residential Infill**

Hold a public hearing to discuss and consider a request by Alex Flores for the approval of a *Specific Use Permit (SUP)* for *Residential Infill in an Established Subdivision* for the purpose of constructing a single-family home on a 0.1650-acre parcel of land identified as Lot 1232 of the Rockwall Lake Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District land uses, addressed as 248 Russell Drive, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on *Tuesday, August 11, 2026 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, August 17, 2026 at 6:00 PM*. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

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

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

Your comments must be received by *Monday, August 17, 2026 at 4:00 PM* to ensure they are included in the information provided to the City Council.

Sincerely,

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

USE THIS QR CODE TO GO DIRECTLY TO THE WEBSITE

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

PLEASE RETURN THE BELOW FORM

**Case No. Z2026-041: SUP for Residential Infill**

**Please place a check mark on the appropriate line below:**

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

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

Name:

Address:

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

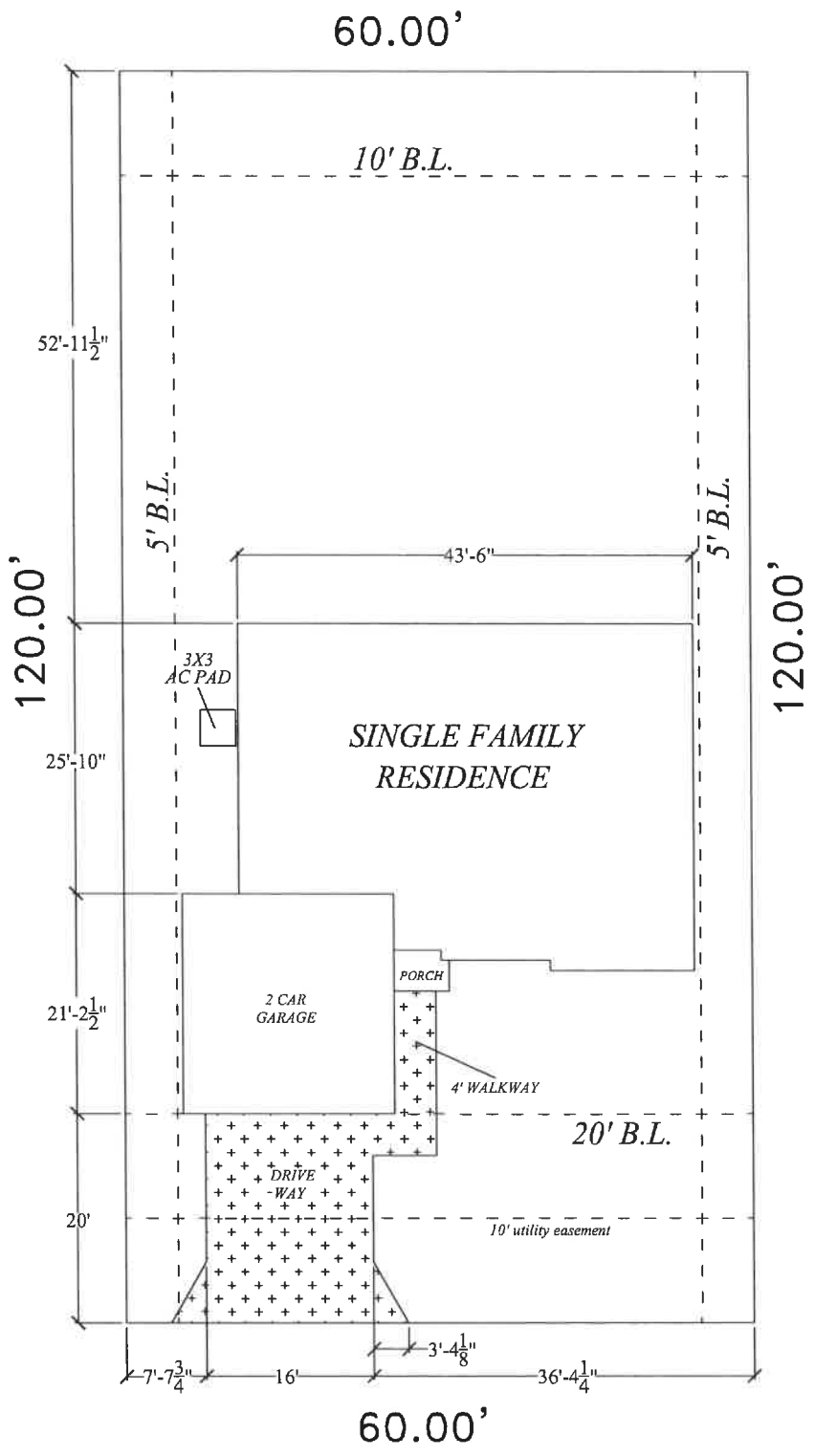
PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

NORTH

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

| AREA CALCULATIONS | | |
|---|---|---|
| LOT AREA | 7200 | SF |
| SLAB COVERAGE | 1,539 | SF |
| % BUILDING COVERAGE | 21.3 | % COVERAGE |
| TOTAL IMP. COVERAGE. | 2332 | SF |
| % TOTAL IMP. COVERAGE. | 32.4 | % COVERAGE |
| DRIVEWAY COVERAGE | 560 | SF |
| % DRIVEWAY COVERAGE | 6.2 | % COVERAGE |
| WALKWAY COVERAGE | 39 | SF |
| % WALKWAY COVERAGE | 0.5 | % COVERAGE |
| 3' X3' A.C. PAD COVERAGE | 16 | SF |
| % 3' X3' A.C. PAD COVERAGE | 0.22 | % COVERAGE |
| FLAT WORK | 0 | SF |
| SOD GRASS | 511 | SQ YARD |
| SIDEWALK COVERAGE | 0 | SF |
| APPROACH COVERAGE | 101 | SF |
| LOT FRONTAGE | 0 | SF |
| EXISTING FENCE | 160 | LINEAR SF |

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




# RUSSELL DRIVE

CUSTOMER SIGNATURE:

DATE:

NOTES:

LEGEND

- DRAINAGE FLOW
- PROPOSED FENCE
- EXISTING FENCE
- CURLEX
- RETAINING WALL
- REQUIRED TREE PLANTING
- REQUIRED BUSH

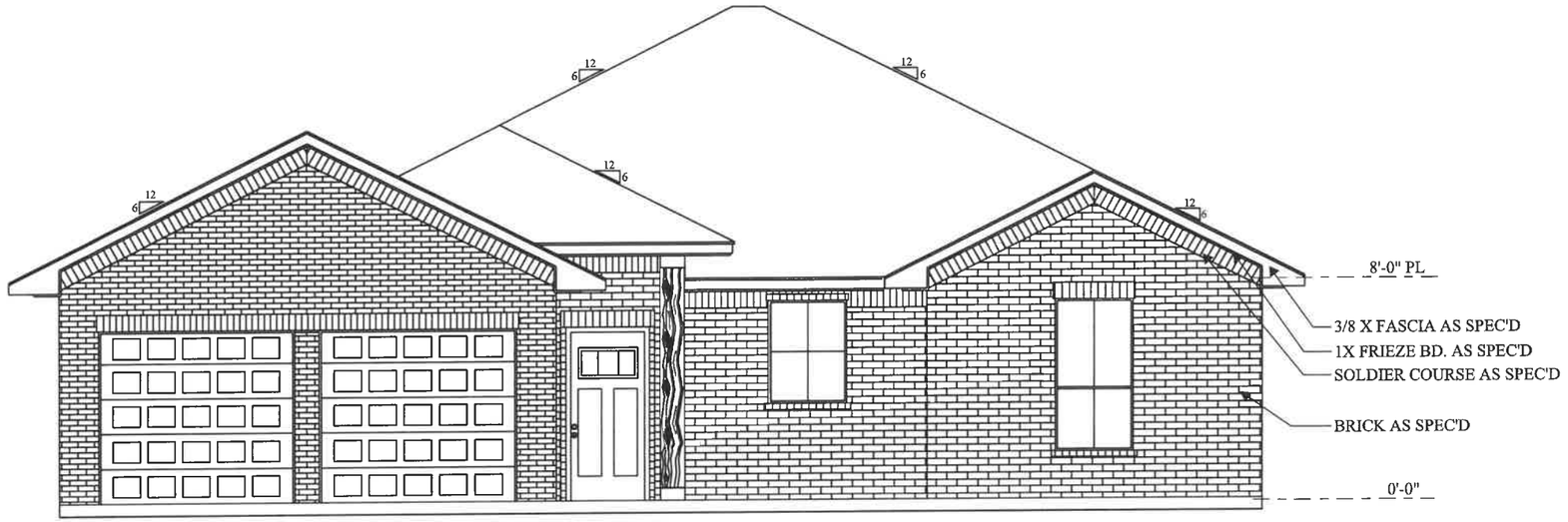
B.L. - BUILDING LINE
P.D.E. - PRIVATE DRAINAGE EASEMENT
P.A.E. - PRIVATE ACCESS EASEMENT
P.U.E. - PUBLIC UTILITY EASEMENT
S.S.E. - SANITARY SEWER EASEMENT
T.E. - TRANSFORMER EASEMENT
U.E. - UTILITY EASEMENT
W.M.E. - WALL MAINT. EASEMENT
M.E. - MAINTENANCE EASEMENT
V.E.- VISIBILITY EASEMENT
-EXPOSED AGGREGATE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

| | |
|---|---|
| BUILDER: ALEX FLORES | DATE: 6/30/2026 |
| ADDITION: -- | DRAWN BY: DDSG-A.H. |
| ADDRESS: 248 RUSSELL DRIVE | CITY: ROCKWALL, TX |
| LOT: 1232 BLOCK: -- | PLAN: N/A ELEVATION: N/A |
| PHASE: N/A | SWING: LEFT |
| OPTION: N/A | |

DDS GROUP

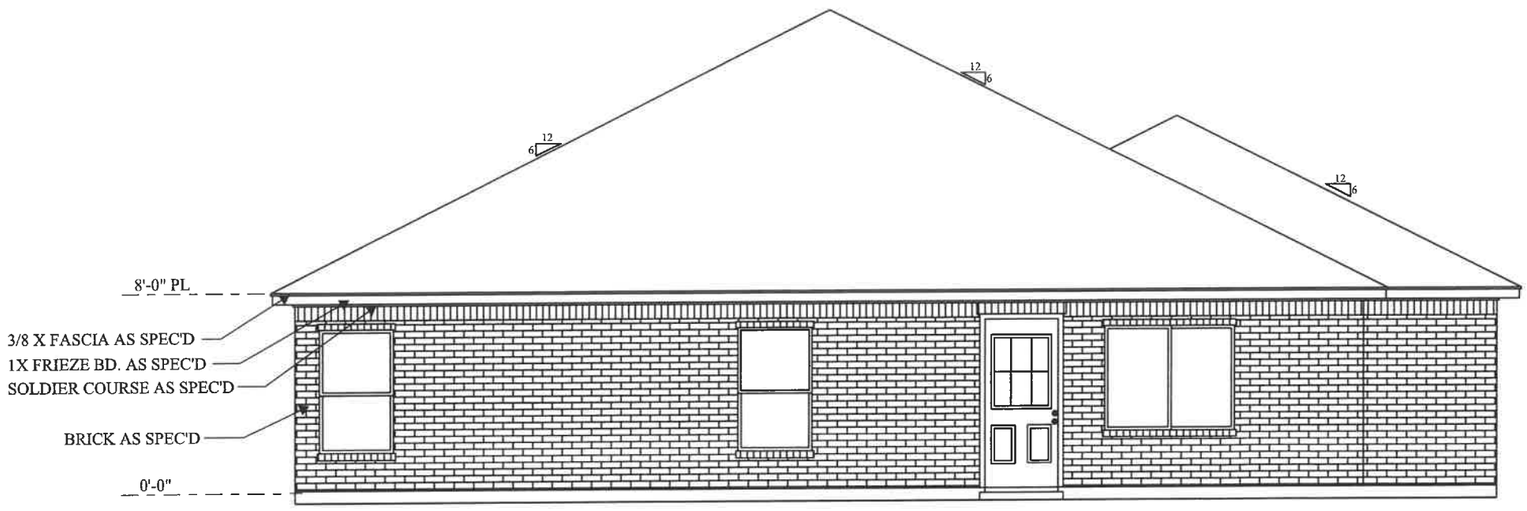
PLOT PLAN | SP1

NOTE: ARCHITECTURAL PLANS TAKES PRECEDENCE OVER ALL DRAWINGS, ALL FINAL DECISIONS REFER TO PLANS PROVIDE BY DDS GROUP ARCHITECTRUAL DEPARTMENT. PLOT PLAN IS APPROPRIATE PLACEMENT ONLY. BUILDER CAN VARY DUE TO ACTUAL BUILDING CONDITIONS. BUILDER IS FULLY RESPONSIBLE FOR ADHERING TO ANY AND AL LBUILDING LINES OR EASEMENTS OF RECORD OR THAT MAY NOT BO NOTED ON THE RECORDED PLAT. BUILDER TO CONFIRM THAT THIS LAYOUT HAS NO CONFLICTS WITH THE INLETS OF UTILITY SERVICES. FINAL SURVEY WILL SHOW PLACEMENT OF HOUSE AND ALL FLATWORK, SUCH AS SIDEWALKS AS PRESCRIBED BY THE BUILDER, FLATWORK IS ONLY A REPRESENTATION.




## 2 FRONT VIEW

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




## 3 BACK VIEW

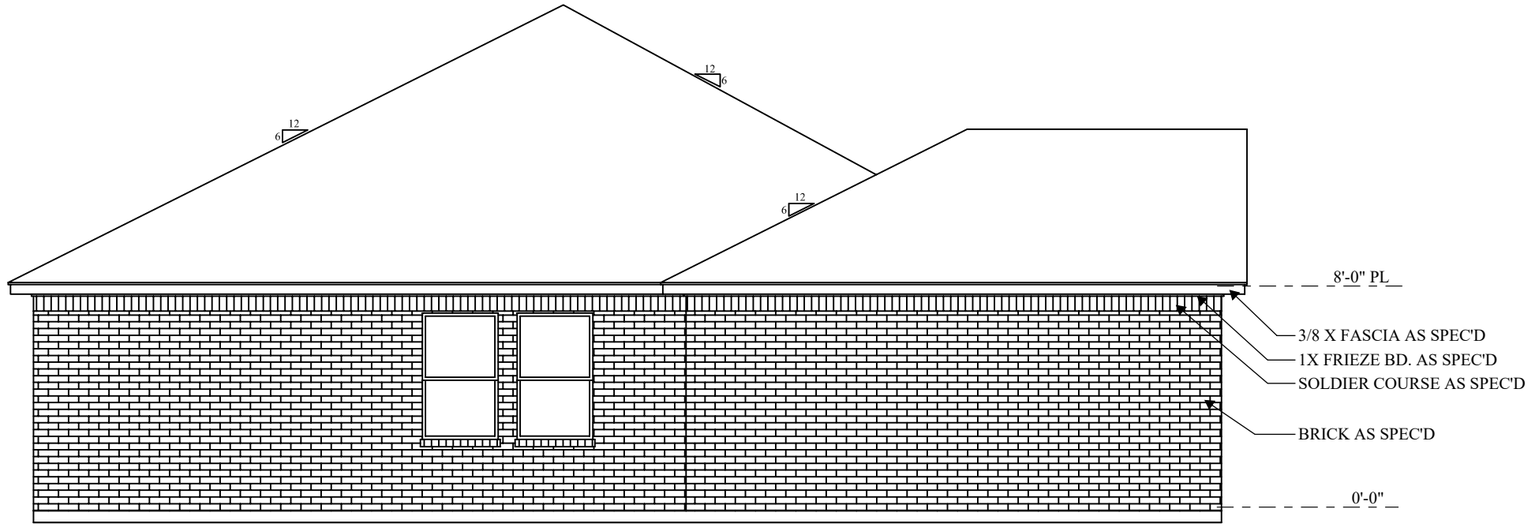
SCALE: 1/8" to 1' W/ 11X17

DESIGNER:

248 RUSSELL DRIVE
ROCKWALL, TX 75032

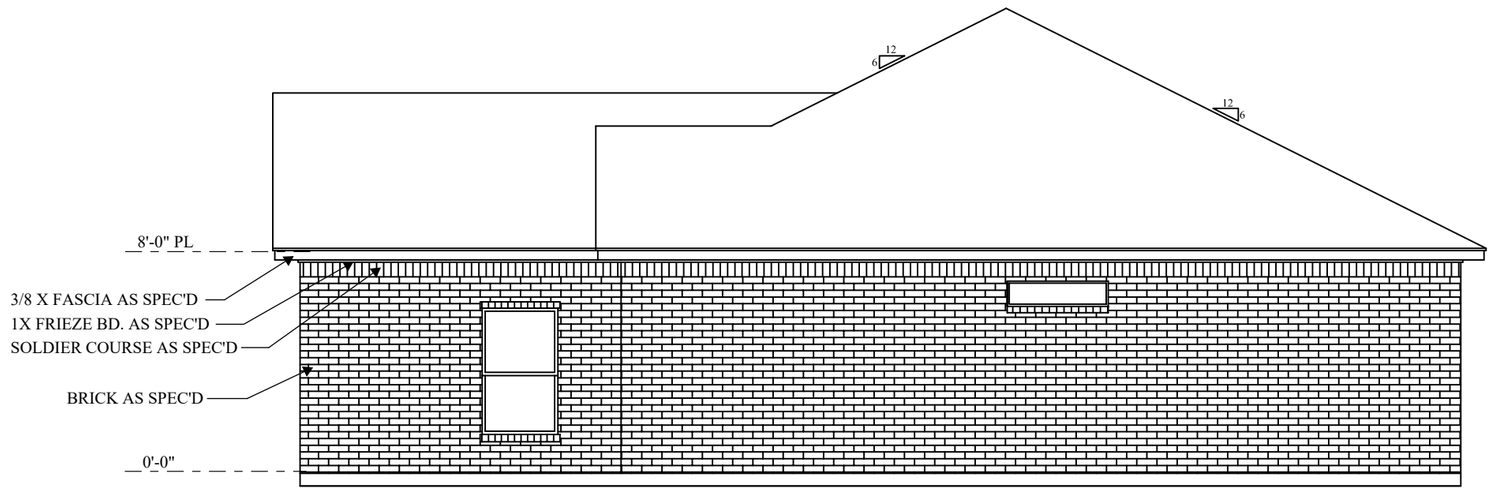
ELEVATION:
A

SHEET NUMBER:
A1-2




## 4 LEFT SIDE VIEW

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




## 5 RIGHT SIDE VIEW

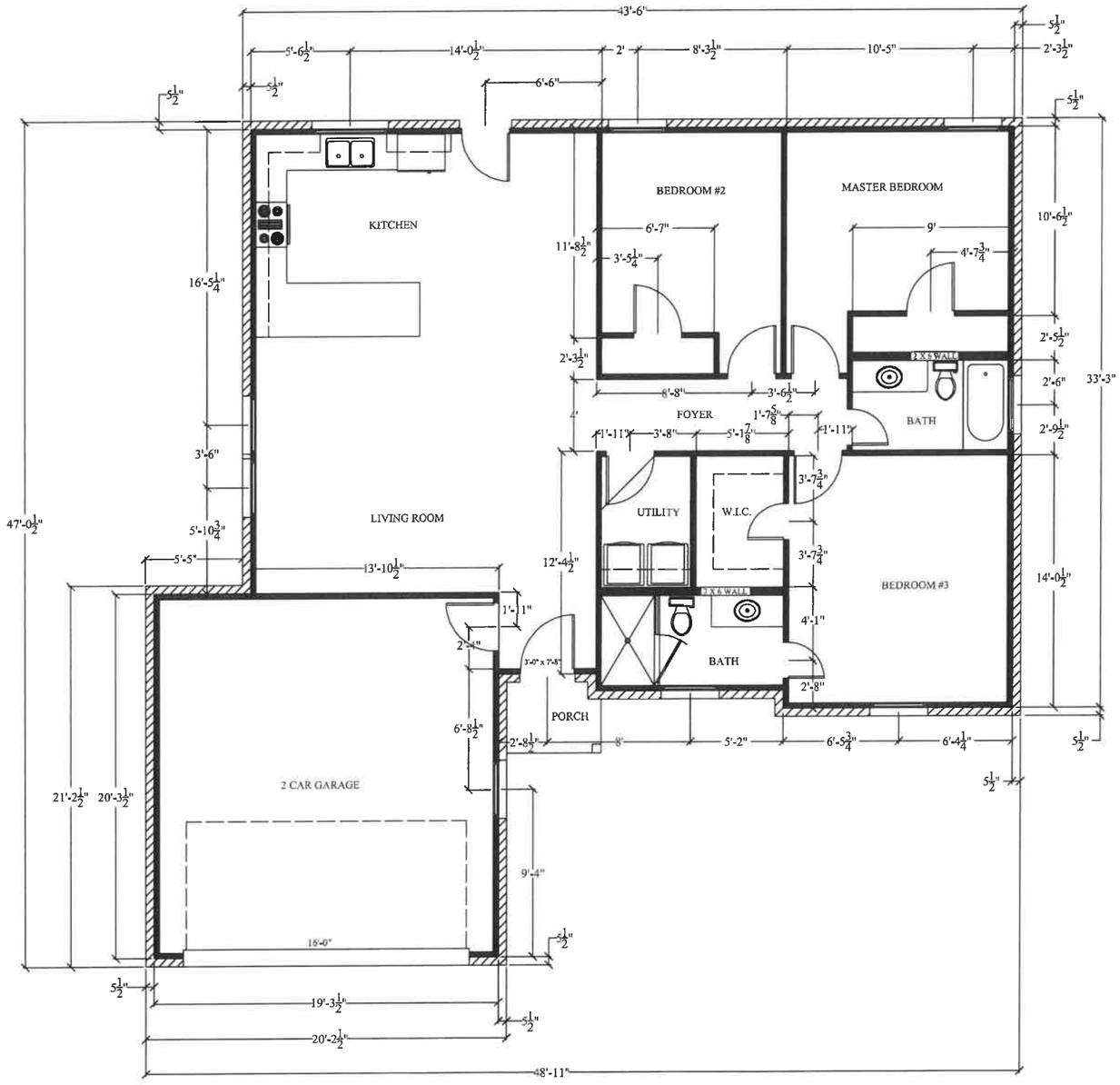
SCALE: 1/8" to 1' W/ 11X17

DESIGNER:

248 RUSSELL DRIVE
ROCKWALL, TX.

ELEVATION:
A

SHEET NUMBER:
A1-3




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

## 1 FIRST FLOOR PLAN

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

DESIGNER:

248 RUSSELL DRIVE
ROCKWALL, TX 75032

ELEVATION:
A

SHEET NUMBER:
A1-1

DigiSign Verified - 232be427-e68a-483d-a081-e9e27a29f2d4

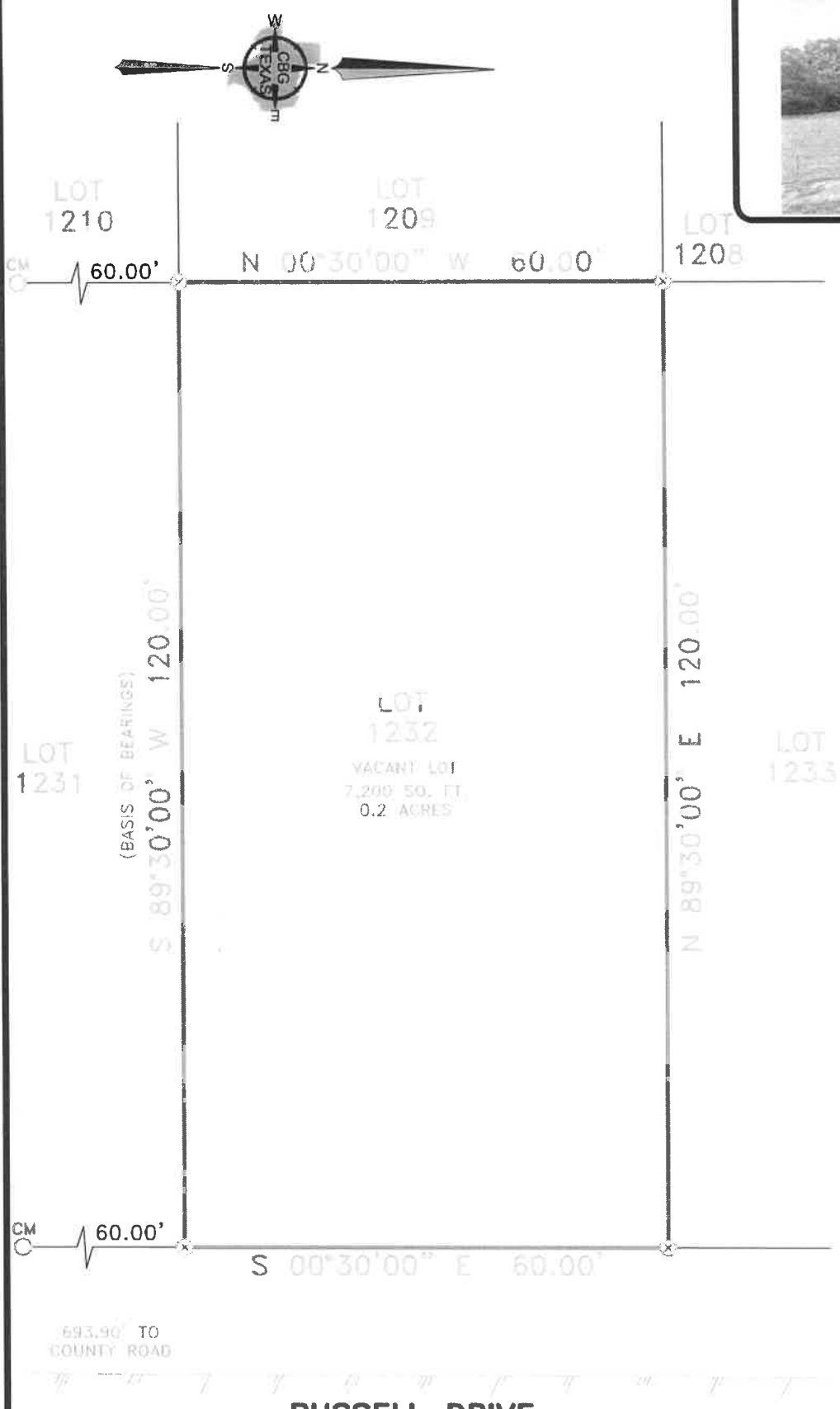
# 248 Russell Drive

Lot 1232 of Rockwall Lake Properties Development No. 2, an Addition to Rockwall County, Texas, according to the Plat thereof recorded in Volume 1, Pages 79 and 80, Map Records, Rockwall County, Texas.



LEGEND

- 1/2" ROD FOUND
- 1/2" ROD SET
- 1" PIPE FOUND
- "X" FOUND/SET
- 5/8" ROD FOUND
- POINT FOR CORNER
- FENCE POST FOR CORNER
- CM CONTROLLING MONUMENT
- AC AIR CONDITIONER
- PE POOL EQUIPMENT
- TE TRANSFORMER PAD
- COLUMN
- POWER POLE
- UNDERGROUND ELECTRIC
- OVERHEAD ELECTRIC
- —OHP— OVERHEAD ELECTRIC POWER
- —OES— OVERHEAD ELECTRIC SERVICE
- —⊙— CHAIN LINK
- WOOD FENCE 0.5' WIDE TYPICAL
- IRON FENCE
- BARBED WIRE
- DOUBLE SIDED WOOD FENCE
- EDGE OF ASPHALT
- EDGE OF GRAVEL
- CONCRETE
- COVERED AREA
- BRICK
- STONE




**EXCEPTIONS:**

NOTE: This survey is made in conjunction with the information provided by the client. CBG Surveying Texas, LLC has not researched the land title records for the existence of easements, restrictive covenants or other encumbrances.

**NOTES:**

NOTE: BEARINGS, EASEMENTS AND BUILDING LINES ARE BY RECORDED PLAT UNLESS OTHERWISE NOTED.

FLOOD NOTE: According to the F.I.R.M. No. 48397C0040L, this property does lie in Zone X and DOES NOT lie within the 100 year flood zone.

This survey is made in conjunction with the information provided by VIP Galindo Construction. Use of this survey by any other parties and/or for other purposes shall be at user's own risk and any loss resulting from other use shall not be the responsibility of the undersigned. This is to certify that I have on this date made a careful and accurate survey on the ground of the subject property. The plat hereon is a correct and accurate representation of the property lines and dimensions are as indicated; location and type of buildings are as shown; and EXCEPT AS SHOWN, there are no visible and apparent encroachments or protrusions on the ground.

Accepted by: _____
Purchaser

Date: _____

_____
Purchaser

Drawn By: RYR

Scale: 1" = 20'

Date: 05/14/2021

GF No.: GFN

Job No. 2109116

CBG SURVEYING TEXAS LLC
DFW · Houston · East Texas · Austin · San Antonio
12025 Shiloh Road, Ste. 240
Dallas, TX 75228
P 214.349.9485
F 214.349.2216
Firm No. 10168800
www.cbgtxllc.com

STATE OF TEXAS
REGISTERED
MICHAEL CHURCHWELL
6384
PROFESSIONAL
LAND SURVEYOR
MICHAEL CHURCHWELL
R.P.L.S. No. 6384

# CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2026-041

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

*ADJACENT HOUSING ATTRIBUTES*

| ADDRESS | HOUSING TYPE | YEAR BUILT | HOUSE SF | ACCESSORY BUILDING | EXTERIOR MATERIALS |
|---|---|---|---|---|---|
| 193 Russell Drive | Modular Home | 1997 | 2,082 | *N/A* | Siding |
| 198 Russell Drive | Vacant | N/A | N/A | *N/A* | N/A |
| 209 Russell Drive | Modular Home | 1978 | 1,180 | *296* | Siding |
| 223 Russell Drive | Vacant | N/A | N/A | *N/A* | N/A |
| 228 Russell Drive | Modular Home | N/A | N/A | *N/A* | Siding |
| 235 Russell Drive | Vacant | N/A | N/A | *N/A* | N/A |
| 238 Russell Drive | Vacant | N/A | N/A | *N/A* | N/A |
| 247 Russell Drive | Vacant | N/A | N/A | *N/A* | N/A |
| 248 Russell Drive | Vacant | N/A | N/A | *N/A* | N/A |
| 257 Russell Drive | Vacant | N/A | N/A | *N/A* | N/A |
| 262 Russell Drive | Single-Family Home | 1975 | 7,072 | *240* | Siding |
| 269 Russell Drive | Vacant | N/A | N/A | *N/A* | N/A |
| | AVERAGES: | 1983 | 3,445 | 268 | |



193 Russell Drive



198 Russell Drive



209 Russell Drive



223 Russell Drive



228 Russell Drive



235 Russell Drive



238 Russell Drive



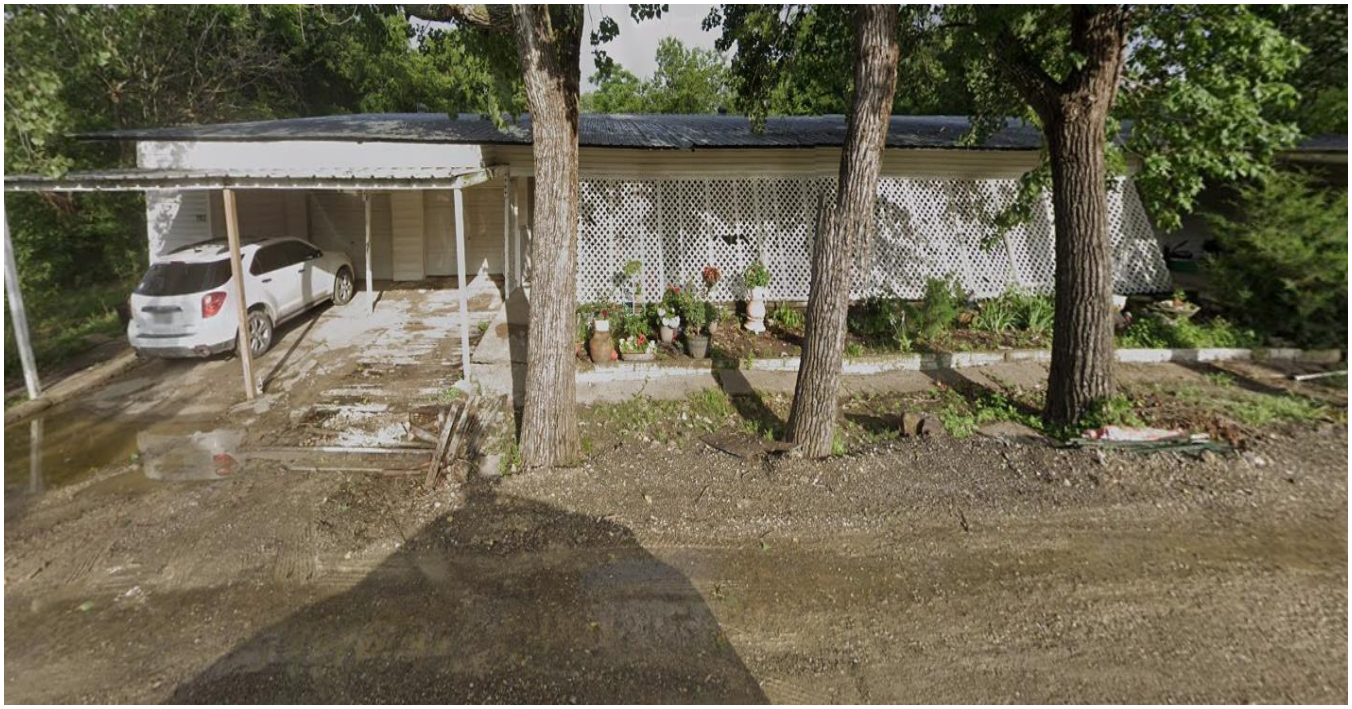
247 Russell Drive



248 Russell Drive



257 Russell Drive



262 Russell Drive




269 Russell Drive

**CITY OF ROCKWALL**

**ORDINANCE NO. 26-XX**

**SPECIFIC USE PERMIT NO. S-4XX**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 75 (PD-75) [*ORDINANCE NO. 16-01*] AND THE UNIFIED DEVELOPMENT CODE (UDC) [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR RESIDENTIAL INFILL IN AN ESTABLISHED SUBDIVISION TO ALLOW THE CONSTRUCTION OF A SINGLE-FAMILY HOME ON A 0.1650-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 1232 OF THE ROCKWALL LAKE ESTATES #2 ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the City has received a request by Alex Flores for the approval of a *Specific Use Permit (SUP)* for *Residential Infill in an Established Subdivision* for the purpose of constructing a single-family home on a 0.1650-acre parcel of land identified as Lot 1232 of the Rockwall Lake Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District land uses, addressed as 248 Russell Drive, and being more specifically described and depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

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

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

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

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



DRAFT 05.01.2026

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

**2.1 OPERATIONAL CONDITIONS**

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

1) The development of the *Subject Property* shall generally conform to the *Residential Plot Plan* as depicted in *Exhibit 'B'* of this ordinance.

2) The construction of a single-family home on the *Subject Property* shall generally conform to the *Building Elevations* depicted in *Exhibit 'C'* of this ordinance.

3) The subject property shall be replatted prior to the issuance of a Building Permit.

4) Once construction of the single-family home has been completed, inspected, and accepted by the City of Rockwall, this Specific Use Permit (SUP) shall expire, and no further action by the property owner shall be required.

**2.2 COMPLIANCE**

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

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

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

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

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

**SECTION 6.** If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and applications of the



DRAFT ORDINANCE 03-2026

ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

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

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 8TH DAY OF SEPTEMBER, 2026.**

_____
Tim McCallum, *Mayor*

**ATTEST:**

_____
Kristy Teague, *City Secretary*

**APPROVED AS TO FORM:**

_____
Frank J. Garza, *City Attorney*

1st Reading: *August 17, 2026*

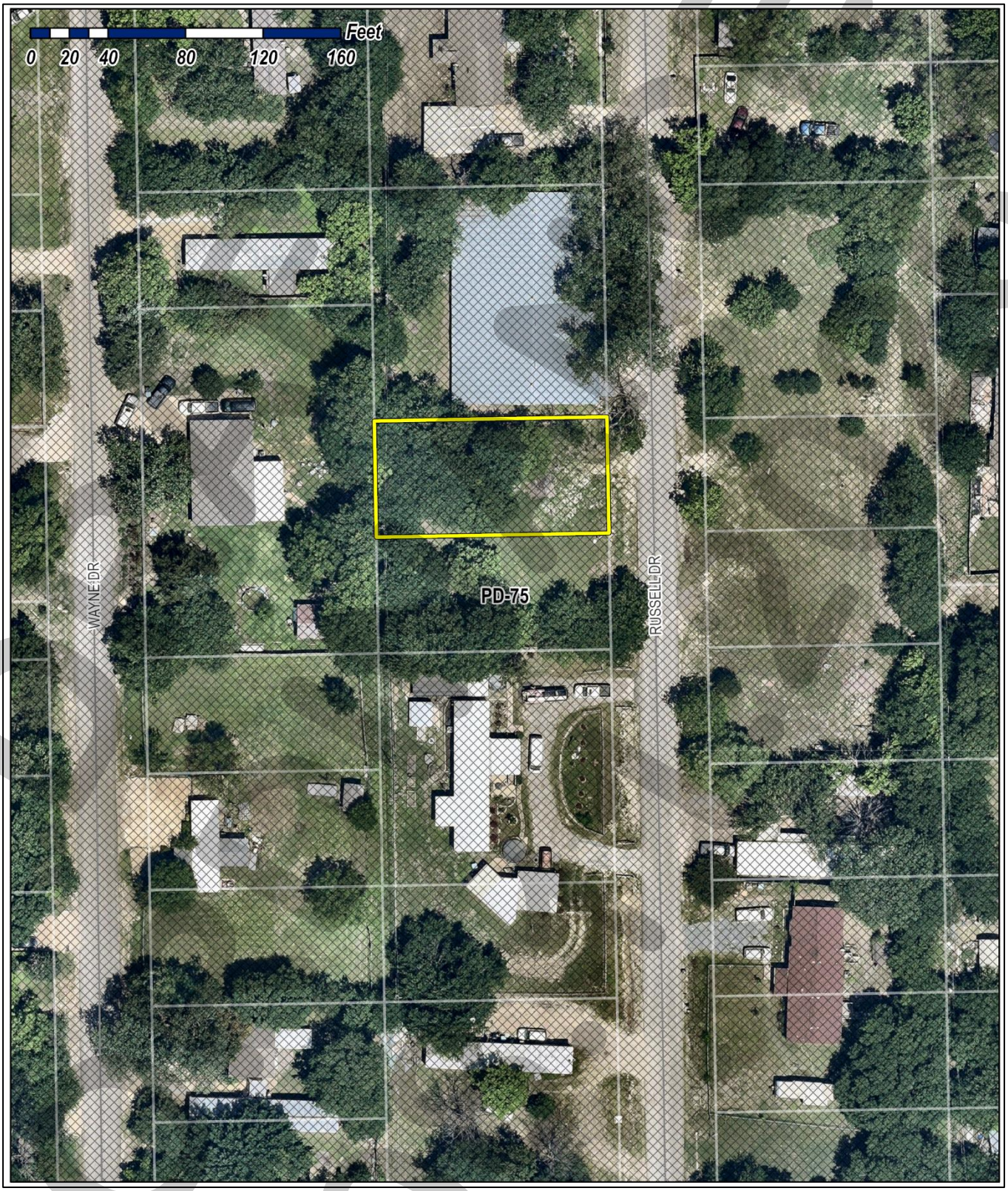
2nd Reading: *September 8, 2026*

DRAFT ORDINANCE 08.11.2026

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

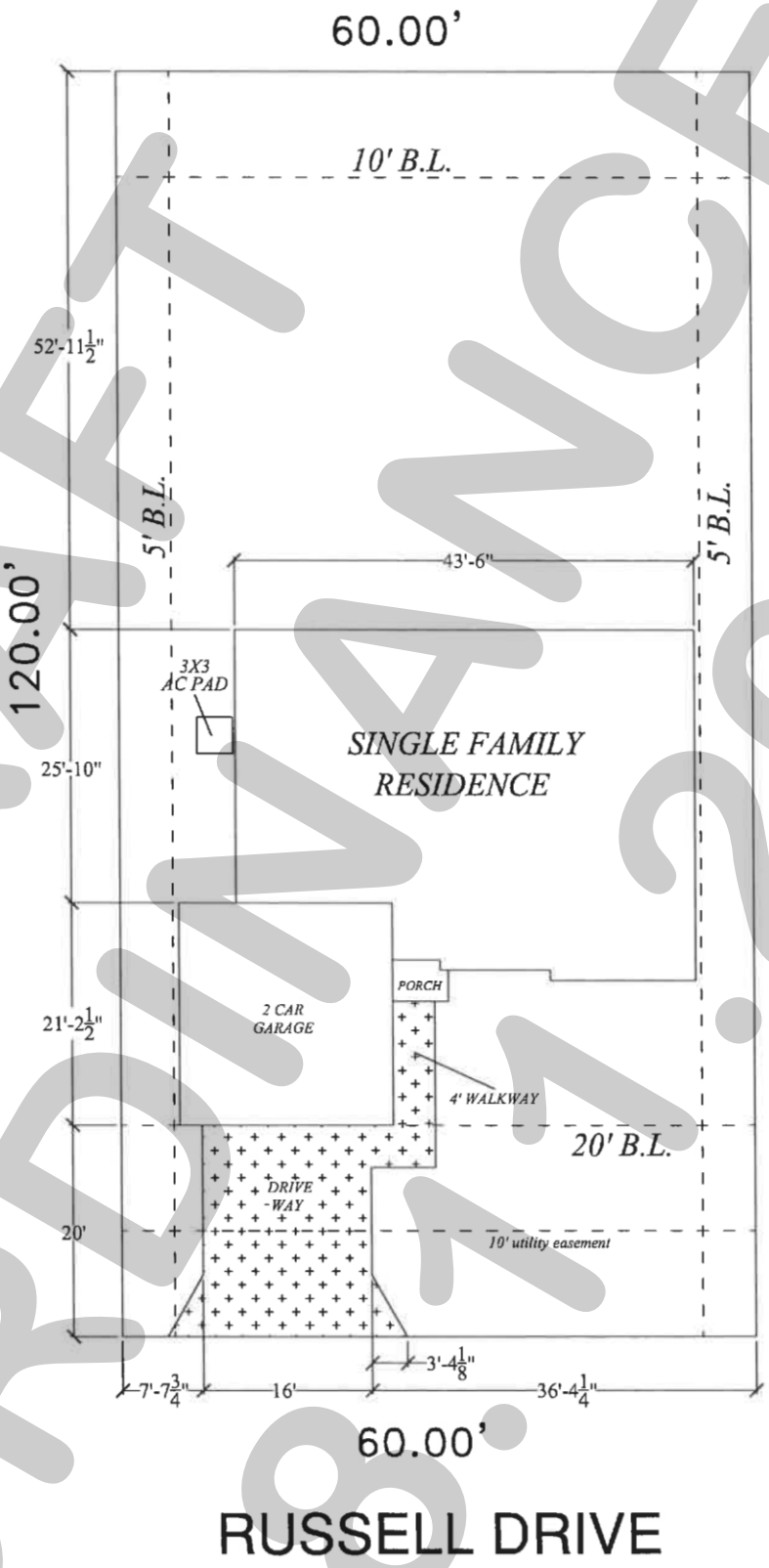
*Address:* *248 Russell Drive*

*Legal Description:* *Lot 1232 of the Rockwall Lake Estates #2 Addition*



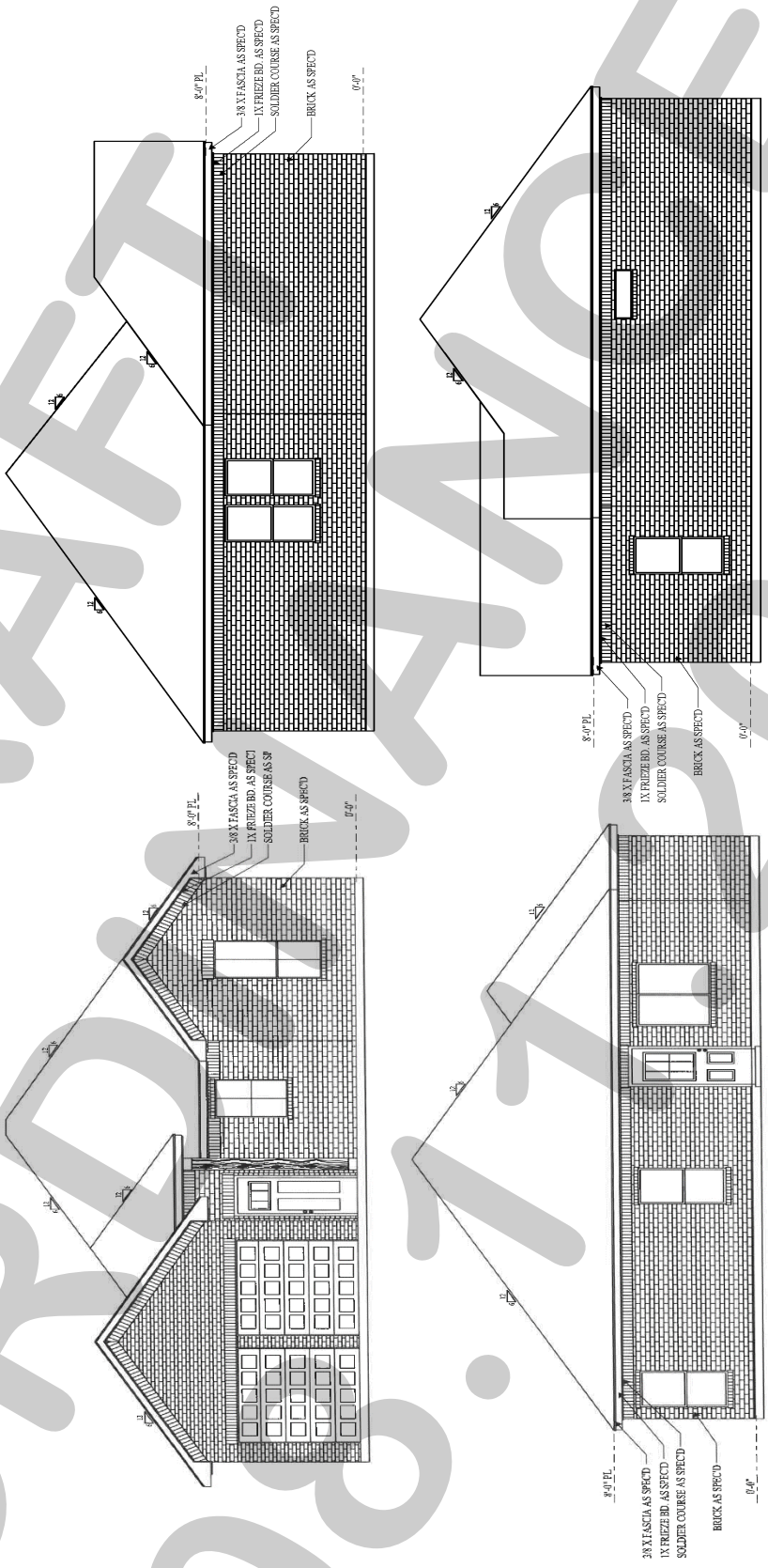

DRAFT

**Exhibit 'B':**
*Residential Plot Plan*




DRAFT
ORDINANCE
08.11.2026

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




DRAFT
ORDINANCE
08.11.2026

# CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

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

| | |
|---|---|
| **TO:** | Planning and Zoning Commission |
| **DATE:** | August 11, 2026 |
| **APPLICANT:** | Jim Freeman and Jenna Lee |
| **CASE NUMBER:** | Z2026-042; *Zoning Change (HC & C to HC)* |

## SUMMARY

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

## BACKGROUND

The subject property was annexed into the City of Rockwall on May 19, 1986 by *Ordinance No. 86-37* [*Case No. A1986-005*]. At the time of annexation, the subject property was zoned Agricultural (AG) District. According to the Rockwall Central Appraisal District (RCAD), existing on the subject property is a 10,934 SF *Office Building* constructed in 1984, a 2,297 SF *Office Building* constructed in 2013, and a 4,000 SF *Storage/Warehouse* constructed in 1984. On May 15, 1989, the City Council changed the zoning from Agricultural (AG) District to Commercial (C) District by *Ordinance No. 89-15* for a portion of the subject property. On May 6, 1991, the City Council approved a zoning change from a Light Industrial (LI) District to a Heavy Commercial (HC) District by *Ordinance 91-17* for a portion of the subject property. The zoning has remained Heavy Commercial (HC) District and Commercial (C) District since May 6, 1991. On August 16, 2004, the City Council approved an Amended Site Plan [*Case No. SP2004-014*] for the expansion of an existing office on the subject property. On May 20, 2013, the City Council approved a site plan [*Case No. SP2013-007*] for the replacement of manufactured home with a new two (2) story driver's lounge building on the subject property. On March 15, 2022, the Planning and Zoning Commission approved an amended site plan for the addition of *Outside Storage* to an existing *Trucking Facility* (*i.e. EPES Trucking*).

## PURPOSE

On July 17, 2026, the applicant -- *Jim Freeman and Jenna Lee of Alterra IOS Acquisitions, LLC* -- submitted an application requesting to change the zoning of the subject property from a Heavy Commercial (HC) District and Commercial (C) District to a Heavy Commercial (HC) District.

## ADJACENT LAND USES AND ACCESS

The subject property is addressed as 2890 S. Goliad Street. The land uses adjacent to the subject property are as follows:

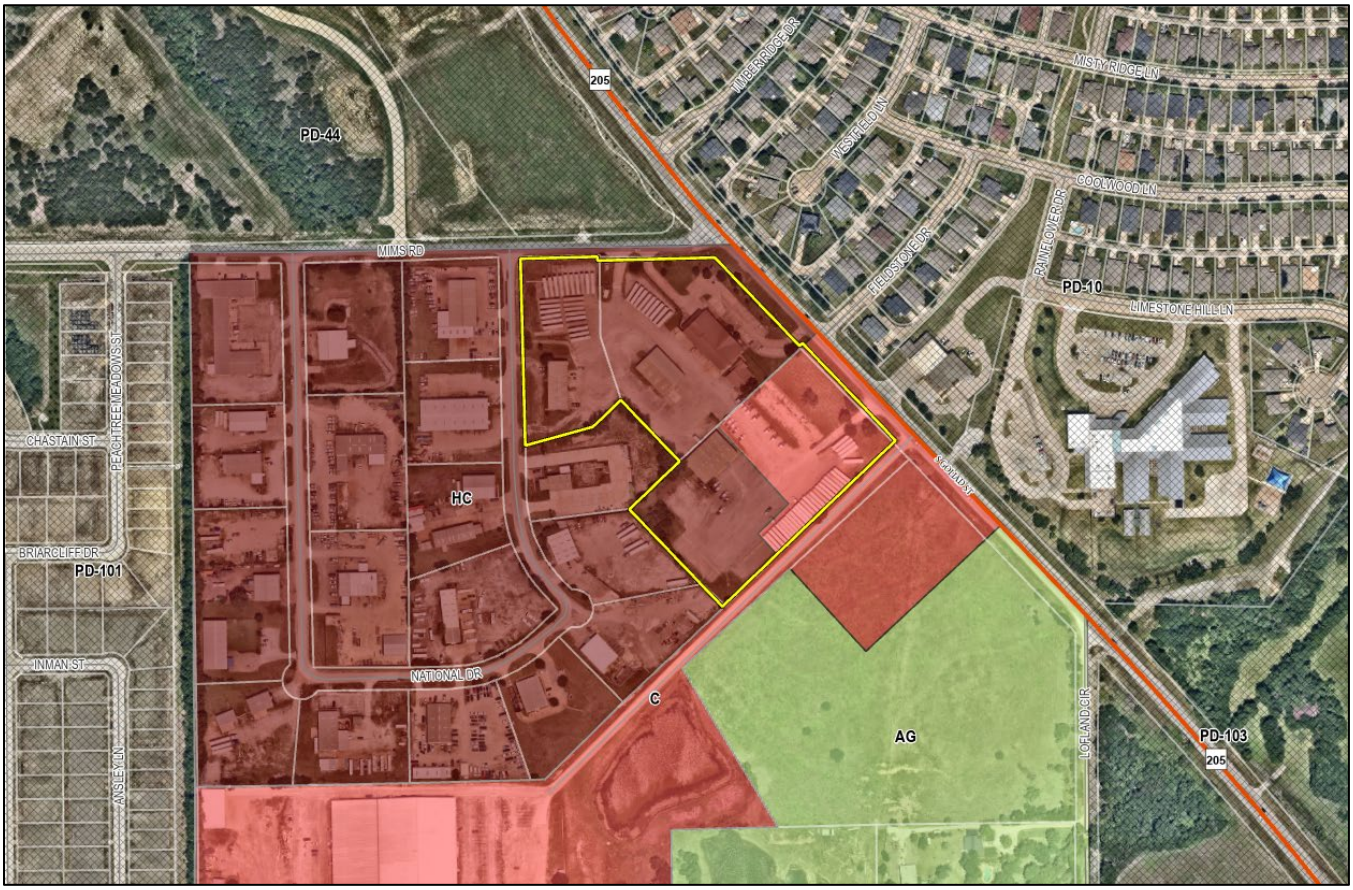
*North*: Directly north of the subject property is Mims Road, which is identified as a *Minor Collector* on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is a 15.9450-acre parcel of land (*i.e. 2750 S. Goliad Street)* that is part of the Rayburn Electric Cooperative Corporate Campus and is zoned Planned Development District 44 (PD-44). Beyond that is S. Goliad Street which is a P6D (*i.e. principal arterial, six [6] lane, divided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

*South*: Directly south of the subject property is Sids Road, which is identified as a *Minor Collector* on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is a 15.276-acre tract of land (*i.e. Tract 2 of the J.R. Johnson Survey, Abstract No. 128*), which is currently vacant and zoned both Agricultural (AG) District and Commercial (C) District. Beyond that is a 6.677-acre portion of a larger 13.677-acre tract of land (*i.e. Tract 1, of the J.R. Johnson Survey, Abstract No. 128*), which is currently vacant and zoned Agricultural (AG) District.

*East*: Directly east of the subject property is S. Goliad Street which is a P6D (*i.e. principal arterial, six [6] lane, divided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is Phase 1 of the Hickory Ridge Subdivision, which consists of 139 single-family residential lots and is zoned Planned Development District 10 (PD-10) for single-family land uses.

*West*: Directly west of the subject property is a 1.50-acre tract of land (*i.e. Tract 2-18, of the J.R. Johnson Survey, abstract No. 128*), which is developed with an *Automotive Shop* (*i.e. McSwain Automotive*) and zoned Heavy Commercial (HC) District. Beyond this is a 1.95-acre parcel of land (*i.e. Lot 1, Block A, National Addition*), which is developed with a *Light Assembly and Fabrication Facility* (*i.e. Rockwall Makers Space*) and zoned Heavy Commercial (HC) District.

*MAP 1: LOCATION MAP*
*YELLOW: SUBJECT PROPERTY*




## CONFORMANCE TO THE CITY'S CODES

According to Subsection 04.06, *Heavy Commercial (HC) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), "(t)he Heavy Commercial (HC) District is the proper zoning classification for commercial establishments that may involve uses that would not be suitable in the other commercial zoning districts. Included in this district are commercial uses that involve large volumes of commercial truck traffic, outside operations, outside storage of materials and equipment, excessive noise from heavy service operations, and/or any other possibly adverse operations. The Heavy Commercial (HC) District is commercial in nature, but has some aspects that are similar to industrial land uses. The zoning

district allows noise, traffic, litter, late night hours, outside storage of materials and equipment, and other influences that could be harmful if directly adjacent to residential areas, and will require adequate buffering and other mitigating factors if such an adjacency exists." In this case, the applicant has stated that the request to rezone subject property is to provide consistent zoning with the adjacent tracts of land and the remainder of the subject proeprty. According to Article 05, *District Development Standards*, of the Unified Development Code (UDC), the following is a summary of the density and dimensional requirements of the Heavy Commercial (HC) District:

*TABLE 1: HEAVY COMMERCIAL (HC) DISTRICT STANDARDS*

| | |
|---|---|
| *MINIMUM LOT AREA* | 12,500 SF |
| *MINIMUM LOT WIDTH* | 100' |
| *MINIMUM LOT DEPTH* | 125' |
| *MINIMUM FRONT YARD SETBACK* [1] | 25' |
| *MINIMUM SIDE YARD SETBACK* [2] | 15' |
| *MINIMUM REAR YARD SETBACK* [2] | 20' |
| *MINIMUM BETWEEN BUILDINGS* [2] | 20' |
| *MAXIMUM BUILDING HEIGHT* [3] | 60' |
| *MAXIMUM LOT COVERAGE* | 60.00% |
| *MINIMUM LANDSCAPING* | 15.00% |

*GENERAL NOTES:*

[1]: *FROM FUTURE RIGHT-OF-WAY AS SHOWN ON THE ADOPTED MASTER THOROUGHFARE PLAN OR AS ACTUALLY EXISTS, WHICHEVER IS GREATER.*

[2]: *NOT TO EXCEED 50-FEET.*

[3]: *BUILDING HEIGHT MAY BE INCREASED UP TO 240-FEET IF APPROVED THROUGH A SPECIFIC USE PERMIT (SUP) BY THE PLANNING AND ZONING COMMISSION AND CITY COUNCIL.*

If this zoning change is approved and when the subject property is developed, the development will be required to conform to all the requirements of the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, and any other applicable local, state or federal requirements.

## CONFORMANCE WITH OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN

The Future Land Use Plan adopted with the OURHometown Vision 2040 Comprehensive Plan identifies the subject property as being situated in the *Southwest Residential District* and is designated for *Commercial/Industrial* land uses. The *Southwest Residential District* "…contains a mixture of land uses that include existing medium and low density residential, heavy commercial/retail land uses (*i.e. National Drive, Sids Road, and Mims Road*) and commercial land uses." *Strategy #2* in the *Southwest Residential District* indicates that the properties surrounding Sids Road and Mims Road contain some of the only land in the City for *Commercial/Industrial* land uses and that "…these areas should be protected from the encroachment of incompatible land uses." In this case, the applicant is proposing to change the zoning from a Commercial (C) District to a Heavy Commercial (HC) District, which is consistent with the surrounding properties on both sides of Sids Road. In addition, the proposed change conforms the land use designation assigned to the subject property on the Future Land Use Plan. Based on this, the applicant's proposal conforms with the goals and policies of the Comprehensive Plan.

## INFRASTRUCTURE

Based on the proposed request, the Engineering Department will provide additional comments at the time of site plan if the zoning change is approved and the applicant proposes changes to the existing facility. In addition, if the subject property is developed or redeveloped, the portion of Sids Road adjacent to the subject property must be constructed in conformance with the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. All water and sewer infrastructure must be installed per the Master Water and Sewer Plan, and detention shall be required.

## STAFF ANALYSIS

The proposed zoning change is consistent with the Unified Development Code (UDC), and conforms to the OURHometown Vision 2040 Comprehensive Plan; however, the applicant's proposed request is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.

## NOTIFICATIONS

On July 21, 2026, staff mailed 78 notices to property owners and occupants within 500-feet of the subject property. Staff also notified the Flagstone Estates Homeowner's Association (HOA), which is the only HOA 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 not received any returned 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 rezone the subject property from a Heavy Commercial (HC) District and Commercial (C) District to a Heavy Commercial (HC) District, then staff would propose the following conditions of approval:

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

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

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

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

***NOTES:***
[1]: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.
[2]: A ***$2,500.00*** FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.
[3]: AN ADDITIONAL FEE OF ***$150.00*** WILL BE REQUIRED FOR THE COST OF NOTIFICATIONS.

## PROPERTY INFORMATION [PLEASE PRINT]

| | | | | | |
|---|---|---|---|---|---|
| ADDRESS | 2890 South Goliad Street | | | | |
| SUBDIVISION | J.R. Jonson Survey | LOT | A portion of Tract 2-01 | BLOCK | Abstract No. 128 |
| GENERAL LOCATION | West corner of South Goliad Street and Rise Drive | | | | |

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

| | | | |
|---|---|---|---|
| CURRENT ZONING | "C" Commercial | CURRENT USE | Vacant (previously trucking company) |
| PROPOSED ZONING | "HC" Heavy Commercial | PROPOSED USE | Industrial/outside storage use |
| ACREAGE | 5.0 | LOTS [CURRENT] | 1 |
| | | LOTS [PROPOSED] | 1 |

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

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

| | | | |
|---|---|---|---|
| ☒ OWNER | EPES Transport System LLC | ☒ APPLICANT | Alterra IOS Acquisitions LLC |
| CONTACT PERSON | Tommy Truluck | CONTACT PERSON | Jim Freeman and Jenna Lee |
| ADDRESS | [redacted] | ADDRESS | [redacted] |
| [redacted] | [redacted] | [redacted] | [redacted] |
| [redacted] | [redacted] | [redacted] | [redacted] |
| [redacted] | [redacted] | [redacted] | [redacted] |

## NOTARY VERIFICATION [REQUIRED]

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

*"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF* $ 1250.00 *, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 17 *DAY OF* July *, 2026 BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."*

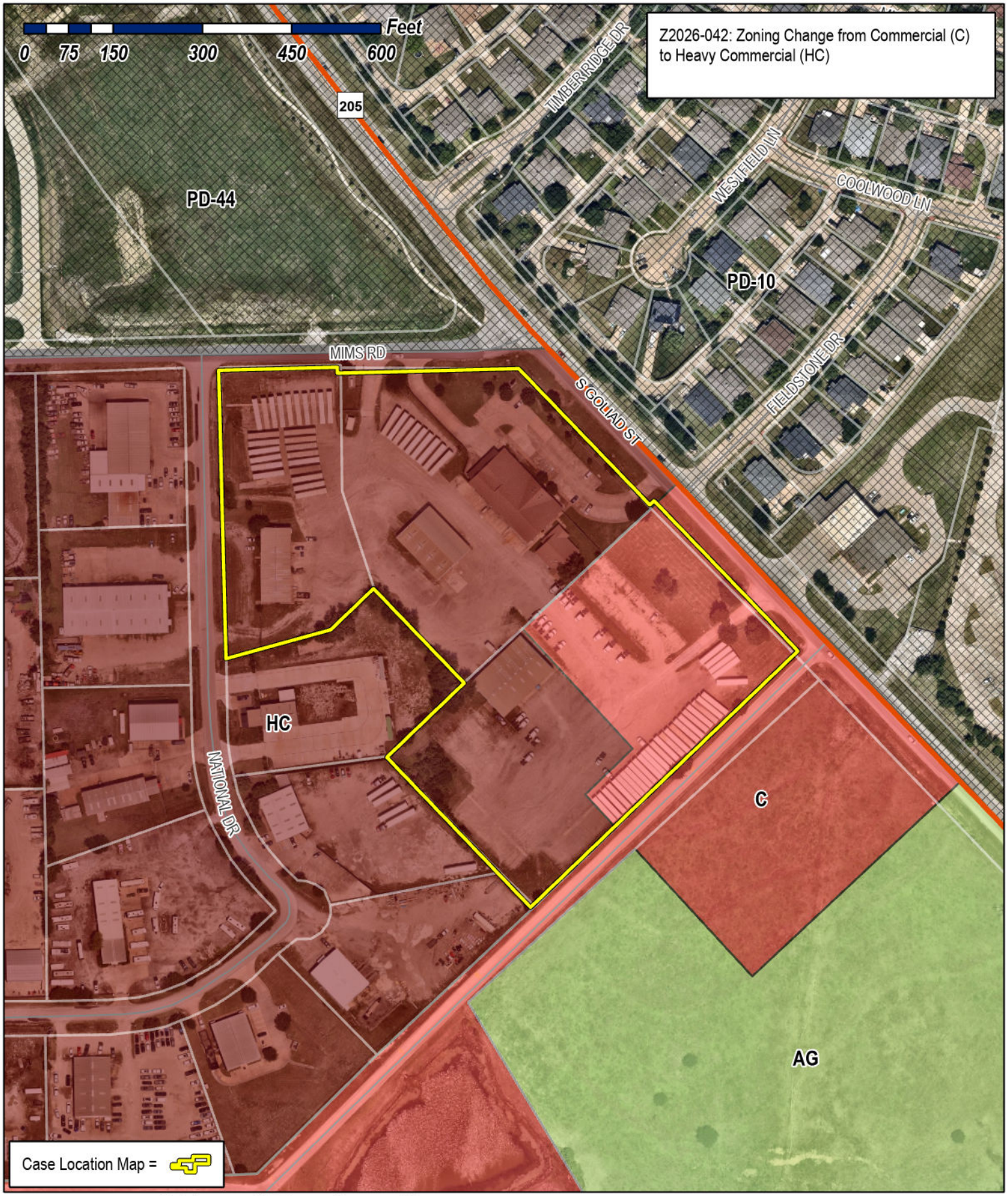
*GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE* 13 *DAY OF* July *20*26

*OWNER'S SIGNATURE* [signature]

*NOTARY PUBLIC IN AND FOR THE ~~STATE OF TEXAS~~* Commonwealth of Pennsylvania

Commonwealth of Pennsylvania - Notary Seal
Kathleen P. Janssen, Notary Public
Berks County
My commission expires September 13, 2026
Commission number 1078321
Member, Pennsylvania Association of Notaries

*MY COMMISSION EXPIRES* 9-13-2026





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

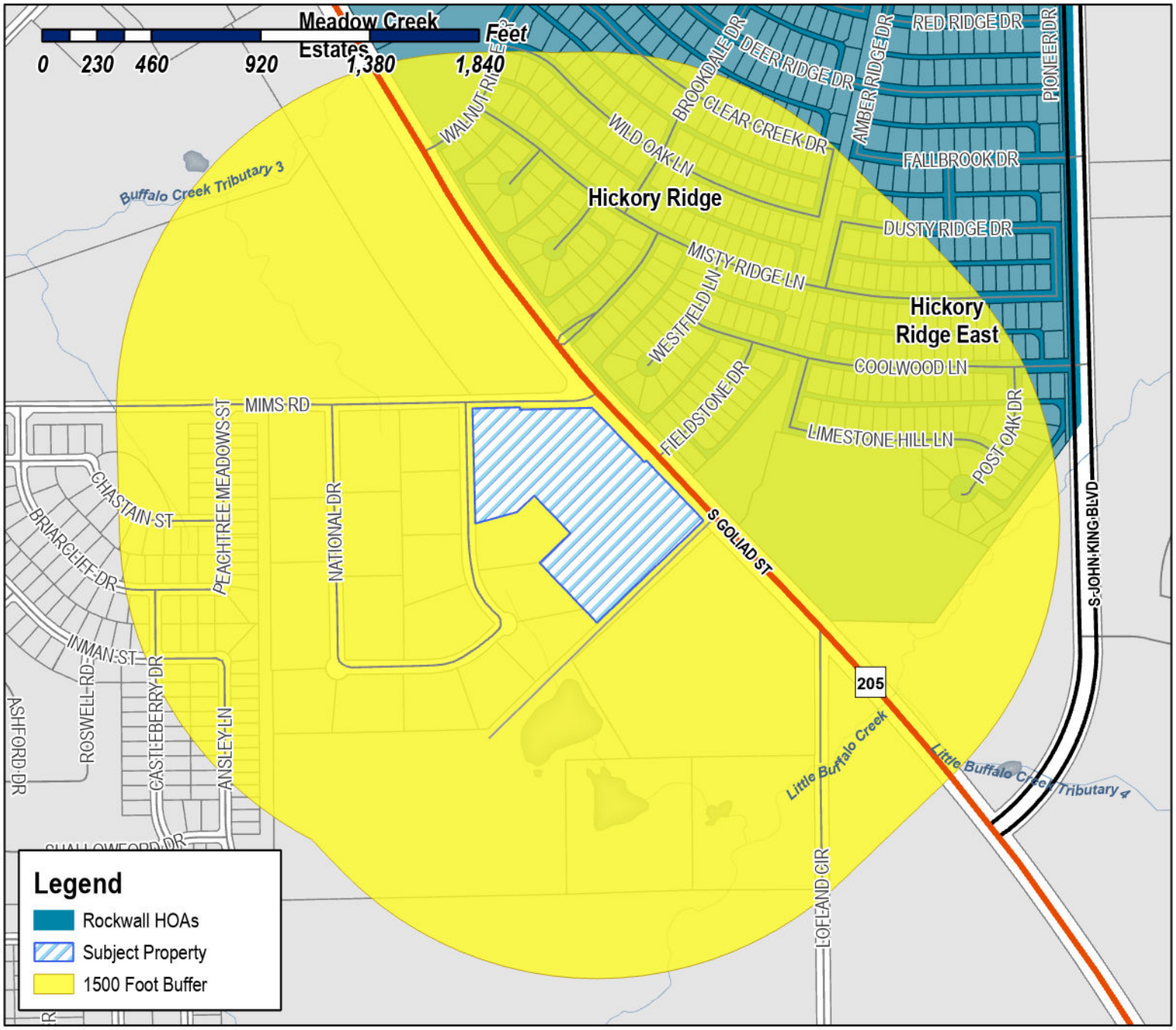


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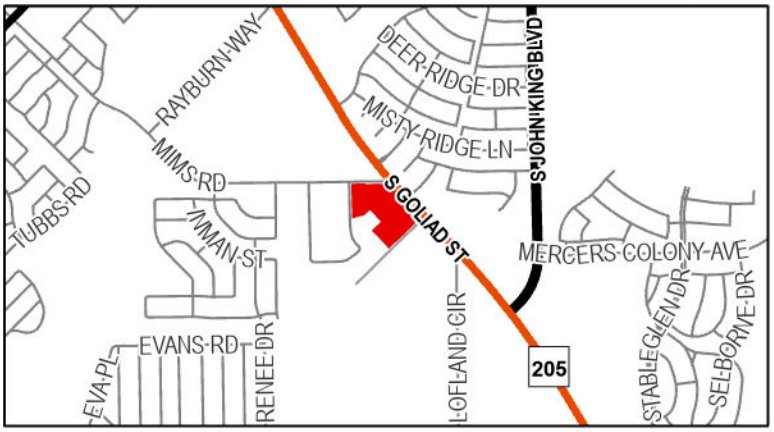
# City of Rockwall

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

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**Case Number:** Z2026-XXX
**Case Name:** Zoning Change from Commercial (C) to Heavy Commercial (HC)
**Case Type:** Zoning
**Zoning:** Commercial (C) District
**Case Address:** SW Corner of Mims Road and SH 205




**Date Saved: 7/17/2026**
For Questions on this Case Call (972) 771-7745

| | |
|---|---|
| **From:** | Zavala, Melanie |
| **Cc:** | Miller, Ryan; Lee, Henry; Ross, Bethany; Guevara, Angelica |
| **Subject:** | Neighborhood Notification Program [Z2026-042} |
| **Date:** | Wednesday, July 22, 2026 10:45:42 AM |
| **Attachments:** | Public Notice (07.21.2026).pdf<br>HOA Map (07.21.2026).pdf |

HOA/Neighborhood Association Representative:

Per your participation in the Neighborhood Notification Program, you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning case that will be published in the Rockwall Herald Banner on Friday, July 24, 2026. The Planning and Zoning Commission will hold a public hearing on Tuesday, August 11, 2026 at 6:00 PM, and the City Council will hold a public hearing on Monday, August 17, 2026 at 6:00 PM. Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

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

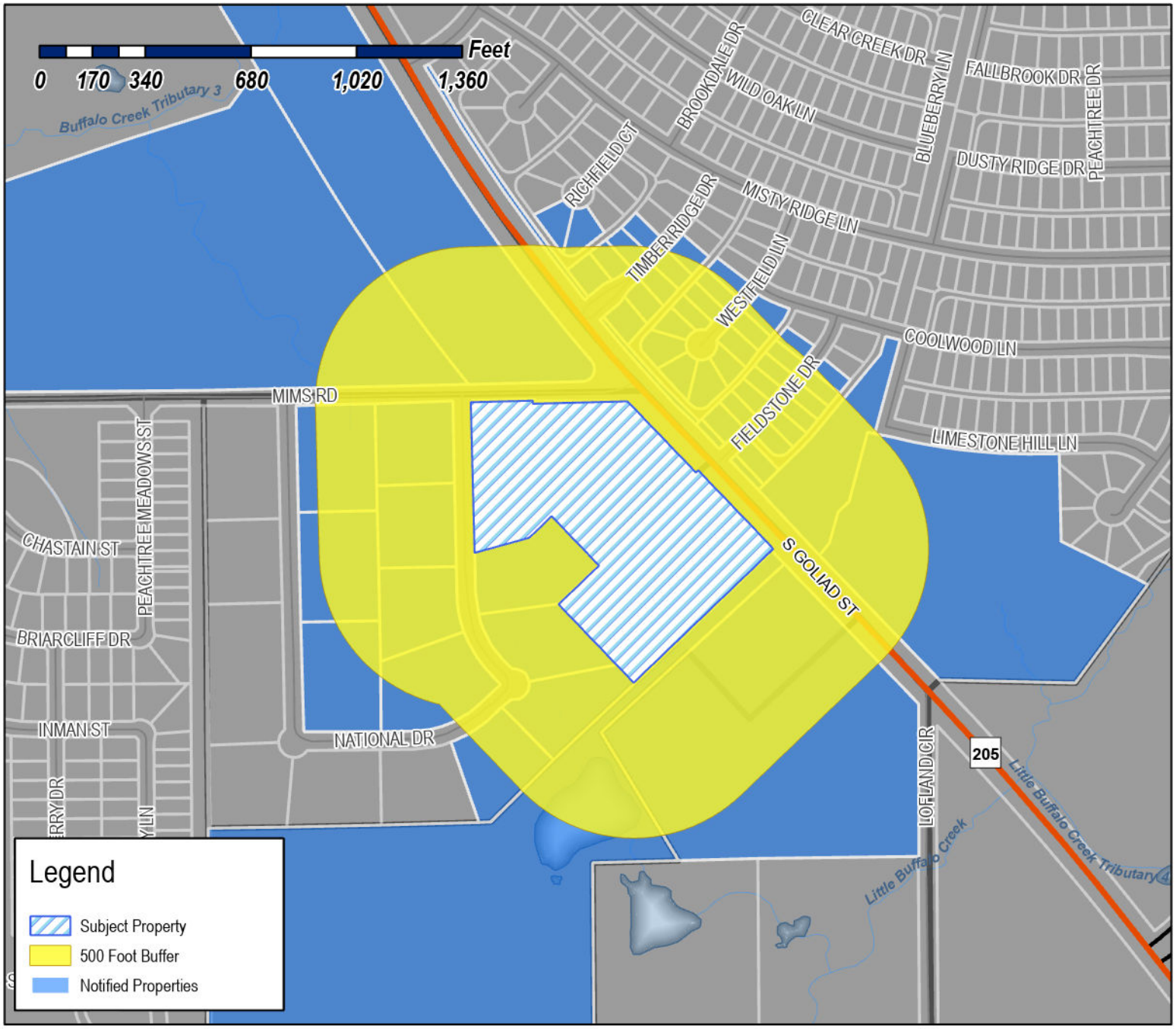
Z2026-042: Zoning Change from HC and C to HC
Hold a public hearing to discuss and consider a request by Jim Freeman and Jenna Lee of Alterra IOS Acquisitions, LLC on behalf of Tommy Truluck of EPES Transport Systems, LLC for the approval of a Zoning Change from Heavy Commercial (HC) and Commercial (C) Districts to a Heavy Commercial (HC) District for a five (5) acre tract of land identified as Tract 2-01 of the J .R. Johnson Survey, Abstract No. 128, City of Rockwall, Rockwall County, Texas, zoned Heavy Commercial (HC) and Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, addressed as 2890 S. Goliad Street [SH-205], and take any action necessary.

*Melanie Zavala*
Planning & Zoning Coordinator | Planning Dept.| City of Rockwall
385 S. Goliad Street | Rockwall, TX 75087
Planning & Zoning Rockwall
972-771-7745 Ext. 6568

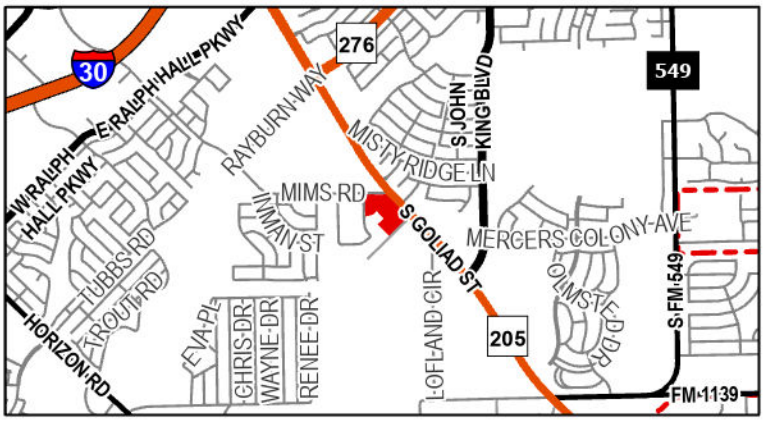
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**Case Number:** Z2026-042
**Case Name:** Zoning Change from Commercial (C) to Heavy Commercial (HC)
**Case Type:** Zoning
**Zoning:** Commercial (C) District
**Case Address:** SW Corner of Mims Road and SH 205




**Date Saved: 7/17/2026**
For Questions on this Case Call: (972) 771-7745

RESIDENT
100 NATIONAL DR
ROCKWALL, TX 75032

RESIDENT
101 NATIONAL DR
ROCKWALL, TX 75032

BCL REAL ESTATE LLC
103 Gross Rd Ste A
Mesquite, TX 75149

ROCKWALL I S D
1050 Williams St
Rockwall, TX 75087

CONTI AND WILLIAMSON SERIES LLC
118 NATIONAL DR
ROCKWALL, TX 75032

JONES MICHAEL
125 Deverson Dr
Rockwall, TX 75087

MOORE SHERYL ANN
1251 MARLIN AVENUE
SEAL BEACH, TX 90740

ROCKWALL HICKORY RIDGE HOMEOWNERS ASSOC INC
C/O SBB MANAGEMENT COMPANY
12801 N CENTRAL EXPY STE 1401
DALLAS, TX 75243

MCSWAIN BILLY
148 NATIONAL DR
ROCKWALL, TX 75032

ZIYADEH MUNEER R ABU
1490 FIELDSTONE DR
ROCKWALL, TX 75032

REYES JULIO CESAR & URANIA S
1491 FIELDSTONE DR
ROCKWALL, TX 75032

RESIDENT
1500 FIELDSTONE DR
ROCKWALL, TX 75032

RESIDENT
1500 WESTFIELD LN
ROCKWALL, TX 75032

ENGLESTAD HOPE ELIZABETH AND WILLIAM MCELROY
1500 Richfield Ct
Rockwall, TX 75032

LUSK DERRICK L
1500 TIMBER RIDGE DR
ROCKWALL, TX 75032

NICKERSON TELISA A
1501 FIELDSTONE DR
ROCKWALL, TX 75032

SAHLOU WALIYE BESHAH
1501 TIMBER RIDGE DRIVE
ROCKWALL, TX 75032

JONES MYRON D
1501 WESTFIELD LN
ROCKWALL, TX 75032

KROLL MONTY R
1506 FIELDSTONE DR
ROCKWALL, TX 75032

WILK MICHELLE R AND VICTOR
1506 RICHFIELD COURT
ROCKWALLL, TX 75032

GARDNER AALIYAH DEJANE TRUST NUMBER TWO
AMBER GARDNER & HER SUCCESSORS TRUSTEE
1506 TIMBER RIDGE
ROCKWALL, TX 75032

LAWRENCE CRAIG ALAN JR & KELLY ANN
1506 WESTFIELD LN
ROCKWALL, TX 75032

RESIDENT
1507 FIELDSTONE DR
ROCKWALL, TX 75032

RESIDENT
1507 TIMBER RIDGE DR
ROCKWALL, TX 75032

MORITZ GREG AND BIANCA MARTINEZ
1507 WESTFIELD LN
ROCKWALL, TX 75032

RESIDENT
1512 TIMBER RIDGE DR
ROCKWALL, TX 75032

CRUZET MARIE FLOR
1512 FIELDSTONE DR
ROCKWALL, TX 75032

KROUCH MONY
1512 WESTFIELD LN
ROCKWALL, TX 75032

RESIDENT
1513 TIMBER RIDGE DR
ROCKWALL, TX 75032

MACFOY THEODORE P & EASTERLINE V
1513 FIELDSTONE DR
ROCKWALL, TX 75032

PEREZ ELIZABETH
1513 WESTFIELD LN
ROCKWALL, TX 75032

AUTENCIO ROSELYN P & PHILIP
1518 FIELDSTONE DR
ROCKWALL, TX 75032

KORDI KIOMARS AND ELICIA
1518 TIMBER RIDGE DR
ROCKWALL, TX 75032

CARRERA BYRON & SANDRA PATRICIA NICHOLS
1518 WESTFIELD LN
ROCKWALL, TX 75032

RESIDENT
1519 WESTFIELD LN
ROCKWALL, TX 75032

ACOSTA CORAZON
1519 FIELDSTONE DR
ROCKWALL, TX 75032

ATTARDI JENNIFER LEIGH
1519 Timber Ridge Dr
Rockwall, TX 75032

NXG SERVICES LLC
1520 Bell Haven Ct
Rockwall, TX 75032

RESIDENT
1524 TIMBER RIDGE DR
ROCKWALL, TX 75032

HETTLER MARGARET ELLA
1524 FIELDSTONE DR
ROCKWALL, TX 75032

WINSTON CRAIG S AND LACETIA D
1524 WESTFIELD LN
ROCKWALL, TX 75032

RESIDENT
1525 WESTFIELD LN
ROCKWALL, TX 75032

DRY CHARLENE &
CHAROLETTE SAWYER
1525 FIELDSTONE DR
ROCKWALL, TX 75032

RESIDENT
1530 WESTFIELD LN
ROCKWALL, TX 75032

MEADE MICHAEL & ALMA DELIA
1530 FIELDSTONE DRIVE
ROCKWALL, TX 75032

RESIDENT
1531 FIELDSTONE DR
ROCKWALL, TX 75032

RESIDENT
1531 WESTFIELD LN
ROCKWALL, TX 75032

MILLER FAMILY INVESTMENT LP
17430 Campbell Rd Ste 230
Dallas, TX 75252

HICKORY RIDGE EAST HOMEOWNERS ASSOC
1800 Preston Park Blvd Ste 101
Plano, TX 75093

RESIDENT
182 NATIONAL DR
ROCKWALL, TX 75032

LM LEASING LLC
2091 FM 1139
Rockwall, TX 75032

RESIDENT
227 NATIONAL DR
ROCKWALL, TX 75032

AMERICAN RESIDENTIAL LEASING COMPANY LLC
ATTN: PROPERTY TAX DEPARTMENT
23975 Park Sorrento Ste 300
Calabasas, CA 91302

RESIDENT
242 NATIONAL DR
ROCKWALL, TX 75032

SEYMORE TIM & RAY SEYMORE
242 NATIONAL DR
ROCKWALL, TX 75032

RESIDENT
2750 S GOLIAD ST
ROCKWALL, TX 75032

RESIDENT
2890 S GOLIAD
ROCKWALL, TX 75032

RESIDENT
291 NATIONAL DR
ROCKWALL, TX 75032

RESIDENT
2915 S GOLIAD
ROCKWALL, TX 75032

LAYZA & LUNA REAL ESTATE LLC
2922 S GOLIAD ST
ROCKWALL, TX 75032

RESIDENT
3025 LIMESTONE HILL LN
ROCKWALL, TX 75032

RESIDENT
311 NATIONAL DR
ROCKWALL, TX 75032

EPES TRANSPORT SYSTEM LLC
3400 EDGEFIELD CT
GREENSBORO, NC 27408

CPT-ASL SFR PROPCO LLC
345 HERITAGE AVE # 130
PORTSMOUTH, NH 3802

RESIDENT
355 NATIONAL DR
ROCKWALL, TX 75032

RESIDENT
368 NATIONAL DR
ROCKWALL, TX 75032

HPLI LLC
3820 AZURE LN
ADDISON, TX 75001

MEBRATU GEZI
46 WINDSOR DR
ROCKWALL, TX 75032

RESIDENT
496 NATIONAL DR
ROCKWALL, TX 75032

USMAN ASIM & HUMA RASHID
5140 BEAR CLAW LN
ROCKWALL, TX 75032

WU CHUN Y
518 ALLENTOWN RD
PARSIPPANY, NJ 7054

RESIDENT
626 NATIONAL DR
ROCKWALL, TX 75032

TWENTYFOUR27 HOLDINGS LLC
8643 ANGORA ST
DALLAS, TX 75218

MCGOWAN CLAYTON AND YANINA
980 STEVENS RD
ROCKWALL, TX 75032

BIG BUCK PROPERTIES LLC
PO BOX 2107
ROCKWALL, TX 75087

RAYBURN COUNTRY ELECTRIC CORP INC
PO BOX 37
ROCKWALL, TX 75087

D & A REAL ESTATE PARTNERS LTD
PO BOX 850
ROCKWALL, TX 75087

TJT INVESTMENT TRUST
JAMES DWAINE POWERS & PATRICIA ANNETTE POWERS - CO-TRUSTEES
PO BOX 850
ROCKWALL, TX 75087

# PUBLIC NOTICE

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

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

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

**Z2026-042: Zoning Change from HC and C to HC**

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

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on *Tuesday, August 11, 2026 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, August 17, 2026 at 6:00 PM*. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

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

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

Your comments must be received by *Monday, August 17, 2026 at 4:00 PM* to ensure they are included in the information provided to the City Council.

Sincerely,

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

USE THIS QR CODE TO GO DIRECTLY TO THE WEBSITE

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

PLEASE RETURN THE BELOW FORM

**Case No. Z2026-042: Zoning Change from HC and C to HC**

**Please place a check mark on the appropriate line below:**

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

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

Name:

Address:

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

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

## LETTER OF EXPLANATION

This request is to rezone a portion of the Property to establish consistent zoning across the site and, thereby, to allow industrial/outside storage uses. The Property consists of three separate parcels that contain a combined total of +/-11.336 acres of land located at the west corner of the intersection of South Goliad Street (SH 205) and Rise Drive. The Property operates as one contiguous site and is currently developed with two (2) one-story office buildings and three (3) detached metal storage buildings with an accessory storage yard. The Property is split-zoned Heavy Commercial "HC" district and Commercial "C" District, though the majority of the site (*i.e.*,, +/-8.636 acres) is zoned HC. The Applicant is proposing to rezone the remaining +/-2.7 acres at the Property (the "Area of Request") from "C" district to "HC" district, in order to ensure that consistent zoning and development standards apply. Due to conflicting standards and prohibited uses in the C district versus the HC district, the Property is almost unusable as a single site if not rezoned for consistency.

The Property is currently vacant. The applicant is proposing to leave the Property largely as is—maintaining the existing improvements onsite, while also intending to install additional, enhanced landscaping and screening along the front of the site, facing SH 205. Nevertheless, the split-zoning prevents the Property from being reoccupied with an industrial/outside storage user, despite the fact that the existing improvements and the predominant HC zoning onsite appear to have anticipated an industrial/outside storage use at the Property, because the C zoning onsite prohibits such uses. A zoning approval to have the entire Property zoned HC district would resolve the issue and would allow the Property to be tenanted and used in a manner consistent with its history and with the existing improvements.

Surrounding uses consist primarily of industrial/outside storage uses to the rear of the property and undeveloped land to its north/northwest and its south/southeast. Across the highway are single-family residences. A front setback of more than 100 feet is provided at the Property. When added together with the 100-foot right-of-way for SH 205, there are more than 200 feet between the existing improvements at the Property and the single-family residences to the northeast. The intended new screening and landscaping would further serve as a visual buffer between the sites.

## ITEMS CORRESPONDING TO SCHEDULE B-II

(i) 1. The following restrictive covenants of record itemized below:
Any covenants, conditions or restrictions indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin are hereby deleted to the extent such covenants, conditions or restrictions violate 42 USC 3604 (c). Volume F, Page 177, of the Map and/or Plat Records, Rockwall County, Texas; and in Volume 212, Page 390, of the Official Public Records of ROCKWALL County, Texas.
**Not shown; blanket in nature.**

(ii) 10. The following matters and all terms of the documents creating or offering evidence of the matters (We must insert matters or delete this exception):

(e) e. A 15 foot building setback line along the northerly property line as recorded in of the Map and/or Plat Records, Rockwall County, Texas. **Shown hereon.**

(f) f. A 15 foot building setback line along the northeasterly property line as recorded in of the Map and/or Plat Records, Rockwall County, Texas. **Shown hereon.**

(g) g. The Fire Lane, RCH W.S.C., SBC, TXU Electric Delivery, and Utility easement(s) as set out on plat/map in Volume F, Page 177, of the Map and/or Plat Records of Rockwall County, Texas. **Shown hereon.**

(h) h. Easement: PERPETUAL EASEMENT AND RIGHT-OF-WAY
To: RCH Water Supply Corporation
Recorded: October 18, 1961, in Volume 63, Page 521, of the Deed records, of Rockwall County, Texas.
Purpose: water pipeline
**Shown hereon.**

(i) i. Easement:
To: LONE STAR GAS COMPANY, a Corporation
Recorded: August 23, 1966, in Volume 76, Page 476, and as further affected in Volume 109, Page 232, of the Deed records, of Rockwall County, Texas.
Purpose: pipeline
**Not shown; does not affect subject property.**

(j) j. Easement: ACCESS AND UTILITY EASEMENT
To: all future owners and tenants of Rockwall 205 Business Park, and their licensees, assignees, and successors
Recorded: November 8, 1984, in Volume 211, Page 786, of the Official Public records, of Rockwall County, Texas.
Purpose: to construct, alter and maintain lines for utility easements, perpetual easement and right-of-way for access and utilities. **Shown hereon.**

(k) k. Easement: EASEMENT AND RIGHT OF WAY
To: TEXAS UTILITIES ELECTRIC CORPORATION
Recorded: June 23, 1994, in Volume 913, Page 16, of the Official Public Records, of Rockwall County, Texas.
Purpose: overhead electric supply and communication lines
**Shown hereon.**

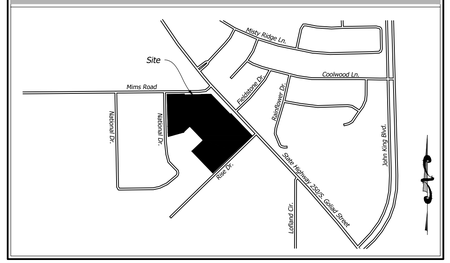
(l) l. Easement: EASEMENT FOR EQUIPMENT STATION
To: SOUTHWESTERN BELL TELEPHONE COMPANY
Recorded: December 1, 1999, in Volume 1762, Page 178, of the Official Public Records, of Rockwall County, Texas.
Purpose: communications equipment station
**Shown hereon.**

(m) m. Mineral and/or royalty interest:
Recorded: December 11, 1939, in Volume 35, Page 425, of the Deed Records of Rockwall County, Texas.
Title to said interest has not been investigated subsequent to the date of the aforesaid instrument.
**Not shown; Non-survey related item.**

## ZONING INFORMATION

Pursuant to Table A items 6(a) and 6(b), the surveyor was not provided with a zoning report or letter and is therefore unable to address this item.

## VICINITY MAP - NOT TO SCALE




## MISCELLANEOUS NOTES

(MN1) Survey prepared by Golden Land Surveying, 4131 N.W. 122nd St., Suite 100, Oklahoma City, Oklahoma 73120, (405) 849-6010, troy@goldenls.com.

(MN2) Pursuant to Table A Item 2, The address of 101 National and 2890 S. Goliad Street, Rockwall, Texas 75032 was posted on signage on the surveyed property.

(MN3) Pursuant to Table A Item 4, The surveyed property contains a total area of 491,329 Sq. Ft. or 11.2794 Acres, more or less

(MN4) Only observable surface and above ground structures were located. No underground improvements, such as foundation footings, located. All dimensions shown are in feet and decimals thereof.

(MN5) The Property has direct vehicular and pedestrian access to Mims Road, National Drive, and State Highway 250, both being a dedicated public street.

(MN6) Pursuant to Table A Item 9, The total number of striped parking spaces on the subject property is 75, including 2 designated handicap spaces.

(MN7) Pursuant to Table A items 10, There are no division or party walls with respect to adjoining properties.

(MN8) Pursuant to Table A Item 13, Adjoiner information shown hereon was obtained from the county's property appraiser web site.

(MN9) The surveyor was not provided with a specified street from the client pursuant to Table A Item 14. The intersection of Mims Road and State Highway 250 is located 0' from the N/E corner of subject property.

(MN10) Pursuant to Table A Item 16, There is no observed evidence of current earth moving work, building construction or building additions.

(MN11) Pursuant to Table A Item 17, There are no proposed changes in street right of way lines, to the best of my knowledge. There is no observed evidence of recent street or sidewalk construction or repairs.

(MN12) Pursuant to Table A Item 18, Plottable easement or servitudes provided to the surveyor are shown hereon.

(MN13) At the time of the survey, there was no observed evidence of substantial areas of refuse.

(MN14) Ownership of fences, if any, was not determined under the scope of this survey.

(MN15) At the time of this survey, there was no observable evidence of site use as a burial ground or cemetery.

(MN16) The parcels are contiguous along their common boundary lines with no gaps, gores or strips.

(MN17) An assumed bearing of South 46° 13' 48" West as the Southeast line of the subject property per Texas State Plane Grid North Central was used as the basis of bearing for this survey.

(MN18) All unit of measurements are US Survey feet (Ground).

(MN19) At the time of survey, the surveyor was not made aware of any parol statements by interested landowners or occupants.

(MN20) All Iron Pins are 0.2' below the surface if not noted on the survey.

## RECORD DESCRIPTION

TRACT 1:
Lot 1-R, Block 1, of REPLAT TEXAS STAR ADDITION, LOT 1, BLOCK 1, an Addition to the City of Rockwall, Texas, according to the map/plat thereof recorded in Volume F, Page 177, of the Map and/or Plat Records, Rockwall County, Texas.

TRACT 2:
All that certain lot, tract or parcel of land situated in the J.R. Johnson Survey, Abstract No. 128, City of Rockwall, Rockwall County, Texas, and being known as Tracts 1 and 2 as described in a Warranty Deed from Ladd Properties, LTD. to J.D. Jacobs, Jr., dated November 27, 1984 and being recorded in Volume 213, Page 189 of the Real Estate Records of Rockwall County, Texas, and being more particularly described as follows:
BEGINNING at the intersection of the South line of Mims Road and the East line of National Drive, at the Northwest corner of the above cited Tract 1;
THENCE N. 89 deg. 37 min. 27 sec. E. a distance of 190.62 feet to a 1/2" iron rod found for corner at the Northwest corner of Lot 1, Block 1 of Texas Star Addition, an Addition to the City of Rockwall, Texas, according to the Plat thereof recorded in Cabinet C, Slide 203 of the Plat Records of Rockwall County, Texas;
THENCE S. 01 deg. 23 min. 13 sec. E. (Controlling bearing line) along the West line of said Texas Star Addition, a distance of 215.77 feet to a 1/2" iron rod found for corner;
THENCE S. 19 deg. 31 min. 14 sec. E. along the Southwest line of said-Addition, a distance of 166.48 feet to a 1/2" iron rod found for corner; THENCE S. 46 deg. 14 min. 54 sec. W. a distance of 100.00 feet to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" set for corner;
THENCE S. 74 deg. 37 min. 07 sec. W. a distance of 182.95 feet to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" set for corner in the East line of National Drive, at the Southwest corner of the above cited Tract 2; THENCE N. 01 deg. 23 min. 13 sec. W. along the East line of National Drive, a distance of 489.13 feet to the POINT OF BEGINNING and containing 2.24 acres of land.

TRACT 3:
Being a lot, tract or parcel of land situated in Rockwall County, Texas, and being a part of the J.R. Johnson Survey, Abstract No. 128, and being a called 5.000 acre tract of land described in a General Warranty Deed from Casa View Baptist Church, Inc. to James Steven Farr, recorded in Volume 757 at Page 142, Rockwall County Deed Records and being more particularly described as follows:
BEGINNING at an iron rod found for corner on the southwest right-of-way line of State Highway No. 205, said corner bears S 41°30'00"E a distance of 335.75 feet from the north line of the Johnson Survey;
THENCE S 41°30'00"E and along the southwest right-of-way line of State Highway No. 205 a distance of 280.01 feet to an iron rod found for corner;
THENCE S 41°17'08"E and along the southwest right-of-way line of State Highway No. 205 a distance of 69.10 feet to an iron rod found for corner;
THENCE S 48°30'29"W and along and near a fence line a distance of 622.23 feet to an iron rod found for corner;
THENCE N 41°30'25"W and along the common line of Lot 4 and Lot 5 of the Rockwall 205 Business Park Addition a distance of 349.43 feet to an iron rod found for corner;
THENCE N 48°32'16"E and along the common line of Lot 3 and Lot 1 of the Rockwall 205 Business Park Addition a distance of 622.53 feet to return to the PLACE OF BEGINNING and containing 4.9911 acres of land, more or less.

THE ABOVE THREE TRACTS BEING FURTHER DESCRIBED AS:
Being a 11.277 acre tract of land situated in the J.R Johnson Survey, Abstract No. 128, Rockwall County, Texas and being all of Lot 1-R, Block 1, Texas Star Addition, an Addition to the City of Rockwall, Rockwall County, Texas as recorded in Volume F, Page 177 of the Official Public Records of Rockwall County, Texas and all of called 2.24 acre tract of land described in deed to Alvin M Bodford as recorded in Volume 1845, Page 210 of the Official Public Records of Rockwall County, Texas and all of a called 4.991 acre tract of land described in deed to Alvin M Bodford as recorded in Volume 796, Page 114 of the Official Public Records of Rockwall County, Texas and being more particularly described as follows:
BEGINNING at a 1/2 inch iron rod with cap stamped "RPLS 5034" found at the intersection of southerly right-of-way line of Mims Road (a variable width right-of-way) and the southwesterly right-of-way line of Goliad Street (State Highway 205) (a variable width right-of-way) for the northerly corner of said Lot 1R State Highway;
THENCE South 43°48'34" East southwesterly right-of-way line of Goliad Street along said for a distance of 317.75 feet;
THENCE North 46°11'26" East southwesterly right-of-way line of Goliad Street for a distance of 10.00 feet to a 1/2 inch iron rod with cap stamped "RPLS 5632" set;
THENCE South 43°48'34" East southwesterly right-of-way line of Goliad Street for a distance of 280.62 feet to a 1/2 inch iron rod with cap stamped "RPLS 5632" set;
THENCE South 43°01'07" East southwesterly right-of-way line of Goliad Street for a distance of 69.10 feet to a 1/2 inch iron rod found; THENCE South 46°18'32" West departing said southwesterly right-of-way line of Goliad Street for a distance of 622.23 feet to a 1/2 inch iron rod found;
THENCE North 43°42'22" West for a distance of 349.05 feet to a 1/2 inch iron rod with cap stamped "RPLS 5632" set;
THENCE North 46°14'54" East for a distance of 180.20 feet to a 1/2 inch iron rod found;
THENCE North 43°45'06" West for a distance of 220.00 feet to a 1/2 inch iron rod found;
THENCE North 46°14'54" West for a distance of 100.00 feet to a 1/2 inch iron rod with cap stamped "RPLS 5632" set;
THENCE South 74°40'00" West for a distance of 182.49 feet to a 1/2 iron rod found on the easterly right-of-way line of National Drive (a 60 foot right-of-way);
THENCE North 01°23'04" West along said easterly right-of-way line of National Drive for a distance of 484.71 feet to a 1/2 inch iron rod with cap stamped "RPLS 5632" set at the intersection of said easterly right-of-way line of National Drive and the aforesaid southerly right-of-way line of Mims Road;
THENCE North 88°36'47" East along said southerly right-of-way line of Mims Road for a distance of 199.46 feet to a 1/2 inch iron rod with cap stamped "RPLS 5632" set;
THENCE South 01°25'15" East along said for a distance of 10.00 feet a 1/2 inch iron rod with cap stamped "RPLS 5034" found;
THENCE North 88°36'47" East along said for a distance of 304.85 feet to the POINT OF BEGINNING.
Said tract having a computed area of 491,230 square feet or 11.277 Acres.

The lands surveyed, shown and described hereon are the same lands as described in the Title Commitment provided by First American Title Insurance Company , Commitment No. 261655-TX, Dated March 26, 2026.

## UTILITY NOTE

Pursuant to Table A Item 11a, The underground utilities shown have been located from field survey information and existing drawings. The surveyor makes no guarantee that the underground utilities shown compromise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that utilities are located as accurately as possible from information available. The surveyor has not physically located the underground utilities.

## LEGEND OF SYMBOLS & ABBREVIATIONS

| | |
|---|---|
| POWER POLE | GAS METER |
| LIGHT POLE | GAS VALVE |
| GUY ANCHOR | GAS MARKER |
| ELECTRIC METER | OIL PIPELINE MARKER |
| ELECTRIC BOX | SIGN |
| ELEC. TRANSFORMER | FIRE HYDRANT |
| ELEC. MANHOLE | WATER MANHOLE |
| ELEC. PEDESTAL | WATER VALVE |
| ELEC. PULL BOX | WATER METER |
| SPOT LIGHT | DOWN SPOUT |
| SANITARY SEWER MANHOLE | AIR CONDITIONER |
| SANITARY SEWER CLEANOUT | TRAFFIC SIGNAL |
| STORM SEWER MANHOLE | TRAFFIC SIGNAL BOX |
| TELEPHONE MARKER | PEDESTRIAN CROSSING SIGNAL |
| TELEPHONE RISER | GREASE TRAP |
| TELEPHONE MANHOLE | MAIL BOX |
| TELEPHONE PULL BOX | FLAG POLE |
| CABLE TV PEDESTAL | SECTION CORNER |
| CABLE TV MARKER | QUARTER CORNER |
| CABLE TV PULL BOX | SET IRON PIN W/CAP |
| FIBER OPTIC MARKER | SET MAG NAIL W/WASHER |
| IRRIGATION CONTROL VALVE | FOUND MONUMENT |
| SPRINKLER HEAD | RIGHT OF WAY MARKER |
| BOLLARD | TREE / BUSH |
| FIRE DEPARTMENT CONNECT | YARD HYDRANT/SPICKET |
| PROPANE TANK | BENCHMARK |
| W WATER LINE | FO FIBER OPTIC LINE |
| G GAS LINE | PROPERTY LINE |
| SS SANITARY SEWER LINE | LOT LINE |
| T TELEPHONE LINE | EASEMENT LINE |
| E ELECTRIC LINE | SECTION LINE |
| OHE OVERHEAD POWERLINE | CHAIN LINK FENCE |
| X BARBED WIRE FENCE | WOOD PANEL FENCE |
| IRON FENCE | MASONRY FENCE |

S.I.P.-SET IRON PIN I.P.-IRON PIN CGMP-CORRUGATED METAL PIPE
F.I.P.-FOUND IRON PIN H/C-HANDICAP RCP-REINFORCED CONCRETE PIPE
B/L/L-BUILDING LIMIT LINE U/E-UTILITY EASEMENT
*NOTE: ALL MONUMENTS SET ARE CAPPED 1/2" IRON PINS OR MAG NAILS WITH WASHERS BOTH BEING STAMPED "DEE RPLS 6904" UNLESS NOTED OTHERWISE*

## FLOOD NOTE

Pursuant to Table A Item 3, Said described property in, by graphical plotting only, located within an area having a Zone Designation "X" (Unshaded) by FEMA, on Flood Insurance Rate Map No. 48397C0040L, dated 09/26/2008, and is not in a special flood hazard area. No field surveying was performed to determine this zone.

## PROJECT REVISION RECORD

| DATE | DESCRIPTION | DATE | DESCRIPTION |
|---|---|---|---|
| 05/29/2026 | FIRST DRAFT | | |
| | | | |
| | | | |
| FIELD WORK: | DRAFTED: BT | CHECKED BY: TD | FB & PG: |

## SIGNIFICANT OBSERVATIONS

A Building fully extends into 10' TXU Electric Easement described in Volume 913, Page 16.

## LEGAL

THIS SURVEY WAS PREPARED FOR THE PURPOSE OF THIS REAL ESTATE TRANSACTION ONLY AND NO FURTHER PARTIES OTHER THAN THOSE CERTIFIED ABOVE SHALL RELY ON IT FOR ANY OTHER PURPOSE OR TRANSACTION

# ALTA/NSPS LAND TITLE SURVEY

for

## Alterra - 2890 S Goliad

**NV5 Project No. 202601400-001**

**101 National and 2890 S. Goliad Street, Rockwall, TX 75032**

**Based upon Title Commitment No. 261655-TX**
**of First Amercian Title Insurance Company**
**Bearing an effective date of March 26, 2026**

Surveyor's Certification

To: Land Services USA, LLC; First American Title Insurance Company; and Bock & Clark Corporation, an NV5 Company:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2026 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 6a, 6b, 7a, 7b1, 7c, 8, 9, 10, 13, 14, 16, 17, 18, 19, and 20 of Table A thereof. The field work was completed on 05/28/2026.

This survey substantially complies with the current Texas Society of Professional Surveyors Manual of Practice requirements for a Category 1A, Condition 2, Land Title Survey.

*PRELIMINARY*


Troy Dee
Registration No. 6904
In the State of Texas
Date of survey: May 29, 2026
Date of last revision: N/A
Network Project No. 202601400-001-CLC


*Golden Job No: 261816*

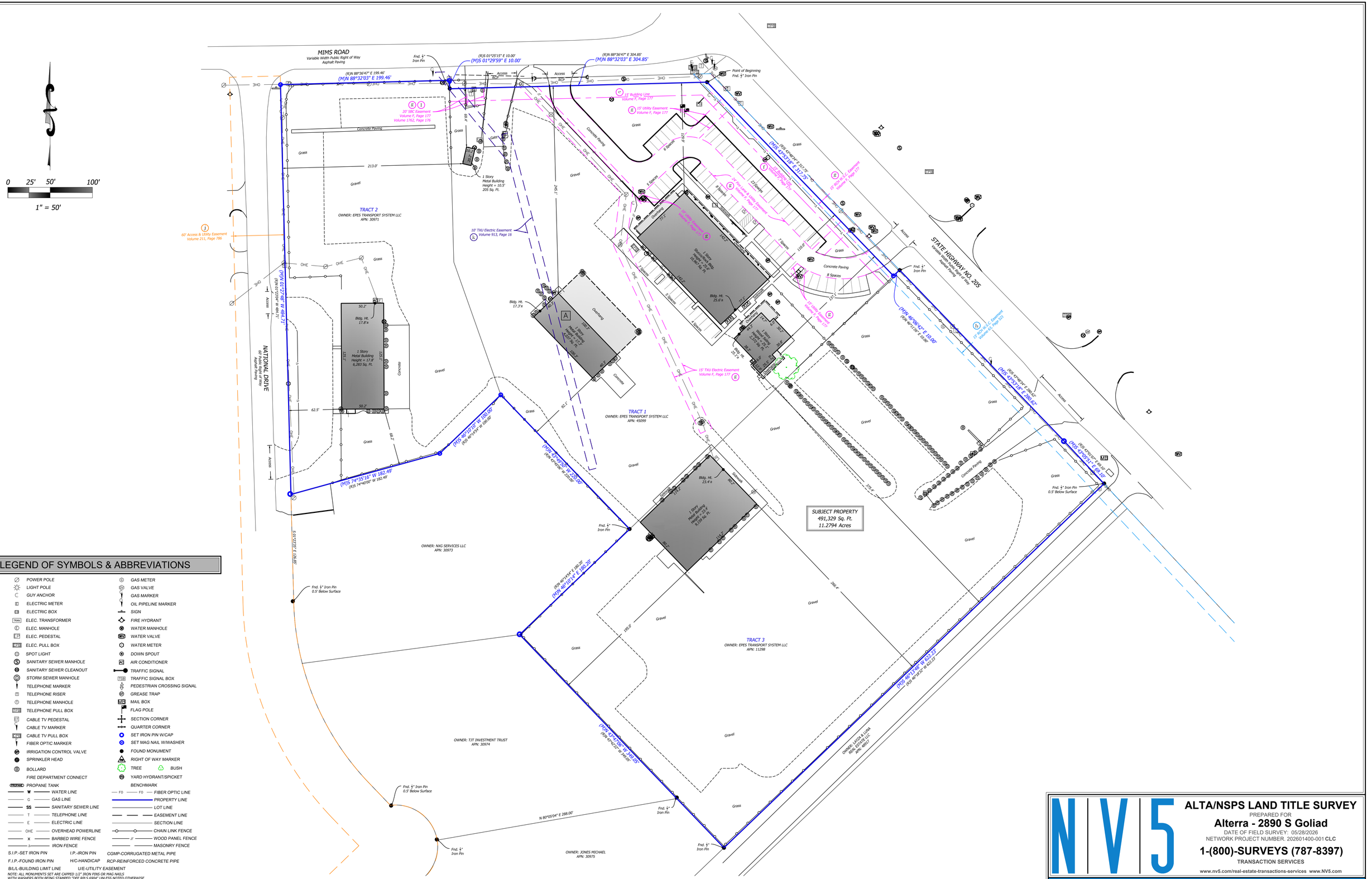
*Prepared By*
GOLDEN LAND SURVEYING


NV5
REAL ESTATE TRANSACTION SERVICES
1-800-SURVEYS (787-8397)
SURVEY • ZONING • ENVIRONMENTAL • ASSESSMENT
Bock & Clark Corporation - 4580 Stephen Circle, Suite 300, Canton, Ohio 44718
www.nv5.com/real-estate-transaction-services bockmaywehelpyou@nv5.com


Branch Job No.: 202601400-001




*Filename: O:\OBS\# PROJECTS 2026\261816 101 NATIONAL & 2890 S GOLIAD ST_ROCKWALL, TX_ALTA_NV5\DWG\261816 101 NATIONAL & 2890 S GOLIAD STREET, ROCKWALL, TX.DWG; Last Saved: 6/4/2026 1:27:43 PM; Plot Date: 6/4/2026; Login: Jonda*




## LEGEND OF SYMBOLS & ABBREVIATIONS

- POWER POLE
- LIGHT POLE
- GUY ANCHOR
- ELECTRIC METER
- ELECTRIC BOX
- ELEC. TRANSFORMER
- ELEC. MANHOLE
- ELEC. PEDESTAL
- ELEC. PULL BOX
- SPOT LIGHT
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEANOUT
- STORM SEWER MANHOLE
- TELEPHONE MARKER
- TELEPHONE RISER
- TELEPHONE MANHOLE
- TELEPHONE PULL BOX
- CABLE TV PEDESTAL
- CABLE TV MARKER
- CABLE TV PULL BOX
- FIBER OPTIC MARKER
- IRRIGATION CONTROL VALVE
- SPRINKLER HEAD
- BOLLARD
- FIRE DEPARTMENT CONNECT
- PROPANE TANK
- WATER LINE
- GAS LINE
- SANITARY SEWER LINE
- TELEPHONE LINE
- ELECTRIC LINE
- OVERHEAD POWERLINE
- BARBED WIRE FENCE
- IRON FENCE
- GAS METER
- GAS VALVE
- GAS MARKER
- OIL PIPELINE MARKER
- SIGN
- FIRE HYDRANT
- WATER MANHOLE
- WATER VALVE
- WATER METER
- DOWN SPOUT
- AIR CONDITIONER
- TRAFFIC SIGNAL
- TRAFFIC SIGNAL BOX
- PEDESTRIAN CROSSING SIGNAL
- GREASE TRAP
- MAIL BOX
- FLAG POLE
- SECTION CORNER
- QUARTER CORNER
- SET IRON PIN W/CAP
- SET MAG NAIL W/WASHER
- FOUND MONUMENT
- RIGHT OF WAY MARKER
- TREE
- BUSH
- YARD HYDRANT/SPICKET
- BENCHMARK
- FIBER OPTIC LINE
- PROPERTY LINE
- LOT LINE
- EASEMENT LINE
- SECTION LINE
- CHAIN LINK FENCE
- WOOD PANEL FENCE
- MASONRY FENCE

S.I.P.-SET IRON PIN
I.P.-IRON PIN
CGMP-CORRUGATED METAL PIPE
F.I.P.-FOUND IRON PIN
H/C-HANDICAP
RCP-REINFORCED CONCRETE PIPE
B/L/L-BUILDING LIMIT LINE
U/E-UTILITY EASEMENT

NOTE: ALL MONUMENTS SET ARE CAPPED 1/2" IRON PINS OR MAG NAILS WITH WASHERS BOTH BEING STAMPED "DEE RPLS 6904" UNLESS NOTED OTHERWISE

**ALTA/NSPS LAND TITLE SURVEY**
PREPARED FOR
**Alterra - 2890 S Goliad**
DATE OF FIELD SURVEY: 05/28/2026
NETWORK PROJECT NUMBER. 202601400-001 **CLC**


**1-(800)-SURVEYS (787-8397)**
TRANSACTION SERVICES
www.nv5.com/real-estate-transactions-services www.NV5.com
SURVEY • ZONING • ENVIRONMENTAL • ASSESSMENT

GOLDEN
LAND SURVEYING

Project No. 261816 Zoning Legal Description

Being a 2.7 acre tract of land described for zoning purposes only. Said 2.7 acre Zoning Tract being situated in the J.R. Johnson Survey, Abstract No 128 and being all within a called 4.9911 acre tract of land described in Document No. 20200000002928 Official Public Records Rockwall County Texas and being described by metes and bounds as follows:

BEGINNING at the East corner of said 4.9911 acre tract of land, being on the South line of State Highway 205 (variable width public right of way) and being at the Northernmost corner of a called 23.28 acres described in Document No. 20260000009493 Official Public Records Rockwall County Texas.

Thence South 46 degrees 13 minutes 48 seconds West with the common line of said 4.9911 acre tract and said 23.28 acre tract, a distance of 426.93 feet to a point.

Thence over and across said 4.9911 acre tract, being contiguous with the boundary of Zone HC as shown on the City of Rockwall's GIS website (date retrieved 07/16/2026), the following three (3) courses and distances:

1) North 43 degrees 51 minutes 08 seconds West, a distance of 75.00 feet to a point

2) North 46 degrees 13 minutes 48 seconds East, a distance of 114.20 feet to a point.

3) North 43 degrees 51 minutes 08 seconds West, a distance of 274.37 feet to a point on the West line of said 4.9911 acre tract, being on the East line of Lot 1-R, Block 1, of the Replat of Texas Star Addition, Lot 1, Block 1, a subdivision of record in Volume F, Page 177 Map Records Rockwall County Texas.

Thence North 46 degrees 10 minutes 04 seconds East with the West line of said 4.9911 acres, the East line of said Lot 1-R and the East line of said Zone HC, a distance of 313.47 feet to a point at the North corner of said 4.9911 acre tract, being on the South line of State Highway 205.

Thence South 43 degrees 53 minutes 18 Seconds East, with the North line of said 4.9911 acre tract and the South line of said State Highway 205, a distance of 280.62 feet to a point

Thence South 43 degrees 05 minutes 51 seconds East staying with the North line of said 4.9911 acre tract and the South line of State Highway 205, a distance of 69.10 feet to the POINT OF BEGINNING for this Zoning Description (not to be used for Fee Title Transfers or relied upon for boundary purposes) and containing 2.7 acres of land, more or less.

4131 NW 122nd Street, Suite #100 | Oklahoma City, OK 73120 | Phone (405) 849-6010 | troy@goldenls.com

*LEGEND:*

| | |
|---|---|
| | Land Use *NOT* Permitted |
| P | Land Use Permitted *By-Right* |
| P | Land Use Permitted with Conditions |
| S | Land Use Permitted Specific Use Permit (SUP) |
| X | Land Use Prohibited by Overlay District |
| A | Land Use Permitted as an Accessory Use |

# PERMITTED LAND USES IN A HEAVY COMMERCIAL (HC) DISTRICT

| LAND USE SCHEDULE | LAND USE DEFINITION REFERENCE [Reference Article 13, *Definitions*] | CONDITIONAL USE REFERENCE Reference [Article 04, *Permissible Uses*] | HEAVY COMMERCIAL (HC) DISTRICT |
|---|---|---|---|
| AGRICULTURAL AND ANIMAL RELATED LAND USES | 2.02(A) | 2.03(A) | |
| Agricultural Uses on Unplatted Land | (1) | | P |
| Animal Boarding/Kennel without Outside Pens | (2) | (2) | P |
| Animal Clinic for Small Animals without Outdoor Pens | (3) | (3) | P |
| Animal Hospital or Clinic | (4) | | P |
| Community Garden | (11) | (7) | S |
| Urban Farm | (12) | (8) | S |
| RESIDENTIAL AND LODGING LAND USES | 2.02(B) | 2.03(B) | |
| Caretakers Quarters/Domestic or Security Unit | (3) | | P |
| Commercial Parking Garage | (6) | | A |
| Private Sports Court with Standalone or Dedicated Lighting | (22) | (18) | P |
| INSTITUTIONAL AND COMMUNITY SERVICE LAND USES | 2.02(C) | 2.03(C) | |
| Blood Plasma Donor Center | (2) | | P |
| Cemetery/Mausoleum | (3) | | P |
| Church/House of Worship | (4) | (2) | P |
| College, University, or Seminary | (5) | | P |
| Convalescent Care Facility/Nursing Home | (6) | | P |
| Daycare with Seven (7) or More Children | (9) | (4) | P |
| Emergency Ground Ambulance Services | (10) | | P |
| Government Facility | (12) | | P |
| Hospice | (14) | | P |
| Hospital | (15) | | P |
| Public Library, Art Gallery or Museum | (16) | | P |
| Mortuary or Funeral Chapel | (17) | | P |
| Local Post Office | (18) | | P |
| Regional Post Office | (19) | | P |
| Prison/Custodial Institution | (20) | | P |
| Public or Private Primary School | (21) | (7) | P |
| Public or Private Secondary School | (22) | (8) | P |
| Temporary Education Building for a Public or Private School | (23) | (9) | S |
| Trade School | (24) | | P |
| Rescue Mission or Shelter for the Homeless | (25) | | S |
| Social Service Provider (Except Rescue Mission or Homeless Shelter) | (26) | | P |
| OFFICE AND PROFESSIONAL LAND USES | 2.02(D) | 2.03(D) | |
| Financial Institution with Drive-Through | (1) | (1) | P |
| Financial Institution without Drive-Through | (1) | | P |
| Office or Medical Office Building less than 5,000 SF | (2) & (3) | | P |
| Office or Medical Office Building 5,000 SF or Greater | (2) & (3) | | P |
| RECREATION, ENTERTAINMENT AND AMUSEMENT LAND USES | 2.02(E) | 2.03(E) | |
| Temporary Carnival, Circus, or Amusement Ride | (1) | (1) | P |

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# PERMITTED LAND USES IN A HEAVY COMMERCIAL (HC) DISTRICT

| LAND USE SCHEDULE | LAND USE DEFINITION REFERENCE [Reference Article 13, *Definitions*] | CONDITIONAL USE REFERENCE Reference [Article 04, *Permissible Uses*] | HEAVY COMMERCIAL (HC) DISTRICT |
|---|---|---|---|
| Indoor Commercial Amusement/Recreation | (2) | (2) | P |
| Outdoor Commercial Amusement/Recreation | (3) | (3) | P |
| Public or Private Community or Recreation Club as an Accessory Use | (4) | | P |
| Private Country Club | (5) | | P |
| Golf Driving Range | (6) | | P |
| Temporary Fundraising Events by Non-Profit | (7) | (4) | P |
| Indoor Gun Club with Skeet or Target Range | (8) | (5) | P |
| Outdoor Gun Club with Skeet or Target Range | (8) | | P |
| Health Club or Gym | (9) | | P |
| Private Club, Lodge or Fraternal Organization | (10) | (6) | P |
| Private Sports Arena, Stadium, and/or Track | (11) | | P |
| Public Park or Playground | (12) | | P |
| Tennis Courts (*i.e. Not Accessory to a Public or Private Country Club*) | (14) | | P |
| Theater | (15) | | P |
| RETAIL AND PERSONAL SERVICES LAND USES | 2.02(F) | 2.03(F) | |
| Alcoholic Beverage Package Sales | (1) | (1) | P |
| Alcoholic Beverage Store | (2) | (2) | P |
| Antique/Collectible Store | (3) | | P |
| Astrologer, Hypnotist, or Psychic | (4) | | P |
| Banquet Facility/Event Hall | (5) | | P |
| Portable Beverage Service Facility | (6) | (3) | S |
| Brew Pub | (7) | | P |
| Business School | (8) | | P |
| Catering Service | (9) | | P |
| Temporary Christmas Tree Sales Lot and/or Similar Uses | (10) | (4) | P |
| Copy Center | (11) | | P |
| Incidental Display | (13) | (6) | P |
| Food Trucks/Trailers | (14) | (7) | P |
| Garden Supply/Plant Nursery | (15) | | P |
| General Personal Service | (16) | (8) | P |
| General Retail Store | (17) | | P |
| Hair Salon and/or Manicurist | (18) | | P |
| Laundromat with Dropoff/Pickup Services | (19) | | P |
| Self Service Laundromat | (20) | | P |
| Massage Therapist | (21) | | P |
| Night Club, Discotheque, or Dance Hall | (23) | | P |
| Pawn Shop | (24) | | S |
| Permanent Cosmetics | (25) | (9) | A |
| Pet Shop | (26) | | P |
| Temporary Real Estate Sales Office | (27) | | P |

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# PERMITTED LAND USES IN A HEAVY COMMERCIAL (HC) DISTRICT

| LAND USE SCHEDULE | LAND USE DEFINITION REFERENCE [Reference Article 13, *Definitions*] | CONDITIONAL USE REFERENCE Reference [Article 04, *Permissible Uses*] | HEAVY COMMERCIAL (HC) DISTRICT |
|---|---|---|---|
| Rental Store without Outside Storage and/or Display | (28) | (10) | P |
| Restaurant with less than 2,000 SF with Drive-Through or Drive-In | (29) | (11) | S |
| Restaurant with less than 2,000 SF without Drive-Through or Drive-In | (30) | | P |
| Restaurant with 2,000 SF or more with Drive-Through or Drive-In | (29) | (12) | P |
| Restaurant with 2,000 SF or more without Drive-Through or Drive-In | (30) | | P |
| Retail Store with Gasoline Sales that has Two (2) or less Dispensers (*i.e. a Maximum of Four [4] Vehicles*) | (31) | (13) | P |
| Retail Store with Gasoline Sales that has more than Two (2) Dispensers | (32) | (13) | P |
| Secondhand Dealer | (33) | | P |
| Art, Photography, or Music Studio | (33) | | P |
| Tailor, Clothing, and/or Apparel Shop | (34) | | P |
| Tattoo and/or Body Piercing | (35) | | P |
| Taxidermist Shop | (36) | | P |
| COMMERCIAL AND BUSINESS SERVICES LAND USES | 2.02(G) | 2.03(G) | |
| Bail Bond Service | (1) | | P |
| Building and Landscape Material with Limited Outside Storage | (2) | (2) | P |
| Building Maintenance, Service, and Sales without Outside Storage | (3) | | P |
| Commercial Cleaners | (4) | | S |
| Custom and Craft Work | (5) | | P |
| Electrical, Watch, Clock, Jewelry and/or Similar Repair | (6) | | P |
| Feed Store or Ranch Supply | (7) | | P |
| Furniture Upholstery/Refinishing and Resale | (8) | (4) | P |
| Gunsmith Repair and Sales | (9) | | P |
| Heavy Machinery and Equipment Rental, Sales and Service | (10) | (5) | P |
| Locksmith | (11) | | P |
| Machine Shop | (12) | | P |
| Medical or Scientific Research Lab | (13) | | P |
| Manufactured Home Sales | (14) | | S |
| Research and Technology or Light Assembly | (15) | | P |
| Shoe and Boot Repair and Sales | (16) | | P |
| Temporary On-Site Construction Office | (18) | (6) | P |
| AUTO AND MARINE RELATED LAND USES | 2.02(H) | 2.03(H) | |
| Major Auto Repair Garage | (1) | (1) | P |
| Minor Auto repair garage | (2) | (2) | P |
| Automobile Rental | (3) | | P |
| New or Used Boat and Trailer Dealership | (4) | (3) | P |
| Full Service Car Wash and Auto Detail | (5) | (4) | P |
| Self Service Car Wash | (5) | (4) | P |
| New and/or Used Indoor Motor Vehicle Dealership/Showroom | (6) | (5) | S |
| New Motor Vehicle Dealership-for Cars and Light Trucks | (7) | (6) | P |

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# PERMITTED LAND USES IN A HEAVY COMMERCIAL (HC) DISTRICT

| LAND USE SCHEDULE | LAND USE DEFINITION REFERENCE [Reference Article 13, *Definitions*] | CONDITIONAL USE REFERENCE Reference [Article 04, *Permissible Uses*] | HEAVY COMMERCIAL (HC) DISTRICT |
|---|---|---|---|
| Used Motor Vehicle Dealership for Cars and Light Trucks~~)~~ | (7) | (7) | A |
| Commercial Parking | (8) | | P |
| Non-Commercial Parking Lot | (9) | | P |
| Recreational Vehicle (RV) Sales and Service | (10) | | P |
| Service Station | (11) | (8) | P |
| Towing and Impound Yard | (12) | (9) | S |
| Towing Service without Storage | (13) | (10) | P |
| Truck Rental | (14) | | P |
| Truck Stop with Gasoline Sales and Accessory Services | (15) | (11) | S |
| INDUSTRIAL AND MANUFACTURING LAND USES | 2.02(I) | 2.03(I) | |
| Temporary Asphalt or Concrete Batch Plant | (2) | (2) | P |
| Carpet and Rug Cleaning | (5) | | S |
| Environmentally Hazardous Materials | (6) | (4) | S |
| Food Processing with No Animal Slaughtering | (7) | | S |
| Light Assembly and Fabrication | (8) | | P |
| Heavy Manufacturing | (9) | | S |
| Light Manufacturing | (10) | | P |
| Mining and Extraction of Sand, Gravel, Oil and/or Other Materials | (12) | (5) | S |
| Printing and Publishing | (13) | | P |
| Salvage or Reclamation of Products Indoors | (14) | | S |
| Sheet Metal Shop | (16) | | P |
| Welding Repair | (18) | | P |
| WHOLESALE, DISTRIBUTION AND STORAGE LAND USES | 2.02(J) | 2.03(J) | |
| Cold Storage Plant | (1) | | P |
| Heavy Construction/Trade Yard | (2) | | S |
| Mini-Warehouse | (4) | (1) | P |
| Outside Storage and/or Outside Display | (5) | (2) | P |
| Recycling Collection Center | (6) | | S |
| Warehouse/Distribution Center | (7) | | P |
| Wholesale Showroom Facility | (8) | | P |
| UTILITIES, COMMUNICATIONS AND TRANSPORTATION LAND USES | 2.02(K) | 2.03(K) | |
| Airport, Heliport or Landing Field | (1) | | S |
| Antenna for an Amateur Radio | (3) | (2) | A |
| Antenna Dish | (4) | (3) | A |
| Freestanding Commercial Antenna (*i.e. Monopole or a Similar Structure*) | (5) | (4) | P |
| Mounted or Attached Commercial Antenna | (6) | (5) | P |
| Bus Charter Service and Service Facility | (7) | | P |
| Commercial Drone Delivery Hub | (8) | (6) | S |
| Helipad | (9) | | S |
| Utilities (*Non-Municipally Owned or Controlled*), Including Sanitary Landfill, Water Treatment, and Supply, and Wastewater Treatment | (10) | | S |

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# PERMITTED LAND USES IN A HEAVY COMMERCIAL (HC) DISTRICT

| LAND USE SCHEDULE | LAND USE DEFINITION REFERENCE [Reference Article 13, *Definitions*] | CONDITIONAL USE REFERENCE Reference [Article 04, *Permissible Uses*] | HEAVY COMMERCIAL (HC) DISTRICT |
|---|---|---|---|
| Municipally Owned or Controlled Facilities, Utilities and Uses (*Includes Utilities with a Franchise Utility Agreement with the City of Rockwall*) | (11) | | P |
| Private Streets | (12) | | S |
| Radio Broadcasting | (13) | | P |
| Railroad Yard or Shop | (14) | | S |
| Recording Studio | (15) | | P |
| Satellite Dish | (16) | | A |
| Solar Energy Collector Panels and Systems | (17) | (7) | A |
| Transit Passenger Facility | (18) | | S |
| Trucking Company | (19) | | P |
| TV Broadcasting and Other Communication Service | (20) | | P |
| Utilities Holding a Franchise from the City of Rockwall | (21) | | P |
| Utility Installation Other than Listed | (22) | | S |
| Utility/Transmission Lines | (23) | | S |

# 18 SOUTHWEST RESIDENTIAL DISTRICT

## DISTRICT DESCRIPTION

The *Southwest Residential District* contains a mixture of land uses that include existing medium and low density residential, heavy commercial/retail land uses (i.e. *National Drive, Sids Road, and Mims Road*) and commercial land uses. In the future, this district is expected to continue to function as it does today with additional low-density master planned communities filling in the vacant land remaining in the central and southern areas of the district. In addition, the areas that are in transition are expected to continue to improve adding additional value to the City.

## DISTRICT STRATEGIES

The strategies for the *Southwest Residential District* are as follows:

1. *Suburban Residential*. This district has several large tracts of land that can support highly amenitized master planned communities. Areas adjacent to the Oaks of Buffalo Way Subdivision should utilize larger lots adjacent to the subdivision to transition to a smaller lot sizes; however, these areas should incorporate a mix of larger to mid-sized lots.

2. *Commercial/Industrial Land Uses*. The areas around Sids Road, National Drive, and Mims Road are some of the only areas in the City that are designated for *Commercial/Industrial* land uses. As a result, these areas should be protected from the encroachment of incompatible land uses (*i.e. residential land uses -- higher density or otherwise*). This should protect the businesses that currently exist in these areas.

3. *Transitional Areas*. The areas designated as *Transitional Areas* are currently transitioning from interim land uses and building types to more permanent structures with conforming land uses. These areas should be given special consideration with regard to requests that further the establishment of uses and structures that will improve the property values of the adjacent properties; however, the City should look to continue to discourage uses and structures that are situated within established floodplains.

4. *Intersection of SH-276 and S. Goliad Street (Sids Road and S. Goliad Street)*. The intersection at Sids Road and S. Goliad Street [*SH-205*] -- *also identified as the future intersection of SH-276 and S. Goliad Street* -- is anticipated to be a major commercial intersection due to the high traffic volumes carried by both SH-276 and S. Goliad Street [*SH-205*]. This intersection will most likely have commercial at all four (4) corners and will create a major node along both highways.



1 Current Suburban Residential



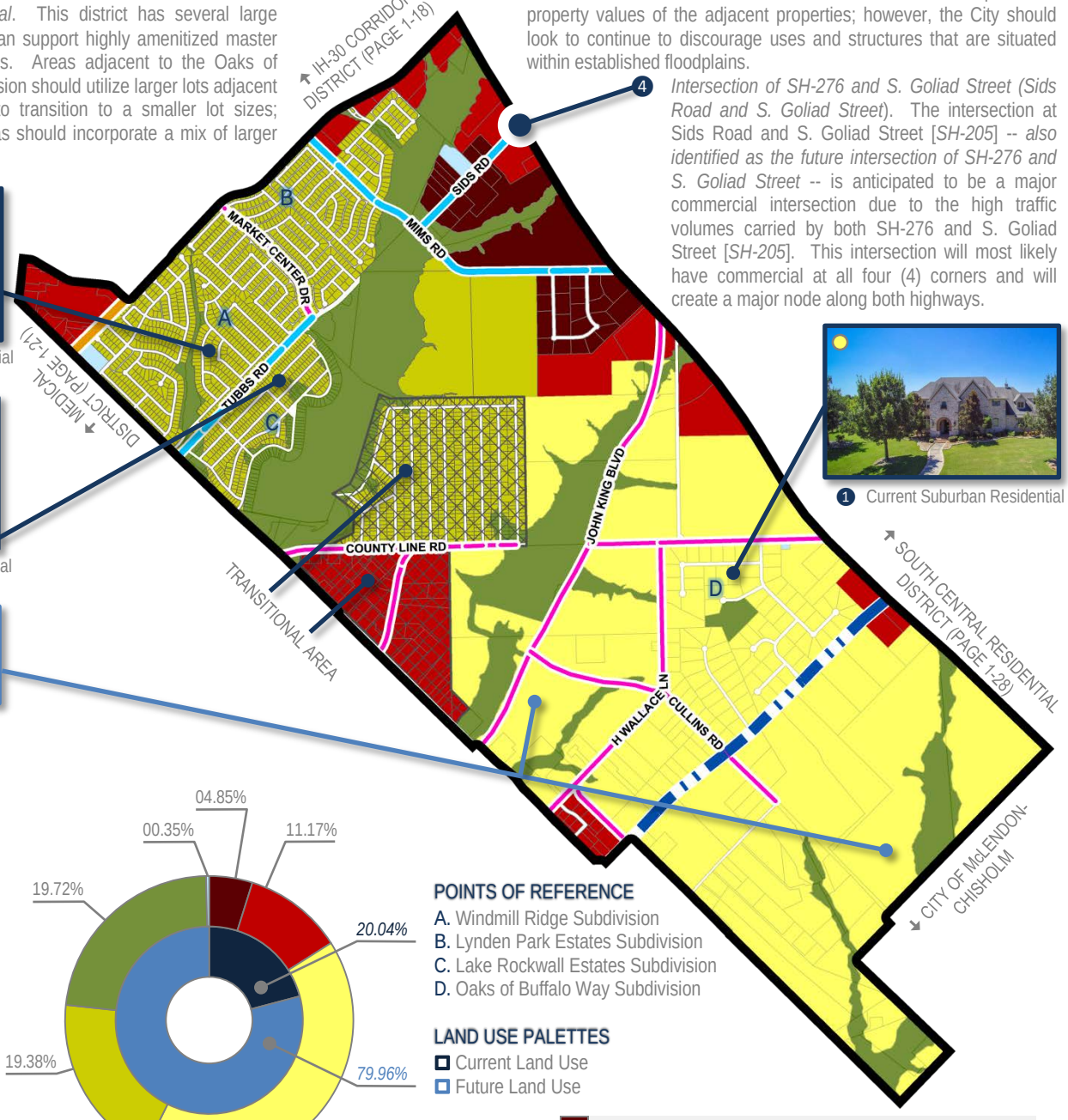
1 Current Suburban Residential



1 Future Suburban Residential



1 Current Suburban Residential




## POINTS OF REFERENCE

A. Windmill Ridge Subdivision
B. Lynden Park Estates Subdivision
C. Lake Rockwall Estates Subdivision
D. Oaks of Buffalo Way Subdivision

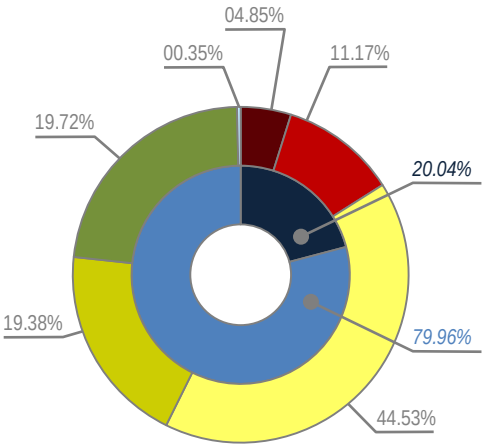
## LAND USE PALETTES

- Current Land Use
- Future Land Use

BUILD OUT
4,251
14,108

% OF ROCKWALL
10.95%
10.34%
12.49%

CURRENT
2,190
188
7,437




| | |
|---|---|
| COMMERCIAL | 20.04% |
| RESIDENTIAL | 79.96% |
| MIXED USE | 0.00% |

| |
|---|
| MINOR COLLECTOR |
| M4D |
| M4U |
| TXDOT 4D |

| | |
|---|---|
| COMMERCIAL/INDUSTRIAL (CI) | 120.50-ACRES |
| COMMERCIAL/RETAIL (CR) | 277.44-ACRES |
| LOW DENSITY RESIDENTIAL (LDR) | 1,106.20-ACRES |
| MEDIUM DENSITY RESIDENTIAL (MDR) | 481.39-ACRES |
| PARKS AND OPEN SPACE (OS) | 489.99-ACRES |
| QUASI-PUBLIC (QP) | 8.67-ACRES |

# 01.02 COMMERCIAL

## COMMERCIAL/RETAIL (CR)

The *Commercial/Retail* land use category is characterized by single to multi-tenant commercial retail centers along major arterials at key intersections. These areas are typically considered to be convenience shopping centers and service adjacent residential subdivisions. Zoning in conformance with the Commercial/Retail land uses category can be incorporated into a Planned Development (PD) District as part of a larger mix-use master planned community, and may vary in size depending on the adjacent service area. In certain cases where commercial land uses are eminent, it may be appropriate to incorporate zoning in conformance to the Commercial land use category on all four (4) corners of an intersection; however, this is not necessary in all cases. These areas should be designed with the pedestrian in mind, and provide connections between the commercial land use and the adjacent residential subdivision.

### DESIGNATION CHARACTERISTICS

1. *Primary Land Uses:* Commercial Retail Buildings, Restaurants/Brew Pubs, Multi-Tenant Commercial Centers, Neighborhood Centers and Convenience Centers
2. *Secondary Land Uses:* Office/Financial Institutions, Parks, Open Space, and Institutional/Civic Land Uses
3. *Zoning Districts:* Neighborhood Services (NS) District, General Retail (GR) District, Commercial (C) District and certain mixed-use Planned Development (PD) Districts

### EXISTING LAND USE EXAMPLES

1. Shops at Stone Creek
2. Corner of the Intersection of N. Lakeshore Drive and N. Goliad Street [*SH-205*]
3. Walmart Neighborhood Market Shopping Center








## COMMERCIAL/INDUSTRIAL (CI)

The *Commercial/Industrial* land use category typically is characterized by smaller business and industrial land uses that are focused around assembly, manufacturing and fabrication. This designation may also accommodate land uses that require outside storage. These areas are also appropriate for small business and business incubator arrangements. Land uses under this designation should be heavily screened by landscaping and should be separated from other land uses using large buffers and roadways. These areas are not appropriate adjacent to residential land use designations and should be separated from these areas using transitional land uses.

### DESIGNATION CHARACTERISTICS

1. *Primary Land Uses:* Small Scale Manufacturing, Assembly, and Fabrication Businesses, Business Incubators, Contractors Shops, and Heavy Equipment/Truck Rental Businesses
2. *Secondary Land Uses:* Warehouse and Outside Storage
3. *Zoning Districts:* Heavy Commercial (HC) District and Heavy Industrial (HI) District

### EXISTING LAND USE EXAMPLES

1. Areas Adjacent to National Drive
2. Areas Adjacent to Sids Road





## BUSINESS CENTERS (BC)

The Business Center land use designation is intended to provide areas with a variety of employment options. While focusing on employment land uses, these areas may also incorporate limited supporting land uses (*e.g. restaurants and commercial-retail*) that complement the primary land uses. These areas should be designed with public amenities and greenspaces, increased landscaping, and unique design features that will help create a sense of place.

### DESIGNATION CHARACTERISTICS

1. *Primary Land Uses:* Professional Offices, Corporate Offices, General Offices, Institutional Land Uses, Research and Design/Development Businesses, and Technology/Data Centers.
2. *Secondary Land Uses:* Supporting Restaurants and Commercial-Retail Land Uses, Hotels, Parks, Open Space and Civic Uses
3. *Zoning Districts:* Commercial (C) District, Light Industrial (LI) District, and Planned Development (PD) Districts

### EXISTING LAND USE EXAMPLES

1. Trend Tower





**CITY OF ROCKWALL**

**ORDINANCE NO. 26-XX**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO APPROVE A CHANGE IN ZONING FROM A HEAVY COMMERICAL (HC) DISTRICT AND COMMERCIAL (C) DISTRICT TO A HEAVY COMMERCIAL (HC) DISTRICT FOR A FIVE (5) ACRE TRACT OF LAND IDENTIFIED AS TRACT 2-01 OF THE J. R. JOHNSON SURVEY, ABSTRACT NO. 128, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND BEING MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBIT 'A'* AND *EXHIBIT 'B'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the City has received a request from Jim Freeman and Jenna Lee of Alterra IOS Acquisitions, LLC on behalf of Tommy Truluck of EPES Transport Systems, LLC for the approval of a *Zoning Change* from Heavy Commercial (HC) and Commercial (C) Districts to a Heavy Commercial (HC) District for a five (5) acre tract of land identified as Tract 2-01 of the J .R. Johnson Survey, Abstract No. 128, City of Rockwall, Rockwall County, Texas, zoned Heavy Commercial (HC) and Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, addressed as 2890 S. Goliad Street [*SH-205*], and more fully described and depicted in *Exhibit 'A'* and *Exhibit 'B'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

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

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

**SECTION 1.** That the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall, Texas, as heretofore amended, be and the same are hereby amended by amending the zoning map of the City of Rockwall so as to change the zoning of the *Subject Property* from a Heavy Commercial (HC) District and Commercial (C) District to a Heavy Commercial (HC) District;

**SECTION 2.** That the *Subject Property* shall be used only in the manner and for the purposes provided for a *Heavy Commercial (HC) District* as stipulated in Subsection 01.01*, Use of Land and Buildings,* of Article 04*, Permissible Uses*; and, Subsection 04.01*, General Commercial District Standards*, Subsection 04.06, *Heavy Commercial (HC) District*, of Article 05*, District Development Standards, and* Subsection 06.02, *General Overlay District Overlay*, of Article 05,



DRAFT 03.31.2026

*District Development Standards*, of the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall as heretofore amended, as amended herein by granting of this zoning change, and as maybe amended in the future;

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

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

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

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

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

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 8TH DAY OF SEPTEMBER, 2026.**

_____
Tim McCallum, *Mayor*

**ATTEST:**

_____
Kristy Teague, *City Secretary*

**APPROVED AS TO FORM:**

_____
Frank J. Garza, *City Attorney*

1st Reading: *August 17, 2026*

2nd Reading: *September 8, 2026*

DRAFT ORDINANCE 08.11.2026

**Exhibit 'A'**
*Legal Description*

**BEING** a 2.7-acre tract of land described for zoning purposes only. Said 2.7-acre Zoning Tract being situated in the J.R. Johnson Survey, Abstract No 128 and being all within a called 4.9911-acre tract of land described in Document No. 20200000002928 Official Public Records Rockwall County Texas and being described by metes and bounds as follows:

**BEGINNING** at the East corner of said 4.9911-acre tract of land, being on the South line of State Highway 205 (variable width public right of way) and being at the Northernmost corner of a called 23.28-acres described in Document No. 20260000009493 Official Public Records Rockwall County Texas. Thence South 46 degrees 13 minutes 48 seconds West with the common line of said 4.9911-acre tract and said 23.28-acre tract, a distance of 426.93 feet to a point.

**THENCE** over and across said 4.9911-acre tract, being contiguous with the boundary of Zone HC as shown on the City of Rockwall's GIS website (date retrieved 07/16/2026), the following three (3) courses and distances:

1) North 43 degrees 51 minutes 08 seconds West, a distance of 75.00 feet to a point

2) North 46 degrees 13 minutes 48 seconds East, a distance of 114.20 feet to a point.

3) North 43 degrees 51 minutes 08 seconds West, a distance of 274.37 feet to a point on the West line of said 4.9911-acre tract, being on the East line of Lot 1-R, Block 1, of the Replat of Texas Star Addition, Lot 1, Block 1, a subdivision of record in Volume F, Page 177 Map Records Rockwall County Texas.

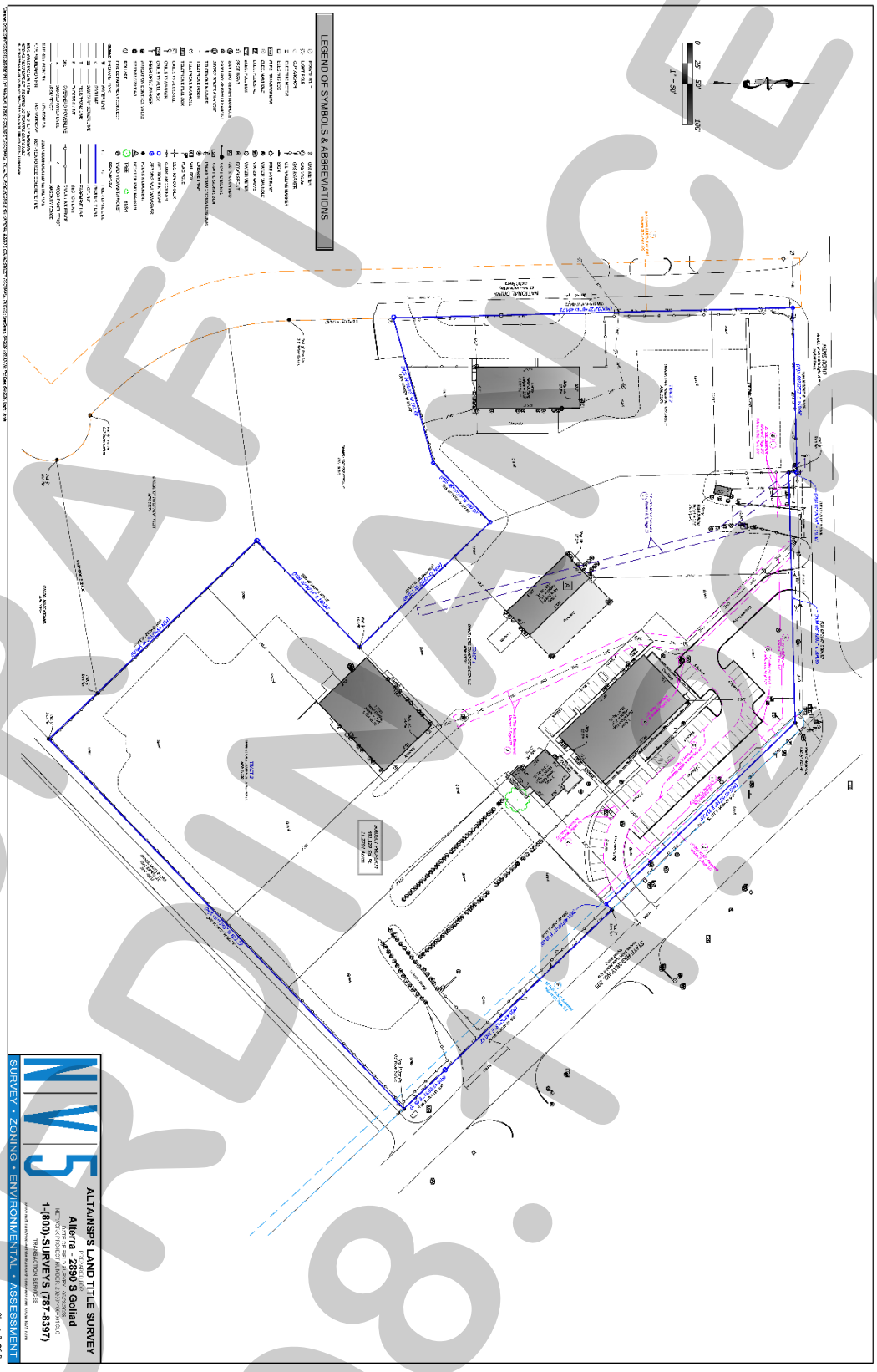
**THENCE** North 46 degrees 10 minutes 04 seconds East with the West line of said 4.9911-acres, the East line of said Lot 1-R and the East line of said Zone HC, a distance of 313.47 feet to a point at the North corner of said 4.9911-acre tract, being on the South line of State Highway 205.

**THENCE** South 43 degrees 53 minutes 18 Seconds East, with the North line of said 4.9911-acre tract and the South line of said State Highway 205, a distance of 280.62 feet to a point

**THENCE** South 43 degrees 05 minutes 51 seconds East staying with the North line of said 4.9911-acre tract and the South line of State Highway 205, a distance of 69.10 feet to the POINT OF BEGINNING for this Zoning Description (not to be used for Fee Title Transfers or relied upon for boundary purposes) and containing 2.7-acres of land, more or less.

DRAFT ORDINANCE 08.11.2026

**Exhibit 'B'**
*Zoning Exhibit*




DRAFT
ORDINANCE
08.19.2026

# CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

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

| | |
|---|---|
| **TO:** | Planning and Zoning Commission |
| **DATE:** | August 11, 2026 |
| **APPLICANT:** | James Roland |
| **CASE NUMBER:** | Z2026-043; *Specific Use Permit (SUP) for a Residential Infill Within an Established Subdivision at 1204 Marilyn Jayne Lane* |

## SUMMARY

Hold a public hearing to discuss and consider a request by James Roland on behalf Leon and Gracie Walker for the approval of a *Specific Use Permit (SUP)* for *Residential Infill in an Established Subdivision* for the purpose of constructing a single-family home on a 0.651-acre parcel of land identified as Lot 17 of the Maytona Ranch Estates Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 16 (SF-16) District, addressed as 1204 Marilyn Jayne Lane, and take any action necessary.

## BACKGROUND

The subject property was annexed on March 2, 2020, by *Ordinance No. 20-03* [*Case No. A2019-001*]. At the time of annexation, the subject property was zoned Agricultural (AG) District. According to the Rockwall Central Appraisal District (RCAD), currently situated on the subject property is: [*1*] a 2,066 SF single-family home constructed in 1984, [*2*] a 625 SF detached garage constructed in 2010, and [*3*] three accessory buildings constructed in 2000. These structures were all constructed before the subject property was incorporated into the City's corporate limits and the zoning designation has not changed since annexation. On July 6, 2026, the City Council approved a zoning change [*Case No. Z2026-027*] from Agricultural (AG) District to Single-Family 16 (SF-16) District. On July 30, 2026, the Board of Adjustments (BOA) approved a variance request [*Case No. B2026-002*] to allow the construction of a single-family home that has no less than 2,066 SF of air-conditioned space.

## PURPOSE

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

## ADJACENT LAND USES AND ACCESS

The subject property is located at 1204 Marilyn Jayne Lane. The land uses adjacent to the subject property are as follows:

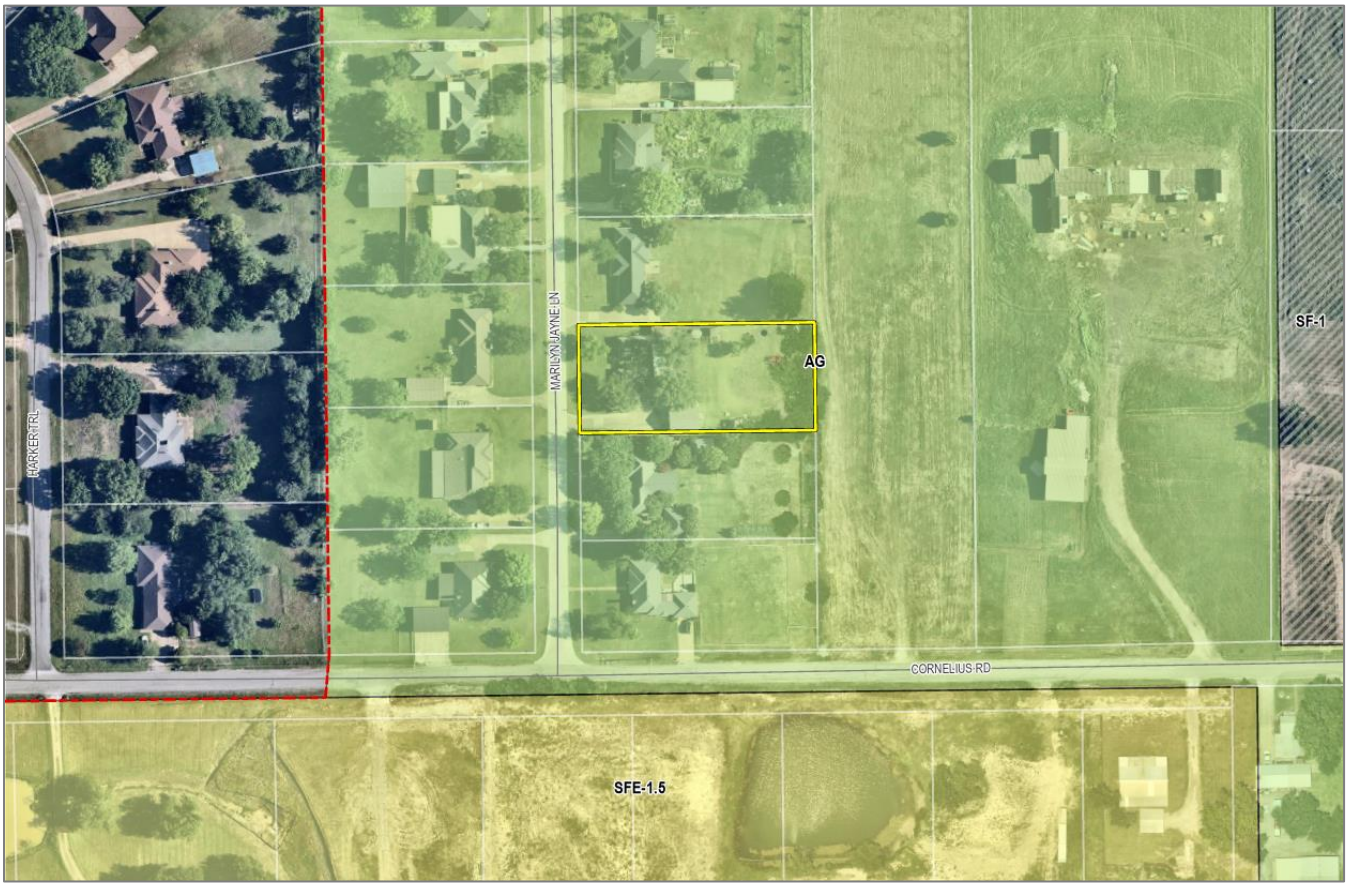
*North*: Directly north of the subject property are seven (7) parcels of land that make up the remainder of the Maytona Ranch Estates Subdivision. All of these properties are developed with single-family homes and are zoned Agricultural (AG) District. Beyond this is the Winding Creek Subdivision, which will consist of 132 single-family homes on 78.412-acres, and is zoned Planned Development District 91 (PD-91) for Single-Family 16 (SF-16) District land uses.

*South*: Directly south of the subject property are two (2) parcels of land (*i.e. Lots 18 & 19 of the Maytona Ranch Estates Addition*) developed with single-family homes, and zoned Agricultural (AG) District. Beyond this is Cornelius Road, which is identified as an M4U (*i.e. major collector, four [4] lane, undivided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Following this is the Peoples Tract Addition, which will consist of eight (8) single-family homes on 15.56-acres, and is zoned Single-Family Estate 1.5 (SFE-1.5) District.

*East*: Directly east of the subject property is a vacant 4.00-acre tract of land (*i.e. Tract 22-07 of the W. M. Dalton Survey, Abstract No. 72*) zoned Agricultural (AG) District. Beyond this is a 10.00-acre tract of land (*i.e. Tract 22-02 of the W. M. Dalton Survey, Abstract No. 72*) that has a single-family home that is currently under construction and is zoned Agricultural (AG) District. Following this are two (2) vacant parcels of land (*i.e. Lots 3 & 4, Block A, Lee Acres Addition*), and one (1) parcel of land (*i.e. Lot 2, Block A, Lee Acres Addition*) developed with a single-family home. These three (3) properties are all zoned Single-Family 1 (SF-1) District. East of this is the corporate city limits of the City of Rockwall.

*West*: Directly west of the subject property is Marilyn Jane Lane, which is identified as a R2 (*i.e. residential, two [2] lane, roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this are two (2) parcels of land (*i.e. Lots 2 & 3 of the Maytona Ranch Estates Subdivision*) developed with single-family homes, zoned Agricultural (AG) District. Following this is the corporate limits of the City of Rockwall.

*MAP 1: LOCATION MAP*
*YELLOW: SUBJECT PROPERTY*




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

Article 13, *Definitions*, of the Unified Development Code (UDC) defines *Residential Infill in or Adjacent to an Established Subdivision* as "(t)he new development of a single-family home or duplex on an existing vacant or undeveloped parcel of land or the redevelopment of a developed parcel of land for a new single-family home or duplex within an established subdivision that is mostly or entirely built-out." An *established subdivision* is further defined in Subsection 02.03(B) (11) of Article 04, *Permissible Uses*, of the UDC as "…a subdivision that consists of five (5) or more lots, that is 90% developed, and that has been in existence for more than ten (10) years." In this case, the subject property is within the Maytona Ranch Estates Subdivision, which has been in existence since September 26, 1983, consists of 18 lots, and is 100% developed. The *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the UDC, requires a Specific Use Permit (SUP) for *Residential Infill in or Adjacent to an Established Subdivision* in all single-family zoning districts, the Two-Family (2F) District,

the Downtown (DT) District, and the Residential-Office (RO) District. This property, being within an established subdivision requires a Specific Use Permit (SUP).

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

| Housing Design and Characteristics | Existing Housing on Marilyn Janye Lane | Proposed Housing |
|---|---|---|
| Building Height | One (1) Story | One (1) Story |
| Building Orientation | All of the homes are oriented toward the street they are built along. | The front elevation of the home will face Marilyn Jayne Lane |
| Year Built | 1984-1990 | *N/A* |
| Building SF on Property | 2,053 SF – 3,616 SF | ~2,066 SF |
| Building Architecture | Single-Family Homes | Comparable Architecture to the Surrounding New Single-Family Homes |
| Building Setbacks: | | |
| Front | Greater than 25-Feet | 37-Feet |
| Side | Estimated between ten (10) and 20-Feet. | 17.3-Feet |
| Rear | The rear yard setbacks are greater than ten (10) feet. | >10-Feet |
| Building Materials | Brick | Brick |
| Paint and Color | Grey, Brown, Gray, White | N/A |
| Roofs | Composite & Asphalt Shingles | Composite Shingle |
| Driveways/Garages | Driveways all front the same street the single-family home faces. All garages are in a side entry configuration, and many have detached garages. | The proposed single car garage will be front facing onto Marilyn Jayne Lane, and the detached garage will remain |

According to Section 04, *Residential Parking*, of Article 06, *Parking and Loading*, of the Unified Development Code (UDC), "(i)n single-family or duplex districts, parking garages must be located at least 20-feet behind the front façade for front entry garages …" In this case, the applicant's proposed garage is oriented approximately 11-feet, 5-inches behind the front façade of the of the proposed single-family home. The adjacent homes along Marilyn Jayne all have garages in a side entry configuration, which makes the applicant's front facing garage atypical for the neighborhood. A waiver to the garage orientation is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission. If this Specific Use Permit (SUP) request is approved by the Planning and Zoning Commission and City Council, the garage setback requirement will be waived. With the exception of the garage orientation, the proposed single-family home meets all the density and dimensional requirements as stipulated by the Unified Development Code (UDC) for a property in a Single-Family 16 (SF-16) District.

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

## NOTIFICATIONS

On July 29, 2026, staff mailed 30 notices to property owners and occupants within 500-feet of the subject property. There are no Homeowner's Associations (HOAs) within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Additionally, staff posted a sign on the subject property and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). At the time this report was written, staff had received any notices in regard to the applicant's request.

**CONDITIONS OF APPROVAL**

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

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

(a) The development of the *Subject Property* shall generally conform to the *Residential Plot Plan* as depicted in *Exhibit 'B'* of the draft ordinance.

(b) The construction of a *single-family home* on the *Subject Property* shall generally conform to the *Building Elevations* depicted in *Exhibit 'C'* of the draft ordinance.

(c) The *single-family home* on the *Subject Property* shall incorporate no less than 2,066 SF of air-conditioned space.

(d) Once construction of the single-family home has been completed, inspected, and accepted by the City, the Specific Use Permit (SUP) shall expire, and no further action by the property owner shall be required.

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

# DEVELOPMENT APPLICATION

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

**STAFF USE ONLY**

**PLANNING & ZONING CASE NO.**

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

**DIRECTOR OF PLANNING:**

**CITY ENGINEER:**

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

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

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

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

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

***NOTES:***
[1]: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.
[2]: A ***$2,500.00*** FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.
[3]: AN ADDITIONAL FEE OF ***$150.00*** WILL BE REQUIRED FOR THE COST OF NOTIFICATIONS.

## PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 1204 MARILYN WAYNE LANE

SUBDIVISION MAYTONIA RANCH ESTATES LOT 17 BLOCK

GENERAL LOCATION

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

CURRENT ZONING AG CURRENT USE SINGLE FAMILY

PROPOSED ZONING SF 16 PROPOSED USE SINGLE FAMILY

ACREAGE .65 LOTS [CURRENT] 1 LOTS [PROPOSED] 1

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

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

| | | | |
|---|---|---|---|
| ☐ OWNER | LEON + GRACIE WALKER | ☑ APPLICANT | JAMES ROLAND |
| CONTACT PERSON | LEON WALKER | CONTACT PERSON | JAMES ROLAND |
| ADDRESS | [redacted] | ADDRESS | [redacted] |
| CITY, STATE & ZIP | | TATE & ZIP | |
| PHONE | | PHONE | |
| E-MAIL | | E-MAIL | |

## NOTARY VERIFICATION [REQUIRED]

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

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

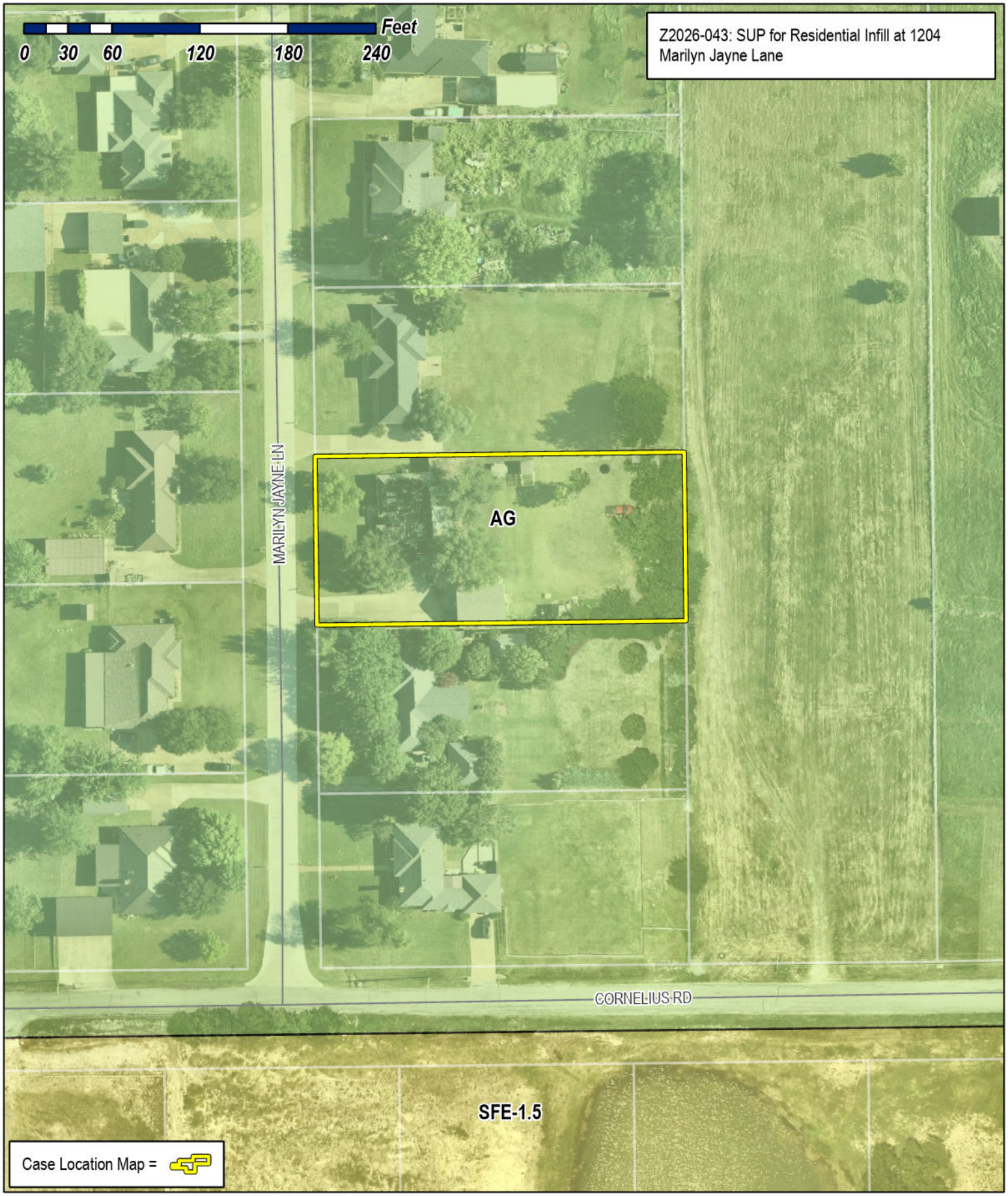
*GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE* 16 *DAY OF* July 2026

*OWNER'S SIGNATURE* Leon Walker

*NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS*

CHRIS HAIL
Notary Public, State of Texas
Comm. Expires 12-18-2028
Notary ID 10685038

*MY COMMISSION EXPIRES* 12/18/2028



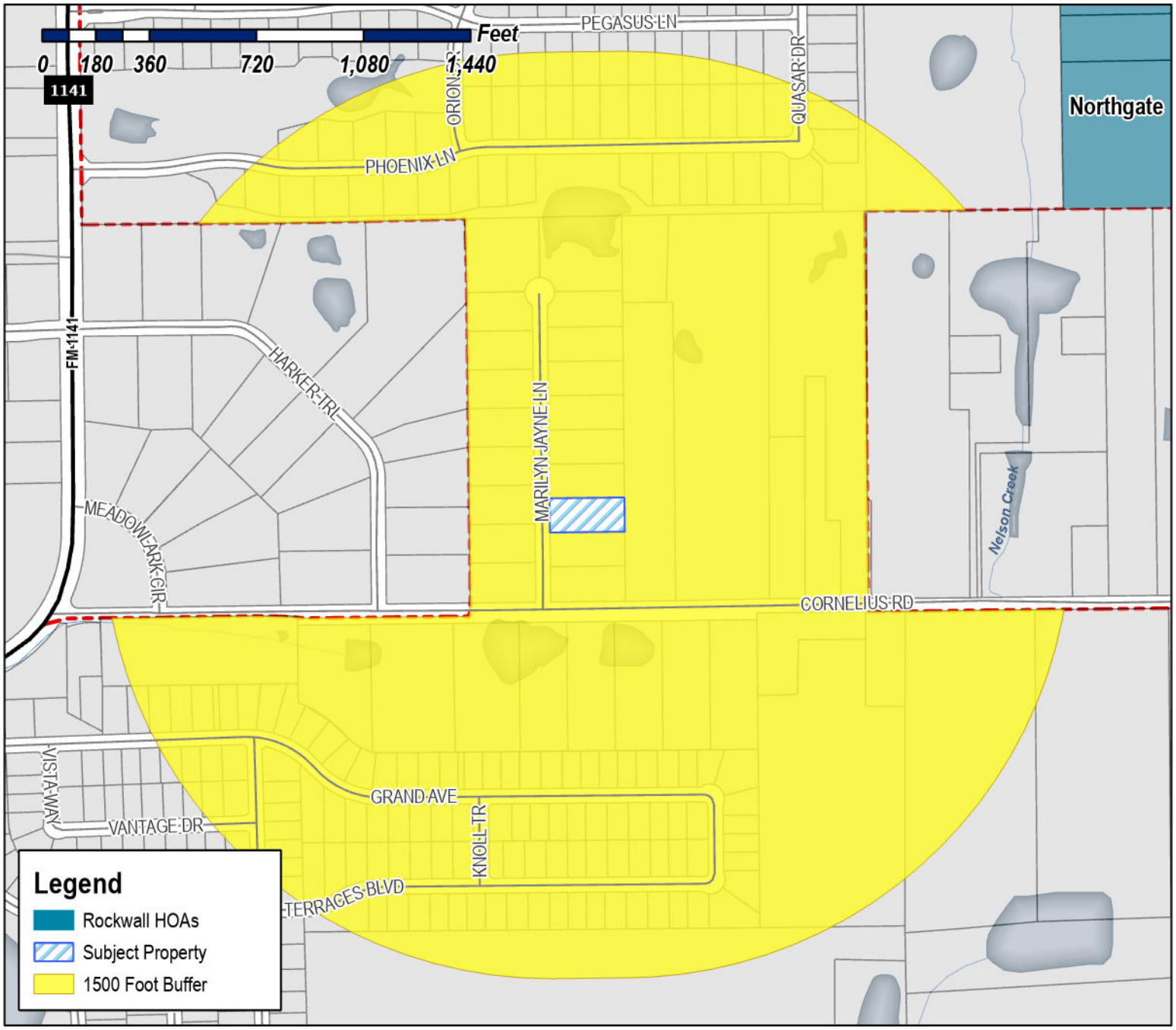

**City of Rockwall**
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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

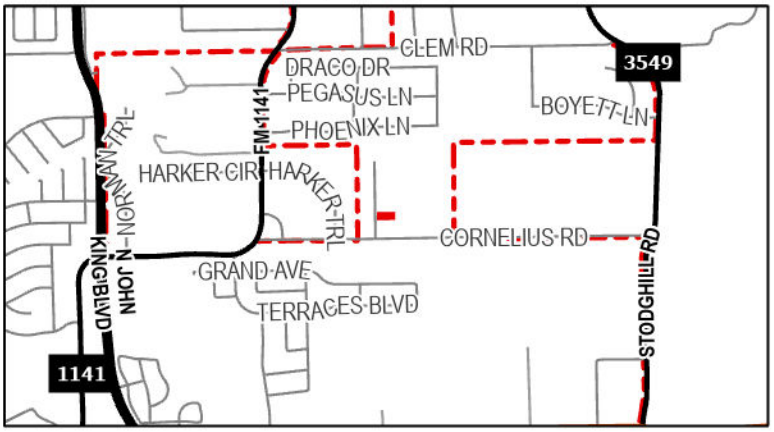
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**Case Number:** Z2026-043
**Case Name:** SUP for Residential Infill
**Case Type:** Zoning
**Zoning:** Agricultural (AG) District
**Case Address:** 1204 Marilyn Jayne Lane

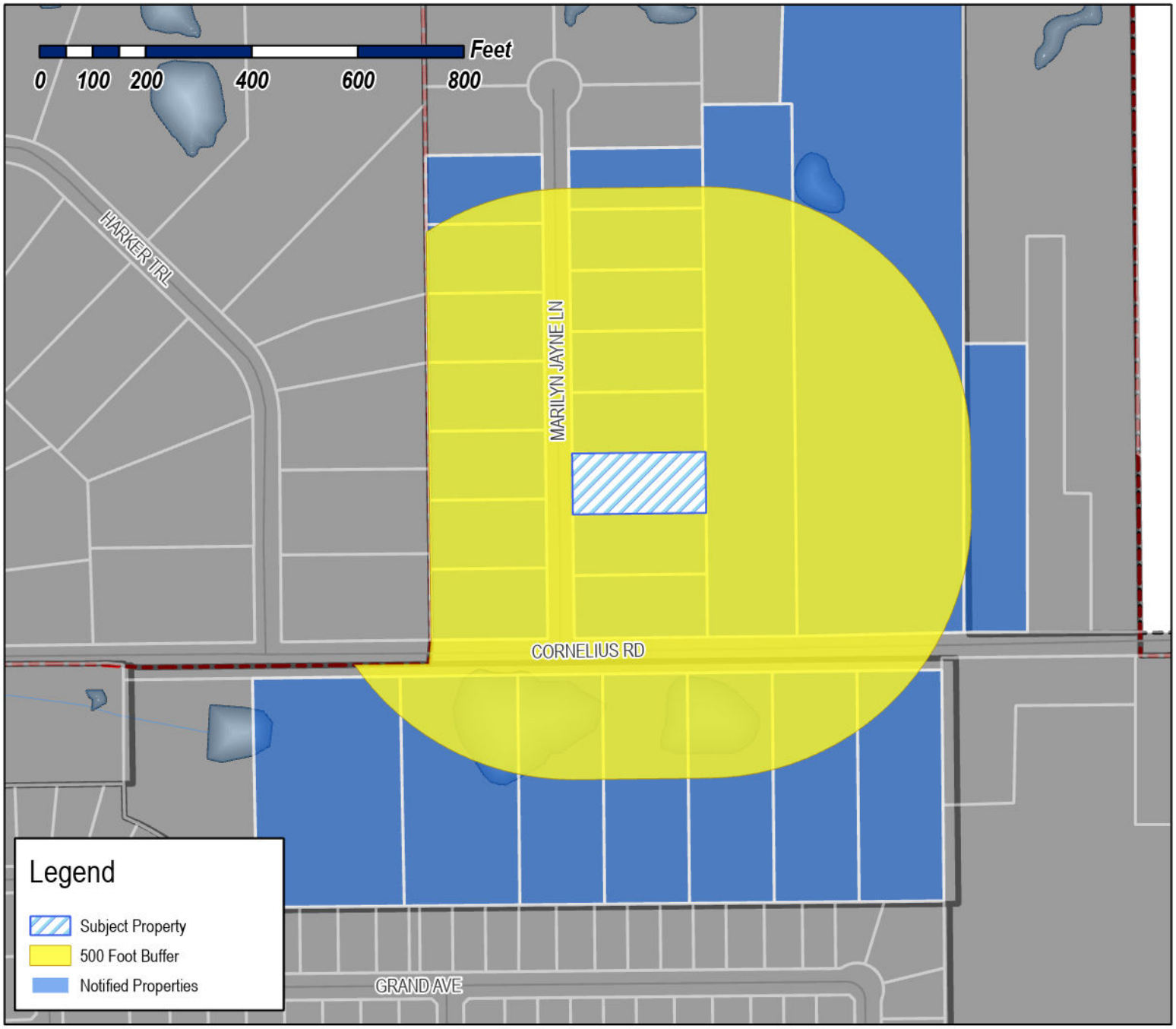



**Date Saved:** 7/17/2026
For Questions on this Case Call (972) 771-7745

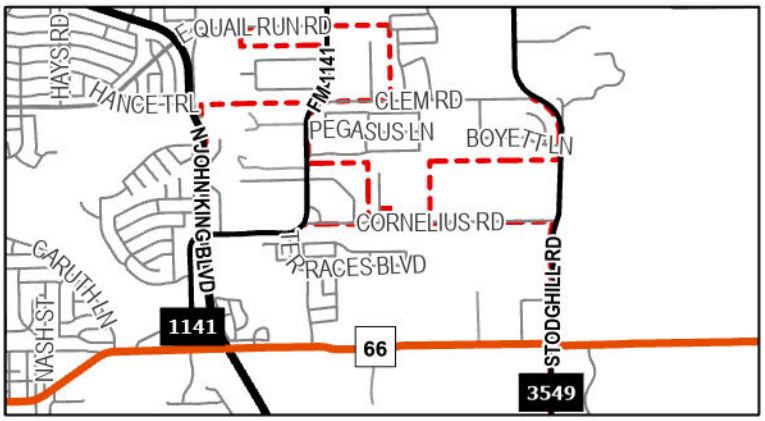
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**Date Saved: 7/17/2026**
For Questions on this Case Call: (972) 771-7745

THOMAS STEPHEN R & SHARON C
1200 MARILYN JAYNE DR
ROCKWALL, TX 75087

RANDY AND KAY WILSON REVOCABLE TRUST
RANDY SCOTT WILSON AND KAY MARIE
WILSON- CO TRUSTEES
1201 MARILYN JAYNE
ROCKWALL, TX 75087

JAMES BRIAN & KIMBERLY
1202 MARILYN JAYNE DR
ROCKWALL, TX 75087

SMITH DANIEL T
1203 MARILYN JAYNE DR
ROCKWALL, TX 75087

WALKER GRACIE & LEON
1204 MARILYN JAYNE DR
ROCKWALL, TX 75087

JAMES DAVID L
1205 MARILYN JAYNE DRIVE
ROCKWALL, TX 75087

COOK ROBERT M ETUX
1206 MARILYN JAYNE DR
ROCKWALL, TX 75087

CANTRELL CARL DEAN
1207 MARILYN JAYNE DR
ROCKWALL, TX 75087

RODRIGUEZ CONRADO JR
1208 MARILYN JAYNE DR
ROCKWALL, TX 75087

BARTON FORRIS WOODROW JR & DIXIE D
1209 MARILYN JAYNE DR
ROCKWALL, TX 75087

EMRA JOHN AND SHERYL AND
PAUL AND KATIE EMRA
1210 MARILYN JAYNE LANE
ROCKWALL, TX 75087

RYLANDER GREGORY L & PAMELA J
1211 MARILYN JAYNE
ROCKWALL, TX 75087

RESIDENT
1212 MARILYN JAYNE LN
ROCKWALL, TX 75087

RESIDENT
1213 MARILYN JAYNE LN
ROCKWALL, TX 75087

RESIDENT
1214 MARILYN JAYNE LN
ROCKWALL, TX 75087

HARGROVE TODD & TONDA
1381 LEEWARD DR
ROCKWALL, TX 75087

SINGH GAGANPREET K AND PAWANPREET
151 STEVENSON DR
FATE, TX 75087

POLK BALEY & BROOKE
333 CORNELIUS RD
ROCKWALL, TX 75087

RESIDENT
375 CORNELIUS RD
ROCKWALL, TX 75087

PARMAR ANKIT
401 CORNELIUS RD
ROCKWALL, TX 75087

VATS AKHIL
451 CORNELIEUS RD
ROCKWALL, TX 75087

RESIDENT
487 CORNELIUS RD
ROCKWALL, TX 75087

FLEMING HALLIE B
508 N ALAMO RD
ROCKWALL, TX 75087

RESIDENT
520 CORNELIUS RD
ROCKWALL, TX 75087

RESIDENT
525 CORNELIUS RD
ROCKWALL, TX 75087

RESIDENT
555 CORNELIUS RD
ROCKWALL, TX 75087

RESIDENT
600 CORNELIUS RD
ROCKWALL, TX 75087

PEWITT RONNY M & JENNIFER L
668 CORNELIUS RD
ROCKWALL, TX 75087

SOUTHALL MARK P & KATHY L
P. O. BOX 2214
ROCKWALL, TX 75087

ESTATE OF MICHAEL L PEOPLES SR
ANDREA DANLEY - INDEPENDENT EXECUTOR
PO Box 154
Fate, TX 75132

# PUBLIC NOTICE

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

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

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

**Z2026-043: SUP for Residential Infill**

Hold a public hearing to discuss and consider a request by James Roland on behalf Leon and Gracie Walker for the approval of a *Specific Use Permit (SUP)* for *Residential Infill in an Established Subdivision* for the purpose of constructing a single-family home on a 0.651-acre parcel of land identified as Lot 17 of the Maytona Ranch Estates Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 16 (SF-16) District, addressed as 1204 Marilyn Jayne Lane, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on *Tuesday, August 11, 2026 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, August 17, 2026 at 6:00 PM*. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

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

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

Your comments must be received by *Monday, August 17, 2026 at 4:00 PM* to ensure they are included in the information provided to the City Council.

Sincerely,

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

USE THIS QR CODE TO GO DIRECTLY TO THE WEBSITE

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

PLEASE RETURN THE BELOW FORM

**Case No. Z2026-043: SUP for Residential Infill**

**Please place a check mark on the appropriate line below:**

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

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

Name:

Address:

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

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

# ZONING & SPECIFIC USE PERMIT
# INFORMATION FORM

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

**CASE NUMBER** Z2026-043

**PLEASE PLACE A CHECK MARK ON THE APPROPRIATE LINE BELOW.**

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

**NAME** Sheryl Emra

**ADDRESS** 1210 Marilyn Jayne Dr, Rockwall, TX, 75087, USA

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

We support the building of a house in the lot.

**PLEASE CHECK ALL THAT APPLY.**

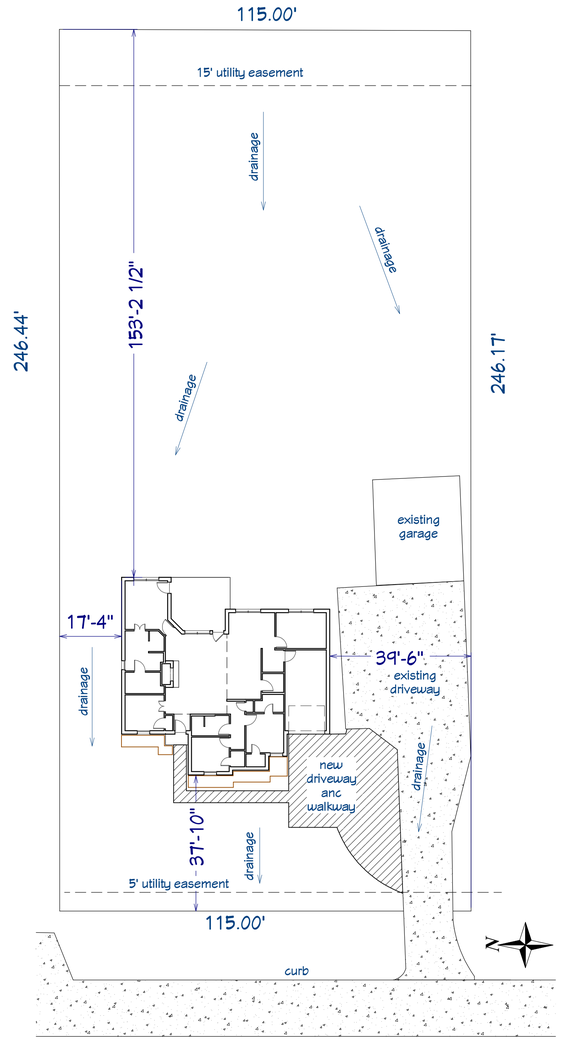
- ☑ I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- ☐ I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- ☐ I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- ☐ I own a business nearby the proposed Zoning or Specific Use Permit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

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

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



RENDERING - artist interpretation - not to scale




1204 MARILYN JAYNE LANE
9% LOT COVERAGE

COPYRIGHT AND USAGE AGREEMENT

The designs contained in these drawings and the drawing themselves are copyrighted and are the sole property of Laura Lowe. They are subject to copyright protection under Federal law. These designs and drawings shall not be used for additions to, modifications of, or completion of drawings without written permission from Laura Lowe. These designs and drawings may not be used as a basis of any other project. Copies of these drawings and use of these drawings for construction are allowed only after client has received a license from Laura Lowe Design.

These drawings are provided to substantially complete this project. Customer is responsible for securing any additional drawings from needed subcontractors. Engineering of the foundation and structure does not fall within the scope of work provided by Laura Lowe Design. It is the responsibility of the builder or owner to secure these services.

Contractor must bring any areas of error or omission to the attention of Laura Lowe before construction or material purchases. Laura Lowe's and Laura Lowe Design's liability is limited to a maximum of an amount no larger than the fee paid for the plans.

Use of these plans is an agreement to the above stipulations.

GENERAL NOTES

This plan complies with the 2021 IRC.
Local codes will override these plans.
Structure must be adapted to meet all applicable codes.
Engineering of the foundation and structure does not fall within the scope of work provided by Laura Lowe Design

SITE PLAN NOTES

Do not pour foundation unless house has been verified to meet all front, rear, and side setback lines.
Builder to verify all current applicable easements.
Builder to slope lot to drain according to all applicable ordinances.
All flatwork to have control and expansion joints as required.
Provide steps to grade as needed.

LAURA LOWE DESIGN
custom home design
since 1981
972-462-9300

HILLTOP HOMES

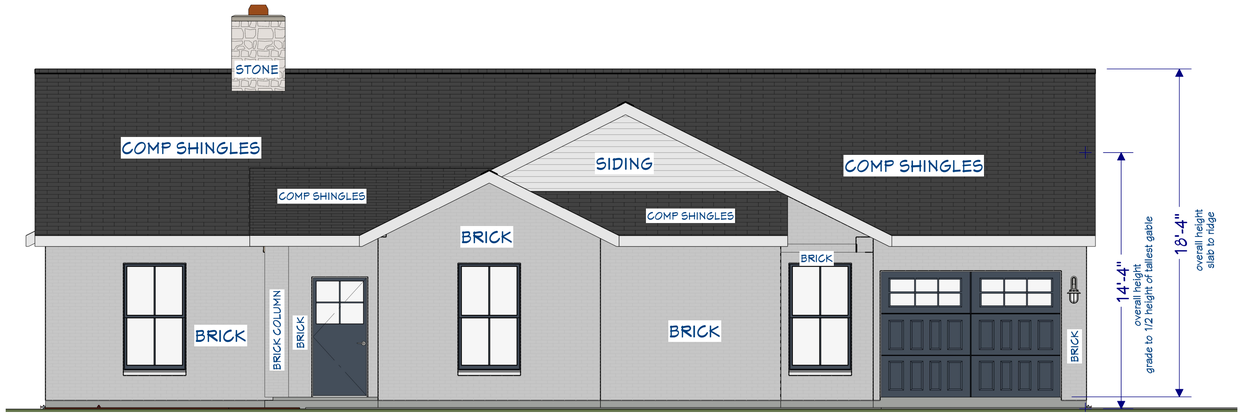
THE WALKER RESIDENCE
1204 Marilyn Jayne Drive
Lot 17, Maytona Ranch Estates
Rockwall County, Texas

DATE:
6-27-26

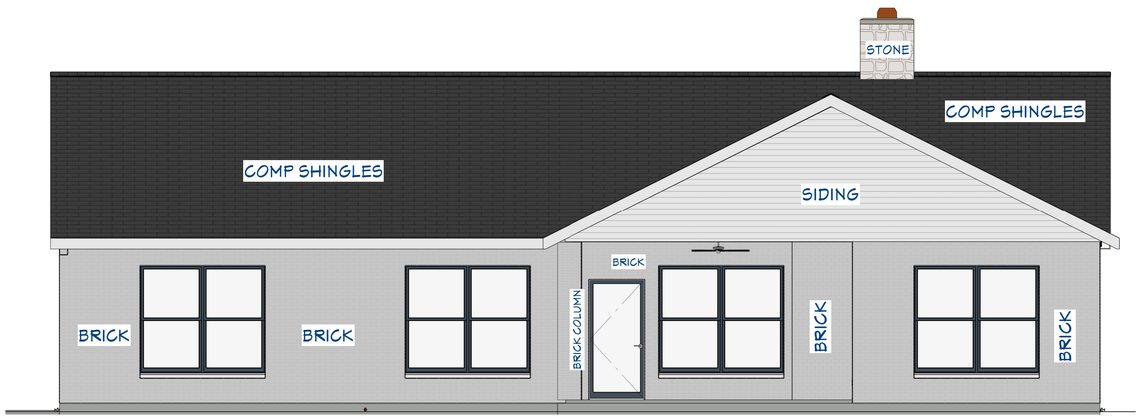
SCALE:
1" = 20'

SHEET:
PLOT PLAN

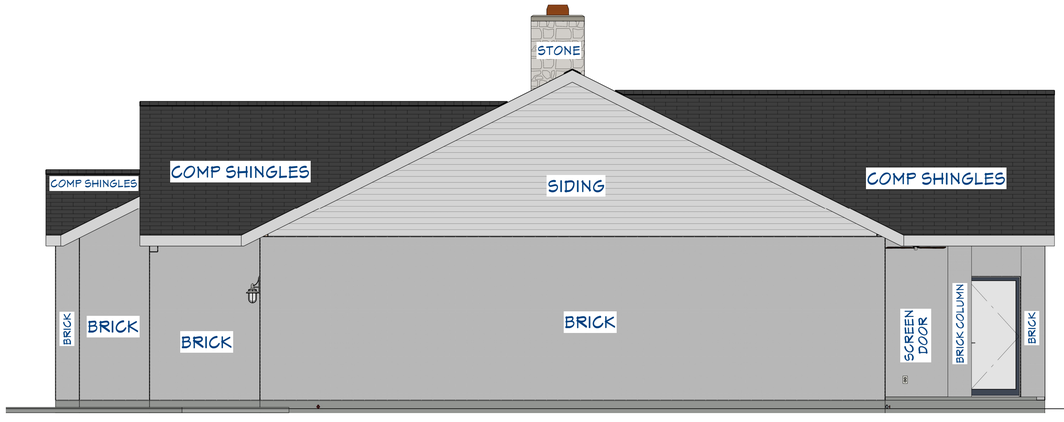
1



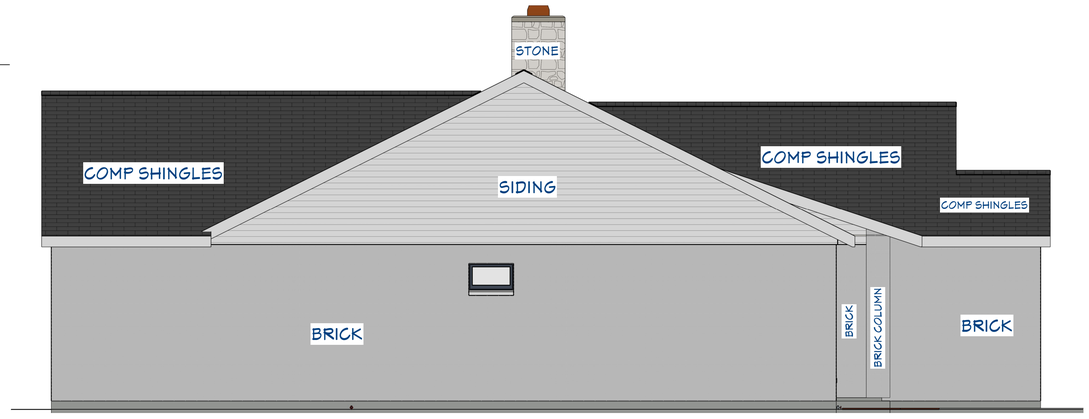

FRONT ELEVATION
94% masonry




REAR ELEVATION
80% masonry




RIGHT ELEVATION
75% masonry




LEFT ELEVATION
75% masonry

LAURA LOWE DESIGN
custom home design
since 1981
972-462-9300

HILLTOP HOMES

THE WALKER RESIDENCE
1204 Marilyn Jayne Drive
Lot 17, Maytona Ranch Estates
Rockwall County, Texas

DATE:
6-27-26

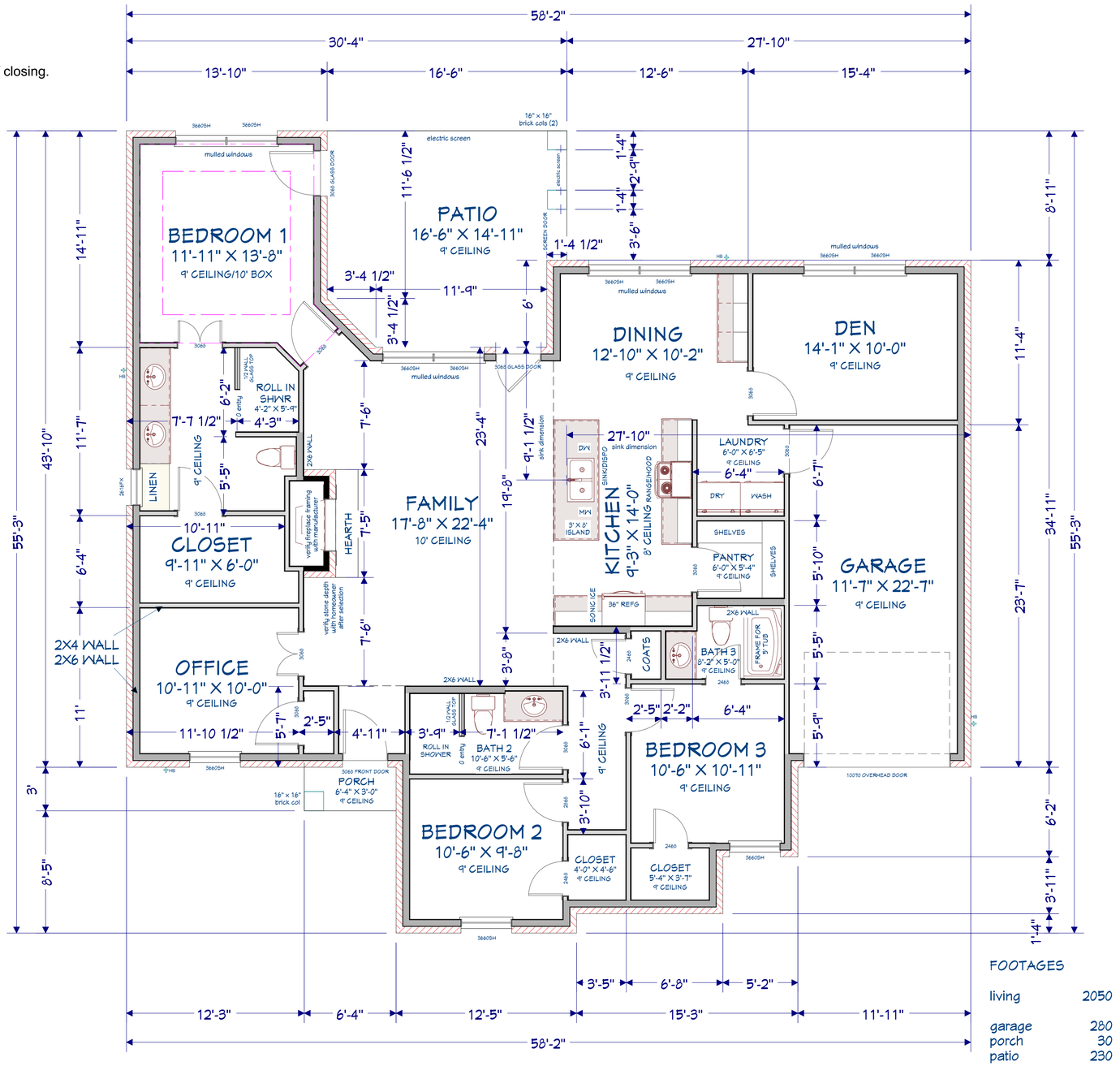
SCALE:
1/4"=1'0"

SHEET:
4
ELEVS

3

FIRST FLOOR NOTES

All heights listed are from slab.
EXTERIOR WALLS ARE 2X6
SH windows are NOT equal lite.
Ceilings are 9'0" unless otherwise noted.
Windows are at 7'6" head height unless otherwise noted.
Bedroom windows must not be higher than 42" from the floor.
Verify appliance selections and locations with client before construction.
Weatherstrip all exterior doors.
Door between attached garage and house to be 1 3/8" solid door and be self closing.
See fireplace manufacturer for fireplace and flue framing details.




FOOTAGES

| | |
|---|---|
| living | 2050 |
| garage | 280 |
| porch | 30 |
| patio | 230 |
| total | 2590 |

LAURA LOWE DESIGN
custom home design
since 1981
972-462-9300

HILLTOP HOMES

THE WALKER RESIDENCE
1204 Marilyn Jayne Drive
Lot 17, Maytona Ranch Estates
Rockwall County, Texas

DATE:
6-27-26

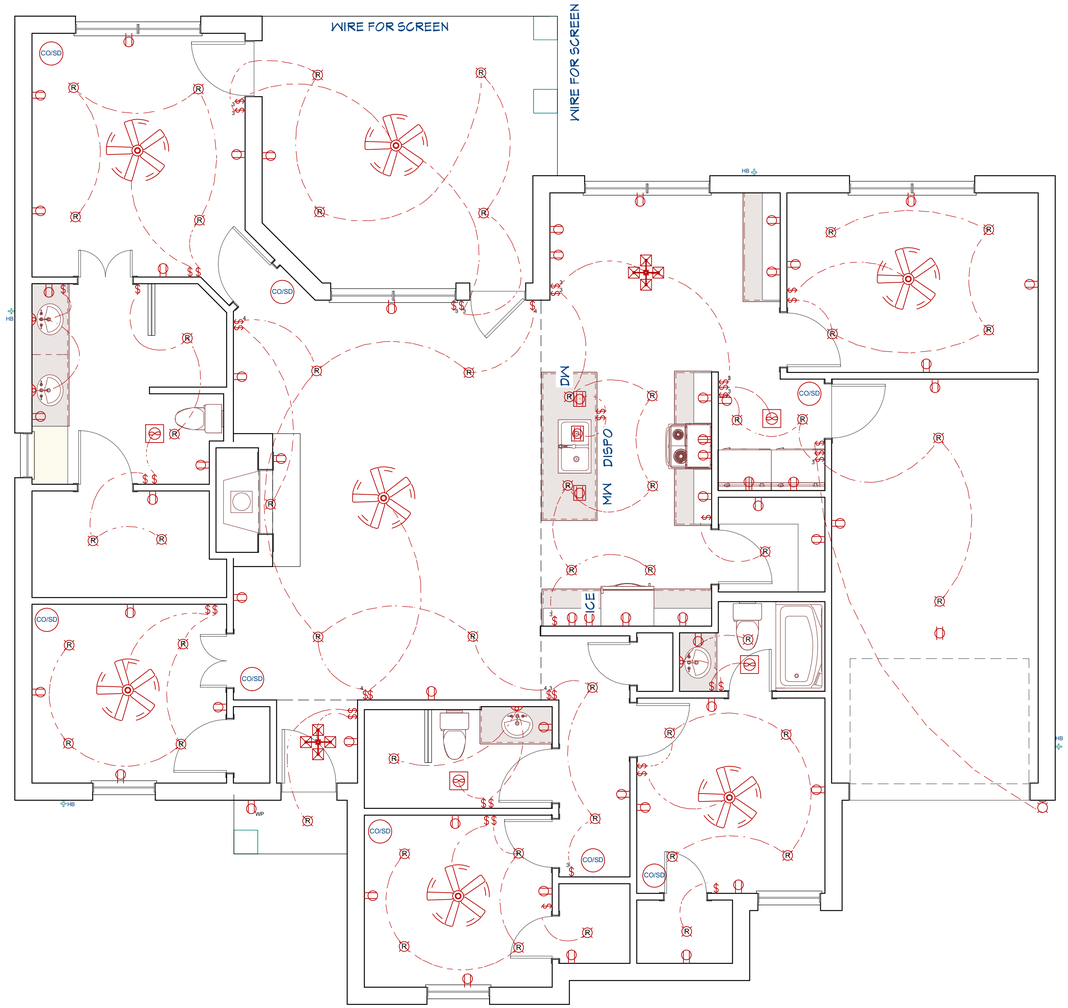
SCALE:
1/4"=1'0"

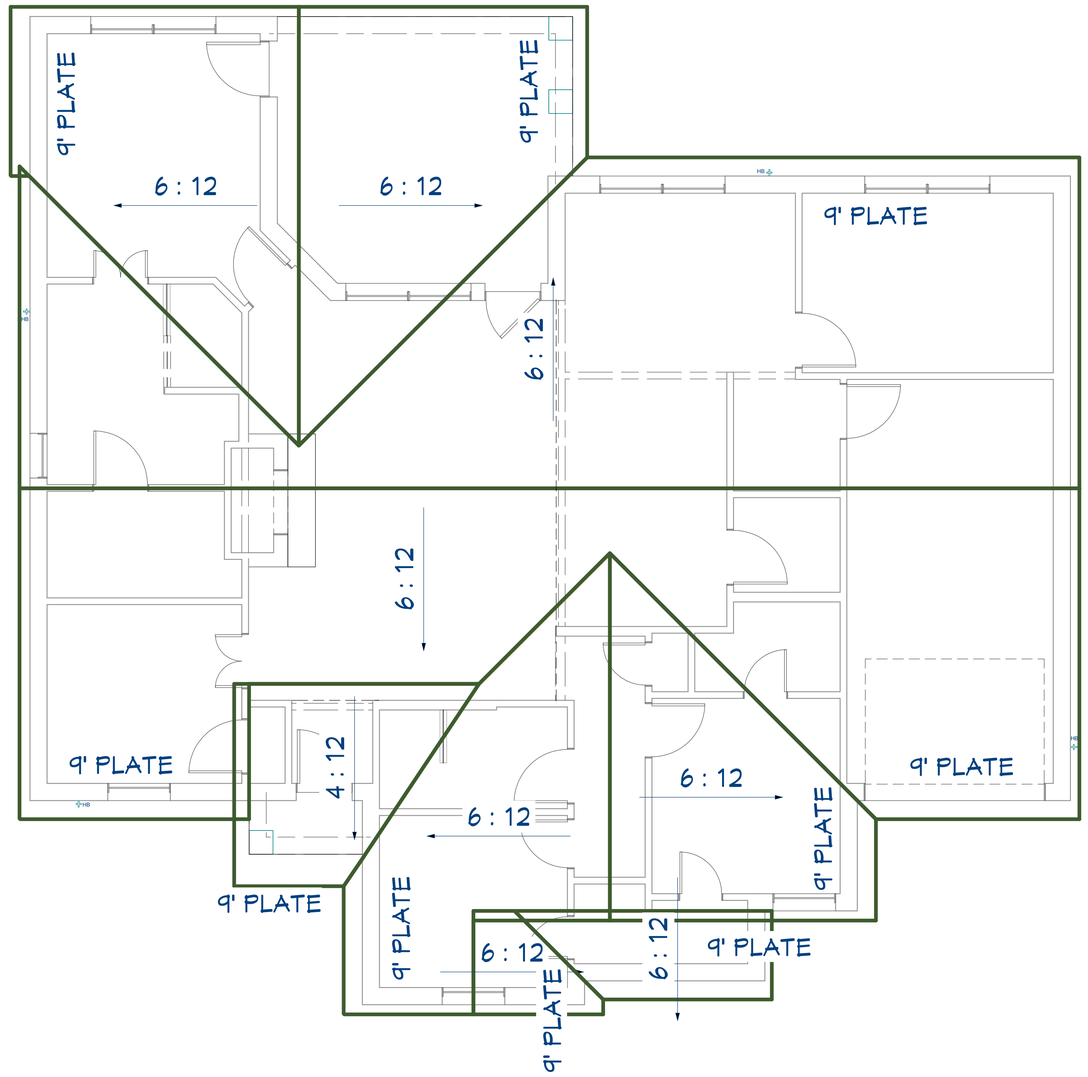
SHEET:
FLOOR PLAN

2

ELECTRICAL PLAN NOTES

Electrician to verify location of utilities on property.
This plan is a general layout only. Consult homeowner for their specific requirements.
See owner for location of floor plugs.
See builder for location of phone, cable, and security.
Electrician to determine location and size of electrical panel box.
Smoke detectors and CO detectors shall be hard wired with battery backup.
GFI outlets to be placed as required by applicable codes.




ROOF PLAN NOTES

Provide crickets where needed for drainage.
Overhangs at rakes shall be 6” unless otherwise noted.
Overhangs at hip roofs shall extend to lower roof plan to 12” below plate unless noted otherwise.
Roof ventilation to be provided to meet applicable codes.
Block and brace roof as needed.

LAURA LOWE DESIGN
custom home design
since 1981
972-462-9300

HILLTOP HOMES

THE WALKER RESIDENCE
1204 Marilyn Jayne Drive
Lot 17, Maytona Ranch Estates
Rockwall County, Texas

DATE:
6-27-26

SCALE:
1/4"=1'0"

SHEET:
ELECT & ROOF

4

# CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2026-041

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

*ADJACENT HOUSING ATTRIBUTES*

| ADDRESS | HOUSING TYPE | YEAR BUILT | HOUSE SF | ACCESSORY BUILDING | EXTERIOR MATERIALS |
|---|---|---|---|---|---|
| 1200 Marilyn Jayne Lane | Single-Family Home | 1986 | 2,807 | *288* | Brick |
| 1201 Marilyn Jayne Lane | Single-Family Home | 1986 | 3,390 | *140* | Brick |
| 1202 Marilyn Jayne Lane | Single-Family Home | 1984 | 2,213 | *440* | Brick |
| 1203 Marilyn Jayne Lane | Single-Family Home | 1984 | 3,373 | *258* | Brick |
| 1204 Marilyn Jayne Lane | Subject Property | N/A | N/A | *625* | |
| 1205 Marilyn Jayne Lane | Single-Family Home | 1984 | 2,053 | *720* | Brick |
| 1206 Marilyn Jayne Lane | Single-Family Home | 1984 | 2,215 | *N/A* | Brick |
| 1207 Marilyn Jayne Lane | Single-Family Home | 1984 | 3,616 | *1560* | Brick |
| 1208 Marilyn Jayne Lane | Single-Family Home | 1987 | 2,614 | *48* | Brick |
| 1209 Marilyn Jayne Lane | Single-Family Home | 1986 | 3,052 | *1152* | Brick |
| 1210 Marilyn Jayne Lane | Single-Family Home | 1987 | 3,153 | *800* | Brick |
| 1211 Marilyn Jayne Lane | Single-Family Home | 1985 | 2,414 | *816* | Brick |
| 1212 Marilyn Jayne Lane | Single-Family Home | 1987 | 2,842 | *80* | Brick |
| 1213 Marilyn Jayne Lane | Single-Family Home | 1986 | 2,497 | *128* | Brick |
| 1214 Marilyn Jayne Lane | Single-Family Home | 1986 | 2,552 | *96* | Brick |
| 1215 Marilyn Jayne Lane | Single-Family Home | 1985 | 2,777 | 288 | Brick |
| 1216 Marilyn Jayne Lane | Single-Family Home | 1985 | 2,854 | 90 | Brick |
| 1217 Marilyn Jayne Lane | Single-Family Home | 1987 | 3,158 | 3,750 | Brick |
| 1218 Marilyn Jayne Lane | Single-Family Home | 1990 | 2,816 | *80* | Brick |
| | AVERAGES: | 1986 | 2,800 | 631 | |

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




1200 Marilyn Jayne Lane



1201 Marilyn Jayne Lane



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


1202 Marilyn Jayne Lane



1203 Marilyn Jayne Lane



1205 Marilyn Jayne Lane



1206 Marilyn Jayne Lane



1207 Marilyn Jayne Lane




1208 Marilyn Jayne Lane



1209 Marilyn Jayne Lane



1210 Marilyn Jayne Lane



1211 Marilyn Jayne Lane



1212 Marilyn Jayne Lane



1213 Marilyn Jayne Lane



1214 Marilyn Jayne Lane



215 Marilyn Jayne Lane



1216 Marilyn Jayne Layne



1217 Marilyn Jayne Layne



1218 Marilyn Jayne Lane

**CITY OF ROCKWALL**

**ORDINANCE NO. 26-XX**

**SPECIFIC USE PERMIT NO. S-4XX**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR *RESIDENTIAL INFILL WITHIN AN ESTABLISHED SUBDIVISION* TO ALLOW THE CONSTRUCTION OF A SINGLE-FAMILY HOME ON A 0.651-ACRE PARCEL OF LAND IDENTIFIED AS LOT 17 OF THE MAYTONA RANCH ESTATES ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the City has received a request by James Roland on behalf Leon and Gracie Walker for the approval of a *Specific Use Permit (SUP)* for *Residential Infill within an Established Subdivision* to allow the construction of a single-family home on a 0.651-acre parcel of land identified as Lot 17 of the Maytona Ranch Estates Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 16 (SF-16) District, addressed as 1204 Marilyn Jayne Lane, and being more specifically described and depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

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

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

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

**SECTION 2.** That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 03.01, *General Residential District Standards*, and Subsection 03.06, *Single-Family 16 (SF-16) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] -- *as heretofore amended and may be amended in the future*



DRAFT 03.17.2026

-- and with the following conditions:

**3.1 OPERATIONAL CONDITIONS**

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

1) The development of the *Subject Property* shall generally conform to the *Residential Plot Plan* as depicted in *Exhibit 'B'* of this ordinance.

2) The construction of a *Single-Family Home* on the *Subject Property* shall generally conform to the *Building Elevations* depicted in *Exhibits 'C'* of this ordinance.

3) The *single-family home* on the *Subject Property* shall incorporate no less than 2,066 SF of air-conditioned space.

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.

**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.

DRAFT ORDINANCE 08.01.2026

**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 8st DAY OF SEPTEMBER, 2026.**

_____
Tim McCallum, *Mayor*

**ATTEST:**

_____
Kristy Teague, *City Secretary*

**APPROVED AS TO FORM:**

_____
Frank J. Garza, *City Attorney*

1st Reading: *August 17, 2026*

2nd Reading: *September 8, 2026*

DRAFT ORDINANCE 08.11.2026

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

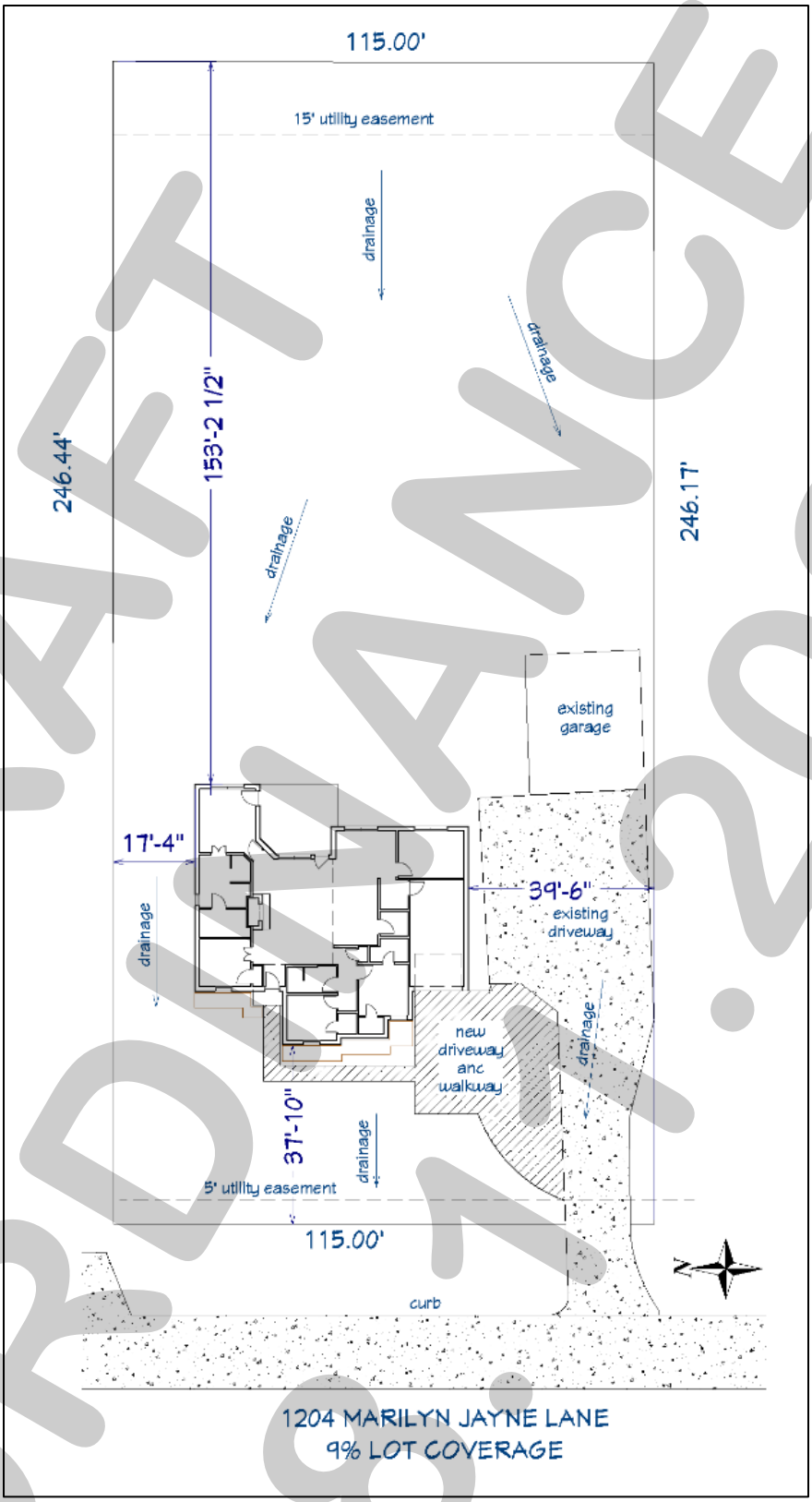
*Legal Description:* Lot 17 Maytona Ranch Estates Addition
*Address: 1204 Marilyn Jayne Lane*




DRAFT
08.07.2026

**Exhibit 'B':**

*Residential Plot Plan*




DRAFT ORDINANCE 08.11.2026

**Exhibit 'E':**
*Floor Plan*




DRAFT
ORDINANCE
08.12.2026

# CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

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

| | |
|---|---|
| **TO:** | Planning and Zoning Commission |
| **DATE:** | August 11, 2026 |
| **APPLICANT:** | Raul Suarez |
| **CASE NUMBER:** | Z2026-044; *Specific Use Permit (SUP) for a Residential Infill in an Established Subdivision for 1025 Sam Buffington Street* |

## SUMMARY

Hold a public hearing to discuss and consider a request by Raul Suarez on behalf of Violet Harrington of RERV, LLC for the approval of a *Specific Use Permit (SUP)* for *Residential Infill in an Established Subdivision* for the purpose of constructing a single-family home on a 0.30-acre parcel of land identified as Lot 27 of the Canup Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the SH-205 Overlay (SH-205 OV) District and the Southside Residential Neighborhood Overlay (SRO) District, generally located at the southeast corner of the intersection of Dickey Street and Sam Buffington Street, and take any action necessary.

## BACKGROUND

According to *Ordinance No. 59-02*, the subject property was annexed on June 20, 1959. The subject property was originally platted as Lot 27 of the Canup Subdivision on December 6, 1944. According to the City's historic zoning maps, the subject property was zoned Commercial (C) District as of January 3, 1972. Between January 3, 1972 and May 16, 1983, the subject property was rezoned from a Commercial (C) District to a Single-Family 7 (SF-7) District. The subject property is currently vacant.

## PURPOSE

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

## ADJACENT LAND USES AND ACCESS

The subject property is addressed as 1025 Sam Buffington Street. The land uses adjacent to the subject property are as follows:

*North*: Directly north of the subject property is Dickey Street, which is classified as a R2 (*i.e. residential, two [2] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this are three (3) parcels of land (*i.e. 1009 & 1005 Sam Buffington & 362 Emma Jane Street*) developed with single-family homes and one (1) vacant lot [*i.e. 1007 Sam Buffington Street*]. All of these lots are zoned Single-Family 7 (SF-7) District. North of this is Emma Jane Street, which is classified as a R2 (*i.e. residential, two [2] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

*South*: Directly south of the subject property is one (1) parcel of land [*i.e. 1101 S. Goliad Street*] developed with a service repair garage [*i.e. Lonestar Transmissions*]. Beyond this is S. Goliad Street, which is classified 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. South of this is the Eastridge Center Subdivision, which consists of four (4) lots and has been in existence since June 27, 1977.

*East*: Directly east of the subject property are five (5) parcels of land [*i.e. 504, 506, 508, 510, & 512 Dickey Street*] developed with single-family homes. All of these lots make up part of the Canup Subdivision and are zoned Single-Family 7 (SF-7) District. East of this is a variable width right-of-way owned by the Missouri, Kansas & Texas Railroad. Beyond this are 47 single-family residential homes that make up The Standard Rockwall Subdivision, which was established on November 28, 2018.

*West*: Directly west of the subject property is Sam Buffington Street, which is classified as a R2 (*i.e. residential, two [2] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is a 0.8427-acre parcel of land [*i.e. 1013 S. Goliad Street*] developed with a retail store [*i.e. Ace Hardware*]. West of this is a one (1) vacant parcel of land [i.e. 1011 S. Goliad Street]. All of these properties zoned Commercial (C) District and are situated within the SH-205 Overlay (SH-205 OV) District.

*MAP 1: LOCATION MAP*
*YELLOW: SUBJECT PROPERTY*




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

Article 13, *Definitions*, of the Unified Development Code (UDC) defines *Residential Infill in or Adjacent to an Established Subdivision* as "(t)he new development of a single-family home or duplex on an existing vacant or undeveloped parcel of land or the redevelopment of a developed parcel of land for a new single-family home or duplex within an established subdivision that is mostly or entirely built-out." An *established subdivision* is further defined in Subsection 02.03(B) (11) of Article 04, *Permissible Uses*, of the UDC as "…a subdivision that consists of five (5) or more lots, that is 90% developed, and that has been in existence for more than ten (10) years." In this case, the subject property is located within the Canup's Subdivision, which has been in existence since December 1, 1944, consists of 51 residential lots, and is more than 90% developed. The *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the UDC, requires a Specific Use Permit (SUP) for *Residential Infill in or Adjacent to an Established Subdivision* in all single-family zoning districts, the Two-Family (2F) District, the Downtown (DT) District, and the Residential-Office (RO) District. This property, being within an established subdivision, requires a Specific Use Permit (SUP).

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

| Housing Design and Characteristics | Existing Housing on Dickey Street in a Close Proximity to the Subject Property | Proposed Housing |
|---|---|---|
| Building Height | One (1) Story | Two (2) Story |
| Building Orientation | All of the homes are oriented toward the street they are built along. | The front elevation of the home will face Sam Buffington Street. |
| Year Built | 1947-2024 | *N/A* |
| Building SF on Property | 860 SF – 2,410 SF | 2,884 SF |
| Building Architecture | Single Family Homes | Comparable Architecture to the surrounding Single-Family Homes |
| Building Setbacks: | | |
| Front | The front yard setbacks appear to conform to the required 20-foot front yard setback. | 29-Feet, 9-Inches |
| Side | The side yard setbacks are estimated to be between zero (0) and greater than ten (10) feet. | 27- Feet |
| Rear | The rear yard setbacks appear to be greater than ten (10) feet. | 10-Feet |
| Building Materials | Brick and Siding | Siding |
| Paint and Color | Red, Brown, Yellow, Beige, Blue | N/A |
| Roofs | Composite and Asphalt Shingles | Composite Shingle |
| Driveways/Garages | Driveways all front the same street the single-family home faces. Homes consist of front-facing, carports, or no garages. | The garage will be attached and located approximately 6'-8' behind of the front façade. |

According to Section 04, *Residential Parking*, of Article 06, *Parking and Loading*, of the Unified Development Code (UDC), "(i)n single-family or duplex districts, parking garages must be located at least 20-feet behind the front façade for front entry garages …" In this case, the applicant's proposed garage is oriented only six (6) feet, eight (8) inches behind the front façade of the proposed single-family home; however, staff should point out that this is not atypical for this subdivision or properties located within the Southside Neighborhood Residential Overlay (SRO) District. A waiver to the garage orientation is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission. If this Specific Use Permit (SUP) request is approved by the Planning and Zoning Commission and City Council, the garage setback requirement will be waived. With the exception of the garage orientation, the proposed single-family home meets all of the density and dimensional requirements as stipulated by the Unified Development Code (UDC) for a property in a Single-Family 7 (SF-7) District and the Southside Residential Neighborhood Overlay (SRO) District.

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

## NOTIFICATIONS

On July 21, 2026, staff mailed 82 notices to property owners and occupants within 500-feet of the subject property. Staff also notified the Highridge Estates Homeowner's Association (HOA), which is the only HOA or Neighborhood Organization 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 not received any notices regarding the applicant's request.

## CONDITIONS OF APPROVAL

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

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

    (a) Development of the *Subject Property* shall generally conform to the *Residential Plot Plan* as depicted in *Exhibit 'A'* of the draft ordinance.

    (b) Construction of a single-family home on the *Subject Property* shall generally conform to the *Building Elevations* depicted in *Exhibit 'B'* of the draft ordinance; and,

    (c) Once construction of the single-family home has been completed, inspected, and accepted by the City, the Specific Use Permit (SUP) shall expire, and no further action by the property owner shall be required.

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

# DEVELOPMENT APPLICATION

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

**STAFF USE ONLY**
PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

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

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

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

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

***NOTES:***
[1]: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.
[2]: A ***$2,500.00*** FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.
[3] AN ADDITIONAL FEE OF ***$150.00*** WILL BE REQUIRED FOR THE COST OF NOTIFICATIONS

$370

## PROPERTY INFORMATION [PLEASE PRINT]

PAYABLE TO?

| | | | | | |
|---|---|---|---|---|---|
| ADDRESS | | | | | |
| SUBDIVISION | CANUP | LOT | 27 | BLOCK | |
| GENERAL LOCATION | CORNER OF SAM BUFFINGTON ST & DICKEY ST | | | | |

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

| | | | |
|---|---|---|---|
| CURRENT ZONING | SINGLE FAMILY | CURRENT USE | VACANT |
| PROPOSED ZONING | SINGLE FAMILY | PROPOSED USE | SINGLE FAMILY |
| ACREAGE | 0.3 | LOTS [CURRENT] | 1 |
| | | LOTS [PROPOSED] | 1 |

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

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

| | | | |
|---|---|---|---|
| ☒ OWNER | RERV, LLC | ☑ APPLICANT | RAUL & LISA SUAREZ |
| CONTACT PERSON | Violet Harrington | CONTACT PERSON | RAUL SUAREZ |
| ADDRESS | [redacted] | ADDRESS | [redacted] |
| CITY, STATE & ZIP | | TY, STATE & ZIP | |
| PHONE | | PHONE | |
| E-MAIL | | E-MAIL | |

## NOTARY VERIFICATION [REQUIRED]

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

*"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF* $ 370.00 *, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 17 *DAY OF* JULY *, 20* 26 *BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."*

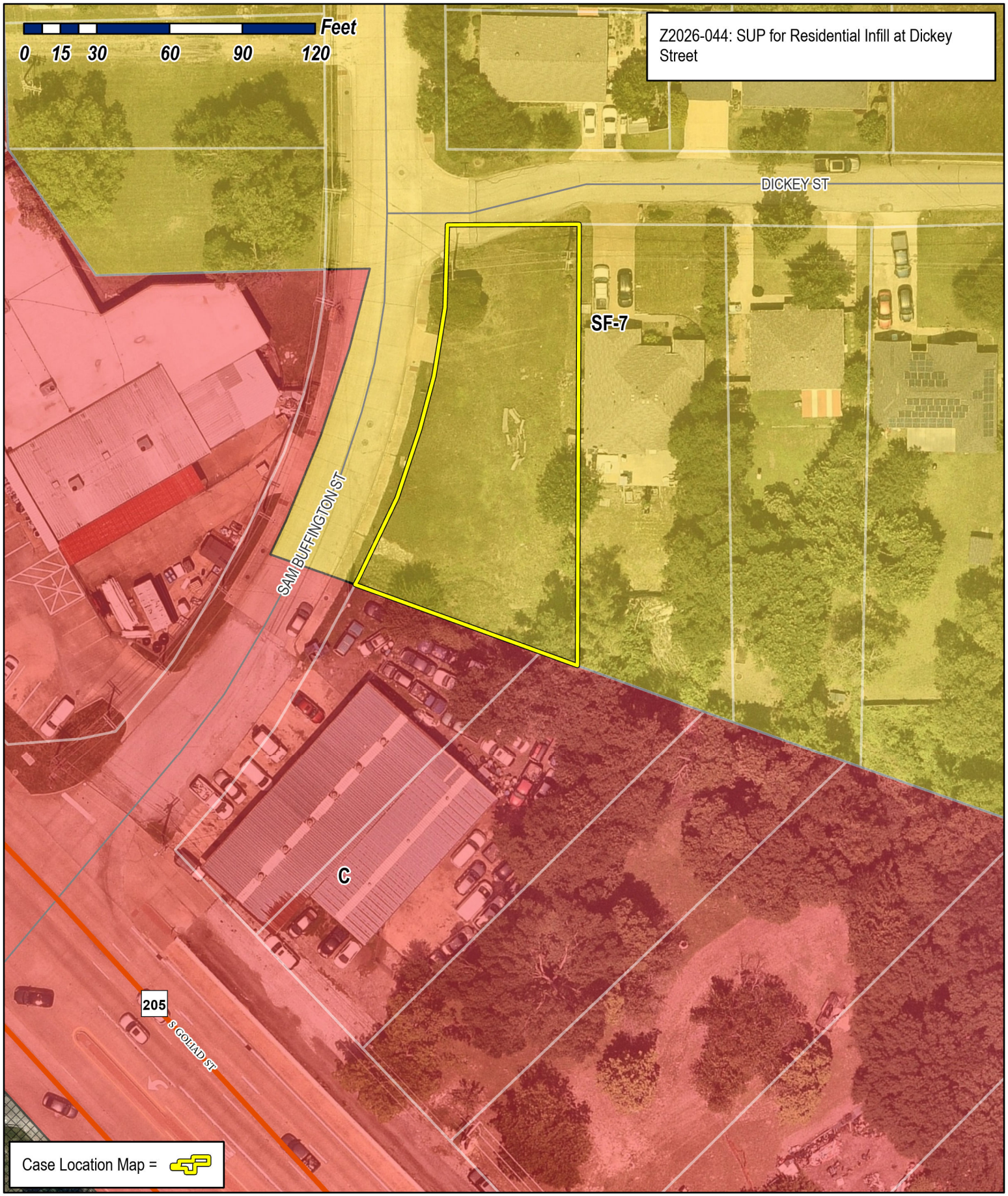
*GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE* 15TH *DAY OF* July *20* 26

*OWNER'S SIGNATURE* X Violet Harrington

*NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS* Krissy Hernandez

KRISSY HERNANDEZ
My Notary ID # 131932462
Expires March 12, 2027

*MY COMMISSION EXPIRES*



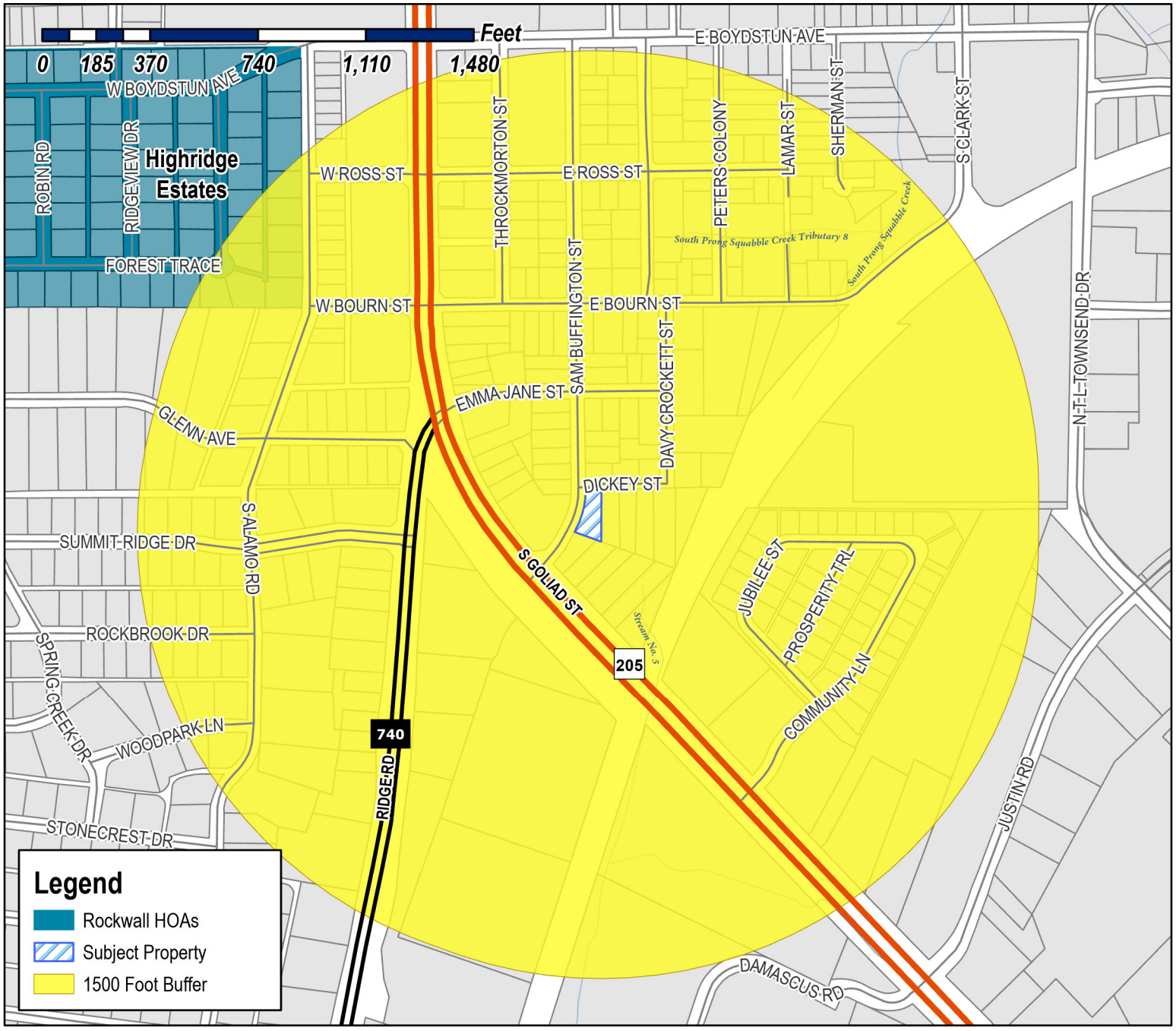

**City of Rockwall**
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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

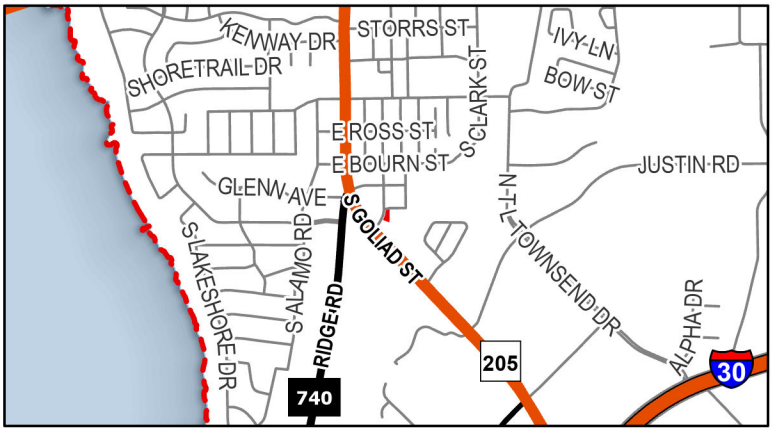
# City of Rockwall

Planning & Zoning Department
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**Case Number:** Z2026-044
**Case Name:** SUP for Residential Infill
**Case Type:** Zoning
**Zoning:** Single-Family 7 (SF-7) District
**Case Address:** SE Corner of Dickey Street and Sam Buffington Street




**Date Saved: 7/17/2026**
For Questions on this Case Call (972) 771-7745

| | |
|---|---|
| **From:** | Zavala, Melanie |
| **Cc:** | Miller, Ryan; Lee, Henry; Ross, Bethany; Guevara, Angelica |
| **Subject:** | Neighborhood Notification Program [Z2026-044} |
| **Date:** | Wednesday, July 22, 2026 10:58:53 AM |
| **Attachments:** | Public Notice (07.21.2026).pdf<br>HOA Map (07.17.2026).pdf |

HOA/Neighborhood Association Representative:

Per your participation in the Neighborhood Notification Program, you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning case that will be published in the Rockwall Herald Banner on Friday, July 24, 2026. The Planning and Zoning Commission will hold a public hearing on Tuesday, August 11, 2026 at 6:00 PM, and the City Council will hold a public hearing on Monday, August 17, 2026 at 6:00 PM. Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

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

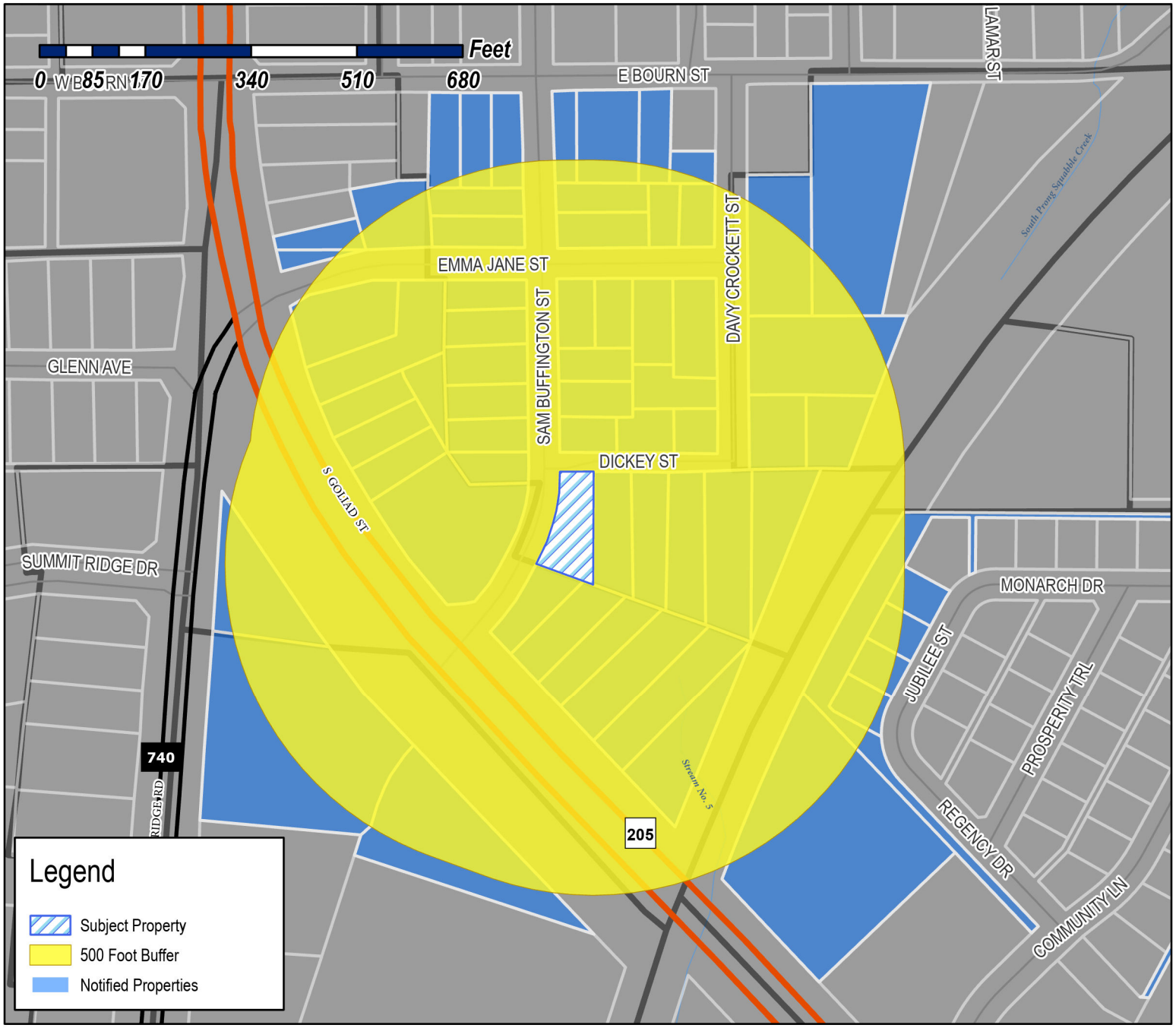
Z2026-044: SUP for Residential Infill
Hold a public hearing to discuss and consider a request by Raul Suarez on behalf of Violet Harrington of RERV, LLC for the approval of a Specific Use Permit (SUP) for Residential Infill in an Established Subdivision for the purpose of constructing a single-family home on a 0.30-acre parcel of land identified as Lot 27 of the Canup Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the SH-205 Overlay (SH-205 OV) District and the Southside Residential Neighborhood Overlay (SRO) District, generally located at the southeast corner of the intersection of Dickey Street and Sam Buffington Street, and take any action necessary.

*Melanie Zavala*
Planning & Zoning Coordinator | Planning Dept.| City of Rockwall
385 S. Goliad Street | Rockwall, TX 75087
Planning & Zoning Rockwall
972-771-7745 Ext. 6568

# City of Rockwall

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

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**Case Number:** Z2026-044
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**Case Address:** SE Corner of Dickey Street and Sam Buffington Street




**Date Saved: 7/17/2026**
For Questions on this Case Call: (972) 771-7745

RESIDENT
1001 S GOLIAD
ROCKWALL, TX 75087

RESIDENT
1003 S GOLIAD
ROCKWALL, TX 75087

RESIDENT
1005 SAM BUFFINGTON ST
ROCKWALL, TX 75087

RESIDENT
1006 DAVY CROCKETT
ROCKWALL, TX 75087

MALAVE BRENDA L
1006 SAM HOUSTON ST
ROCKWALL, TX 75087

RESIDENT
1007 RIDGE RD
ROCKWALL, TX 75087

RESIDENT
1007 SAM BUFFINGTON ST
ROCKWALL, TX 75087

RESIDENT
1008 DAVY CROCKETT
ROCKWALL, TX 75087

RESIDENT
1008 SAM BUFFINGTON ST
ROCKWALL, TX 75087

RESIDENT
1009 S GOLIAD
ROCKWALL, TX 75087

CASTILLO PEDRO
1009 SAM HOUSTON ST
ROCKWALL, TX 75087

RESIDENT
1010 SAM BUFFINGTON ST
ROCKWALL, TX 75087

RESIDENT
1011 S GOLIAD
ROCKWALL, TX 75087

RESIDENT
1011 S GOLIAD ST
ROCKWALL, TX 75087

RESIDENT
1012 SAM BUFFINGTON ST
ROCKWALL, TX 75087

RESIDENT
1013 S GOLIAD
ROCKWALL, TX 75087

BCL REAL ESTATE LLC
103 GROSS RD
MESQUITE, TX 75149

BCL REAL ESTATE LLC
103 GROSS RD
MESQUITE, TX 75149

GE QIQING AND
JINGJING ZHANG
105 COYOTE BRUSH
IRVINE, CA 92618

ROCKWALL ISD TR
1050 Williams St
Rockwall, TX 75087

ROCKWALL ISD TR
1050 Williams St
Rockwall, TX 75087

RIDGE ROAD PARTNERS LP
106 E Rusk St Ste 200
Rockwall, TX 75087

RESIDENT
1101 RIDGE RD
ROCKWALL, TX 75087

RESIDENT
1101 S GOLIAD
ROCKWALL, TX 75087

RESIDENT
1105 S GOLIAD
ROCKWALL, TX 75087

RESIDENT
1109 S GOLIAD
ROCKWALL, TX 75087

ERVIN PROPERTIES LLC
1155 W Wall St Ste 101
Grapevine, TX 76051

RESIDENT
1201 RIDGE RD
ROCKWALL, TX 75087

ANDERSON ALLEN
1208 S LAKESHORE DR
ROCKWALL, TX 75087

ANDERSON ALLEN
1208 S LAKESHORE DR
ROCKWALL, TX 75087

LUKE LINDA FAYE
1325 S GOLIAD ST APT 5308
ROCKWALL, TX 75087

MICHAEL WAYNE ROGERS GST TRUST DATED
MAY 16TH, 2017
MICHAEL WAYNE ROGERS- TRUSTEE
1404 RIDGE ROAD
ROCKWALL, TX 75087

EFENEY WILLIAM M
1406 S LAKESHORE DR
ROCKWALL, TX 75087

PARNES DROR
15 KESTREL COURT
HEATH, TX 75032

RERV ACQUISITIONS LLC
1748 BAY WATCH DR
ROCKWALL, TX 75087

LRG GROUP LLC
202 E RUSK ST
ROCKWALL, TX 75087

RIVERA JAIME & MARIA
204 E BOURN ST
ROCKWALL, TX 75087

MIMS KATHY
206 E BOURN ST
ROCKWALL, TX 75087

RESIDENT
206-207 EMMA JANE ST
ROCKWALL, TX 75087

RESIDENT
208 EMMA JANE ST
ROCKWALL, TX 75087

SCROGGINS BILLY & JOYCE
208 E BOURN ST
ROCKWALL, TX 75087

RESIDENT
302 EMMA JANE
ROCKWALL, TX 75087

RESIDENT
304 EMMA JANE
ROCKWALL, TX 75087

HERNANDEZ SAMUEL AND VANESSA TYSON-HERNANDEZ
304 E Bourn St
Rockwall, TX 75087

RESIDENT
306 BOURN AVE
ROCKWALL, TX 75087

ELLERD TERESA
308 EMMA JANE ST
ROCKWALL, TX 75087

RESIDENT
309 EMMA JANE ST
ROCKWALL, TX 75087

RESIDENT
310 EMMA JANE
ROCKWALL, TX 75087

JONES LENA EST
C/O CHARLES R HUMPHREY
405 ER ELLIS
ROCKWALL, TX 75087

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

5013 COFFEE PROPERTIES LLC
4210 RIDGE RD STE 101
HEATH, TX 75032

LIU HOWARD HEYUN
4577 JAGUAR DR
PLANO, TX 75024

LIU HOWARD HEYUN
4577 JAGUAR DR
PLANO, TX 75024

MATHIS DEBRA L
504 DICKEY ST
ROCKWALL, TX 75087

RESIDENT
506 DICKEY ST
ROCKWALL, TX 75087

RODRIGUEZ MARIA
507 DICKEY ST
ROCKWALL, TX 75087

BROWN GEORGIA
508 DICKEY ST
ROCKWALL, TX 75087

RESIDENT
510 DICKEY ST
ROCKWALL, TX 75087

SALGADO HAROLD G
510 DICKIE ST
ROCKWALL, TX 75087

WAFFER JULIUS
512 DICKEY ST
ROCKWALL, TX 75087

THOMAS LOU BERTHA
602 JUBILEE STREET
ROCKWALL, TX 75087

RESIDENT
606 JUBILEE ST
ROCKWALL, TX 75087

RESIDENT
610 JUBILEE ST
ROCKWALL, TX 75087

MARET WENDY A
614 JUBILEE STREET
ROCKWALL, TX 75087

BRANNON ERMA LEE EST AND
MARVIN RAY BRANNON ETAL
6819 CLIFFWOOD DR
DALLAS, TX 75237

EMMANUEL TABERNACLE CHURCH
7903 FERGUSON RD
DALLAS, TX 75228

8661 S HAMPTON LLC
805 Green Pond Dr
Garland, TX 75040

RUSZKOWSKI SKYLER E
8127 E COLUMBUS AVE
SCOTTSDALE, AZ 85251

THE STANDARD MCP LTD
8226 Douglas Ave Ste 709
Dallas, TX 75225

DENTON GLENDA K & LANCE
900 DAVY CROCKETT
ROCKWALL, TX 75087

JPH ROCKWALL LLC
901 DAVY CROCKETT STREET
ROCKWALL, TX 75087

PORTER BRANDON &
NOELLE PELLECER
901 SAM BUFFINGTON ST
ROCKWALL, TX 75087

RESIDENT
902 DAVY CROCKETT
ROCKWALL, TX 75087

WALKER TOM H & SUE ANN
902 LAKE MEADOWS DR
ROCKWALL, TX 75087

RESIDENT
903 DAVY CROCKETT
ROCKWALL, TX 75087

GOAT GENERAL CONTRACTING LLC
KEVIN W. VICE
903 DAVY CROCKETT ST
ROCKWALL, TX 75087

G O A T GENERAL CONTRACTING, LLC
903 DAVY CROCKETT ST
ROCKWALL, TX 75087

DIXON MARSHALL WADE
905 SAM HOUSTON
ROCKWALL, TX 75087

VALENCIA MONICA L AND ALFREDO
906 SAM HOUSTON
ROCKWALL, TX 75087

RESIDENT
907 SAM BUFFINGTON ST
ROCKWALL, TX 75087

RESIDENT
907 S GOLIAD
ROCKWALL, TX 75087

PAIGE RYAN PROPERTIES LLC
P. O. BOX 853
WYLIE, TX 75098

# PUBLIC NOTICE

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

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

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

**Z2026-044: SUP for Residential Infill**

Hold a public hearing to discuss and consider a request by Raul Suarez on behalf of Violet Harrington of RERV, LLC for the approval of a *Specific Use Permit (SUP)* for *Residential Infill in an Established Subdivision* for the purpose of constructing a single-family home on a 0.30-acre parcel of land identified as Lot 27 of the Canup Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the SH-205 Overlay (SH-205 OV) District and the Southside Residential Neighborhood Overlay (SRO) District, generally located at the southeast corner of the intersection of Dickey Street and Sam Buffington Street, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on *Tuesday, August 11, 2026 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, August 17, 2026 at 6:00 PM*. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

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

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

Your comments must be received by *Monday, August 17, 2026 at 4:00 PM* to ensure they are included in the information provided to the City Council.

Sincerely,

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

USE THIS QR CODE TO GO DIRECTLY TO THE WEBSITE

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

PLEASE RETURN THE BELOW FORM

**Case No. Z2026-044: SUP for Residential Infill**

**Please place a check mark on the appropriate line below:**

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

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

Name:

Address:

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

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

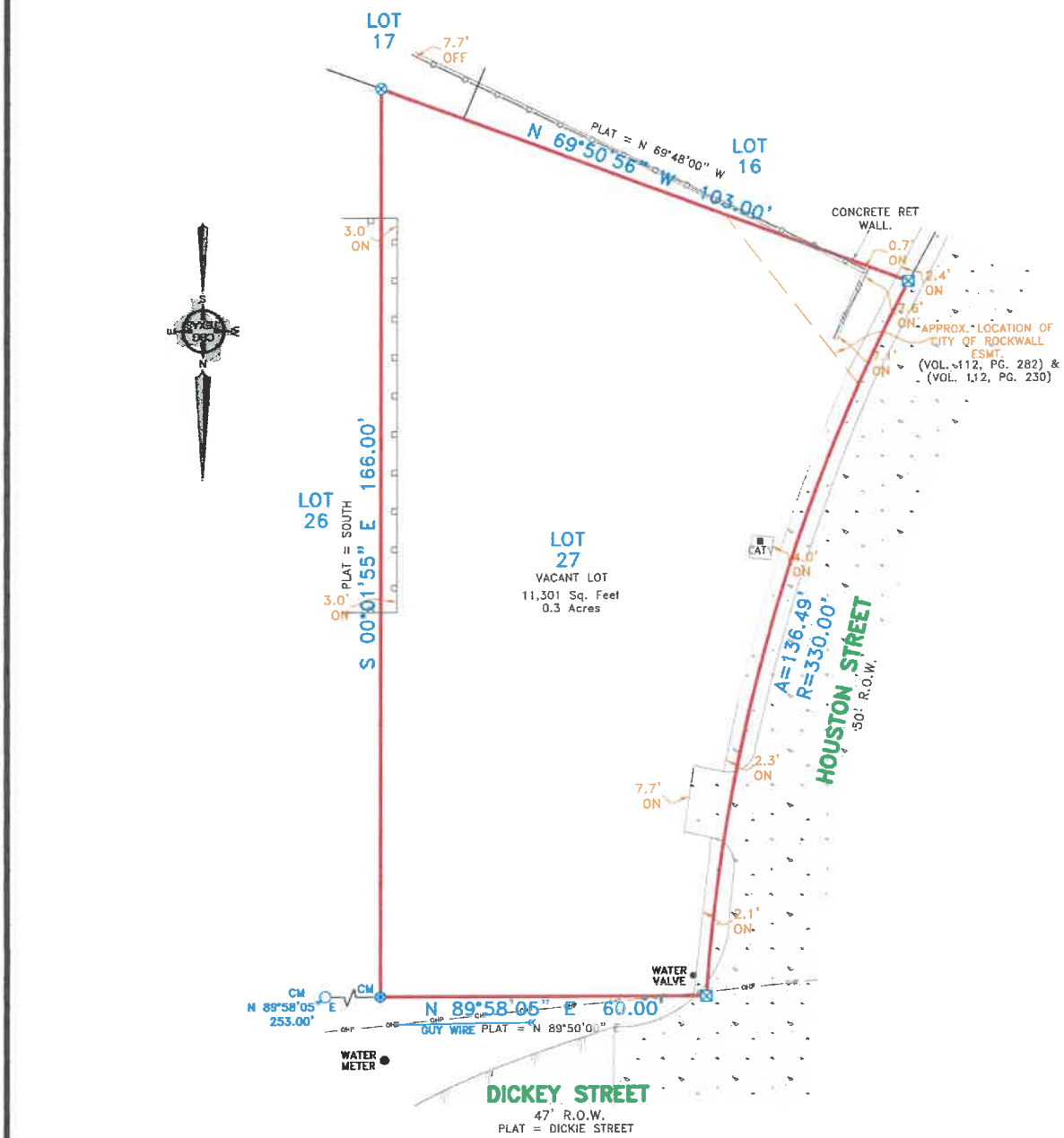
# 00 Dickey Street

Lot 27 of Canup's Subdivision in the B.J.T. Lewis Survey, Abstract Number 225, in the City of Rockwall, Rockwall County, Texas, according to the Map thereof recorded in Volume 39, Page 244, Plat Records of Rockwall County, Texas.

Lawyers Title

LEGEND

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| ○ 1/2" ROD FOUND | □ FENCE POST FOR CORNER | TE TRANSFORMER PAD | LP LIGHT POLE | SSE SANITARY SEWER EASEMENT | —OHP— OVERHEAD ELECTRIC POWER | PIPE FENCE | CONCRETE |
| ⊗ 1/2" ROD SET | CM CONTROLLING MONUMENT | TELE TELEPHONE PEDESTAL | ● POWER POLE | | —OES— OVERHEAD ELECTRIC SERVICE | WOOD DECK | COVERED AREA |
| ○ 1" PIPE FOUND | AC AIR CONDITIONER | ▲ UNDERGROUND ELECTRIC | BL BUILDING LINE | UE UTILITY EASEMENT | —T— WOOD FENCE 0.5' WIDE TYPICAL | EDGE OF ASPHALT | BRICK |
| ⊠ "X" FOUND/SET | PE POOL EQUIPMENT | △ OVERHEAD ELECTRIC | AE AERIAL EASEMENT | —O— CHAIN LINK | | EDGE OF GRAVEL | STONE |
| ⊛ 5/8" ROD FOUND | | | —IU— IRON FENCE | | | | |
| ✚ POINT FOR CORNER | | | | | | | |
| ■ COLUMN | | | | | | | |




**EXCEPTIONS:**

NOTE: PROPERTY SUBJECT TO TERMS, CONDITIONS, AND EASEMENTS CONTAINED IN INSTRUMENTS RECORDED IN VOL. 39, PG. 244, VOL. 112, PG. 230, VOL. 112, PG. 282

NOTE: BEARINGS SHOWN ARE BASED ON NAD 83 TEXAS NORTH CENTRAL ZONE

Accepted by: _____
Purchaser

Date: _____

_____
Purchaser

**NOTES:**

NOTE: Bearings, easements and building lines are by recorded plat unless otherwise noted.

FLOOD NOTE: According to the F.I.R.M. No. 48397C0040L, this property does lie in Zone X and DOES NOT lie within the 100 year flood zone.

This survey is made in conjunction with the information provided by Lawyers Title. Use of this survey by any other parties and/or for other purposes shall be at user's own risk and any loss resulting from other use shall not be the responsibility of the undersigned. This is to certify that I have on this date made a careful and accurate survey on the ground of the subject property. The plat hereon is a correct and accurate representation of the property lines and dimensions are as indicated; location and type of buildings are as shown; and EXCEPT AS SHOWN, there are no visible and apparent encroachments or protrusions on the ground.

Drawn By: AT

Scale: 1" = 20'

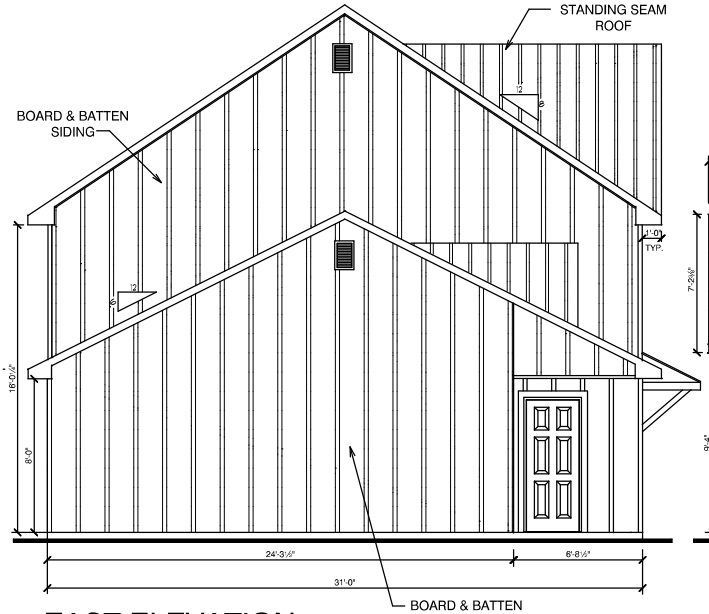
Date: 07/13/26

GF No.: LT-19124-1901242600206-KZ

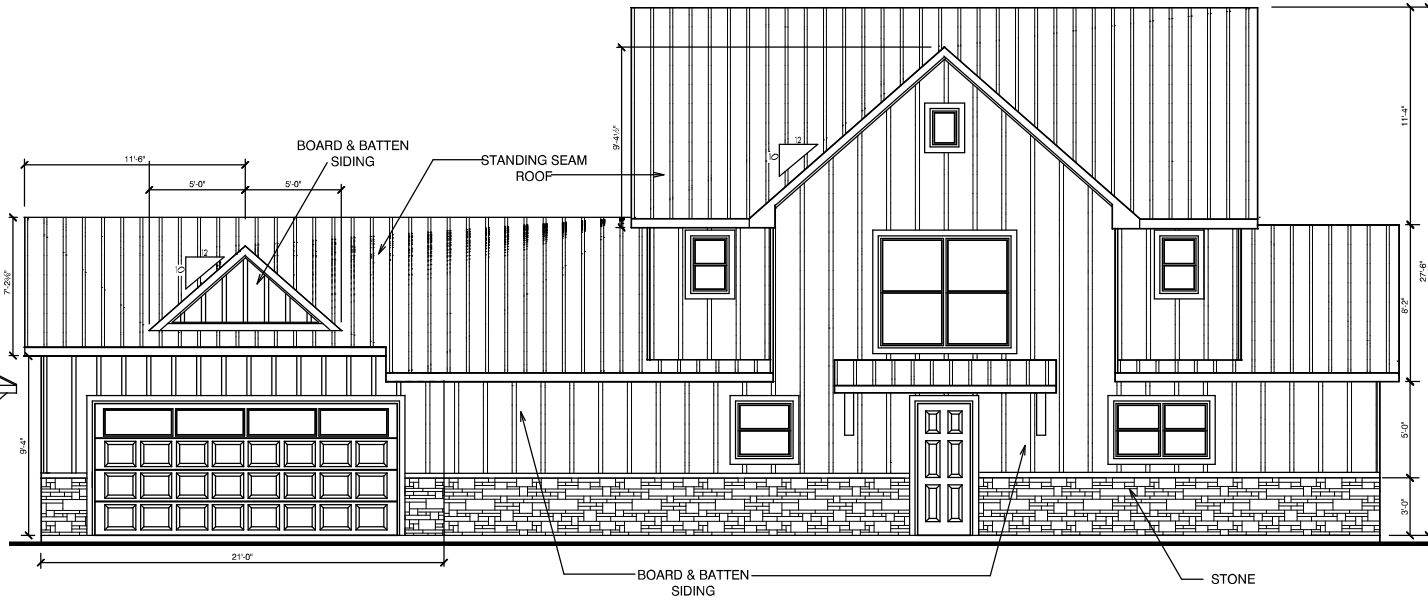
Job No. 26928


CBG
SURVEYING TEXAS LLC
419 Century Plaza Dr., Ste. 210
Houston, TX 77073
P 214.349.9485
F 214.349.2216
Firm No. 10194280
www.cbgtxllc.com

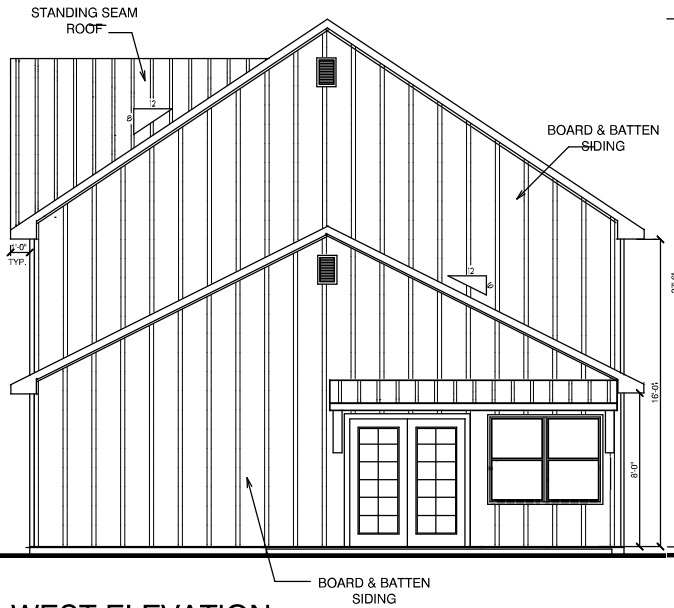

STATE OF TEXAS REGISTERED CHRIS J. BROUSSARD 07 LICENSED PROFESSIONAL SURVEYOR CHRIS J. BROUSSARD REG. NO. 6107



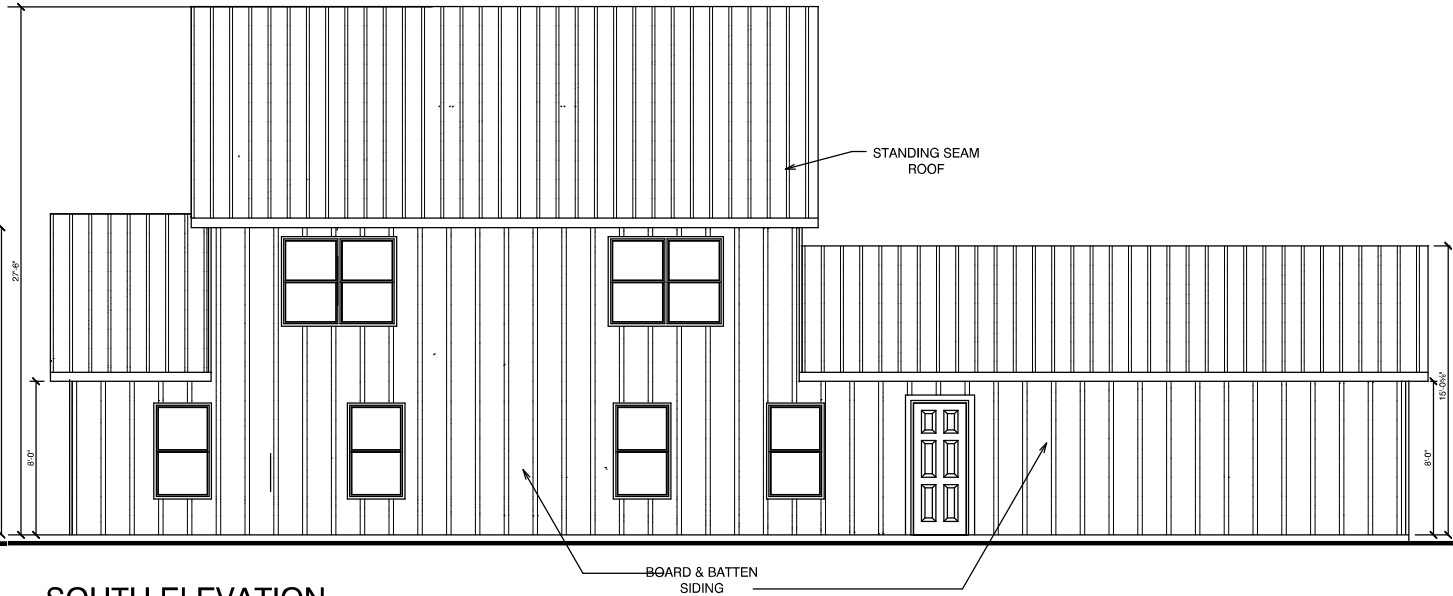

EAST ELEVATION



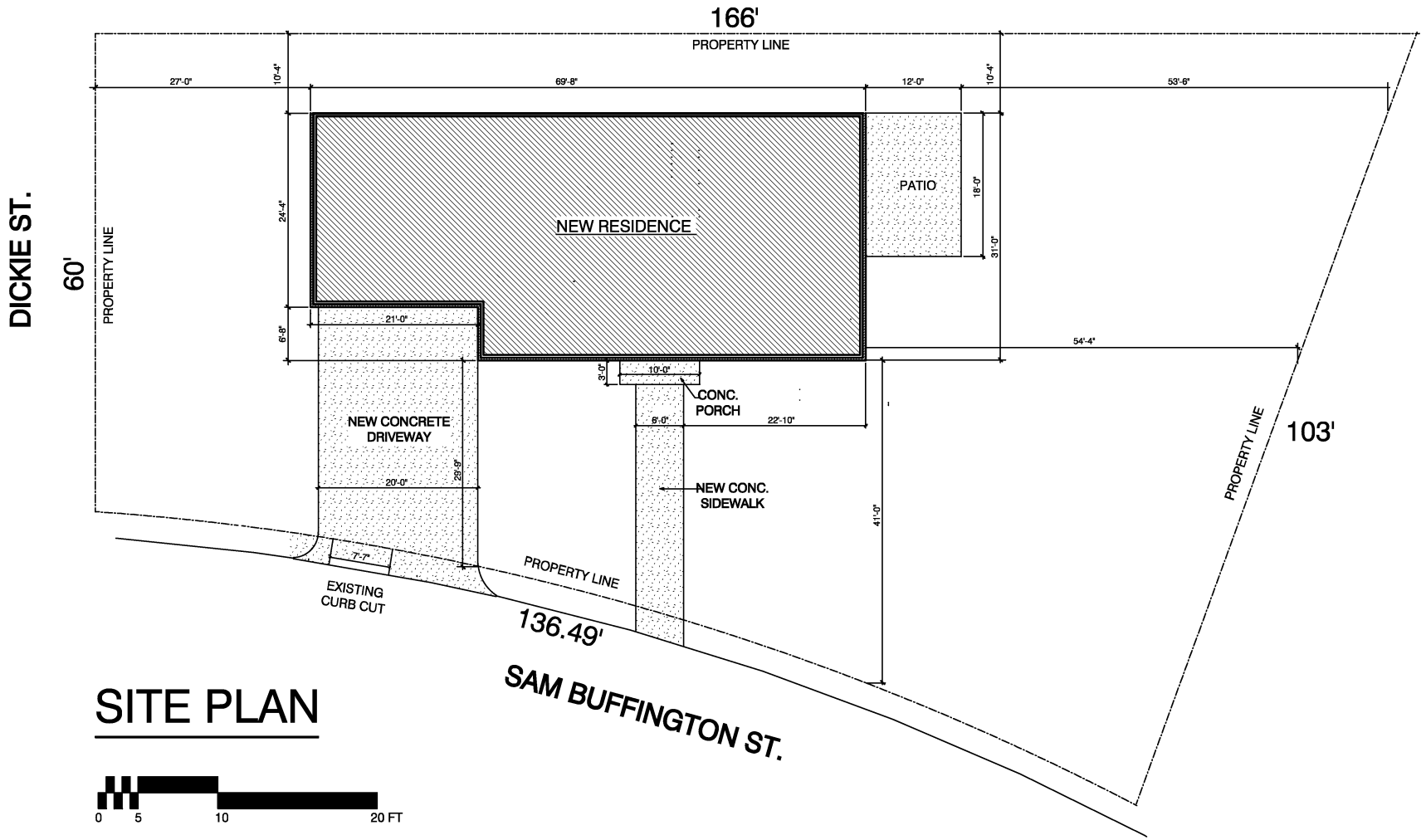

NORTH ELEVATION



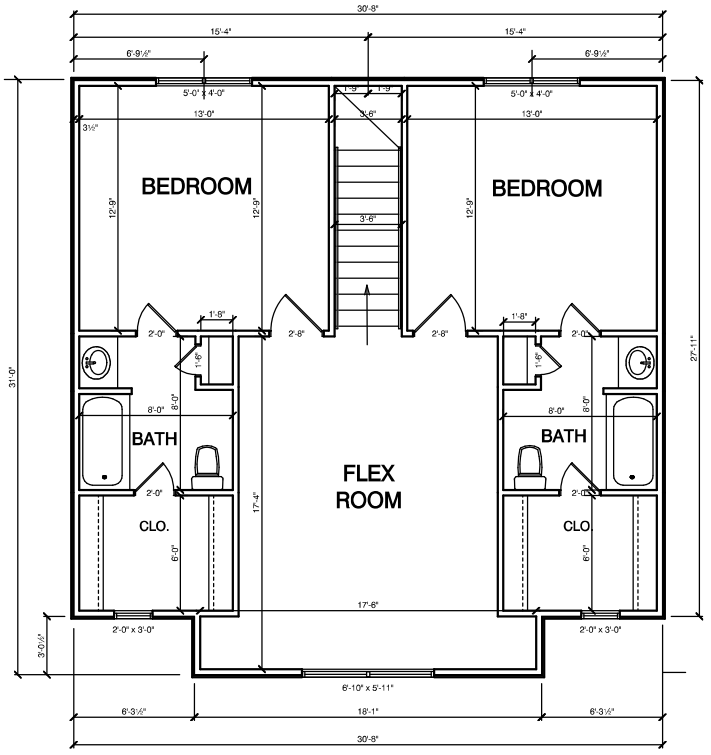

WEST ELEVATION



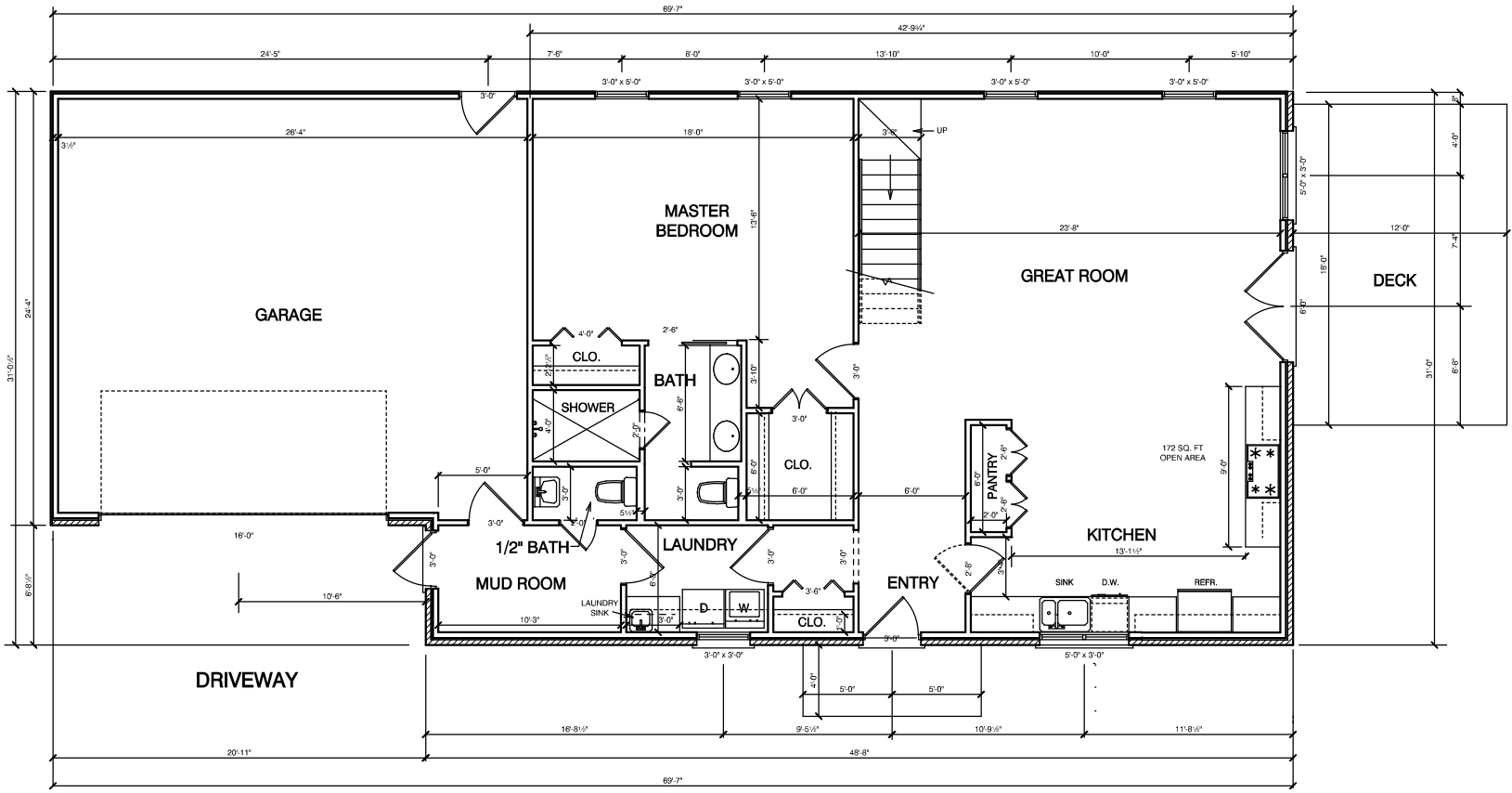

SOUTH ELEVATION


166'
PROPERTY LINE
27'-0"
10'-4"
69'-8"
12'-0"
10'-4"
53'-6"
DICKIE ST.
60'
PROPERTY LINE
24'-4"
NEW RESIDENCE
PATIO
18'-0"
31'-0"
6'-8"
21'-0"
54'-4"
3'-0"
10'-0"
CONC.
PORCH
NEW CONCRETE
DRIVEWAY
6'-0"
22'-10"
103'
PROPERTY LINE
29'-9"
20'-0"
NEW CONC.
SIDEWALK
41'-0"
7'-7"
PROPERTY LINE
EXISTING
CURB CUT
136.49'
SAM BUFFINGTON ST.
0
5
10
20 FT

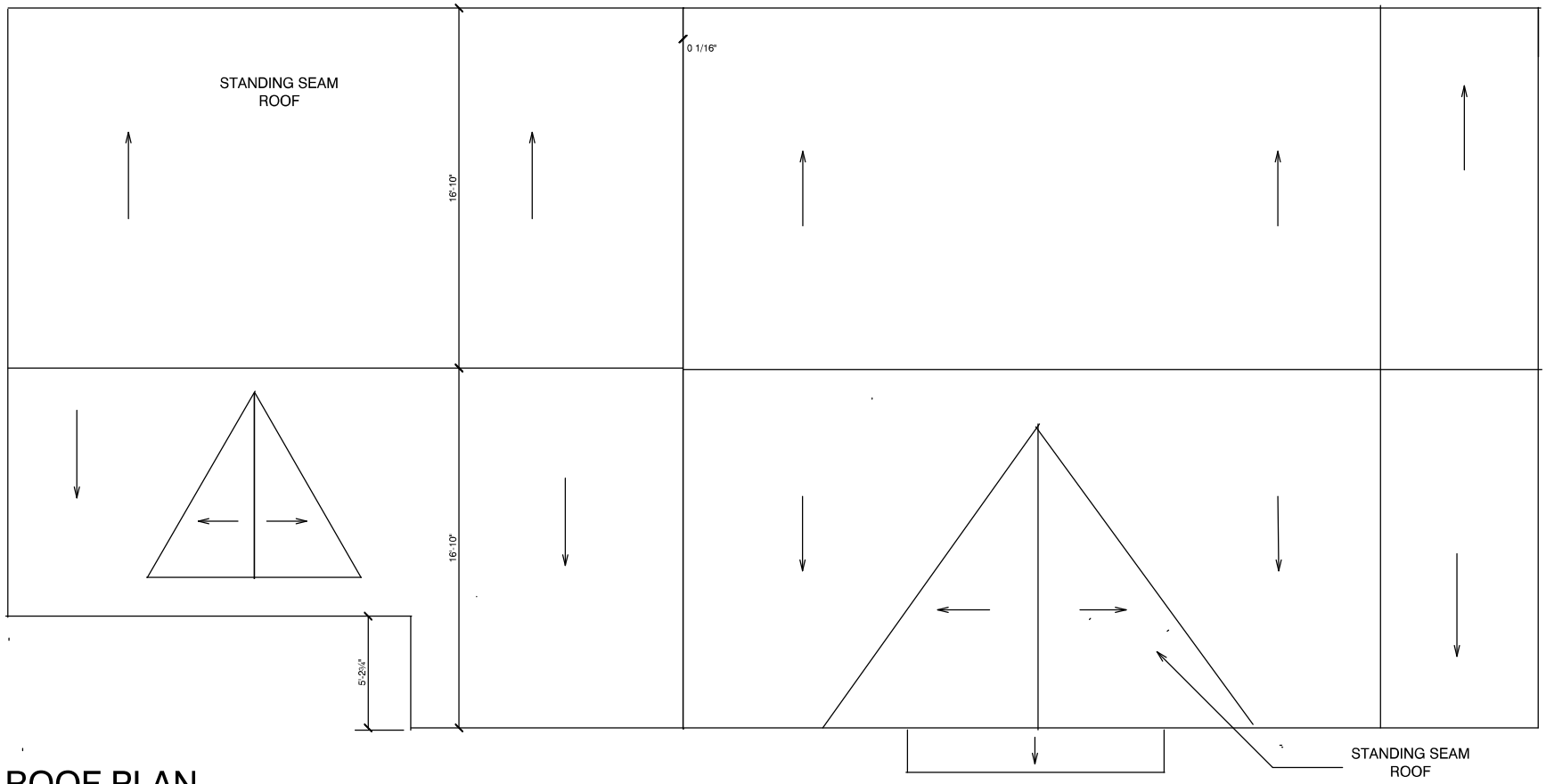
# SITE PLAN




SECOND FLOOR PLAN




FIRST FLOOR PLAN




# ROOF PLAN

# CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2026-044

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

*ADJACENT HOUSING ATTRIBUTES*

| ADDRESS | HOUSING TYPE | YEAR BUILT | HOUSE SF | ACCESSORY BUILDING | EXTERIOR MATERIALS |
|---|---|---|---|---|---|
| 1006 Sam Buffington | Single-Family Home | 1987 | 1,819 | *80* | Siding |
| 1008 Sam Buffington | Church | 1955 | 860 | *N/A* | Siding |
| 1009 Sam Buffington | Single-Family Home | 2004 | 1,500 | *80* | Brick and Siding |
| 1010 Sam Buffington | Vacant | N/A | N/A | *N/A* | N/A |
| 1025 Sam Buffington | Vacant | N/A | N/A | *N/A* | N/A |
| 504 Dickey Street | Single-Family Home | 2000 | 2,016 | *N/A* | Brick |
| 506 Dickey Street | Single-Family Home | 2008 | 1,318 | *110* | Siding |
| 507 Dickey Street | Single-Family Home | 2004 | 1,460 | *480* | Brick |
| 508 Dickey Street | Single-Family Home | 2007 | 1,835 | *N/A* | Brick and Siding |
| 510 Dickey Street | Single-Family Home | 1947 | 962 | *N/A* | Siding |
| 512 Dickey Street | Single-Family Home | 2024 | 2,410 | *160* | Brick |
| 1008 Davy Crockett | Vacant | N/A | N/A | *N/A* | N/A |
| | AVERAGES: | 1993 | 1,576 | 182 | |



1006 Sam Buffington




1008 Sam Buffington

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




1009 Sam Buffington




1010 Sam Buffington



1025 Sam Buffington



504 Dickey Street



506 Dickey Street



507 Dickey Street

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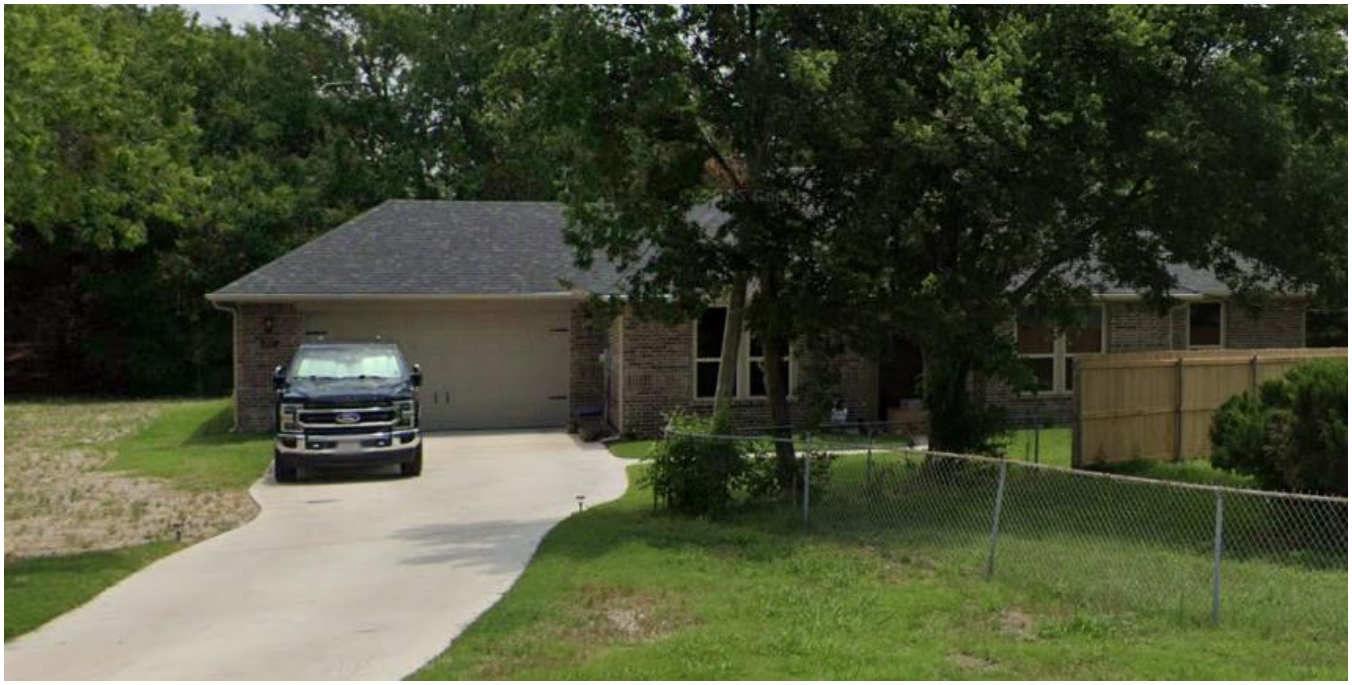



508 Dickey Street



510 Dickey Street

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

512 Dickey Street




1008 Davy Crockett

**CITY OF ROCKWALL**

**ORDINANCE NO. 26-XX**

**SPECIFIC USE PERMIT NO. S-4XX**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR RESIDENTIAL INFILL IN AN ESTABLISHED SUBDIVISION TO ALLOW THE CONSTRUCTION OF A SINGLE-FAMILY HOME ON A 0.30-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 27 OF THE CANUP ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the City has received a request by Raul Suarez on behalf of Violet Harrington of RERV, LLC for the approval of a *Specific Use Permit (SUP)* for *Residential Infill in an Established Subdivision* for the purpose of constructing a single-family home on a 0.30-acre parcel of land identified as Lot 27 of the Canup Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the SH-205 Overlay (SH-205 OV) District and the Southside Residential Neighborhood Overlay (SRO) District, generally located at the southeast corner of the intersection of Dickey Street and Sam Buffington Street, and being more specifically described and depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

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

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

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

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



DRAFT 03.31.2026

*7 (SF-7) District*, Subsection 6.05, Southside Residential Neighborhood Overlay (SRO) District, and Subsection 06.07, SH-205 Overlay (SH-205 OV) District, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] -- *as heretofore amended and may be amended in the future* -- and with the following conditions:

**2.1 OPERATIONAL CONDITIONS**

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

1) The development of the *Subject Property* shall generally conform to the *Residential Plot Plan* as depicted in *Exhibit 'B'* of this ordinance.

2) The construction of a single-family home on the *Subject Property* shall generally conform to the *Building Elevations* depicted in *Exhibit 'C'* of this ordinance; and,

3) Once construction of the single-family home has been completed, inspected, and accepted by the City of Rockwall, this Specific Use Permit (SUP) shall expire, and no further action by the property owner shall be required.

**2.2 COMPLIANCE**

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

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

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

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

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

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

DRAFT ORDINANCE 05.01.2026

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

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 8TH DAY OF SEPTEMBER, 2026.**

_____
Tim McCallum, *Mayor*

**ATTEST:**

_____
Kristy Teague, *City Secretary*

**APPROVED AS TO FORM:**

_____
Frank J. Garza, *City Attorney*

1st Reading: *August 17, 2026*

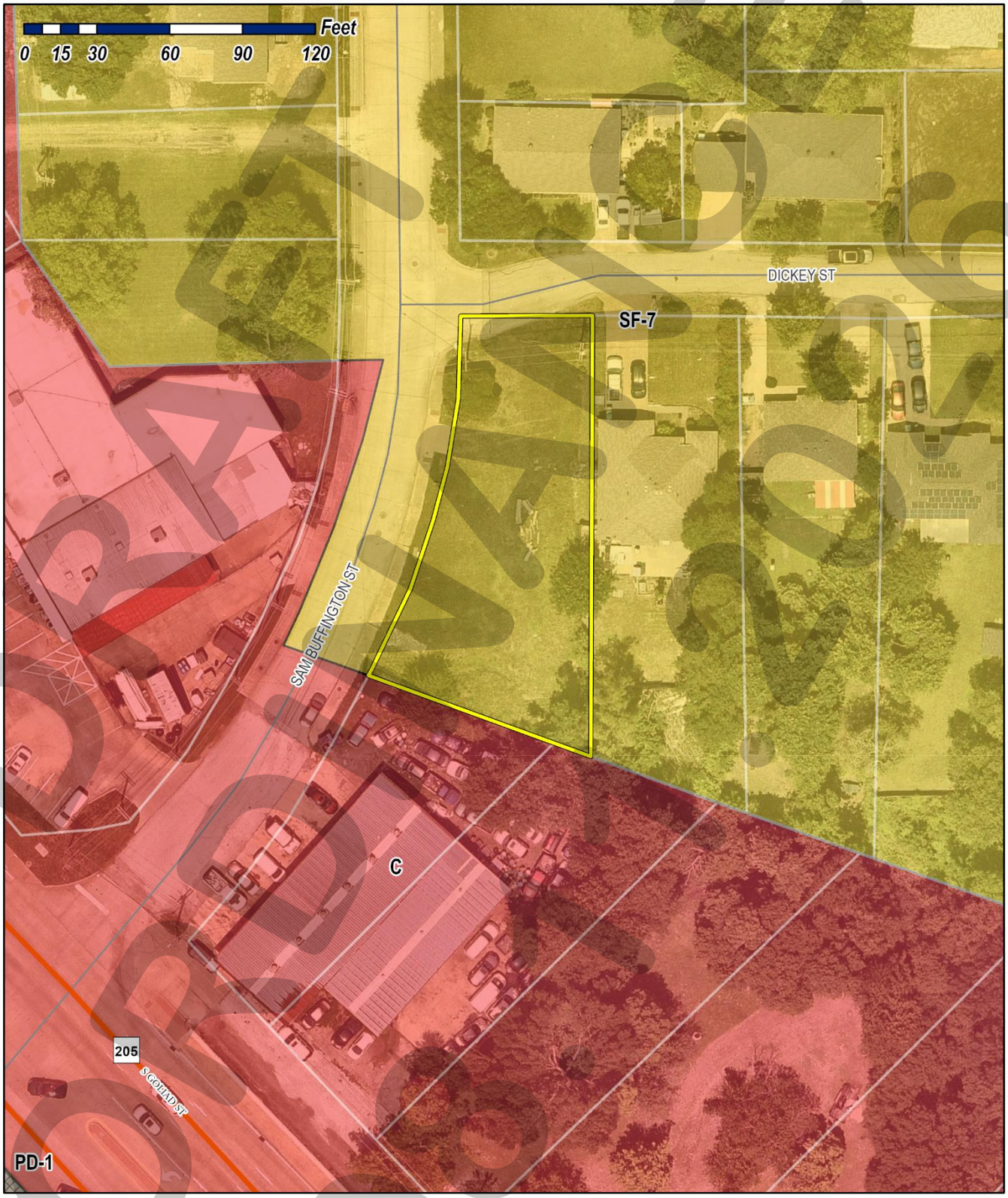
2nd Reading: *September 8, 2026*

DRAFT ORDINANCE 08.11.2026

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

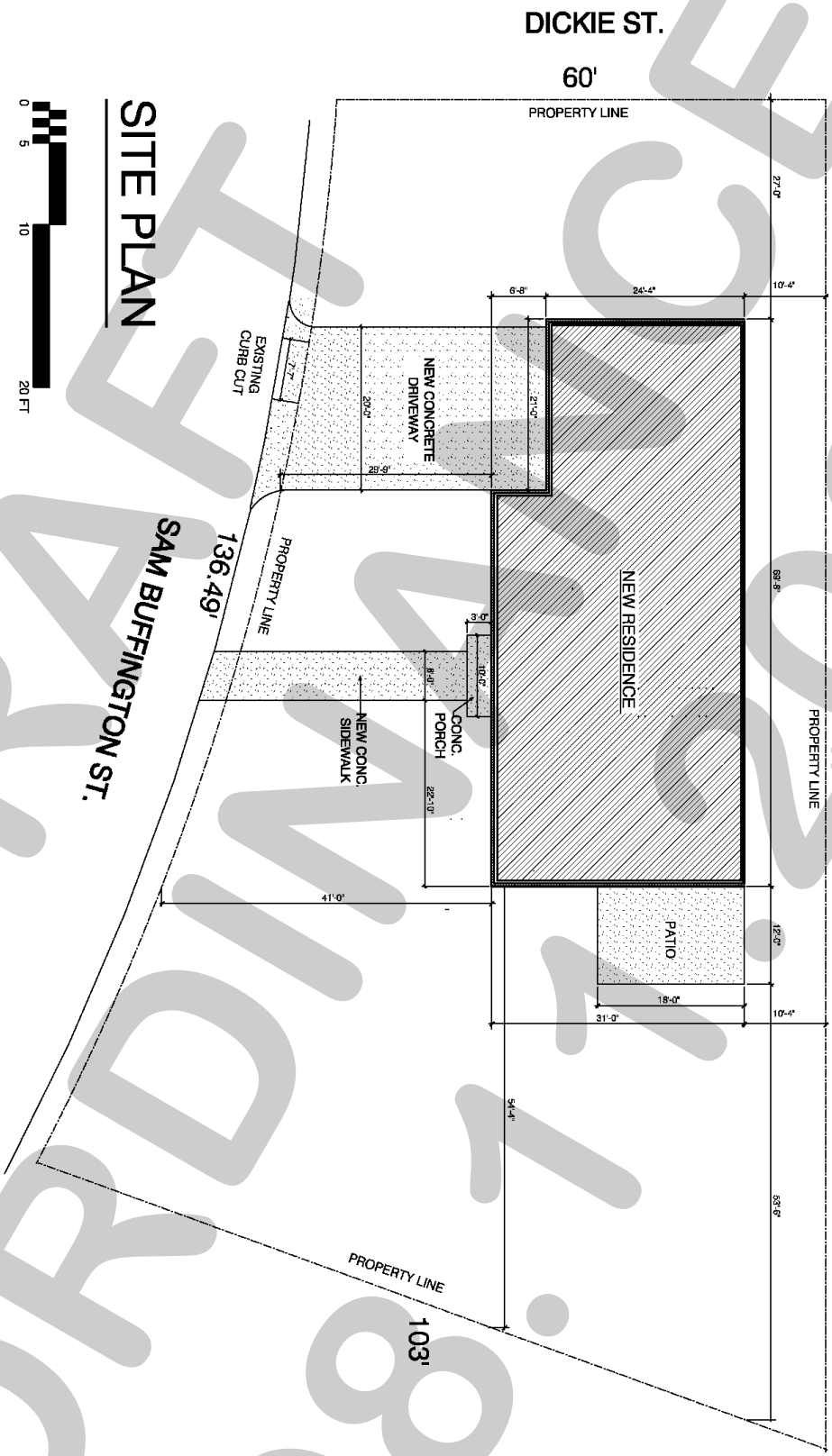
*Address:* *1025 Sam Buffington Street*

*Legal Description:* *Lot 27 of the Canup Addition*



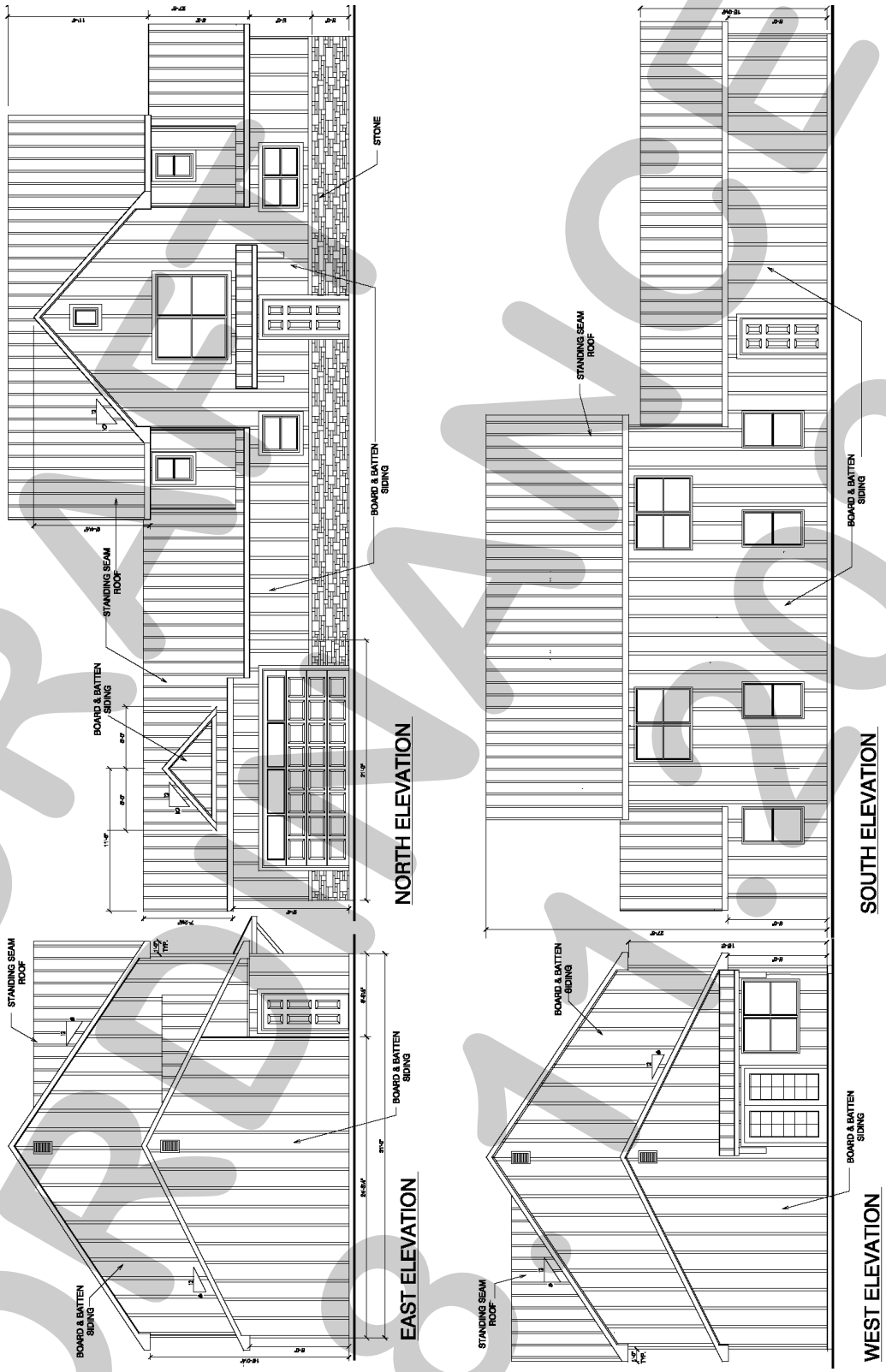

DRAFT
ORDINANCE

**Exhibit 'B':**
*Residential Plot Plan*




DRAFT ORDINANCE 08.11.2026

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




DRAFT
08/14/2026

# CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

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


| | |
|---|---|
| **TO:** | Planning and Zoning Commission |
| **DATE:** | August 11, 2026 |
| **APPLICANT:** | Logan Lindsley, PE; *Kimley-Horn and Associates, Inc.* |
| **CASE NUMBER:** | Z2026-045; *Specific Use Permit (SUP) for a Medical Office Exceeding the Maximum Building Size in a General Retail (GR) District* |

## SUMMARY


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


## BACKGROUND

The subject property was annexed by the City Council on October 29, 1973 by *Ordinance No. 73-45* (*Case No. A1973-007*). On November 12, 1973, Planned Development District 9 (PD-9) was established as part of the 1972 Zoning Ordinance [*Ordinance No. 72-02*]. On June 16, 1986, the City Council approved an amendment to Planned Development District 9 (PD-9) by adopting *Ordinance No. 86-55* (*Case No. PZ1986-003-01*). This ordinance adopted a concept plan and provided area requirements for the following uses: *office/warehouse, single-family units, and general retail*. The subject property has remained vacant since annexation.

## PURPOSE

On July 17, 2026, the applicant -- *Logan Lindsley of Kimley-Horn and Associates, Inc.* -- submitted an application requesting a Specific Use Permit (SUP) for a *Medical Office Exceeding the Maximum Building Size* in a General Retail (GR) District.

## ADJACENT LAND USES AND ACCESS

The subject property is generally located at the southeast corner of the intersection of Medical Drive and Horizon Road [*i.e. FM-3097*]. The land uses adjacent to the subject property are as follows:

*North*: Directly north of the subject property is Horizon Road [*i.e. FM-3097*], which is identified as an A4D (*i.e. major arterial, four [4] lane, divided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is a 14.37-acre vacant tract of land (*i.e. Tract 2-1, of the G. Wells Survey, Abstract No. 219*), which is zoned Planned Development District 75 (PD-75) and reserved for open space and drainage.

*South*: Directly south of the subject property is Medical Drive, which is identified as a *Minor Collector* on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is an 8.1425-acre parcel of land (*i.e. Lot 6, Block C, Horizon Ridge Medical Park*) and developed with a *Convalescent Care Facility/Nursing Home* (*i.e. Broadmore Medical Lodge*) and zoned Planned Development District 9 (PD-9) for General Retail (GR) District land uses.

*East*: Directly east of the subject property is Horizon Road [*i.e. FM-3097*], which is identified as an A4D (*i.e. major arterial, four [4] lane, divided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040

Comprehensive Plan. Beyond this is a 14.37-acre vacant tract of land (*i.e. Tract 2-1, of the G. Wells Survey, Abstract No. 219*), which is zoned Planned Development District 75 (PD-75) and reserved for open space and drainage.

*West*: Directly west of the subject property is Medical Drive which is identified as a *Minor Collector* on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond that is a vacant 6.503-acre tract of land (*i.e. Tract 4-12, of the E. Teal Survey, Abstract No. 207*) zoned Planned Development District 9 (PD-9) for General Retail (GR) District land uses. Beyond this is a 3.533-acre vacant tract of land (*i.e. Tract 6-27, of the E. Teal Survey, Abstract No. 207*) owned by the City of Rockwall and zoned Planned Development District 9 (PD-9) for General Retail (GR) District land uses.

*MAP 1: LOCATION MAP*
*YELLOW: SUBJECT PROPERTY*




## CHARACTERISTICS OF THE REQUEST

The applicant is requesting approval of a Specific Use Permit (SUP) for a *Medical Office Exceeding the Maximum Building Size* in a General Retail (GR) District. The *Concept Plan* depicts a 40,000 SF, single-story ambulatory surgery center and medical office building containing an ambulatory surgery center, wound care clinic, cardiology clinic, and associated medical office space. The building is centrally positioned on approximately 5.1527-acres, with surface parking and internal vehicular circulation provided around the building.

## CONFORMANCE WITH THE CITY'S CODES

The subject property is zoned Planned Development District 9 (PD-9) for General Retail (GR) District land uses. Accordingly, development of the property is subject to the standards established by Planned Development District 9 (PD-9) and the applicable General Retail (GR) District requirements of the Unified Development Code (UDC). The applicant's request does *not* propose to modify the permitted land uses or other development standards applicable to the property; rather, the request is specifically related to the maximum permitted building size.

According to the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the UDC, a *Medical Office* land use is permitted *by-right* within the General Retail (GR) District. For purposes of this request, staff has classified the proposed ambulatory surgery center, wound care clinic, cardiology clinic, and associated medical office space collectively as a *Medical Office* land use. The submitted *Concept Plan* depicts outpatient medical services and does not identify an inpatient hospital use. Although the proposed use is permitted, a *Medical Office* building exceeding 25,000 SF requires approval of a Specific Use Permit (SUP). In this case, the applicant is proposing a 40,000 SF building, which exceeds the maximum building size permitted by-right by 15,000 SF, or 60%. The proposed building would be 160% of the maximum building size permitted without approval of a Specific Use Permit (SUP)

The subject property contains approximately 5.1527-acres and the proposed 40,000 SF building would occupy approximately 18% of the overall site. The remaining developable area would generally accommodate surface parking, internal circulation, patient drop-off areas, pedestrian connections, landscaping, and service functions.

The *Concept Plan* is preliminary and establishes the general location of the building, parking areas, access points, internal circulation, pedestrian connections, and service areas. Detailed compliance with parking, landscaping, screening, building setbacks, lighting, fire access, drainage, utility, and engineering requirements will be evaluated during the subsequent site plan and civil engineering review processes. Any exceptions or variances identified during those reviews would require separate approval by the Planning and Zoning Commission.

## OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN

The Future Land Use Plan adopted with the *OURHometown Vision 2040 Comprehensive Plan* designates the subject property for *Commercial/Retail* land uses, and identifies it as being situated within the *Medical District*. The *Commercial/Retail* designation is generally intended for single- or multi-tenant commercial centers located along major arterial roadways and at key intersections. These areas typically provide convenience shopping and services for nearby residential neighborhoods and should incorporate pedestrian-oriented design and connections to adjacent development. The designation identifies commercial retail buildings, restaurants, multi-tenant commercial centers, neighborhood centers, and convenience centers as primary land uses. Office, financial, institutional, civic, park, and open-space uses are identified as secondary land uses. The Neighborhood Services (NS), General Retail (GR), Commercial (C), and certain mixed-use Planned Development (PD) Districts are identified as zoning districts that may conform to this designation.

The *Medical District* "…is a highly specialized district that is characterized by the medical and professional offices, which line Horizon Road [*FM-3097*], Rockwall Parkway, and Tubbs Road." The Comprehensive Plan further explains that the commercial portions of the district serve as a transition between medical and professional offices and the commercial/retail uses located along Ridge Road. These areas are intended to provide financial and retail services that support the *Medical District* and the surrounding residential subdivisions. The plan also recommends that infill development be compatible with surrounding uses or conform to the applicable Future Land Use Plan designation.

The applicant's request proposes a 40,000 SF ambulatory surgery center and medical office building containing medical office space, a wound care clinic, and a cardiology clinic. The proposed development would also be located near two (2) existing medical and healthcare facilities along Medical Drive (*i.e. Broadmore Medical Lodge and Lakeshore Assisted Living and Memory Care*). These facilities, together with the surrounding medical and professional offices, establish an existing healthcare-oriented development pattern in the immediate area.

Although the proposed development is not a traditional retail center, medical and professional office uses are consistent with the secondary office and institutional uses contemplated by the *Commercial/Retail* designation. The proposed facility would complement the existing healthcare uses along Medical Drive and reinforce the established concentration of medical and professional services within the *Medical District*. Based on these considerations, the applicant's request appears to be consistent with the *Commercial/Retail* designation and the applicable strategies established for the *Medical District*.

## STAFF ANALYSIS

The applicant's request is limited to whether a 40,000 SF *Medical Office* building is appropriate on the subject property, where a maximum building size of 25,000 SF is permitted by-right. The proposed building would exceed this standard by 15,000 SF,

or 60%. Consequently, the principal consideration for the Planning and Zoning Commission and City Council is whether the proposed scale and intensity are compatible with the subject property and the surrounding development.

From a land-use perspective, the proposed facility appears consistent with the established character of the *Medical District*. The immediate area contains medical offices, rehabilitation, nursing, and assisted-living uses, including Broadmore Medical Lodge and Lakeshore Assisted Living and Memory Care along Medical Drive. The proposed ambulatory surgery center, wound care clinic, cardiology clinic, and associated medical offices would complement these existing facilities and reinforce the concentration of healthcare-related services envisioned for the district. In addition, both the Broadmore Medical Lodge (*49,052 SF*) and the Lakeshore Assisted Living and Memory Care (*54,107 SF*) facilities are zoned the same as the subject property and exceed 25,000 SF.

The proposed building would be centrally positioned on the property, with parking and internal vehicular circulation provided around the structure. The *Concept Plan* proposes access from Medical Drive and does not depict direct driveway access to Horizon Road [*FM-3097*]. This configuration may reduce access conflicts along the major arterial and direct traffic to the internal medical development roadway. The single-story design may also lessen the visual prominence of the building despite its larger floor area.

The *Concept Plan* generally accommodates the proposed building, parking, internal circulation, pedestrian connections, and service areas. The final design and adequacy of patient drop-off areas, emergency access, loading activities, trash facilities, the generator, and bulk oxygen storage will be evaluated during the site plan and civil engineering review processes.

The *Concept Plan* does not provide sufficient detail to make final determinations concerning parking, landscaping, screening, traffic circulation, fire access, drainage, utilities, or building design; however, these items are *not* the subject of the current Specific Use Permit (SUP) request, and will be reviewed through the site plan processes. Approval of the Specific Use Permit (SUP) would not waive or modify these requirements.

Approval of a Specific Use Permit (SUP) is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission. In considering the request, the decision-making bodies may evaluate whether the proposed 40,000 SF building is compatible with the scale and character of the surrounding medical developments, whether the proposed site configuration can adequately accommodate the intensity of the use, and whether potential operational and site-design impacts can be addressed through the subsequent site plan review.

## NOTIFICATIONS

On July 21, 2026, staff mailed 50 notices to property owners and occupants within 500-feet of the subject property. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). Staff also notified the Rainbow Lakes Homeowner's Association (HOA), which is the only HOA within 1,500-feet of the subject property participating in the Neighborhood Notification Program. At the time this report was drafted, staff had not received any notifications in regards to the applicant's request.

## CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the applicant's request for a Specific Use Permit (SUP) allowing *a Medical Office Exceeding the Maximum Building Size* in a General Retail (GR) District, then staff would propose the following conditions of approval:

1) The following conditions pertain to the construction of a *Medical Office Building* on the *Subject Property* and conformance to these requirements are necessary for continued operations:

    (a) The development of the *Subject Property* shall generally conform to the *Concept Plan* as depicted in *Exhibit 'B'* of this ordinance; and,
    (b) The proposed *Medical Office Building* shall not exceed 40,000 SF.

2) Any construction resulting from the approval of this *Specific Use Permit (SUP)* shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of

Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

# DEVELOPMENT APPLICATION

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

**STAFF USE ONLY**
**PLANNING & ZONING CASE NO.**

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

**DIRECTOR OF PLANNING:**

**CITY ENGINEER:**

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

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

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

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

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

***NOTES:***
[1]: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.
[2]: A ***$2,500.00*** FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.
[3]: AN ADDITIONAL FEE OF ***$150.00*** WILL BE REQUIRED FOR THE COST OF NOTIFICATIONS.

## PROPERTY INFORMATION [PLEASE PRINT]

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| ADDRESS | | | | | | | |
| SUBDIVISION | E TEAL SURVEY | LOT | | TRACT | 4-26 | BLOCK | ABSTRACT NO. 207 |
| GENERAL LOCATION | UNDEVELOPED LOT BETWEEN MEDICAL DRIVE AND FM 3097 | | | | | | |

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

| | | | | | |
|---|---|---|---|---|---|
| CURRENT ZONING | PD-9 | | CURRENT USE | VACANT LOT | |
| PROPOSED ZONING | PD-9 | | PROPOSED USE | EMERGENCY GROUND AMBULANCE SERVICES | |
| ACREAGE | 5.1527 AC | LOTS [CURRENT] | 1 | LOTS [PROPOSED] | 1 |

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

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

| | | | |
|---|---|---|---|
| ☒ OWNER | JWS Land, Ltd. | ☒ APPLICANT | Kimley-Horn and Associates, Inc. |
| CONTACT PERSON | Kelly Cannell | CONTACT PERSON | Logan Lindsley, PE |
| ADDRESS | [redacted] | ADDRESS | [redacted] |
| CITY, STATE & ZIP | | STATE & ZIP | |
| PHONE | | PHONE | |
| E-MAIL | | E-MAIL | |

## NOTARY VERIFICATION [REQUIRED]

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

*"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF* $ 1,253.05 *TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 17th *DAY OF* July, 2026. *BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."*

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

*OWNER'S SIGNATURE* Kelly Cannell

*NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS* Brittni Griffin

BRITTNI LYNN-GRIFFIN
Notary Public, State of Texas
Comm. Expires 12-10-2027
Notary ID 130465110

*MY COMMISSION EXPIRES* 12-10-2027





# City of Rockwall

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

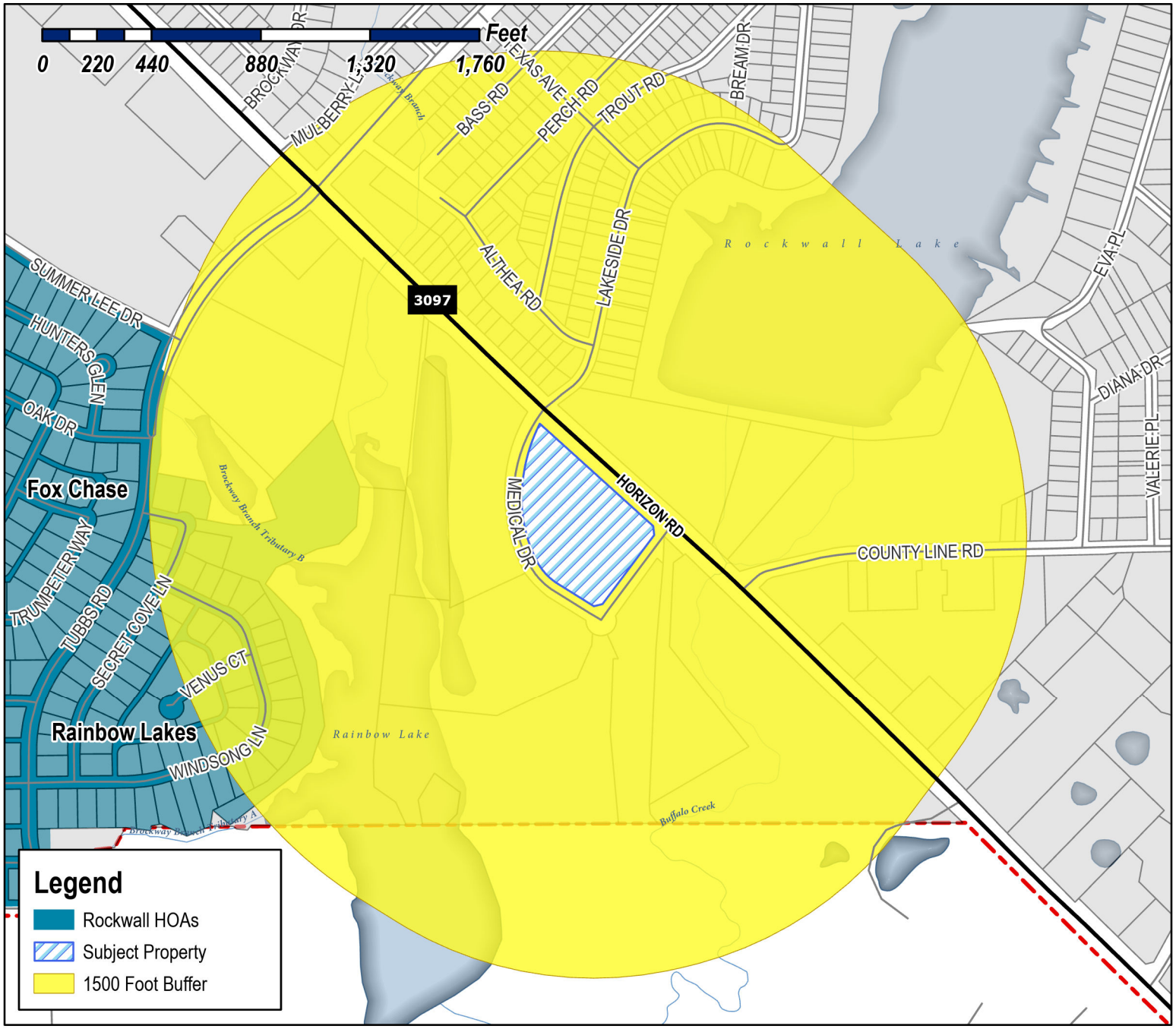


The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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

# City of Rockwall

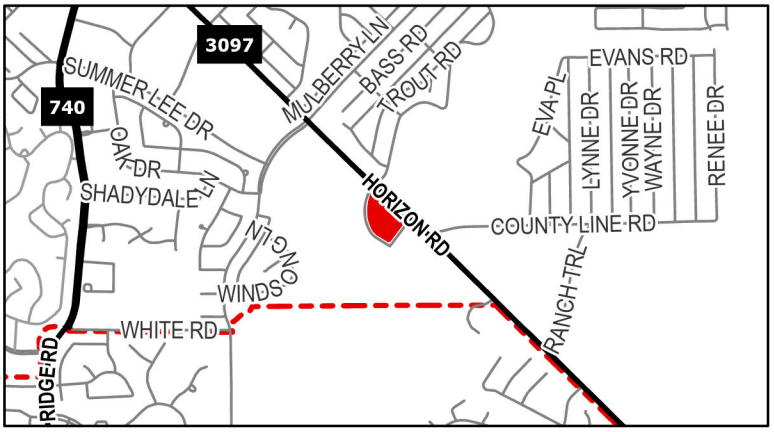
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
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**Case Number:** Z2026-045
**Case Name:** SUP for a Medical Office Exceeding the Maximum Building Size in a General Retail District
**Case Type:** Zoning
**Zoning:** General Retail (GR) District
**Case Address:** Medical Drive

**Date Saved: 7/17/2026**
For Questions on this Case Call (972) 771-7745



| | |
|---|---|
| **From:** | Zavala, Melanie |
| **Cc:** | Miller, Ryan; Lee, Henry; Ross, Bethany; Guevara, Angelica |
| **Subject:** | Neighborhood Notification Program [Z2026-045} |
| **Date:** | Wednesday, July 22, 2026 11:08:01 AM |
| **Attachments:** | Public Notice (07.21.2026).pdf<br>HOA Map (07.22.2026).pdf |

HOA/Neighborhood Association Representative:

Per your participation in the Neighborhood Notification Program, you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning case that will be published in the Rockwall Herald Banner on Friday, July 24, 2026. The Planning and Zoning Commission will hold a public hearing on Tuesday, August 11, 2026 at 6:00 PM, and the City Council will hold a public hearing on Monday, August 17, 2026 at 6:00 PM. Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

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

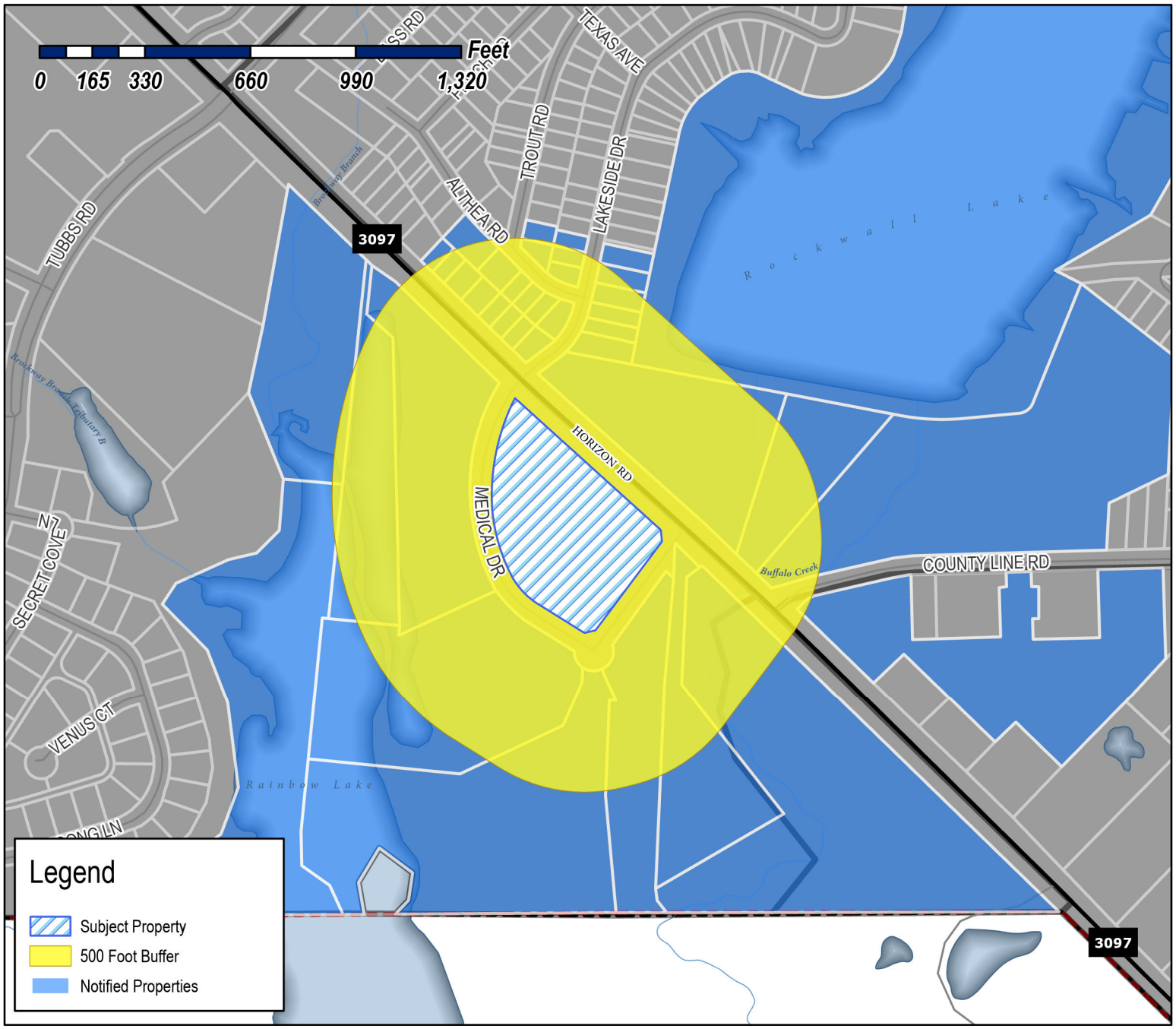
Z2026-045: SUP for a Medical Office Exceeding the 2500 SF in a General Retail District
Hold a public hearing to discuss and consider a request by Logan Lindsley of Kimley-Horn and Associates, Inc. on behalf of Kelly Cannell of JWS Land, LTD for the approval of a Specific Use Permit (SUP) for a Medical Office Building that Exceeds 25,000 SF in a General Retail (GR) District on a 5.1527-acre parcel of land identified as Tract 4-26 of the E. Teal Survey, Abstract No. 207, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 9 (PD-9) for General Retail (GR) District land uses, generally located at the southeast corner of the intersection of Medical Drive and Horizon Road [i.e. FM-3097], and take any action necessary.

*Melanie Zavala*
Planning & Zoning Coordinator | Planning Dept.| City of Rockwall
385 S. Goliad Street | Rockwall, TX 75087
Planning & Zoning Rockwall
972-771-7745 Ext. 6568

# City of Rockwall

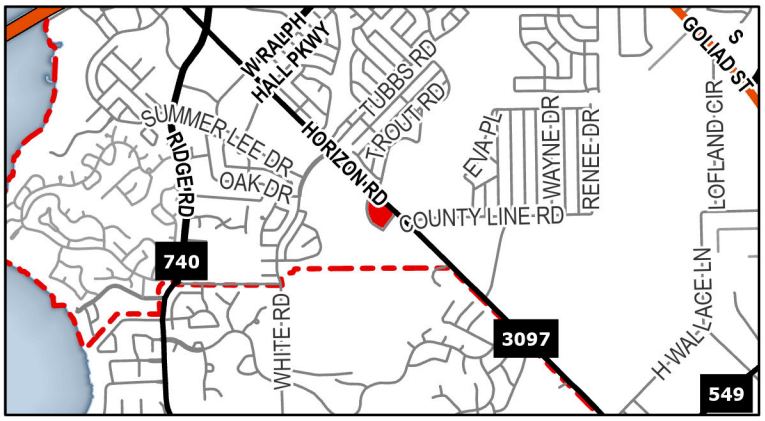
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
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**Case Number:** Z2026-045
**Case Name:** SUP for a Medical Office Exceeding the Maximum Building Size in a General Retail District
**Case Type:** Zoning
**Zoning:** General Retail (GR) District
**Case Address:** Medical Drive

**Date Saved: 7/17/2026**
For Questions on this Case Call: (972) 771-7745



RESIDENT
108 ALTHEA RD
ROCKWALL, TX 75032

SHARING SMILES LLC
108 CRYSTAL CT
RICHARDSON, TX 75081

HUCK AMBER L
111 TROUT ST
ROCKWALL, TX 75032

VU RUBY HONG-NGOC
11402 JOLA AVENUE
GARDEN GROVE, CA 92843

ESCOBAR SERGIO & ANABEL
118 ALTHEA RD
ROCKWALL, TX 75032

OJEDA ELIZABETH RODRIGUEZ
128 Althea Rd
Rockwall, TX 75032

SALAZAR JOSE & MARIA E
132 ALTHEA RD
ROCKWALL, TX 75032

WADE CHELSEA L
133 ALTHEA ROAD
ROCKWALL, TX 75032

RESIDENT
139 LAKESIDE DR
ROCKWALL, TX 75032

GUZMAN LUIS & YOLANDA
142 ALTHEA RD
ROCKWALL, TX 75032

RESIDENT
149 LAKESIDE DR
ROCKWALL, TX 75032

RESIDENT
152 ALTHEA RD
ROCKWALL, TX 75032

MCCORMICK SHAWN & NICOLE PERNA
157 LAKESIDE DR
ROCKWALL, TX 75032

RESIDENT
164 ALTHEA RD
ROCKWALL, TX 75032

RESIDENT
165 LAKESIDE DR
ROCKWALL, TX 75032

ESPINOSA DAVID AND ERIN
174 LAKESIDE DR
ROCKWALL, TX 75032

MAKARA MICHAEL AND LYNN
179 LAKESIDE DR
ROCKWALL, TX 75032

RESIDENT
182 LAKESIDE DR
ROCKWALL, TX 75032

PARIS BRIAN I AND LINDSEY
189 LAKESIDE DR
ROCKWALL, TX 75032

RAMIREZ EDDIE RAFAEL & CASSANDRA GAYLE
194 Lakeside Dr
Rockwall, TX 75032

KELLY EDDY DELMAR AND
REX ALLEN KELLY AND RUSSELL GENE KELLY
2324 E I-30
ROYSE CITY, TX 75189

ARP 2014-1 BORROWER LLC
ATTN: PROPERTY TAX DEPARTMENT
23975 Park Sorrento Ste 300
Calabasas, CA 91302

CTR PARTNERSHIP LP
24901 Dana Point Harbor Dr Ste A200
Dana Point, CA 92629

NGUYEN THI THANH HAI
3418 HIGHGATE CT
SACHSE, TX 75048

CITY OF ROCKWALL
385 S GOLIAD ST
ROCKWALL, TX 75087

CASTILLO SILVIA
4125 Horizon Rd
Rockwall, TX 75032

RESIDENT
4175 FM3097
ROCKWALL, TX 75032

RESIDENT
4215 FM3097
ROCKWALL, TX 75032

RESIDENT
4275 FM3097
ROCKWALL, TX 75032

RESIDENT
4325 FM3097
ROCKWALL, TX 75032

RESIDENT
4375 FM3097
ROCKWALL, TX 75032

RESIDENT
4425 FM3097
ROCKWALL, TX 75032

RESIDENT
4485 HORIZON RD
ROCKWALL, TX 75032

GAGNON STEVEN C ETUX SUZANNE
459 WINDING RIDGE LN
ROCKWALL, TX 75032

RESIDENT
4920 HORIZON RD
ROCKWALL, TX 75032

LOPEZ RICARDO C
519 E Interstate 30 PMB 306
Rockwall, TX 75087

RESIDENT
5242 MEDICAL DR
ROCKWALL, TX 75032

RESIDENT
5250 MEDICAL DR
ROCKWALL, TX 75032

RESIDENT
5335 FM3097
ROCKWALL, TX 75032

RAMOS JAIME & JUDITH
5411 VICTOR ST
DALLAS, TX 75214

2026 D MATTHEWS REVOCABLE TRUST
DONNA MATTHEWS - TRUSTEE
5550 HORIZON RD
ROCKWALL, TX 75032

NGUYEN TAMMY
7910 SARAHVILLE DR
DALLAS, TX 75252

NUNEZ LUZ ISELA
8655 Brookhollow Blvd Apt 8102
Frisco, TX 75034

NORTH TEXAS MUNICIPAL WATER DIST
P O BOX 2408
WYLIE, TX 75098

PAIGE RYAN PROPERTIES LLC
P. O. BOX 853
WYLIE, TX 75098

LEJ PARTNERS LTD
PO BOX 1499
PROSPER, TX 75078

NORTH TEXAS MUNICIPAL WATER DIST
PO BOX 2408
WYLIE, TX 75098

FOX CHASE DEVELOPMENT CORP
PO BOX 369
ROCKWALL, TX 75087

JWS LAND LTD
PO Box 6621
McKinney, TX 75071

GRUBBS DAVID G
PO BOX 852
ROCKWALL, TX 75087

# PUBLIC NOTICE

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

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

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

**Z2026-045: SUP for a Medical Office Building that Exceeds 25,000 SF in a General Retail (GR) District**

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

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on *Tuesday, August 11, 2026 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, August 17, 2026 at 6:00 PM*. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

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

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

Your comments must be received by *Monday, August 17, 2026 at 4:00 PM* to ensure they are included in the information provided to the City Council.

Sincerely,

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

USE THIS QR CODE TO GO DIRECTLY TO THE WEBSITE

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

PLEASE RETURN THE BELOW FORM

**Case No. Z2026-045: SUP for a Medical Office Building that Exceeds 25,000 SF in a General Retail (GR) District**

**Please place a check mark on the appropriate line below:**

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

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

Name:

Address:

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

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

**Baylor Scott and White Health**
301 N Washington Ave
Dallas, TX 75246
angelique.benschneider@bswhealth.org

July 17th, 2026

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

RE: Letter of Explanation for a Specific Use Permit

Dear Members of Planning and Zoning Commission and City Council,

Please accept this letter and the enclosed materials as our formal request for a Specific Use Permit (SUP) for a proposed ambulatory service center located at the undeveloped lot between Medical Drive and FM 3097.

To assist the city in evaluating this request, we provide the following project details and operational standards:

**Property Information & Existing Conditions**

- **Site Area:** 5.1527 acres.
- **Current Zoning:** PD-9.
- **Current Use:** Undeveloped Lot.
- **Surrounding Zoning & Uses:** The surrounding area is zoned PD-9 and PD-75. The properties to the north consist of Rockwall Lake and a single-family development, to the south an existing nursing home facility, to the east a wastewater treatment plant, and to the west an undeveloped lot. The proposed use will be compatible with these adjacent properties.

**Proposed Use & Operations**
We are proposing to operate an ambulatory service center with the following operational parameters:

- **Hours of Operation:** 7:00 AM – 7:00 PM
- **Number of Employees:** 50 employees

Baylor Scott & White | THE HEART HOSPITAL

*Joint ownership with physicians*

- **Building Size & Height:** The proposed operation will be a 42,000 sq. ft. building, with a maximum height of 36 feet.

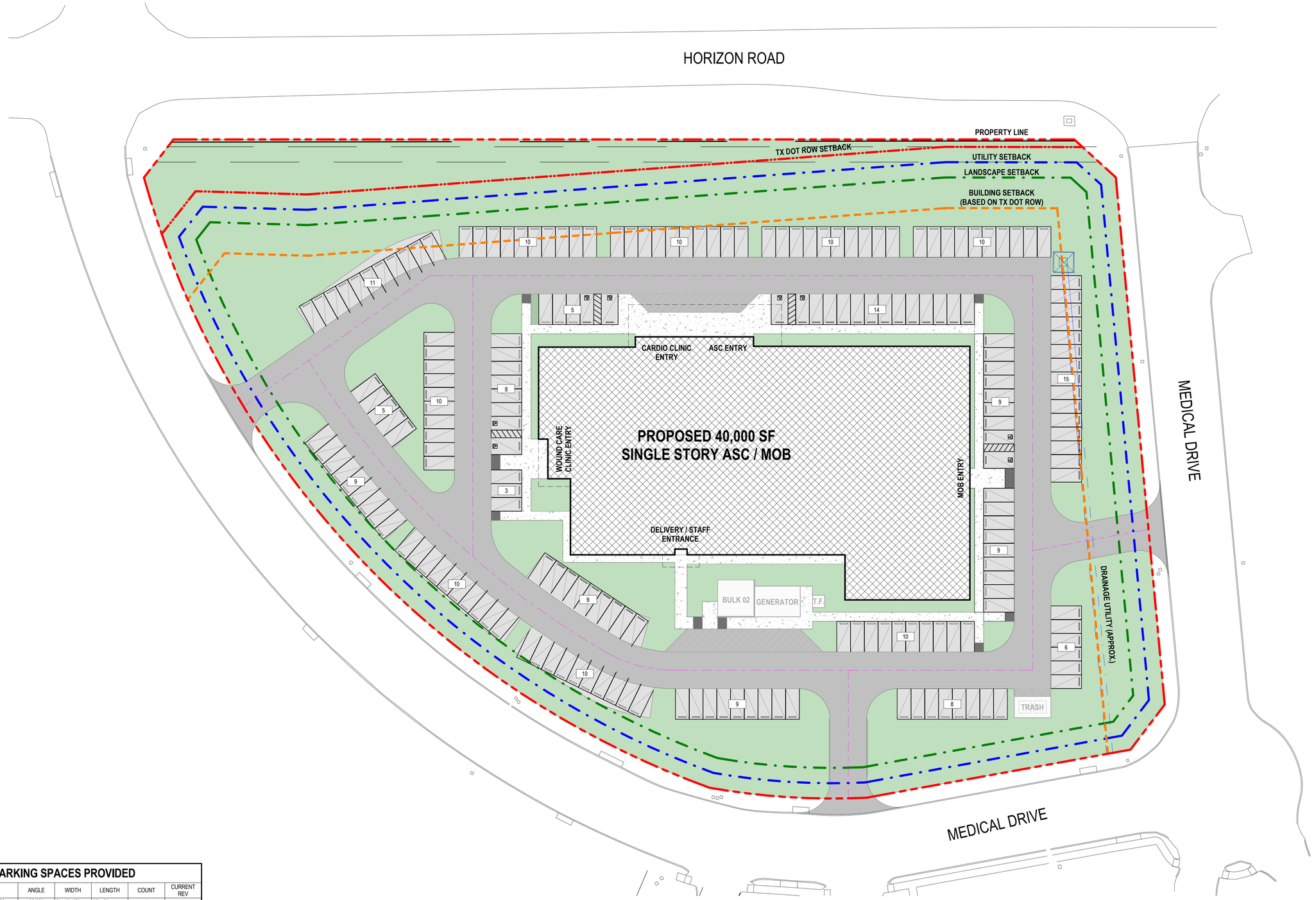
We believe this project is a responsible development that will enhance the area while adhering to the City's codes. Thank you for your time, consideration, and review of this SUP application. Please let us know if you require any additional information.

Sincerely,

Angelique Benschneider

**Angelique Benschneider**
System VP
Baylor Scott and White Health

THE LINE SHOWN ABOVE IS EXACTLY ONE INCH LONG AT THIS SHEETS ORIGINAL ARCHITECTURAL SCALE




| PARKING SPACES PROVIDED | | | | | |
|---|---|---|---|---|---|
| PARKING SPACE TYPE | ANGLE | WIDTH | LENGTH | COUNT | CURRENT REV |
| ACCESSIBLE (60" ACCESS) 8X20 | 90.00° | 8' - 10 1/2" | 20' - 0" | 4 | |
| ACCESSIBLE VAN (60" ACCESS) 11X20 | 90.00° | 11' - 0" | 20' - 0" | 4 | |
| STANDARD 9X20 | 90.00° | 9' - 0" | 20' - 0" | 192 | |
| | | | | 200 | |

**SITE AREA:** 5.15 ACRES
**DEVELOPABLE SITE AREA:** 4.05 ACRES

01 PROPOSED ARCHITECTURAL SITE PLAN
1" = 30'-0"

TRUE NORTH | PROJECT NORTH

CITY OF ROCKWALL APPLICATION # Z2026-045

7/30/2026 2:52:20 PM


e4h ENVIRONMENTS FOR HEALTH ARCHITECTURE
888.781.8441 817.226.1917 801 Cherry St. Ste. 500 Fort Worth, TX 76102 e4harchitecture.com


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**HAMMES PARTNERS HEALTHCARE**
**BAYLOR SCOTT & WHITE - THE HEART HOSPITAL**
**ROCKWALL ASC & CLINIC**
HORIZON RD. & MEDICAL DR.
ROCKWALL, TX 75032

SEAL:

| | |
|---|---|
| PROJECT NUMBER: | 3125074 |
| DATE: | 07/17/2026 |

SHEET TITLE AND NUMBER:

# AS1.01

**FUTURE EXPANSION ARCHITECTURAL SITE PLAN**

**LEGAL DESCRIPTION**

**BEING** a tract of land situated in the E. Teal Survey, Abstract No. 207, City of Rockwall, Rockwall County, Texas and being a part of the remainder of a called 34.212 acre tract of land described in Special Warranty Deed to JWS LAND LTD., recorded in Volume 4476, Page 271, Official Public Records, Rockwall County, Texas, and being all of Lot 1, Block D, Horizon Ridge Medical Park Edward, shown on Exhibit Map by ASA Engineering, dated March 18, 2022,and being more particularly described as follows:

**BEGINNING** at a 5/8" iron rod with a red plastic cap stamped "KHA" set at the northwest corner of a corner clip at the intersection of the northeast right-of-way line of Medical Drive (65' wide, shown on exhibit map by ASA Engineering, dated March 18, 2022), and the southeast right-of-way line of Horizon Road (also known as F.M. 3097, a called variable width right-of-way);

**THENCE** South 05°27'13" East, with said corner clip, passing at a distance of 1.70 feet, a 5/8" iron rod found for a TXDOT Survey Marker right-of-way monument, continuing a total distance of 37.12 feet to a 5/8" iron rod with a red plastic cap stamped "KHA" set for corner, and being the southeast corner of said corner clip;

**THENCE** with said northwest right-of-way line of Medical Drive and with the east right-of-way line of Medical Drive, the following courses and distances:

South 36°54'18" West, a distance of 346.06 feet to a 5/8" iron rod with a red plastic cap stamped "KHA" set for corner;
South 79°23'56" West, a distance of 37.01 feet to a 5/8" iron rod with a red plastic cap stamped "KHA" set for corner;
North 58°06'25" West, a distance of 175.34 feet to a 5/8" iron rod with a red plastic cap stamped "KHA" set for corner, said point being the beginning of a non-tangent curve to the right with a radius of 458.82 feet, a central angle of 12°53'07", and a chord bearing and distance of North 44°10'17" West, 102.97 feet;
In the said northwesterly direction, with said non-tangent curve to the right, an arc distance of 103.18 feet to a 5/8" iron rod with a red plastic cap stamped "KHA" set for corner, said point being the beginning of a non-tangent curve to the right with a radius of 595.00 feet, a central angle of 54°23'24", and a chord bearing and distance of North 00°37'51" West, 543.85 feet;
In the said northwesterly direction, with said non-tangent curve to the right, an arc distance of 564.82 feet to a capped iron rod set for the west end of a corner clip at the intersection of the said east right-of-way line of Medical Drive and said southeast right-of-way line of Horizon Road;

**THENCE** North 79°55'15" East with said corner clip, passing at a distance of 29.06 feet, a 5/8" iron rod found for a TXDOT Survey Marker right-of-way monument, continuing in said northeasterly direction for a total distance of 31.56 feet to a 5/8" iron rod with a red plastic cap stamped "KHA" set for corner, in said southwest right-of-way line of Horizon Road, said point

being the beginning of a non-tangent curve to the right with a radius of 5,779.58 feet, a central angle of 00°03'27", and a chord bearing and distance of South 47°47'00" East, a distance of 5.80 feet;

**THENCE** with said southwest right-of-way line of Horizon Road, the following courses and distances:

In the said southeasterly direction, with said non-tangent curve to the right, an arc distance of 5.80 feet to a 1/2 iron rod set for corner;
South 47°48'43" East, a distance of 582.91 feet to the **POINT OF BEGINNING** and containing 224,453 square feet or 5.1527 acres of land.

Bearing system based on the State Plane Coordinate System of 1983, Texas North Central Zone (4202), North American Datum of 1983 (2011).

**CITY OF ROCKWALL**

**ORDINANCE NO. 26-XX**

**SPECIFIC USE PERMIT NO. S-4XX**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 9 (PD-9) [*ORDINANCE NO. 25-02*] AND THE UNIFIED DEVELOPMENT CODE (UDC) [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR A *MEDICAL OFFICE BUILDING THAT EXCEEDS 25,000 SF IN A GENERAL RETAIL (GR) DISTRICT* ON A 5.1527-ACRE PARCEL OF LAND IDENTIFIED AS TRACT 4-26 OF THE E. TEAL SURVEY, ABSTRACT NO. 207, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the City has received a request by Logan Lindsley of Kimley-Horn and Associates, Inc. on behalf of Kelly Cannell of JWS Land, LTD for the approval of a *Specific Use Permit (SUP)* for a *Medical Office Building that Exceeds 25,000 SF in a General Retail (GR) District* on a 5.1527-acre parcel of land identified as Tract 4-26 of the E. Teal Survey, Abstract No. 207, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 9 (PD-9) for General Retail (GR) District land uses, generally located at the southeast corner of the intersection of Medical Drive and Horizon Road [*i.e. FM-3097*], and being more specifically described in *Exhibit 'A'* and depicted in *Exhibit 'B'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

**WHEREAS**, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that Planned Development District 9 (PD-9) [*Ordinance No. 25-02*] and the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall should be amended as follows:

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

**SECTION 1.** That Planned Development District 9 (PD-9) [*Ordinance No. 25-02*] and the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) allowing for the construction of a *Medical Office Building that Exceeds 25,000 SF in a General Retail (GR) District* in accordance with Article 04, *Permissible Uses*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] on the *Subject Property*; and,



PRELIMINARY 03.11.2026

**SECTION 2.** That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Planned Development District 9 (PD-9) [*Ordinance No. 25-02*] and Subsection 04.01, *General Commercial District Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] -- *as heretofore amended and may be amended in the future* -- and with the following conditions:

**2.1 OPERATIONAL CONDITIONS**

The following conditions pertain to the construction of a *Medical Office Building* on the *Subject Property* and conformance to these requirements are necessary for continued operations:

1) The development of the *Subject Property* shall generally conform to the *Concept Plan* as depicted in *Exhibit 'B'* of this ordinance; and,

2) The proposed *Medical Office Building* shall not exceed 40,000 SF.

**2.2 COMPLIANCE**

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

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

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

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

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

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

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

DRAFT ORDINANCE 08.21.2026

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 8TH DAY OF SEPTEMBER, 2026.**

_____
Tim McCallum, *Mayor*

**ATTEST:**

_____
Kristy Teague, *City Secretary*

**APPROVED AS TO FORM:**

_____
Frank J. Garza, *City Attorney*

1st Reading: *August 17, 2026*

2nd Reading: *September 8, 2026*

DRAFT ORDINANCE 08.11.2026

## Exhibit 'A':

*Legal Description*

**BEING** a tract of land situated in the E. Teal Survey, Abstract No. 207, City of Rockwall, Rockwall County, Texas and being a part of the remainder of a called 34.212-acre tract of land described in Special Warranty Deed to JWS LAND LT D., recorded in Volume 4476, Page 271, Official Public Records, Rockwall County, Texas, and being all of Lot 1, Block D, Horizon Ridge Medical Park Edward, shown on Exhibit Map by ASA Engineering, dated March 18, 2022, and being more particularly described as follows:

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North 58°06'25" West, a distance of 175.34 feet to a 5/8" iron rod with a red plastic cap stamped "KHA" set for corner, said point being the beginning of a non-tangent curve to the right with a radius of 458.82 feet, a central angle of 12°53'07", and a chord bearing and distance of North 44°10'17" West, 102.97 feet;

In the said northwesterly direction, with said non-tangent curve to the right, an arc distance of 103.18 feet to a 5/8" iron rod with a red plastic cap stamped "KHA" set for corner, said point being the beginning of a non-tangent curve to the right with a radius of 595.00 feet, a central angle of 54°23'24", and a chord bearing and distance of North 00°37'51" West, 543.85 feet;

In the said northwesterly direction, with said non-tangent curve to the right, an arc distance of 564.82 feet to a capped iron rod set for the west end of a corner clip at the intersection of the said east right-of-way line of Medical Drive and said southeast right-of-way line of Horizon Road;

**THENCE** North 79°55'15" East with said corner clip, passing at a distance of 29.06 feet, a 5/8" iron rod found for a TXDOT Survey Marker right-of-way monument, continuing in said northeasterly direction for a total distance of 31.56 feet to a 5/8" iron rod with a red plastic cap stamped "KHA" set for corner, in said southwest right-of-way line of Horizon Road, said point being the beginning of a non-tangent curve to the right with a radius of 5,779.58 feet, a central angle of 00°03'27", and a chord bearing and distance of South 47°47'00" East, a distance of 5.80 feet;

**THENCE** with said southwest right-of-way line of Horizon Road, the following courses and distances:

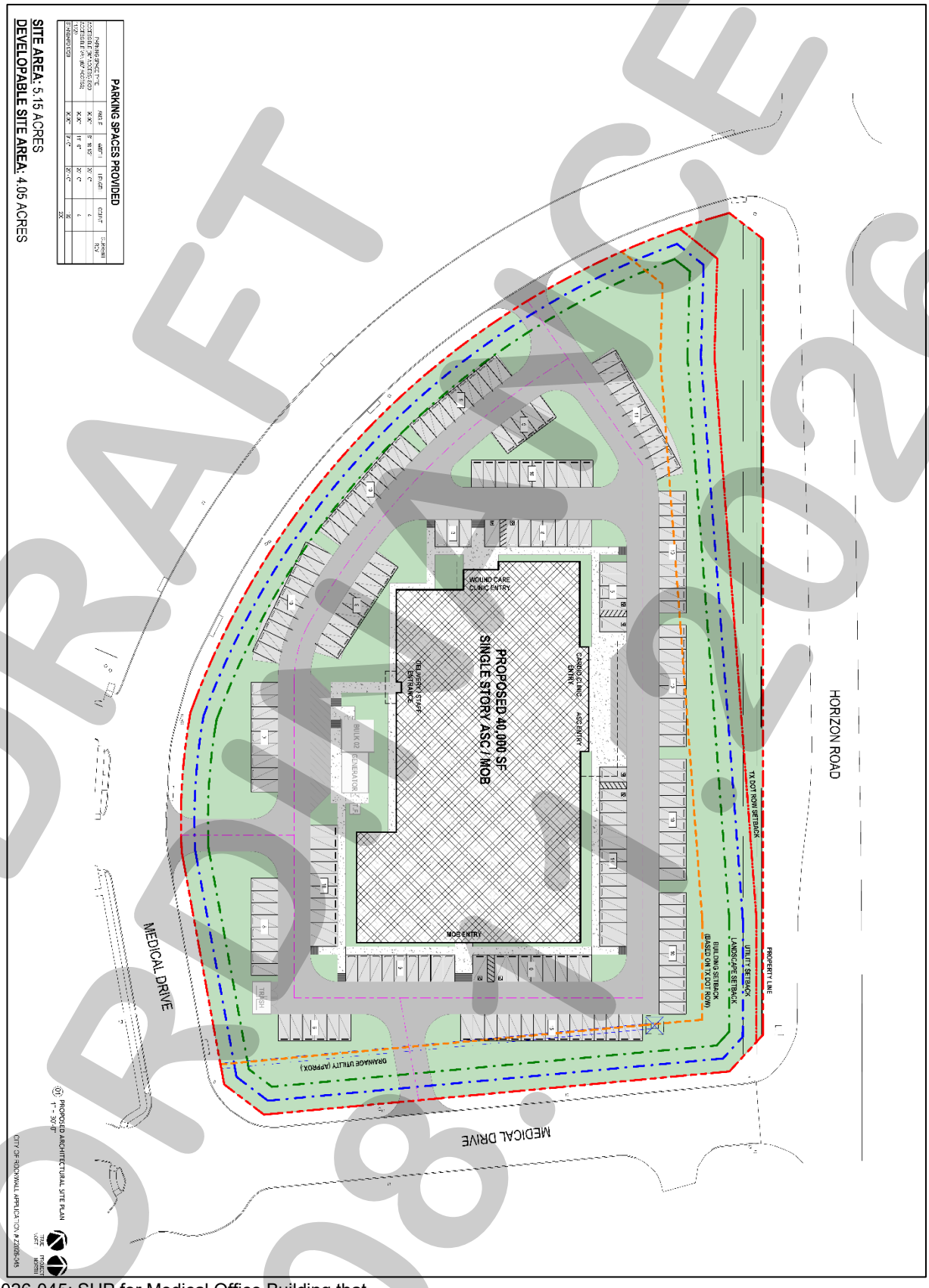
In the said southeasterly direction, with said non-tangent curve to the right, an arc distance of 5.80 feet to a 1/2 iron rod set for corner;

South 47°48'43" East, a distance of 582.91 feet to the POINT OF BEGINNING and containing 224,453 square feet or 5.1527 acres of land.

Bearing system based on the State Plane Coordinate System of 1983, Texas North Central Zone (4202), North American Datum of 1983 (2011 ).

DRAFT ORDINANCE 08.XX.2026

**Exhibit 'B':**
*Concept Plan*




DRAFT
08.11.2026

# CITY OF ROCKWALL

PLANNING AND ZONING MEMORANDUM

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

| | |
|---|---|
| **TO:** | Planning and Zoning Commission |
| **DATE:** | August 11, 2026 |
| **APPLICANT:** | Pascual Mojica |
| **CASE NUMBER:** | Z2026-046; *Specific Use Permit (SUP) for Residential Infill in an Established Subdivision at 176 Diana Drive* |

The applicant, Pascual Mojica, failed to submit revised building elevations by the established deadline for *Case No. Z2026-046*. As a result, staff has tabled the case for two (2) weeks to provide the applicant with additional time to make the necessary revisions. According to Subsection 02.03, *Procedures for Zoning Applications*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), "(a) public hearing that was noticed in the manner prescribed by Subsection 02.03(A) [*Article 11; UDC*] may be postponed by announcing the postponement at the time and place of the noticed public hearing. The postponement of a public hearing shall be to a specific time and date no later than 30-days from the first or most recent public hearing. A postponed public hearing shall be presumed to be held in the same location as the initial public hearing, unless a different location is announced. The announcement of a postponement at a public hearing shall be sufficient notice and no additional notice is required." This means that if the Planning and Zoning Commission chooses to grant staff's request, the new public hearing date for the Planning and Zoning Commission would be on *August 25, 2026* and the new City Council Public Hearing date for this case would be *September 8, 2026*. Should the Planning and Zoning Commission have any questions, staff will be available at the *August 11, 2026* Planning and Zoning Public Hearing Meeting.

# CITY OF ROCKWALL

PLANNING AND ZONING MEMORANDUM

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

| | |
|---|---|
| **TO:** | Planning and Zoning Commission |
| **DATE:** | August 11, 2026 |
| **APPLICANT:** | Pascual Mojica |
| **CASE NUMBER:** | Z2026-047; *Specific Use Permit (SUP) for Residential Infill in an Established Subdivision at 184 Diana Drive* |

The applicant, Pascual Mojica, failed to submit revised building elevations by the established deadline for *Case No. Z2026-047*. As a result, staff has tabled the case for two (2) weeks to provide the applicant with additional time to make the necessary revisions. According to Subsection 02.03, *Procedures for Zoning Applications*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), "(a) public hearing that was noticed in the manner prescribed by Subsection 02.03(A) [*Article 11; UDC*] may be postponed by announcing the postponement at the time and place of the noticed public hearing. The postponement of a public hearing shall be to a specific time and date no later than 30-days from the first or most recent public hearing. A postponed public hearing shall be presumed to be held in the same location as the initial public hearing, unless a different location is announced. The announcement of a postponement at a public hearing shall be sufficient notice and no additional notice is required." This means that if the Planning and Zoning Commission chooses to grant staff's request, the new public hearing date for the Planning and Zoning Commission would be on *August 25, 2026* and the new City Council Public Hearing date for this case would be *September 8, 2026*. Should the Planning and Zoning Commission have any questions, staff will be available at the *August 11, 2026* Planning and Zoning Public Hearing Meeting.

# CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

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

| | |
|---|---|
| **TO:** | Planning and Zoning Commission |
| **DATE:** | August 11, 2025 |
| **APPLICANT:** | Mike Peoples |
| **CASE NUMBER:** | P2026-026; *Replat for Lots 9-11, Block A, J. D. Crocker Addition* |

## SUMMARY

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

## PLAT INFORMATION

☑ *Purpose*. The applicant is requesting the approval of a *Replat* for a 3.721-acre tract of land (*i.e. Lot 1, Block A, J. D. Crocker Addition*) for the purpose of creating three (3) lots (*i.e. Lots 9-11, Block A, J. D. Crocker Addition*). In accordance with the *Interim Interlocal Agreement By and Between the City of Rockwall and Rockwall County*, staff provided the applicant's plat to Rockwall County for review. Rockwall County determined that the submitted plat meets the requirements of the *Interim Interlocal Agreement By and Between the City of Rockwall and Rockwall County*.

☑ *Conformance to the Interlocal Agreement*. In accordance with Article 6, *City Authority and Responsibilities*, of the *Interim Interlocal Agreement by and Between the City of Rockwall and Rockwall County*, the applicant is requesting approval of an *Exception* to the minimum lot frontage requirements. The *Interim Interlocal Agreement by and Between the City of Rockwall and Rockwall County* states that all lots between 1.00 and 3.00-acres is required to have 150-feet of frontage onto a public roadway. In this case, the applicant is requesting a lot frontage of 20-feet on Lots 10 & 11. Staff should note that subject property is currently being used in this manner, and the applicant is looking to remedy these conditions. With this being said, the City Council -- *pending a recommendation from the Planning and Zoning Commission* -- is tasked with taking action on the requested *Exception* request. Outside of the requested *Exception*, 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 Interim Interlocal Agreement by and Between the City of Rockwall and Rockwall County* -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.

☑ *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.

☑ *Conformance of the Subdivision Plat*. With the exception of the items listed in the *Exemptions, Exceptions, or Variances to the Subdivision Regulations* and the *Conditions of Approval* sections of this case memo, this plat is in substantial compliance with the requirements of the *Subdivision Regulation for Review of Plats* in the Extraterritorial Jurisdiction (ETJ) of the City.

**CONDITIONS OF APPROVAL**

If the Planning and Zoning Commission chooses to recommend approval of the ***Replat*** for *Lots 9-11, Block A, J. D. Crocker 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.

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

# DEVELOPMENT APPLICATION

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

**STAFF USE ONLY**
PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

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

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

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

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

**NOTES:**
[1]: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.
[2]: A **$2,500.00** FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.
[3]: AN ADDITIONAL FEE OF **$150.00** WILL BE REQUIRED FOR THE COST OF NOTIFICATIONS.

## PROPERTY INFORMATION [PLEASE PRINT]

| | | | | | |
|---|---|---|---|---|---|
| ADDRESS | 207 Peoples Ln | | | | |
| SUBDIVISION | Woodridge Estates | LOT | 1 | BLOCK | JD Crockett Ed. |
| GENERAL LOCATION | OFF OF FM 3549 | | | | |

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

| | | | | | |
|---|---|---|---|---|---|
| CURRENT ZONING | Residential 3.721Ac | CURRENT USE | Home. | | |
| PROPOSED ZONING | 3 lots. | PROPOSED USE | Home. | | |
| ACREAGE | 3.721 | LOTS [CURRENT] | 1 | LOTS [PROPOSED] | 3 |

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

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

| | | | |
|---|---|---|---|
| ☐ OWNER | Donnie Peoples | ☑ APPLICANT | Mike Peoples |
| CONTACT PERSON | Mike Peoples | CONTACT PERSON | |
| ADDRESS | [redacted] | ADDRESS | [redacted] |
| CITY, STATE & ZIP | | TATE & ZIP | |
| PHONE | | PHONE | |
| E-MAIL | | E-MAIL | |

## NOTARY VERIFICATION [REQUIRED]

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

*"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF $_____, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE July 16 2026 DAY OF _____, 20___. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."*

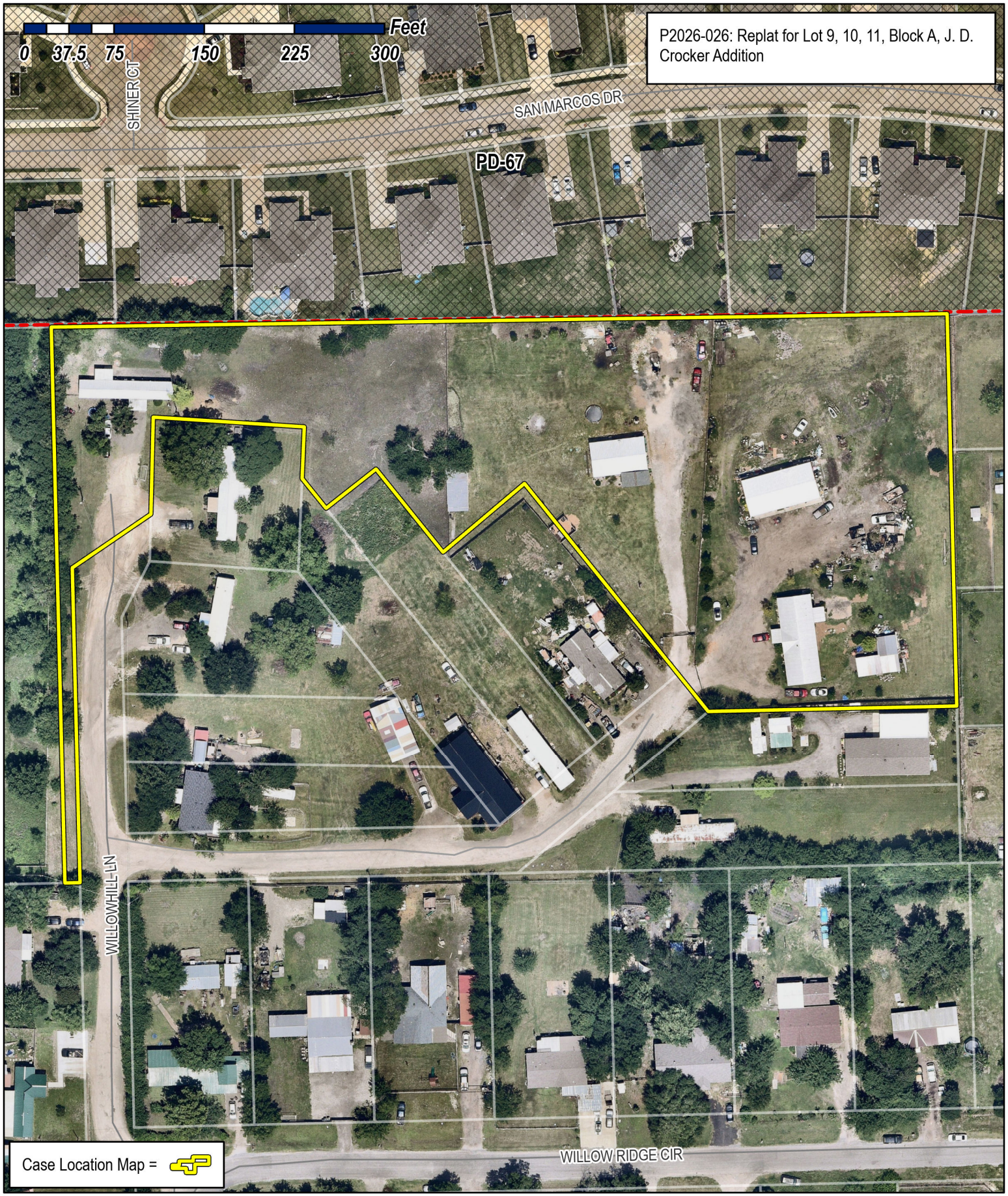
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 16 DAY OF July 2026

OWNER'S SIGNATURE Donnie Peoples

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

NOTARY PUBLIC, STATE OF TEXAS
ROBERT LEE BASS
ID# 12344882
COMM. EXP. 05-26-2028

MY COMMISSION EXPIRES 6-26-2028



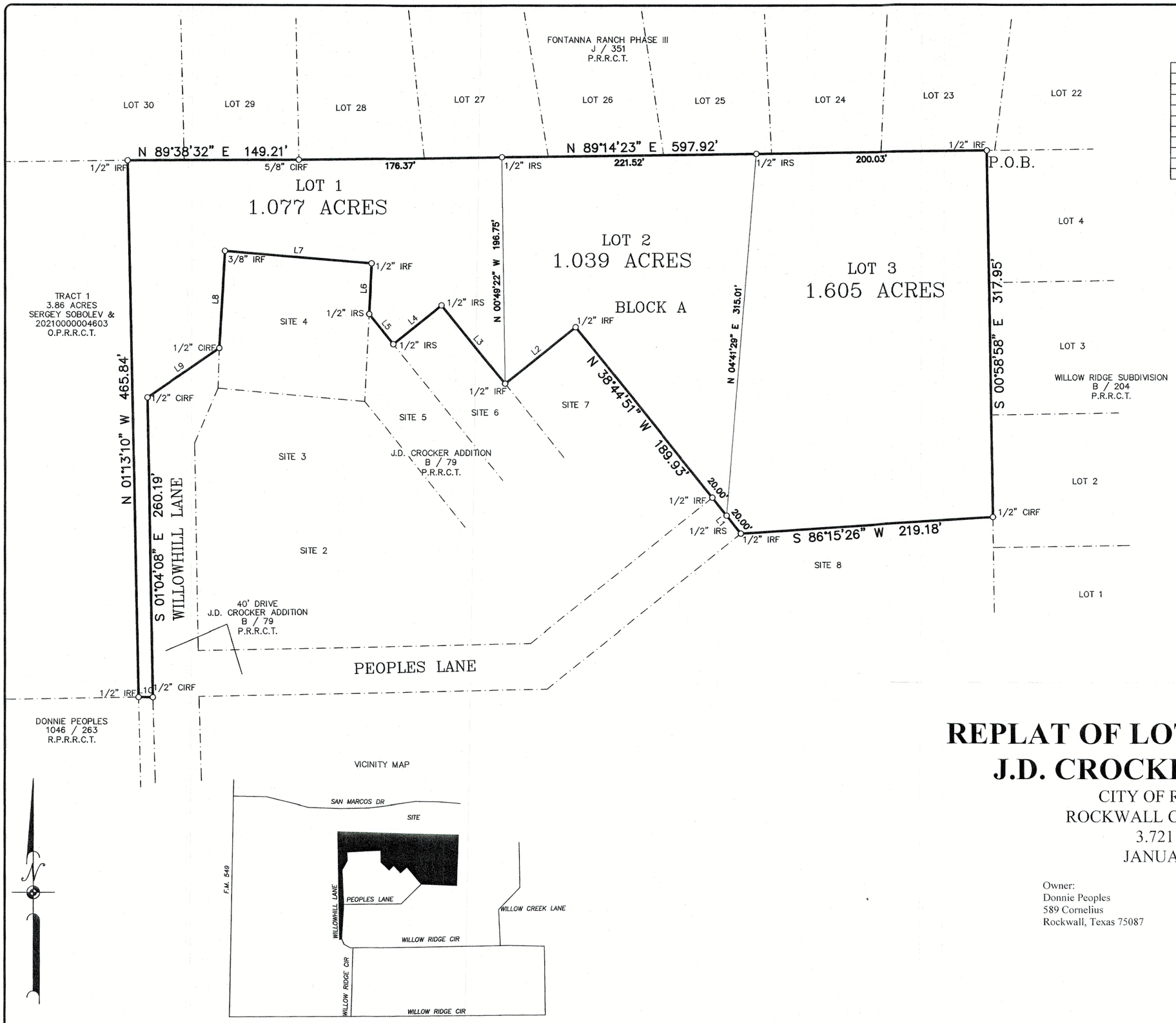


# City of Rockwall

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



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




| LINE | BEARING | DISTANCE |
|---|---|---|
| L1 | N 38°44'19" W | 40.00' |
| L2 | S 51°12'43" W | 78.92' |
| L3 | N 38°44'16" W | 87.87' |
| L4 | S 51°15'41" W | 54.01' |
| L5 | N 38°44'19" W | 33.29' |
| L6 | N 02°38'39" E | 44.03' |
| L7 | N 85°17'10" W | 128.15' |
| L8 | S 03°16'19" W | 84.59' |
| L9 | S 55°29'19" W | 75.82' |
| L10 | N 89°46'35" W | 12.40' |

VICINITY MAP




# REPLAT OF LOT 1, BLOCK A OF J.D. CROCKER ADDITION

CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS
3.721 ACRES
JANUARY, 2024

Owner:
Donnie Peoples
589 Cornelius
Rockwall, Texas 75087

Surveyor:
Eyncon Eng. & Surveying
2616 Stonewall St., P.O. Box 1025
Greenville, Texas 75401
(903) 450-9837

3.721 TOTAL ACRES

LEGEND

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| PROPERY CORNER | WATER VALVE | TELE. PEDESTAL | MAILBOX | WIRE FENCE | GAS |
| POWER POLE | FIRE HYDRANT | FIBER OPTIC MARKER | HVAC | CHAINLINK FENCE | WATER |
| GUY WIRE | GAS METER | CABLE TV PEDESTAL | TRAFFIC SIGN | WOOD FENCE | FIBER OPTIC |
| ELEC. TRANS. | GAS LINE MARKER | CLEANOUT | SAN. SEWER MANHOLE | IRON FENCE | SANITARY SEWER |
| ELECTRIC METER | GAS VALVE | SEPTIC | STORM SEWER MANHOLE | ELECTRIC | STORM SEWER |
| WATER METER | PIPELINE MARKER | AEROBIC | LIGHT POLE | UNDERGROUND ELEC. | |

..\Eyncon.png

P.O. BOX 1025•GREENVILLE, TX 75403
www.eyncon.com • (903) 450-9837

| | |
|---|---|
| DATE: DEC. 21, 2023 | JOB NO.: 20923099 |
| DRAWN BY: S. HOLDER | DWG: PLAT |
| SCALE: 1" = 100' | FIRM REG. CERT. #10022400 |

## OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS **DONNIE PEOPLES,** are the sole owner of a tract of land within the County of Rockwall, State of Texas, said tract being described as follows:

## LEGAL DESCRIPTION

BEING a tract or parcel of land situated in Rockwall County, Texas, being all of Lot 1, Block A of J.D. CROCKER ADDITION, an addition to Rockwall County, Texas as recorded in Cabinet B on Slide 79 of the Plat Records of Rockwall County, Texas and being further described as follows:

BEGINNING at a 1/2 inch iron rod found for a corner at the northeast corner of Lot 1;
THENCE S 00°58'58" E along the east line of Lot 1, a distance of 317.95 feet to a capped 1/2 inch iron rod found for a corner at the southeast corner of Lot 1;
THENCE S 86°15'26" W along the south line of Lot 1, a distance of 219.18 feet to a 1/2 inch iron rod set for a corner on the south line of Peoples Lane;
THENCE N 38°44'19" W a distance of 40.00 feet to a 1/2 inch iron rod found for a corner on the north line of Peoples Lane;
THENCE N 38°44'51" W a distance of 189.93 feet to a 1/2 inch iron rod found for a corner;
THENCE S 51°12'43" W a distance of 78.92 feet to a 1/2 inch iron rod found for a corner;
THENCE N 38°44'16" W a distance of 87.87 feet to a 1/2 inch iron rod set for a corner;
THENCE S 51°15'41" W a distance of 54.01 feet to a 1/2 inch iron rod set for a corner;
THENCE N 38°44'19" W a distance of 33.29 feet to a 1/2 inch iron rod set for a corner;
THENCE N 02°38'39" E a distance of 44.03 feet to a 1/2 inch iron rod found for a corner;
THENCE N 85°17'10" W a distance of 128.15 feet to a 3/8 inch iron rod found for a corner;
THENCE S 03°16'19" W a distance of 84.59 feet to a capped 1/2 inch iron rod found for a corner;
THENCE S 55°29'19" W a distance of 75.82 feet to a capped 1/2 inch iron rod found for a corner on the west line of Willowhill Lane;
THENCE S 01°04'08" E along the west line of Willowhill Lane, a distance of 260.19 feet to a capped 1/2 inch iron rod found for a corner;
THENCE N 89°46'35" W a distance of 12.40 feet to a 1/2 inch iron rod found for a corner at the southwest corner of Lot 1;
THENCE N 01°13'10" W along the west line of Lot 1, a distance of 465.84 feet to a 1/2 inch iron rod found for a corner at the northwest corner of Lot 1;
THENCE N
THENCE N 00°15'00" W along the west line of said 3.500 acre tract and the center of Smith Road, a distance of 337.59 feet returning to the Point of Beginning and containing 3.486 acres of land.

***NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:***
***STATE OF TEXAS***
***COUNTY OF ROCKWALL***
I the undersigned owner of the land shown on this plat, and designated herein as the REPLAT OF LOT 1, BLOCK A OF J.D. CROCKER ADDITION, subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I (we) further certify that all other parties who have a mortgage or lien interest in the REPLAT OF LOT 1, BLOCK A OF J.D. CROCKER ADDITION, subdivision have been notified and signed this plat.

I understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I (we) also understand the following;

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
4. The developer/property owner and subdivision engineer shall bear total responsibility for storm drain improvements.
5. The developer/property owner shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

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

_____
**Donnie Peoples**

STATE OF TEXAS
COUNTY OF _____

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

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

_____
Notary Public in and for the State of Texas

## SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

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

STATE OF TEXAS REGISTERED DONALD S. HOLDER 5266 PROFESSIONAL LAND SURVEYOR

Donald S. Holder
Registered Public Surveyor No. 5266

STATE OF TEXAS:
COUNTY OF Hunt:

BEFORE ME, the undersigned authority, a Notary Public in and for Hunt County, Texas, on this day personally appeared the person(s) whose name(s) is (are) subscribed to the foregoing instrument and they acknowledge same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 1st day of February, 2024

TRACI MOTT NOTARY PUBLIC STATE OF TEXAS ID# 129924708 EXPIRES 3-19-2024

Traci Mott
Notary Public in and for Hunt County, Texas

**STANDARD CITY SIGNATURE BLOCK**

**APPROVED:**

I hereby certify that the above and forgoing plat of REPLAT OF LOT 1, BLOCK A OF J.D. CROCKER ADDITION was reviewed by the Planning and Zoning Commission and approved by the City Council of the City of Rockwall, Texas for the preparation of a Final Plat on the _____ day of _____, ____.

_____ MAYOR OF THE CITY OF ROCKWALL

_____ PLANNING AND ZONING CHAIRMAN

_____ CITY SECRETARY

_____ CITY ENGINEER

**General Notes:**

1. Bearings are based on WGS84.
2. According to the Flood Insurance Rate Map No. 48397C0045L dated September 26, 2008, published by The Federal Emergency Management Agency, the subject property lies within Flood Zone "X" and is not shown to be within a special flood hazard area. This statement does not imply that the property and/or structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.
3. *Subdivider's Statement.* Selling a portion of this addition by metes and bounds is unlawful and a violation of the *Subdivision Ordinance* of the
4. City of Rockwall and *Chapter 212, Municipal Regulation of Subdivisions and Property Development, of the Texas Local Government Code,*
5. and shall be subject to the City of Rockwall withholding utilities and building permits.
6. (2) *Public Improvement Statement.* It shall be the policy of the City of Rockwall to withhold issuing buildings permits until all streets, water, sewer
7. and storm drainage systems have been accepted by the City. The approval of a subdivision plat by the City of Rockwall does not constitute
8. any representation, assurance or guarantee that any building within such subdivision plat shall be approved, authorized, or permit issued, nor
9. shall such approval constitute any representation, assurance or guarantee by the City of Rockwall of the adequacy and availability for water
10. and sanitary sewer for personal use and fire protection within such subdivision plat, as required under the *Subdivision Ordinance* of the City
11. of Rockwall.
12. (3) *Drainage and Detention Easements.* The property owner shall be responsible for maintaining, repairing, and replacing and shall bear sole
13. liability of all systems within the drainage and detention easements.
14. (4) *Fire Lanes.* All *Fire Lanes* will be constructed, maintained, repaired and replaced by the property owner. *Fire Lanes* shall be constructed in
15. accordance with the approved Civil Engineering Plans for both on-site and off-site *Fire Lane* improvements.
16. (5) *Street Appurtenances.* All decorative signage, posts, or lights installed in public right-of-way shall be installed, maintained, repaired, and
17. replaced by the Homeowner's Association (HOA)

# REPLAT OF LOT 1, BLOCK A OF J.D. CROCKER ADDITION

CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS
3.721 ACRES
JANUARY, 2024

Owner:
Donnie Peoples
589 Cornelius
Rockwall, Texas 75087

Surveyor:
Eyncon Eng. & Surveying
2616 Stonewall St., P.O. Box 1025
Greenville, Texas 75401
(903) 450-9837

3.721 TOTAL ACRES

LEGEND

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| PROPERY CORNER | WATER VALVE | TELE. PEDESTAL | MAILBOX | WIRE FENCE | GAS |
| POWER POLE | FIRE HYDRANT | FIBER OPTIC MARKER | HVAC | CHAINLINK FENCE | WATER |
| GUY WIRE | GAS METER | CABLE TV PEDESTAL | TRAFFIC SIGN | WOOD FENCE | FIBER OPTIC |
| ELEC. TRANS. | GAS LINE MARKER | CLEANOUT | SAN. SEWER MANHOLE | IRON FENCE | SANITARY SEWER |
| ELECTRIC METER | GAS VALVE | SEPTIC | STORM SEWER MANHOLE | ELECTRIC | STORM SEWER |
| WATER METER | PIPELINE MARKER | AERIOBIC | LIGHT POLE | UNDERGROUND ELEC. | |

..\Eyncon.png

P.O. BOX 1025•GREENVILLE, TX 75403
www.eyncon.com • (903) 450-9837

| | |
|---|---|
| DATE: DEC. 21, 2023 | JOB NO.: 20923099 |
| DRAWN BY: S. HOLDER | DWG: PLAT |
| SCALE: 1" = 100' | FIRM REG. CERT. #10022400 |

# CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION MEMORANDUM

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

| | |
|---|---|
| **TO:** | Planning and Zoning Commission |
| **FROM:** | Henry Lee, *Senior Planner* |
| **DATE:** | August 11, 2026 |
| **SUBJECT:** | SP2026-028; *Amended Site Plan for REC Soccer Fields* |

The applicant -- *Frank Polma of R-Delta Engineers, LLC on behalf of Zach Schultz of Rayburn Electric Cooperative* -- is requesting approval of an *Amended Site Plan* for a *Soccer Complex* and *Parking Lot Expansion* for an existing *Corporate Campus* (*i.e. Rayburn Electric Cooperative*). On June 15, 2025, the Planning and Zoning Commission approved a site plan [*Case No. SP2025-023*] to allow the construction of a *Soccer Complex* and *Parking Lot Expansion* on the subject property. Following this approval, the applicant has adjusted the sports field offerings to include lacrosse. This prompted the applicant to submit a new amended site plan request.

Included with the applicant's request was a site plan, landscape plan, and photometric plan. The provided site plan delineates the location of ten (10) soccer/lacrosse fields, the concessions building, and parking. In review of the proposed photometric plan, a few light pole locations changed, which adjusted the light levels across the subject property. For the provided landscape plan, the only change is that the applicant is requesting the use of *Artificial Turf* on the athletic fields. Based on this, the applicant *Amended Site Plan* request does not change the conformance of the original request, with the exception of the *Artificial or Synthetic Plant Materials*. According to Section 04(B)(1)(a), *Landscape Materials*, of Article 08, *Landscape and Fence Standards*, of the Unified Development Code (UDC) "(a)rtificial or synthetic plant materials (*e.g. artificial grass, turf, trees, and/or shrubs*) shall be prohibited on all non-residentially zoned or used property in the City of Rockwall; however, the Planning and Zoning Commission can grant an *Exception* ... where it is found that the artificial plant materials are integral to the operations of the proposed non-residential land use..." In this case, the applicant is requesting *Artificial Turf* on the athletic fields, where they find it will be more appropriate than traditional turf grass. Staff should note that this is not atypical of sports fields and that several of the fields operated by Rockwall ISD are *Artificial Turf*. That being said, this request is a discretionary decision for the Planning and Zoning Commission, and each requested variance requires a supermajority or three-quarter majority vote of approval. Should the Planning and Zoning Commission have any questions concerning the applicant's request, staff will be available at the meeting on *August 11, 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: 950 Sids Road, Rockwall Tx 75032

SUBDIVISION: REC Campus Addition — LOT: 2 & 3 — BLOCK: A

GENERAL LOCATION: North West corner of SH 205 and Mims Rd

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

CURRENT ZONING: PD-44 — CURRENT USE: Vacant

PROPOSED ZONING: PD-44 — PROPOSED USE: Outdoor Sports Recreation

ACREAGE: 18 — LOTS [CURRENT]: 2 — LOTS [PROPOSED]: 2

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

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

| | | | |
|---|---|---|---|
| ☐ OWNER | Rayburn Electric Cooperative | ☐ APPLICANT | R-Delta Engineers, Inc. |
| CONTACT PERSON | Zach Schultz | CONTACT PERSON | Frank A. Ploma, P.E. |
| ADDRESS | [redacted] | ADDRESS | [redacted] |
| CITY, STATE & ZIP | [redacted] | CITY, STATE & ZIP | |
| PHONE | [redacted] | PHONE | |
| E-MAIL | [redacted] | E-MAIL | |

## NOTARY VERIFICATION [REQUIRED]

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

*"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF* $100.00 *TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 17th *DAY OF* July *2026. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."*

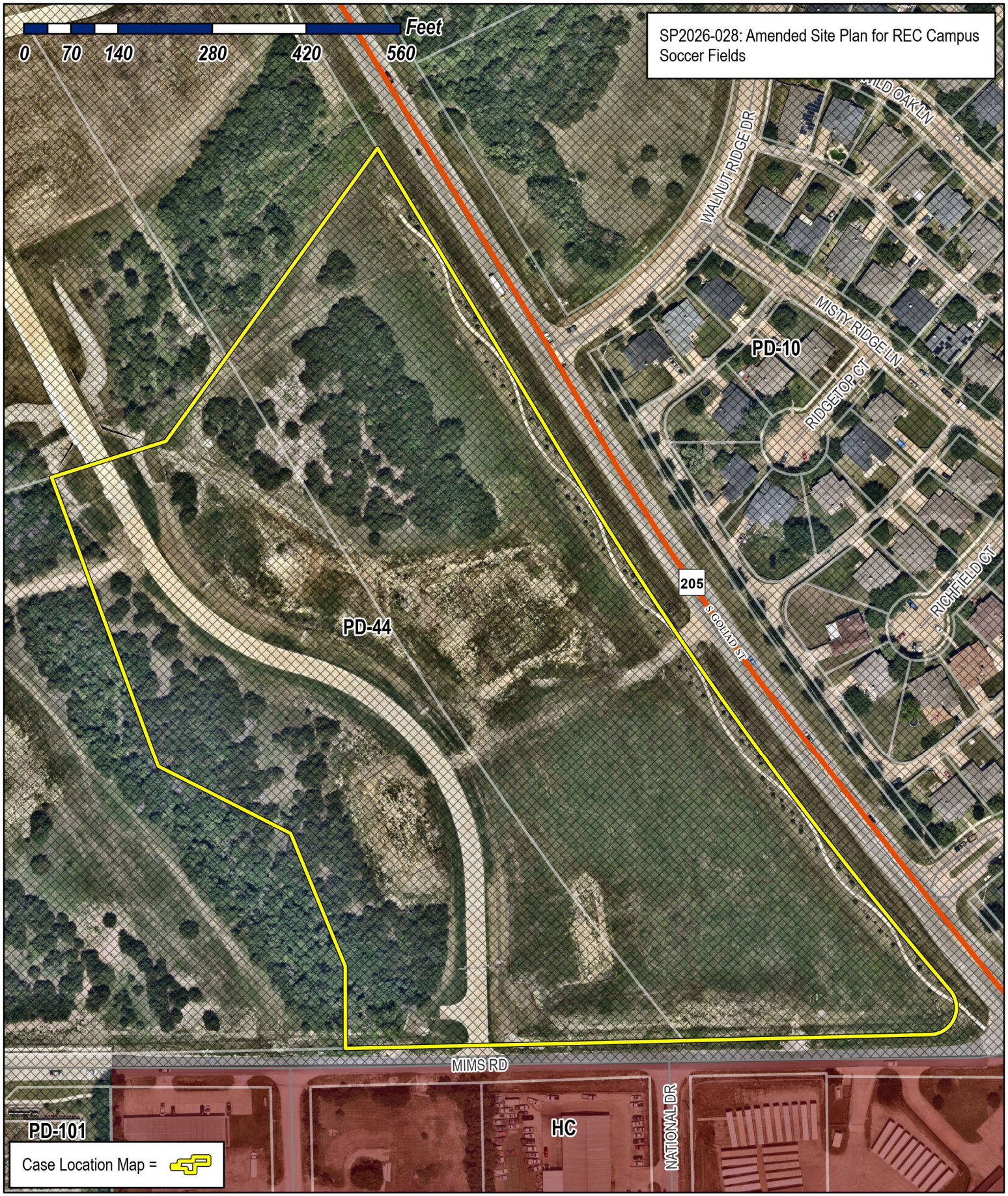
*GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE* 17th *DAY OF* July, 2026.

*OWNER'S SIGNATURE* Zach Schultz

*NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS* Elaine White

ELAINE WHITE
Notary ID #134726885
My Commission Expires
January 23, 2030

*MY COMMISSION EXPIRES* 01-23-2030





# City of Rockwall

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



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## SITE INFORMATION:

EXISTING ZONING: PD-44
PROPOSED ZONING: NO CHANGE
PROPOSED USE: SOCCER FIELDS & PARKING
TOTAL AREA: 873,109 SQ FT 20.044 AC

"PD-44" ZONING

MAXIMUM BUILDING HEIGHT: 60 FT
MAXIMUM LOT COVERAGE: 60%
MAXIMUM FLOOR AREA RATIO: 4:1
MAXIMUM IMPERVIOUS PARKING: 85% TO 90%

PROPOSED MAX. BUILDING HEIGHT: 25'-3"
PROPOSED LOT COVERAGE: 178,137/873,109 = 20.40%
PROPOSED FLOOR AREA RATIO: 3,508/873,109 = 0.40%
PROPOSED IMPERVIOUS PARKING: 174,629/873,109 = 20.00%

REQUIRED PARKING:
PROPOSED BUILDINGS 3,308 SQ FT
(FUTURE MAINTENANCE-MB=1,500± SQ FT)
(RESTROOMS-RR=904± SQ FT)
(CONCESSION/STORAGE AREA-CA=904± SQ FT)
(FUTURE MAINTENANCE/RESTROOM) 1 PER 200 SQ FT = 13
(CONCESSION/STORAGE) 1 PER 100 SQ FT = 10
(10 ATHLETIC FIELDS) 20 PER FIELD = 200 TOTAL
REQUIRED PARKING = 223 SPACES
TOTAL PROVIDED PARKING (CAR)= 361 SPACES
TOTAL PROVIDED PARKING (BUS)= 11 SPACES
TOTAL PROVIDED HANDICAP SPACES= 10 SPACES
(TOTAL PROVIDED VAN ACCESSIBLE SPACES= 5 SPACES)
TOTAL PARKING SPACES 382

## NOTES:

1. ALL SIDEWALKS ARE 6' UNLESS OTHERWISE INDICATED.
2. ALL DIMENSIONS ARE TO THE FACE OF CURB OR EDGE OF PAVEMENT.
3. ALL RADIUS ARE 2' UNNLESS OTHERWISE STATED.
4. THERE SHALL BE NO OUTSIDE STORAGE OR ABOVE GROUND STORAGE TANKS.
5. PROPOSED DRAINAGE PATTERNS MATCH EXISTING DRAINAGE PATTERNS.

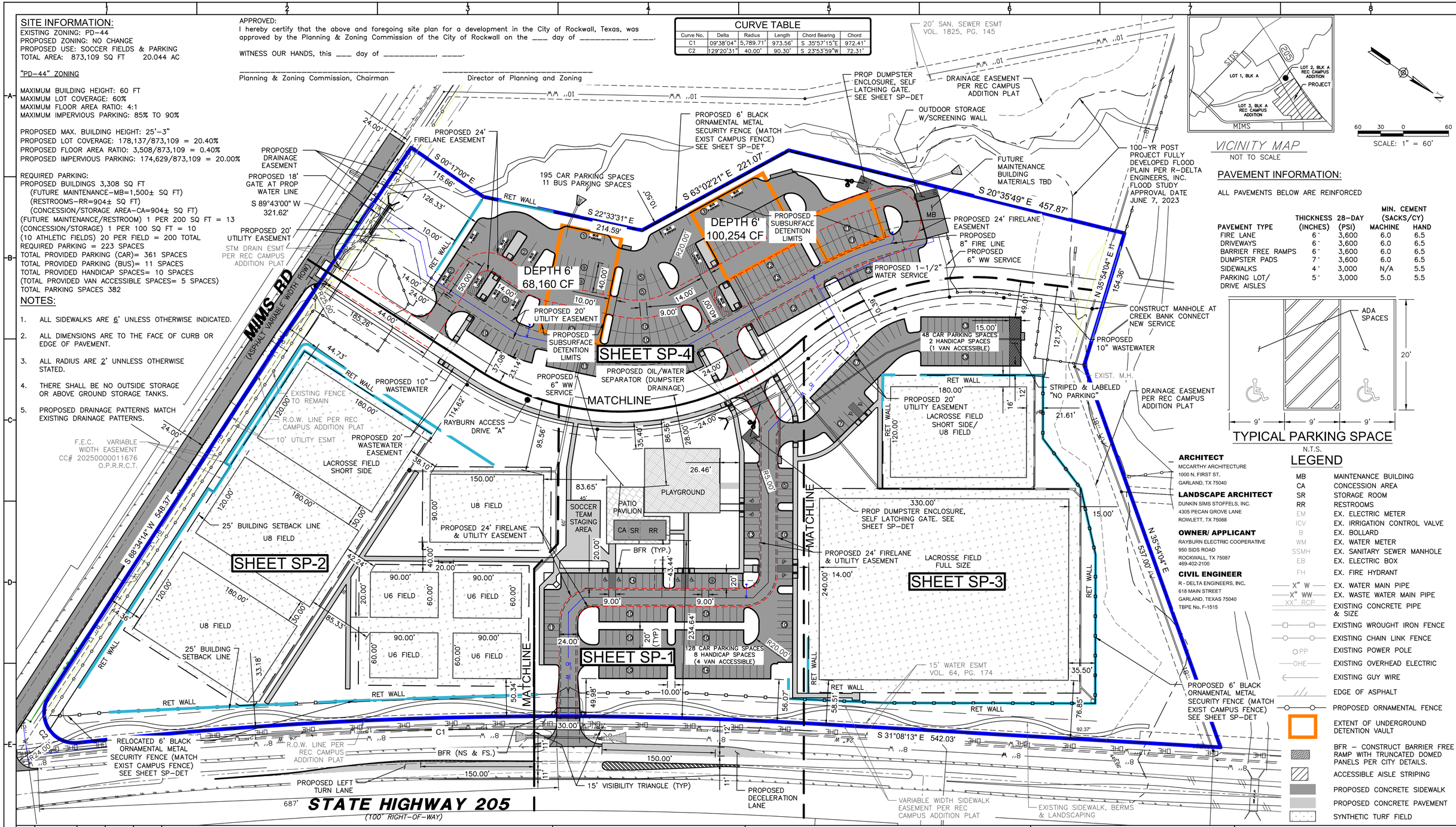
APPROVED:
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the ___ day of _____, ____.

WITNESS OUR HANDS, this ___ day of _____, ____.

_____ Planning & Zoning Commission, Chairman

_____ Director of Planning and Zoning

| CURVE TABLE | | | | | |
|---|---|---|---|---|---|
| Curve No. | Delta | Radius | Length | Chord Bearing | Chord |
| C1 | 09°38'04" | 5,789.71' | 973.56' | S 35°57'15"E | 972.41' |
| C2 | 129°20'31" | 40.00' | 90.30' | S 23°53'59"W | 72.31' |







VICINITY MAP
NOT TO SCALE

60 30 0 60
SCALE: 1" = 60'

## PAVEMENT INFORMATION:

ALL PAVEMENTS BELOW ARE REINFORCED

| PAVEMENT TYPE | THICKNESS (INCHES) | 28-DAY (PSI) | MIN. CEMENT (SACKS/CY) MACHINE | HAND |
|---|---|---|---|---|
| FIRE LANE | 6" | 3,600 | 6.0 | 6.5 |
| DRIVEWAYS | 6" | 3,600 | 6.0 | 6.5 |
| BARRIER FREE RAMPS | 6" | 3,600 | 6.0 | 6.5 |
| DUMPSTER PADS | 7" | 3,600 | 6.0 | 6.5 |
| SIDEWALKS | 4" | 3,000 | N/A | 5.5 |
| PARKING LOT/ DRIVE AISLES | 5" | 3,000 | 5.0 | 5.5 |




TYPICAL PARKING SPACE
N.T.S.

## LEGEND

| | |
|---|---|
| MB | MAINTENANCE BUILDING |
| CA | CONCESSION AREA |
| SR | STORAGE ROOM |
| RR | RESTROOMS |
| EM | EX. ELECTRIC METER |
| ICV | EX. IRRIGATION CONTROL VALVE |
| B | EX. BOLLARD |
| WM | EX. WATER METER |
| SSMH | EX. SANITARY SEWER MANHOLE |
| EB | EX. ELECTRIC BOX |
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| | ACCESSIBLE AISLE STRIPING |
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| | SYNTHETIC TURF FIELD |

**ARCHITECT**
MCCARTHY ARCHITECTURE
1000 N, FIRST ST,
GARLAND, TX 75040

**LANDSCAPE ARCHITECT**
DUNKIN SIMS STOFFELS, INC.
4305 PECAN GROVE LANE
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**OWNER/ APPLICANT**
RAYBURN ELECTRIC COOPERATIVE
950 SIDS ROAD
ROCKWALL, TX 75087
469-402-2100

**CIVIL ENGINEER**
R - DELTA ENGINEERS, INC.
618 MAIN STREET
GARLAND, TEXAS 75040
TBPE No. F-1515

| REV | DATE | REV.BY | P.M. | ENG. | REVISION/RELEASE |
|---|---|---|---|---|---|
| 0 | 06/12/2025 | RDE | FAP | RDE | ISSUED FOR REVIEW |
| 1 | 07/01/2025 | RDE | FAP | RDE | REVISE PER CITY COMMENTS |
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STATE OF TEXAS
FRANK A. POLMA
80274
LICENSED
PROFESSIONAL ENGINEER

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY FRANK A. POLMA, P.E. 80274 ON 7/25/2025. ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE ACT.

| | | | |
|---|---|---|---|
| JOB NO. 3036-21 | DESIGN BY JMJ | | |
| CREATED | CODE | | |
| PLOTTED | CHECKED BY RDE | | |
| LAST UPDATE BY | | | |
| DRAWN: JMJ | SCALE: AS NOTED | | |
| CHECKED: | DRAWING NO.: SP | ISSUE: 2 | |
| APPROVED: | | | |
| FILENAME: | | | |

# REC CAMPUS EXPANSION
## SOCCER FIELDS & PARKING
## S.H. 205
## ROCKWALL, TX 75032
## CASE # SP2026-028
## CITY SITE PLAN SUBMITTAL

## SITE INFORMATION:

EXISTING ZONING: PD-44
PROPOSED ZONING: NO CHANGE
PROPOSED USE: SOCCER FIELDS & PARKING
TOTAL AREA: 873,109 SQ FT 20.044 AC

"PD-44" ZONING

MAXIMUM BUILDING HEIGHT: 60 FT
MAXIMUM LOT COVERAGE: 60%
MAXIMUM FLOOR AREA RATIO: 4:1
MAXIMUM IMPERVIOUS PARKING: 85% TO 90%

PROPOSED MAX. BUILDING HEIGHT: 25'-3"
PROPOSED LOT COVERAGE: 178,137/873,109 = 20.40%
PROPOSED FLOOR AREA RATIO: 3,508/873,109 = 0.40%
PROPOSED IMPERVIOUS PARKING: 174,629/873,109 = 20.00%

REQUIRED PARKING:
PROPOSED BUILDINGS 3,308 SQ FT
(FUTURE MAINTENANCE-MB=1,500± SQ FT)
(RESTROOMS-RR=904± SQ FT)
(CONCESSION/STORAGE AREA-CA=904± SQ FT)
(FUTURE MAINTENANCE/RESTROOM) 1 PER 200 SQ FT = 13
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(10 ATHLETIC FIELDS) 20 PER FIELD = 200 TOTAL
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TOTAL PARKING SPACES 383

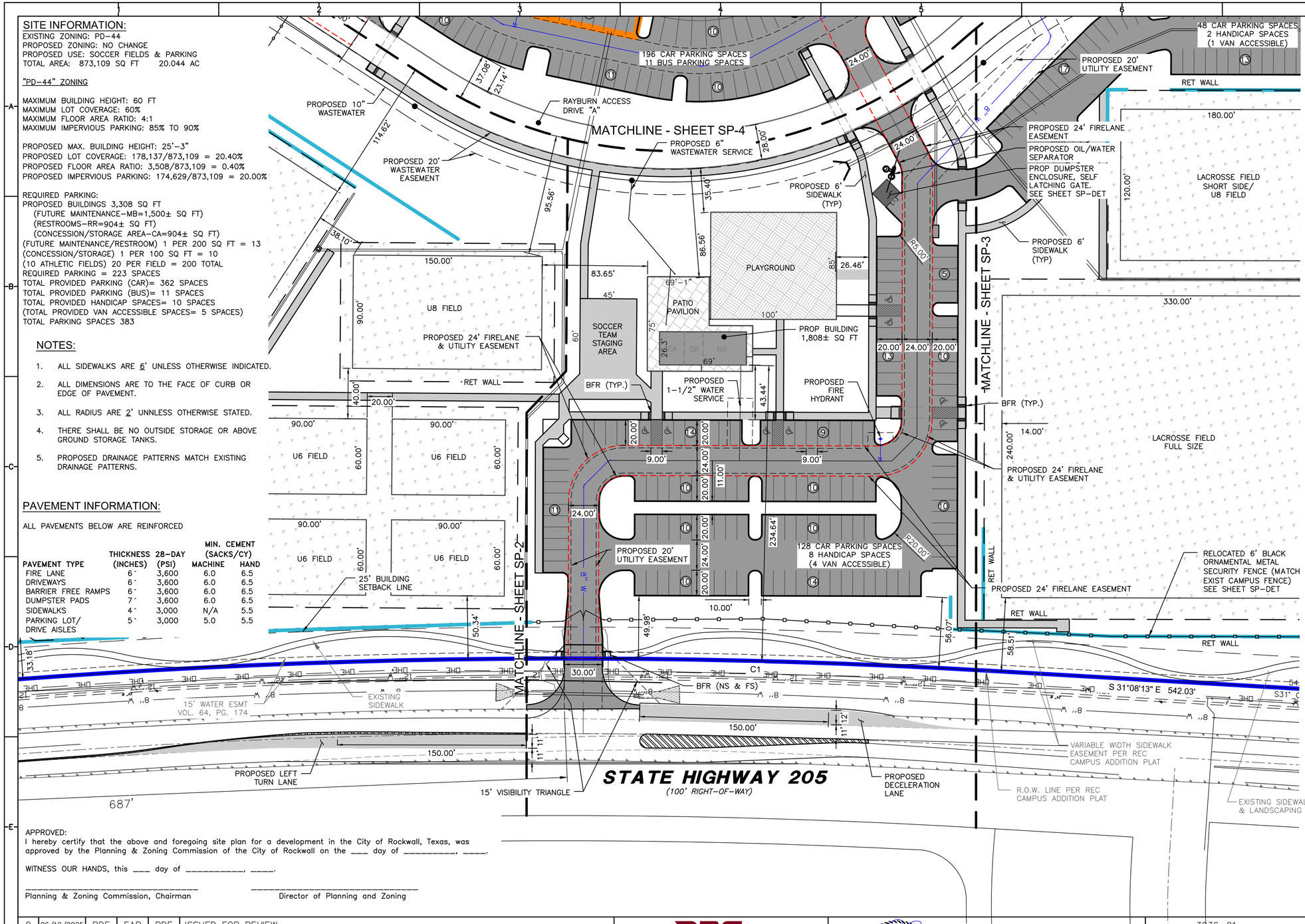
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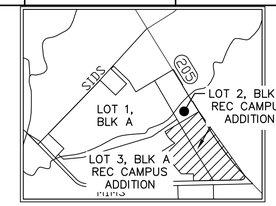
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3. ALL RADIUS ARE 2' UNNLESS OTHERWISE STATED.
4. THERE SHALL BE NO OUTSIDE STORAGE OR ABOVE GROUND STORAGE TANKS.
5. PROPOSED DRAINAGE PATTERNS MATCH EXISTING DRAINAGE PATTERNS.

## PAVEMENT INFORMATION:

ALL PAVEMENTS BELOW ARE REINFORCED

| PAVEMENT TYPE | THICKNESS (INCHES) | 28-DAY (PSI) | MIN. CEMENT (SACKS/CY) MACHINE | HAND |
|---|---|---|---|---|
| FIRE LANE | 6" | 3,600 | 6.0 | 6.5 |
| DRIVEWAYS | 6" | 3,600 | 6.0 | 6.5 |
| BARRIER FREE RAMPS | 6" | 3,600 | 6.0 | 6.5 |
| DUMPSTER PADS | 7" | 3,600 | 6.0 | 6.5 |
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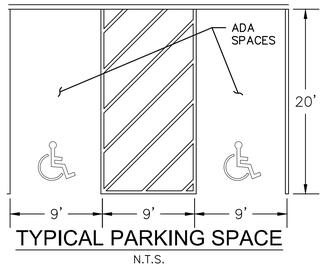




VICINITY MAP
NOT TO SCALE

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GRAPHIC SCALE IN FEET
SCALE: 1" = 40'

### CURVE TABLE

| Curve No. | Delta | Radius | Length | Chord Bearing | Chord |
|---|---|---|---|---|---|
| C1 | 09°38'04" | 5,789.71' | 973.56' | S 35°57'15"E | 972.41' |




TYPICAL PARKING SPACE
N.T.S.

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

WITNESS OUR HANDS, this ___ day of _____, ____.

_____ Planning & Zoning Commission, Chairman

_____ Director of Planning and Zoning

| REV | DATE | REV.BY | P.M. | ENG. | REVISION/RELEASE |
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## LEGEND

| | |
|---|---|
| MB | MAINTENANCE BUILDING |
| CA | CONCESSION AREA |
| SR | STORAGE ROOM |
| RR | RESTROOMS |
| EM | EX. ELECTRIC METER |
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| | | | | |
|---|---|---|---|---|
| JOB NO. | 3036-21 | DESIGN BY | JMJ | |
| CREATED | | CODE | | |
| PLOTTED | | CHECKED BY | RDE | |
| LAST UPDATE BY | | | | |
| DRAWN: | JMJ | SCALE: | AS NOTED | |
| CHECKED: | | DRAWING NO.: | ISSUE: | |
| APPROVED: | | SP-1 | 2 | |
| FILENAME: | | | | |

# REC CAMPUS EXPANSION
# SOCCER FIELDS & PARKING
# S.H. 205
# ROCKWALL, TX 75032
# CASE # SP2026-028
# CITY SITE PLAN SUBMITTAL

## SITE INFORMATION:

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PROPOSED ZONING: NO CHANGE
PROPOSED USE: SOCCER FIELDS & PARKING
TOTAL AREA: 873,109 SQ FT 20.044 AC

"PD-44" ZONING

MAXIMUM BUILDING HEIGHT: 60 FT
MAXIMUM LOT COVERAGE: 60%
MAXIMUM FLOOR AREA RATIO: 4:1
MAXIMUM IMPERVIOUS PARKING: 85% TO 90%

PROPOSED MAX. BUILDING HEIGHT: 25'-3"
PROPOSED LOT COVERAGE: 178,137/873,109 = 20.40%
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TOTAL PARKING SPACES 383

### PROPOSED SITE PARKING DATA

| | CAR PARKING SPACES | BUS PARKING SPACES | ACCESSIBLE SPACES | TOTAL |
|---|---|---|---|---|
| PHASE I | 200 | 4 | 8 | 204 |
| PHASE II | 88 | 7 | - | 95 |
| TOTAL | 288 | 11 | 8 | 299 |

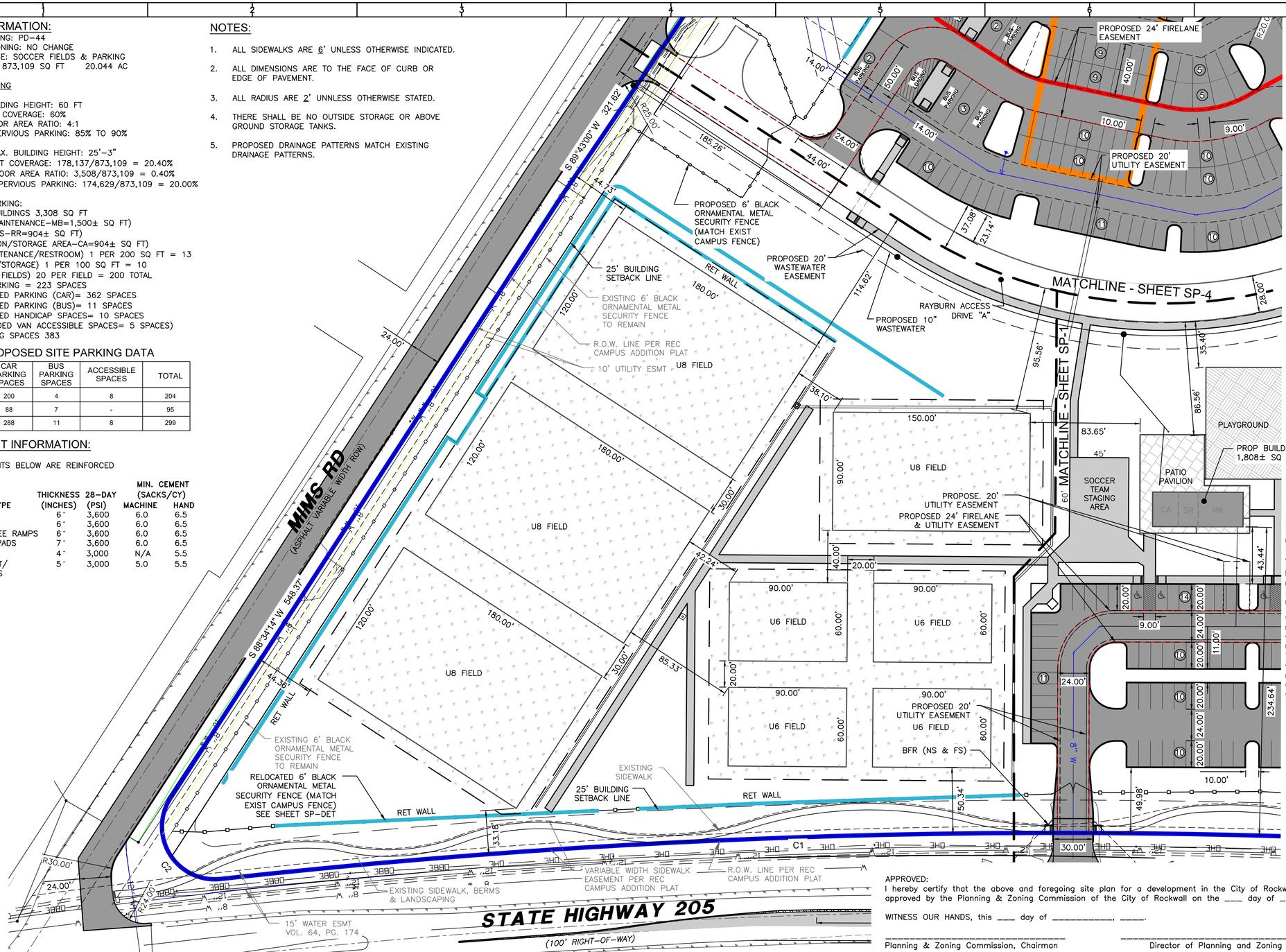
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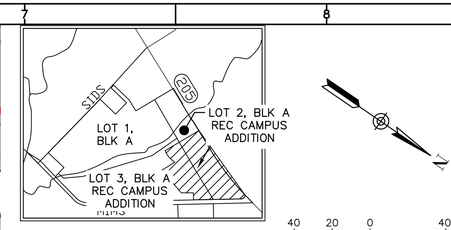
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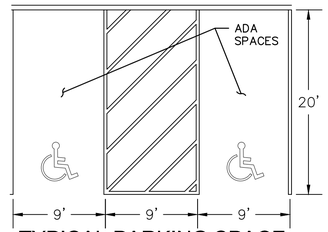




VICINITY MAP
NOT TO SCALE

40 20 0 40
GRAPHIC SCALE IN FEET
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### CURVE TABLE

| Curve No. | Delta | Radius | Length | Chord Bearing | Chord |
|---|---|---|---|---|---|
| C1 | 09°38'04" | 5,789.71' | 973.56' | S 35°57'15"E | 972.41' |
| C2 | 129°20'31" | 40.00' | 90.30' | S 23°53'59"W | 72.31' |




TYPICAL PARKING SPACE
N.T.S.

**ARCHITECT**
MCCARTHY ARCHITECTURE
1000 N, FIRST ST.
GARLAND, TX 75040

**LANDSCAPE ARCHITECT**
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## LEGEND

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

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

_____ Planning & Zoning Commission, Chairman

_____ Director of Planning and Zoning

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80274
REGISTERED
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| DRAWN: | JMJ | SCALE: | AS NOTED |
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| APPROVED: | | ISSUE: | 2 |
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## S.H. 205
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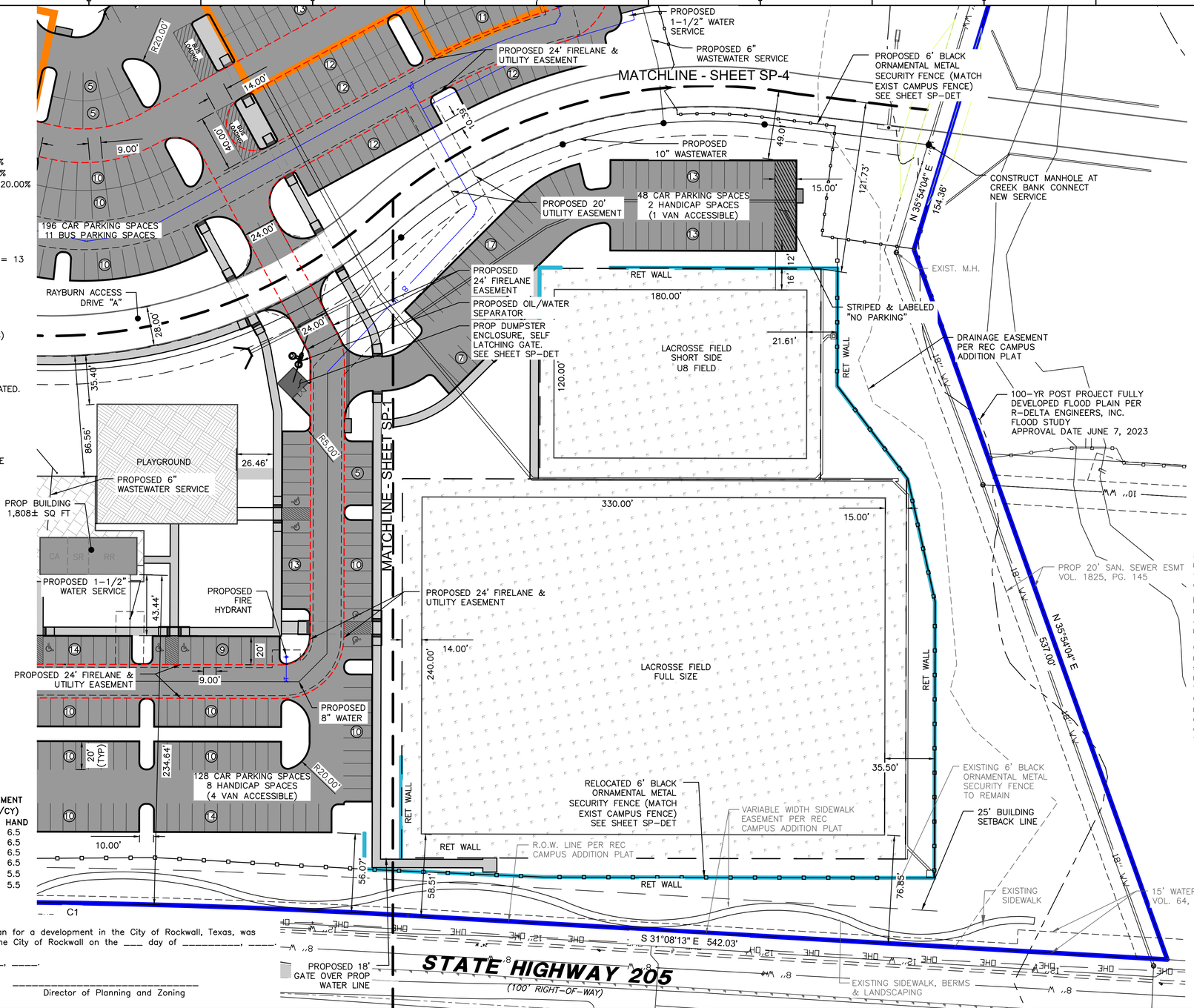
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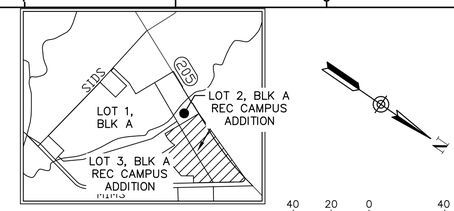
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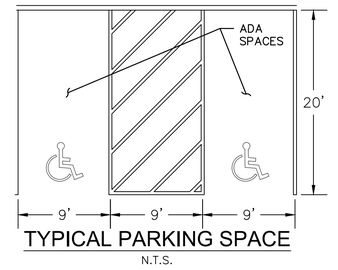



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_____ Director of Planning and Zoning

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| | | ACCESSIBLE AISLE STRIPING |
| | | PROPOSED CONCRETE SIDEWALK |
| | | PROPOSED CONCRETE PAVEMENT |
| | | SYNTHETIC TURF FIELD |


**ARCHITECT**
MCCARTHY ARCHITECTURE
1000 N. FIRST ST.
GARLAND, TX 75040

**LANDSCAPE ARCHITECT**
DUNKIN SIMS STOFFELS, INC.
4305 PECAN GROVE LANE
ROWLETT, TX 75088

**OWNER/ APPLICANT**
RAYBURN ELECTRIC COOPERATIVE
950 SIDS ROAD
ROCKWALL, TX 75087
469-402-2100

**CIVIL ENGINEER**
R - DELTA ENGINEERS, INC.
618 MAIN STREET
GARLAND, TEXAS 75040
TBPE No. F-1515


| REV | DATE | REV.BY | P.M. | ENG. | REVISION/RELEASE |
|---|---|---|---|---|---|
| 0 | 06/12/2025 | RDE | FAP | RDE | ISSUED FOR REVIEW |
| 1 | 07/01/2025 | RDE | FAP | RDE | REVISE PER CITY COMMENTS |
| 2 | 06/29/2026 | RDE | FAP | RDE | REVISE FOR FIELD ARRANGEMENT AND SUBSURFACE DETENTION |


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www.rdelta.com
TBPE No. F-1515


STATE OF TEXAS
FRANK A. POLMA
REGISTERED
PROFESSIONAL ENGINEER

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY FRANK A. POLMA, P.E. 80274 ON 7/25/2025. ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE ACT.

| | | | |
|---|---|---|---|
| JOB NO. | 3036-21 | DESIGN BY | JMJ |
| CREATED | | CODE | |
| PLOTTED | | CHECKED BY | RDE |
| LAST UPDATE BY | | | |
| DRAWN: | JMJ | SCALE: | AS NOTED |
| CHECKED: | | DRAWING NO.: | SP-3 |
| APPROVED: | | ISSUE: | 2 |
| FILENAME: | | | |

# REC CAMPUS EXPANSION
# SOCCER FIELDS & PARKING
## S.H. 205
## ROCKWALL, TX 75032
## CASE # SP2026-028
## CITY SITE PLAN SUBMITTAL

## SITE INFORMATION:

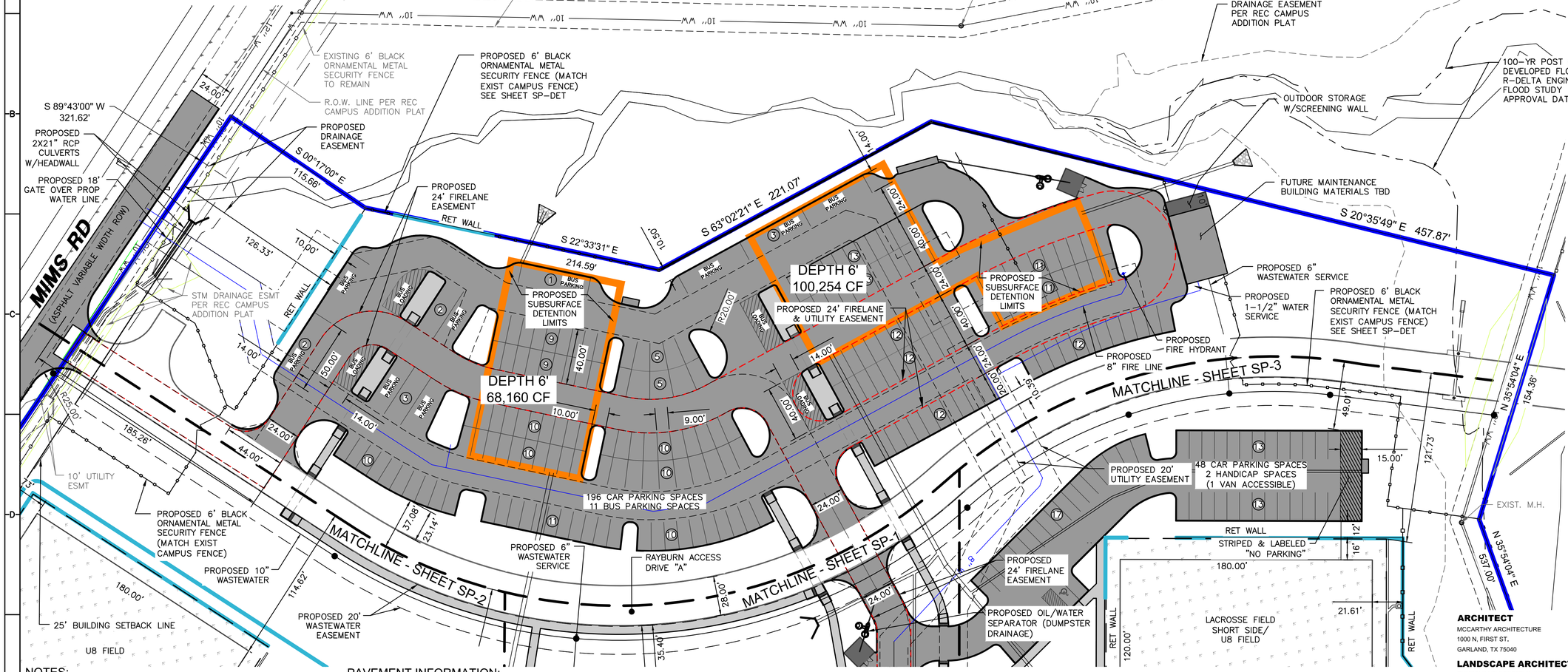
EXISTING ZONING: PD-44
PROPOSED ZONING: NO CHANGE
PROPOSED USE: SOCCER FIELDS & PARKING
TOTAL AREA: 873,109 SQ FT 20.044 AC

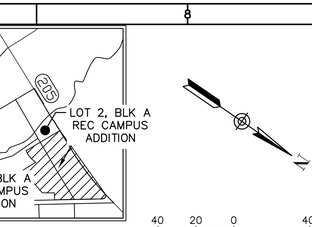
"PD-44" ZONING

MAXIMUM BUILDING HEIGHT: 60 FT
MAXIMUM LOT COVERAGE: 60%
MAXIMUM FLOOR AREA RATIO: 4:1
MAXIMUM IMPERVIOUS PARKING: 85% TO 90%

PROPOSED MAX. BUILDING HEIGHT: 25'-3"
PROPOSED LOT COVERAGE: 178,137/873,109 = 20.40%
PROPOSED FLOOR AREA RATIO: 3,508/873,109 = 0.40%
PROPOSED IMPERVIOUS PARKING: 174,629/873,109 = 20.00%

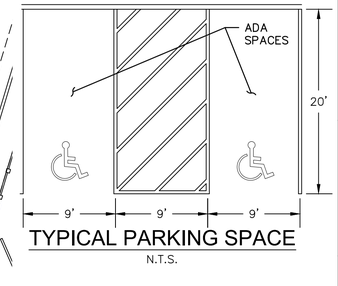
REQUIRED PARKING:
PROPOSED BUILDINGS 3,308 SQ FT
(FUTURE MAINTENANCE-MB=1,500± SQ FT)
(RESTROOMS-RR=904± SQ FT)
(CONCESSION/STORAGE AREA-CA=904± SQ FT)
(FUTURE MAINTENANCE/RESTROOM) 1 PER 200 SQ FT = 13
(CONCESSION/STORAGE) 1 PER 100 SQ FT = 10
(10 ATHLETIC FIELDS) 20 PER FIELD = 200 TOTAL
REQUIRED PARKING = 223 SPACES
TOTAL PROVIDED PARKING (CAR)= 362 SPACES
TOTAL PROVIDED PARKING (BUS)= 11 SPACES
TOTAL PROVIDED HANDICAP SPACES= 10 SPACES
(TOTAL PROVIDED VAN ACCESSIBLE SPACES= 5 SPACES)
TOTAL PARKING SPACES 383




VICINITY MAP
NOT TO SCALE

40 20 0 40
GRAPHIC SCALE IN FEET
SCALE: 1" = 40'




TYPICAL PARKING SPACE
N.T.S.

## LEGEND

| | |
|---|---|
| MB | MAINTENANCE BUILDING |
| CA | CONCESSION AREA |
| SR | STORAGE ROOM |
| RR | RESTROOMS |
| EM | EX. ELECTRIC METER |
| ICV | EX. IRRIGATION CONTROL VALVE |
| B | EX. BOLLARD |
| WM | EX. WATER METER |
| SSMH | EX. SANITARY SEWER MANHOLE |
| EB | EX. ELECTRIC BOX |
| FH | EX. FIRE HYDRANT |
| X" W | EX. WATER MAIN PIPE |
| X" WW | EX. WASTE WATER MAIN PIPE |
| XX" RCP | EXISTING CONCRETE PIPE & SIZE |
| | EXISTING WROUGHT IRON FENCE |
| | EXISTING CHAIN LINK FENCE |
| PP | EXISTING POWER POLE |
| OHE | EXISTING OVERHEAD ELECTRIC |
| | EXISTING GUY WIRE |
| | EDGE OF ASPHALT |
| | PROPOSED ORNAMENTAL FENCE |
| | EXTENT OF UNDERGROUND DETENTION VAULT |
| | BFR – CONSTRUCT BARRIER FREE RAMP WITH TRUNCATED DOMED PANELS PER CITY DETAILS. |
| | ACCESSIBLE AISLE STRIPING |
| | PROPOSED CONCRETE SIDEWALK |
| | PROPOSED CONCRETE PAVEMENT |
| | SYNTHETIC TURF FIELD |

## NOTES:

1. ALL SIDEWALKS ARE 6' UNLESS OTHERWISE INDICATED.
2. ALL DIMENSIONS ARE TO THE FACE OF CURB OR EDGE OF PAVEMENT.
3. ALL RADIUS ARE 2' UNNLESS OTHERWISE STATED.
4. THERE SHALL BE NO OUTSIDE STORAGE OR ABOVE GROUND STORAGE TANKS.
5. PROPOSED DRAINAGE PATTERNS MATCH EXISTING DRAINAGE PATTERNS.

## PAVEMENT INFORMATION:

ALL PAVEMENTS BELOW ARE REINFORCED

| PAVEMENT TYPE | THICKNESS (INCHES) | 28-DAY (PSI) | MIN. CEMENT (SACKS/CY) MACHINE | HAND |
|---|---|---|---|---|
| FIRE LANE | 6 | 3,600 | 6.0 | 6.5 |
| DRIVEWAYS | 6 | 3,600 | 6.0 | 6.5 |
| BARRIER FREE RAMPS | 6 | 3,600 | 6.0 | 6.5 |
| DUMPSTER PADS | 7 | 3,600 | 6.0 | 6.5 |
| SIDEWALKS | 4 | 3,000 | N/A | 5.5 |
| PARKING LOT/ DRIVE AISLES | 5 | 3,000 | 5.0 | 5.5 |

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

WITNESS OUR HANDS, this ___ day of _____, ____.

_____ Planning & Zoning Commission, Chairman

_____ Director of Planning and Zoning

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MCCARTHY ARCHITECTURE
1000 N. FIRST ST.
GARLAND, TX 75040

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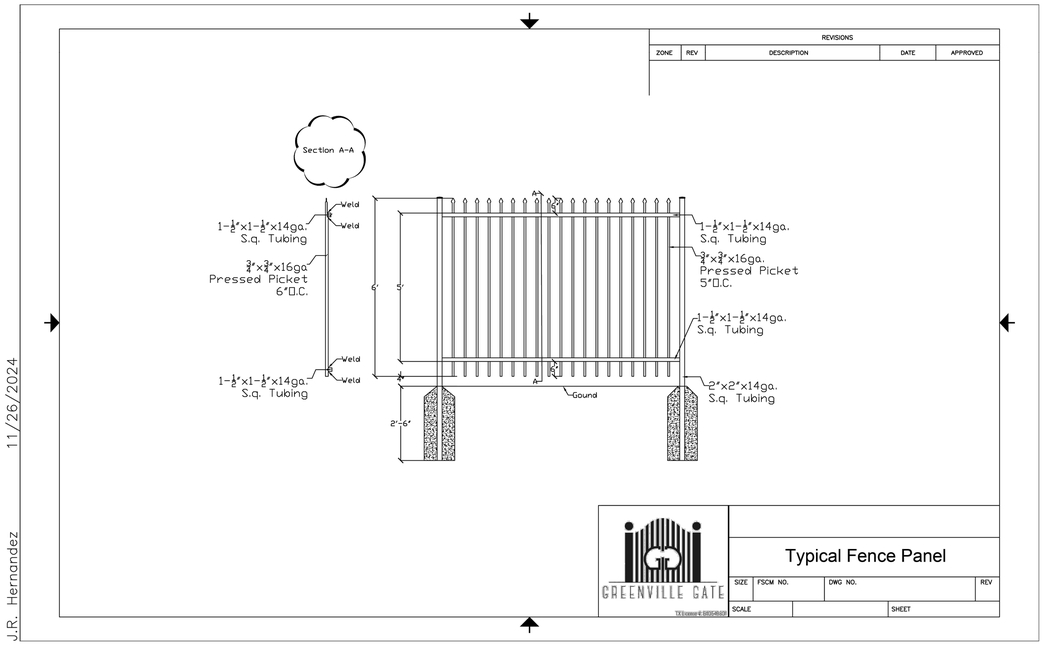

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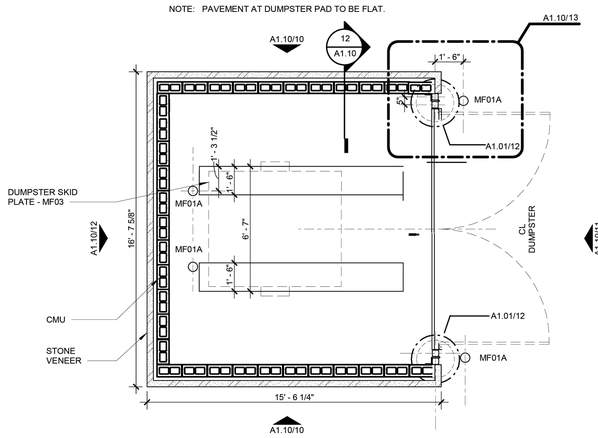

STATE OF TEXAS
FRANK A. POLMA
80274
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PROFESSIONAL ENGINEER

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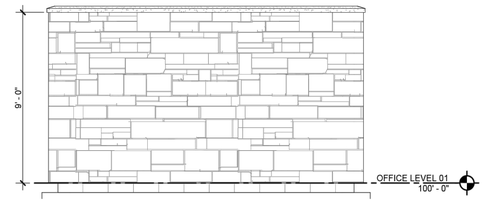
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| JOB NO. | 3036-21 | DESIGN BY | JMJ |
| CREATED | | CODE | |
| PLOTTED | | CHECKED BY | RDE |
| LAST UPDATE BY | | | |
| DRAWN: | JMJ | SCALE: | AS NOTED |
| CHECKED: | | DRAWING NO.: | SP-4 |
| APPROVED: | | ISSUE: | 2 |
| FILENAME: | | | |

# REC CAMPUS EXPANSION
## SOCCER FIELDS & PARKING
## S.H. 205
## ROCKWALL, TX 75032
## CASE # SP2026-028
## CITY SITE PLAN SUBMITTAL



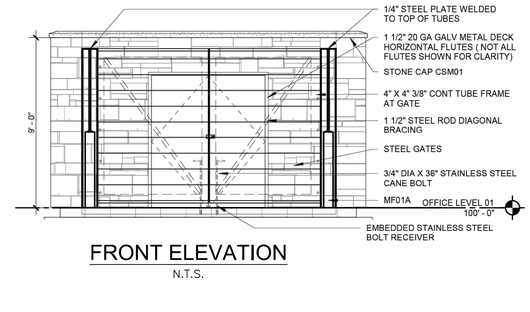




## DUMPSTER ENCLOSURE
N.T.S.

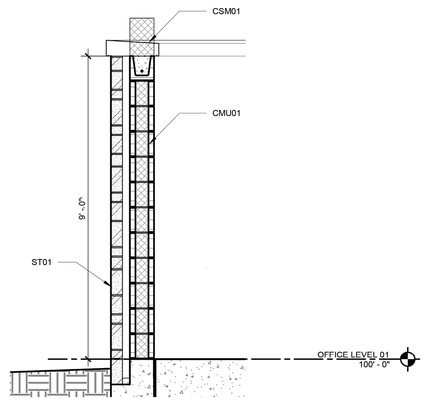



## REAR ELEVATION
N.T.S.

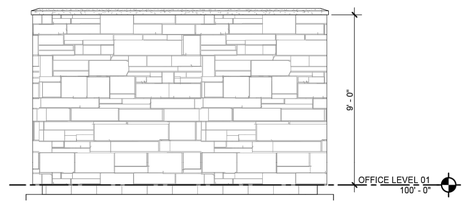
| ENCLOSURE GATE HARDWARE | |
|---|---|
| CASTERS: | CASTER CITY MODEL 50 |
| CANE BOLT: | 3/4" DIA X 36" STAINLESS STEEL CANE BOLT HARDWARE SOURCE |
| HINGES: | 4" X 72 STAILESS STEEL HINGE, HEAVY DUTY MONROE HINGE AND STAMPING # CS 1254 0072 |




## FRONT ELEVATION
N.T.S.




## DUMPSTER ENCLOSURE SECTION
N.T.S.




## SIDE ELEVATION
N.T.S.

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

## DETAILS

| REV | DATE | REV.BY | P.M. | ENG. | REVISION/RELEASE |
|---|---|---|---|---|---|
| 0 | 06/12/2025 | RDE | FAP | RDE | ISSUED FOR REVIEW |
| 1 | 07/01/2025 | RDE | FAP | RDE | REVISE PER CITY COMMENTS |
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| DRAWN: JMJ | SCALE: AS NOTED | | |
| CHECKED: | DRAWING NO.: SP-DET | ISSUE: 2 | |
| APPROVED: | | | |
| FILENAME: | | | |

*REC CAMPUS EXPANSION*
*SOCCER FIELDS & PARKING*
*S.H. 205*
*ROCKWALL, TX 75032*
*CASE # SP2026-028*
*CITY SITE PLAN SUBMITTAL*

## Plant Schedule

| TREES | CODE | QTY | BOTANICAL NAME | COMMON NAME | SIZE | REMARKS |
|---|---|---|---|---|---|---|
| | UC | 26 | Ulmus crassifolia | Cedar Elm | 65 gal. | 4" Caliper, Min 12` Height, 7' Spread |
| | UP | 4 | Ulmus parvifolia | Lacebark Elm | 65 gal. | 4" Caliper, Min 12` Height, 7' Spread |
| | QM | 5 | Quercus macrocarpa | Bur Oak | 65 gal. | 4" Caliper, Min 12` Height, 7' Spread |
| | QV | 25 | Quercus virginiana | Live Oak | 65 gal. | 4" Caliper, Min 12` Height, 7' Spread |
| | CC | 3 | Cercis canadensis | Red Bud | 45 gal. | 3" Caliper, Min 6` Height, 4' Spread |
| | SA | 8 | Sophora affinis | Eve's Necklace | 45 gal. | 3" Caliper, Min 6` Height, 4' Spread |
| | ID | 6 | Ilex decidua | Possumhaw Holly | 45 gal. | 3" Caliper, Min 6` Height, 4' Spread |

| SHRUBS | CODE | QTY | BOTANICAL NAME | COMMON NAME | SIZE | CONTAINER | REMARKS |
|---|---|---|---|---|---|---|---|
| | IC | 172 | Ilex cornuta 'Burfordii Nana' | Dwarf Burford Holly | 10 gal. | Cont. | 4` O.C., Min. 3' Height |

| GROUND COVERS | CODE | QTY | BOTANICAL NAME | COMMON NAME | REMARKS |
|---|---|---|---|---|---|
| | | 243,343 s.f. | Tif Turf Bermuda | Tif Turf Bermuda Grass | Solid Sod |
| | | 269,373 s.f. | | Synthetic Turf | Synthetic Turf |
| | | 7,746 s.f. | Common Bermuda | Common Bermuda Grass | Hydromulch |
| | Shd mul | 3,006 s.f. | | Shredded Hardwood Mulch | -- |

## LEGEND

LO / 3 — PLANT SYMBOL, REF. PLANT SCHEDULE, PLANT QUANITY

EXISTING TREES TO REMAIN

METAL EDGING @ PLANTING BED BORDER WITH TURF, QUANITY- 1,444 L.F.

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

WITNESS OUR HANDS, this ___ day of _____, ____.

_____ Planning & Zoning Commission, Chairman

_____ Director of Planning and Zoning

**LANDSCAPE REQUIREMENTS**

**Landscape Buffer Components Street Frontage- Mims Road**
*Total (10' Wide) Required Landscape Buffer Area - 7,786 SF*
**Total (10' Wide)** *Provided Landscape Buffer Area - 7,786 SF*

**3,006 SF OF LANDSCAPE BED**
**4,780 SF OF TURF PROVIDED**

**Landscape Buffer Trees Street Frontage- SH 205-**
See Plans

**Landscape Buffer Trees Street Frontage- Mims Road**

*Street Frontage Length - 825 LF*
*1 Canopy Tree per 50 LF of Street Frontage (Min.4" Cal.)*
*1 Accent Tree per 50 LF of Street Frontage (4' Ht. Min.)*

**17 CANOPY / 17 ACCENT TREES REQUIRED**

**17 CANOPY / 17 ACCENT TREES PROVIDED**

**Landscape Parking Trees**
*1 Canopy Tree/ 10 parking spaces (Min.4" Cal.)*
*1 Tree within 80' of each parking space (Min.4" Cal.)*

**43 CANOPY TREES REQUIRED**

**43 CANOPY TREES PROVIDED**

**IRRIGATION:**
An automatic irrigation system will be installed by the Owner, to water the required landscape improvements. Irrigation plans to be provided.

**NOTE:**
Landscape Plans shall meet requirements in the Unified Development Code-Article 8 with exceptions granted to Owner if approved.

Trees that are existing within the landscape buffer or limbs that enter into the landscape buffer shall be pruned by a certified arbortist. It shall be pruned to allow for sunlight to filter through existing tree to facilitate success of newly planted trees.

## NOTES

1. “The owner, tenant and their agent, if any, shall be jointly and severally responsible for the maintenance of all landscaping. All required landscaping shall be maintained in a neat and orderly manner at all times. This shall include mowing, edging, pruning, fertilizing, watering, weeding, and such activities common to the maintenance of landscaping”

2. “Landscape areas shall be kept free of trash, litter, weeds and other such material or plants not a part of the landscaping”

3. “No substitutions for plant materials without approval by the Director”

4. “The right-of-way adjacent to required landscape areas shall be maintained by the property owner in the same manner as the required landscape area. All driveways shall maintain site visibility. All plantings intended for erosion control will be maintained. The City may require revegetation to prevent erosion or slippage”

5. “All plant material shall be maintained in a healthy and growing condition as is appropriate for the season of the year. Plant materials which die shall be replaced with plant material of similar variety and size”

6. “When overhead or underground utilities are present, landscape plan alterations may be considered by the Director”

7. “All required landscape areas shall be provided with an automatic underground irrigation system with rain and freeze sensors and/or evapotranspiration (ET) weather-based controllers and said irrigation system shall be designed by a qualified professional and installed by a licensed irrigator”

8. “All trees are to be equipped with a bubbler irrigation system”

9. “Required landscaped open areas and disturbed soil areas shall be completely covered with living plant material”

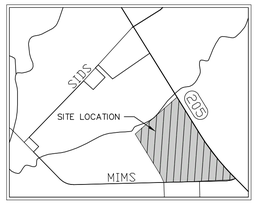
10. “All streetscape furniture (benches, lampposts, trash receptacles, patio furniture, bike racks, etc.) shall be a chip and flake resistant metal, decorative, and generally black "storm cloud" or comparable in color”

11. “Excessive pruning of plant materials is prohibited. (e.g. topping crape myrtles, pruning “up” creating a carrot top”)

12. “All transformers and mechanical equipment to be screened with evergreen shrubs, to be 2’ tall at time of planting.”

13. No Tree Planting within 5 feet of water, sewer and storm sewer lines.

N




| REV | DATE | REV.BY | P.M. | ENG. | REVISION/RELEASE |
|---|---|---|---|---|---|
| 0 | 08/03/2026 | BS | BS | BS | ISSUED FOR REVIEW |
| 1 | 07/13/2026 | BS | BS | BS | ISSUED FOR REVISION TO TURF AREAS |


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REGISTERED LANDSCAPE ARCHITECT ROBERT P. STOFFELS 1025 STATE OF TEXAS 6/29/25

THE CADDEAL APPEARING ON THIS DOCUMENT IS VALID IF, AND ONLY IF, ACCOMPANIED BY AN ORIGINAL SIGNATURE OF THE REGISTRANT AND DATE OF EXECUTION. DOCUMENTS NOT BEARING EACH OF THE 3 AFOREMENTIONED ITEMS SHALL BE CONSIDERED INCOMPLETE AND SHALL NOT BE USED FOR CONSTRUCTION, PERMIT, OR BIDDING PURPOSES.

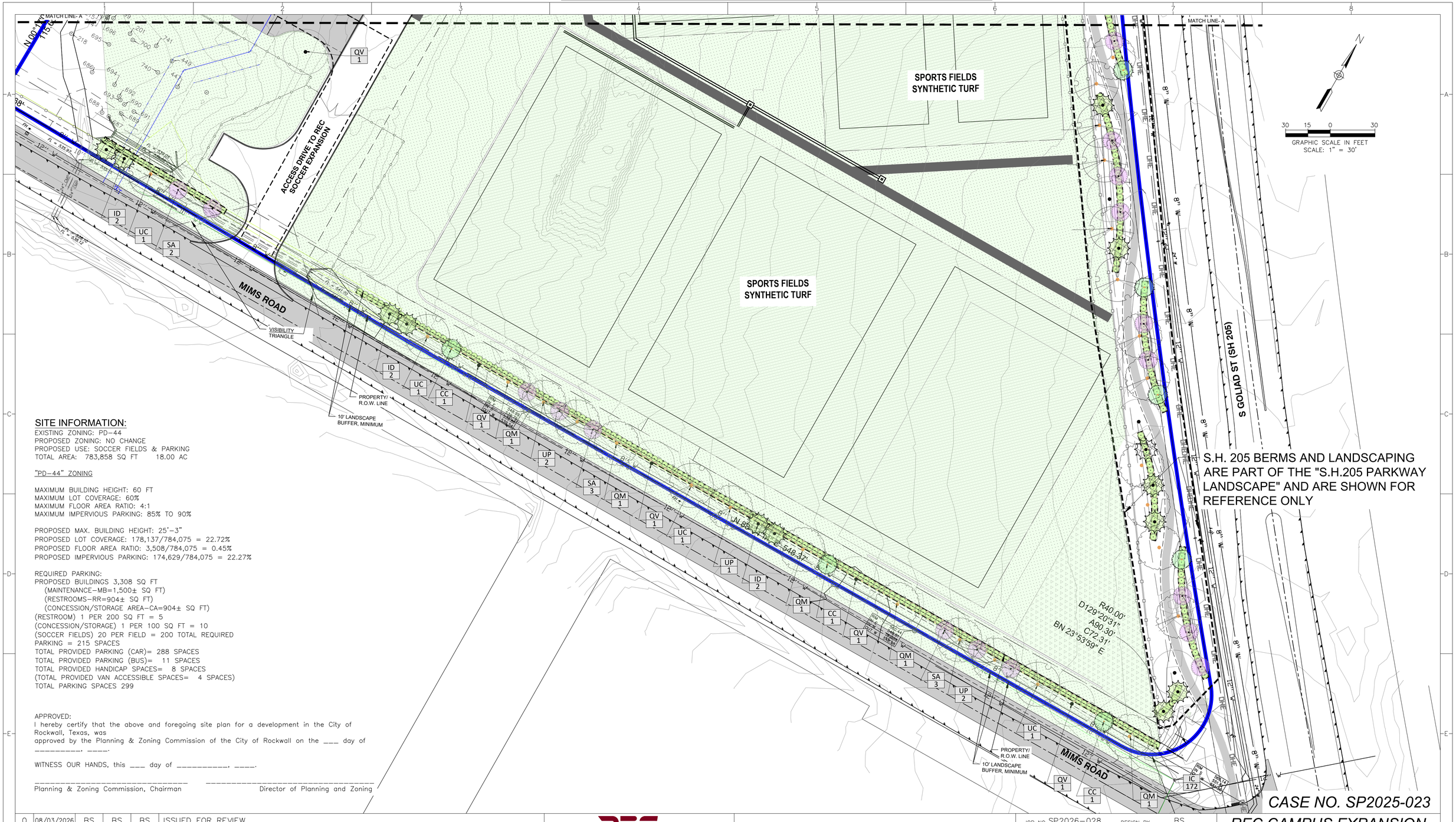
THIS DRAWING IS RELEASED FOR BIDDING, CONSTRUCTION AND PERMITTING UNDER THE AUTHORITY OF ROBERT P. STOFFELS, LA #1025 ON JUNE 29, 2025.

| | | | |
|---|---|---|---|
| JOB NO. SP2026-028 | DESIGN BY BS | | |
| CREATED | CODE | | |
| PLOTTED 8/3/2026 | CHECKED BY BS | | |
| LAST UPDATE BY | | | |
| DRAWN: MW | SCALE: AS NOTED | | |
| CHECKED: | DRAWING NO.: LP-1 | ISSUE: 0 | |
| APPROVED: | | | |
| FILENAME: | | | |

CASE NO. SP2025-023

# REC CAMPUS EXPANSION SOCCER FIELDS & PARKING
SH 205
ROCKWALL, TX 75032

## LANDSCAPE PLAN




S.H. 205 BERMS AND LANDSCAPING ARE PART OF THE "S.H.205 PARKWAY LANDSCAPE" AND ARE SHOWN FOR REFERENCE ONLY

## SITE INFORMATION:

EXISTING ZONING: PD-44
PROPOSED ZONING: NO CHANGE
PROPOSED USE: SOCCER FIELDS & PARKING
TOTAL AREA: 783,858 SQ FT 18.00 AC

"PD-44" ZONING

MAXIMUM BUILDING HEIGHT: 60 FT
MAXIMUM LOT COVERAGE: 60%
MAXIMUM FLOOR AREA RATIO: 4:1
MAXIMUM IMPERVIOUS PARKING: 85% TO 90%

PROPOSED MAX. BUILDING HEIGHT: 25'-3"
PROPOSED LOT COVERAGE: 178,137/784,075 = 22.72%
PROPOSED FLOOR AREA RATIO: 3,508/784,075 = 0.45%
PROPOSED IMPERVIOUS PARKING: 174,629/784,075 = 22.27%

REQUIRED PARKING:
PROPOSED BUILDINGS 3,308 SQ FT
(MAINTENANCE-MB=1,500± SQ FT)
(RESTROOMS-RR=904± SQ FT)
(CONCESSION/STORAGE AREA-CA=904± SQ FT)
(RESTROOM) 1 PER 200 SQ FT = 5
(CONCESSION/STORAGE) 1 PER 100 SQ FT = 10
(SOCCER FIELDS) 20 PER FIELD = 200 TOTAL REQUIRED
PARKING = 215 SPACES
TOTAL PROVIDED PARKING (CAR)= 288 SPACES
TOTAL PROVIDED PARKING (BUS)= 11 SPACES
TOTAL PROVIDED HANDICAP SPACES= 8 SPACES
(TOTAL PROVIDED VAN ACCESSIBLE SPACES= 4 SPACES)
TOTAL PARKING SPACES 299

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

WITNESS OUR HANDS, this ___ day of _____, ____.

_____ Planning & Zoning Commission, Chairman

_____ Director of Planning and Zoning

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TBPE No. F-1515


REGISTERED LANDSCAPE ARCHITECT ROBERT P. STOFFELS 1025 STATE OF TEXAS 6/29/25


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| | |
|---|---|
| JOB NO. | SP2026-028 |
| DESIGN BY | BS |
| CREATED | |
| CODE | |
| PLOTTED | 8/3/2026 |
| CHECKED BY | BS |
| LAST UPDATE BY | |
| DRAWN: | MW |
| SCALE: | AS NOTED |
| CHECKED: | |
| APPROVED: | |
| FILENAME: | |
| DRAWING NO.: | LP-2 |
| ISSUE: | 0 |

CASE NO. SP2025-023

# REC CAMPUS EXPANSION SOCCER FIELDS & PARKING SH 205 ROCKWALL, TX 75032

## LANDSCAPE PLAN

MATCH LINE- B

MATCH LINE- A

PROPOSED SUB-SURFACE DETENTION LIMITS

PLAYGROUND

RR

SR

CA

PATIO/ PAVILION

SOCCER TEAM STAGING AREA

ACCESS DRIVE TO REC SOCCER EXPANSION

FUTURE SOCCER COMPLEX ACCESS

SPORTS FIELDS SYNTHETIC TURF

SPORTS FIELDS SYNTHETIC TURF

S GOLIAD ST (SH 205)

GRAPHIC SCALE IN FEET
SCALE: 1" = 30'

S.H. 205 BERMS AND LANDSCAPING ARE PART OF THE "S.H.205 PARKWAY LANDSCAPE" AND ARE SHOWN FOR REFERENCE ONLY

NOTE:
REFERENCE SHEET LP-2 FOR SITE DATA LISTING

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

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

CASE NO. SP2025-023

| REV | DATE | REV.BY | P.M. | ENG. | REVISION/RELEASE |
|---|---|---|---|---|---|
| 0 | 08/03/2026 | BS | BS | BS | ISSUED FOR REVIEW |
| 1 | 07/13/2026 | BS | BS | BS | ISSUED FOR REVISION TO TURF AREAS |


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r.delta ENGINEERS
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Garland, TX 75040
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Fax (972) 487-2270
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TBPE No. F-1515


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| SCALE: | AS NOTED |
| CHECKED: | |
| DRAWING NO.: | LP-3 |
| ISSUE: | 0 |
| APPROVED: | |
| FILENAME: | |

# REC CAMPUS EXPANSION SOCCER FIELDS & PARKING
SH 205
ROCKWALL, TX 75032

## LANDSCAPE PLAN

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_____ Director of Planning and Zoning

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PROPOSED 6' BLACK ORNAMENTAL FENCE ON RETAINING WALL

NOTE:
REFERENCE SHEET LP-2
FOR SITE DATA LISTING

RETAINING WALL

LACROSSE FIELD SHORT SIDE/ U8 FIELD SYNTHETIC TURF

LACROSSE FIELD FULL SIZE SYNTHETIC TURF

MATCH LINE- B

GRAPHIC SCALE IN FEET
SCALE: 1" = 30'

S GOLIAD ST (SH 205)

STATE HIGHWAY

CASE NO. SP2025-023

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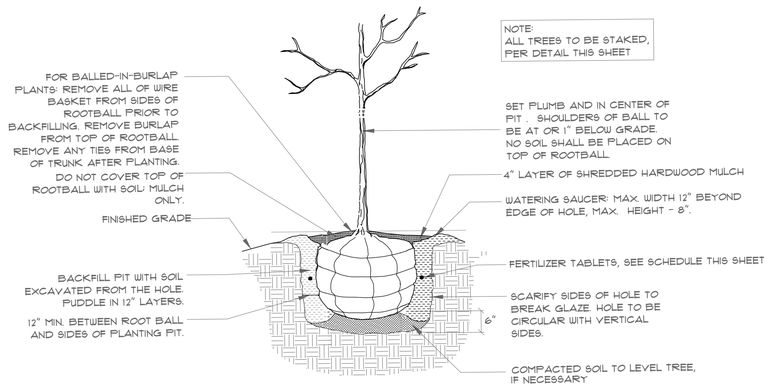
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| CHECKED: | | DRAWING NO.: | LP-4 |
| APPROVED: | | ISSUE: | 0 |
| FILENAME: | | | |

# REC CAMPUS EXPANSION
# SOCCER FIELDS & PARKING
# SH 205
# ROCKWALL, TX 75032

## LANDSCAPE PLAN



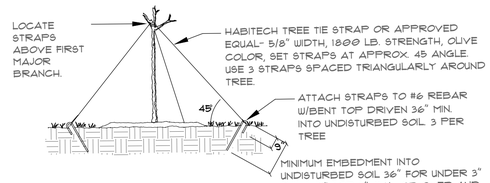

A SECTION: TREE PLANTING - B&B, BOX, CONT.
NTS

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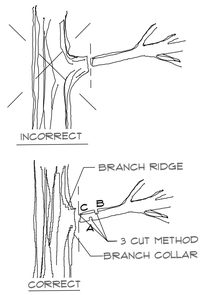
_____ Planning & Zoning Commission, Chairman

_____ Director of Planning and Zoning




RE: GENERAL NOTES AND SPECIFICATION DATA FOR PLANTING NOTES.

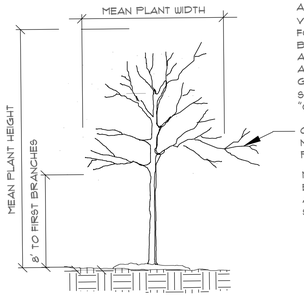
B SECTION: TREE GUYING
NTS




PRUNING NOTES:

1. REMOVE ALL BROKEN, DISEASED, OR WEAK BRANCHES.
2. MAKE ALL CUTS AS CLOSE TO THE BRANCH AS POSSIBLE-LEAVE THE BRANCH COLLAR
3. DO NOT CUT A LEADER.
4. PRUNE SO AS TO RETAIN THE NATURAL FORM OF THE TREE.
5. REMOVE APPROXIMATELY 1/3 OF INTERIOR BRANCHING.
6. DO NOT TIP PRUNE.
7. CONTACT LANDSCAPE ARCHITECT PRIOR TO PRUNING FOR FURTHER INSTRUCTIONS.
8. CUTS OVER 1/2" DIAMETER MADE TO TREES OF THE OAK FAMILY (IE RED OAK, LIVE OAK, BUR OAK, ETC.) FROM FEBRUARY 15 - DECEMBER 15 SHALL BE PAINTED WITH TREE PRUNING PAINT IMMEDIATELY FOLLOWING PRUNING (ONE HOUR MAX.). APPLY SUFFICIENT COATS TO ENSURE SEALING OF THE CUT.
9. REMOVE LARGE LIMBS BY PERFORMING THE 3-CUT METHOD.

C SECTION: TREE PRUNING
NTS




ALL TREES SHALL BE VIGOROUS, HEALTHY, & WELL FORMED. FOLIAGE MASS SHALL BE FULL HEIGHT AND SPREAD AS PER THE GENERAL NOTES AND SPECIFICATION DATA. SEE GENERAL NOTES, SPECIFICATION DATA & DETAIL "C" FOR PRUNING NOTES.

OUTSTANDING BRANCHES NOT INCLUDED IN THE PLANT MEASUREMENTS.

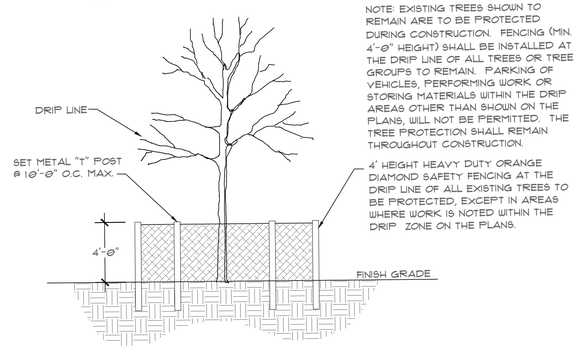
MEAN PLANT WIDTH SHALL BE CENTERED ON TRUNK, AND SHALL BE SYMMETRICAL

D SECTION: TREE INFORMATION
NTS

## FERTILIZER SCHEDULE: PLANTING

| TREES | SHRUBS AND PERENNIALS: |
|---|---|
| 5-GALLON TREES<br>2 AGRIFORM* 21 GRAM TABLETS | 1-GALLON AND SMALLER<br>1 AGRIFORM* 21 GRAM TABLET |
| 15-GALLON TREES<br>3 AGRIFORM* 21 GRAM TABLETS | 3 TO 5-GALLON AND B&B MATERIAL WITH SPREADS TO THREE (3) FT.<br>2 AGRIFORM* 21 GRAM TABLETS |
| 30-GALLON AND ALL B&B MATERIAL<br>1 AGRIFORM* 21 GRAM TABLET PER CALIPER EACH ONE-HALF (1/2) INCH OF CALIPER | 15-GALLON AND B&B MATERIAL WITH SPREADS GREATER THAN THREE (3) FT.<br>3 AGRIFORM* 21 GRAM TABLETS |
| SPACE TABLETS EVENLY AROUND ROOT BALL APPROX. 8" BELOW GRADE. PLACE NEXT TO BALL | PLACE TABLETS AT A DEPTH APPROX. 1/3 BALL DEPTH AND NEXT TO BALL |
| * OR APPROVED EQUAL | * OR APPROVED EQUAL |

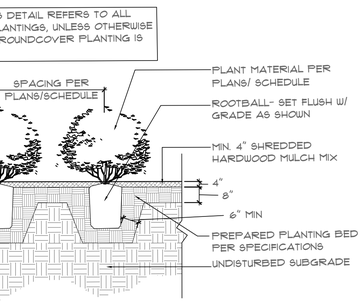
E CHART: FERTILIZER SCHEDULE



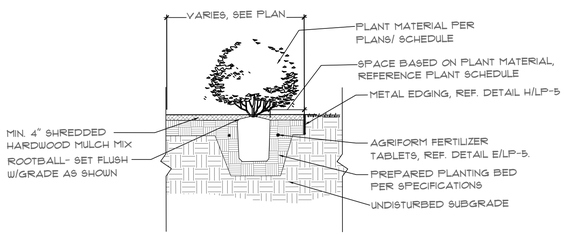

NOTE: EXISTING TREES SHOWN TO REMAIN ARE TO BE PROTECTED DURING CONSTRUCTION. FENCING (MIN. 4'-0" HEIGHT) SHALL BE INSTALLED AT THE DRIP LINE OF ALL TREES OR TREE GROUPS TO REMAIN. PARKING OF VEHICLES, PERFORMING WORK OR STORING MATERIALS WITHIN THE DRIP AREAS OTHER THAN SHOWN ON THE PLANS, WILL NOT BE PERMITTED. THE TREE PROTECTION SHALL REMAIN THROUGHOUT CONSTRUCTION.

4' HEIGHT HEAVY DUTY ORANGE DIAMOND SAFETY FENCING AT THE DRIP LINE OF ALL EXISTING TREES TO BE PROTECTED, EXCEPT IN AREAS WHERE WORK IS NOTED WITHIN THE DRIP ZONE ON THE PLANS.

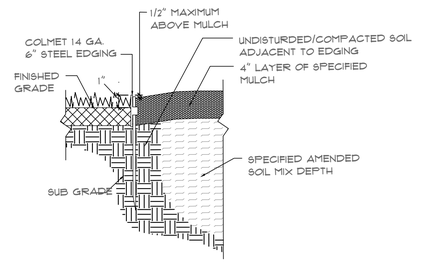
C SECTION: TREE PROTECTION
NTS




F DETAIL: LANDSCAPE BED W/ MULCH
NOT TO SCALE




G SECTION: LANDSCAPE BED W/ MULCH AND METAL EDGING
NOT TO SCALE




H SECTION: METAL EDGING
NOT TO SCALE

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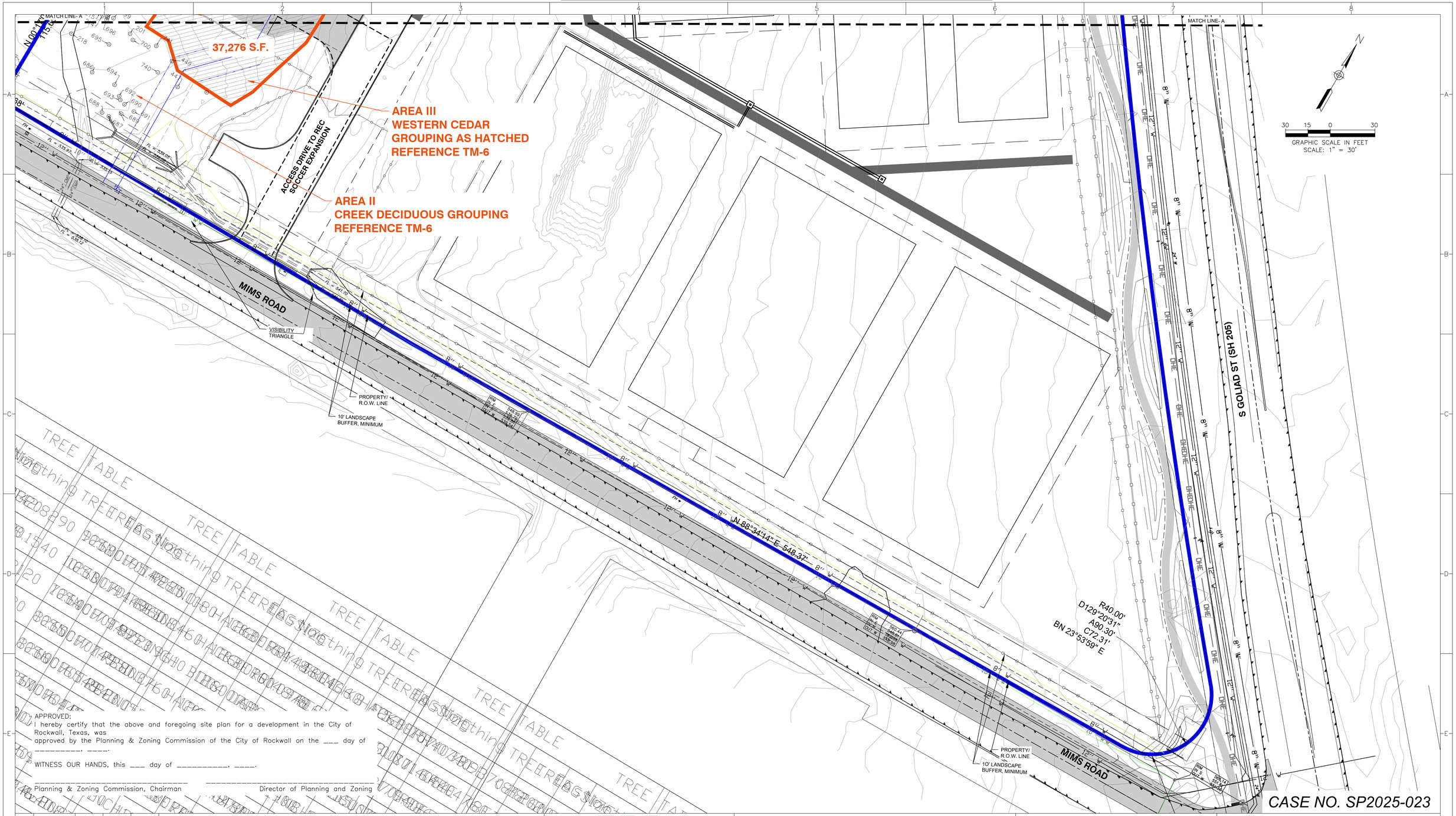

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| DRAWN: MW | SCALE: AS NOTED | | |
| CHECKED: | DRAWING NO.: LP-5 | ISSUE: 0 | |
| APPROVED: | | | |
| FILENAME: | | | |

REC CAMPUS EXPANSION
SOCCER FIELDS & PARKING
SH 205
ROCKWALL, TX 75032

LANDSCAPE DETAILS




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Planning & Zoning Commission, Chairman

Director of Planning and Zoning

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REGISTERED LANDSCAPE ARCHITECT
ROBERT P. STOFFELS
1025
STATE OF TEXAS
6/29/25

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| DRAWING NO.: | TM-1 |
| ISSUE: | 0 |
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| FILENAME: | |

CASE NO. SP2025-023

# REC CAMPUS EXPANSION
# SOCCER FIELDS & PARKING
# SH 205
# ROCKWALL, TX 75032

## TREE MITIGATION PLAN

MATCH LINE- B

MATCH LINE- B

29,923 S.F.

AREA III
WESTERN CEDAR
GROUPING AS HATCHED
REFERENCE TM-6

AREA II
CREEK DECIDUOUS GROUPING
REFERENCE TM-6

37,276 S.F.

ACCESS DRIVE TO REC SOCCER EXPANSION

FUTURE SOCCER COMPLEX ACCESS

S GOLIAD ST (SH 205)

GRAPHIC SCALE IN FEET
SCALE: 1" = 30'

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MATCH LINE- A

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| FILENAME: | | | |

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## TREE MITIGATION PLAN

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_____ Planning & Zoning Commission, Chairman

_____ Director of Planning and Zoning

N 72°30'

N 35°54'04" E 154.36'

N 20°38'49" W 47.80'

AREA II
CREEK DECIDUOUS GROUPING
REFERENCE TM-6

AREA III
WESTERN CEDAR
GROUPING AS HATCHED
REFERENCE TM-6

800 S.F.

864 S.F.

3,424 S.F.

3,216 S.F.

29,923 S.F.

SAMPLE AREA BOUNDARY (55,657 S.F.) USED FOR EXTRAPOLATION OF EXISTING CEDAR TREE QUANTITIES IN AREA III- WESTERN CEDAR GROUPING

CEDAR TREE GROUPING (12' D) TYP.

MATCH LINE- B

MATCH LINE- B

GRAPHIC SCALE IN FEET
SCALE: 1" = 30'

S GOLIAD ST (SH 205)

STATE HIGHWAY

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| FILENAME: | | | |

# REC CAMPUS EXPANSION
# SOCCER FIELDS & PARKING
# SH 205
# ROCKWALL, TX 75032

## TREE MITIGATION PLAN

**AREA I- Site Tree Listing**
**Rayburn Electric Cooperative- Soccer Landscape- Eastern Cedar Grouping**
**June 13, 2025**

| Location Key | Size DBH (Inches) | Common Name | Comments | Tree Designation | | | | Removal Status | Replacement Caliper Inches | Replacement Caliper Inches |
|---|---|---|---|---|---|---|---|---|---|---|
| | | | | Feature | Primary | Secondary | Non-Protected | | CEDAR TREES | OTHER TREES |
| 1 | 12 | CEDAR | | | | x | | Remove | 4 | |
| 2 | 9 | CEDAR | | | | x | | Remove | 4 | |
| 3 | 9 | CEDAR | | | | x | | Remove | 4 | |
| 4 | 4 | HACKBERRY | | | | | x | Remove | | |
| 5 | 8 | CEDAR | | | | x | | Remove | 4 | |
| 6 | 6 | HACKBERRY | | | | | x | Remove | | |
| 7 | 4 | HACKBERRY | | | | | x | Remove | | |
| 8 | 16 | CEDAR | | | | x | | Remove | 4 | |
| 9 | 8 | CEDAR | | | | x | | Remove | 4 | |
| 10 | 12 | CEDAR | | | | x | | Remove | 4 | |
| 11 | 7 | CEDAR | | | | x | | Remove | 4 | |
| 12 | 10 | CEDAR | | | | x | | Remove | 4 | |
| 13 | 7 | CEDAR | | | | x | | Remove | 4 | |
| 14 | 14 | BUMELIA | | | x | | | Remove | | 14 |
| 15 | 8 | CEDAR | | | | x | | Remove | 4 | |
| 16 | 11 | CEDAR | | | | x | | Remove | 4 | |
| 17 | 6 | CEDAR | | | | x | | Remove | 4 | |
| 18 | 3 | CEDAR | Dead | | | x | | Remove | | |
| 19 | 5 | HACKBERRY | | | | | x | Remove | | |
| 20 | 4 | BUMELIA | | | x | | | Remove | | 4 |
| 21 | 4 | CEDAR | | | | x | | Remove | 4 | |
| 22 | 17 | BUMELIA | | | x | | | Remove | | 17 |
| 23 | 4 | BUMELIA | | | x | | | Remove | | 4 |
| 24 | 8 | BUMELIA | | | x | | | Remove | | 8 |
| 25 | 2 | CEDAR | Shaded Out | | | x | | Remove | 4 | |
| 26 | 2 | CEDAR | Shaded Out | | | x | | Remove | 4 | |
| 27 | 3 | CEDAR | Shaded Out | | | x | | Remove | 4 | |
| 28 | 8 | BUMELIA | | | x | | | Remove | | 8 |
| 29 | 12 | HACKBERRY | | | | | x | Remove | | |
| 30 | 7 | CEDAR | | | | x | | Remove | 4 | |
| 31 | 4 | CEDAR | Shaded Out | | | x | | Remove | 4 | |
| 32 | 10 | CEDAR | | | | x | | Remove | 4 | |
| 33 | 14 | CEDAR | | | | x | | Remove | 4 | |
| 34 | 4 | CEDAR | | | | x | | Remove | 4 | |
| 35 | 5 | HACKBERRY | | | | | x | Remove | | |
| 36 | 7 | CEDAR | | | | x | | Remove | 4 | |
| 37 | 7 | CEDAR | | | | x | | Remove | 4 | |
| 38 | 12 | CEDAR | | | | x | | Remove | 4 | |
| 39 | 13 | HACKBERRY | | | | | x | Remove | | |
| 40 | 8 | CEDAR | | | | x | | Remove | 4 | |
| 41 | 6 | CEDAR | | | | x | | Remove | 4 | |
| 42 | 20 | CEDAR | | | | x | | Remove | 4 | |
| 43 | 7 | CEDAR | | | | x | | Remove | 4 | |
| 44 | 20 | CEDAR | | | | x | | Remove | 4 | |
| 45 | 13 | CEDAR | | | | x | | Remove | 4 | |
| 46 | 8 | CEDAR | | | | x | | Remove | 4 | |
| 47 | 6 | CEDAR | | | | x | | Remove | 4 | |
| 48 | 6 | CEDAR | | | | x | | Remove | 4 | |
| 49 | 18 | CEDAR | | | | x | | Remove | 4 | |
| 50 | 5 | CEDAR | | | | x | | Remove | 4 | |
| 51 | 7 | CEDAR | | | | x | | Remove | 4 | |
| 52 | 16 | CEDAR | | | | x | | Remove | 4 | |
| 53 | 5 | CEDAR | | | | x | | Remove | 4 | |
| 54 | 6 | CEDAR | | | | x | | Remove | 4 | |
| 55 | 7 | CEDAR | | | | x | | Remove | 4 | |
| 56 | 9 | CEDAR | | | | x | | Remove | 4 | |
| 57 | 8 | CEDAR | | | | x | | Remove | 4 | |
| 58 | 8 | CEDAR | | | | x | | Remove | 4 | |
| 59 | 10 | CEDAR | | | | x | | Remove | 4 | |
| 60 | 7 | CEDAR | | | | x | | Remove | 4 | |
| 61 | 2 | CEDAR | | | | x | | Remove | 4 | |
| 62 | 3 | CEDAR | | | | x | | Remove | 4 | |
| 63 | 5 | CEDAR | | | | x | | Remove | 4 | |
| 64 | 1 | CEDAR | Dead | | | x | | Remove | | |
| 65 | 2 | CEDAR | Dead | | | x | | Remove | | |
| 66 | 7 | CEDAR | | | | x | | Remove | 4 | |
| 67 | 8 | CEDAR | | | | x | | Remove | 4 | |
| 68 | 8 | CEDAR | | | | x | | Remove | 4 | |
| 69 | 8 | CEDAR | | | | x | | Remove | 4 | |
| 70 | 10 | CEDAR | | | | x | | Remove | 4 | |
| 71 | 4 | CEDAR | | | | x | | Remove | 4 | |
| 72 | 6 | CEDAR | | | | x | | Remove | 4 | |
| 73 | 9 | CEDAR | | | | x | | Remove | 4 | |
| 74 | 3 | CEDAR | | | | x | | Remove | 4 | |
| 75 | 6 | CEDAR | | | | x | | Remove | 4 | |
| 76 | 1 | CEDAR | Dead | | | x | | Remove | | |
| 77 | 14 | CEDAR | | | | x | | Remove | 4 | |
| 78 | 4 | CEDAR | | | | x | | Remove | 4 | |
| 79 | 6 | CEDAR | | | | x | | Remove | 4 | |
| 80 | 4 | BUMELIA | | | x | | | Remove | | 4 |
| 81 | 10 | HACKBERRY | | | | | x | Remove | | |
| 82 | 6 | BUMELIA | | | x | | | Remove | | 6 |
| 83 | 7 | BOIS D'ARC | | | | x | | Remove | 4 | |
| 84 | 8 | CEDAR | Thin | | | x | | Remove | 4 | |
| 85 | 22 | BOIS D'ARC | | | | | x | Remove | | |
| 86 | 9 | BOIS D'ARC | | | | | x | Remove | | |
| 87 | 6 | BOIS D'ARC | | | | | x | Remove | | |
| 88 | 14 | BOIS D'ARC | | | | | x | Remove | | |
| 89 | 9 | CEDAR | | | | x | | Remove | 4 | |
| 90 | 9 | CEDAR | | | | x | | Remove | 4 | |
| 91 | 5 | CEDAR | | | | x | | Remove | 4 | |
| 92 | 4 | HACKBERRY | | | | | x | Remove | | |
| 93 | 9 | CEDAR | | | | x | | Remove | 4 | |
| 94 | 8 | BOIS D'ARC | | | | | x | Remove | | |
| 95 | 8 | CEDAR | | | | x | | Remove | 4 | |
| 96 | 15 | CEDAR | | | | x | | Remove | 4 | |
| 97 | 6 | CEDAR | | | | x | | Remove | 4 | |
| 98 | 6 | CEDAR | | | | x | | Remove | 4 | |
| 99 | 3 | CEDAR | | | | x | | Remove | 4 | |
| 100 | 12 | CEDAR | | | | x | | Remove | 4 | |
| 101 | 8 | CEDAR | | | | x | | Remove | 4 | |
| 102 | 2 | CEDAR | | | | x | | Remove | 4 | |
| 103 | 15 | CEDAR | | | | x | | Remove | 4 | |
| 104 | 7 | CEDAR | | | | x | | Remove | 4 | |
| 105 | 5 | CEDAR | | | | x | | Remove | 4 | |
| 106 | 10 | CEDAR | Dead | | | x | | Remove | | |
| 107 | 9 | CEDAR | | | | x | | Remove | 4 | |
| 108 | 14 | HACKBERRY | Dead | | | | x | Remove | | |
| 109 | 8 | CEDAR | | | | x | | Remove | 4 | |
| 110 | 7 | CEDAR | | | | x | | Remove | 4 | |
| 111 | 10 | CEDAR | | | | x | | Remove | 4 | |
| 112 | 6 | CEDAR | | | | x | | Remove | 4 | |
| 113 | 7 | CEDAR | | | | x | | Remove | 4 | |
| 114 | 7 | CEDAR | | | | x | | Remove | 4 | |
| 115 | 5 | CEDAR | | | | x | | Remove | 4 | |
| 116 | 7 | CEDAR | | | | x | | Remove | 4 | |
| 117 | 3 | CEDAR | | | | x | | Remove | 4 | |
| 118 | 13 | CEDAR | | | | x | | Remove | 4 | |
| 119 | 8 | CEDAR | | | | x | | Remove | 4 | |
| 120 | 2 | CEDAR | | | | x | | Remove | 4 | |
| 121 | 7 | CEDAR | | | | x | | Remove | 4 | |
| 122 | 6 | CEDAR | | | | x | | Remove | 4 | |
| 123 | 8 | CEDAR | | | | x | | Remove | 4 | |
| 124 | 8 | HACKBERRY | | | | | x | Remove | | |
| 125 | 8 | CEDAR | | | | x | | Remove | 4 | |
| 126 | 8 | CEDAR | | | | x | | Remove | 4 | |
| 127 | 3 | CEDAR | | | | x | | Remove | 4 | |
| 128 | 18 | CEDAR | | | | x | | Remove | 4 | |
| 129 | 20 | CEDAR | | | | x | | Remove | 4 | |
| 130 | 8 | CEDAR | | | | x | | Remove | 4 | |
| 131 | 10 | CEDAR | | | | x | | Remove | 4 | |
| 132 | 3 | CEDAR | | | | x | | Remove | 4 | |
| 133 | 15 | CEDAR | | | | x | | Remove | 4 | |
| 134 | 13 | CEDAR | | | | x | | Remove | 4 | |
| 135 | 13 | CEDAR | | | | x | | Remove | 4 | |
| 136 | 4 | CEDAR | | | | x | | Remove | 4 | |
| 137 | 9 | CEDAR | | | | x | | Remove | 4 | |
| 138 | 11 | CEDAR | | | | x | | Remove | 4 | |
| 139 | 10 | CEDAR | | | | x | | Remove | 4 | |
| 140 | 8 | CEDAR | Dead | | | x | | Remove | | |
| 141 | 7 | CEDAR | Thin Crown | | | x | | Remove | 4 | |
| 142 | 8 | CEDAR | Diseased | | | x | | Remove | 4 | |
| 143 | 9 | CEDAR | | | | x | | Remove | 4 | |
| 144 | 7 | CEDAR | | | | x | | Remove | 4 | |
| 145 | 9 | CEDAR | | | | x | | Remove | 4 | |
| 146 | 11 | CEDAR | Dead | | | x | | Remove | | |
| 147 | 8 | CEDAR | | | | x | | Remove | 4 | |
| 148 | 8 | CEDAR | | | | x | | Remove | 4 | |
| 149 | 4 | HACKBERRY | | | | | x | Remove | | |
| 150 | 4 | HACKBERRY | | | | | x | Remove | | |
| 151 | 9 | CEDAR | | | | x | | Remove | 4 | |
| 152 | 10 | CEDAR | | | | x | | Remove | 4 | |
| 153 | 7 | HACKBERRY | | | | | x | Remove | | |
| 154 | 8 | CEDAR | | | | x | | Remove | 4 | |
| 155 | 8 | CEDAR | | | | x | | Remove | 4 | |
| 156 | 8 | CEDAR | | | | x | | Remove | 4 | |
| 157 | 14 | CEDAR | | | | x | | Remove | 4 | |
| 158 | 9 | HACKBERRY | | | | | x | Remove | | |
| 159 | 5 | CEDAR | Shaded Out | | | x | | Remove | 4 | |
| 160 | 13 | CEDAR | | | | x | | Remove | 4 | |
| 161 | 3 | HACKBERRY | | | | | x | Remove | | |
| 162 | 8 | CEDAR | | | | x | | Remove | 4 | |
| 163 | 9 | | | | | | | Remove | | |
| 164 | 8 | CEDAR | | | | x | | Remove | 4 | |
| 165 | 15 | CEDAR | | | | x | | Remove | 4 | |
| 166 | 7 | CEDAR | | | | x | | Remove | 4 | |
| 167 | 19 | CEDAR | | | | x | | Remove | 4 | |
| 168 | 5 | CEDAR | | | | x | | Remove | 4 | |
| 169 | 6 | CEDAR | | | | x | | Remove | 4 | |
| 170 | 13 | CEDAR | | | | x | | Remove | 4 | |
| 171 | 8 | CEDAR | | | | x | | Remove | 4 | |
| 172 | 8 | CEDAR | | | | x | | Remove | 4 | |
| 173 | 8 | CEDAR | | | | x | | Remove | 4 | |
| 174 | 7 | CEDAR | | | | x | | Remove | 4 | |
| 175 | 11 | CEDAR | | | | x | | Remove | 4 | |
| 176 | 8 | CEDAR | | | | x | | Remove | 4 | |
| 177 | 15 | CEDAR | | | | x | | Remove | 4 | |
| 178 | 5 | CEDAR | | | | x | | Remove | 4 | |
| 179 | 8 | CEDAR | | | | x | | Remove | 4 | |
| 180 | 8 | CEDAR | | | | x | | Remove | 4 | |
| 181 | 6 | CEDAR | | | | x | | Remove | 4 | |
| 182 | 7 | CEDAR | | | | x | | Remove | 4 | |
| 183 | 10 | CEDAR | | | | x | | Remove | 4 | |
| 184 | 14 | HACKBERRY | Dead | | | | x | Remove | | |
| 185 | 10 | CEDAR | | | | x | | Remove | 4 | |
| 186 | 12 | CEDAR | | | | x | | Remove | 4 | |
| 187 | 8 | HACKBERRY | Dead above 8' | | | | x | Remove | | |
| 188 | 9 | CEDAR | | | | x | | Remove | 4 | |
| 189 | 8 | MEXICAN PLUM | | | x | | | Remove | | 8 |
| 190 | 9 | HACKBERRY | | | | | x | Remove | | |
| 191 | 9 | HACKBERRY | | | | | x | Remove | | |
| 192 | 12 | CEDAR | | | | x | | Remove | 4 | |
| 193 | 2 | CEDAR | | | | x | | Remove | 4 | |
| 194 | 8 | CEDAR | | | | x | | Remove | 4 | |
| 195 | 5 | CEDAR | | | | x | | Remove | 4 | |
| 196 | 8 | CEDAR | | | | x | | Remove | 4 | |
| 197 | 11 | CEDAR | | | | x | | Remove | 4 | |
| 198 | 6 | CEDAR | | | | x | | Remove | 4 | |
| 199 | 12 | CEDAR | | | | x | | Remove | 4 | |
| 200 | 13 | CEDAR | | | | x | | Remove | 4 | |
| 334 | 28 | HACKBERRY | | | | | x | Remove | | |
| 335 | 12 | CEDAR | | | | x | | Remove | 4 | |
| 336 | 12 | CEDAR | | | | x | | Remove | 4 | |
| 337 | 11 | CEDAR | | | | x | | Remove | 4 | |
| 338 | 6 | CEDAR | | | | x | | Remove | 4 | |
| 339 | 16 | CEDAR | | | | x | | Remove | 4 | |
| 340 | 7 | CEDAR | | | | x | | Remove | 4 | |
| 341 | 15 | BOIS D'ARC | | | | | x | Remove | | |
| 342 | 30 | CEDAR | | | | x | | Remove | 4 | |
| 343 | 25 | CEDAR | | | | x | | Remove | 4 | |
| 344 | 9 | CEDAR | | | | x | | Remove | 4 | |
| 345 | 7 | HACKBERRY | | | | | x | Remove | | |
| 346 | 9 | CEDAR | | | | x | | Remove | 4 | |
| 347 | 8 | CEDAR | | | | x | | Remove | 4 | |
| 348 | 5 | CEDAR | | | | x | | Remove | 4 | |
| 349 | 3 | CEDAR | Shaded Out | | | x | | Remove | 4 | |
| 350 | 48 | HACKBERRY | | | | | x | Remove | | |
| 351 | 9 | CEDAR | | | | x | | Remove | 4 | |
| 352 | 8 | CEDAR | | | | x | | Remove | 4 | |
| 353 | 5 | CEDAR | | | | x | | Remove | 4 | |
| 354 | 3 | CEDAR | Shaded Out | | | x | | Remove | 4 | |
| 355 | 36 | BOIS D'ARC | | | | | x | Remove | | |
| 356 | 6 | CEDAR | | | | x | | Remove | 4 | |
| 357 | 12 | CEDAR | | | | x | | Remove | 4 | |
| 358 | 5 | HACKBERRY | | | | | x | Remove | | |
| 359 | 8 | CEDAR | Shaded Out | | | x | | Remove | 4 | |
| 360 | 6 | CEDAR | | | | x | | Remove | 4 | |
| 361 | 3 | CEDAR | Fallen | | | x | | Remove | 4 | |
| 362 | 13 | CEDAR | | | | x | | Remove | 4 | |
| 363 | 3 | CEDAR | Shaded Out | | | x | | Remove | 4 | |
| 364 | 7 | CEDAR | | | | x | | Remove | 4 | |
| 365 | 9 | CEDAR | | | | x | | Remove | 4 | |
| 366 | 8 | CEDAR | | | | x | | Remove | 4 | |
| 367 | 6 | CEDAR | | | | x | | Remove | 4 | |
| 368 | 8 | CEDAR | | | | x | | Remove | 4 | |
| 369 | 14 | CEDAR | | | | x | | Remove | 4 | |
| 370 | 8 | CEDAR | | | | x | | Remove | 4 | |
| 371 | 6 | CEDAR | | | | x | | Remove | 4 | |
| 372 | 8 | CEDAR | | | | x | | Remove | 4 | |
| 373 | 8 | CEDAR | | | | x | | Remove | 4 | |
| 374 | 12 | CEDAR | | | | x | | Remove | 4 | |
| 375 | 15 | CEDAR | | | | x | | Remove | 4 | |
| 376 | 19 | CEDAR | | | | x | | Remove | 4 | |
| 377 | 5 | HACKBERRY | | | | | x | Remove | | |
| 378 | 8 | CEDAR | | | | x | | Remove | 4 | |
| 379 | 8 | CEDAR | | | | x | | Remove | 4 | |
| 380 | 6 | CEDAR | | | | x | | Remove | 4 | |
| 381 | 4 | CEDAR | | | | x | | Remove | 4 | |
| 382 | 23 | CEDAR | | | | x | | Remove | 4 | |
| 383 | 5 | CEDAR | | | | x | | Remove | 4 | |
| 384 | 10 | CEDAR | | | | x | | Remove | 4 | |
| 385 | 6 | CEDAR | | | | x | | Remove | 4 | |
| 386 | 14 | CEDAR | | | | x | | Remove | 4 | |
| 387 | 7 | HACKBERRY | | | | | x | Remove | | |
| 388 | 12 | CEDAR | | | | x | | Remove | 4 | |
| 389 | 10 | CEDAR | | | | x | | Remove | 4 | |
| 390 | 10 | CEDAR | | | | x | | Remove | 4 | |
| 391 | 10 | CEDAR | | | | x | | Remove | 4 | |
| 392 | 5 | CEDAR | | | | x | | Remove | 4 | |
| 393 | 8 | CEDAR | | | | x | | Remove | 4 | |
| 394 | 6 | CEDAR | | | | x | | Remove | 4 | |
| 395 | 7 | CEDAR | | | | x | | Remove | 4 | |
| 396 | 10 | HACKBERRY | | | | | x | Remove | | |
| 397 | 5 | CEDAR | | | | x | | Remove | 4 | |
| 398 | 9 | CEDAR | Shaded Out | | | x | | Remove | 4 | |
| 399 | 6 | CEDAR | Dead | | | x | | Remove | | |
| 400 | 9 | CEDAR | | | | x | | Remove | 4 | |
| 401 | 14 | CEDAR | | | | x | | Remove | 4 | |
| 402 | 8 | CEDAR | | | | x | | Remove | 4 | |
| 403 | 8 | CEDAR | | | | x | | Remove | 4 | |
| 404 | 8 | CEDAR | | | | x | | Remove | 4 | |
| 405 | 8 | CEDAR | | | | x | | Remove | 4 | |
| 406 | 8 | CEDAR | | | | x | | Remove | 4 | |
| 407 | 8 | CEDAR | | | | x | | Remove | 4 | |
| 408 | 9 | HACKBERRY | | | | | x | Remove | | |
| 409 | 10 | CEDAR | Crown Thin | | | x | | Remove | 4 | |
| 410 | 13 | CEDAR | | | | x | | Remove | 4 | |
| 411 | 9 | CEDAR | | | | x | | To Remain | | |
| 412 | 6 | CEDAR | | | | x | | To Remain | | |
| 413 | 4 | CEDAR | | | | x | | To Remain | | |
| 414 | 8 | HACKBERRY | | | | | x | To Remain | | |
| 415 | 10 | HACKBERRY | | | | | x | To Remain | | |
| 416 | 8 | HACKBERRY | | | | | x | To Remain | | |
| 417 | 10 | CEDAR | | | | x | | To Remain | | |
| 418 | 6 | CEDAR | | | | x | | To Remain | | |
| 419 | 9 | CEDAR | Diseased | | | x | | To Remain | | |
| 420 | 1 | CEDAR | Thin Spindly | | | x | | To Remain | | |
| 421 | 1 | CEDAR | Thin Spindly | | | x | | To Remain | | |
| 422 | 2 | CEDAR | Thin Spindly | | | x | | To Remain | | |
| 423 | 1 | CEDAR | Thin Spindly | | | x | | To Remain | | |
| 424 | 1 | CEDAR | Thin Spindly | | | x | | To Remain | | |
| 425 | 10 | CEDAR | | | | x | | To Remain | | |
| 426 | 11 | CEDAR | | | | x | | To Remain | | |
| 427 | 5 | CEDAR | | | | x | | To Remain | | |
| 428 | 8 | CEDAR | | | | x | | To Remain | | |
| 429 | 4 | HACKBERRY | | | | | x | To Remain | | |
| 430 | 5 | HACKBERRY | | | | | x | To Remain | | |
| 431 | 14 | CEDAR | | | | x | | Remove | 4 | |
| 432 | 5 | HACKBERRY | | | | | x | Remove | | |
| 433 | 30 | CEDAR | Sparse | | | x | | Remove | 4 | |
| 434 | 15 | CEDAR | Sparse | | | x | | Remove | 4 | |

**AREA I-**
**TREE MITIGATION REQUIREMENTS**
**Site Trees Existing- See Tree Listing**

**Site Trees Removed- See Proposed Tree Removal Listing**
**1639 Total Caliper inches to be removed that require mitigation**

Tree Designation-
Non-Protected- 0 Caliper Inch required to replace
Secondary- 4" Tree Required for each Cedar Tree >8' Ht. removed
Primary- 1" Caliper Required per 1" Caliper Removed
Feature- 2" Caliper Required per 1" Caliper Removed

Calculation-
Replacement Inches needed **1639** , Replace with 4" Caliper Trees
*1639"/4"= 410 Trees Required*

**410 CANOPY REPLACEMENT TREES REQUIRED**

**AREA I-**
**TREE MITIGATION REQUIREMENTS- EXCLUDING CEDAR TREES**
**Site Trees Existing- See Tree Listing**

**Site Trees Removed- See Proposed Tree Removal Listing**
**99 Total Caliper inches to be removed that require mitigation**

Tree Designation-
Non-Protected- 0 Caliper Inch required to replace
Secondary- 4" Tree Required for each Cedar Tree >8' Ht. removed
Primary- 1" Caliper Required per 1" Caliper Removed
Feature- 2" Caliper Required per 1" Caliper Removed

Calculation-
Replacement Inches needed **99**, Replace with 4" Caliper Trees
*99"/4"= 25 Trees Required*

**25 CANOPY REPLACEMENT TREES REQUIRED**

**AREA I-**
**TREE MITIGATION REQUIREMENTS- WITH CEDAR GROUPING**
**Site Trees Existing- See Tree Listing**

**Site Trees Removed- See Proposed Tree Removal Listing**
**1075 Total Caliper inches 976" Cedar to be removed that require mitigation**

Tree Designation-
Non-Protected- 0 Caliper Inch required to replace
Secondary- 4" Tree Required for each Cedar Tree >8' Ht. removed
Primary- 1" Caliper Required per 1" Caliper Removed
Feature- 2" Caliper Required per 1" Caliper Removed

Calculation-
Replacement Inches needed **1075** , Replace with 4" Caliper Trees
*1075"/4"= 269 Trees Required*

**269 CANOPY REPLACEMENT TREES REQUIRED**

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

WITNESS OUR HANDS, this ___ day of _____, ____.

_____ _____
Planning & Zoning Commission, Chairman Director of Planning and Zoning

| REV | DATE | REV.BY | P.M. | ENG. | REVISION/RELEASE |
|---|---|---|---|---|---|
| 0 | 08/03/2026 | BS | BS | BS | ISSUED FOR REVIEW |
| 1 | 07/13/2026 | BS | BS | BS | ISSUED FOR REVISION TO TURF AREAS |


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TBPE No. F-1515


REGISTERED LANDSCAPE ARCHITECT ROBERT P. STOFFELS 1025 STATE OF TEXAS 6/29/25

THE CADDIKAL APPEARING ON THIS DOCUMENT IS VALID IF, AND ONLY IF, ACCOMPANIED BY AN ORIGINAL SIGNATURE OF THE REGISTRANT AND DATE OF EXECUTION. DOCUMENTS NOT BEARING EACH OF THE 3 AFOREMENTIONED ITEMS SHALL BE CONSIDERED INCOMPLETE AND SHALL NOT BE USED FOR CONSTRUCTION, PERMIT, OR BIDDING PURPOSES.

THIS DRAWING IS RELEASED FOR BIDDING, CONSTRUCTION AND PERMITTING UNDER THE AUTHORITY OF ROBERT P. STOFFELS, LA #1025 ON JUNE 29, 2025.

| | | | |
|---|---|---|---|
| JOB NO. SP2026-028 | DESIGN BY BS | | |
| CREATED | CODE | | |
| PLOTTED 8/3/2026 | CHECKED BY BS | | |
| LAST UPDATE BY | | | |
| DRAWN: MW | SCALE: AS NOTED | | |
| CHECKED: | DRAWING NO.: TM-4 | ISSUE: 0 | |
| APPROVED: | | | |
| FILENAME: | | | |

*CASE NO. SP2025-023*

# *REC CAMPUS EXPANSION SOCCER FIELDS & PARKING SH 205 ROCKWALL, TX 75032*

## *TREE MITIGATION PLAN*

| Location Key | Size DBH (Inches) | Common Name | Comments | Tree Designation | | | | Removal Status | Replacement Caliper Inches | Replacement Caliper Inches |
|---|---|---|---|---|---|---|---|---|---|---|
| | | | | Feature | Primary | Secondary | Non-Protected | | CEDAR TREES | OTHER TREES |
| 435 | 7 | CEDAR | Sparse | | | x | | Remove | 4 | |
| 436 | 6 | CEDAR | Sparse | | | x | | Remove | 4 | |
| 437 | 4 | CEDAR | | | | x | | Remove | 4 | |
| 438 | 8 | CEDAR | Sparse | | | x | | Remove | 4 | |
| 439 | 8 | CEDAR | Sparse | | | x | | Remove | 4 | |
| 440 | 7 | CEDAR | Sparse | | | x | | Remove | 4 | |
| 441 | 8 | CEDAR | Sparse | | | x | | Remove | 4 | |
| 442 | 14 | CEDAR | Sparse | | | x | | Remove | 4 | |
| 443 | 8 | CEDAR | Sparse | | | x | | Remove | 4 | |
| 801 | 13 | CEDAR | | | | x | | Remove | 4 | |
| 802 | 13 | CEDAR | | | | x | | Remove | 4 | |
| 803 | 11 | HACKBERRY | | | | | x | Remove | | |
| 804 | 10 | CEDAR | | | | x | | Remove | 4 | |
| 805 | 12 | CEDAR | | | | x | | Remove | 4 | |
| 806 | 7 | BUMELIA | | | x | | | Remove | | 7 |
| 807 | 17 | HACKBERRY | | | | | x | Remove | | |
| 808 | 7 | CEDAR | | | | x | | Remove | 4 | |
| 809 | 26 | HACKBERRY | | | | | x | Remove | | |
| 810 | 6 | CEDAR | | | | x | | Remove | 4 | |
| 811 | 7 | CEDAR | | | | x | | Remove | 4 | |
| 812 | 4 | CEDAR | | | | x | | Remove | 4 | |
| 813 | 20 | CEDAR | | | | x | | Remove | 4 | |
| 814 | 5 | CEDAR ELM | | | x | | | Remove | | 5 |
| 815 | 8 | CEDAR | | | | x | | Remove | 4 | |
| 816 | 18 | HACKBERRY | | | | | x | Remove | | |
| 817 | 9 | CEDAR | | | | x | | Remove | 4 | |
| 818 | 9 | CEDAR | | | | x | | Remove | 4 | |
| 819 | 7 | CEDAR | | | | x | | Remove | 4 | |
| 820 | 7 | CEDAR | | | | x | | Remove | 4 | |
| 821 | 5 | HACKBERRY | | | | | x | Remove | | |
| 822 | 10 | CEDAR | | | | x | | Remove | 4 | |
| 823 | 8 | CEDAR | | | | x | | Remove | 4 | |
| 824 | 6 | CEDAR | | | | x | | Remove | 4 | |
| 825 | 11 | CEDAR | | | | x | | Remove | 4 | |
| 826 | 9 | CEDAR | | | | x | | Remove | 4 | |
| 827 | 6 | CEDAR | | | | x | | Remove | 4 | |
| 828 | 5 | HACKBERRY | | | | | x | Remove | | |
| 829 | 8 | CEDAR | | | | x | | Remove | 4 | |
| 830 | 8 | CEDAR | | | | x | | Remove | 4 | |
| 831 | 6 | CEDAR | | | | x | | Remove | 4 | |
| 832 | 10 | CEDAR | | | | x | | Remove | 4 | |
| 833 | 9 | HACKBERRY | | | | | x | Remove | | |
| 834 | 10 | CEDAR | | | | x | | Remove | 4 | |
| 835 | 6 | CEDAR | Shaded Out | | | x | | Remove | 4 | |
| 836 | 6 | CEDAR | | | | x | | Remove | 4 | |
| 837 | 13 | CEDAR | | | | x | | Remove | 4 | |
| 838 | 2 | CEDAR | | | | x | | Remove | 4 | |
| 839 | 9 | CEDAR | | | | x | | Remove | 4 | |
| 840 | 10 | CEDAR | | | | x | | Remove | 4 | |
| 841 | 5 | CEDAR | | | | x | | Remove | 4 | |
| 842 | 8 | CEDAR | | | | x | | Remove | 4 | |
| 843 | 7 | CEDAR | | | | x | | Remove | 4 | |
| 844 | 10 | CEDAR | | | | x | | Remove | 4 | |
| 845 | 12 | CEDAR | | | | x | | Remove | 4 | |
| 846 | 8 | CEDAR | | | | x | | Remove | 4 | |
| 847 | 8 | HACKBERRY | | | | | x | Remove | | |
| 848 | 5 | CEDAR | | | | x | | Remove | 4 | |
| 849 | 11 | CEDAR | | | | x | | Remove | 4 | |
| 850 | 7 | CEDAR | | | | x | | Remove | 4 | |
| 851 | 24 | BOIS D'ARC | | | | | x | Remove | | |
| 852 | 10 | CEDAR | | | | x | | Remove | 4 | |
| 853 | 9 | CEDAR | | | | x | | Remove | 4 | |
| 854 | 6 | HACKBERRY | | | | | | Remove | | |
| 855 | 6 | CEDAR | Shaded Out | | | x | | Remove | 4 | |
| 856 | 6 | HACKBERRY | | | | | | Remove | | |
| 857 | 7 | CEDAR | | | | x | | Remove | 4 | |
| 858 | 10 | CEDAR | | | | x | | Remove | 4 | |
| 859 | 11 | CEDAR | | | | x | | Remove | 4 | |
| 860 | 10 | CEDAR | | | | x | | Remove | 4 | |
| 861 | 8 | CEDAR | | | | x | | Remove | 4 | |
| 862 | 10 | CEDAR | | | | x | | Remove | 4 | |
| 863 | 11 | CEDAR | | | | x | | Remove | 4 | |
| 864 | 10 | HACKBERRY | | | | | x | Remove | | |
| 865 | 10 | CEDAR | | | | x | | Remove | 4 | |
| 866 | 5 | HACKBERRY | | | | | x | Remove | | |
| 867 | 6 | HACKBERRY | | | | | x | Remove | | |
| 868 | 14 | HACKBERRY | | | | | x | Remove | | |
| 869 | 9 | CEDAR | | | | x | | Remove | 4 | |
| 870 | 7 | CEDAR | | | | x | | Remove | 4 | |
| 871 | 12 | CEDAR | | | | x | | Remove | 4 | |
| 872 | 6 | HACKBERRY | | | | | x | Remove | | |
| 873 | 12 | CEDAR | | | | x | | Remove | 4 | |
| 874 | 10 | CEDAR | Thin | | | x | | Remove | 4 | |
| 875 | 30 | BOIS D'ARC | | | | | x | Remove | | |
| 876 | 10 | CEDAR | | | | x | | Remove | 4 | |
| 877 | 12 | CEDAR | | | | x | | Remove | 4 | |
| 878 | 13 | CEDAR | | | | x | | Remove | 4 | |
| 879 | 6 | HACKBERRY | | | | | x | Remove | | |
| 880 | 8 | CEDAR | | | | x | | Remove | 4 | |
| 881 | 9 | CEDAR | | | | x | | Remove | 4 | |
| 882 | 6 | HACKBERRY | | | | | x | Remove | | |
| 883 | 10 | CEDAR | | | | | x | Remove | 4 | |
| 884 | 9 | CEDAR | | | | x | | Remove | 4 | |
| 885 | 12 | HACKBERRY | | | | | x | Remove | | |
| 886 | 7 | HACKBERRY | | | | | x | Remove | | |
| 887 | 7 | HACKBERRY | | | | | x | Remove | | |
| 888 | 6 | HACKBERRY | | | | | x | Remove | | |
| 889 | 25 | BOIS D'ARC | | | | | x | Remove | | |
| 890 | 10 | CEDAR | Dead | | | x | | Remove | | |
| 891 | 8 | CEDAR | | | | x | | Remove | 4 | |
| 892 | 9 | CEDAR | | | | x | | Remove | 4 | |
| 893 | 4 | HACKBERRY | | | | | x | Remove | | |
| 894 | 8 | CEDAR | | | | x | | Remove | 4 | |
| 895 | 7 | CEDAR | | | | x | | Remove | 4 | |
| 896 | 7 | CEDAR | Crown @ 12' | | | x | | Remove | 4 | |
| 897 | 4 | HACKBERRY | | | | | x | Remove | | |
| 898 | 8 | CEDAR | Dead | | x | | | Remove | | |
| 899 | 8 | CEDAR | | | | x | | Remove | 4 | |
| 900 | 28 | CEDAR | | | | x | | Remove | 4 | |
| 901 | 9 | CEDAR | | | | x | | Remove | 4 | |
| 902 | 8 | HACKBERRY | | | | | x | Remove | | |
| 903 | 8 | CEDAR | | | | x | | Remove | 4 | |
| 904 | 6 | HACKBERRY | | | | | x | Remove | | |
| 905 | 7 | CEDAR | | | | x | | Remove | 4 | |
| 906 | 5 | CEDAR | | | | x | | Remove | 4 | |
| 907 | 6 | CEDAR | | | | x | | Remove | 4 | |
| 908 | 10 | CEDAR | | | | x | | Remove | 4 | |
| 909 | 6 | CEDAR | | | | x | | Remove | 4 | |
| 910 | 15 | HACKBERRY | | | | | x | Remove | | |
| 911 | 9 | CEDAR | | | | x | | Remove | 4 | |
| 912 | 14 | CEDAR | | | | x | | Remove | 4 | |
| 913 | 7 | HACKBERRY | | | | | x | Remove | | |
| 914 | 8 | HACKBERRY | | | | | x | Remove | | |
| 915 | 9 | HACKBERRY | | | | | x | Remove | | |
| 916 | 4 | CEDAR | Shaded Out | | | x | | Remove | 4 | |
| 917 | 8 | CEDAR | | | | x | | Remove | 4 | |
| 918 | 6 | CEDAR | | | | x | | Remove | 4 | |
| 919 | 9 | CEDAR | | | | x | | Remove | 4 | |
| 920 | 8 | BUMELIA | | | x | | | Remove | | 8 |
| 921 | 1 | CEDAR | Shaded Out | | | x | | Remove | 4 | |
| 922 | 6 | CEDAR | Shaded Out | | | x | | Remove | 4 | |
| 923 | 4 | CEDAR | Shaded Out | | | x | | Remove | 4 | |
| 924 | 6 | HACKBERRY | | | | | x | Remove | | |
| 925 | 12 | CEDAR | | | | x | | Remove | 4 | |
| 926 | 6 | CEDAR | | | | x | | Remove | 4 | |
| 927 | 7 | HACKBERRY | | | | | x | Remove | | |
| 928 | 7 | HACKBERRY | | | | | x | Remove | | |
| 929 | 11 | CEDAR | | | | x | | Remove | 4 | |
| 930 | 17 | CEDAR | | | | x | | Remove | 4 | |
| 931 | 14 | CEDAR | | | | x | | Remove | 4 | |
| 932 | 4 | HACKBERRY | | | | | x | Remove | | |
| 933 | 8 | HACKBERRY | | | | | x | Remove | | |
| 934 | 6 | HACKBERRY | | | | | x | Remove | | |
| 935 | 18 | CEDAR | | | | x | | Remove | 4 | |
| 936 | 20 | CEDAR | | | | x | | Remove | 4 | |
| 937 | 12 | HACKBERRY | | | | | x | Remove | | |
| 938 | 4 | CEDAR | Shaded Out | | | x | | Remove | 4 | |
| 939 | 11 | CEDAR | | | | x | | Remove | 4 | |
| 940 | 6 | HACKBERRY | | | | | x | Remove | | |
| 941 | 6 | CEDAR | | | | x | | Remove | 4 | |
| 942 | 10 | CEDAR | | | | x | | Remove | 4 | |
| 943 | 7 | CEDAR | | | | x | | Remove | 4 | |
| 944 | 9 | CEDAR | | | | x | | Remove | 4 | |
| 945 | 8 | CEDAR | | | | x | | Remove | 4 | |
| 946 | 4 | HACKBERRY | | | | | x | Remove | | |
| 947 | 9 | HACKBERRY | | | | | x | Remove | | |
| 948 | 10 | CEDAR | | | | x | | Remove | 4 | |
| 949 | 2 | CEDAR | Dead | | | x | | Remove | | |
| 950 | 9 | CEDAR | | | | x | | Remove | 4 | |
| 951 | 13 | CEDAR | | | | x | | Remove | 4 | |
| 952 | 15 | CEDAR | | | | x | | Remove | 4 | |
| 953 | 9 | CEDAR | | | | x | | Remove | 4 | |
| 954 | 28 | CEDAR | | | | x | | Remove | 4 | |
| 955 | 28 | CEDAR | | | | x | | Remove | 4 | |
| 956 | 14 | CEDAR | | | | x | | Remove | 4 | |
| 957 | 6 | CEDAR | | | | x | | Remove | 4 | |
| 958 | 18 | CEDAR | | | | x | | Remove | 4 | |
| 959 | 7 | CEDAR | | | | x | | Remove | 4 | |
| 960 | 32 | CEDAR | | | | x | | Remove | 4 | |
| 961 | 6 | CEDAR | | | | x | | Remove | 4 | |
| 962 | 7 | CEDAR | | | | x | | Remove | 4 | |
| 963 | 8 | CEDAR | | | | x | | Remove | 4 | |
| 964 | 14 | CEDAR | | | | x | | Remove | 4 | |
| 965 | 20 | CEDAR | | | | x | | Remove | 4 | |
| 966 | 8 | CEDAR | | | | x | | Remove | 4 | |
| 967 | 7 | CEDAR | | | | x | | Remove | 4 | |
| 968 | 6 | CEDAR | | | | x | | Remove | 4 | |
| 969 | 9 | CEDAR | | | | x | | Remove | 4 | |
| 970 | 6 | CEDAR | | | | x | | Remove | 4 | |
| 971 | 4 | LOCUST | 12' Tall 50% Dead | | | | | Remove | | |
| 972 | 12 | CEDAR | | | | x | | Remove | 4 | |
| 973 | 9 | CEDAR | | | | x | | Remove | 4 | |
| 974 | 14 | CEDAR | | | | x | | Remove | 4 | |
| 975 | 8 | CEDAR | | | | x | | Remove | 4 | |
| 976 | 8 | CEDAR | | | | x | | Remove | 4 | |
| 977 | 6 | CEDAR | | | | x | | Remove | 4 | |
| 978 | 6 | CEDAR | | | | x | | Remove | 4 | |
| 979 | 11 | CEDAR | | | | x | | Remove | 4 | |
| 980 | 6 | CEDAR | | | | x | | Remove | 4 | |
| 981 | 4 | CEDAR | | | | x | | Remove | 4 | |
| 982 | 4 | HACKBERRY | | | | | x | Remove | | |
| 983 | 8 | CEDAR | | | | x | | Remove | 4 | |
| 984 | 6 | BUMELIA | | | x | | | Remove | | 6 |
| 985 | 7 | CEDAR | | | | x | | Remove | 4 | |
| 986 | 18 | CEDAR | | | | x | | Remove | 4 | |
| 987 | 14 | CEDAR | | | | x | | Remove | 4 | |
| 988 | 8 | CEDAR | | | | x | | Remove | 4 | |
| 989 | 10 | CEDAR | | | | x | | Remove | 4 | |
| 990 | 14 | CEDAR | | | | x | | Remove | 4 | |
| 991 | 9 | CEDAR | | | | x | | Remove | 4 | |
| 992 | 12 | CEDAR | | | | x | | Remove | 4 | |
| 993 | 7 | CEDAR | | | | x | | Remove | 4 | |
| 994 | 8 | CEDAR | | | | x | | Remove | 4 | |
| 995 | 9 | CEDAR | | | | x | | Remove | 4 | |
| 996 | 11 | CEDAR | | | | x | | Remove | 4 | |
| 997 | 9 | CEDAR | | | | x | | Remove | 4 | |
| 998 | 8 | CEDAR | | | | x | | Remove | 4 | |
| 999 | 8 | CEDAR | | | | x | | Remove | 4 | |
| 1000 | 6 | CEDAR | | | | x | | Remove | 4 | |
| TOTAL | 4,601 | | | | | | | | 1,540.0 | 99.0 |

**AREA I-**
**TREE MITIGATION REQUIREMENTS**
**Site Trees Existing- See Tree Listing**

**Site Trees Removed- See Proposed Tree Removal Listing**
**1639 Total Caliper inches to be removed that require mitigation**

Tree Designation-
Non-Protected- 0 Caliper Inch required to replace
Secondary- 4" Tree Required for each Cedar Tree >8' Ht. removed
Primary- 1" Caliper Required per 1" Caliper Removed
Feature- 2" Caliper Required per 1" Caliper Removed

Calculation-
Replacement Inches needed **1639** , Replace with 4" Caliper Trees
*1639"/4"= 410 Trees Required*

**410 CANOPY REPLACEMENT TREES REQUIRED**

**AREA I-**
**TREE MITIGATION REQUIREMENTS- EXCLUDING CEDAR TREES**
**Site Trees Existing- See Tree Listing**

**Site Trees Removed- See Proposed Tree Removal Listing**
**99 Total Caliper inches to be removed that require mitigation**

Tree Designation-
Non-Protected- 0 Caliper Inch required to replace
Secondary- 4" Tree Required for each Cedar Tree >8' Ht. removed
Primary- 1" Caliper Required per 1" Caliper Removed
Feature- 2" Caliper Required per 1" Caliper Removed

Calculation-
Replacement Inches needed **99**, Replace with 4" Caliper Trees
*99"/4"= 25 Trees Required*

**25 CANOPY REPLACEMENT TREES REQUIRED**

**AREA I-**
**TREE MITIGATION REQUIREMENTS- WITH CEDAR GROUPING**
**Site Trees Existing- See Tree Listing**

**Site Trees Removed- See Proposed Tree Removal Listing**
**1075 Total Caliper inches 976" Cedar to be removed that require mitigation**

Tree Designation-
Non-Protected- 0 Caliper Inch required to replace
Secondary- 4" Tree Required for each Cedar Tree >8' Ht. removed
Primary- 1" Caliper Required per 1" Caliper Removed
Feature- 2" Caliper Required per 1" Caliper Removed

Calculation-
Replacement Inches needed **1075** , Replace with 4" Caliper Trees
*1075"/4"= 269 Trees Required*

**269 CANOPY REPLACEMENT TREES REQUIRED**

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

WITNESS OUR HANDS, this ___ day of _____, ____.

_____ _____
Planning & Zoning Commission, Chairman — Director of Planning and Zoning

*CASE NO. SP2025-023*

| REV | DATE | REV.BY | P.M. | ENG. | REVISION/RELEASE |
|---|---|---|---|---|---|
| 0 | 08/03/2026 | BS | BS | BS | ISSUED FOR REVIEW |
| 1 | 07/13/2026 | BS | BS | BS | ISSUED FOR REVISION TO TURF AREAS |


REC RayburnElectric COOPERATIVE
r.delta ENGINEERS
618 Main Street
Garland, TX 75040
Ph. (972) 494-5031
Fax (972) 487-2270
www.rdelta.com
TBPE No. F-1515


REGISTERED LANDSCAPE ARCHITECT ROBERT P. STOFFELS 1025 STATE OF TEXAS 6/29/25

THE CADDEAL APPEARING ON THIS DOCUMENT IS VALID IF, AND ONLY IF, ACCOMPANIED BY AN ORIGINAL SIGNATURE OF THE REGISTRANT AND DATE OF EXECUTION. DOCUMENTS NOT BEARING EACH OF THE 3 AFOREMENTIONED ITEMS SHALL BE CONSIDERED INCOMPLETE AND SHALL NOT BE USED FOR CONSTRUCTION, PERMIT, OR BIDDING PURPOSES.

THIS DRAWING IS RELEASED FOR BIDDING, CONSTRUCTION AND PERMITTING UNDER THE AUTHORITY OF ROBERT P. STOFFELS, LA #1025 ON JUNE 29, 2025.

| | | | |
|---|---|---|---|
| JOB NO. SP2026-028 | DESIGN BY BS | | |
| CREATED | CODE | | |
| PLOTTED 8/3/2026 | CHECKED BY BS | | |
| LAST UPDATE BY | | | |
| DRAWN: MW | SCALE: AS NOTED | | |
| CHECKED: | DRAWING NO.: TM-5 | ISSUE: 0 | |
| APPROVED: | | | |
| FILENAME: | | | |

*REC CAMPUS EXPANSION*
*SOCCER FIELDS & PARKING*
*SH 205*
*ROCKWALL, TX 75032*

*TREE MITIGATION PLAN*

**AREA II- Site Tree Listing**
**Rayburn Electric Cooperative- Soccer Landscape- Creek Deciduous**
**June 13, 2025**

| Location Key | Size DBH (Inches) | Common Name | Comments | Tree Designation | | | | Removal Status | Replacement Caliper Inches | Replacement Caliper Inches |
|---|---|---|---|---|---|---|---|---|---|---|
| | | | | Feature | Primary | Secondary | Non-Protected | | CEDAR TREES | OTHER TREES |
| 201 | 7 | HACKBERRY | > 8' | | | | x | To Remain | | |
| 202 | 9 | HACKBERRY | > 8' | | | | x | To Remain | | |
| 203 | 57 | BOIS D'ARC | > 8' | | | | x | To Remain | | |
| 204 | 9 | HACKBERRY | > 8' | | | | x | Remove | | |
| 205 | 8 | HACKBERRY | > 8' | | | | x | Remove | | |
| 206 | 8 | HACKBERRY | > 8' | | | | x | Remove | | |
| 207 | 6 | HACKBERRY | > 8' | | | | x | Remove | | |
| 208 | 21 | ELM | > 8' | | x | | | To Remain | | 0 |
| 209 | 8 | HACKBERRY | > 8' | | | | x | To Remain | | |
| 210 | 8 | HACKBERRY | > 8' | | | | x | To Remain | | |
| 211 | 5 | HACKBERRY | > 8' | | | | x | To Remain | | |
| 212 | 5 | HACKBERRY | > 8' | | | | x | To Remain | | |
| 213 | 9 | HACKBERRY | > 8' | | | | x | To Remain | | |
| 214 | 6 | HACKBERRY | > 8' | | | | x | To Remain | | |
| 215 | 4 | HACKBERRY | > 8' | | | | x | To Remain | | |
| 216 | 7 | HACKBERRY | > 8', Dead | | | | x | To Remain | | |
| 217 | 10 | HACKBERRY | > 8', Dead | | | | x | To Remain | | |
| 218 | 10 | ELM | > 8' | | x | | | To Remain | | 0 |
| 219 | 8 | HACKBERRY | > 8' | | | | x | To Remain | | |
| 220 | 5 | ELM | > 8' | | x | | | To Remain | | 0 |
| 221 | 6 | ELM | > 8' | | x | | | To Remain | | 0 |
| 222 | 23 | COTTONWOOD | > 8', Diseased | | | | x | To Remain | | |
| 223 | 4 | HACKBERRY | > 8' | | | | x | To Remain | | |
| 224 | 6 | WHITE ASH | > 8' | | x | | | To Remain | | 0 |
| 225 | 8 | HACKBERRY | > 8' | | | | x | To Remain | | |
| 226 | 11 | COTTONWOOD | > 8', Dead | | | | x | To Remain | | |
| 227 | 7 | WHITE ASH | > 8' | | x | | | To Remain | | 0 |
| 228 | 6 | WHITE ASH | > 8' | | x | | | To Remain | | 0 |
| 229 | 22 | BOIS D'ARC | > 8' | | | | x | To Remain | | |
| 230 | 4 | HACKBERRY | > 8' | | | | x | To Remain | | |
| 231 | 9 | WHITE ASH | > 8' | | x | | | To Remain | | 0 |
| 232 | 7 | WHITE ASH | > 8' | | x | | | To Remain | | 0 |
| 233 | 6 | WHITE ASH | > 8' | | x | | | To Remain | | 0 |
| 234 | 10 | WHITE ASH | > 8' | | x | | | To Remain | | 0 |
| 235 | 8 | WHITE ASH | > 8' | | x | | | To Remain | | 0 |
| 236 | 5 | WHITE ASH | > 8' | | x | | | To Remain | | 0 |
| 237 | 6 | WHITE ASH | > 8' | | x | | | To Remain | | 0 |
| 238 | 4 | ELM | > 8', Dead | | x | | | To Remain | | |
| 239 | 5 | WHITE ASH | > 8' | | x | | | To Remain | | 0 |
| 240 | 7 | WHITE ASH | > 8' | | x | | | To Remain | | 0 |
| 241 | 6 | WHITE ASH | > 8' | | x | | | To Remain | | 0 |
| 242 | 5 | WHITE ASH | > 8' | | x | | | To Remain | | 0 |
| 243 | 4 | HACKBERRY | > 8' | | | | x | To Remain | | |
| 244 | 9 | HACKBERRY | > 8', Diseased | | | | x | To Remain | | |
| 245 | 7 | WHITE ASH | > 8' | | x | | | To Remain | | 0 |
| 246 | 7 | WHITE ASH | > 8' | | x | | | To Remain | | 0 |
| 247 | 7 | HACKBERRY | > 8' | | | | x | To Remain | | |
| 248 | 5 | WHITE ASH | > 8' | | x | | | To Remain | | 0 |
| 249 | 9 | WHITE ASH | > 8' | | x | | | To Remain | | 0 |
| 250 | 20 | BOIS D'ARC | > 8' | | | | x | To Remain | | |
| 251 | 4 | HACKBERRY | > 8' | | | | x | To Remain | | |
| 252 | 5 | LOCUST | > 8' | | | | x | To Remain | | |
| 253 | 5 | WHITE ASH | > 8' | | x | | | To Remain | | 0 |
| 254 | 6 | LOCUST | > 8' | | | | x | To Remain | | |
| 255 | 9 | ELM | > 8' | | x | | | To Remain | | 0 |
| 256 | 9 | HACKBERRY | > 8', Dlseased | | | | x | To Remain | | |
| 257 | 22 | WILLOW | > 8', Dlseased | | | | x | To Remain | | |
| 258 | 9 | ELM | > 8' | | x | | | To Remain | | 0 |
| 259 | 6 | HACKBERRY | > 8' | | | | x | To Remain | | |
| 260 | 6 | HACKBERRY | > 8' | | | | x | To Remain | | |
| 261 | 17 | HACKBERRY | > 8' | | | | x | To Remain | | |
| 262 | 6 | LOCUST | > 8' | | | | x | To Remain | | |
| 263 | 8 | BOIS D'ARC | > 8' | | | | x | To Remain | | |
| 264 | 8 | HACKBERRY | > 8' | | | | x | To Remain | | |
| 265 | 5 | HACKBERRY | > 8' | | | | x | To Remain | | |
| 266 | 13 | WHITE ASH | > 8' | | x | | | To Remain | | 0 |
| 267 | 6 | HACKBERRY | > 8' | | | | x | To Remain | | |
| 268 | 4 | HACKBERRY | > 8' | | | | x | Remove | | |
| 269 | 7 | HACKBERRY | > 8', Dead | | | | x | Remove | | |
| 270 | 8 | HACKBERRY | > 8' | | | | x | Remove | | |
| 271 | 8 | HACKBERRY | > 8' | | | | x | Remove | | |
| 272 | 10 | HACKBERRY | > 8' | | | | x | Remove | | |
| 273 | 5 | HACKBERRY | > 8' | | | | x | Remove | | |

| Location Key | Size DBH (Inches) | Common Name | Comments | Tree Designation | | | | Removal Status | Replacement Caliper Inches | Replacement Caliper Inches |
|---|---|---|---|---|---|---|---|---|---|---|
| | | | | Feature | Primary | Secondary | Non-Protected | | CEDAR TREES | OTHER TREES |
| 274 | 8 | HACKBERRY | > 8' | | | | x | Remove | | |
| 275 | 10 | HACKBERRY | > 8' | | | | x | Remove | | |
| 276 | 5 | HACKBERRY | > 8' | | | | x | Remove | | |
| 277 | 10 | HACKBERRY | > 8' | | | | x | To Remain | | |
| 278 | 7 | HACKBERRY | > 8' | | | | x | Remove | | |
| 279 | 9 | HACKBERRY | > 8', Diseased | | | | x | To Remain | | |
| 280 | 8 | HACKBERRY | > 8' | | | | x | To Remain | | |
| 281 | 5 | HACKBERRY | > 8' | | | | x | Remove | | |
| 282 | 15 | HACKBERRY | > 8' | | | | x | To Remain | | |
| 283 | 4 | HACKBERRY | > 8' | | | | x | Remove | | |
| 284 | 7 | LOCUST | > 8' | | | | x | To Remain | | |
| 285 | 6 | HACKBERRY | > 8' | | | | x | To Remain | | |
| 286 | 11 | WHITE ASH | > 8' | | x | | | To Remain | | 0 |
| 287 | 10 | WHITE ASH | > 8' | | x | | | To Remain | | 0 |
| 288 | 8 | WHITE ASH | > 8' | | x | | | To Remain | | 0 |
| 289 | 4 | HACKBERRY | > 8' | | | | x | To Remain | | |
| 290 | 10 | ELM | > 8' | | x | | | To Remain | | 0 |
| 291 | 9 | WHITE ASH | > 8' | | x | | | To Remain | | 0 |
| 292 | 4 | WHITE ASH | > 8' | | x | | | To Remain | | 0 |
| 293 | 4 | HACKBERRY | > 8' | | | | x | Remove | | |
| 294 | 5 | HACKBERRY | > 8' | | | | x | Remove | | |
| 295 | 5 | HACKBERRY | > 8' | | | | x | Remove | | |
| 296 | 6 | HACKBERRY | > 8' | | | | x | Remove | | |
| 297 | 7 | HACKBERRY | > 8' | | | | x | To Remain | | |
| 298 | 6 | HACKBERRY | > 8' | | | | x | To Remain | | |
| 299 | 6 | WHITE ASH | > 8' | | x | | | To Remain | | 0 |
| 300 | 7 | HACKBERRY | > 8', Dead | | | | x | To Remain | | |
| 445 | 6 | HACKBERRY | > 8' | | | | x | To Remain | | |
| 447 | 9 | HACKBERRY | > 8', Dead | | | | x | To Remain | | |
| 449 | 38 | WHITE ASH | > 8' | | x | | | To Remain | | 0 |
| 686 | 8 | HACKBERRY | > 8' | | | | x | To Remain | | |
| 687 | 10 | HACKBERRY | > 8' | | | | x | To Remain | | |
| 688 | 9 | HACKBERRY | > 8', Dead | | | | x | To Remain | | |
| 689 | 5 | HACKBERRY | > 8' | | | | x | To Remain | | |
| 690 | 13 | HACKBERRY | > 8' | | | | x | To Remain | | |
| 691 | 10 | HACKBERRY | > 8' | | | | x | To Remain | | |
| 692 | 7 | HACKBERRY | > 8' | | | | x | To Remain | | |
| 693 | 4 | HACKBERRY | > 8' | | | | x | To Remain | | |
| 694 | 5 | HACKBERRY | > 8' | | | | x | To Remain | | |
| 695 | 8 | HACKBERRY | > 8' | | | | x | To Remain | | |
| 696 | 8 | HACKBERRY | > 8' | | | | x | To Remain | | |
| 697 | 12 | HACKBERRY | > 8' | | | | x | To Remain | | |
| 698 | 10 | HACKBERRY | > 8' | | | | x | To Remain | | |
| 699 | 5 | HACKBERRY | > 8' | | | | x | To Remain | | |
| 700 | 9 | ELM | > 8' | | x | | | To Remain | | 0 |
| 701 | 5 | HACKBERRY | > 8' | | | | x | To Remain | | |
| 702 | 8 | HACKBERRY | > 8' | | | | x | To Remain | | |
| 703 | 4 | HACKBERRY | > 8' | | | | x | To Remain | | |
| 704 | 6 | LOCUST | > 8' | | | | x | To Remain | | |
| 705 | 5 | ELM | > 8' | | x | | | To Remain | | 0 |
| 706 | 5 | HACKBERRY | > 8' | | | | x | To Remain | | |
| 707 | 5 | LOCUST | > 8' | | | | x | To Remain | | |
| 708 | 13 | ELM | > 8' | | x | | | To Remain | | 0 |
| 709 | 6 | HACKBERRY | > 8' | | | | x | To Remain | | |
| 710 | 8 | ELM | > 8' | | x | | | To Remain | | 0 |
| 711 | 8 | HACKBERRY | > 8', Diseased | | | | x | To Remain | | |
| 712 | 18 | HACKBERRY | > 8' | | | | x | To Remain | | |
| 713 | 6 | HACKBERRY | > 8' | | | | x | To Remain | | |
| 714 | 10 | WHITE ASH | > 8' | | x | | | To Remain | | 0 |
| 715 | 9 | HACKBERRY | > 8' | | | | x | Remove | | |
| 716 | 23 | BOIS D'ARC | > 8' | | | | x | Remove | | |
| 717 | 8 | HACKBERRY | > 8' | | | | x | To Remain | | |
| 718 | 7 | HACKBERRY | > 8' | | | | x | To Remain | | |
| 719 | 4 | WHITE ASH | > 8' | | x | | | To Remain | | 0 |
| 720 | 38 | BOIS D'ARC | > 8' | | | | x | To Remain | | |
| 721 | 55 | BOIS D'ARC | > 8' | | | | x | To Remain | | |
| 722 | 5 | HACKBERRY | > 8' | | | | x | To Remain | | |
| 723 | 6 | HACKBERRY | > 8' | | | | x | To Remain | | |
| 724 | 7 | HACKBERRY | > 8' | | | | x | To Remain | | |
| 725 | 4 | HACKBERRY | > 8' | | | | x | To Remain | | |
| 726 | 6 | HACKBERRY | > 8' | | | | x | To Remain | | |
| 727 | 4 | HACKBERRY | > 8' | | | | x | To Remain | | |
| 728 | 4 | HACKBERRY | > 8' | | | | x | To Remain | | |
| 729 | 4 | HACKBERRY | > 8' | | | | x | To Remain | | |
| 730 | 4 | HACKBERRY | > 8' | | | | x | To Remain | | |
| 731 | 8 | BOIS D'ARC | > 8' | | | | x | To Remain | | |

| Location Key | Size DBH (Inches) | Common Name | Comments | Tree Designation | | | | Removal Status | Replacement Caliper Inches | Replacement Caliper Inches |
|---|---|---|---|---|---|---|---|---|---|---|
| | | | | Feature | Primary | Secondary | Non-Protected | | CEDAR TREES | OTHER TREES |
| 732 | 5 | LOCUST | > 8' | | | | x | To Remain | | |
| 733 | 8 | HACKBERRY | > 8' | | | | x | To Remain | | |
| 734 | 7 | HACKBERRY | > 8' | | | | x | To Remain | | |
| 735 | 4 | HACKBERRY | > 8', Dead | | | | x | To Remain | | |
| 736 | 4 | LOCUST | > 8' | | | | x | To Remain | | |
| 737 | 8 | HACKBERRY | > 8' | | | | x | To Remain | | |
| 738 | 4 | HACKBERRY | > 8', Dead | | | | x | To Remain | | |
| 739 | 7 | CEDAR ELM | > 8' | | x | | | To Remain | | 0 |
| 740 | 5 | HACKBERRY | > 8' | | | | x | To Remain | | |
| 741 | 6 | HACKBERRY | > 8' | | | | x | To Remain | | |
| 742 | 5 | HACKBERRY | > 8' | | | | x | Remove | | |
| 743 | 4 | HACKBERRY | > 8' | | | | x | Remove | | |
| 744 | 13 | HACKBERRY | > 8' | | | | x | Remove | | |
| 745 | 7 | HACKBERRY | > 8' | | | | x | Remove | | |
| 746 | 5 | HACKBERRY | > 8' | | | | x | To Remain | | |
| 747 | 4 | HACKBERRY | > 8' | | | | x | Remove | | |
| 748 | 4 | HACKBERRY | > 8' | | | | x | To Remain | | |
| 749 | 4 | HACKBERRY | > 8' | | | | x | To Remain | | |
| 750 | 7 | HACKBERRY | > 8' | | | | x | Remove | | |
| 751 | 6 | HACKBERRY | > 8' | | | | x | Remove | | |
| 752 | 4 | HACKBERRY | > 8' | | | | x | To Remain | | |
| 753 | 5 | HACKBERRY | > 8' | | | | x | To Remain | | |
| 754 | 9 | HACKBERRY | > 8' | | | | x | To Remain | | |
| 755 | 5 | HACKBERRY | > 8' | | | | x | To Remain | | |
| 756 | 4 | HACKBERRY | > 8' | | | | x | To Remain | | |
| 757 | 5 | HACKBERRY | > 8' | | | | x | To Remain | | |
| 758 | 12 | WHITE ASH | > 8' | | x | | | To Remain | | 0 |
| 759 | 5 | HACKBERRY | > 8' | | | | x | To Remain | | |
| 760 | 6 | HACKBERRY | > 8' | | | | x | To Remain | | |
| 761 | 4 | WHITE ASH | > 8' | | x | | | To Remain | | 0 |
| 762 | 9 | HACKBERRY | > 8' | | | | x | To Remain | | |
| 763 | 4 | HACKBERRY | > 8' | | | | x | To Remain | | |
| 764 | 8 | HACKBERRY | > 8' | | | | x | To Remain | | |
| 765 | 8 | WHITE ASH | > 8' | | x | | | To Remain | | 0 |
| 766 | 6 | HACKBERRY | > 8' | | | | x | To Remain | | |
| 767 | 6 | WHITE ASH | > 8' | | x | | | To Remain | | 0 |
| 768 | 5 | WHITE ASH | > 8' | | x | | | To Remain | | 0 |
| 769 | 6 | HACKBERRY | > 8' | | | | x | To Remain | | |
| 770 | 9 | HACKBERRY | > 8', Diseased | | | | x | To Remain | | |
| 771 | 6 | LOCUST | > 8' | | | | x | To Remain | | |
| 772 | 4 | LOCUST | > 8' | | | | x | To Remain | | |
| 773 | 9 | BOIS D'ARC | > 8' | | | | x | To Remain | | |
| 774 | 35 | ELM | > 8' | x | | | | To Remain | | 0 |
| 775 | 4 | HACKBERRY | > 8' | | | | x | To Remain | | |
| 776 | 7 | BOIS D'ARC | > 8' | | | | x | To Remain | | |
| 777 | 7 | HACKBERRY | > 8' | | | | x | To Remain | | |
| 778 | 5 | HACKBERRY | > 8' | | | | x | To Remain | | |
| 779 | 7 | HACKBERRY | > 8' | | | | x | To Remain | | |
| 780 | 4 | HACKBERRY | > 8' | | | | x | To Remain | | |
| 781 | 7 | ELM | > 8', Dead | | x | | | To Remain | | |
| 782 | 8 | HACKBERRY | > 8' | | | | x | To Remain | | |
| TOTAL | 1,654 | | | | | | | | 0.0 | 0.0 |

**AREA II-**
**TREE MITIGATION REQUIREMENTS**
**Site Trees Existing- See Tree Listing**

**No Existing Cedar Trees in Area II**

**Site Trees Removed- See Proposed Tree Removal Listing**
**0 Total Caliper inches to be removed that require mitigation**

Tree Designation-
Non-Protected- 0 Caliper Inch required to replace
Secondary- 4" Tree Required for each Cedar Tree > 8' Ht. removed
Primary- 1" Caliper Required per 1" Caliper Removed
Feature- 2" Caliper Required per 1" Caliper Removed

Calculation-
Replacement Inches needed **0"** , Replace with 4" Caliper Trees
*0"/4"= No Replacement Trees Required*

**0 CANOPY REPLACEMENT TREES REQUIRED**

**AREA III- TREE MITIGATION**
**RAYBURN ELECRIC COOPERATIVE-**
**SOCCER LANDSCAPE- WESTERN CEDAR GROUPING**

## EXTRAPOLATION METHOD

**AREA III- MITIGATION**
**Rayburn Electric Cooperative**
**Western Cedar Goup-**Extrapolation Method

**AREA I- SAMPLE AREA- 55,657 S.F.**
**55,657 S.F. / 342 Cedar Trees ≥ 8' Ht.= 162 S.F. per Tree**

**AREA III- WESTERN CEDAR GROUP**
**75,504 S.F. / 162S.F. per Tree = 466 Cedar Trees ≥ 8' Ht.**

**AREA III- MITIGATION**
**466 Cedar Trees ≥ 8' Ht.= 466 Canopy Trees Mitigation**

## CEDAR GROUPING METHOD

**AREA III- MITIGATION**
**Rayburn Electric Cooperative**
**Western Cedar Group- Cedar Grouping Method**

**AREA I- SAMPLE AREA GROUPING METHOD**
**AREA I Cedar Mitigation 342 Tree; Cedar Grouping Mitigation 216 Tree**
**216 / 342 = 63% of Extrapolation Mitigation**

**AREA III- MITIGATION**
**Original Cedar Mitigation by Extrapolation 466 Cedar Trees**
**466 Trees x 0.63 = 294 Canopy Tree MItigation**

**REC SOCCER SITE TOTAL MITIGATION**
**Area I Mitigation- 410 Canopy Trees**
**Area II Mitigation- 0 Canopy Trees**
**Area III Mitigation- 466 Canopy Trees**
**Total Mitigation- 876 Canopy Trees**

**REC SOCCER SITE TOTAL MITIGATION- without Cedar Trees**
**Area I Mitigation- 25 Canopy Trees**
**Area II Mitigation- 0 Canopy Trees**
**Area III Mitigation- 0 Canopy Trees**
**Total Mitigation- 25 Canopy Trees**

**REC SOCCER SITE TOTAL MITIGATION- with Cedar Grouping**
**Area I Mitigation- 269 Canopy Trees**
**Area II Mitigation- 0 Canopy Trees**
**Area III Mitigation- 294 Canopy Trees**
**Total Mitigation- 563 Canopy Trees**

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

WITNESS OUR HANDS, this ___ day of _____, ____.

_____ _____
Planning & Zoning Commission, Chairman Director of Planning and Zoning

*CASE NO. SP2025-023*

| REV | DATE | REV.BY | P.M. | ENG. | REVISION/RELEASE |
|---|---|---|---|---|---|
| 0 | 08/03/2026 | BS | BS | BS | ISSUED FOR REVIEW |
| 1 | 07/13/2026 | BS | BS | BS | ISSUED FOR REVISION TO TURF AREAS |


RayburnElectric COOPERATIVE
r.delta ENGINEERS
618 Main Street
Garland, TX 75040
Ph. (972) 494-5031
Fax (972) 487-2270
www.rdelta.com
TBPE No. F-1515


REGISTERED LANDSCAPE ARCHITECT ROBERT P. STOFFELS 1025 STATE OF TEXAS 6/29/25

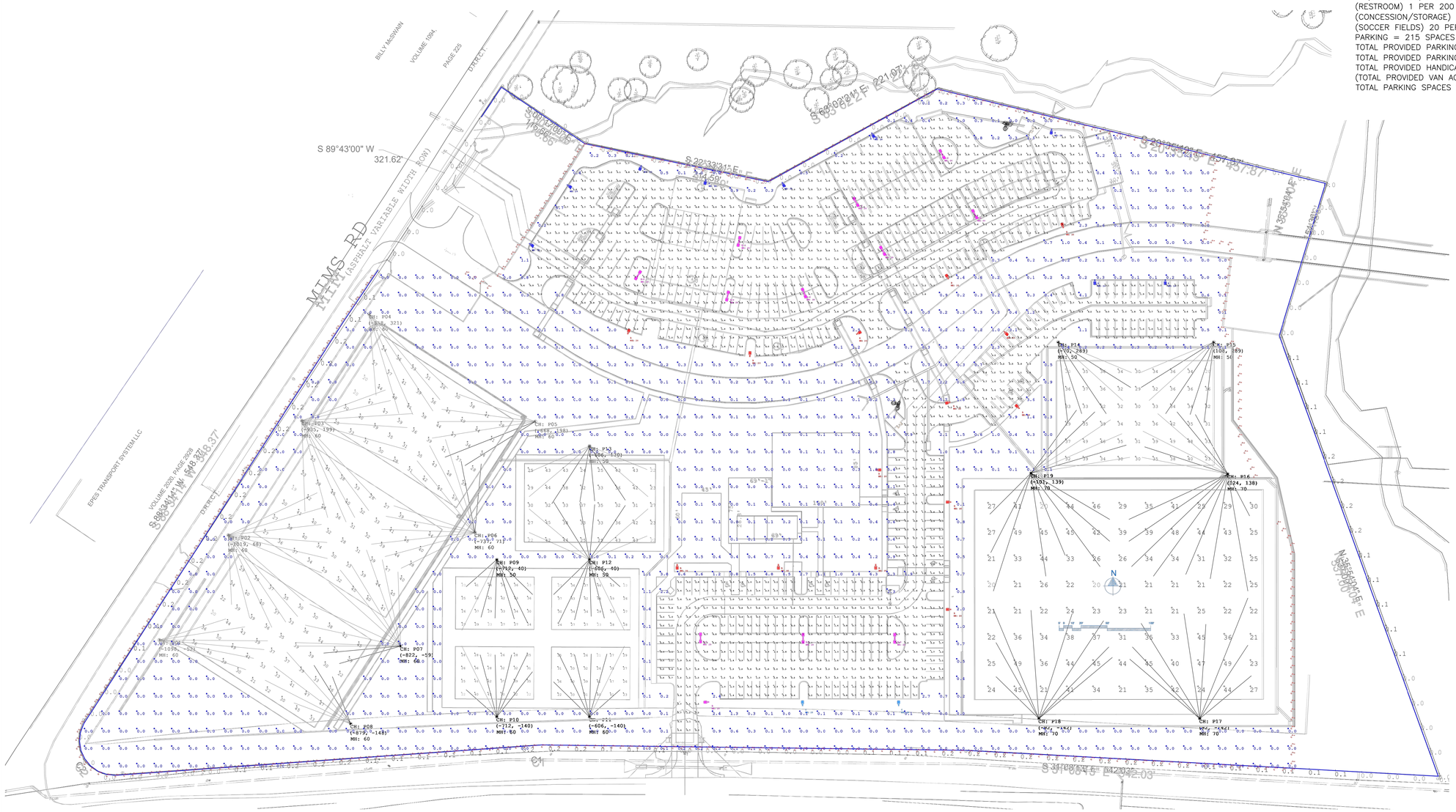
THE CADDEAL APPEARING ON THIS DOCUMENT IS VALID IF, AND ONLY IF, ACCOMPANIED BY AN ORIGINAL SIGNATURE OF THE REGISTRANT AND DATE OF EXECUTION. DOCUMENTS NOT BEARING EACH OF THE 3 AFOREMENTIONED ITEMS SHALL BE CONSIDERED INCOMPLETE AND SHALL NOT BE USED FOR CONSTRUCTION, PERMIT, OR BIDDING PURPOSES.

THIS DRAWING IS RELEASED FOR BIDDING, CONSTRUCTION AND PERMITING UNDER THE AUTHORITY OF ROBERT P. STOFFELS, LA #1025 ON JUNE 29, 2025.

| | | | |
|---|---|---|---|
| JOB NO. SP2026-028 | DESIGN BY BS | | |
| CREATED | CODE | | |
| PLOTTED 8/3/2026 | CHECKED BY BS | | |
| LAST UPDATE BY | | | |
| DRAWN: MW | SCALE: AS NOTED | | |
| CHECKED: | DRAWING NO.: TM-6 | ISSUE: 0 | |
| APPROVED: | | | |
| FILENAME: | | | |

*REC CAMPUS EXPANSION*
*SOCCER FIELDS & PARKING*
*SH 205*
*ROCKWALL, TX 75032*

*TREE MITIGATION PLAN*




## 01 SITE PLAN - PHOTOMETRICS

0' 60' 120' 180'

## SITE INFORMATION:

EXISTING ZONING: PD-44
PROPOSED ZONING: NO CHANGE
PROPOSED USE: SOCCER FIELDS & PARKING
TOTAL AREA: 783,858 SQ FT 18.00 AC

"PD-44" ZONING

MAXIMUM BUILDING HEIGHT: 60 FT
MAXIMUM LOT COVERAGE: 60%
MAXIMUM FLOOR AREA RATIO: 4:1
MAXIMUM IMPERVIOUS PARKING: 85% TO 90%

PROPOSED MAX. BUILDING HEIGHT: 25'-3"
PROPOSED LOT COVERAGE: 178,137/784,075 = 22.72%
PROPOSED FLOOR AREA RATIO: 3,508/784,075 = 0.45%
PROPOSED IMPERVIOUS PARKING: 174,629/784,075 = 22.27%

REQUIRED PARKING:
PROPOSED BUILDINGS 3,308 SQ FT
(MAINTENANCE-MB=1,500± SQ FT)
(RESTROOMS-RR=904± SQ FT)
(CONCESSION/STORAGE AREA-CA=904± SQ FT)
(RESTROOM) 1 PER 200 SQ FT = 5
(CONCESSION/STORAGE) 1 PER 100 SQ FT = 10
(SOCCER FIELDS) 20 PER FIELD = 200 TOTAL REQUIRED PARKING = 215 SPACES
TOTAL PROVIDED PARKING (CAR)= 288 SPACES
TOTAL PROVIDED PARKING (BUS)= 11 SPACES
TOTAL PROVIDED HANDICAP SPACES= 8 SPACES
(TOTAL PROVIDED VAN ACCESSIBLE SPACES= 4 SPACES)
TOTAL PARKING SPACES 299

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

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

_____ Planning & Zoning Commission, Chairman

_____ Director of Planning and Zoning

**ODG Engineering, Inc.**
508 W. Lookout Dr.
#14-1024
Richardson, Texas 75080
Ph. (214) 346-9122
Texas Firm #8451

STATE OF TEXAS
FEDERICO DERAS
87686
LICENSED PROFESSIONAL ENGINEER

08/04/2026

# ROCKWALL SOCCER FIELDS PHOTOMETRICS

SH 205, ROCKWALL, TEXAS

REVISIONS

| No. | REVISION DATE | REVISION DESCRIPTION |
|---|---|---|
| 1 | | |
| 2 | | |
| 3 | | |

PLAN No.
2025012.010

SHEET CONTENT
SITE PLAN - PHOTOMETRICS

PROJECT
PHOTOMETRICS

DESIGNED BY : FD
DRAWN BY : FD

DATE
2025 | 07 | 01

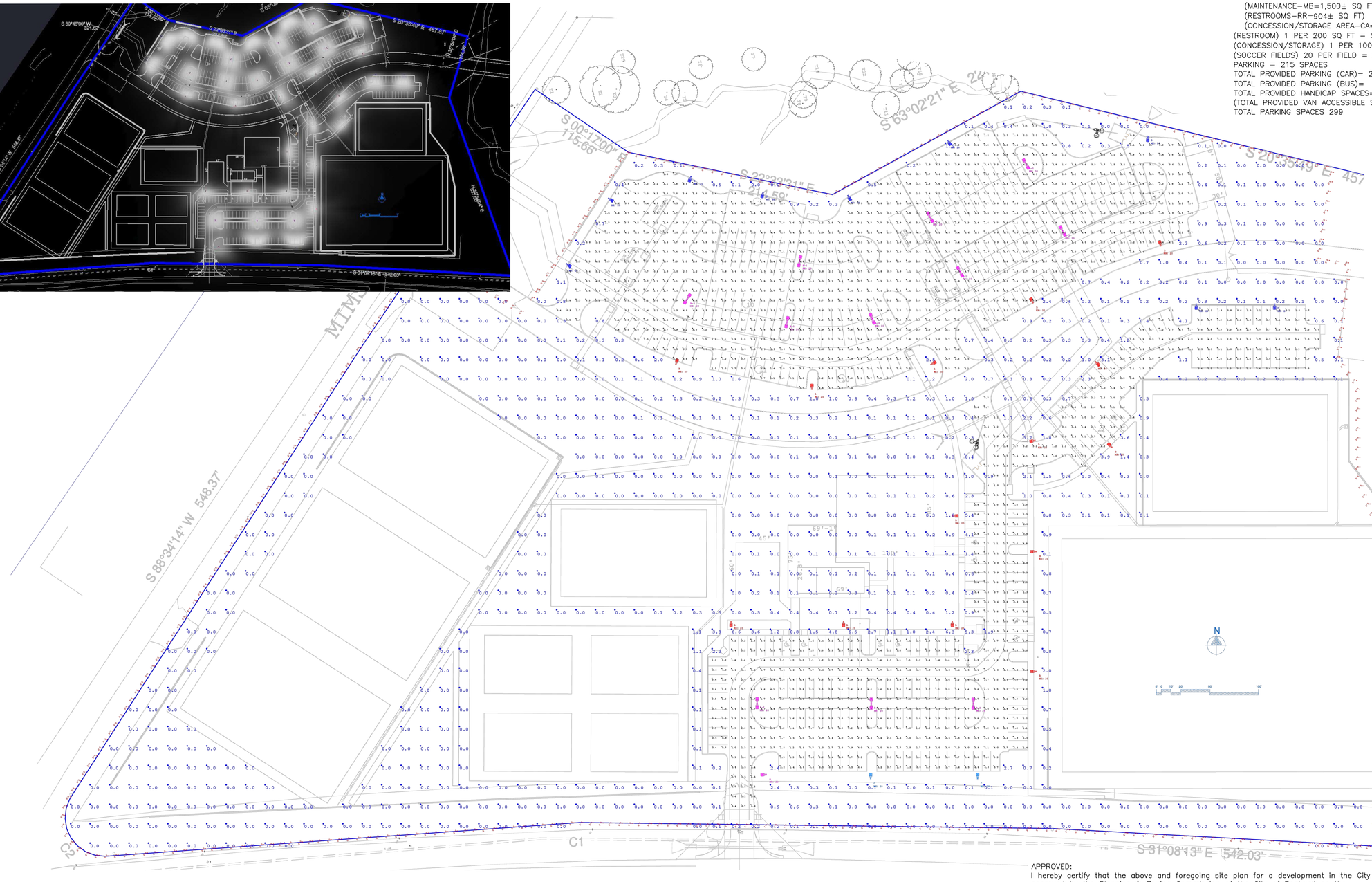
SHEET
L-0.0

SP2025-023

Luminaire Schedule

| Symbol | Qty | Label | Arrangement | LLF | Description | Arr. Lum. Lumens | BUG Rating | Lum. Watts | Total Watts |
|---|---|---|---|---|---|---|---|---|---|
| | 1 | A | Single | 0.950 | VISIONAIRE VSX-II_T5_32LD_7_40K7_VOLT SINGLE @ 20' MTG. HT. (N) | 9924 | B3-U0-G1 | 67.9 | 67.9 |
| | 11 | A-2 | D180° | 0.950 | VISIONAIRE VSX-II_T5_32LD_7_40K7_VOLT D180º @ 20' MTG. HT. (N) | 19848 | B3-U0-G1 | 67.9 | 1493.8 |
| | 14 | B | Single | 0.950 | VISIONAIRE VSX-II_T3R_48LD_7_40K7_VOLT SINGLE @ 20' MTG. HT. (N) | 13793 | B3-U0-G3 | 101.9 | 1426.6 |
| | 2 | C | Single | 0.950 | VISIONAIRE VSX-II_T3R_48LD_10_40K7_BHS_VOLT SINGLE @ 20' MTG. HT. (N) | 14502 | B0-U0-G3 | 157.2 | 314.4 |
| | 9 | D | Single | 0.950 | VISIONAIRE VSX-II_T4_48LD_10_40K7_BHS_VOLT SINGLE @ 20' MTG. HT. (N) | 14558 | B1-U0-G3 | 157.2 | 1414.8 |




Calculation Summary

| Label | CalcType | Units | Avg | Max | Min | Avg/Min | Max/Min |
|---|---|---|---|---|---|---|---|
| Parking | Illuminance | Fc | 2.37 | 6.6 | 0.3 | 7.90 | 22.00 |
| Property Line | Illuminance | Fc | 0.01 | 0.2 | 0.0 | N.A. | N.A. |
| Site | Illuminance | Fc | 0.29 | 6.6 | 0.0 | N.A. | N.A. |

N

01 SITE PLAN - PARKING PHOTOMETRICS

0' 60' 120' 180'

## SITE INFORMATION:

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PROPOSED ZONING: NO CHANGE
PROPOSED USE: SOCCER FIELDS & PARKING
TOTAL AREA: 783,858 SQ FT 18.00 AC

"PD-44" ZONING

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TOTAL PROVIDED PARKING (BUS)= 11 SPACES
TOTAL PROVIDED HANDICAP SPACES= 8 SPACES
(TOTAL PROVIDED VAN ACCESSIBLE SPACES= 4 SPACES)
TOTAL PARKING SPACES 299

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

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

_____ Planning & Zoning Commission, Chairman

_____ Director of Planning and Zoning


**ODG Engineering, Inc.**
508 W. Lookout Dr.
#14-1024
Richardson, Texas 75080
Ph. (214) 346-9122
Texas Firm #8451


STATE OF TEXAS
FEDERICO BERAS
87686
LICENSED PROFESSIONAL ENGINEER

08/04/2026

# ROCKWALL SOCCER FIELDS PHOTOMETRICS

SH 205, ROCKWALL, TEXAS

REVISIONS

| No. | REVISION DATE | REVISION DESCRIPTION |
|---|---|---|
| 1 | | |
| 2 | | |
| 3 | | |

PLAN No.
2025012.010

SHEET CONTENT
SITE - PARKING PHOTOMETRICS

PROJECT
PHOTOMETRICS

DESIGNED BY : FD
DRAWN BY : FD

DATE
2025 | 07 | 01

SHEET
L-1.0

SP2025-023

| Luminaire Schedule | | | | | | |
|---|---|---|---|---|---|---|
| **Scenario: CHM Lighting** | | | | | | |
| **Label** | **Symbol** | **Qty** | **LLF** | **Arrangement** | **Description** | **Lum. Watts** |
| USLED2-D-5070-C1 | | 16 | 0.950 | Single | USLED2DXX5070C1XXGC | 733 |
| USLED2-D-5070-C2 | | 16 | 0.950 | Single | USLED2DXX5070C2XXGC | 733 |
| USLED2-S-5070-C1-FCV | | 86 | 0.950 | Single | USLED2SXX5070C1XXGC FCV | 367 |
| USLED2-S-5070-C2-FCV | | 24 | 0.950 | Single | USLED2SXX5070C2XXGC FCV | 367 |
| USLED2-S-5070-C3-FCV | | 30 | 0.950 | Single | USLED2SXX5070C3XXGC FCV | 367 |

| Calculation Summary | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| **Scenario: CHM Lighting** | | | | | | | | | | | |
| **Label** | **CalcType** | **Units** | **Avg** | **Max** | **Min** | **Avg/Min** | **Max/Min** | **# Pts** | **PtSpcLr** | **PtSpcTb** |
| LACROSSE MAIN FIELD | Illuminance | Fc | 31.93 | 49 | 20 | 1.60 | 2.45 | 88 | 30 | 30 |
| U6 FIELD_A | Illuminance | Fc | 32.88 | 48 | 23 | 1.43 | 2.09 | 24 | 15 | 15 |
| U6 FIELD_B | Illuminance | Fc | 33.13 | 49 | 23 | 1.44 | 2.13 | 24 | 15 | 15 |
| U6 FIELD_C | Illuminance | Fc | 31.46 | 46 | 22 | 1.43 | 2.09 | 24 | 15 | 15 |
| U6 FIELD_D | Illuminance | Fc | 31.58 | 47 | 21 | 1.50 | 2.24 | 24 | 15 | 15 |
| U8 FIELD_A | Illuminance | Fc | 34.50 | 49 | 20 | 1.73 | 2.45 | 54 | 20 | 20 |
| U8 FIELD_B | Illuminance | Fc | 33.63 | 45 | 22 | 1.53 | 2.05 | 40 | 20 | 20 |
| U8 FIELD_C | Illuminance | Fc | 36.26 | 50 | 20 | 1.81 | 2.50 | 54 | 20 | 20 |
| U8 FIELD_D | Illuminance | Fc | 36.02 | 47 | 19 | 1.90 | 2.47 | 54 | 20 | 20 |
| U8 FIELD_E | Illuminance | Fc | 36.33 | 49 | 20 | 1.82 | 2.45 | 54 | 20 | 20 |
| Spill Line - Horizontal Fc | Illuminance | Fc | 0.07 | 0.2 | 0.0 | N.A. | N.A. | 141 | 30 | N.A. |

| Scenario/Channel Summary | | | | |
|---|---|---|---|---|
| **Scenario: CHM Lighting** | | | | |
| **Channel** | **M.H.** | **# Lums** | **Fixture Family** | **Total kW** |
| P01 | 60' | 6 | USLED2 SINGLE MODULES | 2.20 kW |
| P02 | 60' | 12 | USLED2 SINGLE MODULES | 4.40 kW |
| P03 | 60' | 12 | USLED2 SINGLE MODULES | 4.40 kW |
| P04 | 60' | 6 | USLED2 SINGLE MODULES | 2.20 kW |
| P05 | 60' | 6 | USLED2 SINGLE MODULES | 2.20 kW |
| P06 | 60' | 12 | USLED2 SINGLE MODULES | 4.40 kW |
| P07 | 60' | 12 | USLED2 SINGLE MODULES | 4.40 kW |
| P08 | 60' | 6 | USLED2 SINGLE MODULES | 2.20 kW |
| P09 | 50' | 7 | USLED2 SINGLE MODULES | 2.57 kW |
| P10 | 50' | 7 | USLED2 SINGLE MODULES | 2.57 kW |
| P11 | 50' | 7 | USLED2 SINGLE MODULES | 2.57 kW |
| P12 | 50' | 15 | USLED2 SINGLE MODULES | 5.51 kW |
| P13 | 50' | 8 | USLED2 SINGLE MODULES | 2.94 kW |
| P14 | 50' | 6 | USLED2 SINGLE MODULES | 2.20 kW |
| P15 | 50' | 6 | USLED2 SINGLE MODULES | 2.20 kW |
| P16 | 70' | 14 | USLED2 SINGLE AND DOUBLE MODULES | 8.09 kW |
| P17 | 70' | 8 | USLED2 SINGLE MODULES | 2.94 kW |
| P18 | 70' | 8 | USLED2 SINGLE MODULES | 2.94 kW |
| P19 | 70' | 14 | USLED2 SINGLE AND DOUBLE MODULES | 8.09 kW |

NOTE: Some poles are back-to-back configurations

P12: (8) fixtures facing front - (7) fixtures facing back

P16: (8) fixtures facing front - (6) fixtures facing back

P19: (8) fixtures facing front - (6) fixtures facing back

## SITE INFORMATION:

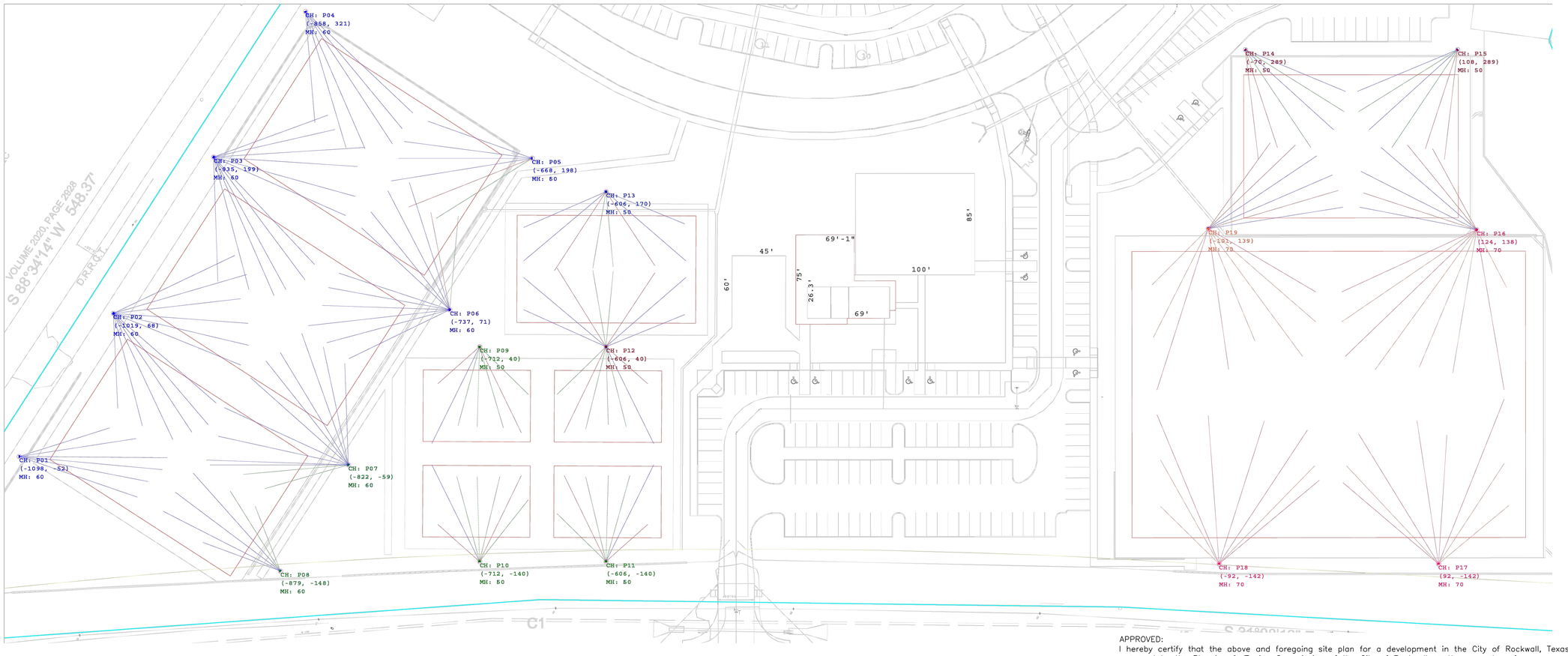
EXISTING ZONING: PD-44
PROPOSED ZONING: NO CHANGE
PROPOSED USE: SOCCER FIELDS & PARKING
TOTAL AREA: 783,858 SQ FT 18.00 AC

"PD-44" ZONING

MAXIMUM BUILDING HEIGHT: 60 FT
MAXIMUM LOT COVERAGE: 60%
MAXIMUM FLOOR AREA RATIO: 4:1
MAXIMUM IMPERVIOUS PARKING: 85% TO 90%

PROPOSED MAX. BUILDING HEIGHT: 25'-3"
PROPOSED LOT COVERAGE: 178,137/784,075 = 22.72%
PROPOSED FLOOR AREA RATIO: 3,508/784,075 = 0.45%
PROPOSED IMPERVIOUS PARKING: 174,629/784,075 = 22.27%

REQUIRED PARKING:
PROPOSED BUILDINGS 3,308 SQ FT
(MAINTENANCE-MB=1,500± SQ FT)
(RESTROOMS-RR=904± SQ FT)
(CONCESSION/STORAGE AREA-CA=904± SQ FT)
(RESTROOM) 1 PER 200 SQ FT = 5
(CONCESSION/STORAGE) 1 PER 100 SQ FT = 10
(SOCCER FIELDS) 20 PER FIELD = 200 TOTAL REQUIRED
PARKING = 215 SPACES
TOTAL PROVIDED PARKING (CAR)= 288 SPACES
TOTAL PROVIDED PARKING (BUS)= 11 SPACES
TOTAL PROVIDED HANDICAP SPACES= 8 SPACES
(TOTAL PROVIDED VAN ACCESSIBLE SPACES= 4 SPACES)
TOTAL PARKING SPACES 299




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

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

_____ Planning & Zoning Commission, Chairman

_____ Director of Planning and Zoning


**ODG Engineering, Inc.**
508 W. Lookout Dr.
#14-1024
Richardson, Texas 75080
Ph. (214) 346-9122
Texas Firm #8451


STATE OF TEXAS
FEDERICO DEBAS
87686
LICENSED
PROFESSIONAL ENGINEER

08/04/2026

# ROCKWALL SOCCER FIELDS PHOTOMETRICS

SH 205, ROCKWALL, TEXAS

REVISIONS

| No. | REVISION DATE | REVISION DESCRIPTION |
|---|---|---|
| 1 | | |
| 2 | | |
| 3 | | |

PLAN No.
2025012.010

SHEET CONTENT
SITE PLAN - OVERALL FIELD PHOTOMETRICS

PROJECT
PHOTOMETRICS

DESIGNED BY : FD
DRAWN BY : FD

DATE
2025 | 07 | 01

SHEET
*L-2.0*

SP2025-023

| Calculation Summary | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| Scenario: U8 D | | | | | | | | | | | |
| Label | CalcType | Units | Avg | Max | Min | Avg/Min | Max/Min | # Pts | PtSpcLr | PtSpcTb |
| U8 FIELD_D | Illuminance | Fc | 33.25 | 44 | 22 | 1.51 | 2.00 | 40 | 20 | 20 |

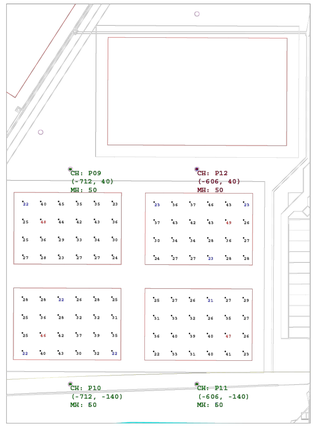
| Scenario/Channel Summary | | | |
|---|---|---|---|
| Scenario: U8 D | | | |
| Channel | M.H. | # Lums | Total kW |
| P12 | 50' | 15 | 5.51 kW |
| P13 | 50' | 8 | 2.94 kW |




U8_D
Scale: 1 inch= 60 Ft.

| Calculation Summary | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| Scenario: U6 ABCD | | | | | | | | | | | |
| Label | CalcType | Units | Avg | Max | Min | Avg/Min | Max/Min | # Pts | PtSpcLr | PtSpcTb |
| U6 FIELD_A | Illuminance | Fc | 32.54 | 48 | 22 | 1.48 | 2.18 | 24 | 15 | 15 |
| U6 FIELD_B | Illuminance | Fc | 33.08 | 49 | 23 | 1.44 | 2.13 | 24 | 15 | 15 |
| U6 FIELD_C | Illuminance | Fc | 31.42 | 46 | 22 | 1.43 | 2.09 | 24 | 15 | 15 |
| U6 FIELD_D | Illuminance | Fc | 31.54 | 47 | 21 | 1.50 | 2.24 | 24 | 15 | 15 |

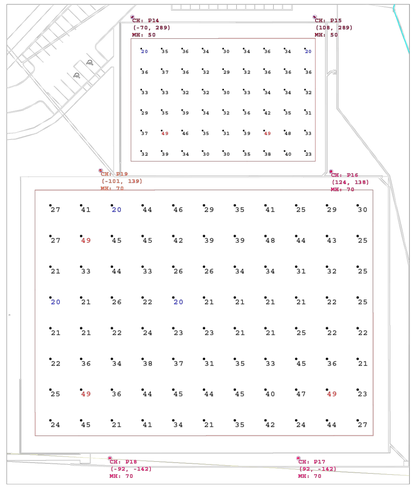
| Scenario/Channel Summary | | | |
|---|---|---|---|
| Scenario: U6 ABCD | | | |
| Channel | M.H. | # Lums | Total kW |
| P09 | 50' | 7 | 2.57 kW |
| P10 | 50' | 7 | 2.57 kW |
| P11 | 50' | 7 | 2.57 kW |
| P12 | 50' | 15 | 5.51 kW |




U6_A, U6_B, U6_C, U6_D
Scale: 1 inch= 60 Ft.

| Calculation Summary | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| Scenario: U8 E & Lacross | | | | | | | | | | | |
| Label | CalcType | Units | Avg | Max | Min | Avg/Min | Max/Min | # Pts | PtSpcLr | PtSpcTb |
| LACROSSE MAIN FIELD | Illuminance | Fc | 31.93 | 49 | 20 | 1.60 | 2.45 | 88 | 30 | 30 |
| U8 FIELD_E | Illuminance | Fc | 34.50 | 49 | 20 | 1.73 | 2.45 | 54 | 20 | 20 |

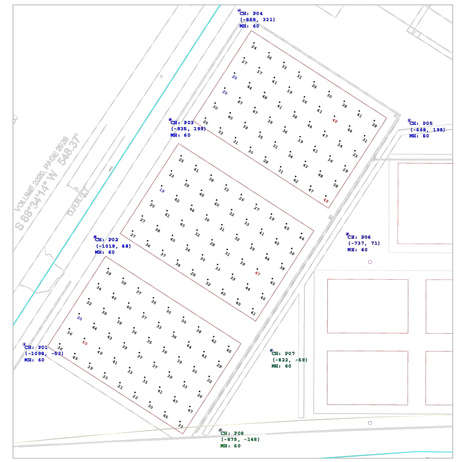
| Scenario/Channel Summary | | | |
|---|---|---|---|
| Scenario: U8 E & Lacross | | | |
| Channel | M.H. | # Lums | Total kW |
| P14 | 50' | 6 | 2.20 kW |
| P15 | 50' | 6 | 2.20 kW |
| P16 | 70' | 14 | 8.09 kW |
| P17 | 70' | 8 | 2.94 kW |
| P18 | 70' | 8 | 2.94 kW |
| P19 | 70' | 14 | 8.09 kW |




U8_D, Lacross Main Field
Scale: 1 inch= 70 Ft.

| Calculation Summary | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| Scenario: U8 ABC | | | | | | | | | | | |
| Label | CalcType | Units | Avg | Max | Min | Avg/Min | Max/Min | # Pts | PtSpcLr | PtSpcTb |
| U8 FIELD_A | Illuminance | Fc | 36.26 | 50 | 20 | 1.81 | 2.50 | 54 | 20 | 20 |
| U8 FIELD_B | Illuminance | Fc | 36.00 | 47 | 19 | 1.89 | 2.47 | 54 | 20 | 20 |
| U8 FIELD_C | Illuminance | Fc | 36.26 | 49 | 20 | 1.81 | 2.45 | 54 | 20 | 20 |

| Scenario/Channel Summary | | | |
|---|---|---|---|
| Scenario: U8 ABC | | | |
| Channel | M.H. | # Lums | Total kW |
| P01 | 60' | 6 | 2.20 kW |
| P02 | 60' | 12 | 4.40 kW |
| P03 | 60' | 12 | 4.40 kW |
| P04 | 60' | 6 | 2.20 kW |
| P05 | 60' | 6 | 2.20 kW |
| P06 | 60' | 12 | 4.40 kW |
| P07 | 60' | 12 | 4.40 kW |
| P08 | 60' | 6 | 2.20 kW |




U8_A, U8_B, U8_C
Scale: 1 inch= 80 Ft.

## SITE INFORMATION:

EXISTING ZONING: PD-44
PROPOSED ZONING: NO CHANGE
PROPOSED USE: SOCCER FIELDS & PARKING
TOTAL AREA: 783,858 SQ FT 18.00 AC

"PD-44" ZONING

MAXIMUM BUILDING HEIGHT: 60 FT
MAXIMUM LOT COVERAGE: 60%
MAXIMUM FLOOR AREA RATIO: 4:1
MAXIMUM IMPERVIOUS PARKING: 85% TO 90%

PROPOSED MAX. BUILDING HEIGHT: 25'-3"
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(TOTAL PROVIDED VAN ACCESSIBLE SPACES= 4 SPACES)
TOTAL PARKING SPACES 299

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

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

_____ Planning & Zoning Commission, Chairman

_____ Director of Planning and Zoning


**ODG Engineering, Inc.**
508 W. Lookout Dr.
#14-1024
Richardson, Texas 75080
Ph. (214) 346-9122
Texas Firm #8451


STATE OF TEXAS
FEDERICO DERAS
87686
LICENSED PROFESSIONAL ENGINEER

08/04/2026

# ROCKWALL SOCCER FIELDS PHOTOMETRICS

SH 205, ROCKWALL, TEXAS

REVISIONS

| No. | REVISION DATE | REVISION DESCRIPTION |
|---|---|---|
| 1 | | |
| 2 | | |
| 3 | | |

PLAN No.
2025012.010

SHEET CONTENT
SITE PLAN - FIELD PHOTOMETRICS

PROJECT
PHOTOMETRICS

DESIGNED BY : FD
DRAWN BY : FD

DATE
2025 | 07 | 01

SHEET
L-2.1

SP2025-023

## SITE INFORMATION:

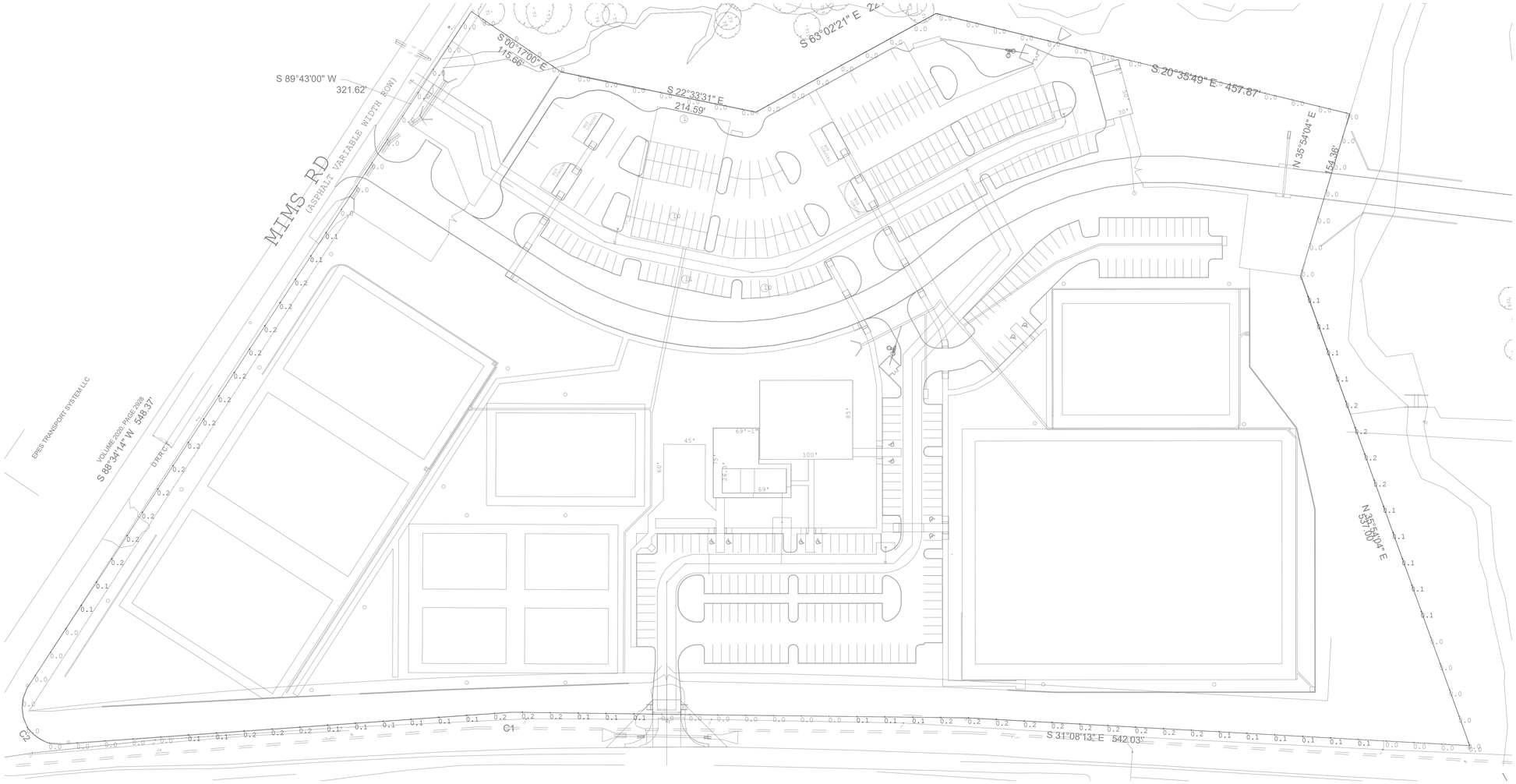
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(TOTAL PROVIDED VAN ACCESSIBLE SPACES= 4 SPACES)
TOTAL PARKING SPACES 299




01 SITE PLAN PROPERTY LINE - PHOTOMETRICS
N
0' 60' 120' 180'

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

WITNESS OUR HANDS, this ___ day of _____, ____.

_____ Planning & Zoning Commission, Chairman

_____ Director of Planning and Zoning


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STATE OF TEXAS
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87686
LICENSED PROFESSIONAL ENGINEER
08/04/2026

# ROCKWALL SOCCER FIELDS PHOTOMETRICS

SH 205, ROCKWALL, TEXAS

REVISIONS

| No. | REVISION DATE | REVISION DESCRIPTION |
|---|---|---|
| 1 | | |
| 2 | | |
| 3 | | |

PLAN No.
2025012.010

SHEET CONTENT
SITE PLAN - PROPERTY LINE
PHOTOMETRICS

PROJECT
PHOTOMETRICS

DESIGNED BY : FD
DRAWN BY : FD

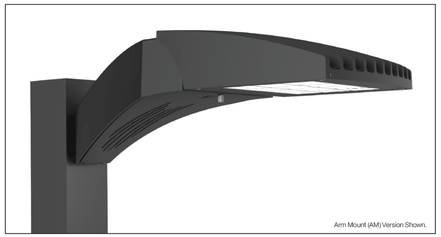
DATE
2025 | 07 | 01

SHEET
L-2.2

SP2025-023

# VSX-II LED Specifications

Area - Site - Commercial - Outdoor



Arm Mount (AM) Version Shown.

Project Name:

Catalog Number:

Type:

Date:

Location:

The VSX-II Series offers clean, functional styling that is defined by its sleek low profile design and rugged construction. It combines LED performance and advanced LED thermal management technology and provides outdoor lighting that is both energy efficient and aesthetically pleasing.

The LED's performance and the driver's life are maximized by enclosing them in two separate cast aluminum housings. Easy captive screw access for mounting and maintenance.

The LED light assemblies come with 16 to 48 LEDs. Sixteen optical distribution patterns are available. Choose between 2700, 3000, 3500, 4000 or 5000 Kelvin temperature of the LEDs.

The VSX-II Series offers an impressive output of up to 23,000 lumens with a wattage package reaching up to 181 watts, delivering an average efficiency of 143 lumens per watt. With integrated controls, the VSX-II ensures optimal lighting coverage while minimizing energy consumption.

A durable polyester powder coat finish is guaranteed for five years; and is available in standard or custom colors.

The VSX-II series is an exceptional choice for commercial parking lots, office complexes, architectural projects, and other general lighting projects.

VISIONAIRE LIGHTING

REV. 06.28.24



**Housing**
Cast aluminum LED housing with integral cooling fins for thermal management.

**Mounting Arm/Driver Compartment**
Durable two-piece die cast aluminum driver compartment utilizes stainless steel hardware and sealed with a one-piece silicone gasket.

**Thermal Management**
- The VSX-II series provides excellent thermal management by mounting the LEDs to the substantial heat sink of the housing. This enables the Luminaire to withstand higher ambient temperatures and driver currents without degrading LED life.
- The L70 test determines the point in an LEDs life when it reaches 70 percent of its initial output. The VSX-II series LEDs have been determined to last 100,000+ hours in 25° C environments when driven at 350 mA.

**Optical System**
- The highest lumen output LEDs are utilized in the VSX-II series. IES distribution Types I, II, III R, III, III W, III-LG, IV, IV-A, IV-LG, V, V-LG, V-W, V-WW, FN, FM and FW are available. The optical system qualifies as IES full cutoff to restrict light trespass, glare and light pollution.
- CRI values are 70, 80 or 90.
- CCT values are 2700K, 3000K, 3500K, 4000K, 5000K

**Quali-Guard® Finish**
- The finish is a Quali-Guard® textured, chemically pretreated through a multiple-stage washer, electrostatically applied, thermoset polyester powder coat finish, with a minimum of 3-5 mils thickness. Finish is oven-baked at 400° F to promote maximum adherence and finish hardness.
- Optional Zinc-Free Primer - Recommended within three miles of the ocean
- Finish is guaranteed for five (5) years.

**Electrical Assembly**
- The VSX-II LED series is supplied with a choice of 350, 530, 700, 1050 or 1200 mA high-performance LED drivers that accept 120v thru 480v, 50 Hz to 60 Hz, input. Power factor of 90% Rated for -40°C operations.
- 10-kV surge protector supplied as standard.
- Terminal block supplied as standard on AM, SAM, MAF and UAM

**Warranty**
- Five (5) year Limited Warranty on entire system, including finish. For full warranty information, please visit visionairelighting.com.

**Options**
- Photocell & Receptacle
- Photo Receptacle and Shorting Cap
- 0-10v Dimming Driver
- Motion Sensor
- Round pole plate adapter
- Universal Pole Mount Adaptor
- Cast Wall Plate
- Rotated Optics
- Visionaire Wireless Controls
- Enables high end trim
- Based on Zigbee wireless communication protocol
- Zhaga 4 Pin Receptacle

**Listings**
- The VSX-II Series is cUL Listed
- IP65 Rated Housing
- ANSI Certification
- Powder Coated Tough
- IDA Certification

3000K or lower must be selected with a fixed mount for IDA certification. Fixed mount must be selected for IDA dark sky certification.

**VSX-II - ELECTRICAL LOAD (A)**

| Ordering Nomenclature | System Watts | 120 | 208 | 240 | 277 | 347 | 480 |
|---|---|---|---|---|---|---|---|
| VSX-II-T5-16LD-3 | 16 | 0.13 | 0.08 | 0.07 | 0.06 | 0.05 | 0.03 |
| VSX-II-T5-16LD-5 | 25 | 0.21 | 0.12 | 0.10 | 0.09 | 0.07 | 0.05 |
| VSX-II-T5-16LD-7 | 34 | 0.28 | 0.16 | 0.14 | 0.12 | 0.10 | 0.07 |
| VSX-II-T5-16LD-10 | 52 | 0.43 | 0.25 | 0.22 | 0.19 | 0.15 | 0.11 |
| VSX-II-T5-32LD-3 | 60 | 0.50 | 0.29 | 0.25 | 0.22 | 0.17 | 0.13 |
| VSX-II-T5-32LD-3 | 33 | 0.28 | 0.16 | 0.14 | 0.12 | 0.10 | 0.07 |
| VSX-II-T5-32LD-5 | 51 | 0.43 | 0.25 | 0.21 | 0.18 | 0.15 | 0.11 |
| VSX-II-T5-32LD-7 | 68 | 0.57 | 0.33 | 0.28 | 0.25 | 0.20 | 0.14 |
| VSX-II-T5-32LD-10 | 105 | 0.88 | 0.50 | 0.44 | 0.38 | 0.30 | 0.22 |
| VSX-II-T5-32LD-12 | 121 | 1.01 | 0.58 | 0.50 | 0.44 | 0.35 | 0.25 |
| VSX-II-T5-48LD-3 | 49 | 0.41 | 0.24 | 0.20 | 0.18 | 0.14 | 0.10 |
| VSX-II-T5-48LD-5 | 76 | 0.63 | 0.37 | 0.32 | 0.27 | 0.22 | 0.16 |
| VSX-II-T5-48LD-7 | 102 | 0.85 | 0.49 | 0.43 | 0.37 | 0.29 | 0.21 |
| VSX-II-T5-48LD-10 | 157 | 1.31 | 0.75 | 0.65 | 0.57 | 0.45 | 0.33 |
| VSX-II-T5-48LD-12 | 181 | 1.51 | 0.87 | 0.75 | 0.65 | 0.52 | 0.38 |

19645 Rancho Way - Rancho Dominguez, CA 90220 - Phone: 310.512.6480 Fax 310.512.6486
www.visionairelighting.com



VSX-II LED SPECIFICATIONS / Forward Optics

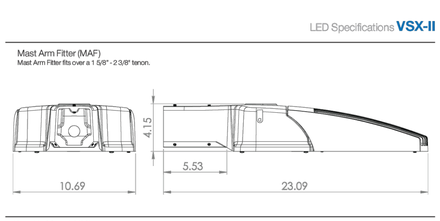
| Lum/Count | Current & Watts | Distribution Type | 2700K | | | | | | 3000K | | | | | | 3500K | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | Lumens | B | U | G | LPW | Lumens | B | U | G | LPW | Lumens | B | U | G | LPW | Lumens | B | U | G | LPW |
| 16LD | 350 mA (50W) | T1 | 4609 | 3 | 0 | 2 | 147 | 5030 | 3 | 0 | 2 | 153 | 4860 | 3 | 0 | 2 | 155 | 5040 | 3 | 0 | 2 | 155 |
| | | T2 | 4555 | 3 | 0 | 2 | 145 | 4972 | 3 | 0 | 2 | 151 | 4804 | 3 | 0 | 2 | 153 | 4984 | 3 | 0 | 2 | 153 |
| | | T3 | 4602 | 3 | 0 | 2 | 147 | 5023 | 3 | 0 | 2 | 153 | 4854 | 3 | 0 | 2 | 155 | 5033 | 3 | 0 | 2 | 154 |
| | | T3R | 4610 | 3 | 0 | 2 | 147 | 5032 | 3 | 0 | 2 | 153 | 4863 | 3 | 0 | 2 | 155 | 5042 | 3 | 0 | 2 | 155 |
| | | T4A | 4609 | 3 | 0 | 2 | 147 | 5030 | 3 | 0 | 2 | 153 | 4860 | 3 | 0 | 2 | 155 | 5040 | 3 | 0 | 2 | 155 |
| | | T4M | 4794 | 3 | 0 | 2 | 148 | 5182 | 3 | 0 | 2 | 155 | 4993 | 3 | 0 | 2 | 157 | 5171 | 3 | 0 | 2 | 156 |
| | | T4LG | 4819 | 3 | 0 | 2 | 147 | 5035 | 3 | 0 | 2 | 153 | 4873 | 3 | 0 | 2 | 155 | 5054 | 3 | 0 | 2 | 154 |
| | | T5 | 4737 | 3 | 0 | 2 | 144 | 4940 | 3 | 0 | 2 | 150 | 4777 | 3 | 0 | 2 | 152 | 4948 | 3 | 0 | 2 | 151 |
| | | T5W | 4860 | 3 | 0 | 2 | 150 | 5210 | 3 | 0 | 2 | 159 | 5040 | 3 | 0 | 2 | 161 | 5437 | 3 | 0 | 2 | 165 |
| | | T5LG | 4865 | 3 | 0 | 2 | 148 | 5072 | 3 | 0 | 2 | 155 | 4903 | 3 | 0 | 2 | 157 | 5079 | 3 | 0 | 2 | 155 |
| | | T5 | 4799 | 3 | 0 | 2 | 148 | 5006 | 3 | 0 | 2 | 153 | 4840 | 3 | 0 | 2 | 155 | 5017 | 3 | 0 | 2 | 154 |
| | | T5LG | 4819 | 3 | 0 | 2 | 147 | 5026 | 3 | 0 | 2 | 153 | 4859 | 3 | 0 | 2 | 155 | 5037 | 3 | 0 | 2 | 154 |
| | | T5LG | 4729 | 3 | 0 | 2 | 145 | 4931 | 3 | 0 | 2 | 151 | 4768 | 3 | 0 | 2 | 153 | 4939 | 3 | 0 | 2 | 152 |
| | | T5W | 5403 | 3 | 0 | 2 | 150 | 5592 | 3 | 0 | 2 | 156 | 5512 | 3 | 0 | 2 | 154 | 5940 | 3 | 0 | 2 | 165 |
| | | T5LG | 4865 | 3 | 0 | 2 | 148 | 5072 | 3 | 0 | 2 | 155 | 4903 | 3 | 0 | 2 | 157 | 5079 | 3 | 0 | 2 | 155 |
| | | T5 | 4799 | 3 | 0 | 2 | 148 | 5006 | 3 | 0 | 2 | 153 | 4840 | 3 | 0 | 2 | 155 | 5017 | 3 | 0 | 2 | 154 |
| | | T5LG | 4819 | 3 | 0 | 2 | 147 | 5026 | 3 | 0 | 2 | 153 | 4859 | 3 | 0 | 2 | 155 | 5037 | 3 | 0 | 2 | 154 |
| | | T5W | 4860 | 3 | 0 | 2 | 150 | 5210 | 3 | 0 | 2 | 159 | 5040 | 3 | 0 | 2 | 161 | 5437 | 3 | 0 | 2 | 165 |
| | | T5W | 5009 | 3 | 0 | 3 | 155 | 5183 | 3 | 0 | 3 | 160 | 5007 | 3 | 0 | 3 | 162 | 5405 | 3 | 0 | 3 | 167 |
| | | FW | 5040 | 5 | 3 | 1 | 155 | 5040 | 5 | 3 | 1 | 155 | 5040 | 5 | 3 | 1 | 155 | 5479 | 5 | 3 | 1 | 169 |
| | | FM | 4735 | 5 | 3 | 1 | 146 | 4735 | 5 | 3 | 1 | 146 | 4735 | 5 | 3 | 1 | 146 | 5147 | 5 | 3 | 1 | 159 |
| 32LD | 530 mA (81W) | T1 | 7312 | 3 | 0 | 3 | 144 | 7550 | 3 | 0 | 3 | 151 | 7551 | 3 | 0 | 3 | 148 | 7946 | 3 | 0 | 3 | 157 |
| | | T2 | 7227 | 3 | 0 | 3 | 142 | 7460 | 3 | 0 | 3 | 149 | 7461 | 3 | 0 | 3 | 146 | 7850 | 3 | 0 | 3 | 155 |
| | | T3 | 7277 | 3 | 0 | 3 | 144 | 7512 | 3 | 0 | 3 | 150 | 7514 | 3 | 0 | 3 | 148 | 7910 | 3 | 0 | 3 | 156 |
| | | T3 | 7180 | 4 | 0 | 3 | 143 | 7460 | 4 | 0 | 3 | 149 | 7414 | 4 | 0 | 3 | 146 | 7826 | 4 | 0 | 3 | 153 |
| | | T3W | 7264 | 4 | 0 | 3 | 144 | 7552 | 4 | 0 | 3 | 150 | 7504 | 4 | 0 | 3 | 148 | 7926 | 4 | 0 | 3 | 156 |
| | | T3LG | 7087 | 4 | 0 | 3 | 140 | 7414 | 4 | 0 | 3 | 147 | 7655 | 4 | 0 | 3 | 149 | 7851 | 4 | 0 | 3 | 155 |
| | | T4 | 7178 | 4 | 0 | 3 | 142 | 7460 | 4 | 0 | 3 | 148 | 7420 | 4 | 0 | 3 | 146 | 7826 | 4 | 0 | 3 | 154 |
| | | T4A | 7350 | 3 | 0 | 3 | 145 | 7638 | 3 | 0 | 3 | 150 | 7611 | 3 | 0 | 3 | 150 | 8054 | 3 | 0 | 3 | 159 |
| | | T4LG | 7178 | 4 | 0 | 3 | 142 | 7454 | 4 | 0 | 3 | 148 | 7416 | 4 | 0 | 3 | 146 | 7826 | 4 | 0 | 3 | 154 |
| | | T5 | 7272 | 4 | 0 | 3 | 143 | 7556 | 4 | 0 | 3 | 149 | 7520 | 4 | 0 | 3 | 148 | 7950 | 4 | 0 | 3 | 156 |
| | | T5LG | 7178 | 4 | 0 | 3 | 142 | 7454 | 4 | 0 | 3 | 148 | 7416 | 4 | 0 | 3 | 146 | 7826 | 4 | 0 | 3 | 154 |
| | | T5W | 7695 | 5 | 3 | 1 | 148 | 7695 | 5 | 3 | 1 | 148 | 7695 | 5 | 3 | 1 | 148 | 8370 | 5 | 3 | 1 | 161 |
| | | T5WW | 6805 | 4 | 0 | 3 | 132 | 8992 | 4 | 0 | 3 | 139 | 8992 | 4 | 0 | 3 | 139 | 7179 | 4 | 0 | 3 | 139 |
| | | FN | 7695 | 4 | 0 | 3 | 132 | 8231 | 4 | 0 | 3 | 139 | 8231 | 4 | 0 | 3 | 139 | 8305 | 4 | 0 | 3 | 142 |
| | | FW | 7826 | 4 | 0 | 3 | 151 | 7970 | 4 | 0 | 3 | 157 | 7970 | 4 | 0 | 3 | 139 | 8352 | 4 | 0 | 3 | 161 |
| | | FM | 7139 | 4 | 0 | 3 | 137 | 7970 | 4 | 0 | 3 | 157 | 7970 | 4 | 0 | 3 | 139 | 7397 | 4 | 0 | 3 | 143 |
| 48LD | 700 mA (98W) | T1 | 9660 | 3 | 0 | 3 | 143 | 10300 | 3 | 0 | 3 | 148 | 9975 | 3 | 0 | 3 | 147 | 10422 | 3 | 0 | 3 | 155 |
| | | T2 | 9553 | 3 | 0 | 3 | 142 | 10186 | 3 | 0 | 3 | 146 | 9865 | 3 | 0 | 3 | 145 | 10306 | 3 | 0 | 3 | 153 |
| | | T3 | 9616 | 3 | 0 | 3 | 143 | 10254 | 3 | 0 | 3 | 147 | 9931 | 3 | 0 | 3 | 146 | 10378 | 3 | 0 | 3 | 154 |
| | | T3 | 9459 | 4 | 0 | 3 | 140 | 9974 | 4 | 0 | 3 | 144 | 9774 | 4 | 0 | 3 | 143 | 10214 | 4 | 0 | 3 | 151 |
| | | T3W | 9595 | 4 | 0 | 3 | 142 | 10127 | 4 | 0 | 3 | 146 | 9904 | 4 | 0 | 3 | 145 | 10354 | 4 | 0 | 3 | 153 |
| | | T3LG | 9540 | 4 | 0 | 3 | 141 | 10060 | 4 | 0 | 3 | 146 | 9857 | 4 | 0 | 3 | 147 | 10481 | 4 | 0 | 3 | 155 |
| | | T4 | 9495 | 4 | 0 | 3 | 141 | 10012 | 4 | 0 | 3 | 146 | 9810 | 4 | 0 | 3 | 145 | 10254 | 4 | 0 | 3 | 153 |
| | | T4A | 9699 | 3 | 0 | 3 | 147 | 10409 | 3 | 0 | 3 | 154 | 10354 | 3 | 0 | 3 | 153 | 10966 | 3 | 0 | 3 | 163 |
| | | T4LG | 9459 | 4 | 0 | 3 | 140 | 9974 | 4 | 0 | 3 | 144 | 9774 | 4 | 0 | 3 | 143 | 10214 | 4 | 0 | 3 | 151 |
| | | T5 | 9612 | 4 | 0 | 3 | 142 | 10134 | 4 | 0 | 3 | 146 | 9964 | 4 | 0 | 3 | 145 | 10306 | 4 | 0 | 3 | 153 |
| | | T5LG | 9540 | 4 | 0 | 3 | 141 | 10060 | 4 | 0 | 3 | 146 | 9857 | 4 | 0 | 3 | 147 | 10481 | 4 | 0 | 3 | 155 |
| | | T5 | 9495 | 4 | 0 | 3 | 141 | 10012 | 4 | 0 | 3 | 146 | 9810 | 4 | 0 | 3 | 145 | 10254 | 4 | 0 | 3 | 153 |
| | | T5W | 9699 | 3 | 0 | 3 | 147 | 10409 | 3 | 0 | 3 | 154 | 10354 | 3 | 0 | 3 | 153 | 10966 | 3 | 0 | 3 | 163 |
| | | T5WW | 8479 | 4 | 0 | 3 | 126 | 9107 | 4 | 0 | 3 | 134 | 9107 | 4 | 0 | 3 | 134 | 9437 | 4 | 0 | 3 | 140 |
| | | FN | 10215 | 4 | 0 | 3 | 135 | 10215 | 4 | 0 | 3 | 135 | 10215 | 4 | 0 | 3 | 135 | 10977 | 4 | 0 | 3 | 145 |
| | | FW | 10500 | 4 | 0 | 3 | 148 | 10500 | 4 | 0 | 3 | 155 | 10422 | 4 | 0 | 3 | 155 | 10971 | 4 | 0 | 3 | 161 |
| | | FM | 9415 | 4 | 0 | 3 | 139 | 10064 | 4 | 0 | 3 | 148 | 10064 | 4 | 0 | 3 | 148 | 10825 | 4 | 0 | 3 | 160 |
| 64LD | 1050 mA (150W) | T1 | 13497 | 3 | 0 | 3 | 137 | 14356 | 3 | 0 | 3 | 146 | 13977 | 3 | 0 | 3 | 142 | 14722 | 3 | 0 | 3 | 149 |
| | | T2 | 13347 | 3 | 0 | 3 | 135 | 14196 | 3 | 0 | 3 | 144 | 13817 | 3 | 0 | 3 | 140 | 14555 | 3 | 0 | 3 | 148 |
| | | T3 | 13492 | 3 | 0 | 3 | 137 | 14414 | 3 | 0 | 3 | 146 | 13973 | 3 | 0 | 3 | 142 | 14720 | 3 | 0 | 3 | 149 |
| | | T3 | 13254 | 4 | 0 | 3 | 135 | 13955 | 4 | 0 | 3 | 142 | 13955 | 4 | 0 | 3 | 142 | 14429 | 4 | 0 | 3 | 147 |
| | | T3W | 13456 | 4 | 0 | 3 | 135 | 13891 | 4 | 0 | 3 | 142 | 13891 | 4 | 0 | 3 | 142 | 14374 | 4 | 0 | 3 | 147 |
| | | T3LG | 13459 | 4 | 0 | 3 | 135 | 14309 | 4 | 0 | 3 | 154 | 14309 | 4 | 0 | 3 | 154 | 14541 | 4 | 0 | 3 | 156 |
| | | T4 | 13351 | 4 | 0 | 3 | 135 | 13955 | 4 | 0 | 3 | 142 | 13955 | 4 | 0 | 3 | 142 | 14429 | 4 | 0 | 3 | 147 |
| | | T4A | 13668 | 3 | 0 | 3 | 143 | 14573 | 3 | 0 | 3 | 153 | 14573 | 3 | 0 | 3 | 153 | 15182 | 3 | 0 | 3 | 160 |
| | | T4LG | 13459 | 4 | 0 | 3 | 135 | 14309 | 4 | 0 | 3 | 154 | 14309 | 4 | 0 | 3 | 154 | 14541 | 4 | 0 | 3 | 156 |
| | | T5 | 13895 | 4 | 0 | 3 | 136 | 14422 | 4 | 0 | 3 | 141 | 14422 | 4 | 0 | 3 | 141 | 15046 | 4 | 0 | 3 | 147 |
| | | T5LG | 13459 | 4 | 0 | 3 | 135 | 14309 | 4 | 0 | 3 | 154 | 14309 | 4 | 0 | 3 | 154 | 14541 | 4 | 0 | 3 | 156 |
| | | T5 | 13351 | 4 | 0 | 3 | 135 | 13955 | 4 | 0 | 3 | 142 | 13955 | 4 | 0 | 3 | 142 | 14429 | 4 | 0 | 3 | 147 |
| | | T5W | 13668 | 3 | 0 | 3 | 143 | 14573 | 3 | 0 | 3 | 153 | 14573 | 3 | 0 | 3 | 153 | 15182 | 3 | 0 | 3 | 160 |
| | | T5WW | 12191 | 4 | 0 | 3 | 126 | 13101 | 4 | 0 | 3 | 134 | 13101 | 4 | 0 | 3 | 134 | 13571 | 4 | 0 | 3 | 140 |
| | | FN | 14697 | 4 | 0 | 3 | 135 | 14697 | 4 | 0 | 3 | 135 | 14697 | 4 | 0 | 3 | 135 | 15789 | 4 | 0 | 3 | 145 |
| | | FW | 14098 | 4 | 0 | 3 | 135 | 14711 | 4 | 0 | 3 | 143 | 14711 | 4 | 0 | 3 | 143 | 14958 | 4 | 0 | 3 | 145 |
| | | FM | 13540 | 4 | 0 | 3 | 135 | 14539 | 4 | 0 | 3 | 142 | 14539 | 4 | 0 | 3 | 142 | 15637 | 4 | 0 | 3 | 153 |
| 80LD | 1200 mA (181W) | T1 | 14842 | 3 | 0 | 3 | 118 | 15934 | 3 | 0 | 3 | 129 | 15934 | 3 | 0 | 3 | 129 | 16381 | 3 | 0 | 3 | 133 |
| | | T2 | 14678 | 3 | 0 | 3 | 119 | 15934 | 3 | 0 | 3 | 129 | 14678 | 3 | 0 | 3 | 129 | 16381 | 3 | 0 | 3 | 133 |
| | | T3 | 14841 | 3 | 0 | 3 | 120 | 15918 | 3 | 0 | 3 | 129 | 15918 | 3 | 0 | 3 | 129 | 16381 | 3 | 0 | 3 | 133 |
| | | T3 | 14670 | 4 | 0 | 3 | 120 | 16013 | 4 | 0 | 3 | 127 | 16103 | 4 | 0 | 3 | 127 | 16561 | 4 | 0 | 3 | 131 |
| | | T3W | 14846 | 4 | 0 | 3 | 120 | 16481 | 4 | 0 | 3 | 131 | 16481 | 4 | 0 | 3 | 131 | 16956 | 4 | 0 | 3 | 135 |
| | | T3LG | 14810 | 4 | 0 | 3 | 119 | 16161 | 4 | 0 | 3 | 129 | 16161 | 4 | 0 | 3 | 129 | 16312 | 4 | 0 | 3 | 130 |
| | | T4 | 14811 | 4 | 0 | 3 | 120 | 15929 | 4 | 0 | 3 | 127 | 16019 | 4 | 0 | 3 | 127 | 16477 | 4 | 0 | 3 | 131 |
| | | T4A | 15460 | 3 | 0 | 3 | 128 | 16595 | 3 | 0 | 3 | 138 | 16595 | 3 | 0 | 3 | 138 | 16958 | 3 | 0 | 3 | 141 |
| | | T4LG | 14670 | 4 | 0 | 3 | 120 | 16013 | 4 | 0 | 3 | 127 | 16103 | 4 | 0 | 3 | 127 | 16561 | 4 | 0 | 3 | 131 |
| | | T5 | 14851 | 4 | 0 | 3 | 119 | 15926 | 4 | 0 | 3 | 128 | 16161 | 4 | 0 | 3 | 128 | 16312 | 4 | 0 | 3 | 130 |
| | | T5LG | 14810 | 4 | 0 | 3 | 119 | 16161 | 4 | 0 | 3 | 129 | 16161 | 4 | 0 | 3 | 129 | 16312 | 4 | 0 | 3 | 130 |
| | | T5 | 14811 | 4 | 0 | 3 | 120 | 15929 | 4 | 0 | 3 | 127 | 16019 | 4 | 0 | 3 | 127 | 16477 | 4 | 0 | 3 | 131 |
| | | T5W | 15460 | 3 | 0 | 3 | 128 | 16595 | 3 | 0 | 3 | 138 | 16595 | 3 | 0 | 3 | 138 | 16958 | 3 | 0 | 3 | 141 |
| | | T5WW | 13496 | 4 | 0 | 3 | 113 | 14369 | 4 | 0 | 3 | 117 | 14369 | 4 | 0 | 3 | 117 | 15456 | 4 | 0 | 3 | 126 |
| | | FN | 15139 | 4 | 0 | 3 | 124 | 16413 | 4 | 0 | 3 | 135 | 16413 | 4 | 0 | 3 | 135 | 16340 | 4 | 0 | 3 | 135 |
| | | FW | 15637 | 4 | 0 | 3 | 129 | 16598 | 4 | 0 | 3 | 136 | 16598 | 4 | 0 | 3 | 136 | 16118 | 4 | 0 | 3 | 134 |
| | | FM | 14901 | 4 | 0 | 3 | 123 | 16156 | 4 | 0 | 3 | 133 | 16156 | 4 | 0 | 3 | 133 | 16597 | 4 | 0 | 3 | 137 |

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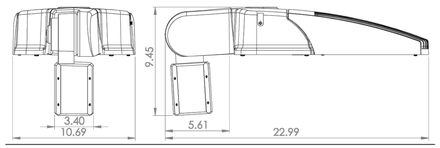




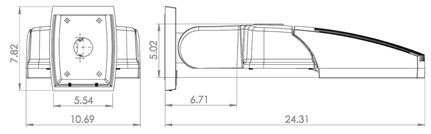
Mast Arm Fitter (MAF)
Mast Arm Fitter fits over a 1 5/8" - 2 3/8" tenon.




Knuckle Mount (KM)
An adjustable knuckle slip fits over a 2 3/8" Tenon, and allows for up to 90° degrees of vertical adjustment in 10° degree increments from horizontal, as well as full side to side adjustment.




Adjustable Wall Mount (AWM)
Wall Mount - Adjustable up to 50° in 10° increments.




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VSX-II LED SPECIFICATIONS / Forward Optics

| Lum/Count | Current & Watts | Distribution Type | 4000K | | | | | | 5000K | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | Lumens | B | U | G | LPW | Lumens | B | U | G | LPW | Lumens | B | U | G | LPW | Lumens | B | U | G | LPW |
| 16LD | 350 mA (50W) | T1 | 5100 | 3 | 0 | 2 | 158 | 5094 | 3 | 0 | 2 | 158 | 5053 | 3 | 0 | 2 | 156 | 5092 | 3 | 0 | 2 | 158 |
| | | T2 | 5044 | 3 | 0 | 2 | 156 | 5038 | 3 | 0 | 2 | 156 | 4997 | 3 | 0 | 2 | 155 | 5036 | 3 | 0 | 2 | 156 |
| | | T3 | 5071 | 3 | 0 | 2 | 157 | 5065 | 3 | 0 | 2 | 157 | 5025 | 3 | 0 | 2 | 155 | 5062 | 3 | 0 | 2 | 157 |
| | | T3R | 5080 | 3 | 0 | 2 | 158 | 5074 | 3 | 0 | 2 | 157 | 5034 | 3 | 0 | 2 | 156 | 5072 | 3 | 0 | 2 | 157 |
| | | T4A | 5079 | 3 | 0 | 2 | 157 | 5072 | 3 | 0 | 2 | 157 | 5032 | 3 | 0 | 2 | 156 | 5070 | 3 | 0 | 2 | 157 |
| | | T4M | 5239 | 3 | 0 | 2 | 159 | 5233 | 3 | 0 | 2 | 159 | 5191 | 3 | 0 | 2 | 158 | 5229 | 3 | 0 | 2 | 159 |
| | | T4LG | 5074 | 3 | 0 | 2 | 157 | 5068 | 3 | 0 | 2 | 157 | 5027 | 3 | 0 | 2 | 156 | 5065 | 3 | 0 | 2 | 157 |
| | | T5 | 5087 | 3 | 0 | 2 | 155 | 5081 | 3 | 0 | 2 | 155 | 5040 | 3 | 0 | 2 | 154 | 5078 | 3 | 0 | 2 | 154 |
| | | T5LG | 5074 | 3 | 0 | 2 | 157 | 5068 | 3 | 0 | 2 | 157 | 5027 | 3 | 0 | 2 | 156 | 5065 | 3 | 0 | 2 | 157 |
| | | T5 | 5087 | 3 | 0 | 2 | 155 | 5081 | 3 | 0 | 2 | 155 | 5040 | 3 | 0 | 2 | 154 | 5078 | 3 | 0 | 2 | 154 |
| | | T5W | 5403 | 3 | 0 | 2 | 150 | 5592 | 3 | 0 | 2 | 156 | 5512 | 3 | 0 | 2 | 154 | 5940 | 3 | 0 | 2 | 165 |
| | | T5LG | 5087 | 3 | 0 | 2 | 155 | 5081 | 3 | 0 | 2 | 155 | 5040 | 3 | 0 | 2 | 154 | 5078 | 3 | 0 | 2 | 154 |
| | | T5W | 5009 | 3 | 0 | 3 | 155 | 5183 | 3 | 0 | 3 | 160 | 5007 | 3 | 0 | 3 | 162 | 5405 | 3 | 0 | 3 | 167 |
| | | FW | 5040 | 5 | 3 | 1 | 155 | 5040 | 5 | 3 | 1 | 155 | 5040 | 5 | 3 | 1 | 155 | 5479 | 5 | 3 | 1 | 169 |
| | | FM | 4735 | 5 | 3 | 1 | 146 | 4735 | 5 | 3 | 1 | 146 | 4735 | 5 | 3 | 1 | 146 | 5147 | 5 | 3 | 1 | 159 |
| 32LD | 530 mA (81W) | T1 | 7312 | 3 | 0 | 3 | 144 | 7550 | 3 | 0 | 3 | 151 | 7551 | 3 | 0 | 3 | 148 | 7946 | 3 | 0 | 3 | 157 |
| | | T2 | 7227 | 3 | 0 | 3 | 142 | 7460 | 3 | 0 | 3 | 149 | 7461 | 3 | 0 | 3 | 146 | 7850 | 3 | 0 | 3 | 155 |
| | | T3 | 7277 | 3 | 0 | 3 | 144 | 7512 | 3 | 0 | 3 | 150 | 7514 | 3 | 0 | 3 | 148 | 7910 | 3 | 0 | 3 | 156 |
| | | T3 | 7180 | 4 | 0 | 3 | 143 | 7460 | 4 | 0 | 3 | 149 | 7414 | 4 | 0 | 3 | 146 | 7826 | 4 | 0 | 3 | 153 |
| | | T3W | 7264 | 4 | 0 | 3 | 144 | 7552 | 4 | 0 | 3 | 150 | 7504 | 4 | 0 | 3 | 148 | 7926 | 4 | 0 | 3 | 156 |
| | | T3LG | 7087 | 4 | 0 | 3 | 140 | 7414 | 4 | 0 | 3 | 147 | 7655 | 4 | 0 | 3 | 149 | 7851 | 4 | 0 | 3 | 155 |
| | | T4 | 7178 | 4 | 0 | 3 | 142 | 7460 | 4 | 0 | 3 | 148 | 7420 | 4 | 0 | 3 | 146 | 7826 | 4 | 0 | 3 | 154 |
| | | T4A | 7350 | 3 | 0 | 3 | 145 | 7638 | 3 | 0 | 3 | 150 | 7611 | 3 | 0 | 3 | 150 | 8054 | 3 | 0 | 3 | 159 |
| | | T4LG | 7178 | 4 | 0 | 3 | 142 | 7454 | 4 | 0 | 3 | 148 | 7416 | 4 | 0 | 3 | 146 | 7826 | 4 | 0 | 3 | 154 |
| | | T5 | 7272 | 4 | 0 | 3 | 143 | 7556 | 4 | 0 | 3 | 149 | 7520 | 4 | 0 | 3 | 148 | 7950 | 4 | 0 | 3 | 156 |
| | | T5LG | 7178 | 4 | 0 | 3 | 142 | 7454 | 4 | 0 | 3 | 148 | 7416 | 4 | 0 | 3 | 146 | 7826 | 4 | 0 | 3 | 154 |
| | | T5W | 7695 | 5 | 3 | 1 | 148 | 7695 | 5 | 3 | 1 | 148 | 7695 | 5 | 3 | 1 | 148 | 8370 | 5 | 3 | 1 | 161 |
| | | T5WW | 6805 | 4 | 0 | 3 | 132 | 8992 | 4 | 0 | 3 | 139 | 8992 | 4 | 0 | 3 | 139 | 7179 | 4 | 0 | 3 | 139 |
| | | FN | 7695 | 4 | 0 | 3 | 132 | 8231 | 4 | 0 | 3 | 139 | 8231 | 4 | 0 | 3 | 139 | 8305 | 4 | 0 | 3 | 142 |
| | | FW | 7826 | 4 | 0 | 3 | 151 | 7970 | 4 | 0 | 3 | 157 | 7970 | 4 | 0 | 3 | 139 | 8352 | 4 | 0 | 3 | 161 |
| | | FM | 7139 | 4 | 0 | 3 | 137 | 7970 | 4 | 0 | 3 | 157 | 7970 | 4 | 0 | 3 | 139 | 7397 | 4 | 0 | 3 | 143 |
| 48LD | 700 mA (98W) | T1 | 9660 | 3 | 0 | 3 | 143 | 10300 | 3 | 0 | 3 | 148 | 9975 | 3 | 0 | 3 | 147 | 10422 | 3 | 0 | 3 | 155 |
| | | T2 | 9553 | 3 | 0 | 3 | 142 | 10186 | 3 | 0 | 3 | 146 | 9865 | 3 | 0 | 3 | 145 | 10306 | 3 | 0 | 3 | 153 |
| | | T3 | 9616 | 3 | 0 | 3 | 143 | 10254 | 3 | 0 | 3 | 147 | 9931 | 3 | 0 | 3 | 146 | 10378 | 3 | 0 | 3 | 154 |
| | | T3 | 9459 | 4 | 0 | 3 | 140 | 9974 | 4 | 0 | 3 | 144 | 9774 | 4 | 0 | 3 | 143 | 10214 | 4 | 0 | 3 | 151 |
| | | T3W | 9595 | 4 | 0 | 3 | 142 | 10127 | 4 | 0 | 3 | 146 | 9904 | 4 | 0 | 3 | 145 | 10354 | 4 | 0 | 3 | 153 |
| | | T3LG | 9540 | 4 | 0 | 3 | 141 | 10060 | 4 | 0 | 3 | 146 | 9857 | 4 | 0 | 3 | 147 | 10481 | 4 | 0 | 3 | 155 |
| | | T4 | 9495 | 4 | 0 | 3 | 141 | 10012 | 4 | 0 | 3 | 146 | 9810 | 4 | 0 | 3 | 145 | 10254 | 4 | 0 | 3 | 153 |
| | | T4A | 9699 | 3 | 0 | 3 | 147 | 10409 | 3 | 0 | 3 | 154 | 10354 | 3 | 0 | 3 | 153 | 10966 | 3 | 0 | 3 | 163 |
| | | T4LG | 9459 | 4 | 0 | 3 | 140 | 9974 | 4 | 0 | 3 | 144 | 9774 | 4 | 0 | 3 | 143 | 10214 | 4 | 0 | 3 | 151 |
| | | T5 | 9612 | 4 | 0 | 3 | 142 | 10134 | 4 | 0 | 3 | 146 | 9964 | 4 | 0 | 3 | 145 | 10306 | 4 | 0 | 3 | 153 |
| | | T5LG | 9540 | 4 | 0 | 3 | 141 | 10060 | 4 | 0 | 3 | 146 | 9857 | 4 | 0 | 3 | 147 | 10481 | 4 | 0 | 3 | 155 |
| | | T5 | 9495 | 4 | 0 | 3 | 141 | 10012 | 4 | 0 | 3 | 146 | 9810 | 4 | 0 | 3 | 145 | 10254 | 4 | 0 | 3 | 153 |
| | | T5W | 9699 | 3 | 0 | 3 | 147 | 10409 | 3 | 0 | 3 | 154 | 10354 | 3 | 0 | 3 | 153 | 10966 | 3 | 0 | 3 

# CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION MEMORANDUM

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

| | |
|---|---|
| **TO:** | Planning and Zoning Commission |
| **FROM:** | Bethany Ross, *Senior Planner* |
| **DATE:** | August 11, 2026 |
| **SUBJECT:** | SP2026-029; *Amended Site Plan for 1480 T.L. Townsend Drive* |

The applicant -- *Tanner Henson of Kimley-Horn and Associates, Inc. on behalf of Brian Creed of the City of Heath* -- is requesting approval of a *Site Plan* for a mechanical building in conjunction with a proposed *Water Well* on a 1.09-acre portion of a larger 3.0047-acre tract of land (*i.e. the City of Heath Water Ground Storage Yard*) identified as Tract 2-2 of the N. M. Ballard Survey, Abstract No. 48. The subject property is zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, and addressed as 1480 T. L. Townsend Drive. The proposed improvements are associated with the City of Heath's *Water Well No. 4 Facility*. The proposed additional water tank is not included with the applicant's current site plan request, but the applicant has indicated that this will be submitted in the future.

Included with the applicant's request were a site plan, landscape plan, photometric plan, building elevations, and associated engineering plans for the water pump equipment and mechanical building. The proposed improvements include a 123 SF chemical storage building, water-well equipment, chemical feed equipment, equipment pads, piping, and related site improvements. The site plan also depicts two (2) existing ground-storage tanks and a location for a future ground-storage tank; however, the proposed and future tanks are not part of the current request. The proposed improvements would add approximately 1,020 SF of impervious area to the property.

The landscape plan provides a ten (10) foot landscape buffer along T. L. Townsend Drive containing three (3) Texas red oak trees, three (3) yaupon holly trees, dwarf wax myrtle shrubs, and variegated Asiatic jasmine ground cover. The applicant has also proposed wrought-iron fencing and evergreen shrubs intended to screen the water-well equipment from T. L. Townsend Drive. However, this does not seem to full screen the proposed equipment, therefore, additional screening along T.L. Townsend Drive in the form of either larger evergreen shrubs and additional canopy or accent trees in the affected area would be sufficient.

The building elevations indicate that the proposed chemical storage building would be approximately 11½-feet in height and would consist primarily of brick veneer, split-face concrete masonry unit veneer, and cast-stone accents. The building would also incorporate a standing-seam metal roof, metal canopies, exterior lighting, gutters, and downspouts. The east façade of the proposed building would face T. L. Townsend Drive. The exterior material calculations indicate that the building would consist of approximately 64% brick veneer, five (5) percent cast stone, and 32% split-face concrete masonry unit veneer.

Due to the subject property being zoned Commercial (C) District and situated within the IH-30 Overlay (IH-30 OV) District, the proposed building is required to comply with the *Commercial District Standards* and applicable *General Overlay District Standards* outlined in Article 05 of the Unified Development Code (UDC). In this case, the proposed building does not meet all of the applicable standards and will require approval of the following variances: [*1*] building articulation, [*2*] the minimum requirement for 20% natural or quarried stone on each façade, and [*3*] the roof design standards.

According to Subsection 09, *Exceptions and Variances*, of Article 11*, Development Applications and Review Procedures*, of the Unified Development Code (UDC), an applicant may request that the Planning and Zoning Commission grant variances or exceptions where unique or extraordinary conditions exist or where strict adherence to the technical requirements of the UDC would create an undue hardship. The Unified Development Code (UDC) also requires the applicant to provide two (2) compensatory measures above and beyond the applicable requirements for each requested variance or exception; however, the applicant is not providing any compensatory measures. As mentioned previously, a sufficient compensatory measure for the proposed development would be additional screening along T.L. Townsend Drive in the form of either larger evergreen shrubs and/or additional canopy or accent trees in the affected area.

The applicant has indicated that the requested variances are attributable to the small size and utilitarian function of the proposed 123 SF chemical storage building. The submitted plans incorporate brick and masonry materials on all four (4) façades, cast-stone bands, metal canopies, a standing-seam metal roof, enhanced landscaping along T. L. Townsend Drive, and landscape screening around the proposed equipment. On July 28, 2026, the Architectural Review Board approved a motion to recommend approval of the building elevations with the condition that the applicant extend the canopy along the full front façade by a vote of 4-0, with Commissioners Hadawi, Dalton, and McAngus absent. The applicant has since extended the canopy along the front façade. These improvements may be considered by the Planning and Zoning Commission when evaluating the requested variances.

Staff should note that the applicant will be required to plat the subject property and address all outstanding staff comments prior to the issuance of a building permit. In addition, final engineering plans will be required to demonstrate compliance with the Engineering Department's *Standards of Design and Construction Manual*, including all applicable drainage, utility, paving, easement, and stormwater-management requirements.

This request is a discretionary decision for the Planning and Zoning Commission, and each requested variance requires a supermajority (*i.e. a three-fourths vote of those members present, with a minimum of four (4) votes in the affirmative required for approval*). Any construction resulting from the approval of this *Site Plan* shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, City-adopted engineering and fire codes, and all other applicable regulatory requirements administered or enforced by the state and federal governments. Should the Planning and Zoning Commission have any questions concerning the applicant's request, staff will be available at the meeting on ***August 11, 2026***.

# DEVELOPMENT APPLICATION

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

**STAFF USE ONLY**

**PLANNING & ZONING CASE NO.**

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

**DIRECTOR OF PLANNING:**

**CITY ENGINEER:**

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

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

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

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

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

***NOTES:***
[1]: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.
[2]: A ***$2,500.00*** FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.
[3]: AN ADDITIONAL FEE OF ***$150.00*** WILL BE REQUIRED FOR THE COST OF NOTIFICATIONS.

## PROPERTY INFORMATION [PLEASE PRINT]

| | | | | | |
|---|---|---|---|---|---|
| ADDRESS | 1480 T L Townsend Drive | | | | |
| SUBDIVISION | | LOT | | BLOCK | |
| GENERAL LOCATION | | | | | |

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

| | | | | | |
|---|---|---|---|---|---|
| CURRENT ZONING | Commercial - IH30 Overlay | CURRENT USE | Ground Storage Tank | | |
| PROPOSED ZONING | Commercial - IH30 Overlay | PROPOSED USE | Potable Water Well | | |
| ACREAGE | 1.09 | LOTS [CURRENT] | 1 | LOTS [PROPOSED] | 1 |

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

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

| | | | |
|---|---|---|---|
| ☐ OWNER | City of Heath | ☑ APPLICANT | Kimley-Horn And Associates, Inc. |
| CONTACT PERSON | [redacted] | CONTACT PERSON | Tanner Henson |
| ADDRESS | [redacted] | ADDRESS | [redacted] |
| CITY, STATE & ZIP | [redacted] | CITY, STATE & ZIP | [redacted] |
| PHONE | [redacted] | PHONE | [redacted] |
| E-MAIL | [redacted] | E-MAIL | [redacted] |

## NOTARY VERIFICATION [REQUIRED]

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

*"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF* $ 102.60 *TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 17 *DAY OF* July *20*26*. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."*

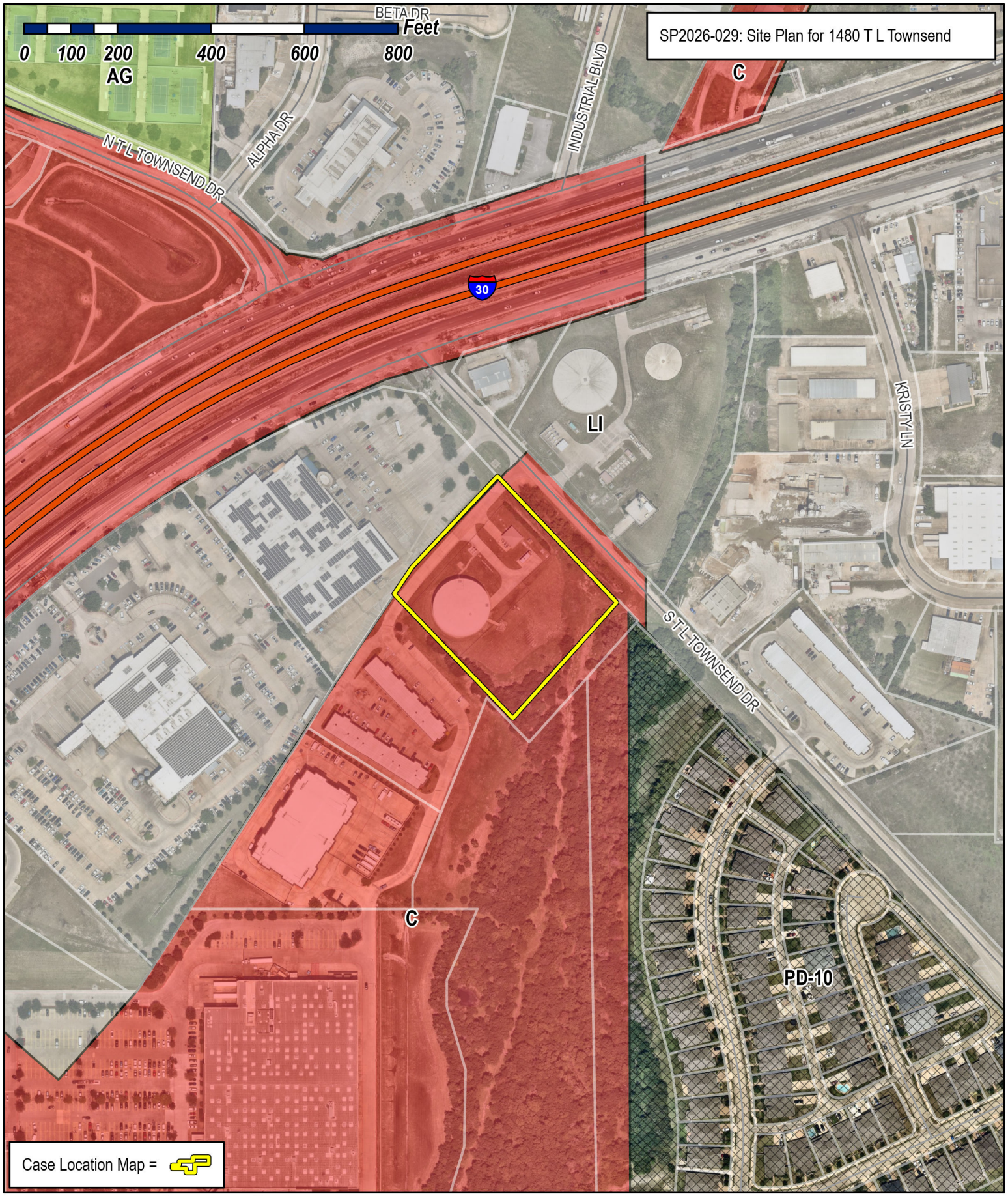
*GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE* 17 *DAY OF* July *20*26

*OWNER'S SIGNATURE*

*NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS* Kristi Smith

*MY COMMISSION EXPIRES* 02/18/2030

KRISTI SMITH
NOTARY PUBLIC
STATE OF TEXAS
ID: 128180458
EXP: 02-18-2030





# City of Rockwall

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

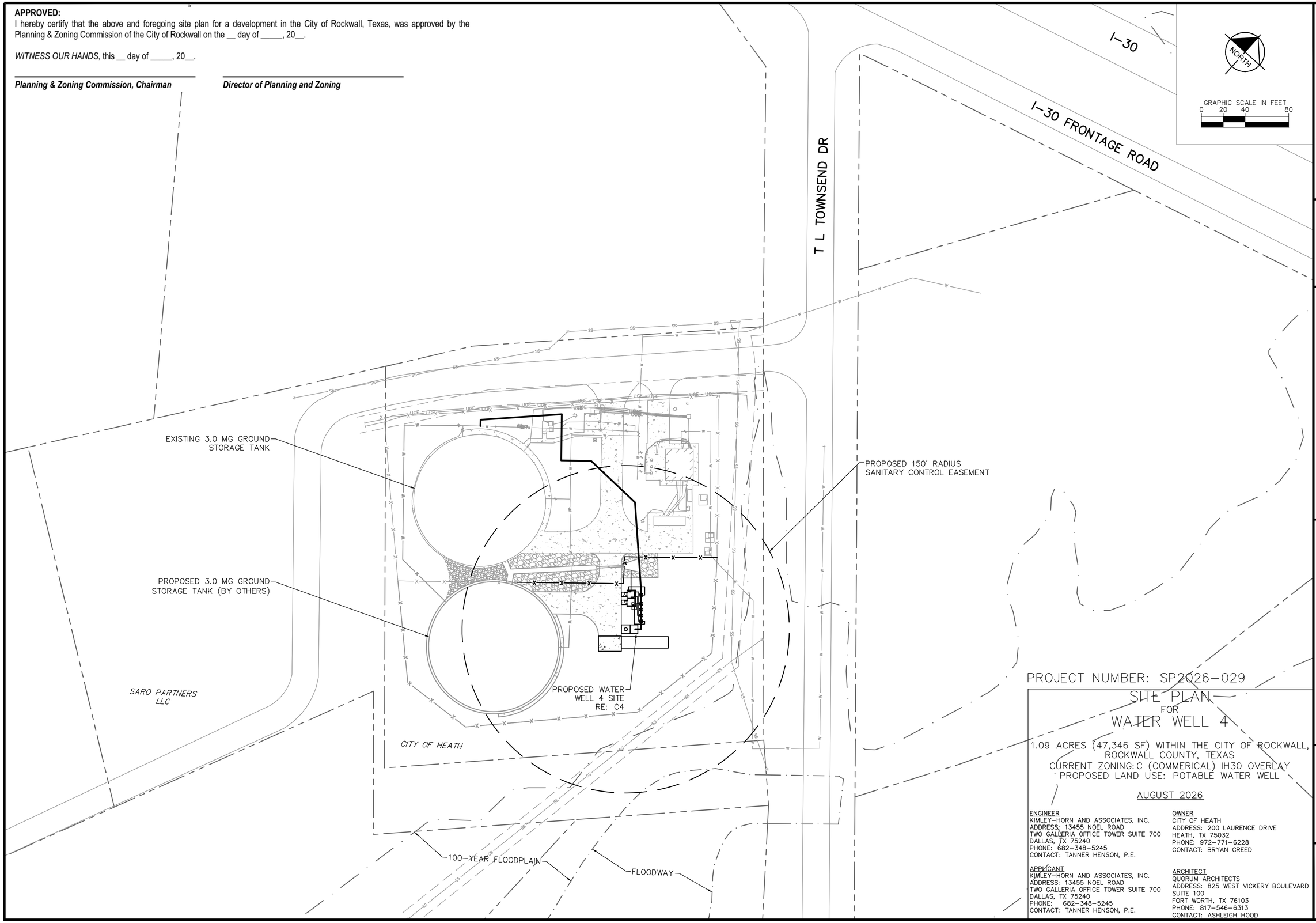


The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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

**APPROVED:**
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the __ day of _____, 20__.

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

***Planning & Zoning Commission, Chairman*** ***Director of Planning and Zoning***




PROJECT NUMBER: SP2026-029

SITE PLAN
FOR
WATER WELL 4

1.09 ACRES (47,346 SF) WITHIN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
CURRENT ZONING: C (COMMERICAL) IH30 OVERLAY
PROPOSED LAND USE: POTABLE WATER WELL

AUGUST 2026


ENGINEER
KIMLEY-HORN AND ASSOCIATES, INC.
ADDRESS: 13455 NOEL ROAD
TWO GALLERIA OFFICE TOWER SUITE 700
DALLAS, TX 75240
PHONE: 682-348-5245
CONTACT: TANNER HENSON, P.E.

OWNER
CITY OF HEATH
ADDRESS: 200 LAURENCE DRIVE
HEATH, TX 75032
PHONE: 972-771-6228
CONTACT: BRYAN CREED

APPLICANT
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ARCHITECT
QUORUM ARCHITECTS
ADDRESS: 825 WEST VICKERY BOULEVARD
SUITE 100
FORT WORTH, TX 76103
PHONE: 817-546-6313
CONTACT: ASHLEIGH HOOD


Kimley»Horn


Texas Board Of Professional Engineers Firm Registration Number: F-928
4925 Greenville Avenue, Suite 900, Dallas, TX 75206 972-770-1300


| No. | Revision | By | Date |
|---|---|---|---|


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TANNER D. HENSON, P.E.
SERIAL NO.: 151423
DATE: AUGUST 2026

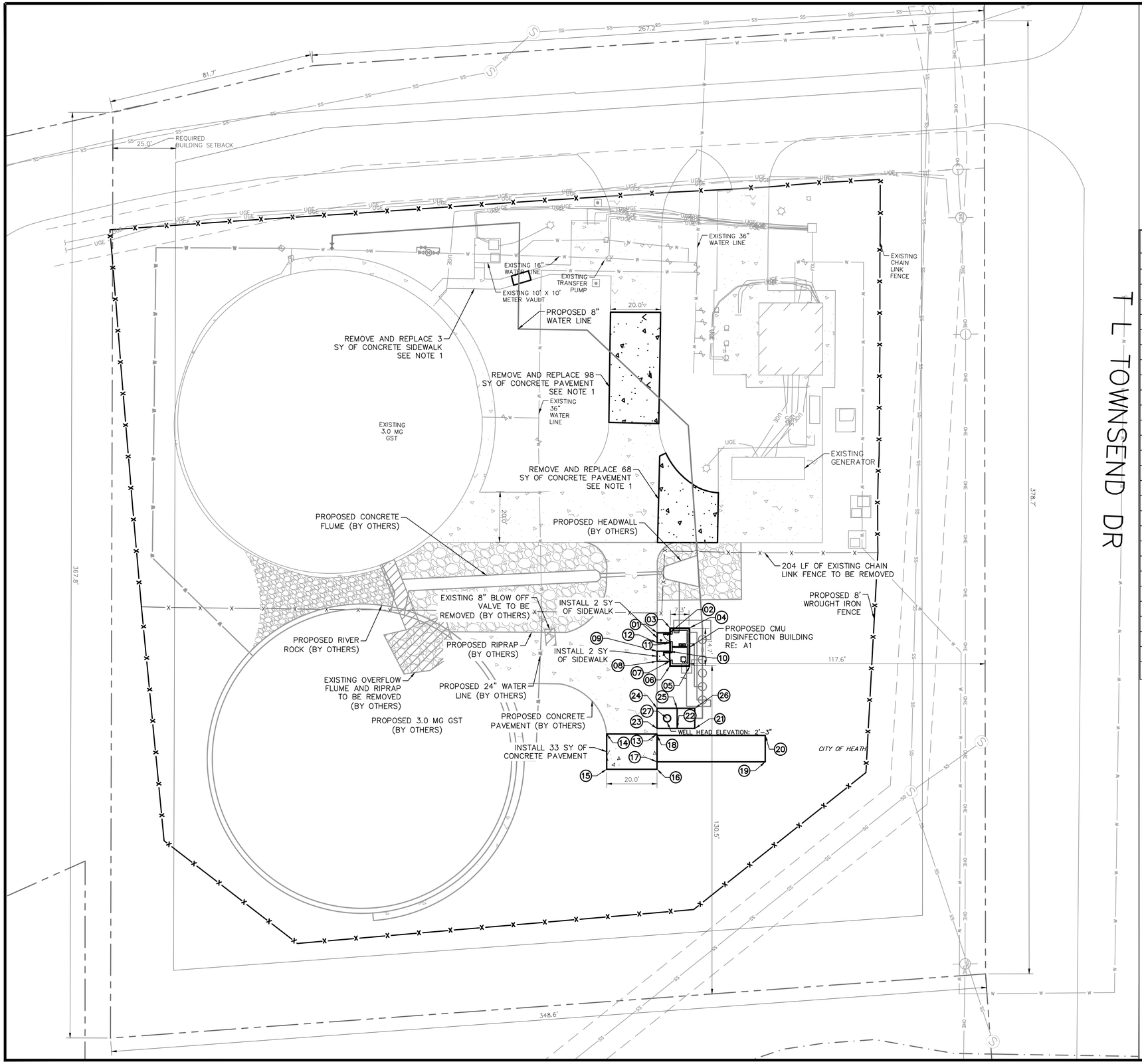
# WATER WELLS 2 & 4
# CITY OF HEATH
# ROCKWALL COUNTY, TEXAS

## WATER WELL 4 LOCATION MAP

| | |
|---|---|
| DATE: | AUGUST 2026 |
| DESIGN: | TDH |
| DRAWN: | ENS |
| CHECKED: | KAF |
| KHA NO.: | 064467609 |

SHEET
G5

K:\DAL_Municipal\064467609 - Heath Water Wells 2-4\DWG\Sheets\Wells 2 and 4\General\Location Maps - Rockwall.dwg







## NOTES

1. CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACING ENTIRE CONCRETE PANELS WHERE CONCRETE PAVEMENT DEMOLITION IS REQUIRED.
2. CONTRACTOR SHALL COORDINATE WITH THE CONTRACTOR OF THE PROPOSED GST BY OTHERS FOR GENERAL WORKING STAGE. NO ADDITIONAL COSTS SHALL BE PAID FOR COORDINATION EFFORTS AND POTENTIAL LAYOUT RESTRICTIONS PER COORDINATION.

COORDINATE TABLE

| | NORTHING | EASTING | DESCRIPTION |
|---|---|---|---|
| 01 | 7020743.81 | 2599546.29 | SIDEWALK CORNER |
| 02 | 7020747.27 | 2599549.88 | SIDEWALK CORNER |
| 03 | 7020748.77 | 2599548.46 | DISINFECTION BUILDING CORNER |
| 04 | 7020754.26 | 2599554.26 | DISINFECTION BUILDING CORNER |
| 05 | 7020743.22 | 2599564.90 | DISINFECTION BUILDING CORNER |
| 06 | 7020737.67 | 2599559.14 | DISINFECTION BUILDING CORNER |
| 07 | 7020739.11 | 2599557.75 | SIDEWALK CORNER |
| 08 | 7020735.64 | 2599554.15 | SIDEWALK CORNER |
| 09 | 7020738.52 | 2599551.37 | SIDEWALK CORNER |
| 10 | 7020741.99 | 2599554.97 | SIDEWALK CORNER |
| 11 | 7020744.39 | 2599552.66 | SIDEWALK CORNER |
| 12 | 7020740.93 | 2599549.06 | SIDEWALK CORNER |
| 13 | 7020714.80 | 2599574.17 | CONCRETE PAVEMENT CORNER |
| 14 | 7020700.93 | 2599559.76 | CONCRETE PAVEMENT CORNER |
| 15 | 7020690.84 | 2599569.48 | CONCRETE PAVEMENT CORNER |
| 16 | 7020704.72 | 2599583.89 | CONCRETE PAVEMENT CORNER |
| 17 | 7020706.86 | 2599581.82 | ELECTRICAL PAD CORNER |
| 18 | 7020714.42 | 2599574.54 | ELECTRICAL PAD CORNER |
| 19 | 7020736.69 | 2599612.79 | ELECTRICAL PAD CORNER |
| 20 | 7020744.25 | 2599605.50 | ELECTRICAL PAD CORNER |
| 21 | 7020726.81 | 2599583.44 | DISCHARGE PIPING PAD CORNER |
| 22 | 7020721.96 | 2599578.40 | WELL HEAD CORNER AND DISCHARGE PIPING PAD CORNER |
| 23 | 7020716.41 | 2599572.64 | WELL HEAD CORNER |
| 24 | 7020722.17 | 2599567.09 | WELL HEAD CORNER |
| 25 | 7020727.72 | 2599572.85 | WELL HEAD CORNER AND DISCHARGE PIPING PAD CORNER |
| 26 | 7020732.58 | 2599577.89 | DISCHARGE PIPING PAD CORNER |
| 27 | 7020722.07 | 2599572.75 | TOP OF WELL HEAD RE: 3/D3 |

**APPROVED:**
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the __ day of _____, 20__.

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

***Planning & Zoning Commission, Chairman*** ***Director of Planning and Zoning***

PROJECT NUMBER: SP2026-029

# SITE PLAN
FOR
# WATER WELL 4

1.09 ACRES (47,346 SF) WITHIN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
CURRENT ZONING: C (COMMERICAL) IH30 OVERLAY
PROPOSED LAND USE: POTABLE WATER WELL

AUGUST 2026


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PHONE: 682-348-5245
CONTACT: TANNER HENSON, P.E.

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SUITE 100
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PHONE: 817-546-6313
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Kimley»Horn
Texas Board Of Professional Engineers Firm Registration Number: F-928
6565 Hart Road, Two Galleria Office Tower, Suite 700, Dallas, TX 75240 972-770-1300


| No. | Revision | By | Date |
|---|---|---|---|


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TANNER D. HENSON, P.E.
SERIAL NO.: 151423
DATE: AUGUST 2026


**WATER WELLS 2 & 4**
**CITY OF HEATH**
**ROCKWALL COUNTY, TEXAS**

**WATER WELL 4**
**SITE PLAN**

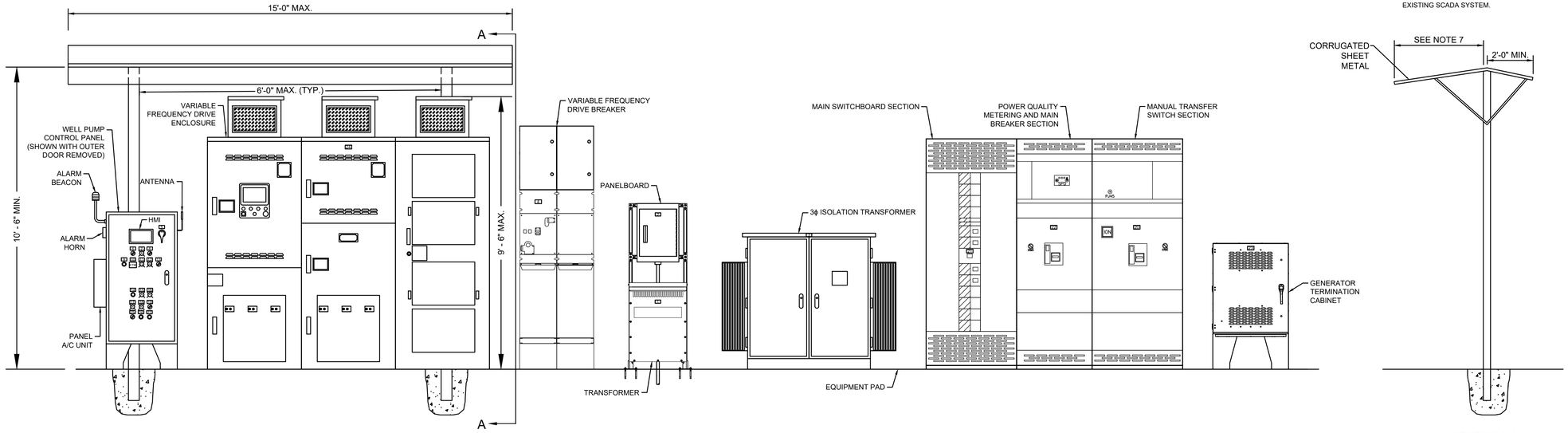
| | |
|---|---|
| DATE: | AUGUST 2026 |
| DESIGN: | TDH |
| DRAWN: | ENS |
| CHECKED: | KAF |
| KHA NO.: | 064467609 |

SHEET
**C4**

K:\DAL_Municipal\064467609 - Heath Water Wells 2-4\DWG\Sheets\Wells 2 and 4\Civil\Well 4 Site Plan - Rockwall.dwg

## NOTES

1. FRONT PANELS OF DROP OVER ENCLOSURE ARE NOT SHOWN FOR CLARITY.
2. CONTRACTOR SHALL PROVIDE AIR CONDITIONING UNIT PER SWITCHGEAR AND MOTOR CONTROL CENTER MANUFACTURER'S RECOMMENDATIONS. A/C UNIT SUPPLIED MUST MAINTAIN OPTIMAL OPERATING TEMPERATURE FOR SOLID STATE DEVICES.
3. WELL PUMP CONTROL PANEL SHALL BE EQUIPPED WITH HEATER AND AIR CONDITIONING TO MAINTAIN OPERATING TEMPERATURE WITHIN PANEL.
4. CONTRACTORS SHALL INSTALL TRANSFORMERS IN A MANNER THAT PROVIDES ADEQUATE VENTILATION ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
5. LINEUP IS SHOWN NOT TO SCALE. CONTRACTOR SHALL SUBMIT EQUIPMENT LAYOUT IN CONSTRUCTION PHASE.
6. CANOPY IS SHOWN FOR DESIGN INTENT AND GENERAL REQUIREMENTS. CANOPY SHALL COVER CONTROL PANEL AND VFD ENCLOSURE. RETAIN SERVICES OF LICENSED STRUCTURAL ENGINEER TO DESIGN CANOPY AND SUBMIT AS SHOP DRAWING.
7. CONTRACTOR SHALL PROVIDE SUNSHADES FOR ALL EXPOSED DIGITAL SCREENS.
8. VFD ENCLOSURE SHALL BE POWDER COATED WHITE.
9. PROVIDE ALL NECESSARY PLC AND RADIO HARDWARE FOR COMMUNICATION AND INTEGRATION INTO THE CITY OF HEATH'S EXISTING SCADA SYSTEM.







SECTION A-A

| WATER WELL 2 NAMEPLATE SCHEDULE | | | |
|---|---|---|---|
| No. | TITLE | No. | TITLE |
| 1 | 480:120/240 V 1ΦTRANSFORMER (XMFR-02-002) | 15 | HORN OFF-ON |
| 2 | PANEL L1 (LP-01-002) | 16 | ALARM RESET |
| 3 | 480:2300 V TRANSFORMER (XMFR-01-002) | 17 | ALARM SILENCE |
| 4 | VARIABLE FREQUENCY DRIVER BREAKER (ENC-BRK-01-002) | 18 | ALARM TEST |
| 5 | CONTROL POWER DISCONNECT | 19 | WELL PUMP OVERLOAD RESET |
| 6 | CONTROL POWER | 20 | MANUAL TRANSFER SWITCH (MTS-00-002) |
| 7 | WELL PUMP OVERLOAD | 21 | MAIN SWITCHBOARD (MSB-00-002) |
| 8 | PHASE FAILURE BYPASS OFF-ON | 22 | MAIN BREAKER (MB-00-002) |
| 9 | WELL PUMP L-O-R | 23 | GENERATOR TERMINATION CABINET (GTC-00-002) |
| 10 | WELL PUMP H-O-A | 24 | VARIABLE FREQUENCY DRIVE ENCLSOURE (ENC-VFD-01-002) |
| 11 | SPACE HEATER POWER | 25 | WELL PUMP START |
| 12 | WELL PUMP RUNNING | 26 | WELL PUMP STOP |
| 13 | WELL PUMP RUN TIME | 27 | PLC-RELAY |
| 14 | BEACON OFF-ON | 28 | NOT USED |

| WATER WELL 4 NAMEPLATE SCHEDULE | | | |
|---|---|---|---|
| No. | TITLE | No. | TITLE |
| 1 | 480:120/240 V 1ΦTRANSFORMER (XMFR-02-004) | 15 | HORN OFF-ON |
| 2 | PANEL L1 (LP-01-004) | 16 | ALARM RESET |
| 3 | 480:2300 V TRANSFORMER (XMFR-01-004) | 17 | ALARM SILENCE |
| 4 | VARIABLE FREQUENCY DRIVER BREAKER (ENC-BRK-01-004) | 18 | ALARM TEST |
| 5 | CONTROL POWER DISCONNECT | 19 | WELL PUMP OVERLOAD RESET |
| 6 | CONTROL POWER | 20 | MANUAL TRANSFER SWITCH (MTS-00-004) |
| 7 | WELL PUMP OVERLOAD | 21 | MAIN SWITCHBOARD (MSB-00-004) |
| 8 | PHASE FAILURE BYPASS OFF-ON | 22 | MAIN BREAKER (MB-00-004) |
| 9 | WELL PUMP L-O-R | 23 | GENERATOR TERMINATION CABINET (GTC-00-004) |
| 10 | WELL PUMP H-O-A | 24 | VARIABLE FREQUENCY DRIVE ENCLSOURE (ENC-VFD-01-004) |
| 11 | SPACE HEATER POWER | 25 | WELL PUMP START |
| 12 | WELL PUMP RUNNING | 26 | WELL PUMP STOP |
| 13 | WELL PUMP RUN TIME | 27 | PLC-RELAY |
| 14 | BEACON OFF-ON | 28 | NOT USED |

## DESCRIPTION OF OPERATION

THE WATER WELL PUMP SHALL OPERATE VIA THE WELL PUMP CONTROL PANEL AND REMOTELY VIA SCADA. SWITCHING THE L-O-R SWITCH (SS1-W) TO THE LOCAL POSITION WILL ALLOW THE WELL TO BE OPERATED BY THE LOCAL CONTROL PANEL. SWITCHING SS1-W TO THE REMOTE POSITION WILL ALLOW THE WELL TO BE OPERATED BY THE SCADA SYSTEM, VIA THE RTU AT THE EXISTING ELEVATED STORAGE TANKS AND PUMP STATION SITE

WITH SS1-W IN LOCAL, A PLC-RELAY SWITCH (SS2-W) WILL ALLOW THE OPERATION OF THE WELL SITE BY THE PLC LOCATED WITHIN THE WELL PUMP CONTROL PANEL OR BY RELAY LOGIC WITH DEVICES LOCATED WITHIN THE WELL PUMP CONTROL PANEL.

AN H-O-A SWITCH (SS3-W) WILL ALLOW THE WELL TO BE OPERATED MANUALLY OR AUTOMATICALLY.

AT SCADA, THE PROGRAM SHALL BE MODIFIED TO DISPLAY A VIRTUAL WELL PUMP H-O-A (SS1-S), VIRTUAL WELL PUMP START PUSHBUTTON (PB1-S), AND VIRTUAL WELL PUMP STOP PUSHBUTTON (PB2-S).

THE SCADA RTU WILL SEND THE CHLORINE AND AMMONIA SKIDS A RUN COMMAND WHEN FLOW IS DETECTED BY THE FLOWMETERS.

SS1-W - **L**-O-R | SS2-W - **PLC**-RELAY | SS3-W **H**-O-A

- THE OPERATOR MUST MANUALLY START THE WELL WITH A PUSHBUTTON LOCATED ON THE HMI IN THE CONTROL PANEL (PB1-W) AND STOP THE WELL WITH A PUSHBUTTON LOCATED ON THE HMI IN THE CONTROL PANEL (PB2-W). PB1-W AND PB2-W ARE VIRTUAL BUTTONS LOCATED ON THE HMI. ALL FUNCTIONS WILL REMAIN AVAILABLE IF NO INTERLOCKS ARE PRESENT.

SS1-W - **L**-O-R | SS2-W - PLC-**RELAY** | SS3-W **H**-O-A

- THE OPERATOR MUST MANUALLY START THE WELL WITH A PUSHBUTTON LOCATED ON THE CONTROL PANEL (PB3-W) AND STOP THE WELL WITH A PUSHBUTTON LOCATED ON THE CONTROL PANEL (PB4-W). ALL FUNCTIONS WILL REMAIN AVAILABLE IF NO INTERLOCKS ARE PRESENT.

SS1-W - **L**-O-R | SS2-W - **PLC**-RELAY | SS3-W H-O-**A**

- THE WELL SITE WILL RUN AUTOMATICALLY, BASED ON THE LEVEL OF THE ELEVATED STORAGE TANKS OR GROUND STORAGE TANK.
  - ELEVATED STORAGE TANK (EST) - WHEN THE EST RTU SENDS A WELL PUMP CALL SIGNAL TO THE WELL SITE, THE WELL PUMP WILL TURN ON IF NO INTERLOCKS ARE PRESENT. THE AUXILIARY CONTACT FROM THE MOTOR STARTER WILL CLOSE. WHEN THE LEVEL OF THE EST RISES TO A USER-CONFIGURABLE ELEVATION, THE RTU WILL SEND A WELL PUMP STOP SIGNAL. THE AUXILIARY CONTACT FROM THE MOTOR STARTER WILL OPEN.
  - GROUND STORAGE TANK (GST) - WHEN THE GST RTU SENDS A WELL PUMP CALL SIGNAL TO THE WELL SITE, THE WELL PUMP WILL TURN ON IF NO INTERLOCKS ARE PRESENT. THE AUXILIARY CONTACT FROM THE MOTOR STARTER WILL CLOSE. WHEN THE LEVEL OF THE GST RISES TO A USER-CONFIGURABLE ELEVATION, THE RTU WILL SEND A WELL PUMP STOP SIGNAL. THE AUXILIARY CONTACT FROM THE MOTOR STARTER WILL OPEN.

SS1-W - **L**-O-R | SS2-W - PLC-**RELAY** | SS3-W H-O-**A**

- THIS PERMUTATION SHALL OPERATE IDENTICALLY TO SS1-W - **L**-O-R | SS2-W - **PLC**-RELAY | SS3-W H-O-**A** AND IS NOT INTENDED TO BE USED UNDER NORMAL OPERATING CONDITIONS. THE RELAY SETTING OF SS2-W IS INTENDED TO ALLOW THE OPERATOR TO RUN THE WELL IN HAND IN THE EVENT OF A PLC FAILURE. AS THE PLC IS REQUIRED FOR RECEIVING THE EST OR GST SIGNAL, THIS PERMUTATION SHOULD NOT BE USED, HOWEVER IF IT IS SELECTED, SHALL OPERATE AS SS1-W - **L**-O-R | SS2-W - **PLC**-RELAY | SS3-W H-O-**A**.

SS1-W - L-O-**R** | SS1-S - **H**-O-A

- AT THE WELL SITE, THE OPERATOR WILL NOT HAVE CONTROL OVER THE WELL WHILE SS1-W IS IN REMOTE. SS2-W AND SS3-W HAVE NO EFFECT ON THE FACILITY WHILE SS1 IS IN REMOTE.
- THE WELL SITE WILL BE OPERATED REMOTELY AT SCADA.
- THE OPERATOR MUST MANUALLY START THE WELL WITH A PUSHBUTTON LOCATED AT SCADA (PB1-S) AND STOP THE WELL WITH A PUSHBUTTON LOCATED AT SCADA (PB2-S). PB1-S AND PB2-S ARE VIRTUAL BUTTONS LOCATED ON THE SCADA HMI. ALL FUNCTIONS WILL REMAIN AVAILABLE IF NO INTERLOCKS ARE PRESENT.

SS1-W - L-O-**R** | SS1-S - H-O-**A**

- THE WELL SITE WILL RUN AUTOMATICALLY VIA SCADA, BASED ON THE LEVEL OF THE ELEVATED STORAGE TANKS AND THE GROUND STORAGE TANKS. THE FOLLOWING COMMANDS AND STATUSES ARE COMMUNICATED WIRELESSLY VIA SCADA.
  - ELEVATED STORAGE TANK (EST) - WHEN THE EST RTU SENDS A WELL PUMP CALL SIGNAL TO THE WELL SITE, THE WELL PUMP WILL TURN ON IF NO INTERLOCKS ARE PRESENT. THE AUXILIARY CONTACT FROM THE MOTOR STARTER WILL CLOSE. WHEN THE LEVEL OF THE EST RISES TO A USER-CONFIGURABLE ELEVATION, THE RTU WILL SEND A WELL PUMP STOP SIGNAL. THE AUXILIARY CONTACT FROM THE MOTOR STARTER WILL OPEN.
  - GROUND STORAGE TANK (GST) - WHEN THE GST RTU SENDS A WELL PUMP CALL SIGNAL TO THE WELL SITE, THE WELL PUMP WILL TURN ON IF NO INTERLOCKS ARE PRESENT. THE AUXILIARY CONTACT FROM THE MOTOR STARTER WILL CLOSE. WHEN THE LEVEL OF THE GST RISES TO A USER-CONFIGURABLE ELEVATION, THE RTU WILL SEND A WELL PUMP STOP SIGNAL. THE AUXILIARY CONTACT FROM THE MOTOR STARTER WILL OPEN.

THE FOLLOWING I/O AND STATUSES ARE INTERLOCKS FOR THE WELL PUMP OPERATION:

- WELL PUMP OVERLOAD
- WELL PUMP FAILURE
- WELL PUMP HIGH VIBRATION
- MULTILIN FAILURE
- VFD FAILURE
- WELL 2 EST HIGH LEVEL (WHEN THE PUMP IS ON)
- WELL 3 EST HIGH LEVEL (WHEN THE PUMP IS ON)
- WELL 4 GST HIGH LEVEL (WHEN THE PUMP IS ON)

**APPROVED:**
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the __ day of _____, 20__.

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

***Planning & Zoning Commission, Chairman*** ***Director of Planning and Zoning***

ELECTRICAL
1 / E16 TYPICAL PAD ELEVATION
SCALE: NOT TO SCALE

PROJECT NUMBER: SP2026-029

Kimley»Horn
Texas Board Of Professional Engineers Firm Registration Number: F-928
13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, TX 75240 972-770-1300

| No. | Revision | By | Date |
|---|---|---|---|
| | | | |

THIS DOCUMENT IS INCOMPLETE AND IS RELEASED FOR INTERIM REVIEW ONLY. IT IS NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.
SEAN HUDSON ____ P.E.
SERIAL NO.: 153284
DATE: AUGUST 2026

# WATER WELLS 2 & 4
# CITY OF HEATH
# ROCKWALL COUNTY, TEXAS

## ELECTRICAL DETAILS (2 OF 2)

| | |
|---|---|
| DATE: | AUGUST 2026 |
| DESIGN: | SCH |
| DRAWN: | OKJ |
| CHECKED: | SCH |
| KHA NO.: | 064467609 |

SHEET
E16

K:\DAL_Municipal\064467609 - Heath Water Wells 2-4\DWG\Sheets\Wells 2 and 4\Electrical\Electrical Details.dwg

# EXTERIOR FINISHES LEGEND

BRICK VENEER - RUNNING BOND
MANUF.: ACME BRICK
COLOR: 256 ALASKAN
MORTAR MANUF: SPEC MIX
MORTAR COLOR: SM 200 - WHITE

CAST STONE - BAND
MANUF.: TEXAS BUILDING PRODUCTS
COLOR: DUSK
MORTAR MANUF: SPEC MIX
MORTAR COLOR: SM 200 - WHITE

CMU VENEER - SPLIT FACED
MANUF.: BEST BLOCK
COLOR: 6 GREY GRANITE
MORTAR MANUF: SPEC MIX
MORTAR COLOR: SM 750 - SILVERSTONE

**OTHER MATERIALS:**

| MATERIAL | MANUFACTURER | COLOR |
|---|---|---|
| METAL ROOF & FASCIA | PAC - CLAD | BURNISHED SLATE - 614347 |
| METAL CANOPY | ARCHITECTURAL FABRICATION | CHARCOAL |
| GUTTER & DOWN SPOUT | SHERWIN WILLIAMS | BLACK FOX SW 7020 |
| DOORS & FRAMES | SHERWIN WILLIAMS | BLACK FOX SW 7020 |

**NOTE:** COLOR SELECTION PROVIDED FOR BASIS OF DESIGN PURPOSES, ALL FINAL COLOR SELECTIONS TO BE MADE FROM MANUFACTURER'S FULL RANGE BY ARCHITECT AND OWNER.

# MATERIAL CALC.

| | | |
|---|---|---|
| **WEST FACADE:** | | |
| BRICK VENEER | 90 SF | 71% |
| CAST STONE | 5 SF | 4% |
| STONE VENEER | 31 SF | 25% |
| **EAST FACADE:** | | |
| BRICK VENEER | 88 SF | 59% |
| CAST STONE | 8 SF | 6% |
| STONE VENEER | 53 SF | 36% |
| **NORTH FACADE:** | | |
| BRICK VENEER | 54 SF | 62% |
| CAST STONE | 5 SF | 5% |
| STONE VENEER | 29 SF | 33% |
| **SOUTH FACADE:** | | |
| BRICK VENEER | 54 SF | 62% |
| CAST STONE | 5 SF | 5% |
| STONE VENEER | 29 SF | 33% |
| **TOTAL:** | | |
| BRICK VENEER | 287 SF | 64% |
| CAST STONE | 23 SF | 5% |
| STONE VENEER | 142 SF | 32% |

**DOOR SCHEDULE**

| MARK | DOOR WIDTH | DOOR HEIGHT | DOOR TYPE | DOOR MATERIAL | FRAME MATERIAL | HARDWARE SET | NOTES |
|---|---|---|---|---|---|---|---|
| 100 | 3' - 0" | 7' - 0" | A | FRP | FRP | 1 | ACCESS CONTROLLED, S.S. HARDWARE |
| 101 | 3' - 0" | 7' - 0" | A | FRP | FRP | | ACCESS CONTROLLED, S.S. HARDWARE |

# GENERAL NOTES - RCP

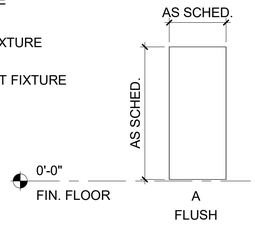
A. COORDINATE ALL LOCATIONS OF ALL LIGHTS AND HVAC. NOTIFY ARCHITECT OF CONFLICTS FOR CLARIFICATION.

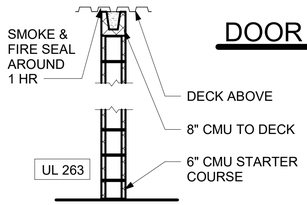
# RCP LEGEND

EXPOSED STRUCTURE

SUSPENDED LIGHT FIXTURE

WALL MOUNTED LIGHT FIXTURE




# DOOR TYPE LEGEND

# PARTITION TYPE 1

# APPLICABLE CODES

2021 INTERNATIONAL BUILDING CODE
2021 INTERNATIONAL PLUMBING CODE
2021 INTERNATIONAL MECHANICAL CODE
2021 INTERNATIONAL ENERGY CONSERVATION CODE
2021 INTERNATIONAL FIRE CODE
2021 INTERNATIONAL FUEL GAS CODE
2020 NATIONAL ELECTRICAL CODE
2021 TEXAS ACCESSIBILITY STANDARDS
NOTE: ALL CODES TO COMPLY WITH LOCAL AMENDMENTS

# GENERAL NOTES - FLOOR PLAN

A. DIMENSIONS AS SHOWN ARE TO FACE OF STUD, CMU OR FACE OF BRICK, CONCRETE, UNLESS NOTED OTHERWISE (UNO).

B. CONTRACTOR SHALL COORDINATE SIZE, LOCATION, AND CHARACTERISTICS OF ALL WORK, EQUIPMENT, AND ITEMS SUPPLIED BY THE OWNER, OR OTHERS, WITH THE SUPPLIER PRIOR TO THE START OF THE RELATED WORK.

C. WARP ALL EXTERIOR PAVEMENT AT DOORWAYS TO FINISHED FLOOR WITH SLOPE NOT EXCEEDING 1.5% FOR 5' IN EACH DIRECTION.

D. COORDINATE ALL LIGHTING, DUCTS, AND DIFFUSERS WITH MEP DRAWINGS TO AVOID CONFLICT WITH STRUCTURE, AND OTHER BUILDING SYSTEMS.

# PROJECT INFORMATION

| | |
|---|---|
| **ZONING:** | |
| **USE:** | CHEMICAL STORAGE BUILDING |
| **BUILDING:** | |
| **BUILDING HEIGHT:** | ALLOWABLE: 55 FEET, 3 STORIES<br>PROPOSED: 11 FEET - 6 INCHES |
| **BUILDING AREA:** | ALLOWABLE: 17,500 SF (TABLE 506.2)<br>PROPOSED: 123 SF |
| **OCCUPANCY:** | GROUP H-4 |
| **CONSTRUCTION TYPE:** | TYPE II B |
| **EXITING:** | |
| **OCCUPANTS:** | TABLE 1004.5<br><br>INDUSTRIAL - 100 GROSS<br>123 SF / 100 = 2 OCCUPANTS<br><br>TOTAL OCCUPANTS: 2 |
| **EXITS:** | 2 REQUIRED<br>2 PROPOSED |

# ENERGY CODE

ROCKWALL COUNTY = ZONE 3A

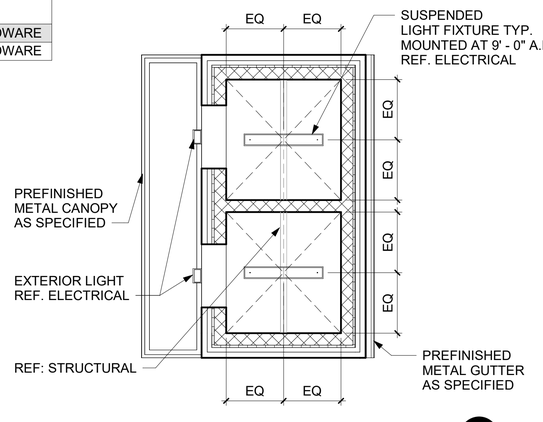
ENVELOPE REQUIREMENTS:
ROOFS: INSULATION ENTIRELY ABOVE ROOF DECK = R-25 CI
WALLS: R-7.6 CI

ENVELOPE PROPOSED:
ROOFS: INSULATED ENTIRELY ABOVE ROOF DECK = R-26 CI
WALLS: R-10 CI



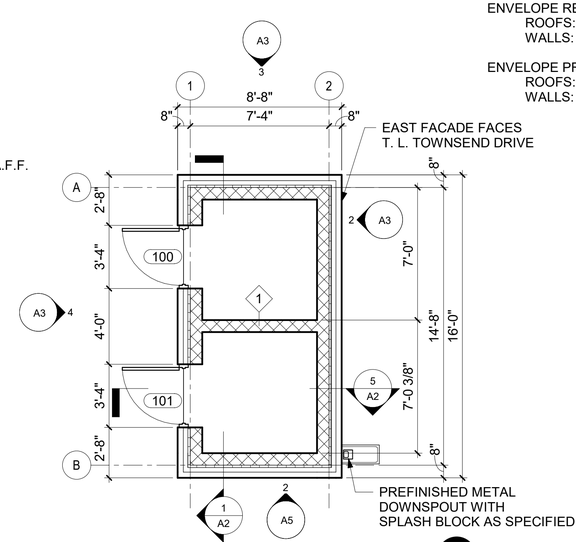

## 7 WEST ELEVATION

A1 SCALE: 1/4" = 1'-0"



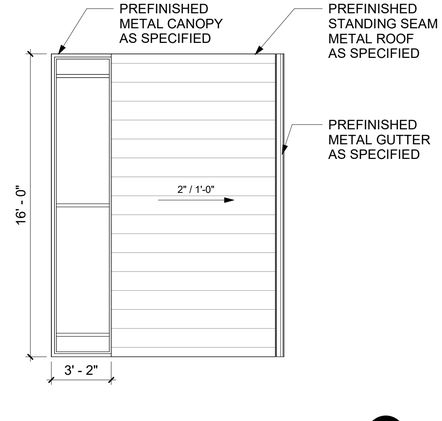

## 6 REFLECTED CEILING PLAN

A1 SCALE: 1/4" = 1'-0"



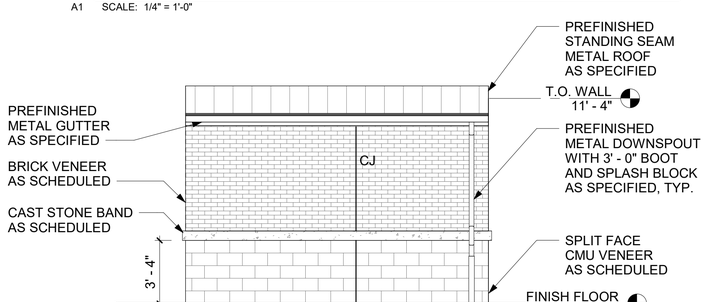

## 5 FLOOR PLAN

A1 SCALE: 1/4" = 1'-0"




## 4 ROOF PLAN

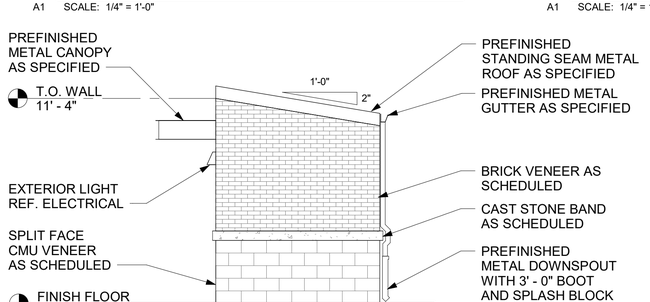
A1 SCALE: 1/4" = 1'-0"




NOTES:
1. EAST ELEVATION FACES T. L. TOWNSEND DRIVE

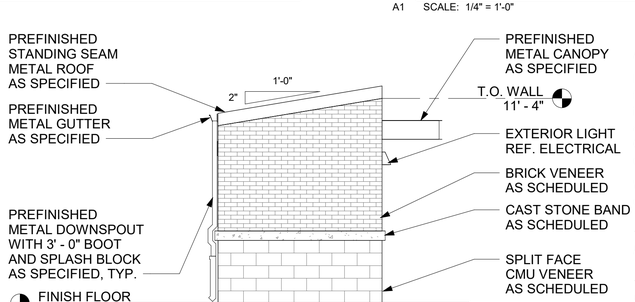
## 3 EAST ELEVATION

A1 SCALE: 1/4" = 1'-0"




## 2 SOUTH ELEVATION

A1 SCALE: 1/4" = 1'-0"




## 1 NORTH ELEVATION

A1 SCALE: 1/4" = 1'-0"

**APPROVED**:

I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the ____ day of _____, 20__.

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

_____
***Planning & Zoning Commission, Chairman***

_____
***Director of Planning and Zoning***


quorum
ARCHITECTURE · INTERIOR DESIGN
825 W Vickery Blvd, Suite 100
Fort Worth, TX 76104
817.738.8095
25089


PROJECT NUMBER: SP2026-029


Kimley»Horn
Texas Board Of Professional Engineers Firm Registration Number: F-928
13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, TX 75240 972-770-1300


| No. | Revisions | By | Date |
|---|---|---|---|

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IT IS NOT TO BE USED FOR CONSTRUCTION OR FABRICATION PURPOSES

WATER WELL 2 & 4
CITY OF HEATH
ROCKWALL COUNTY, TEXAS

**CHEMICAL BUILDING PLANS & ELEVATIONS**

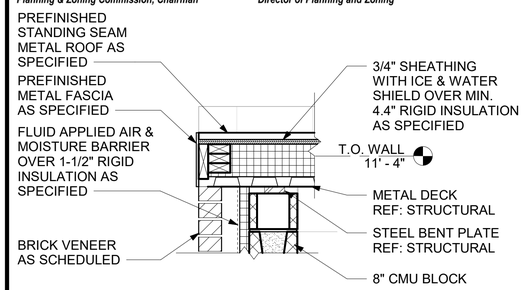
| | |
|---|---|
| DATE: | AUGUST 2026 |
| DESIGN: | DGD |
| DRAWN: | MNS |
| CHECKED: | ANH |
| KHA NO.: | 064467609 |

SHEET
A1

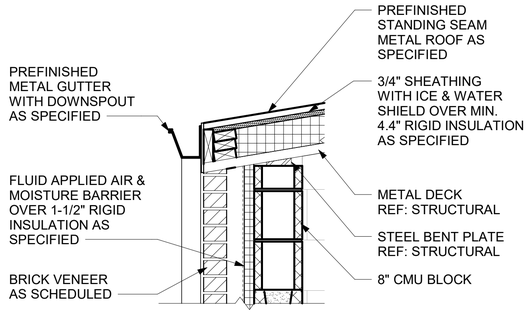
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*WITNESS OUR HANDS*, this __ day of _____, 20__.

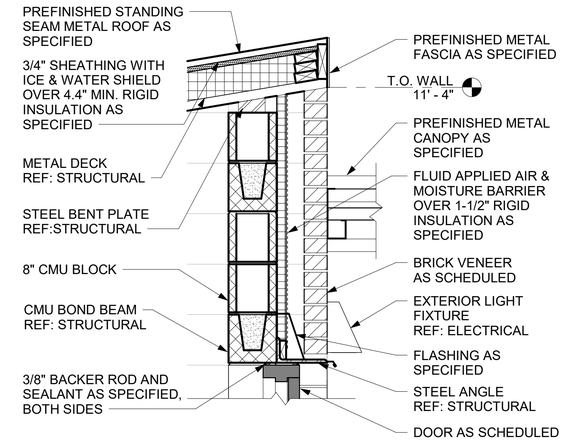
***Planning & Zoning Commission, Chairman*** ***Director of Planning and Zoning***



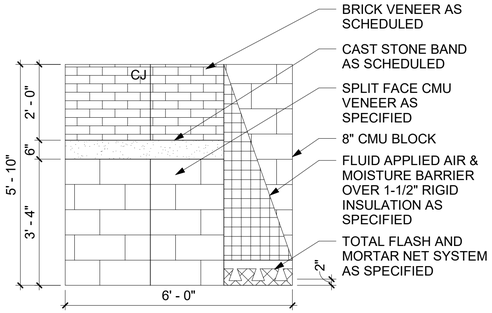

## 11 SECTION DETAIL
A2 SCALE: 1" = 1'-0"



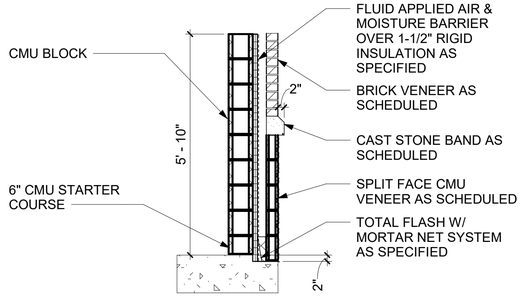

## 10 SECTION DETAIL
A2 SCALE: 1" = 1'-0"



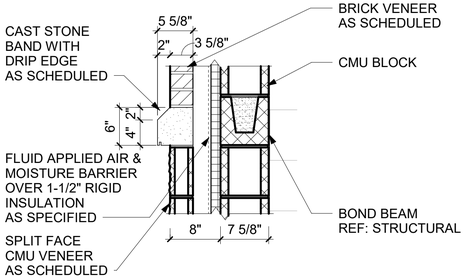

## 9 SECTION DETAIL
A2 SCALE: 1" = 1'-0"



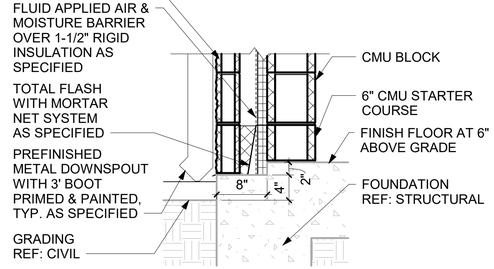

## MOCK UP WALL - ELEVATION



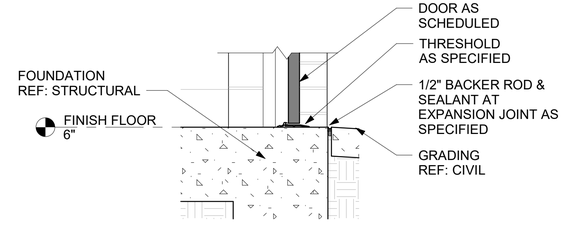

## MOCK UP WALL - SECTION



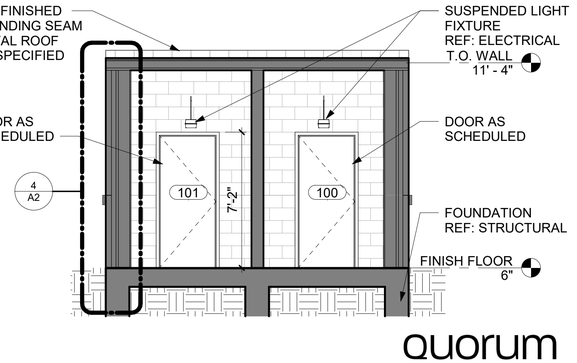

## 8 SECTION DETAIL
A2 SCALE: 1" = 1'-0"



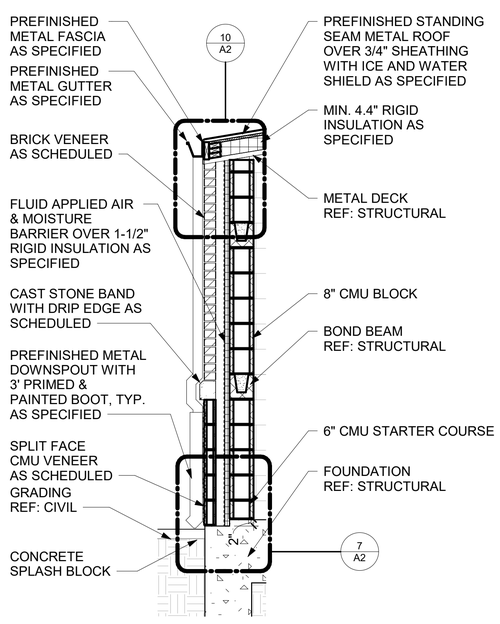

## 7 SECTION DETAIL
A2 SCALE: 1" = 1'-0"



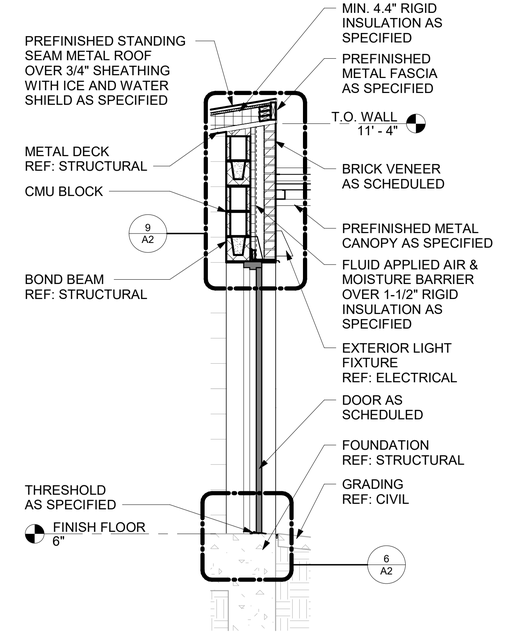

## 6 SECTION DETAIL
A2 SCALE: 1" = 1'-0"



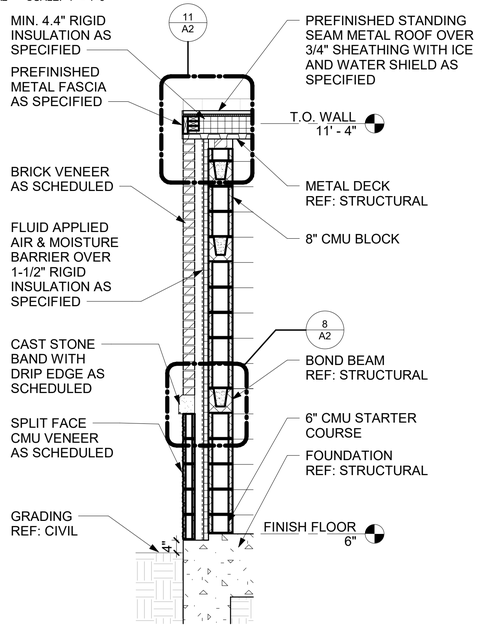

## 5 BUILDING SECTION
A2 SCALE: 1/4" = 1'-0"




## 3 WALL SECTION
A2 SCALE: 1/2" = 1'-0"




## 2 WALL SECTION
A2 SCALE: 1/2" = 1'-0"




## 4 WALL SECTION
A2 SCALE: 1/2" = 1'-0"




## 1 BUILDING SECTION
A2 SCALE: 1/4" = 1'-0"

quorum
ARCHITECTURE · INTERIOR DESIGN
825 W Vickery Blvd, Suite 100
Fort Worth, TX 76104
817.738.8095
25089

PROJECT NUMBER: SP2026-029

Kimley»Horn
Texas Board Of Professional Engineers Firm Registration Number: F-928
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| No. | Revisions | By | Date |
|---|---|---|---|

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WATER WELL 2 & 4
CITY OF HEATH
ROCKWALL COUNTY, TEXAS

**CHEMICAL BUILDING SECTIONS, DETAILS, & MOCK-UP WALL**

| | |
|---|---|
| DATE: | AUGUST 2026 |
| DESIGN: | DGD |
| DRAWN: | MNS |
| CHECKED: | ANH |
| KHA NO.: | 064467609 |

SHEET
A2

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***Planning & Zoning Commission, Chairman*** ***Director of Planning and Zoning***

# EXTERIOR FINISH LEGEND

BRICK VENEER - RUNNING BOND
MANUF.: ACME BRICK
COLOR: 256 ALASKAN
MORTAR MANUF: SPEC MIX
MORTAR COLOR: SM 200 - WHITE

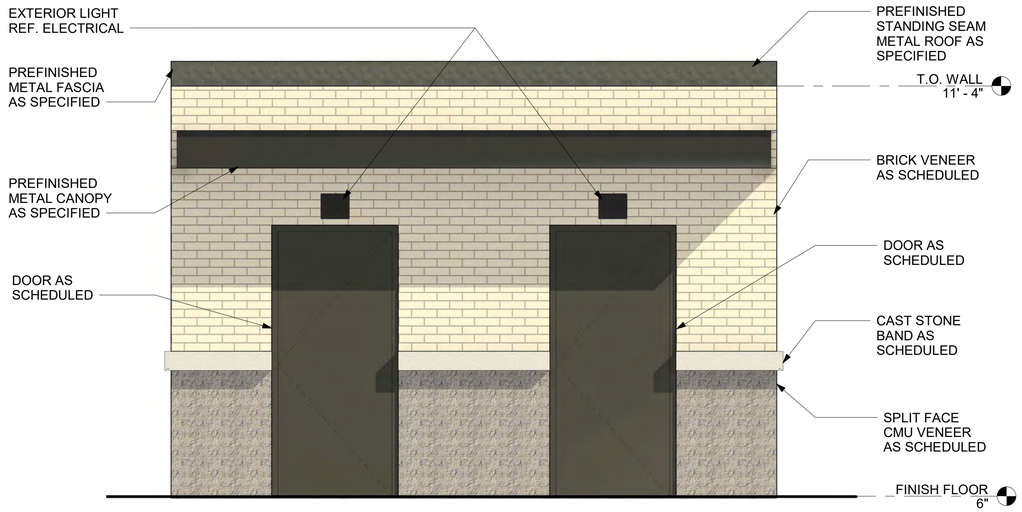
CAST STONE - BAND
MANUF.: TEXAS BUILDING PRODUCTS
COLOR: DUSK
MORTAR MANUF: SPEC MIX
MORTAR COLOR: SM 200 - WHITE

CMU VENEER - SPLIT FACED
MANUF.: BEST BLOCK
COLOR: 6 GREY GRANITE
MORTAR MANUF: SPEC MIX
MORTAR COLOR: SM 750 - SILVERSTONE

**OTHER MATERIALS:**

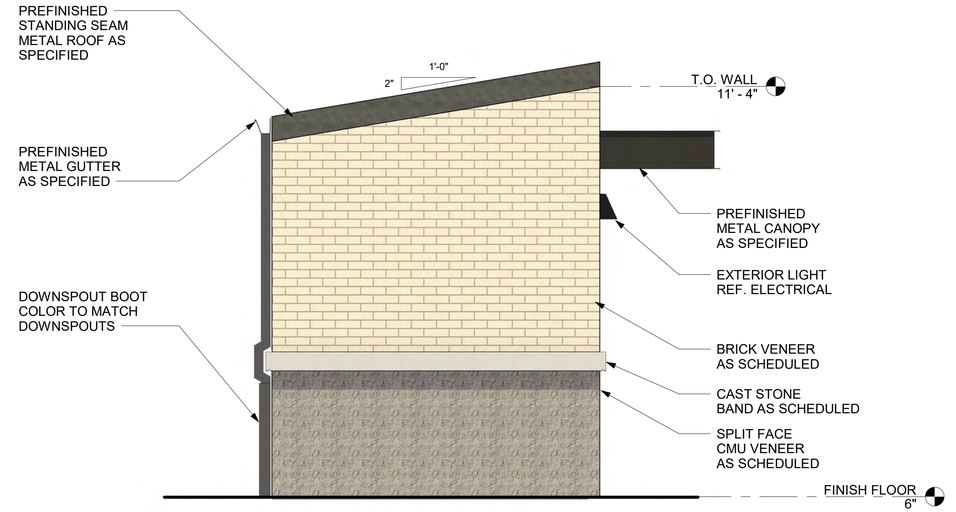
| MATERIAL | MANUFACTURER | COLOR |
|---|---|---|
| METAL ROOF | PAC - CLAD | BURNISHED SLATE - 614347 |
| METAL CANOPY | ARCHITECTURAL FABRICATION | CHARCOAL |
| GUTTER & DOWN SPOUT | SHERWIN WILLIAMS | BLACK FOX SW 7020 |
| DOORS & FRAMES | SHERWIN WILLIAMS | BLACK FOX SW 7020 |

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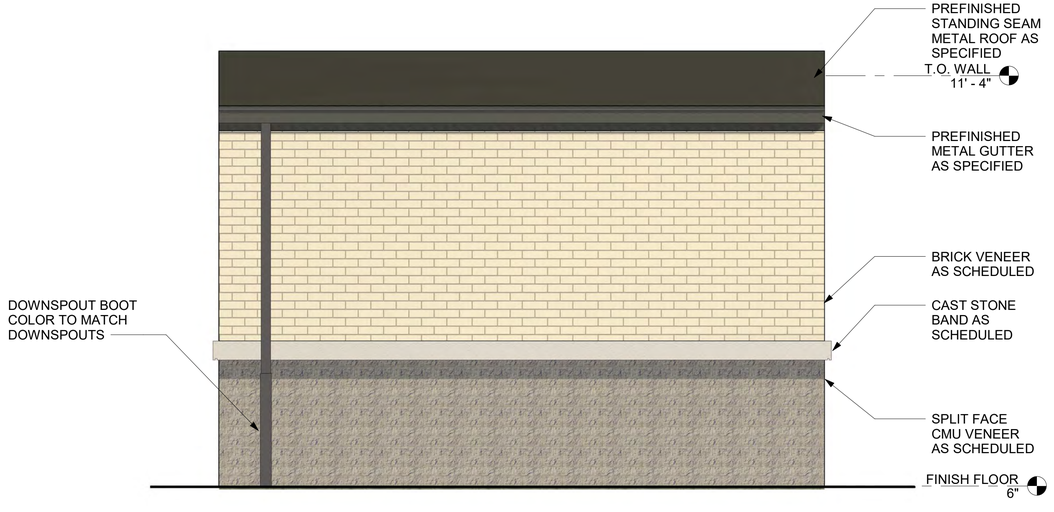

## 4 WEST ELEVATION (COLOR)

A3 SCALE: 1/2" = 1'-0"



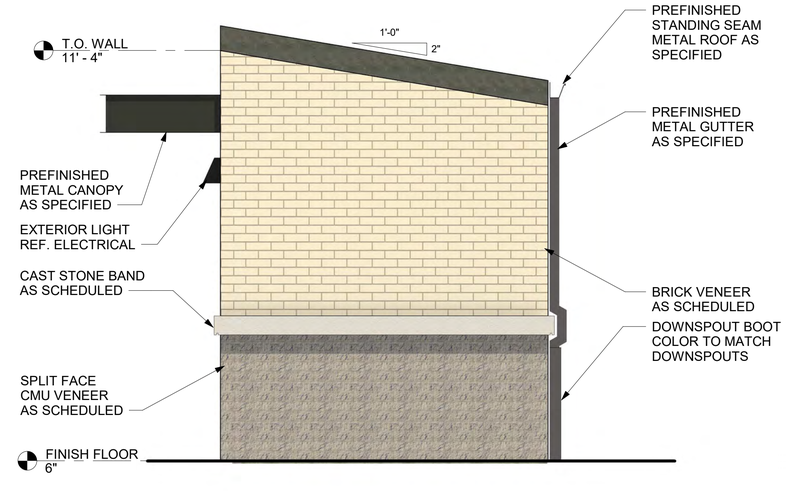

## 3 NORTH ELEVATION (COLOR)

A3 SCALE: 1/2" = 1'-0"




## 2 EAST ELEVATION (COLOR)

A3 SCALE: 1/2" = 1'-0"




## 1 SOUTH ELEVATION (COLOR)

A3 SCALE: 1/2" = 1'-0"

PROJECT NUMBER: SP2026-029


quorum
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IT IS NOT TO BE USED FOR CONSTRUCTION OR FABRICATION PURPOSES

WATER WELL 2 & 4
CITY OF HEATH
ROCKWALL COUNTY, TEXAS

**CHEMICAL BUILDING**
**RENDERED ELEVATIONS**

| | |
|---|---|
| DATE: | AUGUST 2026 |
| DESIGN: | DGD |
| DRAWN: | MNS |
| CHECKED: | ANH |
| KHA NO.: | 064467609 |

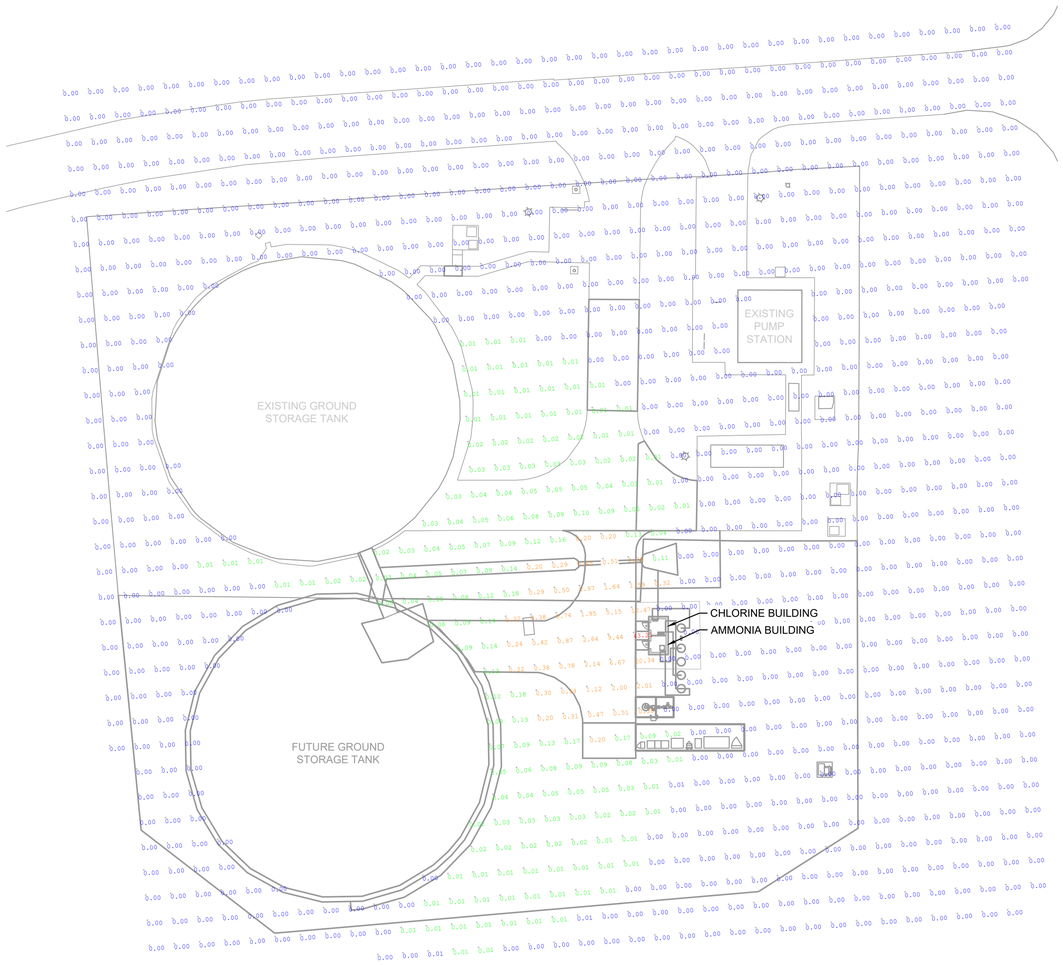
SHEET
A3

**APPROVED:**
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the __ day of _____, 20__.

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

_____ _____

***Planning & Zoning Commission, Chairman*** ***Director of Planning and Zoning***




1 EX1
ELECTRICAL
WATER WELL 4 PHOTOMETRIC SITE PLAN
SCALE: 1" = 30' - 0"




GRAPHIC SCALE IN FEET
0 15 30 60

## LEGEND

| | |
|---|---|
| x.xx | 0.00 FC |
| x.xx | 0.01 FC – 0.19 FC |
| x.xx | 0.20 FC – 42 FC |
| x.xx | MAXIMUM FC |

| Calculation Summary | | | | | | | |
|---|---|---|---|---|---|---|---|
| Label | CalcType | Units | Avg | Max | Min | Avg/Min | Max/Min |
| Entire Site | Illuminance | Fc | 0.12 | 43.21 | 0.00 | N.A. | N.A. |
| Disinfection Building | Illuminance | Fc | 3.38 | 20.3 | 0.0 | N.A. | N.A. |

| Luminaire Schedule | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| Symbol | Qty | Label | Arrangement | Description | LLF | Luminaire Lumens | Luminaire Watts | Total Watts | UWLR | BUG Rating |
| | 2 | TWR1_LED_ALO-HIGH_50K_UVOLT | Single | TWR1 LED ALO-HIGH 50K UVOLT | 1.000 | 8523 | 60 | 120 | 0.12 | B1-U4-G5 |

| Luminaire Location Summary | | | | | | |
|---|---|---|---|---|---|---|
| | | Insertion Point | | | | |
| LumNo | Label | X | Y | Z | Orient | Tilt |
| 3 | TWR1_LED_ALO-HIGH_50K_UVOLT | 2599556.498 | 7020740.881 | 8 | 223.836 | 0 |
| 4 | TWR1_LED_ALO-HIGH_50K_UVOLT | 2599551.41 | 7020746.162 | 8 | 223.836 | 0 |

2 EX1
ELECTRICAL
WATER WELL 4 PHOTOMETRIC SCHEDULES
SCALE: NO SCALE

Kimley»Horn
Texas Board Of Professional Engineers Firm Registration Number: F-928
2555 East Road, Five Galleria Office Tower, Suite 700, Dallas, TX 75240 972-770-1300

| No. | Revision | By | Date |
|---|---|---|---|
| | | | |

THIS DOCUMENT IS INCOMPLETE AND IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW ONLY. IT IS NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.

SEAN HUDSON P.E.
SERIAL NO. 153284
DATE: AUGUST 2026

# WATER WELLS 2 & 4
# CITY OF HEATH
# ROCKWALL COUNTY, TEXAS

## ELECTRICAL
## WATER WELL 4
## PHOTOMETRIC
## CALCULATIONS

DATE: AUGUST 2026
DESIGN: SCH
DRAWN: OKJ
CHECKED: SCH
KHA NO.: 064467609

SHEET
EX1

K:\DAL_Municipal\064467609 - Heath Water Wells 2-4\DWG\Sheets\Wells 2 and 4\Electrical Well 4\Electrical Well 4 Site Plans.dwg

| Catalog Number | |
|---|---|
| Notes | |
| Type | |

Contractor Select™

# TWR LED

## LED Wall Pack
## Adjustable+Switchable+Photocell





The Lithonia Lighting® TWR wall packs combine the power of the latest generation of LEDs in a popular and classic day-form to provide exceptional energy savings. These wall packs give ultimate versatility to both the distributor and contractor by offering 18 configurations in one product with their standard Adjustable Lumen Output (ALO), Switchable color temperature (SWW2), and adjustable photocell (PE) features.

Adjustable Lumen Output ALO

Switchable CCT SWW2

Dusk-to-Dawn Operation PE

DLC LISTED PREMIUM | DLC LISTED | 5 YEAR warranty | 65 IP RATED | UL CERTIFIED | WET LOCATION™ | LED

### FEATURES:

- Two sizes deliver from 2,300 lumens up to 16,100 lumens, replacing 70W to 400W HID luminaires
- Energy savings of up to 86% when replacing HID wall packs with less than two year paybacks
- Three power levels of adjustable lumen output. Switchable CCT(3000K/4000K/5000K) offers warm, cool and daylight in a single fixture
- Standard photocell can be turned on or off
- IP65 rated, Die-cast aluminum housing and borosilicate glass lens
- Up to 155 LPW

| Catalog Number | Adjustable Lumen Output ALO | | | Switchable CCT SWW2 | Dusk-to-Dawn Operation PE | Input Voltage | CRI |
|---|---|---|---|---|---|---|---|
| TWR1 LED ALO SWW2 UVOLT PE DDBTXD | 2,300 Lumens | 5,300 Lumens | 8,500 Lumens* | Switchable 3000K, 4000K*, 5000K | Included Standard, Selectable On*/Off | 120-347V | 80CRI |
| TWR2 LED ALO SWW2 UVOLT PE DDBTXD | 8,200 Lumens | 12,100 Lumens | 16,100 Lumens* | | | | |

* - Default out of the box settings

### Made To Order Options

| Ci Code | Input Voltage | Catalog Number | UPC | Number of fixtures per pallet | Traditional Replacement |
|---|---|---|---|---|---|
| *280GX1 | 120-277V | TWR1 LED ALO SWW2 MVOLT PE E7WC DDBTXD | 00196183389954 | 60 | 70W - 250W HID |
| *2822T3 | 480V | TWR2 LED ALO SWW2 480 DDBTXD | 00196183765819 | 32 | 250W - 400W HID |

* Note: Made to order options are available with normal lead time

### TWR LED Stock Configuations

| Catalog Number | UPC | Ci Code | Number of fixtures per pallet | Traditional Replacement |
|---|---|---|---|---|
| TWR1 LED ALO SWW2 UVOLT PE DDBTXD | 00196183389947 | *280GWW | 50 | 70W - 250W HID |
| TWR2 LED ALO SWW2 UVOLT PE DDBTXD | 00196183390028 | *280GX5 | 40 | 250W - 400W HID |

## Specifications

**INTENDED USE:**
The TWR LED combines traditional wall pack design with latest generation LEDs to provide an energy-efficient, low maintenance LED wall pack suitable for replacing up to 400W Metal Halide fixtures. The traditional shape helps maintain building aesthetics when replacing only a portion of your building's wall packs. TWR LED is ideal for outdoor applications such as carports, loading areas, self storage and parking areas.

**CONSTRUCTION:**
Rugged cast-aluminum housing with bronze polyester powder paint for lasting durability. Door is hinged on the side and can be detached for easy installation and service. Castings are sealed with a one-piece gasket to inhibit the entrance of external contaminants. Rated for outdoor installations, -40°C minimum ambient.

**ELECTRICAL:**
Light engine consists of long-life, high-efficacy LEDs mounted on an internal aluminum heat sink to maximize heat dissipation and promote long life. LEDs maintain 90% of light output at 50,000 hours of service. (LED lifespan based on IESNA LM-80-08 results and calculated per IESNA TM-21-11 methodology. The UVOLT driver operates on any line voltage from 120-347V (50/60Hz). All luminaires have 6kV surge protection. There are no user serviceable parts. The fixture is supplied with a 0-10V driver and is dimmable by 0-10V controls.

**BATTERY SPECS:**
Emergency battery backup E7WC is a 7 Watt back up battery that delivers up to 1,000 lumens in emergency mode. The lowest operating temperature is -20°C and is compatible with the MVOLT model TWR1.

**INSTALLATION**
Designed for wall mounting above four feet from ground. Housing is configured for mounting directly over a standard 4" outlet box (by others) or for surface wiring via any of four convenient 1/2" threaded conduit entry hubs.

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

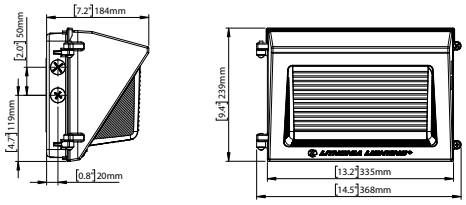
DesignLights Consortium® (DLC) Premium qualified product and DLC qualified product. Not all versions of this product may be DLC Premium qualified or DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

**WARRANTY:**
5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: www.acuitybrands.com/support/warranty/terms-and-conditions

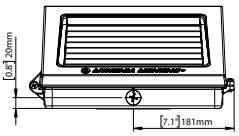
**Note**: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.

## Dimensions

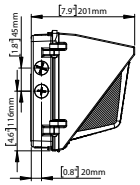
**TWR1:**
Width: 13.2" / 33.5cm
Height: 9.4" / 23.9cm
Depth: 7.2" / 18.4cm
Weight: 7.5lbs (3.4kg)

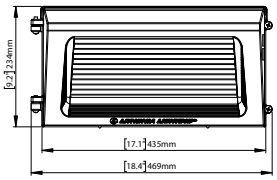



**TWR1 E7WC:**
Width: 15.25" / 38.74cm
Height: 10.75" / 27.31cm
Depth: 8.75" / 22.23cm
Weight: 9.66lbs (4.38kg)

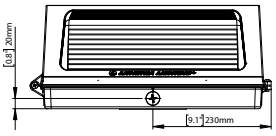



**TWR2:**
Width: 17.1" / 43.5cm
Height: 9.2" / 23.4cm
Depth: 7.9" / 20.1cm
Weight: 12.1lbs (5.5kg)




All dimensions are inches (centimeters) unless otherwise indicated.





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## LUMEN OUTPUT:

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of configurations shown within the tolerances described within LM-79.

| Size | Lumen Output | Input Wattage | CCT/80CRI | Delivered Lumens | Lumens Per Watt @ 4000K, 80CRI |
|---|---|---|---|---|---|
| TWR1 | 2,300 | 16W | 3000K | 2,295 | 145 |
| | | | 4000K | 2,292 | |
| | | | 5000K | 2,359 | |
| | 5,300 | 36W | 3000K | 5,277 | 151 |
| | | | 4000K | 5,347 | |
| | | | 5000K | 5,390 | |
| | 8,500 | 59W | 3000K | 8,400 | 148 |
| | | | 4000K | 8,581 | |
| | | | 5000K | 8,523 | |

| Size | Lumen Output | Input Wattage | CCT/80CRI | Delivered Lumens | Lumens Per Watt @ 4000K, 80CRI |
|---|---|---|---|---|---|
| TWR2 | 8,200 | 55W | 3000K | 8,132 | 155 |
| | | | 4000K | 8,427 | |
| | | | 5000K | 8,290 | |
| | 12,100 | 82W | 3000K | 11,875 | 152 |
| | | | 4000K | 12,449 | |
| | | | 5000K | 12,037 | |
| | 16,100 | 112W | 3000K | 15,794 | 147 |
| | | | 4000K | 16,270 | |
| | | | 5000K | 16,262 | |


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# CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION MEMORANDUM

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

| | |
|---|---|
| **TO:** | Planning and Zoning Commission |
| **FROM:** | Bethany Ross, *Senior Planner* |
| **DATE:** | August 11, 2026 |
| **SUBJECT:** | SP2026-030; *Amended Site Plan for 706 S. Clark Street* |

The applicant -- *Ethan Kaufmann* -- is requesting approval of an *Amended Site Plan* for a *Restaurant with Less Than 2,000 SF without a Drive Through or Drive-In* on a 1.132-acre tract of land identified as Lots A and C, Block 110, B. F. Boydston Addition. The subject property is zoned Planned Development District 52 (PD-52) for Heavy Commercial (HC) District land uses and is addressed as 706 S. Clark Street.

Included with the applicant's request were a site plan, building elevations, a conceptual rendering, and a variance request letter. The proposed *restaurant,* identified as Goldie's Coffee, would operate from a 24-foot Airstream trailer located adjacent to an existing metal building on the subject property. The site plan depicts an outdoor seating area, pedestrian walkways, three (3) additional parking spaces, new stairs and a landing, landscaping, and a new Texas red oak tree. The applicant is also proposing a pedestrian connection from Boydston Street and string lighting throughout the outdoor seating area.

The building elevations indicate that the Airstream trailer would be approximately 9½-feet in height and would incorporate a rooftop sign measuring approximately 2½-feet in height. Staff should note that the proposed sign may require additional variances in accordance with the Municipal Code of Ordinances, and the approval of this site plan does *not* constitute approval of the sign depicted in the building elevations. The exterior of the trailer would consist primarily of polished aluminum with a stone skirt concealing the wheels and undercarriage, a wood accent surrounding the service window, black metal accents, and marquee-style lighting. The conceptual rendering depicts the trailer and outdoor seating area adjacent to the existing building, with landscaping, planters, pedestrian lighting, and string lights incorporated into the design.

Due to the nontraditional design of the proposed commercial structure, the applicant is requesting the following variances to the commercial building standards contained in the Unified Development Code (UDC): [*1*] an exception to the minimum roof-pitch requirements, and [*2*] an exception to the building-articulation requirements. The applicant has indicated that the curved profile and historic appearance of the Airstream trailer prevent the structure from meeting the traditional commercial roof-pitch and articulation standards.

According to Subsection 09, *Exceptions and Variances*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), an applicant may request that the Planning and Zoning Commission grant variances or exceptions where unique or extraordinary conditions exist or where strict adherence to the technical requirements of the UDC would create an undue hardship. The Unified Development Code (UDC) also requires an applicant to provide compensatory measures that directly offset the requested variances or exceptions.

As compensatory measures for the requested variances, the applicant is proposing additional landscaping around the outdoor seating area, a stone skirt around the base of the Airstream trailer, an additional pedestrian connection from Boydston Street, and string lighting intended to complement the vintage design of the proposed restaurant. On July 28, 2026, the Architectural Review Board approved a motion to recommend approval of the building elevations by a vote of 4-0, with Board Members Hadawi, Dalton, and McAngus absent.

The applicant's request is a discretionary decision for the Planning and Zoning Commission, and each requested variance requires a supermajority for approval (*i.e. a three-fourths vote of those members present, with a minimum of four (4) votes in the affirmative required for approval*). Should the Planning and Zoning Commission have any questions concerning the applicant's request, staff will be available at the Planning and Zoning Commission meeting on *August 11, 2026*.

# DEVELOPMENT APPLICATION

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

**STAFF USE ONLY**
PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

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

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

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

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

**NOTES:**
[1]: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.
[2]: A **$2,500.00** FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.
[3]: AN ADDITIONAL FEE OF **$150.00** WILL BE REQUIRED FOR THE COST OF NOTIFICATIONS.

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

## PROPERTY INFORMATION [PLEASE PRINT]

| | | | | | |
|---|---|---|---|---|---|
| ADDRESS | 706 S. Clark Street | | | | |
| SUBDIVISION | | LOT | | BLOCK | |
| GENERAL LOCATION | | | | | |

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

| | | | | | |
|---|---|---|---|---|---|
| CURRENT ZONING | | CURRENT USE | | | |
| PROPOSED ZONING | | PROPOSED USE | | | |
| ACREAGE | | LOTS [CURRENT] | | LOTS [PROPOSED] | |

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

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

| | | | |
|---|---|---|---|
| ☑ OWNER | Ethan Kaufmann | ☐ APPLICANT | |
| CONTACT PERSON | Ethan Kaufmann | CONTACT PERSON | |
| ADDRESS | [redacted] | ADDRESS | |
| CITY, STATE & ZIP | | CITY, STATE & ZIP | |
| PHONE | | PHONE | |
| E-MAIL | | E-MAIL | |

## NOTARY VERIFICATION [REQUIRED]

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

*"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF* $ 529.00 *, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 17th *DAY OF* July *, 2026. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."*

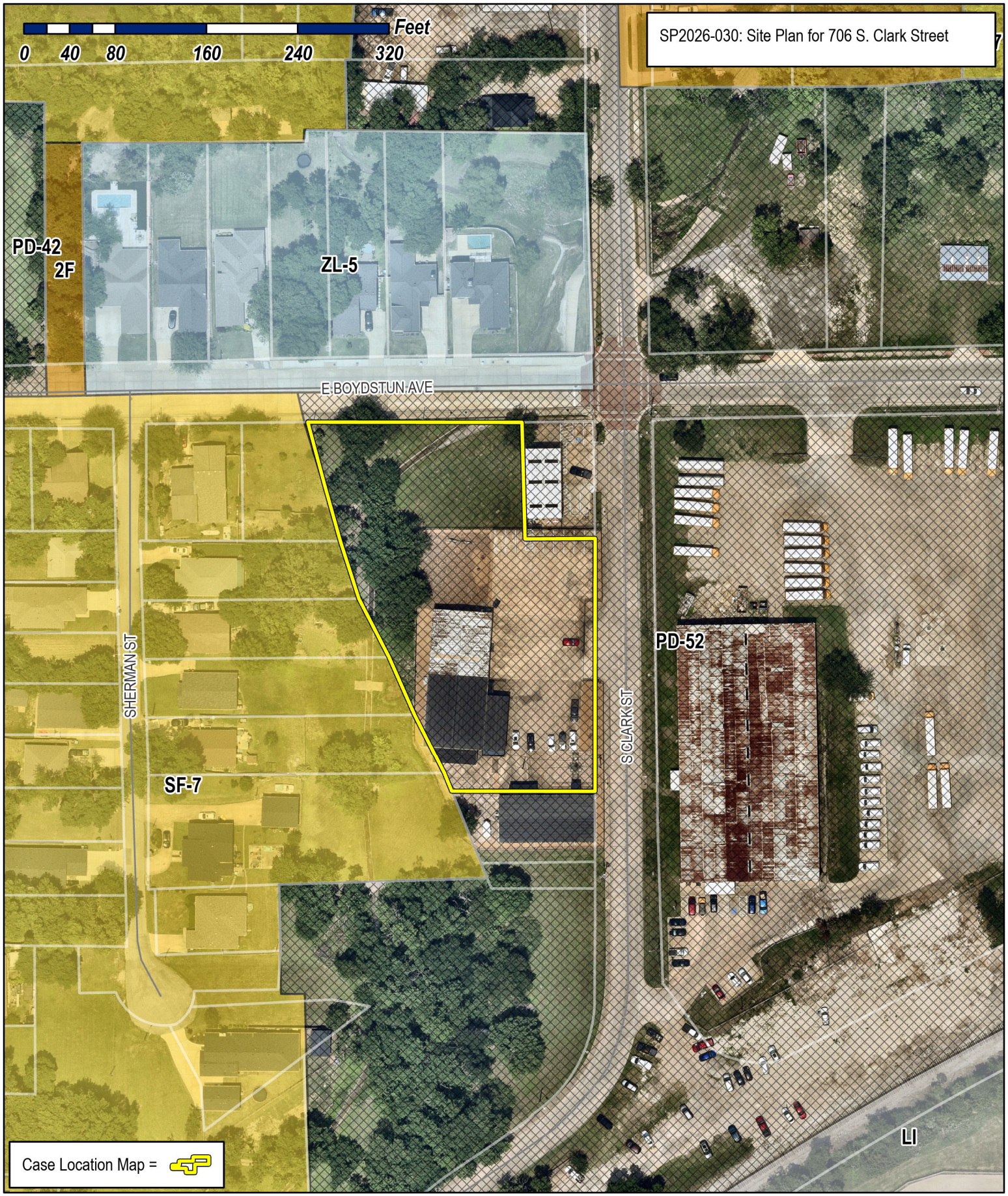
*GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE* 17 *DAY OF* July *, 2026*

*OWNER'S SIGNATURE*

*NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS* Ariella Colunga

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

*MY COMMISSION EXPIRES* 2/17/2030





# 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.

# Goldie's Coffee Company

## Proposal for the City of Rockwall, Texas

# Executive Summary

Goldie's Coffee Company respectfully submits this proposal in support of its site plan application. Goldie's is envisioned as a boutique coffee destination operating from a beautifully restored vintage Airstream trailer, providing premium organic coffee and cold pressed juices, exceptional customer service, and an inviting outdoor gathering space that complements the character of Rockwall.

# Business Overview

Goldie's Coffee Company will serve organic coffee, handcrafted espresso beverages, cold brew, teas, pastries, seasonal drinks, and cold-pressed juices from a permanent Airstream installation - on a covered foundation.

# Vision

To become one of Rockwall's most recognizable community gathering places by combining exceptional coffee with outstanding hospitality.

# Mission

To create a welcoming destination where residents and visitors can enjoy premium beverages in a thoughtfully designed environment that reflects the charm of Rockwall.

# Community Benefits

The project will create local jobs, generate sales tax revenue, improve the property, encourage pedestrian activity, support nearby businesses, and participate in community events and charitable partnerships.

# Project Description

The development includes a restored Airstream coffee trailer, permanent utilities, ADA-accessible walkways, landscaped outdoor seating, decorative lighting, quality signage, and attractive architectural finishes.

# Architectural Character

The design features a polished vintage Airstream with classic illuminated Goldie's signage, black and natural wood accents, string lighting, attractive landscaping, and inviting outdoor seating.

# Operations

Goldie's will operate in compliance with all City, County, and State health, food service, fire, and safety requirements while emphasizing efficient customer service and site maintenance.

# Commitment to Quality

Daily maintenance, landscaping, cleanliness, lighting upkeep, and property improvements will ensure a high-quality appearance year-round.

# Economic Impact

Goldie's represents a long-term private investment that will create employment opportunities, strengthen local commerce, and contribute positively to the Rockwall economy.

# Conclusion

Goldie's Coffee Company respectfully requests approval of the accompanying site plan. Our goal is to create a beautiful, community-focused destination that enhances Rockwall while providing residents and visitors with an exceptional local coffee experience.

Respectfully Submitted,

**Ethan Kaufmann**

**Goldie's Coffee Company**

**Variance Request Letter**

To whom it may concern,

I am requesting two variances for project SP2026-030.

A. Building Articulation

The airstream trailer cannot comply with traditional commercial articulation. It's historic look is the appeal of what I am attempting to bring for the business.

Compensatory measures:

- I will be adding additional landscaping around the area to improve the overall appearance
- The airstream base will be wrapped in stone to add to the appearance

B. Roof Pitch

The airstream trailer is designed to have a vintage look - it will not meet the commercial requirements.

Compensatory measures:

- Additional walking path from Boydstun street
- String lights to add to the "vintage look"

---

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

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

_____ Planning and Zoning Commission, Chairman

_____ Director of Planning & Zoning

BOYDSTON STREET

LOT 8

LOT 7

RIDDELL'S SUBDIVISION
VOL. 40, PG. 148

N 14° 58' 47" W
57.02'

N 15° 40' 04" W
50.98'

N 12° 40' 25" W
53.81'

N 24° 26' 18" W
56.12'

N 25° 38' 30" W
54.65'

N 19° 52' 53" W
58.44'

N 89° 30' 25" E 184.55'

ELEV. 540.0

30' DRAINAGE ESMT
TO THE CITY OF ROCKWALL
DATED MARCH 18, 1998

100 YEAR WATERSHED PER STUDY

ELEV. 541.0

1.14 ACRES

ELEV. 541.5

NEW IX RED OAK TREE

NEW COFFEE "BAR"

EXISTING GRAVEL

THIS ENTIRE AREA IS CONCRETE.

ACCESS EASEMENT

NEW 3 CARS

S 0° 28' 21" E 110.78'

S 89° 31' 39" W
50.00'

S 89° 21' 59" W
50.00'

S 0° 22' 33" E 93.00'

30'

4' WALK

4'x4' LANDING

NEW STAIRS TO
CODE: 4' WIDE

9 CARS
9'x 20'

S 89° 28' 46" E
59.96'

PORCH

H.C.

2 CARS
40'

9x20

9x20

0.13 ACRES

EXISTIN CURB & SIDEWALK
NO ACCESS

METAL BUILDING

ELEC

O/H ELEC LINE

CURB

S 76° 43' 02" W
40.00'

CLARK STREET

132'

SCALE: 1" = 30'

NOTE: ENTIRE PROPERTY IS PAVED
IN CONCRETE -

SITE PLAN

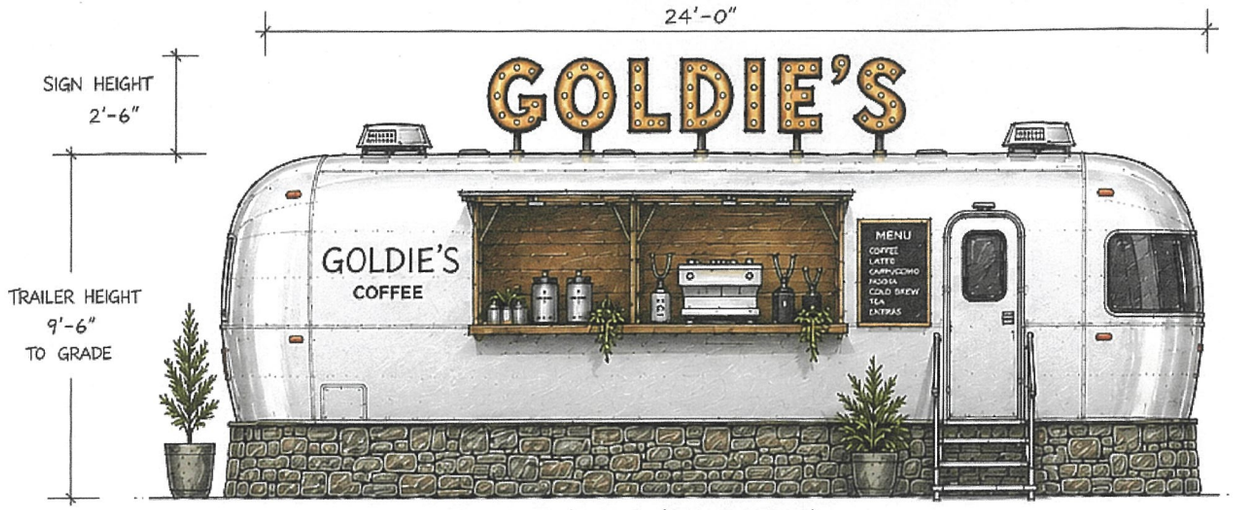
-ROCKWALL TEXAS

SP2026-030

7/1/26

PREPARED BY: RAMSAY ARCHITECTURE

REVISED 8/1/26



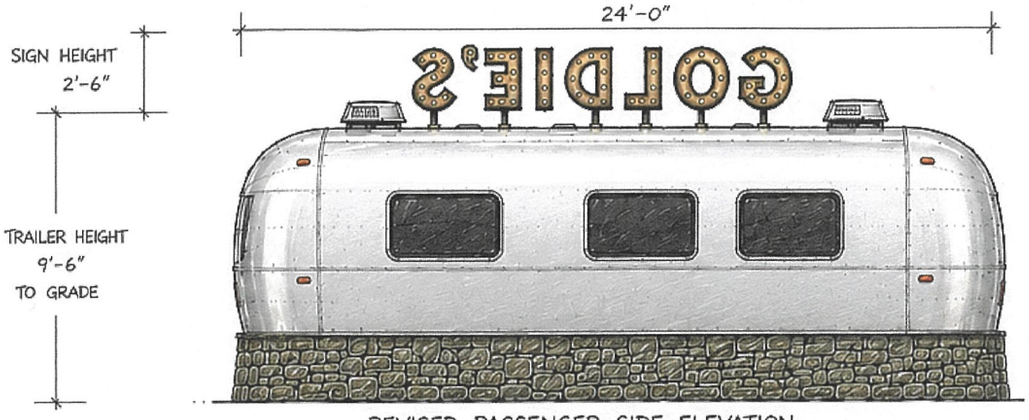

FRONT ELEVATION (SERVICE SIDE)

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




REVISED END ELEVATION (DOOR SIDE)

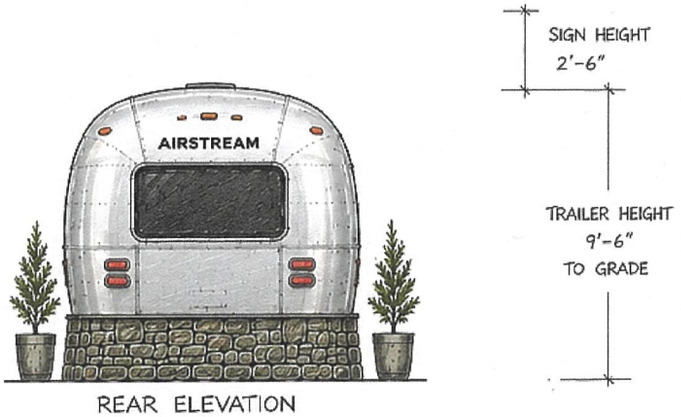
SCALE: 1/4" = 1'-0"




REVISED PASSENGER SIDE ELEVATION

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

SIGN SHOWN FROM BACK SIDE FOR CORRECT ORIENTATION




REAR ELEVATION

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

MATERIALS / FINISHES



POLISHED ALUMINUM | STONE SKIRT | WOOD ACCENT (SERVICE WINDOW INTERIOR) | BLACK METAL | MARQUEE LIGHTS

NOTES:

- AIRSTREAM 24' CLASSIC TRAILER
- ROOFTOP SIGN: "GOLDIE'S" WITH MARQUEE LIGHTS
- STONE SKIRT TO CONCEAL WHEELS AND UNDERCARRIAGE
- SERVICE WINDOW WITH AWNING
- EXTERIOR LIGHTING, AND SITE AMENITIES NOT SHOWN
- ALL DIMENSIONS ARE APPROXIMATE

# GOLDIE'S

AIRSTREAM COFFEE TRAILER

REVISED ELEVATION SITE PLAN

DATE: JULY 17TH, 2026

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

DRAWN BY: GOLDIE'S DESIGN

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

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

Planning and Zoning Commission, Chairman

Director of Planning & Zoning

SP2026-030




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

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

_____ Planning and Zoning Commission, Chairman

_____ Director of Planning & Zoning

SP2026-030