AGENDA

PLANNING AND ZONING COMMISSION WORK SESSION MEETING
CITY HALL, 385 SOUTH GOLIAD STREET, ROCKWALL, TEXAS
JANUARY 27, 2026 IN THE CITY COUNCIL CHAMBERS AT 6:00 PM

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

(I) CALL TO ORDER

(II) APPOINTMENTS

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

(III) OPEN FORUM

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

(IV) CONSENT AGENDA

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

(2) Approval of the Minutes for the *January 13, 2026* Planning and Zoning Commission meeting.

(3) P2026-001 (BETHANY ROSS)
Consider a request by Luke Snead of OJD Engineering on behalf of John W. Dunn, Jr. of the Shores Country Club, LLC for the approval of a *Replat* for Lots 4 & 5, Block A, The Shores Club House Phase Addition being a 8.96-acre parcel of land identified as Lots 2 & 3, Block A, The Shores Club House Phase Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 3 (PD-3) for General Retail (GR) District land uses, addressed as 2600 Champions Drive, and take any action necessary.

(4) P2026-002 (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 29 of the Skyview Country Estate No. 3 Addition being a 6.156-acre parcel of land identified as Lot 28 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.

(5) P2026-003 (BETHANY ROSS)
Consider a request by Jasmine Martinez of CBG Surveying Texas, LLC on behalf of Zachary Conti of Conti and Williamson Series, LLC for the approval of a *Final Plat* for Lot 1, Block A, National Addition being a 1.95-acre tract of land identified as Tract 2-24 of the J. R. Johnson Survey, Abstract No. 128, City of Rockwall, Rockwall County, Texas, zoned Heavy Commercial (HC) District, addressed as 626 National Drive, and take any action necessary.

(6) P2026-004 (HENRY LEE)
Consider a request by Keaton Mai of Dimension Group on behalf of Michael Hampton of Creekside Commons Crossing, LP for the approval of a *Replat* for Lots 19-21, Block A, Creekside Commons Addition being a 13.286-acre tract of land identified as Lots 15, 16 & 18, Block A, Creekside Commons Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, generally located at the southwest corner of the intersection of FM-549 and S. Goliad Street [*SH-205*], and take any action necessary.

(V) PUBLIC HEARING ITEMS

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

(7) Z2025-075 (BETHANY ROSS)
Hold a public hearing to discuss and consider a request by Michael G. Tresp of HH Architects on behalf of Kyle Cavin of First Baptist Church Rockwall for the approval of a *Zoning Change* from a Single-Family 7 (SF-7) District, Single-Family 10 (SF-10) District, and General Retail (GR) District to a Planned Development District for limited General Retail (GR) District land uses on a 11.155-acre tract of land identified as Block A & 129 of the B. F. Boydston Addition and Lot 1, Block A, First Baptist Church Addition, Phase 3, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, Single-Family 10 (SF-10) District, and General Retail (GR) District, addressed as 602-610 S. Goliad Street [*SH-205*] and 103-127 Kenway 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.

(8) MIS2026-001 (HENRY LEE)
Discuss and consider a request by Matthew Moses for the approval of a *Miscellaneous Case* for a *Special Exception* for a *Front Yard Fence* on a 0.28-acre tract of land identified as a portion of Lots 4, 5, & 6, Block A, Eppstein Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family 7 (SF-7) District, situated within the Old Town Rockwall (OTR) Historic District, addressed as 408 Munson Street, and take any action necessary.

(9) SP2025-043 (BETHANY ROSS)
Discuss and consider a request by Jonathan Hake of Cross Engineering Consultants, Inc. on behalf of Clay Shipman of Shipman Fire Protection for the approval of a *Site Plan* for an *Office Building* and *Restaurant* on a 5.104-acre tract of land identified as Lot 19, Block A, La Jolla Pointe Addition and Lot 19, Block A, La Jolla Pointe Addition and Lot 10, Block A, La Jolla Pointe, Phase 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) and IH-30 Overlay (IH-30 OV) District, addressed as 1010-1100 La Jolla Pointe Drive, and take any action necessary.

(VII) DISCUSSION ITEMS

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

(10) Z2026-001 (RYAN MILLER)
Hold a public hearing to discuss and consider a *Text Amendment* to Article 04, *Permissible Uses*, of the Unified Development Code (UDC) for the purpose of allowing the *Banquet Facility/Event Hall* land use by Specific Use Permit (SUP) in a Light Industrial (LI) District, and take any action necessary.

(11) Z2026-002 (ANGELICA GUEVARA)
Hold a public hearing to discuss and consider a request by Alex Flores for the approval of a *Specific Use Permit (SUP)* for *Residential Infill in an Established Subdivision* on a 0.1650-acre parcel of land identified as Lot 846-A0 of Rockwall Lake Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 75 (PD-75) for Single Family 7 (SF-7) District, addressed as 214 Blanche Drive, and take any action necessary.

(12) Z2026-004 (BETHANY ROSS)
Hold a public hearing to discuss and consider a request by Peter Drake for the approval of a *Specific Use Permit (SUP)* for an *Accessory Building* on a 1.4969-acre parcel of land identified as Lot 21, Block A, Sterling Farms Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family Estate 1.5 (SFE-1.5) District, addressed as 1982 Sterling Court, and take any action necessary.

(13) SP2026-001 (BETHANY ROSS)
Discuss and consider a request by Jason Cluth of SC Architecture on behalf of Jawad Rawra of Rawra Group for the approval of an *Amended Site Plan* for an existing *Restaurant, 2,000 SF or Greater, with a Drive-Through or Drive-In* on a 1.154-acre parcel of land identified as Lot 1, Block 1, HJG Plaza Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, addressed as 1801 S. Goliad Street [*SH-205*], and take any action necessary.

(14) SP2026-002 (HENRY LEE)
Discuss and consider a request by Salvador Salcedo for the approval of a *Site Plan* for an *Office/Warehouse Building* on a 0.45-acre parcel of land identified as Lot 10, Block A, Municipal Industrial Park Addition, City of Rockwall, Rockwall County, Texas, being zoned Light Industrial (LI) District, addressed as 855 Whitmore Drive, and take any action necessary.

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

- P2025-040: Final Plat for Lot 1, Block A, Valk Addition (APPROVED)
- P2025-041: Replat for Lots 2-4, Block A, Piercy Place Addition (APPROVED)
- P2025-042: Preliminary Plat for Lots 1 & 2, Block A, Casey's Blackland Addition (APPROVED)
- P2025-043: Final Plat for Lot 1, Block A, REC Pickleball Addition (APPROVED)
- Z2025-074: Specific Use Permit (SUP) for a *Restaurant with Less Than 2,000 SF with Drive-Through or Drive-In* at 1011 S. Goliad Street (1ST READING; APPROVED)
- Z2025-076: Specific Use Permit (SUP) to *Exceed the Maximum Permissible Height in a Light Industrial (LI) District* for 1540 E. IH-30 (DENIED)
- Z2025-077: Zoning Change from Light Industrial (LI) & Commercial (C) District to a Planned Development District for Commercial (C) District Land Uses (WITHDRAWN)
- Z2025-078: Zoning Change from Single-Family 7 (SF-7) District to a Planned Development District for the Rockwall Community Playhouse (1ST READING; APPROVED)
- Z2025-079: Zoning Change from Agricultural (AG) & Commercial (C) District to a Planned Development District for General Retail (GR) District and Commercial (C) District Land Uses (WITHDRAWN)

(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 *January 21, 2026* at 5:00 PM, and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

MINUTES

PLANNING AND ZONING COMMISSION PUBLIC HEARING MEETING
CITY HALL, 385 SOUTH GOLIAD STREET, ROCKWALL, TEXAS
JANUARY 13, 2026 IN THE CITY COUNCIL CHAMBERS AT 6:00 PM

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

I. CALL TO ORDER

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

2. Appointment with Salvador Salcedo to consider a request to submit a new site plan application in accordance with Section 01.05, *Reapplication*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), and take any action necessary.

Senior P**lanner Henry Lee presented a summary of the applicant's request. The application had been previously denied last year due to r**equested **variances, specifically related to the screening of the bay doors and the building's articulation. In response to those co**ncerns, the applicant has revised the plans. The building articulation now complies with the applicable requirements. Additionally, to address concerns regarding the bay doors, they have been relocated to the side of the building. The revised plans also include a drive aisle that meets loading zone size requirements, allowing vehicles to safely pull in and out as necessary.

Director of Planning and Zoning Ryan Miller explained the Commission will be considering the request if the applicant would be able to submit again.

Salvador Salcedo
855 Whitmore Drive
Rockwall, TX 75087

Mr. Salcedo came forward and provided details regarding his request.

Commissioner Brock made a motion to allow resubmission. Commissioner Hagaman seconded the motion which passed by a vote of 5-0.

III. OPEN FORUM

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

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

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.

3. Approval of Minutes for the *November 11, 2025* Planning and Zoning Commission meeting.

4. P2025-040 (HENRY LEE)
   Consider a request by Shawn Valk of Valk Properties VII, LLC for the approval of a *Final Plat* for Lot 1, Block A, Valk Addition being a 14.7772-acre tract of land identified as Tracts 8 & 8-1 of the J. H. Bailey Survey, Abstract No. 34, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the SH-276 Overlay (SH-276 OV) District, addressed as 4649 SH-276, and take any action necessary.

5. P2025-041 (ANGELICA GUEVARA)
   Consider a request by Duane and Jennifer Piercy for the approval of a *Replat* for Lots 2-4, Block A, Piercy Place Addition being a 1.67-acre tract of land identified as Lot 1, Block A, Piercy Place Addition and Tract 60 of the R. Ballard Survey, Abstract No. 29, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 709-713 Hartman Street, and take any action necessary.

6. P2025-042 (BETHANY ROSS)
Consider a request by Stephanie Tutt of Kimley Horn on behalf of James Valk for the approval of a *Preliminary Plat* for Lots 1 & 2, Block A, Casey's Blackland Addition, being a 10.5908-acre tract of land identified as Tract 9-2 of the J. R. Marrs Survey, Abstract No. 152, Rockwall County, Texas, generally located southeast corner of the intersection of SH-276 and FM-548, and take any action necessary.

7. P2025-043 (ANGELICA GUEVARA)
Consider a request by Frank Polma, PE of R-Delta Engineers, Inc. on behalf of Stephen Geiger of Rayburn County Electric Cooperative for the approval of a *Final Plat* for Lot 1, Block A, REC Pickleball Addition, being a 1.571-acre parcel of land identified as Lot 1, Block A, Estep Subdivision, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 44 (PD-44) for Commercial (C) District land uses, situated within the SH-205 Overlay (SH-205 OV) District, addressed as 2686 S. Goliad Street [*SH-205*], and take any action necessary.

8. SP2025-044 (BETHANY ROSS)
Consider a request by Elliott Bogart of Triangle Engineering, LLC on behalf of Spencer Shaw of SS Realty, LTD for the approval of an *Amended Site Plan* for the expansion of an *Existing Warehouse/Manufacturing Facility* on a 2.11-acre parcel of land identified as Lot 1, Block C, Nolan Power Building Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, addressed as 1575 Technology Way, and take any action necessary.

Vice Chairman Hagaman made a motion to approve the Consent Agneda. Commissioner Schoen seconded the motion which passed by a vote of 5-0.

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.

9. Z2025-074 (ANGELICA GUEVARA)
Hold a public hearing to discuss and consider a request by Brierre Cathey on behalf of Mike Rodgers for the approval of a *Specific Use Permit (SUP)* for a *Restaurant with Less Than 2,000 SF with Drive-Through or Drive-In* on a 0.3480-acre tract of land identified as Lots 10 & 11 of the Canup Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, addressed as 1011 S. Goliad Street [*SH-205*], and take any action necessary.

Planning Technician Angelica Guevara provided a summary regarding the applicant's request. The subject property, located at 1011 S. Goliad Street, is zoned Commercial District. The applicant is requesting approval of a Specific Use Permit to allow for a restaurant of less than 2,000 square feet with a drive-through or drive-in, for the purpose of establishing a restaurant identified as 5013 Coffee.
The submitted concept plan indicates that the proposed restaurant will consist of approximately 504 square feet of building area, along with an additional 420 square feet of covered patio space. The design includes a drive-through lane that originates on the south side of the building and leads to a pickup window. Overall, the request appears to conform to the requirements of the Unified Development Code and meets the applicable residential adjacency standards. These standards include the provision of additional landscaping and headlight screening along the northern property line, three-tiered screening adjacent to the eastern property line, and an earthen berm constructed to a minimum height of 24 inches along the rear of the property. Staff noted that all required screening elements, along with building elevations, will be reviewed for conformance by the Planning and Zoning Commission at the time of site plan approval. On December 16, staff mailed 91 notices to property owners and occupants within 500 feet of the subje**ct property. As of this time, staff has received two responses in favor of the applicant's request.**

Brie Cathy
1011 S. Goliad
Rockwall, TX 75087

Caleb Cathy
1011 S. Goliad Street
Rockwall, TX 75087

Mr. Cathy came forward and provided additional details regarding his request.

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

Commissioner Brock made a motion to approve Z2025-074. Commissioner Schoen seconded the motion which passed by a vote of 5-0.

10. Z2025-075 (BETHANY ROSS) [*THE APPLICANT IS REQUESTING TO TABLE THE CASE TO JANUARY 27, 2026*]
Hold a public hearing to discuss and consider a request by Michael G. Tresp of HH Architects on behalf of Kyle Cavin of First Baptist Church Rockwall for the approval of a *Zoning Change* from a Single-Family 7 (SF-7) District, Single-Family 10 (SF-10) District, and General Retail (GR) District to a Planned Development District for limited General Retail (GR) District land uses on a 11.155-acre tract of land identified as Block A & 129 of the B. F. Boydston Addition and Lot 1, Block A, First Baptist Church Addition, Phase 3, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, Single-Family 10 (SF-10) District, and General Retail (GR) District, addressed as 602-610 S. Goliad Street [*SH-205*] and 103-127 Kenway Drive, and take any action necessary.

Chairman Dr. Conway made a motion to table Z2025-075. Commissioner Bentley seconded the motion which was tabled by a vote of 5-0.

11. Z2025-076 (RYAN MILLER)

Hold a public hearing to discuss and consider a request by Davin Marceau of The Charles Morgan Group, LP on behalf of Chase Cooley of 1540 E. IH-30 Rockwall, LLC for the approval of a *Specific Use Permit (SUP)* to *Exceed the Maximum Permissible Height in a Light Industrial (LI) District* for the construction of a *Flag Pole* on a 4.39-acre parcel of land identified as Lot 3, Block 1, Rockwall Recreation Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 1540 E. IH-30, and take any action necessary.

D**irector of Planning and Zoning Ryan Miller provided a summary regarding the applicant's request.** The applicant is requesting a Specific Use Permit to allow flagpoles exceeding the maximum permitted height within the Light Industrial District for the subject property located at 1540 E. IH 30. The property is zoned Light Industrial and is currently developed with a new automobile dealership. The applicant is requesting approval of a Specific Use Permit to allow the construction of two flagpoles, each with a maximum height of 120 feet, to be located adjacent to the IH 30 frontage road. Under the Unified Development Code, flagpoles are permitted in all zoning districts but must comply with the applicable height standards of the underlying zoning. The Light Industrial District allows structures up to 60 feet in height by right; however, the Unified Development Code allows the City Council to approve structures up to 120 feet in height through a Specific Use Permit, which is the maximum height requested. Based on the submitted exhibits, the proposed flagpoles would be located approximately 25 feet from the front property line, adjacent to the IH 30 frontage road and existing customer parking areas and are shown to meet all required setback standards. The surrounding area consists primarily of commercial and industrial uses, including automobile dealerships, warehouses, industrial buildings, and vacant Light Industrial properties. While some nearby properties contain flagpoles, including a 60-foot flagpole at the Hyundai dealership, no properties within the I-30 corridor have been approved for flagpoles exceeding 60 feet in height. Staff also outlined the prior history of the request. In September 2020, a similar request for a single 120-foot flagpole was considered, with the flagpole set back approximately 137 feet from the public right-of-way. The Planning and Zoning Commission recommended denial by a vote of five to one, and the City Council subsequently denied the request with prejudice. The primary issues discussed at that time included the lack of precedent for flagpoles exceeding the maximum building height in any zoning district and th**e City's** limited ability to regulate the content displayed on flagpoles, which raised constitutional concerns. Staff has reviewed the current request and determined that there have been no material changes to ordinance provisions, case law, surrounding development patterns, or City approvals that would substantially differentiate this request from the prior denial. Approval of the Specific Use Permit is a discretionary decision of the City Council, subject to a recommendation from the Planning and Zoning Commission. In accordance with the Unified Development Code, notices were mailed to all property owners and occupants within 500 feet of the subject property, and as of this time, staff has received no written responses in **favor of or in opposition to the applicant's request.**

Commissioner Schoen asked if they are able to request the flagpole.

Commissioner Bentley asked why they were requesting two.

Davin Marceau
1551 E. I-30 Suite 100
Rockwall, TX 75087

Mr. Marceau came forward and provided additional details in regards to his request.

Vice-Chairman asked if they had looked into having a shorter flagpole.

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

Zack Amick
1957 Stevens Road
Rockwall, TX 75032

Mr. Amick came forward and explained he was in favor in regards to the applicants request.

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

Commissioner Brock explained that the basis that this was denied previously was very persuasive.

Commissioner Schoen made a motion to deny with prejudice Z2025-076. Commissioner Brock seconded the motion which passed by a vote of 5-0.

12. Z2025-077 (BETHANY ROSS)

Hold a public hearing to discuss and consider a request by Gage Raba of Hunington Properties, LTD on behalf of Tina Cox of Temunovic Partnership LTD for the approval of a *Zoning Change* from a Light Industrial (LI) and a Commercial (C) District to a Planned Development District for Commercial (C) District land uses for a 32.79-acre tract of land identified as Tracts 3, 3-01, 3-2, 3-3, and 3-4 of the J. Lockhart Survey, Abstract No. 134; Lot 1 of the Eastplex Industrial Park Addition; and, Lot 2, Block A, Eastplex Industrial Park No. 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District and Light Industrial (LI) District, situated within the SH-205 Bypass Overlay (SH-205 BY OV) District and the IH-30 Overlay (IH-30 OV) District, generally located at the northwest corner of the intersection of the IH-30 Frontage Road and S. John King Boulevard, and take any action necessary.

Senior Planner Bethany Ross provided a summary of the applicant's request. The subject property consists of approximately 33 acres of vacant land currently zoned Commercial and Light Industrial and is located within the IH-30 Overlay District and the 205 Bypass Overlay District. Surrounding land uses include commercial development along IH-30, industrial uses to the west, vacant agricultural land to the east and north, and HEB directly south of the site. The applicant is requesting approval of a Planned Development District to establish development standards and

permitted land uses. As background, a version of this request was reviewed during a work session last month and was found not to meet a majority of the Comprehensive Plan, after which the applicant revised the Concept Plan. The revised plan includes centralized retail buildings with activated open space areas and proposes limited commercial land uses, including retail, restaurants with and without drive-throughs, a fitness facility, gasoline sales, and a car wash. Staff identified infrastructure and circulation concerns, including driveway spacing deficiencies along Enterprise Drive, internal circulation and emergency access issues, and noted that a Traffic Impact Analysis will be required prior to site plan approval. While the proposed Planned Development District generally aligns with the commercial development framework, it does not fully comply with required building material standards, specifically the lack of stone, and includes parking placement issues where large surface parking areas are located between primary building façades and adjacent public rights-of-way. The property is designated within the IH-30 Corridor District as a Special Commercial Corridor, which envisions a mixed-use or town center development pattern with enhanced pedestrian connectivity, centralized open space, and multi-story buildings where appropriate; however, staff finds the proposal more closely resembles strip commercial development and does not fully address several policy objectives. The request is discretionary and subject to a recommendation from the Planning and Zoning Commission to the City Council. On December 17, staff mailed 20 notices to property owners and occupants within 500 feet of the subject property, and no responses have been received to date.

Mike Feather
203 W. Nash Street
Terrell, TX 75160

Mr. Feather came forward and explained he wanted to achieve the town center walkable environment.

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

Director of Planning and Zoning Ryan Miller explained there was not that many changes from the previous time they came forward to now.

Chairman Dr. Conway explained she was concerned because **there's small business and not a huge business.**

Commissioner Brock asked if there would be a regional draw.

Commissioner Schoen made a motion to deny Z2025-077. Commissioner Brock seconded the motion which was denied by a vote of 5-0.

13. Z2025-078 (HENRY LEE)

Hold a public hearing to discuss and consider a request by Johnathan Brown, AIA of JHP Architecture/Urban Design on behalf of Darlene Singleton of the Rockwall Community Playhouse for the approval of a *Zoning Change* from Single-Family 7 (SF-7) District to a Planned Development District for Single-Family 7 (SF-7) District land uses for a 1.0061-acre tract of land identified as a portion of Lot 120D and all of Lots 120C & 120G of the B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Old Town Rockwall (OTR) Historic District, addressed as 609 E. Rusk Street and 606, 610, & 612 Kaufman Street, and take any action necessary.

Senior Planner Henry Lee provided a brief summary in regard to the applicants request. The applicant is requesting an approval of a zoning change from Single-Family 7 (SF-7) district to a Planned Development District for Single-Family 7 (SF-7) land uses. They will be adding the theater use as a by right use. Staff has included a definition for theater to avoid having a cooperation coming in. This did have to go through the Historic District **and with the request they're sending an approval of recommendation. They are asking for a few variances. They're asking f**or a 15-foot setback instead of the 20-**foot setback and side yard to be 10 feet instead of 20 feet. They have a maximum building height of 30 feet and they're reque**sting for 35 feet. Staff mailed out notices to property owners and occupants within 500 feet of the subject property. Staff has not received any notices at the time.

Jonathan Brown
601 Kernodle Street
Rockwall, TX 75087

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

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

Commissioner Schoen asked if the parking would be in two separate lots

Vice-Chairman Hagaman explained this is an improvement.

Commissioner Brock expressed she would agree with Vice-Chairman Hagaman and this is an improvement for the community.

Commissioner Hagaman made a motion to approve Z2025-078. Commissioner Schoen seconded the motion which passed by a vote of 5-0.

14. Z2025-079 (HENRY LEE)

Hold a public hearing to discuss and consider a request by James Martin of Gardner Land Holdings LLC on behalf of Bart Gardner of Gardner Land Holdings, LLC for the approval of a *Zoning Change* from an Agricultural (AG) District and Commercial (C) District to a Planned Development District for General Retail (GR) District and Commercial (C) District land uses on a 15.601-acre tract of land identified as Tract 2 of the J. R. Johnson Survey, Abstract No. 128, City of

Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District and Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, generally located at the northwest corner of S. Goliad Street [*SH-205*] and Lofland Circle, and take any action necessary.

Senior Planner Henry Lee provided a brief summary in regard to the applicants request. The applicant is requesting to rezone subject property to a Planned Development District that will allow limited general retail and limited commercial district standards. They have three sub districts. They will have a restaurant with drive through. Sub district B will be office lad uses and then for sub district C will be land district for wholesale show room and outside storage that will be limited to vehicles. Staff mailed out notices to property owners and occupants within 500 feet of the subject property.

James Martin
7034 Coronado Avenue
Dallas, TX 75214

Bart Garnder
1066 Candace Circle
Heath, TX 75032

Mr. Gardner came forward and explained he has been working with stores to have business ready for the site pad.

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

Vice-Chairman Hagaman asked City Engeer Amy Williams if utilities will be tied in from Juniper Subdivision.

Commissioner Schoen made a motion to deny Z2025-079 Chairman Dr. Conway seconded the motion which passed by a vote of 3-2 with Commissioner Bentley and Brock dissenting.

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.

15. SP2025-041 (HENRY LEE)

Discuss and consider a request by Lisa Deaton of Palm Development Partners, LLC on behalf of Donna Perry of East Shore J/V for the approval of a *Site Plan* for a *Medical Office Building* on a 1.4384-acre parcel of land identified as Lot 27, Block A, The Standard-Rockwall Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 68 (PD-68) for Commercial (C) District land uses, situated within the SH-205 Overlay (SH-205 OV) District, addressed as 1301 S. Goliad Street [*SH-205*], and take any action necessary.

Senior Planner Henry Lee provided a brief summary regarding the applicant's request. The applicant is requesting approval of a Site Plan for a medical office building. The site plan was originally submitted last year; however, in order to address staff comments, the item was tabled and **brought forward to tonight's meeting. The applicant is also** requesting two variances. The first variance would allow paving to encroach into the required landscape buffer. The second variance relates to the building design, as one component of the structure exceeds the maximum allowable wall length. In this instance, the Review Board has recommended approval of the building elevations.

Lisa Deaton
1301 S Goliad Street
Rockwall, TX 75032

Mrs. Deaton came forward and explained they increased the articulation and changed the footprint.

Commissioner Hagaman made a motion to approve SP2025-041. Commissioner Schoen seconded the motion which passed by a vote of 5-0.

16. SP2025-043 (BETHANY ROSS)

Discuss and consider a request by Jonathan Hake of Cross Engineering Consultants, Inc. on behalf of Clay Shipman of Shipman Fire Protection for the approval of a *Site Plan* for an *Office Building* and *Restaurant* on a 5.104-acre tract of land identified as Lot 19, Block A, La Jolla Pointe Addition and Lot 19, Block A, La Jolla Pointe Addition and Lot 10, Block A, La Jolla Pointe, Phase 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) and IH-30 Overlay (IH-30 OV) District, addressed as 1010-1100 La Jolla Pointe Drive, and take any action necessary.

Senior Planner Bethany Ross provided a brief summary in regards to the applicants request. The current request proposes an expansion of that facility while maintaining the established industrial character and operational function of the site. The Amended Site Plan reflects an expansion of approximately 340,000 square feet to the existing building footprint of 390,000 square feet, resulting in a total building area of 730,000 square feet. The proposed expansion is designed to integrate with the previously approved tilt-up concrete construction consistent with the original approval. The submitted building elevations indicate a change in the established color palette from blue to Pratt Industries green, while maintaining the same material treatment and façade articulation previously accepted by the City Council. The expansion continues to rely on previously approved exceptions to the masonry and stone façade requirements of the Light Industrial District. Additionally, the Amended Site Plan continues to rely on

a previously granted parking variance. Under the UDC, the expanded facility would be required to provide 732 parking spaces. However, the Amended Site Plan shows 212 parking spaces provided. This reduction is consistent with the variance approved by the City Council in 2016, which was based **on the facility's highly automated operations and lower per**-shift parking demand. Staff finds that this rationale remains on the proposed expansion. In summary, the proposed Amended Site Plan represents a logical expansion of an existing industrial facility that was previously approved with variances and exceptions. The expansion is generally consistent with the intent and conditions of the original site plan approval. If approved, all staff review comments must be fully addressed prior to the submittal of engineering plans.

Phil Craddock
551 Embargo Drive
Fate, TX 75087

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

Commissioner Bentley made a motion to table SP2025-043. Commissioner Schoen seconded the motion which has been tabled to January 27th Work Session meeting.

17. SP2025-046 (BETHANY ROSS)
Discuss and consider a request by Chet Leugers of Westwood Professional Services on behalf of Shannon Foltz of the Rockwall Economic Development Corporation (REDC) for the approval of an *Amended Site Plan* for the expansion of an *Existing Warehouse/Manufacturing Facility* on a 41.04-acre tract of land identified as Lot 1, Block A, Rockwall Technology Park, Phase IV Addition and Tract 1 of the J. H. B. Jones Survey, Abstract No. 125, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, addressed as 3400 Discovery Boulevard, and take any action necessary.

Senior Planner Bethany Ross provided a brief summary in regard to the applicants request. Thank you. The subject property is approximately 41.04 acres, identified as 3400 Discovery boulevard, and is zoned Light Industrial (LI) District. The original site plan for this property was approved by the City Council in 2016. That approval included multiple variances and exceptions to the UDC related to parking, building materials, articulation, screening, and detention basin landscaping. The site was developed with a large-scale warehouse and manufacturing facility utilizing tilt-up concrete construction, reduced parking ratios, and modified landscaping standards

Chet Leugers
5577 Rambler Road
Suite 1400
Dallas, TX 75231

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

Commissioner Brock made a motion to approve SP2025-046. Commissioner Schoen seconded the motion which passed by a vote of 5-0.

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 February 10, 2026.

18. SP2025-042 (HENRY LEE)
Discuss and consider a request by Henry Nguyen of Henry Nguyen Consulting, LLC on behalf of Lien Nguyen of Beauty Legacy, LLC for the approval of a *Site Plan* for a *Strip Retail Center* on a 0.976-acre parcel of land identified as Lot 8, Block A, Sky Ridge Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, addressed as 2200 Ridge Road [*FM-740*], and take any action necessary.

Senior Planner Henry Lee provided a brief summary in regard to the applicants request. The applicant is requesting an approval of a Site Plan for a Strip Retail Center. The applicant has requested to table for the meeting until February 10, 2026. Staff will be working with comments with the applicant.

Henry Nguyen
1330 Glenn Hill Avenue
Dallas, TX 75080

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

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

- P2025-038: Preliminary Plat for Lots 1 & 2, Block A, Rubio Addition (APPROVED)
- P2025-039: Preliminary Plat for Phase 2 of the Landon Subdivision (APPROVED)
- Z2025-066: Amendment to Planned Development District 78 (PD-78) for Side Entry Garages (1ST & 2ND READING; APPROVED)
- Z2025-067: Specific Use Permit (SUP) for a *Daycare Facility Exceeding the Maximum Size* in a Neighborhood Services (NS) District (1ST & 2ND READING; APPROVED)
- Z2025-068: Specific Use Permit (SUP) for a *Recording Studio* at 206 E. Washington Street (1ST & 2ND READING; APPROVED)
- Z2025-069: Specific Use Permit (SUP) for an *Accessory Building* at 24 Shady Dale Lane (DENIED WITHOUT PREJUDICE)

- Z2025-071: Specific Use Permit (SUP) for *Residential Infill Adjacent to an Established Subdivision* for 2592 FM-549 (1ST & 2ND READING; APPROVED)

VIII. ADJOURNMENT

Chairman Dr. Conway adjourned the meeting at 7:52 PM

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

_____
Dr. Jean Conway, Chairman

Attest:

_____
Melanie Zavala, Planning Coordinator

CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

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

TO:	Planning and Zoning Commission
DATE:	January 27, 2026
APPLICANT:	Luke Snead; *OJD Engineering*
CASE NUMBER:	P2026-001; *Replat for Lots 4 & 5, Block A, The Shores Addition*

SUMMARY

Consider a request by Luke Snead of OJD Engineering on behalf of John W. Dunn, Jr. of the Shores Country Club, LLC for the approval of a *Replat* for Lots 4 & 5, Block A, The Shores Club House Phase Addition being a 8.96-acre parcel of land identified as Lots 2 & 3, Block A, The Shores Club House Phase Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 3 (PD-3) for General Retail (GR) District land uses, addressed as 2600 Champions Drive, and take any action necessary.

PLAT INFORMATION

- ☑ *Purpose*. This is a request for the approval of a *Replat* for an 8.96-acre parcel of land (*i.e. Lots 2 & 3, Block A, The Shores Club House Phase Addition*) for the purpose of establishing two (2) parcels of land (*i.e. Lots 4 & 5, Block A, The Shores Club House Phase Addition*), and the required easements for the purpose of demolishing the existing *Club House* and reconstructing a new *Club House* on the subject property.

- ☑ *Background*. The subject property was annexed by City Council on February 6, 1961 through *Ordinance No. 61-02* [*Case No. A1961-002*]. At the time of annexation, the subject property was zoned Agricultural (AG) District. Planned Development District 3 (PD-3) was originally established as part of the 1972 *Zoning Ordinance*, and allowed the following land uses: *Single-Family Dwellings*, *Single-Family Cluster Home Housing*, *Duplexes*, *Townhomes, Multiple Family Dwellings*, *Neighborhood Services*, *General Retail*, *Church*, *School*, *Park*, *Community Center*, and *Golf Course*. On March 20, 1989, the City Council approved a *Final Plat* [*Case No. PZ1989-007-01*] for the Shores Club House. On September 4, 2012, the Planning and Zoning Commission approved a *Site Plan* [*Case No. SP2012-019*] for the Rockwall Golf and Athletic Club allowing a metal building to provide an office and employee break room. On November 21, 2013, the Planning and Zoning commission approved a *Site Plan* [*Case No. SP2013-018*] for the Shores Homeowner's Association's (HOA's) clubhouse building. On December 16, 2013, a *Final Plat* [*Case No. P2013-040*] was approved for Lots 2 & 3, Block A, The Shores Club House Addition. On April 15, 2025, the Planning and Zoning Commission approved a *Site Plan* [*Case No. SP2025-009*] for the purpose of demolishing the existing *Club House* and reconstructing a new *Club House* on the subject property.

- ☑ *Conformance to the Subdivision Ordinance*. The surveyor has completed the majority of the technical revisions requested by staff, and this plat -- *conforming to the requirements for plats as stipulated by the Chapter 38, Subdivisions, of the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications, submittal requirements, and the execution of the attached ordinance and quitclaim deeds. With the exception of the items listed in the *Conditions of Approval* section of this case memo, this plat is in substantial compliance with the requirements of the Subdivision Ordinance in the Municipal Code of Ordinances.

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

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the *Replat* for *Lots 4 & 5, Block A, The Shores Addition*, staff would propose the following conditions of approval:

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

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

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	2600 Champions Drive, Rockwall, TX				
SUBDIVISION	The Shores Clubhouse Phase, Replat 2015	LOT	2	BLOCK	A
GENERAL LOCATION	Rockwall Golf and Athletic Club, main Clubhouse				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	PD-3		CURRENT USE	F1	
PROPOSED ZONING			PROPOSED USE		
ACREAGE	8.96	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	Shores Country Club, LLC	☒ APPLICANT	OJD Engineering
CONTACT PERSON	John W. Dunn Jr.	CONTACT PERSON	Luke Snead
ADDRESS	[redacted]	ADDRESS	[redacted]
CITY, STATE & ZIP		CITY, STATE & ZIP	
PHONE		PHONE	
E-MAIL		E-MAIL	

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED John W. Dunn Jr. [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 $ 150 *TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 2nd *DAY OF* December *2025. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."*

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 2nd *DAY OF* December *20*25

OWNER'S SIGNATURE John W. Dunn Jr.

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

Lucas Andrew Snead
My Commission Expires
3/3/2029
Notary ID 135504811

MY COMMISSION EXPIRES 3/3/2029

PROJECT COMMENTS

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

DATE: 1/22/2026

PROJECT NUMBER: P2026-001
PROJECT NAME: Replat for Lot 3 & 4, Block A, The Shore Clubhouse
SITE ADDRESS/LOCATIONS: 2600 Champions

CASE CAPTION: Consider a request by Luke Snead of OJD Engineering on behalf of John W. Dunn, Jr. of the Shores Country Club, LLC for the approval of a Replat for Lots 3 & 4, Block A, The Shores Club House Phase being a 8.96-acre parcel of land identified as The Shores Club House Phase Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 3 (PD-3) for General Retail (GR) District land uses, addressed as 2600 Champions Drive, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Bethany Ross	01/22/2026	Approved w/ Comments

01/22/2026: P2026-001: Replat for Lots 4 & 5, Block A, The Shores Clubhouse Addition
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a Replat for Lots 4 & 5, Block A, The Shores Club House Phase being a 8.96-acre parcel of land identified as The Shores Club House Phase Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 3 (PD-3) for General Retail (GR) District land uses, and addressed as 2600 Champions Drive.

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

M.3 For reference, include the case number (P2026-001) in the lower right-hand corner of all pages on future submittals.

M.4 Add the owner's name, address, and phone number. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

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

FINAL PLAT
LOTS 4 & 5, BLOCK A,
THE SHORES ADDITION
BEING A REPLAT OF
THE SHORES CLUBHOUSE PHASE ADDITION
BEING A TOTAL OF
9.21-ACRES
SITUATED IN THE
NATHAN BUTLER SURVEY, ABSTRACT NO. 21
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

M.6 Provide the correct format for the following General Notes (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances):

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

M.7 Please change the subdivision name to the The Shores Addition within the Owner's Certificate of Dedication. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

M.8 Please replace the signature block with the one below (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances):

STANDARD CITY SIGNATURE BLOCK
APPROVED: I hereby certify that the above and forgoing Subdivision Plat was reviewed by the Planning and Zoning Commission and approved by the City Council of the City of Rockwall, Texas for the preparation of a Final Plat on the [DAY] day of [MONTH], [YEAR].

MAYOR OF THE CITY OF ROCKWALL PLANNING AND ZONING CHAIRMAN

CITY SECRETARY CITY ENGINEER

1.9 Staff has identified the aforementioned items necessary to continue the submittal process. Please make all revisions and corrections and return to staff by February 3, 2026 for a subsequent review prior to approval.

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

Planning and Zoning Meeting: January 27, 2026
City Council Meeting: February 2, 2026

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

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

01/20/2026: 1. Please include these general notes on the plat.
2. This portion of the utility easement needs to stay.

3. What is this for?

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

No Comments

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

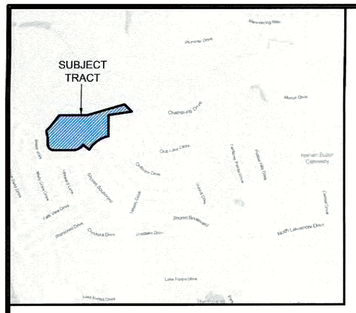
No Comments

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

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	01/20/2026	Approved

No Comments



VICINITY MAP
NOT TO SCALE

LEGEND:

○ = 1/2 inch iron rod found
[ ] = Record document - Rockwall County

This portion of the utility easement needs to stay

What is this for?

Please include these general notes on the plat.

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

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

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

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

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

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

NOTES:

1. The purpose of this plat is to vacate the Public Utility Easements spanning accross the North portion of this plat
2. This plat is within the Rockwall City Limits.
3. Basis of Bearing - The basis of bearing of this survey is N 90° 00' 00" East, as shown heron, based on the North line of The Shores Club House Phase, an addition to the City of Rockwall, according to the map or plat recorded in Clerk's File No. 20140000009399, Official Public Records of Rockwall County, Texas
4. Coordinates shown are based on the U.S. State Plane Coordinate System of 1983. Texas North Central Zone
5. According the the F.E.M.A. Flood Insurance Rate Map Community Panel No. 48397C0030L, effectivie date June 26, 2008, this property DOES NOT appear to be located in a special flood hazard area, according to the Flood Damage Mitigation Chapter of the municipal code shown thereon. The undersign Surveyor does not accept responsibility for the accuracy of the F.E.M.A. map upon which this opinion is based.

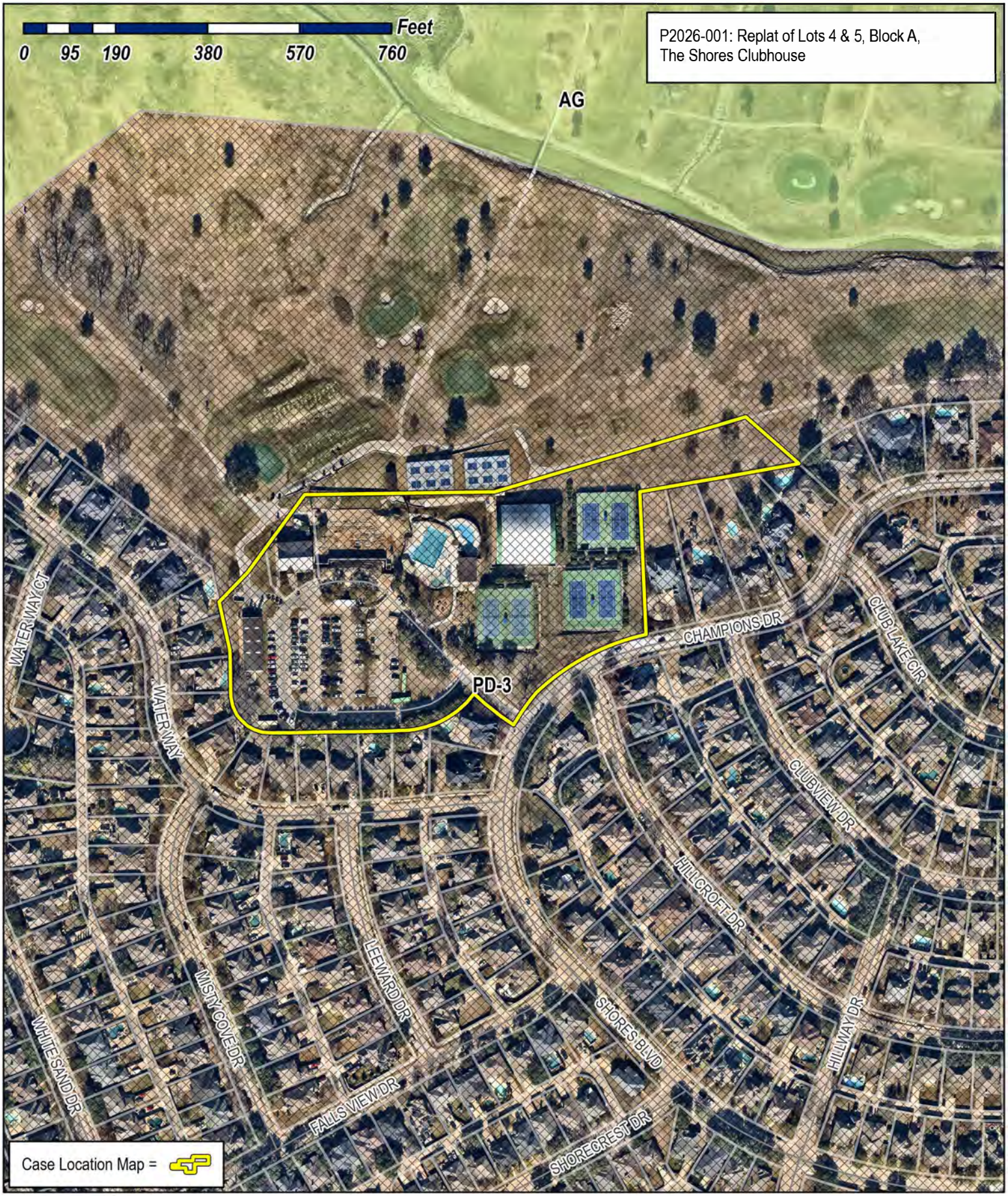
-60 0 60 120

Scale: 1" = 60'

AN ADDITION TO THE CITY OF
ROCKWALL, TEXAS,
BEING AN AMENDED PLAT OF
LOT 2 AND 3, BLOCK A
THE SHORES CLUBHOUSE PHASE REPLAT
CLERK'S FILE No. 20140000009399
PLAT RECORDS, ROCKWALL COUNTY TEXAS
SITUATED IN THE
NATHAN BUTLER SURVEY, ABSTRACT No. 21

9.21 ACRES

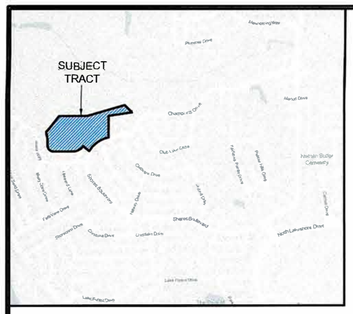
OJD Engineering, LLC
Consulting Engineers & Surveyors
Drawn By: L. SNEAD
Job No.: 25-AE0021
806-352-7117
2420 Lakeview Dr.
Amarillo, TX, 79109
Firm No. 10090900



City of Rockwall

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

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



VICINITY MAP

NOT TO SCALE

LEGEND:

○ = 1/2 inch iron rod found

[ ] = Record document - Rockwall County

SHORES COUNTRY CLUB, LLC
SPECIAL WARRANTY DEED
[VOLUME 6474, PAGE 1]

SHORES COUNTRY CLUB, LLC
SPECIAL WARRANTY DEED
[VOLUME 6474, PAGE 1]

SHORES COUNTRY CLUB, LLC
SPECIAL WARRANTY DEED
[VOLUME 6474, PAGE 1]

N 74° 07' 52" E -- 547.55'

S 46° 24' 06" E
144.49'

POINT OF BEGINNING
N: 7034457.76
E: 2587742.72

LOT 16, BLOCK H
THE SHORES PHASE 1
[CABINET C, PAGE 286]

N 90° 00' 00" E -- 392.00'

S 81° 30' 07" W -- 330.14'

15' UTILITY EASEMENT
[CLERK'S FILE No. 20140000009399]
VACATED BY THIS PLAT

15' UTILITY EASEMENT
[Cabinet A, Page 312]
VACATED BY THIS PLAT

EAST - 46.62'
EAST - 60.28'
EAST - 154.92'
NORTH 15.00'
WEST - 71.61'
WEST - 154.92'

UTILITY EASEMENT

ENCOR ELECTRIC EASEMENT

N 37° 03' 15" E -- 199.49'

S 04° 26' 55" E
134.72'

LOT 3, BLOCK A
0.32 ACRES

SHORES COUNTRY CLUB, LLC
SPECIAL WARRANTY DEED
[VOLUME 6474, PAGE 1]

THE SHORES CLUB HOUSE PHASE
[Clerk's File No. 20140000009399]

LOT 2, BLOCK A
8.96 ACRES

LOT 17
LOT 18
LOT 19
LOT 20
LOT 21

S 00° 07' 41" E -- 297.57'

BLOCK H
THE CLUBHOUSE TRACT
[CABINET C, PAGE 58]

LOT 14

N 45° 00' 00" E
85.12'

N 37° 37' 00" W
78.32'

N 45° 00' 00" W
43.11'

CHAMPIONS CIRCLE
PRIVATE ROAD
L=54.80' CA

15' UTILITY EASEMENT
[20140000009399]

S 50° 00' 00" W
26.74'

10' UTILITY EASEMENT
[Cabinet A, Page 312]

15' UTILITY EASEMENT
[20140000009399]

24' ACCESS & FIRELANE EASEMENT
[Cabinet A, Page 312]

24' ACCESS & FIRELANE EASEMENT
[Cabinet A, Page 312]

LOT 13

N 11° 31' 18" W
102.15'

LOT 12

LOT 11

BLOCK F
HILLSIDE PHASE 4 AT THE SHORES
[CABINET D, PAGE 313]

NORTH
89.51'

S 00° 07' 22" W - 306.32'

N 00° 07' 22" E - 288.82'

10' EASEMENT -
TEXAS UTILITIES
ELECTRIC COMPANY

24' ACCESS & FIRELANE EASEMENT
[Cabinet A, Page 312]

20' BUILDING LINE

CHAMPIONS DRIVE
50' RIGHT-OF-WAY
[Cabinet C, Page 58]
[20140000009399]

L = 340.79
R = 405.00
CH = S 55° 02' 28" W - 330.82'

25'

50'

LOT 10

CHAMPIONS CIRCLE
PRIVATE ROAD

20' UTILITY EASEMENT

S 89° 56' 03" E - 232.16'

L = 130.38'
CH = N 45° 00' 00" W - 117.38'

WEST -- 267.00'

L = 174.54
R = 192.00
CH = S 63° 57' 25" W - 168.59'

L = 84.69
R = 510.00
CH = N 50° 16' 01" W - 84.58'

PRIVATE ROAD

N: 7033921.85
E: 2587145.74

N 55° 03' 26" W
24.13'

LOT 9

LOT 8

LOT 7

LOT 6

LOT 5

LOT 4

LOT 3

LOT 1

LOT 2

10' ELECTRIC EASEMENT
[Cabinet A, Page 312]

BLOCK F
HILLSIDE PHASE 4 AT THE SHORES
[CABINET D, PAGE 313]

BLOCK F
HILLSIDE PHASE 3 AT THE SHORES
[CABINET D, PAGE 257]

SHORES BOULEVARD
50' RIGHT-OF-WAY
[Cabinet D, Page 257]

NOTES:

1. The purpose of this plat is to vacate the Public Utility Easements spanning accross the North portion of this plat
2. This plat is within the Rockwall City Limits.
3. Basis of Bearing - The basis of bearing of this survey is N 90° 00' 00" East, as shown heron, based on the North line of The Shores Club House Phase, an addition to the City of Rockwall, according to the map or plat recorded in Clerk's File No. 20140000009399, Official Public Records of Rockwall County, Texas
4. Coordinates shown are based on the U.S. State Plane Coordinate System of 1983. Texas North Central Zone
5. According the the F.E.M.A. Flood Insurance Rate Map Community Panel No. 48397C0030L, effectivie date June 26, 2008, this property DOES NOT appear to be located in a special flood hazard area, according to the Flood Damage Mitigation Chapter of the municipal code shown thereon. The undersign Surveyor does not accept responsibility for the accuracy of the F.E.M.A. map upon which this opinion is based.

N

-60 0 60 120

Scale: 1" = 60'

THE SHORES CLUBHOUSE PHASE REPLAT AMENDED

AN ADDITION TO THE CITY OF
ROCKWALL, TEXAS,
BEING AN AMENDED PLAT OF
LOT 2 AND 3, BLOCK A
THE SHORES CLUBHOUSE PHASE REPLAT
CLERK'S FILE No. 20140000009399
PLAT RECORDS, ROCKWALL COUNTY TEXAS
SITUATED IN THE
NATHAN BUTLER SURVEY, ABSTRACT No. 21

9.21 ACRES

OJD Engineering, LLC
Consulting Engineers & Surveyors
Drawn By: L. SNEAD
Job No.: 25-AE0021
806-352-7117
2420 Lakeview Dr.
Amarillo, TX, 79109
Firm No. 10090900

OWNERS CERTIFICATION:

WHEREAS SHORES COUNTRY CLUB, LLC, are the sole owners of a tract of land in the City of Rockwall, Rockwall County, State of Texas, said tract being described as follows:

A 9.28 acre tract of land being situated in the Nathan Butler Survey, Abstract No. 21 in the City of Rockwall, Rockwall County, Texas, and being all of Lot 2 and Lot 3, Block A, The Shores Club House Phase, an addition to the City of Rockwall, according to the map or plat filed under Clerk's File No. 20140000009399, Official Public Records of Rockwall County, Texas, and being a portion of the tract of land conveyed in the Special Warranty Deed recorded in Volume 6474, Page 1, Deed Records of Rockwall County, Texas, said 9.28 acre tract being described by the metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found on the North right-of-way line of Champions drive, at the most Southerly Southeast corner of said Lot 2, and being the Southwest corner of Lot 21, Block H, The Clubhouse Tract Addition, Replat, an addition to the City of Rockwall, Texas, according to the map or plat recorded in Cabinet C, Page 58, Plat Records of Rockwall County, Texas, same being the most Southerly Southeast corner of this tract, said point being the beginning of a curve to the left with a radius of 405.00 feet;

THENCE in a Southwesterly direction with said North right-of-way line of Champions Drive, with said curve to the left, having a chord bearing and distance of South 55 degrees 02 minutes 28 seconds West, 330.82 feet, for a curve length of 3340.79 feet to a 1/2 inch iron rod found at the most southerly Southwest corner of said Lot 2, same being the most Southerly Southwest corner of this tract, and being the East corner of Lot 1, Block F, Hillside Phase 3 at The Shores Addition, an addition to the City of Rockwall, Texas, according to the map or plat recorded in Cabinet D, Page 257, Plat Records of Rockwall County, Texas;

THENCE North 55 degrees 03 minutes 26 seconds West, with the Northeasterly line of Lot 1, Block H and the Southwesterly line of said Lot 2, a distance of 24.13 feet to a 1/2 inch iron rod found, being the beginning of a curve to the right with a radius of 510.00 feet;

THENCE in a Northwesterly direction, with said curve to the right, having a chord bearing and distance of North 50 degrees 18 minutes 01 seconds West, 84.59 feet, for a curve length of 84.69 feet to a 1/2 inch iron rod found at most North corner of said Lot 1, same being the beginning of a non-tangent curve to the right with a radius of 192.00 feet;

THENCE In a Southwesterly direction, with said curve to the right and with the South line of said Lot 2, having a chord bearing and distance of South 63 degrees 57 minutes 25 seconds West, 168.59 feet, for a curve length of 174.54 feet to a 1/2 inch iron rod found

THENCE West, with said South line of Lot 2 and the northerly line of distance of 267.00 feet to a 1/2 inch iron rod found, being in the North line of Lot 7, Block F, Hillside Phase No. 4 at The Shores Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the map of plat recorded in Cabinet D, Page 313, same being the beginning of a curve to the left with a radius of 83.00;

THENCE in a Northwesterly direction, with said curve to the left and the Northeasterly line of said Block H, Hillside Phase 4 at the Shores Addition, having a chord bearing and distance of North 45 degrees 00 minutes 00 seconds West, 117.38 feet, for a curve length of 130.38 feet to a 1/2 inch iron rod found;

THENCE North, with the East line of said Block H, Hillside Phase 4 at The Shores Addition, a distance of 89.51 feet to a 1/2 inch iron rod found;

THENCE North 11 degrees 31 minutes 18 seconds West, with said East line of Block H, Hillside Phase 4 at The Shores Addition, a distance of 102.15 feet to a 1/2 inch iron rod found, being the most westerly Northwest corner of said The Shores Club House Phase, same being the most westerly Northwest corner of this tract;

THENCE North 45 degrees 00 minutes 00 seconds East, with said North line of The Shores Club House Phase, a distance of 85.12 feet to a 1/2 inch iron rod found;

THENCE North 37 degrees 03 minutes 15 second East a distance of 199.49 feet to a 1/2 inch iron rod found, being the most northerly Northwest corner of said The Shores Club House Phase, same being the most Northerly Northwest corner of this tract;

THENCE East, with said North line of The Shores Club House Phase, a distance of 392.00 feet to a 1/2 inch iron rod found;

THENCE North 74 degrees 07 minutes 43 seconds East, with said North line of The Shores Club House Phase, a distance of 547.55 feet to a 1/2 inch iron rod found, being the Northeast corner of The Shores Clubhouse Phase, same being the Northeast corner of this tract;

THENCE South 46 degrees 24 minutes 06 seconds East, with said North line of The Shore Club House Phase, a distance of 144.49 feet to the POINT OF BEGINNING.

NOW, THEREFOR, KNOW ALL MEN BY THESE PRESENTS

STATE OF TEXAS
COUNTY OF ROCKWALL

We, Rockwall Golf and Athletic Club, LLC, the undersigned owner of the land shown on this plat, and designated herein as THE SHORES CLUB HOUSE PHASE REPLAT AMENDED subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. We further certify that all other parties who have a mortgage or lien interest in THE SHORES CLUB HOUSE PHASE 3 ADDITION, REPLAT subdivision have been notified and signed this plat.

We understand and do hereby reserve the easement strips shown on the plat for the purposes stated and for the mutual uses and accommodation of all utilities desiring to use or using the same. We also understand the following;

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on anu 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 anu nature resulting from or occasioned by the establishment of grade sheets in the subdivision.
4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development
6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or

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

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

We further acknowledge that the dedications and/or extraction'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 grown needs of the City; We our successors and assigns hereby waive any claim, damage, or cause of action that we may have as a result of the dedication of exactions made herein.

Executed this _____ day of _____, 2026.

_____
Owner

Executed this _____ day of _____, 2026.

_____
Owner

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority on this day personally appeared John W. Dunn Jr., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he is executed the same for the purposes and consideration therein expressed.

given under my hand and seal of office the____ day of _____, 2026.

_____
Notary public for the State of Texas

My Commission Expires:_____

STATE OF TEXAS
COUNTY OF ROCKWALL

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

given under my hand and seal of office the _____ day of_____, 2026.

_____
Notary public for the State of Texas

My Commission Expires:_____

Line Table		
Line No.	Direction	Length
L1	N 53° 05' 38" W	204.57'
L2	N 39° 45' 00" W	164.98'
L3	N 39° 45' 00" W	25.00'
L4	N 64° 52' 30" W	51.33'
L5	N 90° 00' 00" W	90.68'
L6	S 70° 00' 00" W	51.53'
L7	S 50° 00' 00" W	91.94'
L8	S 40° 00' 00" E	15.00'
L9	N 50° 00' 00" E	89.40'
L10	N 70° 00' 00" E	46.13'
L11	N 90° 00' 00" E	84.69'
L12	S 64° 52' 30" E	44.65'
L13	S 39° 45' 00" E	21.69'
L14	S 39° 45' 00" E	166.74'
L15	S 53° 05' 38" E	206.32'
L16	N 39° 44' 41" W	147.02'
L17	N 90° 00' 00" W	40.00'
L18	S 50° 00' 00" W	26.74'
L19	S 0° 00' 00" W	144.79'
L20	S 90° 00' 00" E	187.48'
L21	N 90° 00' 00" W	40.00'
L22	S 50° 00' 00" W	26.74'
L23	S 0° 00' 00" W	144.79'
L24	S 90° 00' 00" E	187.48'

Line Table		
Line No.	Direction	Length
L25	N 39° 44' 41" W	147.02'
L26	N 55° 03' 26" W	22.78'
L27	S 55° 03' 26" E	22.39'
L28	N 27° 32' 34" W	48.78'
L29	N 1° 34' 44" E	37.76'
L30	N 45° 03' 57" E	9.62'
L31	N 76° 32' 07" E	69.19'
L32	S 44° 53' 25" E	13.20'
L33	S 0° 36' 26" E	19.01'
L34	N 89° 23' 34" E	20.00'
L35	N 0° 36' 26" W	20.00'
L36	S 89° 23' 34" W	7.00'
L37	N 44° 53' 25" W	27.18'
L38	S 76° 32' 07" W	58.30'
L39	N 88° 25' 17" W	14.95'
L40	N 1° 34' 43" E	5.13'
L41	N 1° 34' 43" E	15.54'
L42	N 1° 34' 43" E	29.61'
L43	N 27° 32' 34" W	48.91'
L44	S 54° 16' 53" E	10.00'
L45	N 44° 19' 02" E	14.73'
L46	N 90° 00' 00" E	23.62'
L47	S 55° 36' 06" W	27.17'
L48	N 4° 28' 29" W	15.40'

Curve Table					
Curve No.	Length	Radius	Delta	Chord Direction	Chord Length
C1	81.03'	227.77'	20° 23' 01"	S 70° 05' 01" W	80.60'
C2	266.61'	188.00'	81° 15' 14"	N 80° 22' 43" W	244.82'
C3	88.77'	101.22'	50° 15' 00"	N 64° 52' 30" W	85.95'
C4	93.31'	133.66'	40° 00' 00"	S 70° 00' 00" W	91.43'
C5	44.16'	50.60'	50° 00' 00"	S 25° 00' 00" W	42.77'
C6	97.39'	62.00'	90° 00' 00"	S 45° 00' 00" E	87.68'
C7	162.64'	162.00'	57° 31' 24"	N 61° 14' 18" E	155.90'
C8	180.85'	212.00'	48° 52' 37"	S 87° 54' 35" E	175.42'
C9	67.72'	77.22'	50° 15' 00"	N 64° 52' 30" W	65.57'
C10	76.56'	109.66'	40° 00' 00"	S 70° 00' 00" W	75.01'
C11	23.21'	26.60'	50° 00' 00"	S 25° 00' 00" W	22.48'
C12	59.69'	38.00'	90° 00' 00"	S 45° 00' 00" E	53.74'
C13	137.42'	138.00'	57° 03' 12"	N 61° 28' 24" E	131.81'
C14	63.72'	212.00'	17° 13' 17"	N 48° 21' 44" W	63.48'
C15	91.62'	498.17'	10° 32' 15"	N 49° 47' 12" W	91.49'
C16	33.31'	20.00'	95° 25' 31"	S 87° 46' 16" W	29.59'
C17	97.98'	474.00'	11° 50' 37"	S 49° 08' 08" E	97.81'
C18	24.80'	75.00'	18° 56' 53"	S 52° 41' 17" E	24.69'
C19	170.18'	182.00'	53° 34' 29"	N 63° 16' 42" E	164.05'

APPROVAL:

RECOMMENDED FOR FINAL APPROVAL

_____ _____
Planning and Zoning Commission Date

APPROVED

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

on the _____ day of _____, 2026.

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

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

_____
Mayor, City of Rockwall

_____
City Secretary, City of Rockwall

_____
City Engineer, City of Rockwall

CERTIFICATION:

THAT I, David G. Miller, 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.

_____
DAVID G. MILLER R.P.L.S. 5437
REGISTERED PROFESSIONAL LAND SURVEYOR
OJD Engineering, LLC

THE SHORES CLUBHOUSE PHASE REPLAT AMENDED

AN ADDITION TO THE CITY OF
ROCKWALL, TEXAS,
BEING AN AMENDED PLAT OF
LOT 2 AND 3, BLOCK A
THE SHORES CLUBHOUSE PHASE REPLAT
CLERK'S FILE No. 20140000009399
PLAT RECORDS, ROCKWALL COUNTY TEXAS
SITUATED IN THE
NATHAN BUTLER SURVEY, ABSTRACT No. 21

9.21 ACRES

OJD Engineering, LLC
Consulting Engineers & Surveyors
806-352 7117
2420 Lakeview Dr
Amarillo, TX, 79109
Firm No 10090900

Drawn By: L SNEAD
Job No.: 25-AE0021

CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION MEMORANDUM

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

TO:	Planning and Zoning Commission
DATE:	January 27, 2026
APPLICANT:	Grayson Hughes; *Sutherland King Consulting, LLC.*
CASE NUMBER:	P2026-002; *Replat for Lot 29 of the Skyview Country Estates No. 3 Addition*

SUMMARY

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 29 of the Skyview Country Estate No. 3 Addition being a 6.156-acre parcel of land identified as Lot 28 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.

PLAT INFORMATION

☑ *Purpose.* The applicant is requesting the approval of a *Replat* for a 6.156-acre parcel of land (*i.e. Lot 29 of the Skyview Country Estates No. 3 Addition*) for the purpose of establishing additional easements on the subject property for an addition to the existing *Church/House of Worship*.

☑ *Background.* According to the Rockwall Central Appraisal District (RCAD), the 21,658 SF existing church was constructed in 1980. On July 16, 2012, the subject property was annexed into the City of Rockwall by *Ordinance No. 12-17* [*i.e. Case No. A2012-001*]. At the time of annexation, the subject property was zoned Agricultural (AG) District. On October 15, 2012, the City Council approved a replat [*i.e. Case No. P2012-031*] establishing the subject property as Lot 28 of the Skyview Country Estates No. 3 Addition. On October 1, 2018, the City Council approved *Ordinance No. 18-43* [*i.e. Case No. Z2018-038*] changing the zoning of the subject property from an Agricultural (AG) District to a General (GR) District. On July 7, 2025, the City Council approved *Ordinance No. 25-37, S-368* [*i.e. Case No. Z2025-027*] to allow the expansion of an existing *Church/House of Worship* and a building that will exceed 25,000 SF in a General Retail (GR) District. On July 15, 2025, the Planning and Zoning Commission approved a site plan [*i.e. Case No. SP2025-025*] to allow the expansion of the existing *Church/House of Worship* along with the construction of the building that will exceed 25,000 SF in a General Retail (GR)District. In addition to the existing 21,658 SF *Church/House of Worship*, the Rockwall Central Appraisal District (RCAD) also identifies a 128 SF shop, an 80 SF storage building, a 2,054 SF single-family home, and two (2), 1,560 SF portable classrooms on the subject property.

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

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

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

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the *Replat* for *Lot 29 of the Skyview Country Estates No. 3 Addition*, staff would propose the following conditions of approval:

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

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

PROJECT COMMENTS

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

DATE: 1/22/2026

PROJECT NUMBER: P2026-002
PROJECT NAME: Final Plat for Lot 29 of Skyview Country Estate No. 3
SITE ADDRESS/LOCATIONS: 1362 FM 552

CASE CAPTION: 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 29 of the Skyview Country Estate No. 3 Addition being a 6.156-acre parcel of land identified as Lot 28 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.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Angelica Guevara	01/21/2026	Approved w/ Comments

01/21/2026: P2026-002: Replat for Lot 29 of the Skyview Country Estate No. 3 Addition
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a Replat for Lot 29 of the Skyview Country Estate No. 3 Addition being a 6.156-acre parcel of land identified as Lot 28 of the Skyview Country Estate No. 3 Addition, City of Rockwall, Rockwall County, Texas, zoned General Retail (GR) District, addressed as 1362 FM-552.

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

M.3 For reference, include the case number (P2026-002) in the lower right-hand corner of all pages on future submittals.

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

FINAL PLAT
LOT 29
SKYVIEW COUNTRY ESTATES ADDITION NO. 3
BEING A REPLAT OF
LOT 28
SKYVIEW COUNTRY ESTATES ADDITION NO. 3
BEING
ONE (1) LOT
6.156-ACRES OR 268,164 SF
SITUATED IN THE
JOHN SIMMONS SURVEY, ABSTRACT NO. 190
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

M.5 Please label all existing and proposed easements relative to the site and include the type, width, and purpose. (Section 38-7, Subdivision and Platting Procedures, of the

Municipal Code of Ordinances)

M.6 Please label the corporate limits of the City of Rockwall and its Extraterritorial Jurisdiction (ETJ). (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

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

M.8 Please provide the following Surveyor's/Registered Engineer Certificate. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

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

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

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

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

Planning and Zoning Meeting: January 27, 2026
City Council Meeting: February 2, 2026

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

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

01/20/2026: 1. Label width (24').
2. Call out minimum FFE based on detention pond 100-yr WSEL. Min. 2' above 100yr WSEL.
3. Revise "utility" to "water and sanitary sewer" easement

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

No Comments

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

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT

GIS	Lance Singleton	01/20/2026	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	01/20/2026	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Angelica Guevara	01/22/2026	N/A

No Comments

FIRELANE CURVE TABLE					
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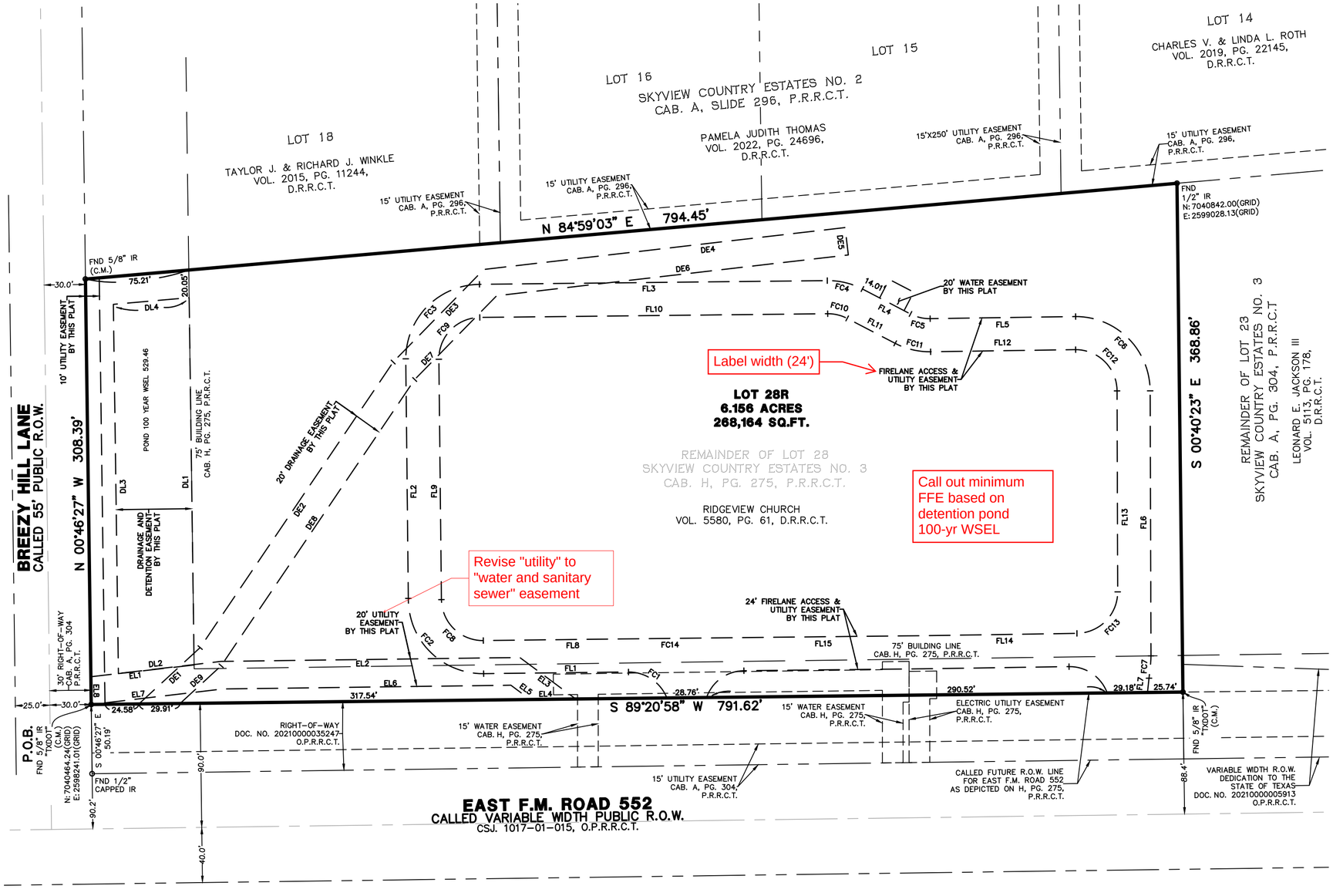

LOT INFO TABLE

LOT 28R:
COMMERCIAL
6.156 ACRES

SURVEYOR'S NOTES:

1. BEARINGS AND DISTANCES ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202 NORTH AMERICAN DATUM OF 1983 (NAD 83) (U.S. FOOT) WITH A COMBINED SCALE FACTOR OF 1.000146135.
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NORTH

GRAPHIC SCALE: 1" = 60'

60 0 60 120 180 Feet

REPLAT

LOTS 28R, SKYVIEW COUNTRY ESTATES NO. 3

BEING A REPLAT OF LOT 28,
SKYVIEW COUNTRY ESTATES, NO. 3
AN ADDITION TO
THE CITY OF ROCKWALL AS RECORDED IN
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RECORDS OF ROCKWALL COUNTY, TEXAS
ALSO BEING A TRACT OF LAND
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ABSTRACT NO. 190
BEING A TOTAL OF 6.156 ACRES/268,164 SQ.FT.
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-- 2025 --

LEGEND OF ABBREVIATIONS

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- P.R.R.C.T. PLAT RECORDS, ROCKWALL COUNTY, TEXAS
- ROW RIGHT OF WAY
- C.M. CONTROLLING MONUMENT
- FND FOUND
- SQ.FT. SQUARE FEET

ENGINEER
SUTHERLAND KING
GRAYSON K. HUGHES, PE
6430 MEADOWCREEK DRIVE,
DALLAS, TX 75254
PHONE: 214.208.0519

OWNER/DEVELOPER
RIDGEVIEW CHURCH
1362 E. FM 522
ROCKWALL, ROCKWALL
COUNTY, TEXAS 75087

WINDROSE
LAND SURVEYING | PLATTING
1760 S. STEMMONS FRWY, STE 180 | LEWISVILLE, TX 75067 | 214.217.2544
FIRM REGISTRATION NO. 10108800 | WINDROSESERVICES.COM

DRAWN BY: TD DATE: 09-24-2025 CHECKED BY: JC JOB NO.: D61056
POC: LUKE JACKSON PHONE: 972-370-5871 EMAIL: LUKE.JACKSON@WINDROSESERVICES.COM

R:\WRD SITE MOs\D61056 - Ridgeview Church - Rockwall\Platting\P136235 - Ridgeview Church Addition\Drawings\REPLAT

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	1362 FM Road 552				
SUBDIVISION	Skyview Country Estates No. 3	LOT	28	BLOCK	
GENERAL LOCATION	Northeast corner of FM Road 552 and Breezy Hill Lane				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	General Retail	CURRENT USE	Worship Center		
PROPOSED ZONING	General Retail	PROPOSED USE	Worship Center		
ACREAGE	6.156	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	Ridgeview Church	☐ APPLICANT	Sutherland King Consulting, LLC
CONTACT PERSON	Felix Tan	CONTACT PERSON	Grayson Hughes
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 Felix Tan [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF $ 423.12 *TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 16th *DAY OF* January, 2026. *BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."*

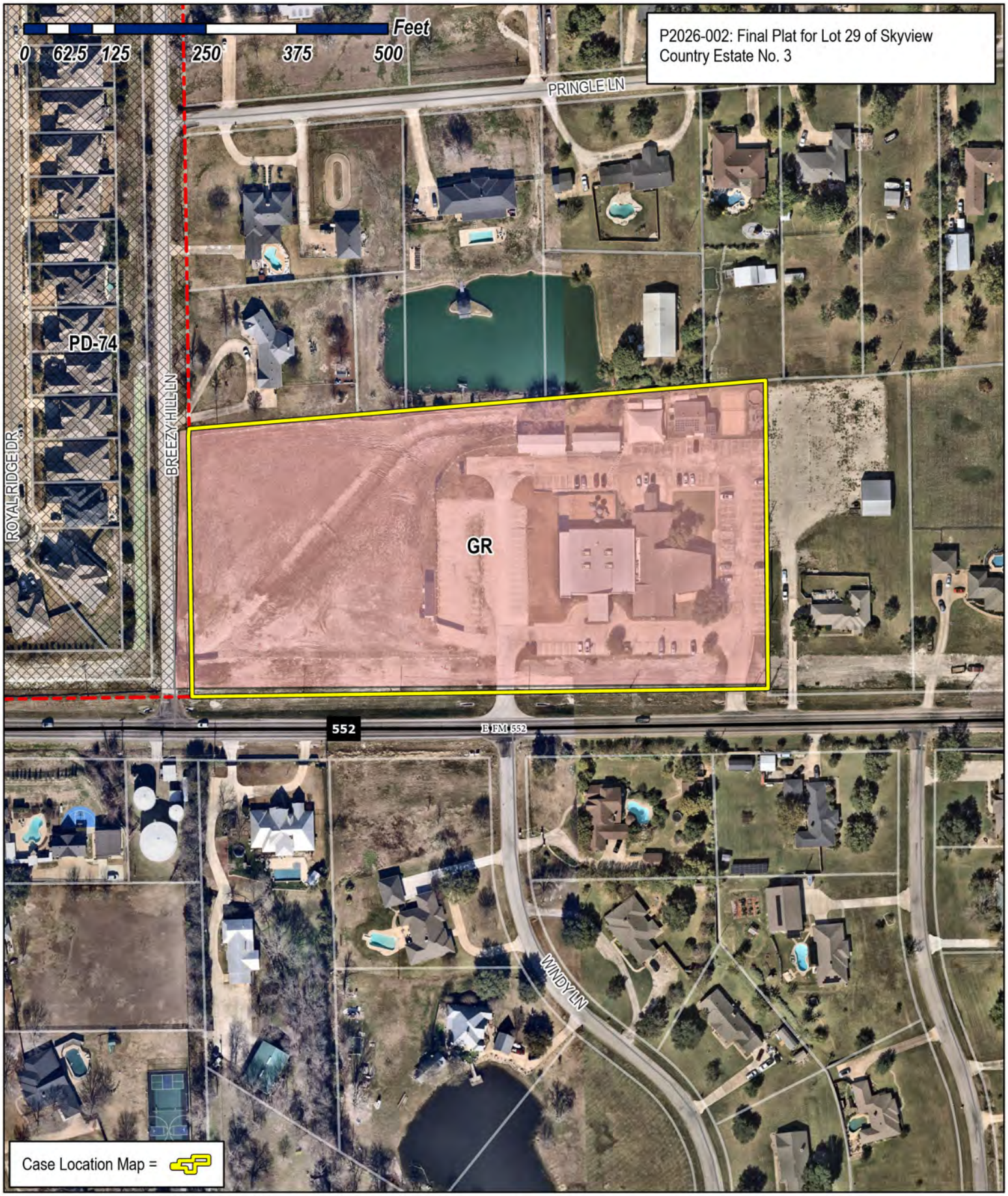
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 16 *DAY OF* January, 2026.

OWNER'S SIGNATURE F. Tan

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Barbara Osborne

BARBARA OSBORNE
Notary ID #135503671
My Commission Expires
February 23, 2029

MY COMMISSION EXPIRES



City of Rockwall

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

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

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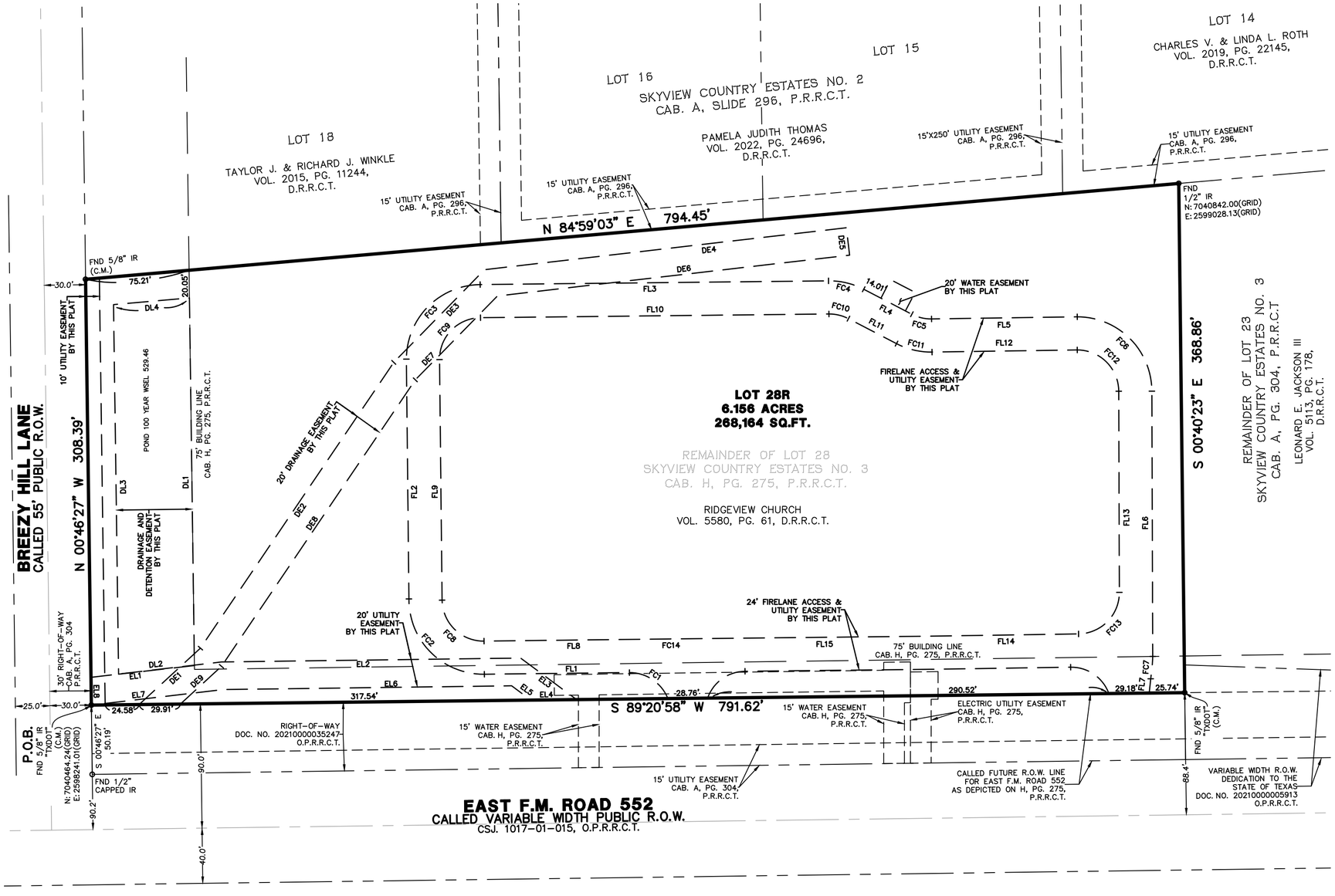

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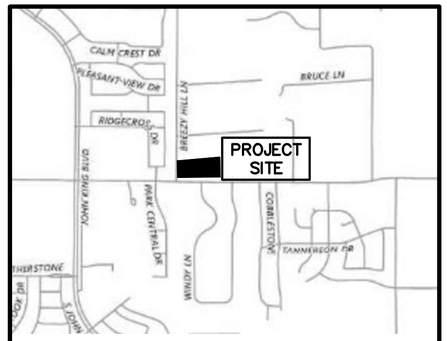

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REPLAT

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-- 2025 --

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WINDROSE
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1760 S. STEMMONS FRWY, STE 180 | LEWISVILLE, TX 75067 | 214.217.2544
FIRM REGISTRATION NO. 10108800 | WINDROSESERVICES.COM

DRAWN BY: TD DATE: 09-24-2025 CHECKED BY: JC JOB NO.: D61056
POC: LUKE JACKSON PHONE: 972-370-5871 EMAIL: LUKE.JACKSON@WINDROSESERVICES.COM

R:\WRD SITE MOs\D61056 - Ridgeview Church - Rockwall\Platting\P136235 - Ridgeview Church Addition\Drawings\REPLAT

STATE OF TEXAS §

COUNTY OF ROCKWALL §

WHEREAS RIDGEVIEW CHURCH IS THE OWNER OF A 6.156 ACRE OR 268,164 SQUARE FEET TRACT OF LAND SITUATED IN THE JOHN SIMMONS SURVEY, ABSTRACT NUMBER (NO.) 190, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, BEING THE REMAINDER OF LOT 28, SKYVIEW COUNTRY ESTATES NO. 3, AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS ACCORDING TO THE PLAT RECORDED IN CABINET (CAB.) H, PAGE (PG.) 275, OF THE PLAT RECORDS ROCKWALL COUNTY, TEXAS, (P.R.R.C.T.), SAME BEING A PORTION OF THAT TRACT OF LAND DESCRIBED TO RIDGEVIEW CHURCH IN DEED RECORDED IN VOLUME (VOL.) 5580, PG. 61, DEED RECORDS ROCKWALL COUNTY, TEXAS (D.R.R.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8-INCH IRON ROD CAPPED "TXDOT" FOUND FOR THE NORTHWEST CORNER OF THAT RIGHT-OF-WAY DEDICATION TO THE STATE OF TEXAS IN DEED RECORDED IN DOCUMENT NO. 20210000035247 OF THE OFFICIAL PUBLIC RECORDS ROCKWALL COUNTY, TEXAS (O.P.R.R.C.T.), ON THE EAST RIGHT-OF-WAY (ROW) LINE OF BREEZY HILL LANE (55' RIGHT-OF-WAY), SAID POINT LYING ON THE WEST LINE OF SAID LOT 28, FROM WHICH A 1/2-INCH CAPPED IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID RIGHT-OF-WAY DEDICATION BEARS SOUTH 00 DEG. 46 MIN. 27 SEC. WEST, A DISTANCE OF 50.19 FEET;

THENCE, NORTH 00 DEG. 46 MIN. 27 SEC. WEST, WITH THE WEST LINE OF SAID LOT 28 AND THE EAST ROW LINE OF SAID BREEZY HILL LANE, A DISTANCE OF 308.39 FEET TO A 5/8-INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID LOT 28, AND THE SOUTHWEST CORNER OF LOT 18 OF SKYVIEW COUNTRY ESTATES NO. 2, AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS ACCORDING TO THE PLAT RECORDED IN CAB. A, PG. 296, P.R.R.C.T.;

THENCE, NORTH 84 DEG. 59 MIN. 03 SEC. EAST, DEPARTING THE EAST ROW LINE OF SAID BREEZY HILL LANE, WITH THE NORTHWEST LINE OF SAID LOT 28 AND THE SOUTHEAST LINE OF SAID SKYVIEW COUNTRY ESTATES NO. 2, A DISTANCE OF 794.45 FEET TO A 1/2-INCH IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID LOT 28 AND THE NORTHWEST CORNER OF LOT 23, SKYVIEW COUNTRY ESTATES NO. 3, AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS ACCORDING TO THE PLAT RECORDED IN CAB. A, PG. 304, P.R.R.C.T.;

THENCE, SOUTH 00 DEG. 40 MIN. 23 SEC. EAST, WITH THE EAST LINE OF SAID LOT 28 AND THE WEST LINE OF SAID LOT 23, A DISTANCE OF 368.86 FEET TO A 5/8-INCH IRON ROD CAPPED "TXDOT" FOUND FOR THE NORTHEAST CORNER OF SAID RIGHT-OF-WAY DEDICATION;

THENCE, SOUTH 89 DEG. 20 MIN. 58 SEC. WEST, TRAVERSING THROUGH SAID LOT 28 OF SKYVIEW COUNTRY ESTATES NO. 3 AND WITH THE NORTH LINE OF SAID RIGHT-OF-WAY DEDICATION, A DISTANCE OF 791.62 FEET TO THE POINT OF BEGINNING AND CONTAINING WITHIN THE METES AND BOUNDS HEREIN RECITED 6.156 ACRES OR 268,164 SQUARE FEET OF LAND MORE OR LESS.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS

STATE OF TEXAS §

COUNTY OF ROCKWALL §

WE, THE UNDERSIGNED OWNER(S) OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE **LOT 28R, SKYVIEW COUNTRY ESTATES NO. 3**, ROCKWALL COUNTY, TEXAS AN ADDITION TO THE CITY OF ROCKWALL, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN ON THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED. WE FURTHER CERTIFY THAT ALL OTHER PARTIES WHO HAVE A MORTGAGE OR LIEN INTEREST IN THE **SKYVIEW COUNTRY ESTATES NO. 3** SUBDIVISION HAVE BEEN NOTIFIED AND SIGNED THIS PLAT. WE UNDERSTAND AND DO HEREBY RESERVE THE EASEMENT STRIPS SHOWN ON THIS PLAT FOR THE PURPOSES STATED AND FOR THE MUTUAL USE AND ACCOMMODATION OF ALL UTILITIES DESIRING TO USE OR USING SAME. WE ALSO UNDERSTAND THE FOLLOWING;

1. NO BUILDINGS SHALL BE CONSTRUCTED OR PLACED UPON, OVER, OR ACROSS THE UTILITY EASEMENTS AS DESCRIBED HEREIN.

2. ANY PUBLIC UTILITY SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PART OF ANY BUILDINGS, FENCES, TREES, SHRUBS, OR OTHER GROWTHS OR IMPROVEMENTS WHICH IN ANY WAY ENDANGER OR INTERFERE WITH CONSTRUCTION, MAINTENANCE OR EFFICIENCY OF THEIR RESPECTIVE SYSTEM ON ANY OF THESE EASEMENT STRIPS; AND ANY PUBLIC UTILITY SHALL AT ALL TIMES HAVE THE RIGHT OF INGRESS OR EGRESS TO, FROM AND UPON THE SAID EASEMENT STRIPS FOR PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTING, PATROLLING, MAINTAINING, AND EITHER ADDING TO OR REMOVING ALL OR PART OF THEIR RESPECTIVE SYSTEM WITHOUT THE NECESSITY OF, AT ANY TIME, PROCURING THE PERMISSION OF ANYONE.

3. THE CITY OF ROCKWALL WILL NOT BE RESPONSIBLE FOR ANY CLAIMS OF ANY NATURE RESULTING FROM OR OCCASIONED BY THE ESTABLISHMENT OF GRADE OF STREETS IN THE SUBDIVISION.

4. THE DEVELOPER/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.

WE FURTHER ACKNOWLEDGE THAT THE DEDICATIONS AND/OR EXACTION'S MADE HEREIN ARE PROPORTIONAL TO THE IMPACT OF THE SUBDIVISION UPON THE PUBLIC SERVICES REQUIRED IN ORDER THAT THE DEVELOPMENT WILL COMPORT WITH THE PRESENT AND FUTURE GROWTH NEEDS OF THE CITY; I (WE), MY (OUR) SUCCESSORS AND ASSIGNS HEREBY WAIVE ANY CLAIM, DAMAGE, OR CAUSE OF ACTION THAT I (WE) MAY HAVE AS A RESULT OF THE DEDICATION OF EXACTIONS MADE HEREIN.

WITNESS MY HAND THIS _____ DAY OF _____, 20____.

_____

PROPERTY OWNER SIGNATURE

STATE OF TEXAS §

COUNTY OF _____ §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____DAY OF _____ 20____.

_____ _____

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

GENERAL NOTES:

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

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

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

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

5. STREET APPURTENANCES. ALL DECORATIVE SIGNAGE, POSTS, OR LIGHTS INSTALLED IN PUBLIC RIGHT-OF-WAY SHALL BE INSTALLED, MAINTAINED, REPAIRED, AND REPLACED BY THE HOMEOWNER'S ASSOCIATION (HOA).

ENGINEER
SUTHERLAND KING
GRAYSON K. HUGHES, PE
6430 MEADOWCREEK DRIVE,
DALLAS, TX 75254
PHONE: 214.208.0519

OWNER/DEVELOPER
RIDGEVIEW CHURCH
1362 E. FM 522
ROCKWALL, ROCKWALL
COUNTY, TEXAS 75087

THAT I, DANIEL L. JACKSON, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, HAVE PLATTED THE SUBDIVISION FROM AN ACTUAL SURVEY ON THE GROUND, AND THAT THIS PLAT CORRECTLY REPRESENTS THAT SURVEY MADE BY ME OR UNDER MY DIRECTION AND SUPERVISION.

PRELIMINARY

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

_____

DANIEL L. JACKSON, R.P.L.S.
NO. 5577

STATE OF TEXAS §

COUNTY OF DENTON §

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED MARK N. PEEPLES, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____DAY OF _____ 20____.

_____

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

APPROVED: I HEREBY CERTIFY THAT THE ABOVE AND FORGOING SUBDIVISION PLAT WAS REVIEWED BY THE PLANNING AND ZONING COMMISSION AND APPROVED BY THE CITY OF COUNCIL OF THE CITY OF ROCKWALL, TEXAS FOR THE PREPARATION OF A FINAL PLAT ON THE_____DAY OF _____20____.

_____ _____

MAYOR OF THE CITY OF ROCKWALL PLANNING AND ZONING CHAIRMAN

_____ _____

CITY SECRETARY CITY ENGINEER

WINDROSE
LAND SURVEYING | PLATTING
1760 S. STEMMONS FRWY, STE 180 | LEWISVILLE, TX 75067 | 214.217.2544
FIRM REGISTRATION NO. 10108800 | WINDROSESERVICES.COM

DRAWN BY: TD DATE: 09-11-2025 CHECKED BY: JC JOB NO.: D61056
POC: LUKE JACKSON PHONE: 972-370-5871 EMAIL: LUKE.JACKSON @WINDROSESERVICES.COM

LOTS 28R, SKYVIEW COUNTRY ESTATES NO. 3

BEING A REPLAT OF LOT 28,
SKYVIEW COUNTRY ESTATES, NO. 3
AN ADDITION TO
THE CITY OF ROCKWALL AS RECORDED IN
CABINET H, PAGE 275, OF THE PLAT
RECORDS OF ROCKWALL COUNTY, TEXAS
ALSO BEING A TRACT OF LAND
SITUATED IN THE JOHN SIMMONS SURVEY,
ABSTRACT NO. 190
BEING A TOTAL OF 6.156 ACRES/268,164 SQ.FT.
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

-- 2025 --

R:\WRD SITE NOs\D61056 – Ridgeview Church – Rockwall\Platting\P136235 – Ridgeview Church Addition\Drawings\REPLAT

CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

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

TO:	Planning and Zoning Commission
DATE:	January 27, 2026
APPLICANT:	Jasmine Martinez*; CBG Surveying Texas, LLC*
CASE NUMBER:	P2026-003; *Final Plat for Lot 1, Block A, National Addition*

SUMMARY

Consider a request by Jasmine Martinez of CBG Surveying Texas, LLC on behalf of Zachary Conti of Conti and Williamson Series, LLC for the approval of a *Final Plat* for Lot 1, Block A, National Addition being a 1.95-acre tract of land identified as Tract 2-24 of the J. R. Johnson Survey, Abstract No. 128, City of Rockwall, Rockwall County, Texas, zoned Heavy Commercial (HC) District, addressed as 626 National Drive, and take any action necessary.

PLAT INFORMATION

☑ *Purpose*. This is a request for the approval of a *Final Plat* for a 1.95-acre tract of land (*i.e. Tract 2-24, Abstract No. 128, of the J.R. Johnson Survey*) for the purpose of establishing a detention easement for the development of a parking lot for an *Office/Warehouse Facility*.

☑ *Background*. According to the Rockwall County Appraisal District (RCAD), there is currently a 6,045 SF *Office/Warehouse Facility* built in 1986 situated on the subject property. The subject property was annexed on August 30, 1999 by *Ordinance No. 99-33* [*Case No. A1999-001*]. At the time of annexation, the subject property was zoned Agricultural (AG) District. According to the City's *Historic Zoning Maps*, sometime between annexation and April 5, 2005, the subject property was rezoned to Heavy Commercial (HC) District. On August 26, 2025, the Planning and Zoning Commission approved a Site Plan [*Case No. SP2025-031*] for the purpose of adding parking and updating the landscaping on the subject property.

☑ *Conformance to the Subdivision Ordinance*. The surveyor has completed the majority of the technical revisions requested by staff, and this plat -- *conforming to the requirements for plats as stipulated by the Chapter 38, Subdivisions, of the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications, submittal requirements, and the execution of the attached ordinance and quitclaim deeds. With the exception of the items listed in the *Conditions of Approval* section of this case memo, this plat is in substantial compliance with the requirements of the Subdivision Ordinance in the Municipal Code of Ordinances.

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

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the *Final Plat* for *Lot 1, Block A, National Addition*, staff would propose the following conditions of approval:

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

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

PROJECT COMMENTS

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

DATE: 1/22/2026

PROJECT NUMBER: P2026-003
PROJECT NAME: Final Plat for Lot 1, Block A, National Addition
SITE ADDRESS/LOCATIONS: 626 National Drive

CASE CAPTION: Consider a request by Jasmine Martinez of CBG Surveying Texas, LLC on behalf of Zachary Conti of Conti and Williamson Series, LLC for the approval of a Final Plat for Lot 1, Block A, National Addition being a 1.95-acre tract of land identified as Tract 2-24 of the J. R. Johnson Survey, Abstract No. 128, City of Rockwall, Rockwall County, Texas, zoned Heavy Commercial (HC) District, addressed as 626 National Drive, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Bethany Ross	01/22/2026	Approved w/ Comments

01/22/2026: P2026-003: Final Plat for Lot 1, Block A, National Addition
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a Final Plat for Lot 1, Block A, National Addition being a 1.95-acre tract of land identified as Tract 2-24 of the J. R. Johnson Survey, Abstract No. 128, City of Rockwall, Rockwall County, Texas, zoned Heavy Commercial (HC) District, and addressed as 626 National Drive.

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

M.3 For reference, include the case number (P2026-003) in the lower right-hand corner of all pages on future submittals.

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

FINAL PLAT
LOT 1, BLOCK A,
NATIONAL ADDITION
BEING A TOTAL OF
1.95-ACRES OR 84,999.05 SF
SITUATED IN THE
JOHN R. JOHNSON SURVEY, ABSTRACT NO. 128
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

M.5 Remove all improvements from the plat. (i.e Fencing, Buildings, etc.) (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

M.6 Provide the correct format for the following General Notes (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances):

(1) Subdivider's Statement. Selling a portion of this addition by metes and bounds is unlawful and a violation of the Subdivision Ordinance of the City of Rockwall and Chapter 212,

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

I.7 Staff has identified the aforementioned items necessary to continue the submittal process. Please make all revisions and corrections and return to staff by February 3, 2026 for a subsequent review prior to approval.

I.8 All meetings will be held in the Rockwall City Council Chambers at 385 S. Goliad Street at 6:00 PM. The meeting schedule for this case is as follows:

Planning and Zoning Meeting: January 27, 2026
City Council Meeting: February 2, 2026

I.9 Please note that a representative is required to be present for the meeting to answer any questions the Planning and Zoning Commission may have regarding your request. Once the Final Plat has been approved by the Planning and Zoning Commission and City Council, the case will be considered to be conditionally approved pending all of staff's comments from all City Departments and any applicable conditions of approval contained in staff's case memo are addressed prior to the subdivision plat being filed.

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

01/20/2026: 1. Final plat?
2. Please include these general notes on the plat.
3. Call out 100-yr WSEL
4. If final plat, remove all site items (contours, buildings, overhead lines, fences, etc.). Only show property lines and easements, building setbacks, etc.

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

No Comments

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

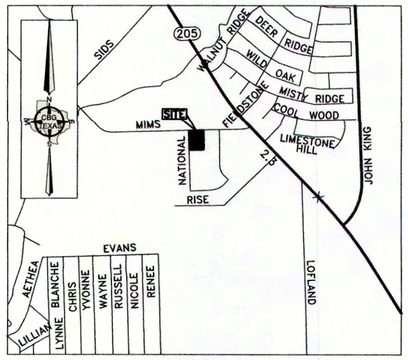
No Comments

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

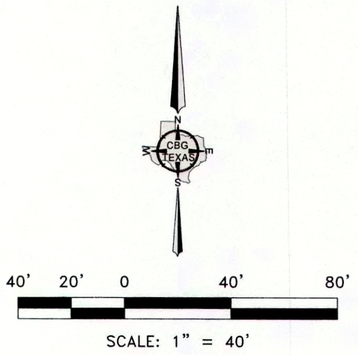
No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	01/20/2026	Approved

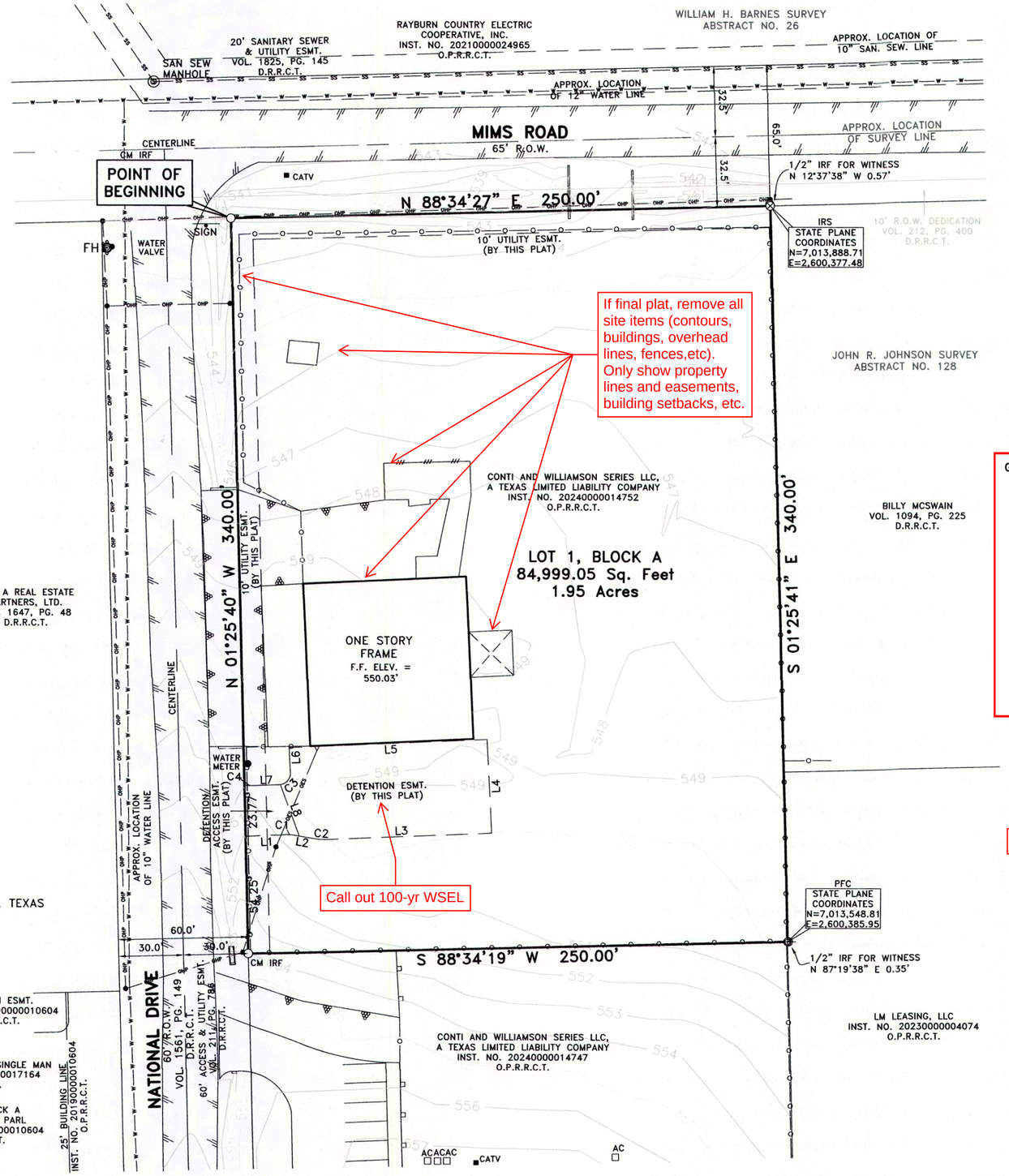
No Comments



VICINITY MAP
NOT TO SCALE



SCALE: 1" = 40'



LINE	BEARING	DISTANCE
L1	S 87°20'02" W	18.37'
L2	N 80°49'30" W	10.47'
L3	S 87°42'18" W	77.20'
L4	S 02°39'58" E	43.50'
L5	S 87°30'34" W	91.83'
L6	N 02°39'58" W	12.56'
L7	N 87°20'02" E	11.91'
L8	S 20°12'41" E	25.28'

Please include these general notes on the plat.

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

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

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

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

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

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

LEGEND:

IRF	1/2 INCH IRON ROD FOUND
IRS	1/2 INCH IRON ROD SET WITH YELLOW CAP STAMPED "CBG SURVEYING"
PFC	POINT FOR CORNER
CM	CONTROLLING MONUMENT
VOL.	VOLUME
PG.	PAGE
R.O.W.	RIGHT-OF-WAY
SQ. FT.	SQUARE FEET
INST. NO.	INSTRUMENT NUMBER
O.P.R.R.C.T.	OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS
M.R.R.C.T.	MAP RECORDS, ROCKWALL COUNTY, TEXAS
D.R.R.C.T.	DEED RECORDS, ROCKWALL COUNTY, TEXAS
F.F. ELEV	FINISH FLOOR ELEVATION
SAN. SEW.	SANITARY SEWER

ZONING DISTRICT HC (INDUSTRIAL)

GENERAL NOTES:

1) THE BASIS OF BEARINGS FOR THIS SURVEY IS THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE, (4202) GEODETIC BEARING ESTABLISHED BY GPS MEASUREMENTS.
2) THE PURPOSE OF THIS PLAT IS TO CREATE 1 LOT OUT OF 1 TRACT OF LAND.
3) COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
4) ACCORDING TO THE F.I.R.M. IN MAP NO. 48397C0040L, THIS PROPERTY DOES LIE IN ZONE X AND DOES NOT LIE WITHIN THE 100-YR FLOOD PLAIN.
5) THIS PROPERTY IS SUBJECT TO TERMS, RESTRICTIONS AND CONDITIONS SET FORTH IN VOLUME 212, PAGE 390, DEED RECORDS, ROCKWALL COUNTY, TEXAS.

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	4.13'	20.00'	11°50'28"	N 86°44'44" W	4.13'
C2	4.03'	19.50'	11°50'28"	N 86°44'44" W	4.02'
C3	7.22'	5.31'	77°53'11"	N 44°25'25" E	6.68'
C4	4.82'	20.00'	13°48'32"	S 85°45'42" E	4.81'

Final plat?

OWNER: CONTI AND WILLIAMSON SERIES LLC
AGENT: ZACHARY CONTI
118 NATIONAL DRIVE
ROCKWALL, TEXAS 75032
PHONE: 469-264-9260
EMAIL: ZACH@CFLANDSCAPES.COM

SHEET 1 OF 2

MINOR PLAT
LOT 1, BLOCK A
NATIONAL ADDITION
BEING A REPLAT OF
LOTS 7, BLOCK B, ROCKWALL 205 BUSINESS PARK ADDITION
(AN UNRECORDED PLAT)
1.95 ACRES (84,999.05 SF)
SITUATED WITHIN THE JOHN R. JOHNSON SURVEY, ABSTRACT NO. 128
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

CBG SURVEYING TEXAS LLC
PROFESSIONAL LAND SURVEYORS
DFW - Houston - East Texas - Austin - San Antonio
PLANNING & SURVEYING
Main Office
1413 E. I-30, Ste. 7
Garland, TX 75048
P 214.349.9485
F 214.349.2216
Firm No. 10168800
www.cbgtxllc.com

SCALE: 1"=40' / DATE: 10/09/2025 / JOB NO. 2303532-02 / DRAWN BY: JLA

CASE NO. P_____-___

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	626 National Drive Rockwall, Texas 75032				
SUBDIVISION	National Addition	LOT	1	BLOCK	A
GENERAL LOCATION	Lots 7, Block B, Rockwall 205 Business Park Addition				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	Commercial	CURRENT USE	Storage Warehouse		
PROPOSED ZONING		PROPOSED USE			
ACREAGE	1.95	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	Conti and Williamson Series, LLC	☐ APPLICANT	CBG Surveying Texas, LLC
CONTACT PERSON	Zachary Conti	CONTACT PERSON	Jasmine Martinez
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 Zachary Conti [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF $ 230.00 *TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 23 *DAY OF* December, 20 25. *BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."*

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 23 *DAY OF* December, 20 25.

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

LIZEETH JUAREZ
Notary ID #134653132
My Commission Expires
November 20, 2027

MY COMMISSION EXPIRES November 20, 2027

PDF processed with CutePDF Editor www.CutePDF-Editor.com

20240000014752
08/22/2024 04:30:53 PM
DEED
Pg: 1/3

Warranty Deed with Vendor's Lien

Notice of confidentiality rights: If you are a natural person, you may remove or strike any or all of the following information from any instrument that transfers an interest in real property before it is filed for record in the public records: your Social Security number or your driver's license number.

Date: **August 12, 2024**

Grantor: **Scottfree Investments, LP, a Texas limited partnership**

Grantor's Mailing Address: 519 East I.30 # 511 Rockwall Tx 75087

Grantee: **Conti and Williamson Series LLC, a Texas limited liability company**

Grantee's Mailing Address: 118 National Dr, Rockwall, TX 75032

Consideration:

Cash and other good and valuable consideration along with a note of even date executed by Grantee and payable to the order of Harvest Small Business Finance, LLC in the principal amount of $1,000,000.00.The note is secured by a first and superior vendor's lien and superior title retained in this deed in favor of Harvest Small Business Finance, LLC and by a first-lien deed of trust of even date from Grantee to Todd Massas, trustee and the further consideration of the execution and delivery by the Grantee of that one certain promissory note of even date herewith in the principal sum of $125,000.00, payable to the order of Scottfree Investments, LP, as therein specified, providing for acceleration of maturity and for attorney's fees, the payment of which note is secured by the vendor's lien herein retained, and is additionally secured by a deed of trust of even date herewith to William C. Shaddock, TRUSTEE.

Property (including any improvements):

BEING a tract of land situated in the J. R. JOHNSON SURVEY, ABSTRACT NO. 128, of Rockwall County, Texas, and being a tract of land conveyed to David Ray Jacobs, as recorded in Volume 4065, Page 183, of the Deed Records of Rockwall County, Texas, as shown on this survey, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found for corner, and being the East Right-Of-Way Line of National Drive, and being on the South Right-Of-Way Line of Mims Road, and being the Northwest corner of said Jacobs tract;

THENCE South 89 degrees 04 minutes 39 seconds East, a distance of 250.00 feet, to a 1/2 inch yellow-capped iron rod set for corner, and being the Northwest corner of a tract of land conveyed to Billy McSwain, as recorded in Volume 1094, Page 225, of the Deed Records of Rockwall County, Texas;

THENCE South 00 degrees 55 minutes 21 seconds West, a distance of 340.00 feet, to a 1/2 inch yellow-capped iron rod set for corner, and being on the West property line of a tract of land conveyed to Michael & Leaann Asbury, as recorded in Volume 1529, Page 109, of the Deed Records of Rockwall County, Texas;

THENCE North 89 degrees 04 minutes 39 seconds West, a distance of 250.00 feet, to a 1/2 inch iron rod found for corner, and being the Northwest corner of a tract of land conveyed to Scottfree Investments LP., as recorded in Instrument No. 20140000005165, of the Deed Records of Rockwall County, Texas;

THENCE North 00 degrees 55 minutes 21 seconds East, a distance of 340.00 feet, to the PLACE OF BEGINNING and containing 1.95 acres of land, more or less.

Reservations from Conveyance: None

Exceptions to Conveyance and Warranty:

This conveyance, however, is made and accepted subject to any and all restrictions, encumbrances, easements, covenants, and conditions, if any, relating to the hereinabove described property as the same are filed for record in County Clerk's Office of Rockwall County, Texas.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

But it is expressly agreed that the Vendor's Lien, as well as Superior Title in and to the above described premises, is retained against the above described property, premises and improvements until the above described note and all interest thereon are fully paid according to the face, tenor, effect and reading thereof, when this Deed shall become absolute. Harvest Small Business Finance, LLC and Scottfree Investments,LP ("Lenders"), at the instance and request of the Grantee herein, having advanced and paid in cash to the Grantor herein that portion of the purchase price of the herein described property as is evidenced by the hereinabove described Note, the Vendor's Lien, together with the Superior Title to said property, is retained herein for the benefit of said Lender and the same are hereby TRANSFERRED AND ASSIGNED to said Lenders, its successors and assigns.

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

EXECUTED this 14 day of August, 2024.

ScottFree Investments, LP, a Texas limited partnership

BY: _____
Scott Tharp, General Partner

THE STATE OF TX §
§
COUNTY OF Rockwall §

14 Before me, a Notary Public, the foregoing instrument was acknowledged on day of August, 2024 by Scott Tharp, General Partner for ScottFree Investments, LP, a Texas limited partnership who personally appeared before me, and who is known to me through TXDL to be the person(s) who executed it for the purposes and consideration expressed therein, and in the capacity stated.

KATRINA LYNN LANE
Notary ID #7209861
My Commission Expires
June 8, 2026

NOTARY PUBLIC, STATE OF
_____

AFTER RECORDING, RETURN TO:

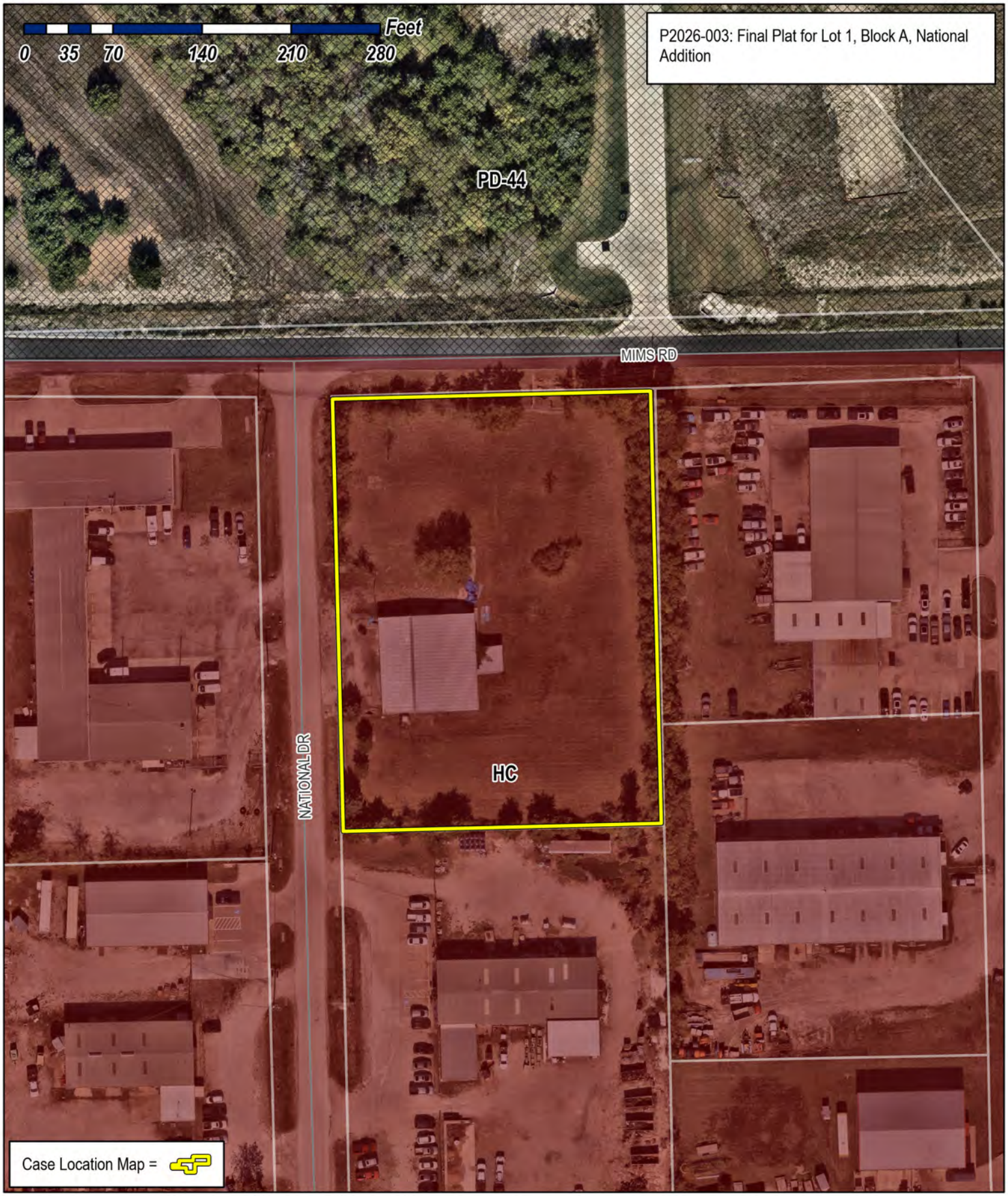
_____
_____
_____

PREPARED IN THE LAW OFFICE OF
Shaddock & Associates, P. C.
2400 N. Dallas Parkway, Ste. 560
Plano, Texas 75093

Electronically Filed and Recorded
Official Public Records
Jennifer Fogg, County Clerk
Rockwall County, Texas
08/22/2024 04:30:53 PM
Fee: $33.00
20240000014752

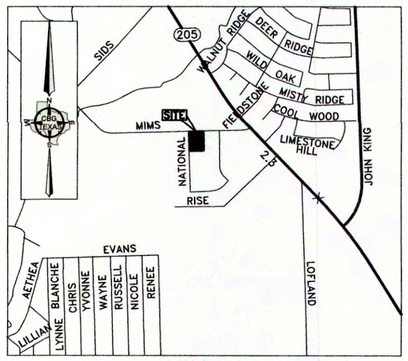
ROCKWALL COUNTY TEXAS COUNTY CLERK

Jennifer Fogg

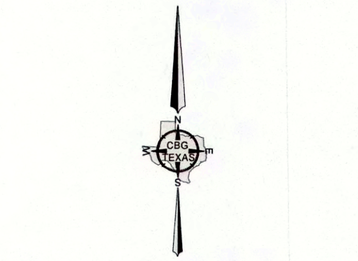


City of Rockwall
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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

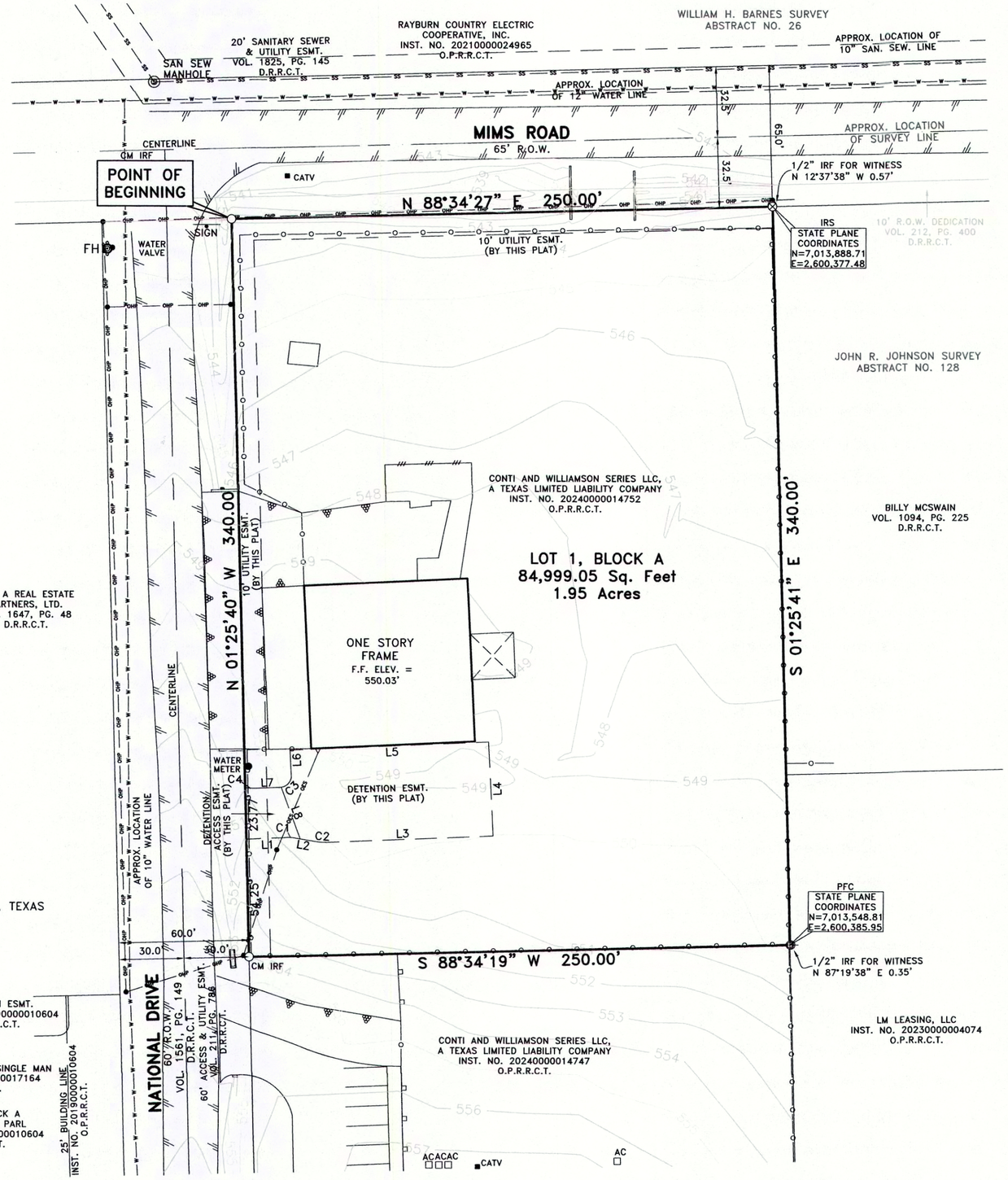


VICINITY MAP
NOT TO SCALE



40' 20' 0 40' 80'

SCALE: 1" = 40'



LINE	BEARING	DISTANCE
L1	S 87°20'02" W	18.37'
L2	N 80°49'30" W	10.47'
L3	S 87°42'18" W	77.20'
L4	S 02°39'58" E	43.50'
L5	S 87°30'34" W	91.83'
L6	N 02°39'58" W	12.56'
L7	N 87°20'02" E	11.91'
L8	S 20°12'41" E	25.28'

LEGEND:

IRF	1/2 INCH IRON ROD FOUND
IRS	1/2 INCH IRON ROD SET WITH YELLOW CAP STAMPED "CBG SURVEYING"
PFC	POINT FOR CORNER
CM	CONTROLLING MONUMENT
VOL.	VOLUME
PG.	PAGE
R.O.W.	RIGHT-OF-WAY
SQ. FT.	SQUARE FEET
INST. NO.	INSTRUMENT NUMBER
O.P.R.R.C.T.	OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS
M.R.R.C.T.	MAP RECORDS, ROCKWALL COUNTY, TEXAS
D.R.R.C.T.	DEED RECORDS, ROCKWALL COUNTY, TEXAS
F.F. ELEV	FINISH FLOOR ELEVATION
SAN. SEW.	SANITARY SEWER

ZONING DISTRICT HC (INDUSTRIAL)

GENERAL NOTES:

1) THE BASIS OF BEARINGS FOR THIS SURVEY IS THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE, (4202) GEODETIC BEARING ESTABLISHED BY GPS MEASUREMENTS.
2) THE PURPOSE OF THIS PLAT IS TO CREATE 1 LOT OUT OF 1 TRACT OF LAND.
3) COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
4) ACCORDING TO THE F.I.R.M. IN MAP NO. 48397C0040L, THIS PROPERTY DOES LIE IN ZONE X AND DOES NOT LIE WITHIN THE 100-YR FLOOD PLAIN.
5) THIS PROPERTY IS SUBJECT TO TERMS, RESTRICTIONS AND CONDITIONS SET FORTH IN VOLUME 212, PAGE 390, DEED RECORDS, ROCKWALL COUNTY, TEXAS.

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	4.13'	20.00'	11°50'28"	N 86°44'44" W	4.13'
C2	4.03'	19.50'	11°50'28"	N 86°44'44" W	4.02'
C3	7.22'	5.31'	77°53'11"	N 44°25'25" E	6.68'
C4	4.82'	20.00'	13°48'32"	S 85°45'42" E	4.81'

OWNER: CONTI AND WILLIAMSON SERIES LLC
AGENT: ZACHARY CONTI
118 NATIONAL DRIVE
ROCKWALL, TEXAS 75032
PHONE: 469-264-9260
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SHEET 1 OF 2

MINOR PLAT
LOT 1, BLOCK A
NATIONAL ADDITION
BEING A REPLAT OF
LOTS 7, BLOCK B, ROCKWALL 205 BUSINESS PARK ADDITION
(AN UNRECORDED PLAT)
1.95 ACRES (84,999.05 SF)
SITUATED WITHIN THE JOHN R. JOHNSON SURVEY, ABSTRACT NO. 128
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SCALE: 1"=40' / DATE: 10/09/2025 / JOB NO. 2303532-02 / DRAWN BY: JLA

CASE NO. P_____-____

OWNER'S DEDICATION

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS Conti and Williamson Series LLC, is the owner of a 1.95 acre tract of land situated in the John R. Johnson Survey, Abstract Number 128, Rockwall County, Texas, same being a tract of land conveyed to Conti and Williamson Series LLC, a Texas limited liability company, by Warranty Deed with Vendor's Lien recorded in Instrument Number 20240000014752, Official Public Records, Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found for corner, said corner being in the intersection of the East right-of-way line of National Drive (a 60 foot right-of-way) and the South right-of-way line of Mims Road (a 65 foot right-of-way);

THENCE North 88 degrees 34 minutes 27 seconds East, along the South right-of-way of said Mims Road, a distance of 250.00 feet to a 1/2 inch iron rod set with yellow cap stamped "CBG Surveying" for corner, said corner being the Northwest corner of a tract of land conveyed to Billy McSwain, by deed recorded in Volume 1094, Page 225, Deed Records, Rockwall County, Texas;

THENCE South 01 degrees 25 minutes 41 minutes East, along the West line of said McSwain tract, a distance of 340.00 feet to a point for corner, said corner being the Northeast corner of a tract of land conveyed to Conti and Williamson Series LLC, a Texas limited liability company, by Warranty Deed with Vendor's Lien recorded in Instrument Number 20240000014747, Official Public Records, Rockwall County, Texas, from which a 1/2 inch iron rod found bears North 87 degrees 19 minutes 38 seconds East, a distance of 0.35 feet for witness;

THENCE South 88 degrees 34 minutes 19 seconds West, along the North line of said Williamson tract (20240000014747), a distance of 250.00 feet to a 1/2 inch iron rod found for corner, said corner being along the East right-of-way line of said National Drive;

THENCE North 01 degrees 25 minutes 40 seconds West, along the East line of said National Drive, a distance of 340.00 feet to the POINT OF BEGINNING and containing 84,999.05 square feet and or 1.95 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

We the undersigned owner(s) of the land shown on this plat, and designated herein as the **LOT 1, BLOCK A, NATIONAL ADDITION**, an addition to Rockwall County, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. We further certify that all other parties who have a mortgage or lien interest in the **LOT 1, BLOCK A, NATIONAL ADDITION**, have been notified and signed this plat.

I understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I (we) also understand the following;

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.

2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.

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

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

5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.

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

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

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

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

By:_____
Conti and Williamson Series LLC, Owner
Zachary Conti, Agent

COUNTY OF ROCKWALL

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

Given upon my hand and seal of office this _____day of_____, 20__.

By:_____

printed name: _____
Notary Public in and for the State of Texas

SURVEYOR'S CERTIFICATE:

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

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

Dated this the_____ day of _____, 20__.

RELEASED FOR REVIEW 11/12/2025 PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

Bryan Connally
Texas Registered Professional Land Surveyor No. 5513

STATE OF TEXAS
COUNTY OF ROCKWALL

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

Given upon my hand and seal of office this _____day of_____, 20__.

By:_____

printed name: _____
Notary Public in and for the State of Texas

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

_____ _____
Mayor of the City of Rockwall — Planning and Zoning Commission Chairman

_____ _____
City Secretary — City Engineer

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

GENERAL NOTES:

1) THE BASIS OF BEARINGS FOR THIS SURVEY IS THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE, (4202) GEODETIC BEARING ESTABLISHED BY GPS MEASUREMENTS.
2) THE PURPOSE OF THIS PLAT IS TO CREATE 1 LOT OUT OF 1 TRACT OF LAND.
3) COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
4) ACCORDING TO THE F.I.R.M. IN MAP NO. 48397C0040L, THIS PROPERTY DOES LIE IN ZONE X AND DOES NOT LIE WITHIN THE 100-YR FLOOD PLAIN.
5) THIS PROPERTY IS SUBJECT TO TERMS, RESTRICTIONS AND CONDITIONS SET FORTH IN VOLUME 212, PAGE 390, DEED RECORDS, ROCKWALL COUNTY, TEXAS.

OWNER: CONTI AND WILLIAMSON SERIES LLC
AGENT: ZACHARY CONTI
118 NATIONAL DRIVE
ROCKWALL, TEXAS 75032
PHONE: 469-264-9260
EMAIL: ZACH@CFLANDSCAPES.COM

SHEET 2 OF 2

MINOR PLAT
LOT 1, BLOCK A
NATIONAL ADDITION
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(AN UNRECORDED PLAT)
1.95 ACRES (84,999.05 SF)
SITUATED WITHIN THE JOHN R. JOHNSON SURVEY, ABSTRACT NO. 128
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SCALE: 1"=40' / DATE: 10/09/2025 / JOB NO. 2303532-02 / DRAWN BY: JLA

CASE NO. P_____-____

Closure Report Tue Dec 30 13:47:24 2025

Northing	Easting	Bearing	Distance
7013882.478	2600127.554		
		N 88°34'27" E	250.000
7013888.698	2600377.477		
		S 01°25'41" E	339.990
7013548.814	2600385.950		
		S 88°34'19" W	250.002
7013542.583	2600136.025		
		N 01°25'40" W	340.000
7013882.478	2600127.554		

Closure Error Distance> 0.00000
Total Distance> 1179.992
Polyline Area: 84999.046 sq ft, 1.951 acres

CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

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

TO:	Planning and Zoning Commission
DATE:	January 27, 2026
APPLICANT:	Keaton Mai; *Dimension Group*
CASE NUMBER:	P2026-004; *Replat for Lots 19-21, Block A, Creekside Commons Addition*

SUMMARY

Consider a request by Keaton Mai of Dimension Group on behalf of Michael Hampton of Creekside Commons Crossing, LP for the approval of a *Replat* for Lots 19-21, Block A, Creekside Commons Addition being a 13.286-acre tract of land identified as Lots 15, 16 & 18, Block A, Creekside Commons Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, generally located at the southwest corner of the intersection of FM-549 and S. Goliad Street [*SH-205*], and take any action necessary.

PLAT INFORMATION

☑ *Purpose*. The applicant is requesting approval of a *Replat* for three (3) existing parcels of land on 13.286-acres (*i.e. Lots 15-18, Block A, Creekside Commons Addition*) in order to establish three (3) new lots (*i.e. Lots 19-21, Block A, Creekside Commons Addition*). The purpose of the *Replat* is to dedicate new easements and adjust the lot lines of the three (3) existing lots in order to facilitate the future development of the subject property.

☑ *Background*. The subject property was annexed on May 19, 1986 by *Ordinance No. 86-37* [*Case No. A1986-005*]. On March 4, 2013, the City Council approved a zoning case [*Case No. Z2013-002*] that rezoned the subject property from an Agricultural (AG) District to a Commercial (C) District. A preliminary plat [*Case No. P2021-027*] was approved by the City Council on June 7, 2021. This preliminary plat was amended by the City Council through *Case No. P2022-030* on July 5, 2022. On November 7, 2022, the City Council approved a final plat [*Case No. P2022-052*] that established the subject property as Lots 2-6, Block A, Creekside Commons Addition. On February 4, 2024, the City Council approved a replat that establish the subject property as Lots 15-18, Block A, Creekside Commons Addition. On October 14, 2025, the Planning and Zoning Commission approved a site plan [*Case No. SP2025-039*] to allow the construction of a *Restaurant Greater than 2,000 SF, with a Drive Through or Drive-In* on a portion of the subject property.

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

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

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of a *Replat* for *Lots 19-21, Block A, Creekside Commons Addition*, staff would propose the following conditions of approval:

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

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

PROJECT COMMENTS

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

DATE: 1/22/2026

PROJECT NUMBER: P2026-004
PROJECT NAME: Replat for Lots 19-21, Block A, Creekside Commons Addition
SITE ADDRESS/LOCATIONS: NWC of Highway 205 and Future FM 549

CASE CAPTION: Consider a request by Keaton Mai of Dimension Group on behalf of Michael Hampton of Creekside Commons Crossing, LP for the approval of a Replat for Lots 19-21, Block A, Creekside Commons Addition being a 13.286-acre tract of land identified as Lots 15, 16 & 18, Block A, Creekside Commons Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, generally located at the southwest corner of the intersection of FM-549 and S. Goliad Street [SH-205], and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Henry Lee	01/22/2026	Needs Review

01/22/2026: Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a Replat for Lots 19-21, Block A, Creekside Commons Addition being a 13.286-acre tract of land identified as Lots 15, 16 & 18, Block A, Creekside Commons Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, generally located at the southwest corner of the intersection of FM-549 and S. Goliad Street [SH-205].

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

M.3 For reference, include the case number (P2026-004) in the lower right-hand corner of all pages on future submittals.

M.4 Please delineate and label the City Limit line. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

I.5 Staff has identified the aforementioned items necessary to continue the submittal process. Please make all revisions and corrections and return to staff as soon as possible for a subsequent review prior to approval.

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

Planning and Zoning: January 27, 2026
City Council Meeting: February 2, 2026

I.7 Please note that a representative is required to be present for the meeting to answer any questions the Planning and Zoning Commission may have regarding your request. Once the Replat has been approved by the Planning and Zoning Commission and City Council, the case will be considered to be conditionally approved pending all of staff's comments from all City Departments and any applicable conditions of approval contained in staff's case memo are addressed prior to the subdivision plat being filed.

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

01/20/2026: 1. List width (min 24').
2. Call this area out as a 24' fire lane and access easement too.
3. Label this proposed easement here too.
4. Remove.

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

No Comments

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

No Comments

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

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	01/20/2026	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Henry Lee	01/22/2026	N/A

No Comments

PARCEL CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD
C4	28.00'	36.00'	44°33'46"	S66° 35' 16"W 27.30'
C5	5.02'	25.00'	11°30'57"	N5° 51' 30"W 5.02'
C6	39.77'	25.00'	91°09'19"	S45° 40' 41"E 35.71'
C7	39.22'	25.00'	89°53'04"	S43° 48' 41"W 35.32'
C8	47.03'	20.00'	134°44'04"	S21° 30' 07"W 36.92'
C9	28.32'	20.00'	81°08'24"	S86° 26' 06"E 26.02'
C10	21.46'	49.00'	25°05'14"	N65° 32' 19"E 21.28'
C11	9.22'	49.00'	10°47'12"	N83° 28' 33"E 9.21'

PARCEL LINE TABLE		
LINE #	LENGTH	DIRECTION
L13	22.85'	N45°51'55"W
L14	45.15'	S88°52'09"W
L15	21.83'	S44°43'37"W

PARCEL LINE TABLE		
LINE #	LENGTH	DIRECTION
L16	15.00'	N44°07'42"E
L17	52.07'	N45°52'18"W
L18	20.00'	N45°54'27"W
L19	51.04'	N43°59'07"E
L20	22.38'	N1°00'53"W
L21	153.66'	N43°59'07"E
L22	11.87'	N45°30'22"W
L23	19.90'	N44°29'38"E
L24	11.70'	S46°00'53"E
L25	31.45'	N43°59'07"E

PARCEL LINE TABLE		
LINE #	LENGTH	DIRECTION
L26	35.20'	N46°00'53"W
L27	20.00'	N44°08'05"E
L28	35.15'	S45°51'55"E
L29	12.34'	N43°59'07"E
L30	35.29'	N88°52'09"E
L31	5.01'	N1°06'12"W
L32	20.00'	N88°52'09"E
L33	5.00'	S1°06'12"E
L34	453.33'	N88°52'09"E
L35	301.80'	S54°13'54"E

PARCEL LINE TABLE		
LINE #	LENGTH	DIRECTION
L36	18.16'	S29°14'52"E
L37	20.00'	S60°45'12"W
L38	13.73'	S29°14'52"E
L39	290.70'	N54°13'54"W
L40	493.69'	S88°52'09"W
L41	220.81'	S43°59'07"W
L42	22.38'	S1°00'53"E
L43	59.36'	S43°59'07"W
L44	134.56'	N88°52'09"E
L45	20.01'	N2°38'25"W

PARCEL LINE TABLE		
LINE #	LENGTH	DIRECTION
L46	586.72'	S88°52'09"W
L47	20.00'	S1°13'55"E
L48	25.89'	S44°06'48"W
L49	10.00'	S44°06'48"W
L50	16.89'	N45°53'12"W
L51	15.09'	S89°06'48"W
L52	200.57'	N45°53'12"W
L53	10.32'	N44°08'20"E
L54	196.43'	S45°47'38"E
L55	15.09'	N89°06'48"E

PARCEL LINE TABLE		
LINE #	LENGTH	DIRECTION
L56	21.03'	S45°53'12"E
L57	12.00'	N88°45'13"E
L58	193.03'	N88°45'13"E
L59	5.00'	S1°14'47"E
L60	192.63'	S88°45'13"W
L61	168.03'	N88°45'13"E
L62	24.00'	S1°14'47"E
L63	168.18'	S88°45'13"W
L64	74.45'	N1°07'51"W
L65	10.00'	N88°45'13"E

PARCEL LINE TABLE		
LINE #	LENGTH	DIRECTION
L66	182.71'	S1°14'47"E
L67	9.99'	S88°52'09"W
L68	12.02'	S1°14'47"E
L69	34.64'	S88°52'09"W
L70	71.67'	N45°51'55"W
L71	44.60'	N88°52'09"E
L72	11.98'	S1°14'47"E

LOT 9 | LOT 10 | LOT 11 | LOT 12 | LOT 13 | LOT 14 | LOT 15 | LOT 16 | LOT 17 | LOT 18 | LOT 19 | LOT 20 | LOT 21

H.O.A. LOT 25

123.23' | 85.45' | 144.55' | 84.88' | 136.47' | 123.31' | 120.43' | 120.43' | 120.43' | 120.43' | 120.43' | 120.43' | 120.42' | 120.00' | 120.00' | 120.00' | 83.42'

56.20' | 27.07' | 72.20' | 67.76' | 70.00' | 70.00' | 70.00' | 70.00' | 70.00' | 8.86' | 26.42' | 45.00' | 87.67' | 87.67'

1321.87'

20' LANDSCAPE BUFFER INST. NO. 20180000001707 O.P.R.R.C.T.

20' UTILITY ESMT. INST. NO. 20180000001707 O.P.R.R.C.T.

5' UTILITY ESMT. INST. NO. 20180000001707 O.P.R.R.C.T.

BLOCK 1
SOMERSET PARK
INST. NO. 20180000001707
O.P.R.R.C.T.

15' R.O.W. DEDICATION INST. NO. 20180000001707 O.P.R.R.C.T.

CENTERLINE

STATE HIGHWAY 549
(VARIABLE WIDTH RIGHT-OF-WAY)

40.0' | 80.0' | 40.0'

5' PEDESTRIAN ACCESS EASEMENT (BY THIS PLAT)

VISIBILITY ESMT. INST. NO. 20240000004925 O.P.R.R.C.T.

L57 "X" FND. | C5 | L58 | L59 | L65 | N 88°45'13" E 1358.95' | 302.22'

205.03' | C6 | L61 | L60 | 1/2" IRS | 15' BUILDING LINE INST. NO. 20230000008813 O.P.R.R.C.T.

1/2" IRF YC "TXHS" | 118.22' | N 88°45'13" E 491.43'

10' LANDSCAPE BUFFER INST. NO. 20230000008813 O.P.R.R.C.T.

15' WATER PIPELINE ESMT. R.C.H. WATER SUPPLY CORP. VOL. 64, PG. 319 D.R.R.C.T.

VISIBILITY ESMT. INST. NO. 20240000004925 O.P.R.R.C.T.

FIRE LANE & ACCESS EASEMENT (BY THIS PLAT)

List width (min 24').

L64 | L62 | L63 | C7

10' ELECTRIC EASEMENT (BY THIS PLAT)

N 01°07'51" W 121.80' | S 01°14'47" E 217.17' | 182.69'

15' UTILITY ESMT. INST. NO. 20230000008813 O.P.R.R.C.T.

158.12' | 114.11' | 10.00'

25' BUILDING LINE INST. NO. 20230000008813 O.P.R.R.C.T.

20' LANDSCAPE BUFFER INST. NO. 20230000008813 O.P.R.R.C.T.

5/8" IRF PC "TXDOT" <CM>

LOT 17
BLOCK A
CREEKSIDE COMMONS
INST. NO. 20240000004925
O.P.R.R.C.T.

LOT 20
40,751 SQ. FT.
0.936 ACRES

LOT 21
476,460 SQ. FT.
10.938 ACRES

MATCH LINE PG 3

"X" FND. | L13 | "X" FND. | N 45°51'55" W 169.64' | 228.11'

24' FIRELANE, ACCESS, & UTILITY ESMT. INST. NO. 20240000004925 O.P.R.R.C.T.

L66 | L67 | 20' DRAINAGE EASEMENT (BY THIS PLAT)

L53 | C9 | C11 | L33 | L31 | C10 | L32 | L27 | L28 | L26 | L29 | L30 | L47

ELECTRIC EASEMENT (BY THIS PLAT)

1/2" IRS | L71 | L72 | 1/2" IRS | L14 | L68 | L69 | 20' WATER LINE EASEMENT (BY THIS PLAT)

20' DRAINAGE ESMT. INST. NO. 20240000004925 O.P.R.R.C.T.

L54 | L52 | L25 | L23 | L24 | L22 | L15 | C4 | C8 | L70

N 44°08'20" E 269.64'

LOT 16

LOT 19
61,520 SQ. FT.
1.412 ACRES

N 45°51'55" W 81.31'

Call this area out as a 24' fire lane and access easement too.

20' DRAINAGE ESMT. INST. NO. 20240000004925 O.P.R.R.C.T.

"X" FND. | L55 | L56 | L48 | L51 | L50 | L49 | N 45°51'55" W 202.16'

24' FIRELANE, ACCESS, & UTILITY ESMT. INST. NO. 20230000008813 O.P.R.R.C.T.

L21 | L41 | LOT 15 | 20' WATER LINE EASEMENT (BY THIS PLAT) | L20

S 44°06'48" W 269.61'

LOT 14

24' FIRELANE, ACCESS, & UTILITY ESMT. INST. NO. 20240000004925 O.P.R.R.C.T.

1/2" IRF YC "TXHS" | 70.0' | N 45°52'18" W 228.23'

STATE OF TEXAS INST. NO. 20180000021509 O.P.R.R.C.T.

STATE HIGHWAY 205
(VARIABLE WIDTH RIGHT-OF-WAY)

MATCH LINE PG 4

VISIBILITY ESMT. INST. NO. 20240000004925 O.P.R.R.C.T.

VISIBILITY ESMT. INST. NO. 20240000004925 O.P.R.R.C.T.

296.50'

24' FIRELANE, ACCESS, & UTILITY ESMT. INST. NO. 20240000004925 O.P.R.R.C.T.

N W E S

50 25 0 25 50

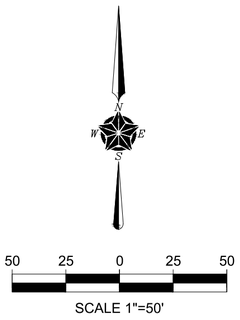
SCALE 1"=50'

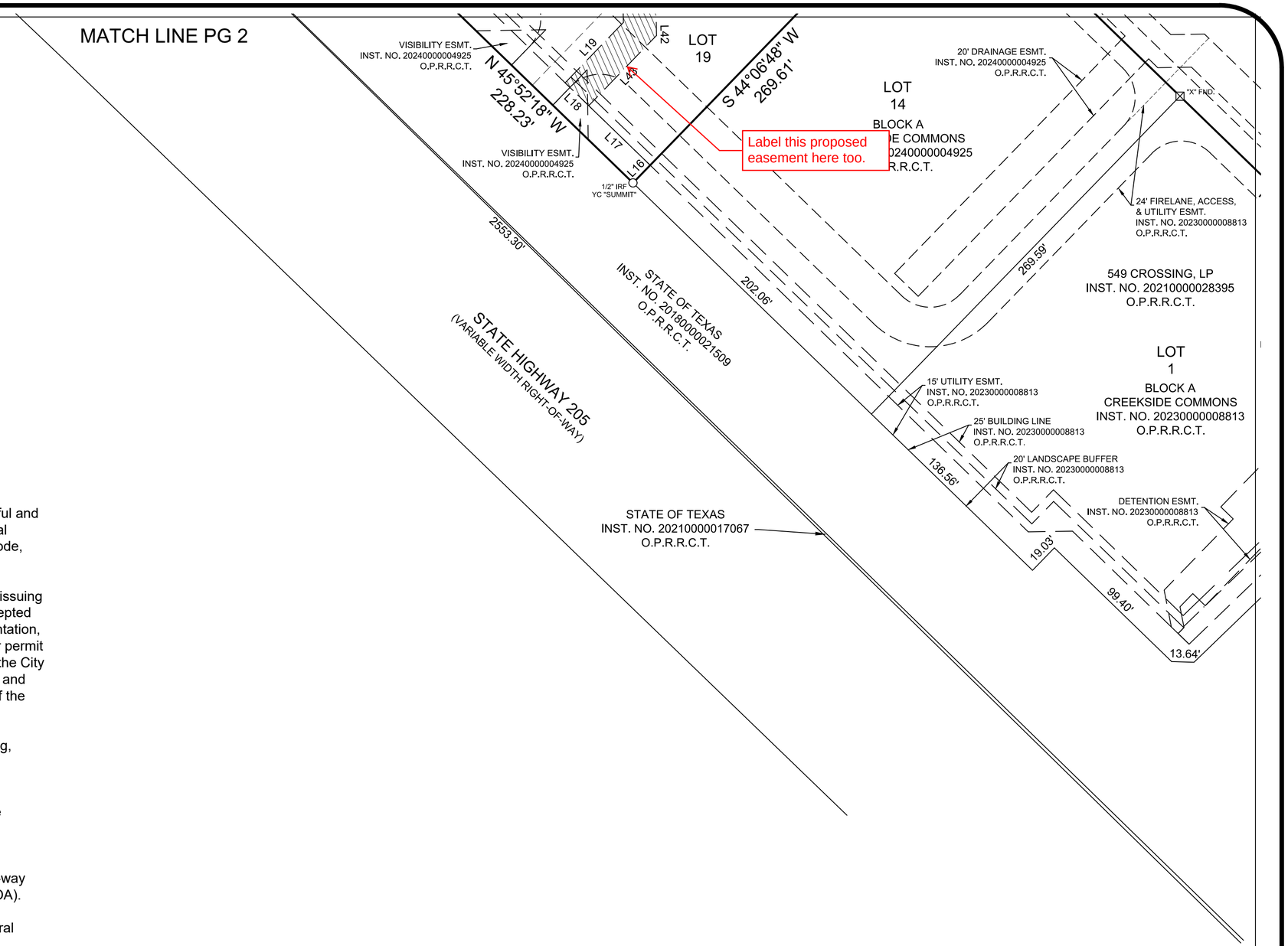
LEGEND:

IRF	IRON ROD FOUND
PC "TXDOT"	IRON ROD FOUND WITH PINK CAP STAMPED "TXDOT"
IRS	IRON ROD SET WITH YELLOW CAP STAMPED "TXHS"
<CM>	CONTROLLING MONUMENT
D.R.R.C.T.	DEED RECORDS, ROCKWALL COUNTY, TEXAS
M.R.R.C.T.	MAP RECORDS, ROCKWALL COUNTY, TEXAS
O.P.R.R.C.T.	OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS
INST. NO.	INSTRUMENT NUMBER
VOL., PG.	VOLUME, PAGE
ESMT.	EASEMENT
WSEL	WATER SURFACE ELEVATION
MIN. F.F.E.	MINIMUM FINISHED FLOOR ELEVATION

CASE #

DATE: 1/12/2026 / JOB # 2501679-1 / SCALE= 1" = 50' / DRAWN: JACOB





GENERAL NOTES:

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

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

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

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

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

6) Bearings are based upon the Texas State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983 (2011).

7) The purpose of this replat is to create easements and change lot boundary lines.

8) Benchmarks:

COR-8: Aluminum disk stamped "City of Rockwall Survey Monument" at the northerly intersection of Silver View Lane and Diamond Way Drive ± 1 foot north of curb line in center of curve.
N= 7,018,063.113; E= 2,609533.682; Elevation= 600.48'

COR-9: Brass disk stamped "City of Rockwall Survey Monument" on the south side of Discovery Boulevard at the southeaster corner of curb inlet ± 180 feet east intersection of Discovery/Corporate.
N= 7,020,550.132; E= 2,607,463.893; Elevation= 595.63'

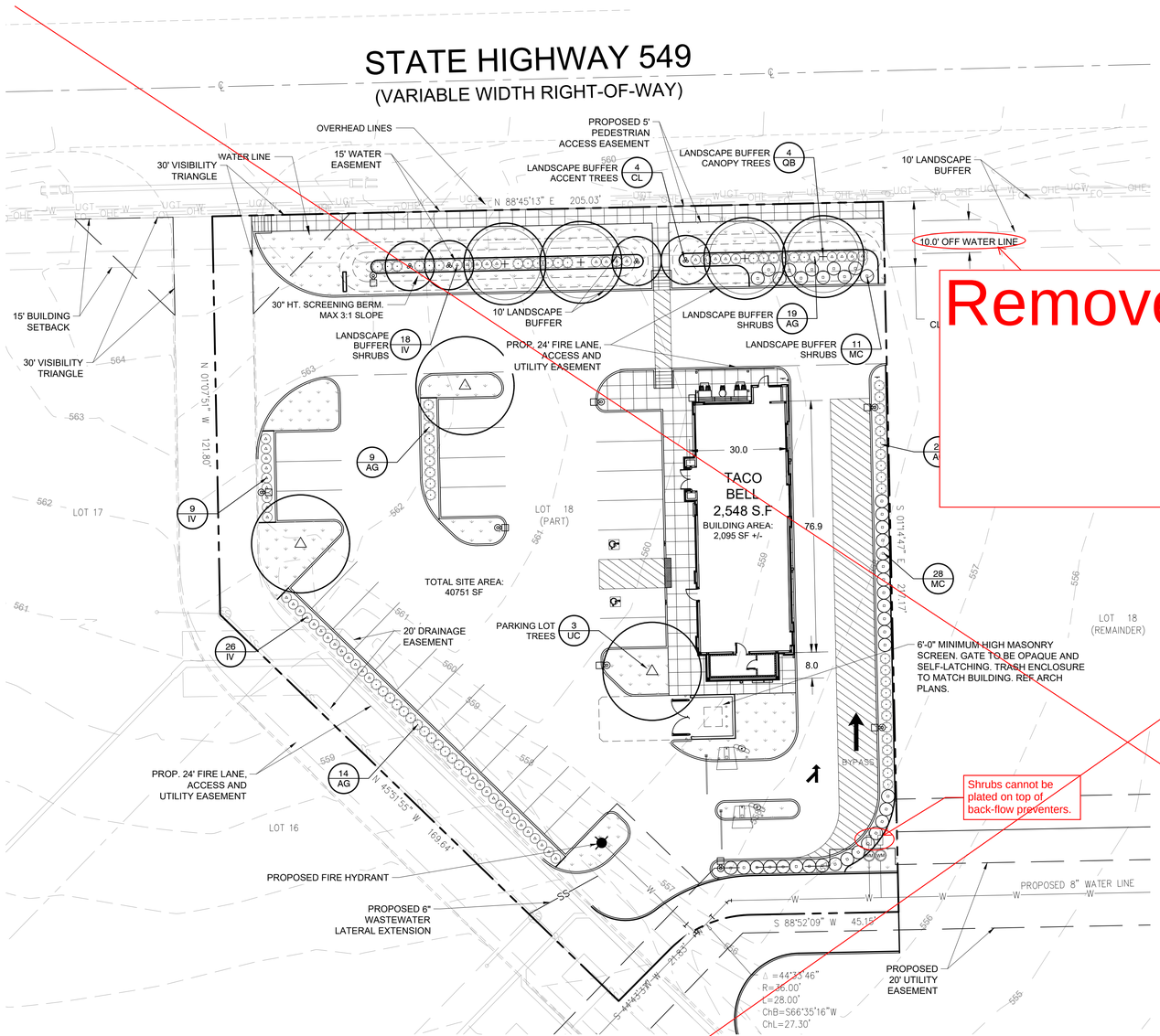
9) Zoning: Commercial (C) District

10) Base Flood Elevation information per FEMA GIS, FIRM Panel #48397C0045L.

11) All Visibility Easements are 30'x30' unless otherwise noted.

12) WSEL information based upon Floodplain / Detention Study NDMCE No. 23-014 by Nathan D. Maier Consulting Engineers, Inc. completed December of 2023.

MATCH LINE PG 5



Remove.

LANDSCAPE CALCULATIONS

PERMITTING AUTHORITY:	CITY OF ROCKWALL, TX
ZONING:	C
ADJACENT ZONING:	C

OVERALL

TOTAL SITE AREA:	40,751 SF
LANDSCAPE AREA REQUIRED:	8,150 SF (20% OF SITE AREA)
LANDSCAPE AREA PROVIDED:	8,594 SF
% OF REQ. AREA IN FRONT AND SIDE YARDS:	91.7% (MIN. 50%)
IMPERVIOUS AREA ON SITE:	32,157 SF

LANDSCAPE BUFFER ALONG S FM 549, MIN. WIDTH 10'

LENGTH OF FRONTAGE:	192 LF (NOT INCL WIDTH OF DRIVEWAY)
CANOPY TREES REQUIRED:	4 CANOPY TREES (1 PER 50 LF)
CANOPY TREES PROVIDED:	4 CANOPY TREES
ACCENT TREES REQUIRED:	4 ACCENT TREES (1 PER 50 LF)
ACCENT TREES PROVIDED:	4 ACCENT TREES
SHRUBS REQUIRED:	48 SHRUBS PROVIDED
BERM REQUIRED:	30" BERM - SEE CIVIL PLANS FOR FINAL GRADES

NOTE: ADDITIONAL SHRUBS HAVE BEEN ADDED TO PROVIDE AN ENHANCED SCREEN AT THE DRIVE

T HEAD LIGHT SCREENING
S REQUIRED.

T LANDSCAPING

KING AND MANEUVERING AREA:	22,382 SF
F PARKING SPACES:	27 PARKING SPACES
ES REQUIRED:	3 CANOPY TREES (1 PER 10 PARKING SPACES)
TREES PROVIDED:	3 CANOPY TREES

RKING SPACE MAY BE MORE THAN 80 LF FROM THE TRUNK OF A CANOPY TREE.

L GRADING AND PLANTING NOTES

MITTING A PROPOSAL FOR THE LANDSCAPE PLANTING SCOPE OF WORK, THE CONTRACTOR CONFIRMS THAT HE HAS READ, AND WILL COMPLY WITH, THE ASSOCIATED SPECIFICATIONS, AND DETAILS WITH THIS PROJECT.
ENERAL CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL EXISTING VEGETATION (EXCEPT WHERE NOTED TO REMAIN).
CONTEXT OF THESE PLANS, NOTES, AND SPECIFICATIONS, "FINISH GRADE" REFERS TO THE FINAL ELEVATION OF THE SOIL SURFACE (NOT TOP OF MULCH) AS INDICATED E GRADING PLANS.
EFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE ROUGH GRADES OF ALL LANDSCAPE AREAS ARE WITHIN +/-0.1' OF FINISH GRADE. SEE SPECIFICATIONS FOR MORE DETAILED INSTRUCTION ON TURF AREA AND PLANTING BED PREPARATION.

b. CONSTRUCT AND MAINTAIN FINISH GRADES AS SHOWN ON GRADING PLANS, AND CONSTRUCT AND MAINTAIN SLOPES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT AND ON THE GRADING PLANS, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL.

c. THE LANDSCAPE CONTRACTOR SHALL DETERMINE WHETHER OR NOT THE EXPORT OF ANY SOIL WILL BE NEEDED, TAKING INTO ACCOUNT THE ROUGH GRADE PROVIDED, THE AMOUNT OF SOIL AMENDMENTS TO BE ADDED (**BASED ON A SOIL TEST**, PER SPECIFICATIONS), AND THE FINISH GRADES TO BE ESTABLISHED.

d. ENSURE THAT THE FINISH GRADE IN SHRUB AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 3" BELOW THE ADJACENT FINISH SURFACE, IN ORDER TO ALLOW FOR PROPER MULCH DEPTH. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.

e. ENSURE THAT THE FINISH GRADE IN TURF AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 1" BELOW THE FINISH SURFACE OF THE WALKS. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.

f. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS, GEOTECHNICAL REPORT, THESE NOTES AND PLANS, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT, GENERAL CONTRACTOR, AND OWNER.

4. ALL PLANT LOCATIONS ARE DIAGRAMMATIC. ACTUAL LOCATIONS SHALL BE VERIFIED WITH THE LANDSCAPE ARCHITECT OR DESIGNER PRIOR TO PLANTING. THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT ALL REQUIREMENTS OF THE PERMITTING AUTHORITY ARE MET (I.E., MINIMUM PLANT QUANTITIES, PLANTING METHODS, TREE PROTECTION METHODS, ETC.).
   a. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR DETERMINING PLANT QUANTITIES; PLANT QUANTITIES SHOWN ON LEGENDS AND CALLOUTS ARE FOR GENERAL INFORMATION ONLY. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN AND THE PLANT LEGEND, THE PLANT QUANTITY AS SHOWN ON THE PLAN (FOR INDIVIDUAL SYMBOLS) OR CALLOUT (FOR GROUNDCOVER PATTERNS) SHALL TAKE PRECEDENCE.
   b. NO SUBSTITUTIONS OF PLANT MATERIALS SHALL BE ALLOWED WITHOUT THE WRITTEN PERMISSION OF THE LANDSCAPE ARCHITECT. IF SOME OF THE PLANTS ARE NOT AVAILABLE, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING (VIA PROPER CHANNELS).
   c. THE CONTRACTOR SHALL, AT A MINIMUM, PROVIDE REPRESENTATIVE PHOTOS OF ALL PLANTS PROPOSED FOR THE PROJECT. THE CONTRACTOR SHALL ALLOW THE LANDSCAPE ARCHITECT AND THE OWNER/OWNER'S REPRESENTATIVE TO INSPECT, AND APPROVE OR REJECT, ALL PLANTS DELIVERED TO THE JOBSITE. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS FOR SUBMITTALS.
5. CONTRACTOR SHALL PROVIDE AND INSTALL SOLID SOD IN ALL RIGHT-OF-WAYS AND PARKWAYS (UNLESS NOT ALLOWED BY THE LOCAL JURISDICTION) AND SHALL PROVIDE WATERING AND MAINTENANCE UNTIL THE TURF IS ESTABLISHED AND HAS BEEN ACCEPTED BY OWNER.
6. THE CONTRACTOR SHALL MAINTAIN THE LANDSCAPE IN A HEALTHY CONDITION FOR 90 DAYS AFTER ACCEPTANCE BY THE OWNER. REFER TO SPECIFICATIONS FOR CONDITIONS OF ACCEPTANCE FOR THE START OF THE MAINTENANCE PERIOD, AND FOR FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD.
7. SEE SPECIFICATIONS AND DETAILS FOR FURTHER REQUIREMENTS.

ROOT BARRIERS

THE CONTRACTOR SHALL INSTALL ROOT BARRIERS NEAR ALL NEWLY-PLANTED TREES THAT ARE LOCATED WITHIN FIVE (5) FEET OF PAVING, CURBS, WATER, STORM, OR SANITARY SEWER UTILITIES. ROOT BARRIERS SHALL BE "CENTURY" OR "DEEP-ROOT" 24" DEEP PANELS (OR EQUAL). BARRIERS SHALL BE LOCATED IMMEDIATELY ADJACENT TO HARDSCAPE. INSTALL PANELS PER MANUFACTURER'S RECOMMENDATIONS. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR USE ROOT BARRIERS OF A TYPE THAT COMPLETELY ENCIRCLE THE ROOTBALL.

MULCHES

AFTER ALL PLANTING IS COMPLETE, CONTRACTOR SHALL INSTALL 2" THICK LAYER OF 1-1/2" SHREDDED WOOD MULCH, NATURAL (UNDYED), OVER LANDSCAPE FABRIC IN ALL PLANTING AREAS (EXCEPT FOR TURF AND SEEDED AREAS). CONTRACTOR SHALL SUBMIT SAMPLES OF ALL MULCHES TO LANDSCAPE ARCHITECT AND OWNER FOR APPROVAL PRIOR TO CONSTRUCTION. ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED (SUBJECT TO THE CONDITIONS AND REQUIREMENTS OF THE "GENERAL GRADING AND PLANTING NOTES" AND SPECIFICATIONS).

PLANTING & IRRIGATION GUARANTEE

THE LANDSCAPE CONTRACTOR SHALL GUARANTEE THAT ALL NEWLY INSTALLED AND EXISTING PLANTS SHALL SURVIVE FOR ONE YEAR AFTER FINAL OWNER ACCEPTANCE OF THE INSTALLATION WORK. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR APPROPRIATE WATERING OF THE LANDSCAPE THROUGH INSTALLATION OF A PROPERLY DESIGNED IRRIGATION SYSTEM. THE OWNER SHALL APPROVE THE SYSTEM DESIGN BEFORE INSTALLATION OF PLANTS OR IRRIGATION.

IRRIGATION CONCEPT

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

PLANT SCHEDULE

SYMBOL	KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
			TREES			
	CL	4	CHILOPSIS LINEARIS 'TIMELESS BEAUTY'	TIMELESS BEAUTY DESERT WILLOW	MIN. 4' HT.	PER PLAN
	QB	4	QUERCUS BUCKLEYI	TEXAS RED OAK	MIN. 4" CAL.	PER PLAN
	UC	3	ULMUS CRASSIFOLIA	CEDAR ELM	MIN. 4" CAL.	PER PLAN
			SHRUBS			
	AG	64	ABELIA GRANDIFLORA 'ROSE CREEK'	ROSE CREEK ABELIA	5 GAL.	2' O.C.
	IV	53	ILEX VOMITORIA 'NANA'	DWARF YAUPON HOLLY	5 GAL.	3' O.C.
	MC	39	MYRICA CERIFERA 'DON'S DWARF'	DON'S DWARF WAX MYRTLE	5 GAL.	4' O.C.
			GROUNDCOVER			
		6733 SF	SOD: CYNODON DACTYLON `TIF TUF'	TIF TUF BERMUDA GRASS	SOD	

CAUTION NOTICE TO CONTRACTORS

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUCH CALL 811 AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATED ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS.

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 _____, 2025.

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

_____ Planning & Zoning Commission, Chairman

_____ Director of Planning and Zoning

ENGINEER/APPLICANT
THE DIMENSION GROUP
10755 SANDHILL ROAD
DALLAS, TX, 75238
PHONE: (214) 343-9400
CONTACT: KEATON L. MAI, PE

OWNER
PRUDENT DEVELOPMENT
10755 SANDHILL ROAD
DALLAS, TEXAS 75238
PHONE: (214) 271-4630
CONTACT: MICHAEL HAMPTON

DEVELOPER
VALLEY BELLS ENTERPRISES, LLC
101 E. CHEROKEE STREET
JACKSONVILLE, TX 75766
PHONE: (903) 586-1524
CONTACT: MIKE STRANSBERRY

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THE DIMENSION GROUP
ARCHITECTURE · CIVIL ENGINEERING · MEP ENGINEERING
10755 SANDHILL ROAD, DALLAS, TEXAS 75238
TEL: 214.343.9400 · www.thedimensiongroup.com

REGISTERED LANDSCAPE ARCHITECT
SHARON M STACHECKI
3682
STATE OF TEXAS
10/06/25

THESE PLANS ARE THE PROPERTY OF THE DIMENSION GROUP AND ARE PROTECTED BY COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS. THEY ARE NOT TO BE USED, IN WHOLE OR IN PART, REPRODUCED OR USED FOR ANY PURPOSE WITHOUT THE WRITTEN CONSENT OF THE DIMENSION GROUP.

#	DATE	REVISION DESCRIPTION	BY

drawn by SMS
designed by LC
approved by SS
project no. 250-340
date 09-11-2025
dwg

LANDSCAPE PLAN

LOT 18, BLOCK A, CREEKSIDE COMMONS ADDITION
NWC STATE HIGHWAY 205 & F.M. 549
A 0.936 ACRE TRACT OF LAND IN THE WILLIAM W. FORD SURVEY, ABST. NO 80
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
CITY PROJECT #SP2025-039
October 6, 2025

LANDSCAPE PLAN

TACO BELL
NWC STATE HIGHWAY 205 AND FM 549
ROCKWALL, TEXAS 75032

SHEET
LP-1

PLANTING SPECIFICATIONS

GENERAL

A. QUALIFICATIONS OF LANDSCAPE CONTRACTOR
   1. ALL LANDSCAPE WORK SHOWN ON THESE PLANS SHALL BE PERFORMED BY A SINGLE FIRM SPECIALIZING IN LANDSCAPE PLANTING.
   2. A LIST OF SUCCESSFULLY COMPLETED PROJECTS OF THIS TYPE, SIZE AND NATURE MAY BE REQUESTED BY THE OWNER FOR FURTHER QUALIFICATION MEASURES.
   3. THE LANDSCAPE CONTRACTOR SHALL HOLD A VALID NURSERY AND FLORAL CERTIFICATE ISSUED BY THE TEXAS DEPARTMENT OF AGRICULTURE, AS WELL AS OPERATE UNDER A COMMERCIAL PESTICIDE APPLICATOR LICENSE ISSUED BY EITHER THE TEXAS DEPARTMENT OF AGRICULTURE OR THE TEXAS STRUCTURAL PEST CONTROL BOARD.

B. SCOPE OF WORK
   1. WORK COVERED BY THESE SECTIONS INCLUDES THE FURNISHING AND PAYMENT OF ALL MATERIALS, LABOR, SERVICES, EQUIPMENT, LICENSES, TAXES AND ANY OTHER ITEMS THAT ARE NECESSARY FOR THE EXECUTION, INSTALLATION AND COMPLETION OF ALL WORK, SPECIFIED HEREIN AND / OR SHOWN ON THE LANDSCAPE PLANS, NOTES, AND DETAILS.
   2. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LAWS, CODES AND REGULATIONS REQUIRED BY AUTHORITIES HAVING JURISDICTION OVER SUCH WORK, INCLUDING ALL INSPECTIONS AND PERMITS REQUIRED BY FEDERAL, STATE AND LOCAL AUTHORITIES IN SUPPLY, TRANSPORTATION AND INSTALLATION OF MATERIALS.
   3. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITY LINES (WATER, SEWER, ELECTRICAL, TELEPHONE, GAS, CABLE, TELEVISION, ETC.) PRIOR TO THE START OF ANY WORK.

PRODUCTS

A. ALL MANUFACTURED PRODUCTS SHALL BE NEW.
B. CONTAINER AND BALLED-AND-BURLAPPED PLANTS:
   1. FURNISH NURSERY-GROWN PLANTS COMPLYING WITH ANSI Z60.1-2014. PROVIDE WELL-SHAPED, FULLY BRANCHED, HEALTHY, VIGOROUS STOCK FREE OF DISEASE, INSECTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN SCALD, INJURIES, ABRASIONS, AND DISFIGUREMENT. ALL PLANTS WITHIN A SPECIES SHALL HAVE SIMILAR SIZE, AND SHALL BE OF A FORM TYPICAL FOR THE SPECIES. ALL TREES SHALL BE OBTAINED FROM SOURCES WITHIN 200 MILES OF THE PROJECT SITE, AND WITH SIMILAR CLIMACTIC CONDITIONS.
   2. ROOT SYSTEMS SHALL BE HEALTHY, DENSELY BRANCHED ROOT SYSTEMS, NON-POT-BOUND, FREE FROM ENCIRCLING AND/OR GIRDLING ROOTS, AND FREE FROM ANY OTHER ROOT DEFECTS (SUCH AS J-SHAPED ROOTS).
   3. TREES MAY BE PLANTED FROM CONTAINERS OR BALLED-AND-BURLAPPED (B&B), UNLESS SPECIFIED ON THE PLANTING LEGEND. BARE-ROOT TREES ARE NOT ACCEPTABLE.
   4. ANY PLANT DEEMED UNACCEPTABLE BY THE LANDSCAPE ARCHITECT OR OWNER SHALL BE IMMEDIATELY REMOVED FROM THE SITE AND SHALL BE REPLACED WITH AN ACCEPTABLE PLANT OF LIKE TYPE AND SIZE AT THE CONTRACTOR'S OWN EXPENSE. ANY PLANTS APPEARING TO BE UNHEALTHY, EVEN IF DETERMINED TO STILL BE ALIVE, SHALL NOT BE ACCEPTED. THE LANDSCAPE ARCHITECT AND OWNER SHALL BE THE SOLE JUDGES AS TO THE ACCEPTABILITY OF PLANT MATERIAL.
   5. ALL TREES SHALL BE STANDARD IN FORM, UNLESS OTHERWISE SPECIFIED. TREES WITH CENTRAL LEADERS WILL NOT BE ACCEPTED IF LEADER IS DAMAGED OR REMOVED. PRUNE ALL DAMAGED TWIGS AFTER PLANTING.
   6. CALIPER MEASUREMENTS FOR STANDARD (SINGLE TRUNK) TREES SHALL BE AS FOLLOWS: SIX INCHES ABOVE THE ROOT FLARE FOR TREES UP TO AND INCLUDING FOUR INCHES IN CALIPER, AND TWELVE INCHES ABOVE THE ROOT FLARE FOR TREES EXCEEDING FOUR INCHES IN CALIPER.
   7. MULTI-TRUNK TREES SHALL BE MEASURED BY THEIR OVERALL HEIGHT, MEASURED FROM THE TOP OF THE ROOT BALL. WHERE CALIPER MEASUREMENTS ARE USED, THE CALIPER SHALL BE CALCULATED AS ONE-HALF OF THE SUM OF THE THREE LARGEST TRUNKS.
   8. ANY TREE OR SHRUB SHOWN TO HAVE EXCESS SOIL PLACED ON TOP OF THE ROOT BALL, SO THAT THE ROOT FLARE HAS BEEN COMPLETELY COVERED, SHALL BE REJECTED.
C. SEED: PROVIDE BLEND OF SPECIES AND VARIETIES AS NOTED ON THE PLANS, WITH MAXIMUM PERCENTAGES OF PURITY, GERMINATION, AND MINIMUM PERCENTAGE OF WEED SEED AS INDICATED ON PLANS. EACH BAG OF SEED SHALL BE ACCOMPANIED BY A TAG FROM THE SUPPLIER INDICATING THE COMPOSITION OF THE SEED.
D. TOPSOIL: SANDY TO CLAY LOAM TOPSOIL, FREE OF STONES LARGER THAN ½ INCH, FOREIGN MATTER, PLANTS, ROOTS, AND SEEDS.
E. COMPOST: WELL-COMPOSTED, STABLE, AND WEED-FREE ORGANIC MATTER, pH RANGE OF 5.5 TO 8; MOISTURE CONTENT 35 TO 55 PERCENT BY WEIGHT; 100 PERCENT PASSING THROUGH 3/4-INCH SIEVE; SOLUBLE SALT CONTENT OF 5 TO 10 DECISIEMENS/M; NOT EXCEEDING 0.5 PERCENT INERT CONTAMINANTS AND FREE OF SUBSTANCES TOXIC TO PLANTINGS. NO MANURE OR ANIMAL-BASED PRODUCTS SHALL BE USED.
F. FERTILIZER: GRANULAR FERTILIZER CONSISTING OF NITROGEN, PHOSPHORUS, POTASSIUM, AND OTHER NUTRIENTS IN PROPORTIONS, AMOUNTS, AND RELEASE RATES RECOMMENDED IN A SOIL REPORT FROM A QUALIFIED SOIL-TESTING AGENCY (SEE BELOW).
G. MULCH: SIZE AND TYPE AS INDICATED ON PLANS, FREE FROM DELETERIOUS MATERIALS AND SUITABLE AS A TOP DRESSING OF TREES AND SHRUBS.
H. TREE STAKING AND GUYING
   1. STAKES: 6' LONG GREEN METAL T-POSTS.
   2. GUY AND TIE WIRE: ASTM A 641, CLASS 1, GALVANIZED-STEEL WIRE, 2-STRAND, TWISTED, 0.106 INCH DIAMETER.
   3. STRAP CHAFING GUARD: REINFORCED NYLON OR CANVAS AT LEAST 1-1/2 INCH WIDE, WITH GROMMETS TO PROTECT TREE TRUNKS FROM DAMAGE.
J. STEEL EDGING: PROFESSIONAL STEEL EDGING, 14 GAUGE THICK X 4 INCHES WIDE, FACTORY PAINTED DARK GREEN. ACCEPTABLE MANUFACTURERS INCLUDE COL-MET OR APPROVED EQUAL.
K. PRE-EMERGENT HERBICIDES: ANY GRANULAR, NON-STAINING PRE-EMERGENT HERBICIDE THAT IS LABELED FOR THE SPECIFIC ORNAMENTALS OR TURF ON WHICH IT WILL BE UTILIZED. PRE-EMERGENT HERBICIDES SHALL BE APPLIED PER THE MANUFACTURER'S LABELED RATES.

METHODS

A. SOIL PREPARATION
   1. BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE GRADE OF ALL LANDSCAPE AREAS ARE WITHIN +/-0.1' OF FINISH GRADE. THE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY SHOULD ANY DISCREPANCIES EXIST.
   2. SOIL TESTING:
      a. AFTER FINISH GRADES HAVE BEEN ESTABLISHED, CONTRACTOR SHALL HAVE SOIL SAMPLES FROM THE PROJECT'S LANDSCAPE AREAS TESTED BY AN ESTABLISHED SOIL TESTING LABORATORY. EACH SAMPLE SUBMITTED TO THE LAB SHALL CONTAIN NO LESS THAN ONE QUART OF SOIL, TAKEN FROM BETWEEN THE SOIL SURFACE AND 6" DEPTH. IF NO SAMPLE LOCATIONS ARE INDICATED ON THE PLANS, THE CONTRACTOR SHALL TAKE A MINIMUM OF THREE SAMPLES FROM VARIOUS REPRESENTATIVE LOCATIONS FOR TESTING.
      b. THE CONTRACTOR SHALL HAVE THE SOIL TESTING LABORATORY PROVIDE RESULTS FOR THE FOLLOWING: SOIL TEXTURAL CLASS, GENERAL SOIL FERTILITY, pH, ORGANIC MATTER CONTENT, SALT (CEC), LIME, SODIUM ADSORPTION RATIO (SAR) AND BORON CONTENT.
      c. THE CONTRACTOR SHALL ALSO SUBMIT THE PROJECT'S PLANT LIST TO THE LABORATORY ALONG WITH THE SOIL SAMPLES.
      d. THE SOIL REPORT PRODUCED BY THE LABORATORY SHALL CONTAIN RECOMMENDATIONS FOR THE FOLLOWING (AS APPROPRIATE): SEPARATE SOIL PREPARATION AND BACKFILL MIX RECOMMENDATIONS FOR GENERAL ORNAMENTAL PLANTS, XERIC PLANTS, TURF, AND NATIVE SEED, AS WELL AS PRE-PLANT FERTILIZER APPLICATIONS AND RECOMMENDATIONS FOR ANY OTHER SOIL RELATED ISSUES. THE REPORT SHALL ALSO PROVIDE A FERTILIZER PROGRAM FOR THE ESTABLISHMENT PERIOD AND FOR LONG-TERM MAINTENANCE.
   3. THE CONTRACTOR SHALL INSTALL SOIL AMENDMENTS AND FERTILIZERS PER THE SOILS REPORT RECOMMENDATIONS. ANY CHANGE IN COST DUE TO THE SOIL REPORT RECOMMENDATIONS, EITHER INCREASE OR DECREASE, SHALL BE SUBMITTED TO THE OWNER WITH THE REPORT.
   4. FOR BIDDING PURPOSES ONLY, THE SOIL PREPARATION SHALL CONSIST OF THE FOLLOWING:
      a. TURF: INCORPORATE THE FOLLOWING AMENDMENTS INTO THE TOP 8" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING:
      i. NITROGEN STABILIZED ORGANIC AMENDMENT - 4 CU. YDS. PER 1,000 S.F.
      ii. PREPLANT TURF FERTILIZER (10-20-10 OR SIMILAR, SLOW RELEASE, ORGANIC) - 15 LBS PER 1,000 S.F.
      iii. "CLAY BUSTER" OR EQUAL - USE MANUFACTURER'S RECOMMENDED RATE
      b. TREES, SHRUBS, AND PERENNIALS: INCORPORATE THE FOLLOWING AMENDMENTS INTO THE TOP 8" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING:
      i. NITROGEN STABILIZED ORGANIC AMENDMENT - 4 CU. YDS. PER 1,000 S.F.
      ii. 12-12-12 FERTILIZER (OR SIMILAR, ORGANIC, SLOW RELEASE) - 10 LBS. PER CU. YD.
      iii. "CLAY BUSTER" OR EQUAL - USE MANUFACTURER'S RECOMMENDED RATE
      iv. IRON SULPHATE - 2 LBS. PER CU. YD.
   5. IN THE CONTEXT OF THESE PLANS, NOTES, AND SPECIFICATIONS, "FINISH GRADE" REFERS TO THE FINAL ELEVATION OF THE SOIL SURFACE (NOT TOP OF MULCH) AS INDICATED ON THE GRADING PLANS.
      a. BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE ROUGH GRADES OF ALL LANDSCAPE AREAS ARE WITHIN +/-0.1' OF FINISH GRADE. SEE SPECIFICATIONS FOR MORE DETAILED INSTRUCTION ON TURF AREA AND PLANTING BED PREPARATION.
      b. CONSTRUCT AND MAINTAIN FINISH GRADES AS SHOWN ON GRADING PLANS, AND CONSTRUCT AND MAINTAIN SLOPES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT AND ON THE GRADING PLANS. AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL.
      c. THE LANDSCAPE CONTRACTOR SHALL DETERMINE WHETHER OR NOT THE EXPORT OF ANY SOIL WILL BE NEEDED, TAKING INTO ACCOUNT THE ROUGH GRADE PROVIDED, THE AMOUNT OF SOIL AMENDMENTS TO BE ADDED (BASED ON A SOIL TEST, PER SPECIFICATIONS), AND THE FINISH GRADES TO BE ESTABLISHED.
      d. AFTER INSTALLING SOIL AMENDMENTS IN SHRUB AREAS, AND IN ORDER TO ALLOW FOR PROPER MULCH DEPTH, ENSURE THAT THE FINISH GRADE IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES IS 3" BELOW FINISH GRADE, TAPERING TO MEET FINISH GRADE AT APPROXIMATELY 18" AWAY FROM THE SURFACE.
      e. AFTER INSTALLING SOIL AMENDMENTS IN TURF AREAS, ENSURE THAT THE FINISH GRADE IN TURF AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES IS 1" BELOW FINISH GRADE, TAPERING TO MEET FINISH GRADE AT APPROXIMATELY 18" AWAY FROM THE SURFACE.
      f. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS, GEOTECHNICAL REPORT, THESE NOTES AND PLANS, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT, GENERAL CONTRACTOR, AND OWNER.
   6. ONCE SOIL PREPARATION IS COMPLETE, THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT THERE ARE NO DEBRIS, TRASH, OR STONES LARGER THAN 1" REMAINING IN THE TOP 6" OF SOIL.

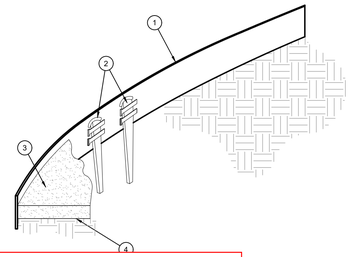
B. SUBMITTALS
   1. THE CONTRACTOR SHALL PROVIDE SUBMITTALS AND SAMPLES, IF REQUIRED, TO THE LANDSCAPE ARCHITECT, AND RECEIVE APPROVAL IN WRITING FOR SUCH SUBMITTALS BEFORE WORK COMMENCES.
   2. SUBMITTALS SHALL INCLUDE PHOTOS OF PLANTS WITH A RULER OR MEASURING STICK FOR SCALE., PHOTOS OR SAMPLES OF ANY REQUIRED MULCHES, AND SOIL TEST RESULTS AND PREPARATION RECOMMENDATIONS FROM THE TESTING LAB (INCLUDING COMPOST AND FERTILIZER RATES AND TYPES, AND OTHER AMENDMENTS FOR TREE/SHRUB, TURF, AND SEED AREAS AS MAY BE APPROPRIATE).
   3. SUBMITTALS SHALL ALSO INCLUDE MANUFACTURER CUT SHEETS FOR PLANTING ACCESSORIES SUCH AS TREE STAKES AND TIES, EDGING, AND LANDSCAPE FABRICS (IF ANY).
   4. WHERE MULTIPLE ITEMS ARE SHOWN ON A PAGE, THE CONTRACTOR SHALL CLEARLY INDICATE THE ITEM BEING CONSIDERED.
C. GENERAL PLANTING
   1. REMOVE ALL NURSERY TAGS AND STAKES FROM PLANTS.
   2. EXCEPT IN AREAS TO BE PLANTED WITH ORNAMENTAL GRASSES, APPLY PRE-EMERGENT HERBICIDES AT THE MANUFACTURER'S RECOMMENDED RATE.
   3. TRENCHING NEAR EXISTING TREES:
      a. CONTRACTOR SHALL NOT DISTURB ROOTS 1-1/2" AND LARGER IN DIAMETER WITHIN THE CRITICAL ROOT ZONE (CRZ) OF EXISTING TREES, AND SHALL EXERCISE ALL POSSIBLE CARE AND PRECAUTIONS TO AVOID INJURY TO TREE ROOTS, TRUNKS, AND BRANCHES. THE CRZ IS DEFINED AS A CIRCULAR AREA EXTENDING OUTWARD FROM THE TREE TRUNK, WITH A RADIUS EQUAL TO 1' FOR EVERY 1" OF TRUNK DIAMETER-AT-BREAST-HEIGHT (4.5' ABOVE THE AVERAGE GRADE AT THE TRUNK).
      b. ALL EXCAVATION WITHIN THE CRZ SHALL BE PERFORMED USING HAND TOOLS. NO MACHINE EXCAVATION OR TRENCHING OF ANY KIND SHALL BE ALLOWED WITHIN THE CRZ.
      c. ALTER ALIGNMENT OF PIPE TO AVOID TREE ROOTS 1-1/2" AND LARGER IN DIAMETER. WHERE TREE ROOTS 1-1/2" AND LARGER IN DIAMETER ARE ENCOUNTERED IN THE FIELD, TUNNEL UNDER SUCH ROOTS. WRAP EXPOSED ROOTS WITH SEVERAL LAYERS OF BURLAP AND KEEP MOIST. CLOSE ALL TRENCHES WITHIN THE CANOPY DRIP LINES WITHIN 24 HOURS.
      d. ALL SEVERED ROOTS SHALL BE HAND PRUNED WITH SHARP TOOLS AND ALLOWED TO AIR-DRY. DO NOT USE ANY SORT OF SEALERS OR WOUND PAINTS.
C. TREE PLANTING
   1. TREE PLANTING HOLES SHALL BE EXCAVATED TO MINIMUM WIDTH OF TWO TIMES THE WIDTH OF THE ROOTBALL, AND TO A DEPTH EQUAL TO THE DEPTH OF THE ROOTBALL LESS TWO TO FOUR INCHES. SCARIFY THE SIDES AND BOTTOM OF THE PLANTING HOLE PRIOR TO THE PLACEMENT OF THE TREE. REMOVE ANY GLAZING THAT MAY HAVE BEEN CAUSED DURING THE EXCAVATION OF THE HOLE.
   2. FOR CONTAINER AND BOX TREES, TO REMOVE ANY POTENTIALLY GIRDLING ROOTS AND OTHER ROOT DEFECTS, THE CONTRACTOR SHALL SHAVE A 1"-LAYER OFF OF THE SIDES AND BOTTOM OF THE ROOTBALL OF ALL TREES JUST BEFORE PLACING INTO THE PLANTING PIT. DO NOT "TEASE" ROOTS OUT FROM THE ROOTBALL.
   3. INSTALL THE TREE ON UNDISTURBED SUBGRADE SO THAT THE TOP OF THE ROOTBALL IS TWO TO FOUR INCHES ABOVE THE SURROUNDING GRADE.
   4. BACKFILL THE TREE HOLE UTILIZING THE EXISTING TOPSOIL FROM ON-SITE. ROCKS LARGER THAN 1" DIA. AND ALL DELETERIOUS DEBRIS SHALL BE REMOVED FROM THE SOIL PRIOR TO THE BACKFILL. SHOULD ADDITIONAL SOIL BE REQUIRED TO ACCOMPLISH THIS TASK, USE STORED TOPSOIL FROM ON-SITE OR IMPORT ADDITIONAL TOPSOIL FROM OFF-SITE AT NO ADDITIONAL COST TO THE OWNER. IMPORTED TOPSOIL SHALL BE OF SIMILAR TEXTURAL CLASS AND COMPOSITION IN THE ON-SITE SOIL.
   5. TREES SHALL NOT BE STAKED UNLESS LOCAL CONDITIONS (SUCH AS HEAVY WINDS OR SLOPES) REQUIRE STAKES TO KEEP TREE UPRIGHT. SHOULD STAKING BE REQUIRED, THE TOTAL NUMBER OF TREE STAKES (BEYOND THE MINIMUMS LISTED BELOW) WILL BE LEFT TO THE LANDSCAPE CONTRACTOR'S DISCRETION. SHOULD ANY TREES FALL OR LEAN, THE LANDSCAPE CONTRACTOR SHALL STRAIGHTEN THE TREE, OR REPLACE IT SHOULD IT BECOME DAMAGED. TREE STAKING SHALL ADHERE TO THE FOLLOWING GUIDELINES:

a.	1"-2" TREES	TWO STAKES PER TREE	
b.	2-1/2"-4" TREES	THREE STAKES PER TREE	
c.	TREES OVER 4" CALIPER	GUY AS NEEDED	
d.	MULTI-TRUNK TREES	THREE STAKES PER TREE MINIMUM, QUANTITY AND POSITIONS AS NEEDED TO STABILIZE THE TREE	

   7. UPON COMPLETION OF PLANTING, CONSTRUCT AN EARTH WATERING BASIN AROUND THE TREE. COVER THE INTERIOR OF THE TREE RING WITH MULCH (TYPE AND DEPTH PER PLANS). UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR PLACE MULCH WITHIN 6" OF THE TRUNK.
D. SHRUB, PERENNIAL, AND GROUNDCOVER PLANTING
   1. DIG THE PLANTING HOLES TWICE AS WIDE AND 2" LESS DEEP THAN EACH PLANT'S ROOTBALL. INSTALL THE PLANT IN THE HOLE. BACKFILL AROUND THE PLANT WITH SOIL AMENDED PER SOIL TEST RECOMMENDATIONS.
   2. WHEN PLANTING IS COMPLETE, INSTALL MULCH (TYPE AND DEPTH PER PLANS) OVER ALL PLANTING AREAS (EXCEPT FOR SODDED AND SEEDED AREAS), LEAVING NO EXPOSED GROUND.
F. SODDING
   1. SOD VARIETY TO BE AS SPECIFIED ON THE LANDSCAPE PLAN.
   2. LAY SOD WITHIN 24 HOURS FROM THE TIME OF STRIPPING. DO NOT LAY IF THE GROUND IS FROZEN.
   3. LAY THE SOD TO FORM A SOLID MASS WITH TIGHTLY FITTED JOINTS. BUTT ENDS AND SIDES OF SOD STRIPS - DO NOT OVERLAP. STAGGER STRIPS TO OFFSET JOINTS IN ADJACENT COURSES.
   4. ROLL THE SOD TO ENSURE GOOD CONTACT OF THE SOD'S ROOT SYSTEM WITH THE SOIL UNDERNEATH.
   5. WATER THE SOD THOROUGHLY WITH A FINE SPRAY IMMEDIATELY AFTER PLANTING TO OBTAIN AT LEAST SIX INCHES OF PENETRATION INTO THE SOIL BELOW THE SOD.
G. MULCH
   1. INSTALL MULCH TOPDRESSING, TYPE AND DEPTH PER MULCH NOTE, IN ALL PLANTING AREAS AND TREE RINGS.
   2. DO NOT INSTALL MULCH WITHIN 6" OF TREE ROOT FLARE AND WITHIN 24" OF HABITABLE STRUCTURES, EXCEPT AS MAY BE NOTED ON THESE PLANS. MULCH COVER WITHIN 6" OF CONCRETE WALKS AND CURBS SHALL NOT PROTRUDE ABOVE THE FINISH SURFACE OF THE WALKS AND CURBS. MULCH COVER WITHIN 12" OF WALLS SHALL BE AT LEAST 3" LOWER THAN THE TOP OF WALL.
H. CLEAN UP
   1. DURING LANDSCAPE PREPARATION AND PLANTING, KEEP ALL PAVEMENT CLEAN AND ALL WORK AREAS IN A NEAT, ORDERLY CONDITION.
   2. DISPOSED LEGALLY OF ALL EXCAVATED MATERIALS OFF THE PROJECT SITE.
I. INSPECTION AND ACCEPTANCE
   1. UPON COMPLETION OF THE WORK, THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE SITE CLEAN, FREE OF DEBRIS AND TRASH, AND SUITABLE FOR USE AS INTENDED. THE LANDSCAPE CONTRACTOR SHALL THEN REQUEST AN INSPECTION BY THE OWNER TO DETERMINE FINAL ACCEPTABILITY.
   2. WHEN THE INSPECTED PLANTING WORK DOES NOT COMPLY WITH THE CONTRACT DOCUMENTS, THE LANDSCAPE CONTRACTOR SHALL REPLACE AND/OR REPAIR THE REJECTED WORK TO THE OWNER'S SATISFACTION WITHIN 24 HOURS.
   3. THE LANDSCAPE MAINTENANCE PERIOD WILL NOT COMMENCE UNTIL THE LANDSCAPE WORK HAS BEEN RE-INSPECTED BY THE OWNER AND FOUND TO BE ACCEPTABLE. AT THAT TIME, A WRITTEN NOTICE OF FINAL ACCEPTANCE WILL BE ISSUED BY THE OWNER, AND THE MAINTENANCE AND GUARANTEE PERIODS WILL COMMENCE.
J. LANDSCAPE MAINTENANCE
   1. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL WORK SHOWN ON THESE PLANS FOR 90 DAYS BEYOND FINAL ACCEPTANCE OF ALL LANDSCAPE WORK BY THE OWNER. LANDSCAPE MAINTENANCE SHALL INCLUDE WEEKLY SITE VISITS FOR THE FOLLOWING ACTIONS (AS APPROPRIATE): PROPER PRUNING, RESTAKING OF TREES, RESETTING OF PLANTS THAT HAVE SETTLED, MOWING AND AERATION OF LAWNS, WEEDING, RESEEDING AREAS WHICH HAVE NOT GERMINATED WELL, TREATING FOR INSECTS AND DISEASES,REPLACEMENT OF MULCH, REMOVAL OF LITTER, REPAIRS TO THE IRRIGATION SYSTEM DUE TO FAULTY PARTS AND/OR WORKMANSHIP, AND THE APPROPRIATE WATERING OF ALL PLANTINGS. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE IRRIGATION SYSTEM IN PROPER WORKING ORDER, WITH SCHEDULING ADJUSTMENTS BY SEASON TO MAXIMIZE WATER CONSERVATION.
   2. SHOULD SEEDED AND/OR SODDED AREAS NOT BE COVERED BY AN AUTOMATIC IRRIGATION SYSTEM, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING THESE AREAS AND OBTAINING A FULL, HEALTHY STAND OF PLANTS AT NO ADDITIONAL COST TO THE OWNER.
   3. TO ACHIEVE FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD, ALL OF THE FOLLOWING CONDITIONS MUST OCCUR:
      a. THE LANDSCAPE SHALL SHOW ACTIVE, HEALTHY GROWTH (WITH EXCEPTIONS MADE FOR SEASONAL DORMANCY). ALL PLANTS NOT MEETING THIS CONDITION SHALL BE REJECTED AND REPLACED BY HEALTHY PLANT MATERIAL PRIOR TO FINAL ACCEPTANCE.
      b. ALL HARDSCAPE SHALL BE CLEANED PRIOR TO FINAL ACCEPTANCE.
      c. SODDED AREAS MUST BE ACTIVELY GROWING AND MUST REACH A MINIMUM HEIGHT OF 1 1/2 INCHES BEFORE FIRST MOWING. HYDROMULCHED AREAS SHALL SHOW ACTIVE, HEALTHY GROWTH. BARE AREAS LARGER THAN TWELVE SQUARE INCHES MUST BE RESODDED OR RESEEDED (AS APPROPRIATE) PRIOR TO FINAL ACCEPTANCE. ALL SODDED TURF SHALL BE NEATLY MOWED.
K. WARRANTY PERIOD, PLANT GUARANTEE AND REPLACEMENTS
   1. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL TREES, SHRUBS, PERENNIALS, SOD, SEEDED/HYDROMULCHED AREAS, AND IRRIGATION SYSTEMS FOR A PERIOD OF ONE YEAR FROM THE DATE OF THE OWNER'S FINAL ACCEPTANCE (90 DAYS FOR ANNUAL PLANTS). THE CONTRACTOR SHALL REPLACE, AT HIS OWN EXPENSE AND TO THE SATISFACTION OF THE OWNER, ANY PLANTS WHICH DIE IN THAT TIME, OR REPAIR ANY PORTIONS OF THE IRRIGATION SYSTEM WHICH OPERATE IMPROPERLY.
   2. AFTER THE INITIAL MAINTENANCE PERIOD AND DURING THE GUARANTEE PERIOD, THE LANDSCAPE CONTRACTOR SHALL ONLY BE RESPONSIBLE FOR REPLACEMENT OF PLANTS WHEN PLANT DEATH CANNOT BE ATTRIBUTED DIRECTLY TO OVERWATERING OR OTHER DAMAGE BY HUMAN ACTIONS.
L. PROVIDE A MINIMUM OF (2) COPIES OF RECORD DRAWINGS TO THE OWNER UPON COMPLETION OF WORK. A RECORD DRAWING IS A RECORD OF ALL CHANGES THAT OCCURRED IN THE FIELD AND THAT ARE DOCUMENTED THROUGH CHANGE ORDERS, ADDENDA, OR CONTRACTOR/CONSULTANT DRAWING MARKUPS.

CAUTION NOTICE TO CONTRACTORS

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUCH CALL 811 AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATED ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS.

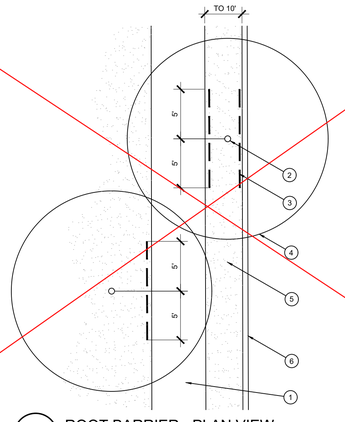


Remove.

OF PLANTING BED.
" BELOW FINISH GRADE.
ING.

OPEN LANDSCAPE

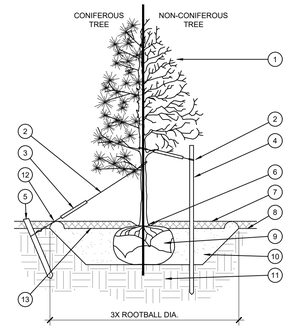
PARKWAY OR ISLAND



1. TYPICAL WALKWAY OR PAVING
2. TREE TRUNK
3. LINEAR ROOT BARRIER MATERIAL, SEE PLANTING NOTES FOR TYPE AND MANUFACTURER. INSTALL PER MANUFACTURER'S SPECIFICATIONS.
4. TREE CANOPY
5. TYPICAL PLANTING AREA
6. TYPICAL CURB AND GUTTER

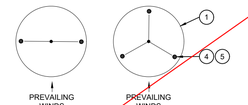
NOTES:
1) INSTALL ROOT BARRIERS NEAR ALL NEWLY-PLANTED TREES THAT ARE LOCATED WITHIN FIVE (5) FEET OF PAVING OR CURBS.
2) BARRIERS SHALL BE LOCATED IMMEDIATELY ADJACENT TO HARDSCAPE. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR USE ROOT BARRIERS OF A TYPE THAT COMPLETELY ENCIRCLE THE ROOTBALL.

E ROOT BARRIER - PLAN VIEW
SCALE: NOT TO SCALE



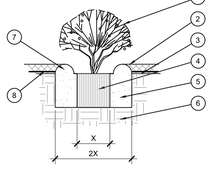
1. TREE CANOPY.
2. CINCH-TIES (24" BOX/2" CAL. TREES AND SMALLER) OR 12 GAUGE GALVANIZED WIRE WITH NYLON TREE STRAPS AT TREE AND STAKE (36" BOX/2.5" CAL. TREES AND LARGER). SECURE TIES OR STRAPS TO TRUNK JUST ABOVE LOWEST MAJOR BRANCHES.
3. 24" X 3/4" P.V.C. MARKERS OVER WIRES.
4. GREEN STEEL T-POSTS. EXTEND POSTS 12" MIN. INTO UNDISTURBED SOIL.
5. PRESSURE-TREATED WOOD DEADMAN, TWO PER TREE (MIN.). BURY OUTSIDE OF PLANTING PIT AND 18" MIN. INTO UNDISTURBED SOIL.
6. TRUNK FLARE.
7. MULCH, TYPE AND DEPTH PER PLANS. DO NOT PLACE MULCH WITHIN 6" OF TRUNK.
8. FINISH GRADE.
9. ROOT BALL.
10. BACKFILL. AMEND AND FERTILIZE ONLY AS RECOMMENDED IN SOIL FERTILITY ANALYSIS.
11. UNDISTURBED NATIVE SOIL.
12. 4" HIGH EARTHEN WATERING BASIN.
13. FINISH GRADE.

STAKING EXAMPLES (PLAN VIEW)



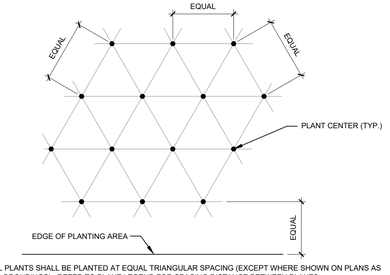
NOTES:
1. SCARIFY SIDES OF PLANTING PIT PRIOR TO SETTING TREE.
2. REMOVE EXCESS SOIL FROM TOP OF THE ROOTBALL THAT COVERS THE ROOT FLARE. THE PLANTING HOLE DEPTH SHALL BE SUCH THAT THE ROOTBALL RESTS ON UNDISTURBED SOIL, AND THE ROOT FLARE IS 2"-4" ABOVE FINISH GRADE.
3. FOR B&B TREES, CUT OFF BOTTOM 1/3 OF WIRE BASKET BEFORE PLACING TREE IN HOLE, CUT OFF AND REMOVE REMAINDER OF BASKET AFTER TREE IS SET IN HOLE. REMOVE ALL NYLON TIES, TWINE, ROPE, AND OTHER PACKING MATERIAL. REMOVE AS MUCH BURLAP FROM AROUND ROOTBALL AS IS PRACTICAL.
4. REMOVE ALL NURSERY STAKES AFTER PLANTING.
5. FOR TREES 36" BOX/2.5" CAL. AND LARGER, USE THREE STAKES OR DEADMEN (AS APPROPRIATE), SPACED EVENLY AROUND TREE. STAKING SHALL BE TIGHT ENOUGH TO PREVENT TRUNK FROM BENDING, BUT LOOSE ENOUGH TO ALLOW SOME TRUNK MOVEMENT IN WIND.

A TREE PLANTING
SCALE: NOT TO SCALE



1. SHRUB, PERENNIAL, OR ORNAMENTAL GRASS.
2. MULCH, TYPE AND DEPTH PER PLANS. PLACE NO MORE THAN 1" OF MULCH WITHIN 6" OF PLANT CENTER.
3. FINISH GRADE.
4. ROOT BALL.
5. BACKFILL. AMEND AND FERTILIZE ONLY AS RECOMMENDED IN SOIL FERTILITY ANALYSIS.
6. UNDISTURBED NATIVE SOIL.
7. 3" HIGH EARTHEN WATERING BASIN.
8. WEED FABRIC UNDER MULCH.

B SHRUB AND PERENNIAL PLANTING
SCALE: NTS


EQUAL

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] ($565.72)
- ☐ 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	NWC of Hwy 205 and Future FM 549				
SUBDIVISION	Creekside Commons	LOT	15,16 & 18	BLOCK	A
GENERAL LOCATION	NWC of Hwy 205 and Future FM 549				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	Commercial (C)		CURRENT USE	Undeveloped	
PROPOSED ZONING	Commercial (C)		PROPOSED USE	Restaurant w/ drive-through	
ACREAGE	13.286	LOTS [CURRENT]	15,16 & 18	LOTS [PROPOSED]	19,20 & 21

☒ ***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	Creekside Commons Crossing LP	☒ APPLICANT	The Dimension Group
CONTACT PERSON	Michael Hampton	CONTACT PERSON	Keaton Mai
ADDRESS	[redacted]	ADDRESS	[redacted]
CITY, STATE & ZIP		CITY, STATE & ZIP	
PHONE		PHONE	
E-MAIL		E-MAIL	

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Michael Hampton [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 $ 565.72 *, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 16th *DAY OF* JANUARY *, 2026 BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."*

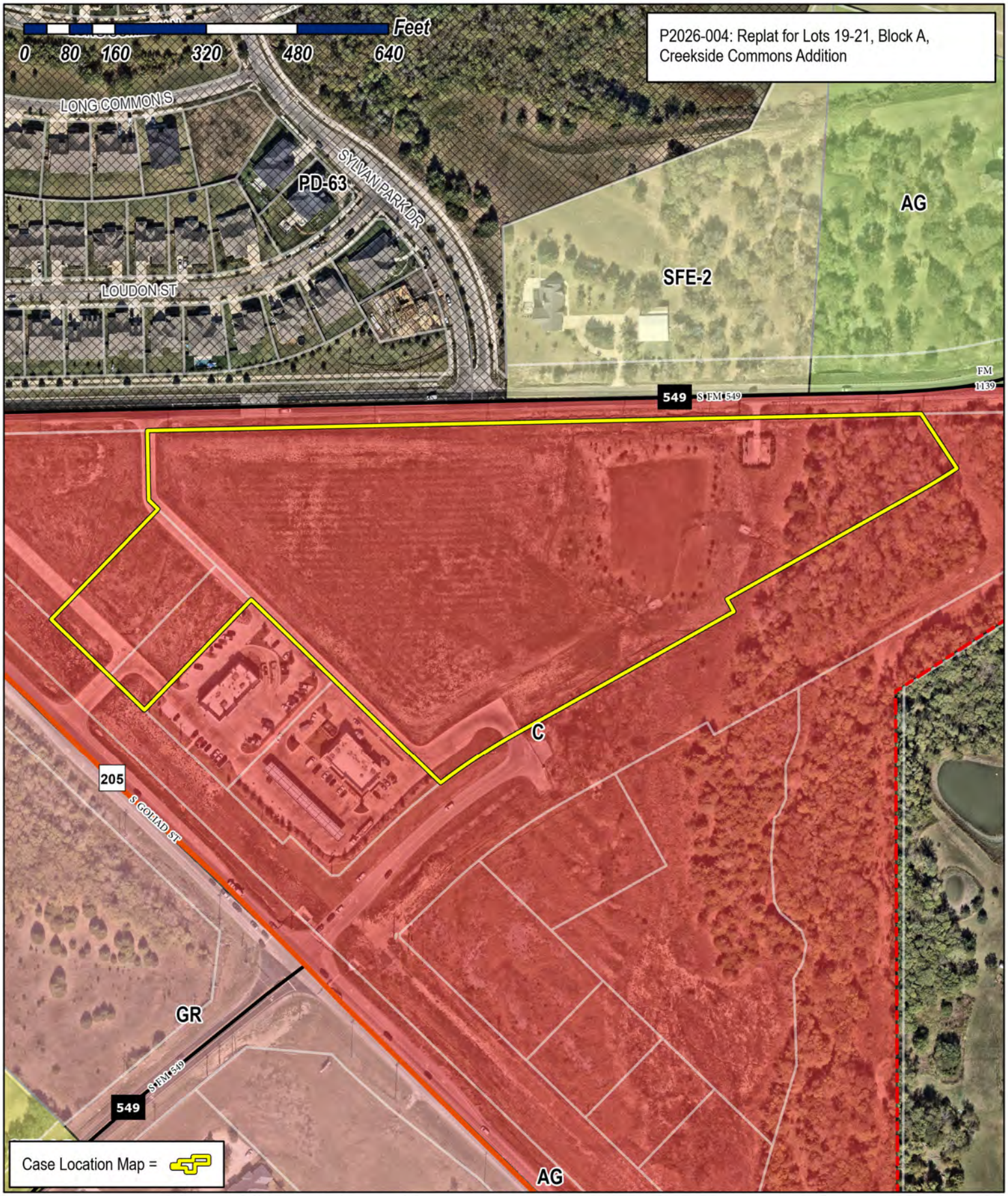
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 16th *DAY OF* January *, 2026*

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

KATHY GRANZBERG
My Notary ID # 126053394
Expires March 27, 2027

MY COMMISSION EXPIRES

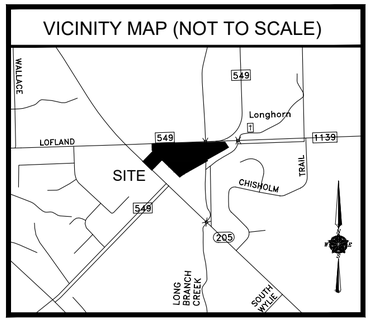


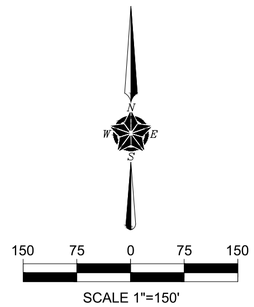
City of Rockwall

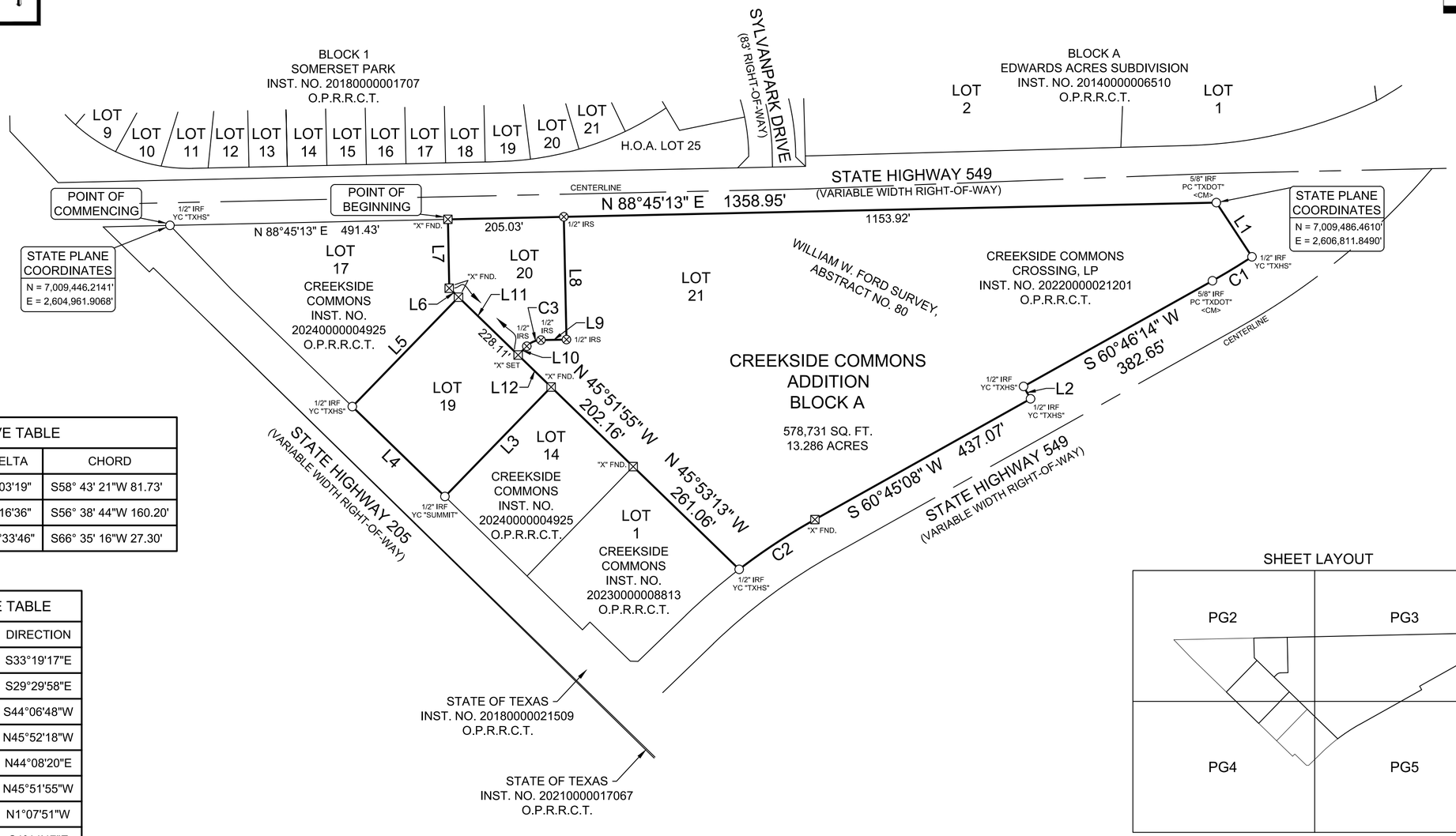
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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.

VICINITY MAP (NOT TO SCALE)



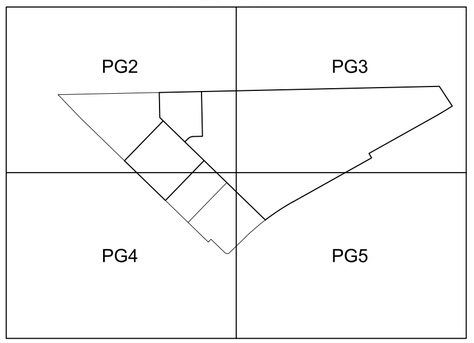




PARCEL CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD
C1	81.75'	1155.00'	4°03'19"	S58° 43' 21"W 81.73'
C2	160.34'	1110.00'	8°16'36"	S56° 38' 44"W 160.20'
C3	28.00'	36.00'	44°33'46"	S66° 35' 16"W 27.30'

PARCEL LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	114.68'	S33°19'17"E
L2	25.09'	S29°29'58"E
L3	269.61'	S44°06'48"W
L4	228.23'	N45°52'18"W
L5	269.64'	N44°08'20"E
L6	22.85'	N45°51'55"W
L7	121.80'	N1°07'51"W
L8	217.17'	S1°14'47"E
L9	45.15'	S88°52'09"W
L10	21.83'	S44°43'37"W
L11	169.64'	N45°51'55"W
L12	81.31'	S45°51'55"E

SHEET LAYOUT



LEGEND:

IRF	IRON ROD FOUND
PC "TXDOT"	IRON ROD FOUND WITH PINK CAP STAMPED "TXDOT"
YC "TXHS"	IRON ROD FOUND WITH YELLOW CAP STAMPED "TXHS"
IRS	IRON ROD SET WITH YELLOW CAP STAMPED "TXHS"
<CM>	CONTROLLING MONUMENT
D.R.R.C.T.	DEED RECORDS, ROCKWALL COUNTY, TEXAS
M.R.R.C.T.	MAP RECORDS, ROCKWALL COUNTY, TEXAS
O.P.R.R.C.T.	OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS
INST. NO.	INSTRUMENT NUMBER
VOL., PG.	VOLUME, PAGE

ENGINEER
THE DIMENSION GROUP
10755 SANDILL ROAD
DALLAS, TEXAS 75238
attn: KEATON MAI

OWNER
CREEKSIDE COMMONS CROSSING, LP
10755 SANDHILL ROAD
DALLAS, TEXAS 75238

SURVEYOR
TEXAS HERITAGE SURVEYING, LLC
10610 Metric Drive, Suite 124, Dallas, TX 75243
Office 214-340-9700 Fax 214-340-9710
txheritage.com
Firm No. 10169300

FINAL PLAT
LOTS 19-21, BLOCK A
CREEKSIDE COMMONS ADDITION
BEING A REPLAT OF
LOTS 15, 16, & 18, BLOCK A,
CREEKSIDE COMMONS ADDITION
BEING 3 LOTS
13.286 ACRES / 578,731 SF
SITUATED IN THE
W. W. FORD SURVEY, ABSTRACT NO. 80
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

CASE #

DATE: 1/12/2026 / JOB # 2501679-1 / SCALE= 1" = 150' / DRAWN: JACOB

PARCEL CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD
C4	28.00'	36.00'	44°33'46"	S66° 35' 16"W 27.30'
C5	5.02'	25.00'	11°30'57"	N5° 51' 30"W 5.02'
C6	39.77'	25.00'	91°09'19"	S45° 40' 41"E 35.71'
C7	39.22'	25.00'	89°53'04"	S43° 48' 41"W 35.32'
C8	47.03'	20.00'	134°44'04"	S21° 30' 07"W 36.92'
C9	28.32'	20.00'	81°08'24"	S86° 26' 06"E 26.02'
C10	21.46'	49.00'	25°05'14"	N65° 32' 19"E 21.28'
C11	9.22'	49.00'	10°47'12"	N83° 28' 33"E 9.21'

PARCEL LINE TABLE		
LINE #	LENGTH	DIRECTION
L13	22.85'	N45°51'55"W
L14	45.15'	S88°52'09"W
L15	21.83'	S44°43'37"W

PARCEL LINE TABLE		
LINE #	LENGTH	DIRECTION
L16	15.00'	N44°07'42"E
L17	52.07'	N45°52'18"W
L18	20.00'	N45°54'27"W
L19	51.04'	N43°59'07"E
L20	22.38'	N1°00'53"W
L21	153.66'	N43°59'07"E
L22	11.87'	N45°30'22"W
L23	19.90'	N44°29'38"E
L24	11.70'	S46°00'53"E
L25	31.45'	N43°59'07"E

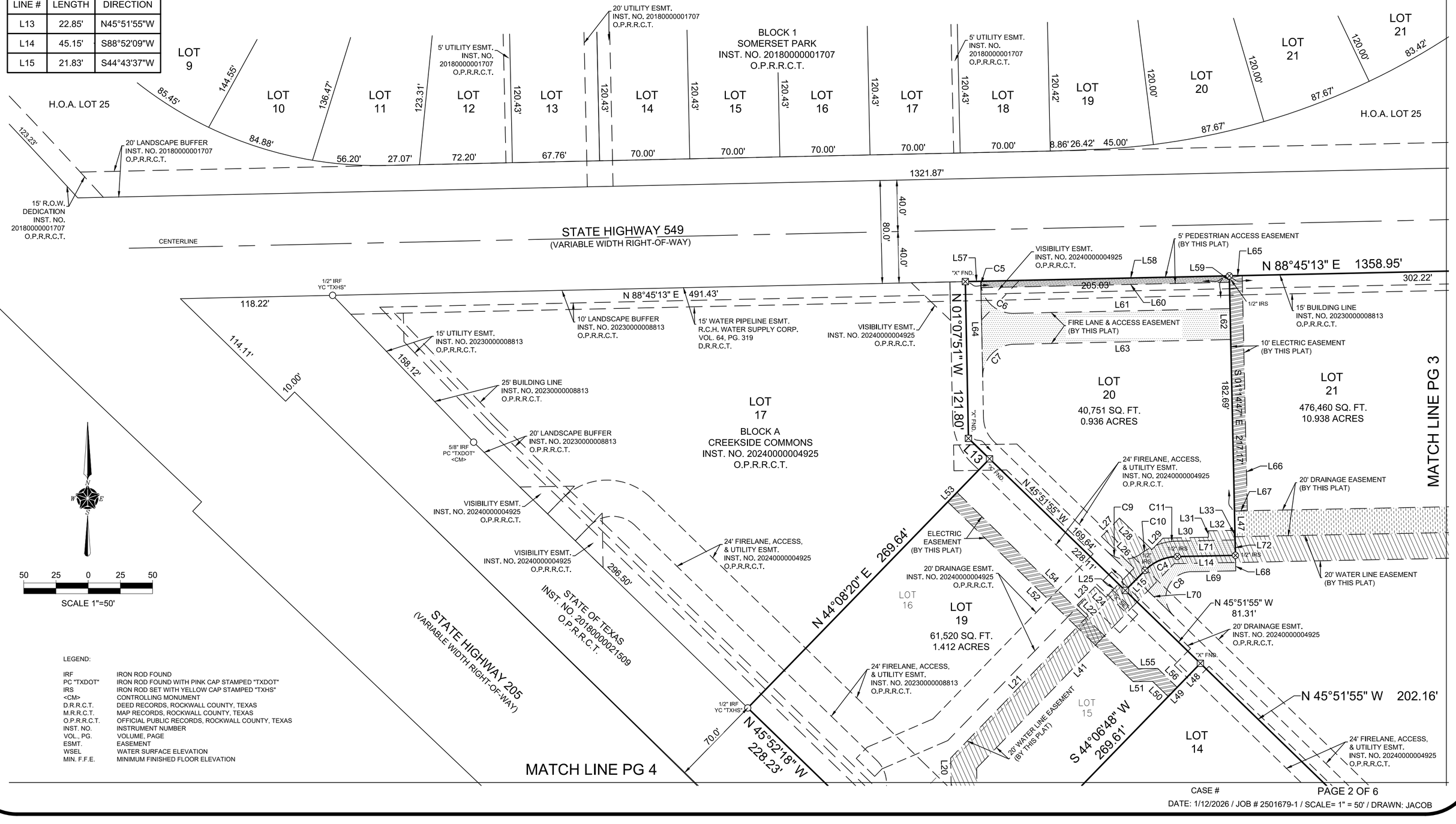
PARCEL LINE TABLE		
LINE #	LENGTH	DIRECTION
L26	35.20'	N46°00'53"W
L27	20.00'	N44°08'05"E
L28	35.15'	S45°51'55"E
L29	12.34'	N43°59'07"E
L30	35.29'	N88°52'09"E
L31	5.01'	N1°06'12"W
L32	20.00'	N88°52'09"E
L33	5.00'	S1°06'12"E
L34	453.33'	N88°52'09"E
L35	301.80'	S54°13'54"E

PARCEL LINE TABLE		
LINE #	LENGTH	DIRECTION
L36	18.16'	S29°14'52"E
L37	20.00'	S60°45'12"W
L38	13.73'	S29°14'52"E
L39	290.70'	N54°13'54"W
L40	493.69'	S88°52'09"W
L41	220.81'	S43°59'07"W
L42	22.38'	S1°00'53"E
L43	59.36'	S43°59'07"W
L44	134.56'	N88°52'09"E
L45	20.01'	N2°38'25"W

PARCEL LINE TABLE		
LINE #	LENGTH	DIRECTION
L46	586.72'	S88°52'09"W
L47	20.00'	S1°13'55"E
L48	25.89'	S44°06'48"W
L49	10.00'	S44°06'48"W
L50	16.89'	N45°53'12"W
L51	15.09'	S89°06'48"W
L52	200.57'	N45°53'12"W
L53	10.32'	N44°08'20"E
L54	196.43'	S45°47'38"E
L55	15.09'	N89°06'48"E

PARCEL LINE TABLE		
LINE #	LENGTH	DIRECTION
L56	21.03'	S45°53'12"E
L57	12.00'	N88°45'13"E
L58	193.03'	N88°45'13"E
L59	5.00'	S1°14'47"E
L60	192.63'	S88°45'13"W
L61	168.03'	N88°45'13"E
L62	24.00'	S1°14'47"E
L63	168.18'	S88°45'13"W
L64	74.45'	N1°07'51"W
L65	10.00'	N88°45'13"E

PARCEL LINE TABLE		
LINE #	LENGTH	DIRECTION
L66	182.71'	S1°14'47"E
L67	9.99'	S88°52'09"W
L68	12.02'	S1°14'47"E
L69	34.64'	S88°52'09"W
L70	71.67'	N45°51'55"W
L71	44.60'	N88°52'09"E
L72	11.98'	S1°14'47"E



LEGEND:

IRF	IRON ROD FOUND
PC "TXDOT"	IRON ROD FOUND WITH PINK CAP STAMPED "TXDOT"
IRS	IRON ROD SET WITH YELLOW CAP STAMPED "TXHS"
<CM>	CONTROLLING MONUMENT
D.R.R.C.T.	DEED RECORDS, ROCKWALL COUNTY, TEXAS
M.R.R.C.T.	MAP RECORDS, ROCKWALL COUNTY, TEXAS
O.P.R.R.C.T.	OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS
INST. NO.	INSTRUMENT NUMBER
VOL., PG.	VOLUME, PAGE
ESMT.	EASEMENT
WSEL	WATER SURFACE ELEVATION
MIN. F.F.E.	MINIMUM FINISHED FLOOR ELEVATION

CASE #

DATE: 1/12/2026 / JOB # 2501679-1 / SCALE= 1" = 50' / DRAWN: JACOB

50 25 0 25 50

SCALE 1"=50'

BLOCK 1
SOMERSET PARK
INST. NO. 20180000001707
O.P.R.R.C.T.

LOT 24

76.56'
46.19'
115.64'
117.55'

5' UTILITY ESMT.
INST. NO. 20180000001707
O.P.R.R.C.T.

64.87'

H.O.A. LOT 25

20' LANDSCAPE BUFFER
INST. NO. 20180000001707
O.P.R.R.C.T.

28.28'

SYLVANPARK DRIVE
(83' RIGHT-OF-WAY)

SANITARY SEWER ESMT.
INST. NO. 20170000002409
O.P.R.R.C.T.

247.13'

LOT 2

10' ELECTRIC & TELEPHONE ESMT.
INST. NO. 20140000006510
O.P.R.R.C.T.

15' WATER LINE ESMT.
INST. NO. 20140000006510
O.P.R.R.C.T.

BLOCK A
EDWARDS ACRES SUBDIVISION
INST. NO. 20140000006510
O.P.R.R.C.T.

40' BUILDING LINE
INST. NO. 20140000006510
O.P.R.R.C.T.

621.78'

558.17'

10' ELECTRIC & TELEPHONE ESMT.
INST. NO. 20140000006510
O.P.R.R.C.T.

123.28'

BLOCK A
EDWARDS ACRES SUBDIVISION
INST. NO. 20140000006510
O.P.R.R.C.T.

LOT 1

15' WATER LINE ESMT.
INST. NO. 20140000006510
O.P.R.R.C.T.

340.44'

CENTERLINE

STATE HIGHWAY 549
(VARIABLE WIDTH RIGHT-OF-WAY)

80.0'
40.0'
98.3'

100-YR WSEL = 519.58

51.7'

5/8" IRF
PC "TXDOT"
<CM>

N 88°45'13" E 1358.95'

S 33°19'17" E 114.68'

BFE = 519

15' WATER PIPELINE ESMT.
R.C.H. WATER SUPPLY CORP.
VOL. 64, PG. 319
D.R.R.C.T.

ZONE A
(SFHA)

MIN. F.F.E.= 521.54

DRAINAGE EASEMENT/
EROSION HAZARD
SETBACK LINE
INST. NO. 20230000008813
O.P.R.R.C.T.

1/2" IRF
YC "TXHS"

20' LANDSCAPE BUFFER
INST. NO. 20230000008813
O.P.R.R.C.T.

30' WASTEWATER ESMT.
INST. NO. 20230000008813
O.P.R.R.C.T.

25' BUILDING LINE
INST. NO.
20230000008813
O.P.R.R.C.T.

5/8" IRF
PC "TXDOT"
<CM>

L=81.75' R=1155.00'
Δ=4°03'19"
CH=S58°43'21"W 81.73'

100-YR WSEL= 518.87

10' UTILITY ESMT.
INST. NO. 20230000008813
O.P.R.R.C.T.

CENTERLINE

95.1'
190.1'
95.0'

ZONE X

S 60°46'14" W 382.65'

STATE HIGHWAY 549
(VARIABLE WIDTH RIGHT-OF-WAY)

S 29°29'58" E
25.09'

1/2" IRF
YC "TXHS"

1/2" IRF
YC "TXHS"

131.23'

15' BUILDING LINE
INST. NO. 20230000008813
O.P.R.R.C.T.

30.26'

280.83'

SANITARY SEWER ESMT.
INST. NO. 20150000003475
D.R.R.C.T.

MATCH LINE PG 2

WILLIAM W. FORD SURVEY,
ABSTRACT NO. 80

LOT
21
476,460 SQ. FT.
10.938 ACRES

MIN. F.F.E.= 528.93

DETENTION ESMT.
INST. NO. 20240000004925
O.P.R.R.C.T.

153.66'

100-YR WSEL= 526.93

SANITARY SEWER ESMT.
INST. NO. 20150000003475
D.R.R.C.T.

20' WATER ESMT.
INST. NO. 20230000008813
O.P.R.R.C.T.

20' DRAINAGE EASEMENT
(BY THIS PLAT)

L46
L45
L44
L34
L40

20' WATER LINE EASEMENT
(BY THIS PLAT)

L35
L39

CREEKSIDE COMMONS ADDITION
BLOCK A

578,731 SQ. FT.
13.286 ACRES

CREEKSIDE COMMONS CROSSING, LP
INST. NO. 20220000021201
O.P.R.R.C.T.

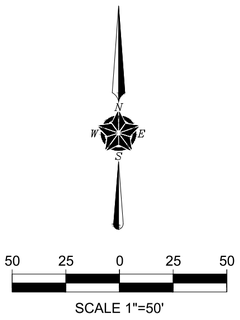
20' DRAINAGE ESMT.
INST. NO. 20240000004925
O.P.R.R.C.T.

L38
L37
L36

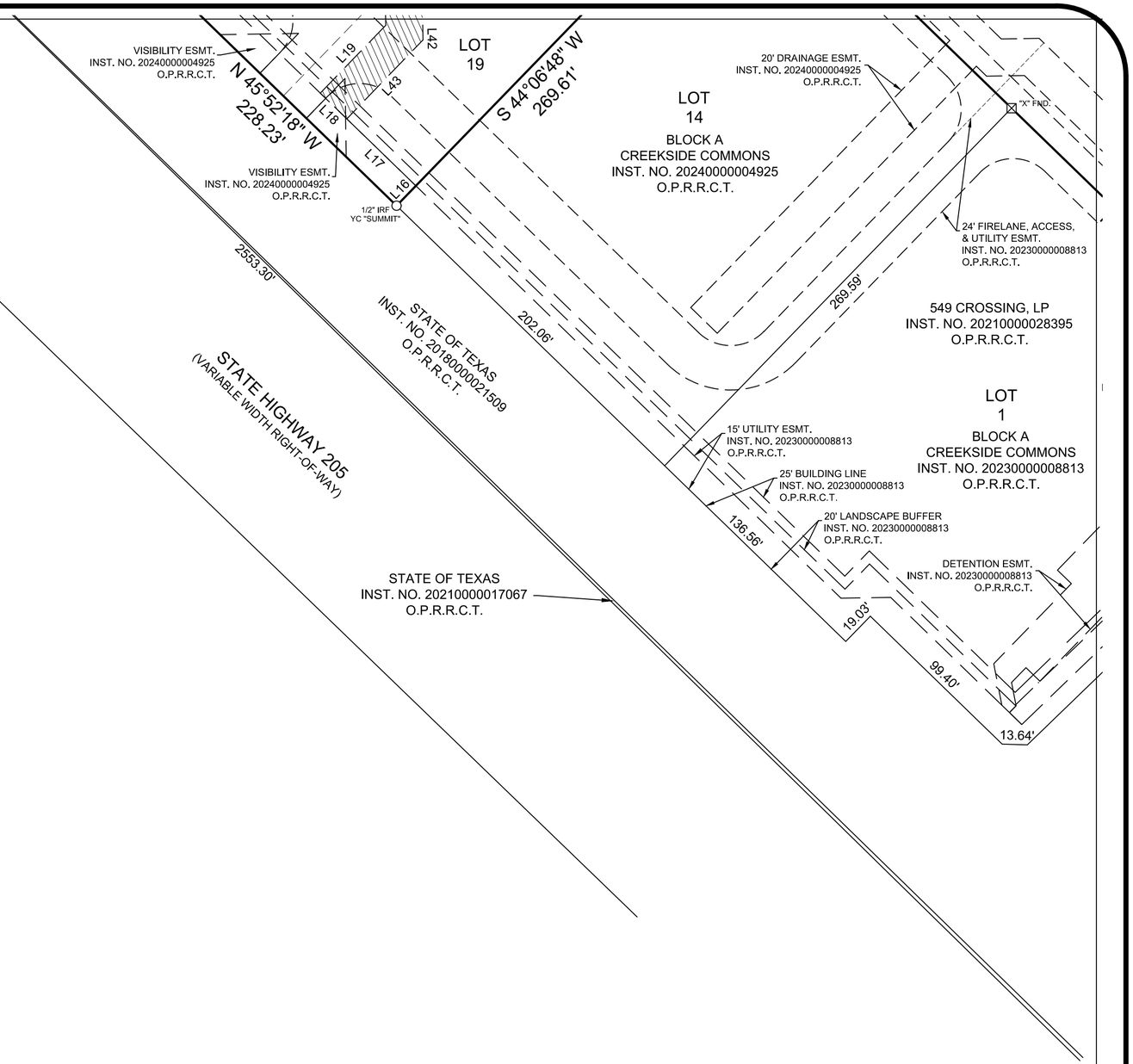
MATCH LINE PG 5

CASE #

DATE: 1/12/2026 / JOB # 2501679-1 / SCALE= 1" = 50' / DRAWN: JACOB



MATCH LINE PG 2



GENERAL NOTES:

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

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

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

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

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

6) Bearings are based upon the Texas State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983 (2011).

7) The purpose of this replat is to create easements and change lot boundary lines.

8) Benchmarks:

COR-8: Aluminum disk stamped "City of Rockwall Survey Monument" at the northerly intersection of Silver View Lane and Diamond Way Drive ± 1 foot north of curb line in center of curve.
N= 7,018,063.113; E= 2,609533.682; Elevation= 600.48'

COR-9: Brass disk stamped "City of Rockwall Survey Monument" on the south side of Discovery Boulevard at the southeaster corner of curb inlet ± 180 feet east intersection of Discovery/Corporate.
N= 7,020,550.132; E= 2,607,463.893; Elevation= 595.63'

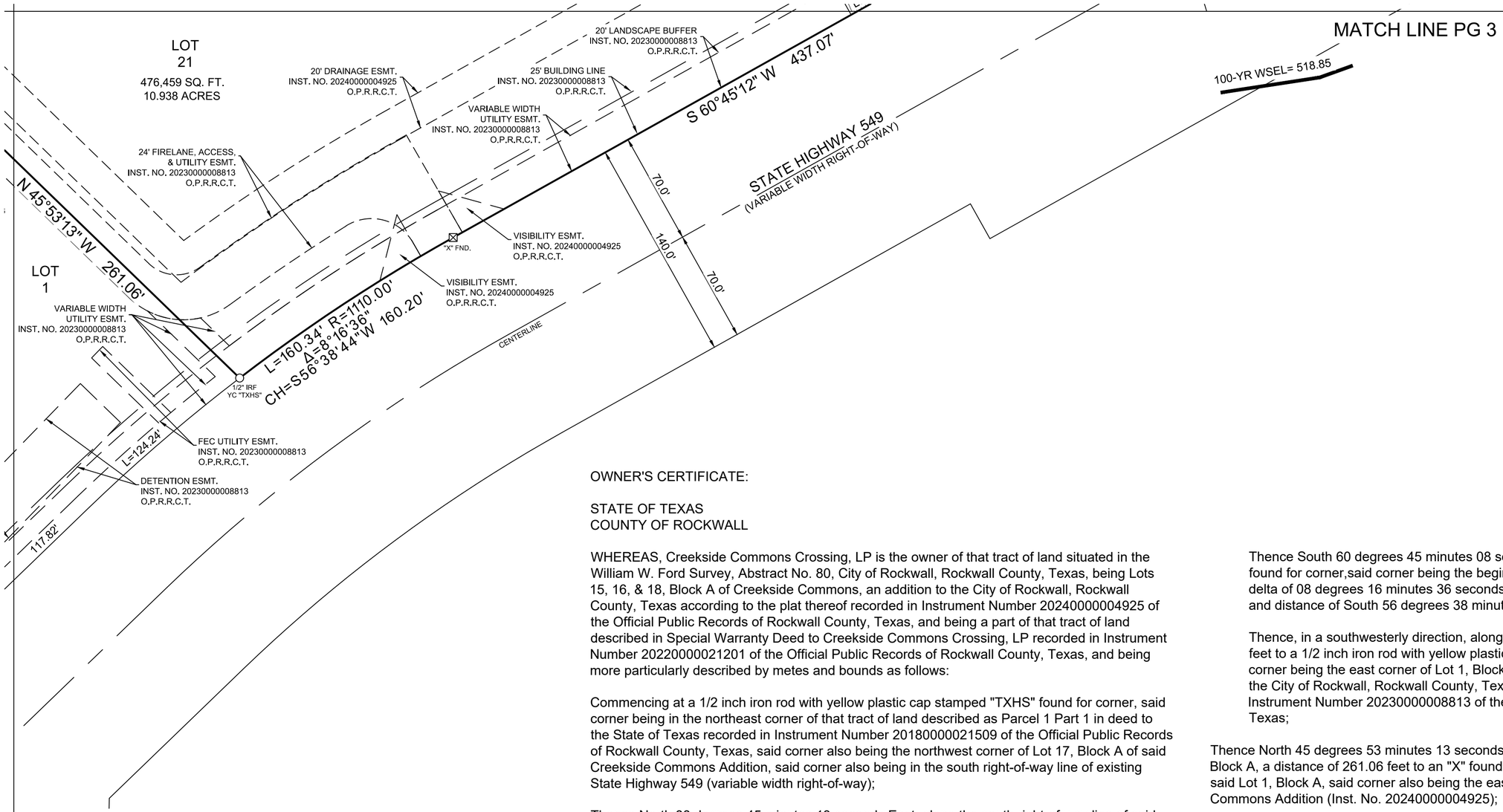
9) Zoning: Commercial (C) District

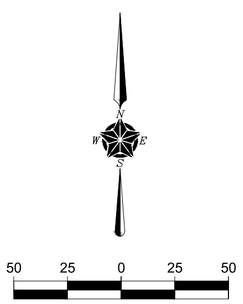
10) Base Flood Elevation information per FEMA GIS, FIRM Panel #48397C0045L.

11) All Visibility Easements are 30'x30' unless otherwise noted.

12) WSEL information based upon Floodplain / Detention Study NDMCE No. 23-014 by Nathan D. Maier Consulting Engineers, Inc. completed December of 2023.

MATCH LINE PG 5





MATCH LINE PG 4

OWNER'S CERTIFICATE:

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS, Creekside Commons Crossing, LP is the owner of that tract of land situated in the William W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas, being Lots 15, 16, & 18, Block A of Creekside Commons, an addition to the City of Rockwall, Rockwall County, Texas according to the plat thereof recorded in Instrument Number 20240000004925 of the Official Public Records of Rockwall County, Texas, and being a part of that tract of land described in Special Warranty Deed to Creekside Commons Crossing, LP recorded in Instrument Number 20220000021201 of the Official Public Records of Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

Commencing at a 1/2 inch iron rod with yellow plastic cap stamped "TXHS" found for corner, said corner being in the northeast corner of that tract of land described as Parcel 1 Part 1 in deed to the State of Texas recorded in Instrument Number 20180000021509 of the Official Public Records of Rockwall County, Texas, said corner also being the northwest corner of Lot 17, Block A of said Creekside Commons Addition, said corner also being in the south right-of-way line of existing State Highway 549 (variable width right-of-way);

Thence North 88 degrees 45 minutes 13 seconds East, along the south right-of-way line of said existing State Highway 549, a distance of 491.43 feet to an "X" found for corner, said corner being the northeast corner of said Lot 17, Block A, said corner being the POINT OF BEGINNING;

Thence North 88 degrees 45 minutes 13 seconds East, along the south right-of-way line of said existing State Highway 549, a distance of 1,358.95 feet to a 5/8 inch iron rod with pink plastic cap stamped "TXDOT" found for corner, said corner being the northwest corner of that tract of land described as Parcel 1 Part 2 in deed to the State of Texas recorded in Instrument Number 20180000021509 of the Official Public Records of Rockwall County, Texas, said corner also being the most northerly northeast corner of said Lot 18, Block A, said corner also being in a northwest right-of-way line of new State Highway 549 (variable width right-of-way);

Thence, along the northwest line of said State of Texas Parcel 1 Part 2 tract and along the northwest line of said new State Highway 549, the following courses and distances:

Thence South 33 degrees 19 minutes 17 seconds East, a distance of 114.68 feet to a 1/2 inch iron rod with yellow plastic cap stamped "TXHS" found for corner, said corner being the beginning of a non-tangent curve to the right, having a delta of 04 degrees 03 minutes 19 seconds, a radius of 1,155.00 feet and a chord bearing and distance of South 58 degrees 43 minutes 21 seconds West, 81.73 feet;

Thence, in a southwesterly direction, along said curve to the right, an arc length of 81.75 feet to a 5/8 inch iron rod with pink plastic cap stamped "TXDOT" found for corner;

Thence South 60 degrees 46 minutes 14 seconds West, a distance of 382.65 feet to a 1/2 inch iron rod with yellow plastic cap stamped "TXHS" found for corner;

Thence South 29 degrees 29 minutes 58 seconds East, a distance of 25.09 feet to a 1/2 inch iron rod with yellow plastic cap stamped "TXHS" found for corner;

Thence South 60 degrees 45 minutes 08 seconds West, a distance of 437.07 feet to a "X" found for corner,said corner being the beginning of a non-tangent curve to the left, having a delta of 08 degrees 16 minutes 36 seconds, a radius of 1,110.00 feet and a chord bearing and distance of South 56 degrees 38 minutes 44 seconds West, 160.20 feet;

Thence, in a southwesterly direction, along said curve to the left, an arc length of 160.34 feet to a 1/2 inch iron rod with yellow plastic cap stamped "TXHS" found for corner, said corner being the east corner of Lot 1, Block A of said Creekside Commons, an addition to the City of Rockwall, Rockwall County, Texas according to the plat thereof recorded in Instrument Number 20230000008813 of the Official Public Records of Rockwall County, Texas;

Thence North 45 degrees 53 minutes 13 seconds West, along the northeast line of said Lot 1, Block A, a distance of 261.06 feet to an "X" found for corner, said corner being the north corner of said Lot 1, Block A, said corner also being the east corner of Lot 14, Block A of said Creekside Commons Addition (Inst. No. 20240000004925);

Thence North 45 degrees 51 minutes 55 seconds West, along the northeast line of said Lot 14, Block A, a distance of 202.16 feet to an "X" found for corner, said corner being the north corner of said Lot 14, Block A;

Thence South 44 degrees 06 minutes 48 seconds West, along the northwest line of said Lot 14, Block A, a distance of 269.61 feet to a 1/2 inch iron rod with cap stamped "SUMMIT" found for corner, said corner being the west corner of said Lot 14, Block A, said corner also being in the northeast line of said State of Texas Parcel 1 Part 1 tract;

Thence North 45 degrees 52 minutes 18 seconds West, along a northeast line of said State of Texas Parcel 1 Part 1 tract, a distance of 228.23 feet to a 1/2 inch iron rod with yellow plastic cap stamped "TXHS" found for corner, said corner being the south corner of said Lot 17, Block A;

Thence North 44 degrees 08 minutes 20 seconds East, along the southeast line of said Lot 17, Block A, a distance of 269.64 feet to an "X" found for corner, said corner being the east corner of said Lot 17, Block A;

Thence North 45 degrees 51 minutes 55 seconds West, along the easterly line of said Lot 17, Block A, a distance of 22.85 feet to an "X" found for corner;

Thence North 01 degrees 07 minutes 51 seconds West, along the easterly line of said Lot 17, Block A, a distance of 121.80 feet to the POINT OF BEGINNING and containing 578,731 square feet or 13.286 acres of land.

OWNER'S DEDICATION:

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

I the undersigned owner of the land shown on this plat, and designated herein as the CREEKSIDE COMMONS 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 further certify that all other parties who have a mortgage or lien interest in the CREEKSIDE COMMONS ADDITION subdivision have been notified and signed this plat. I understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I also understand the following;

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.

2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purposes 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.

Creekside Commons Crossing, LP

_____
Jassem Setayesh
President/CEO

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, on this day personally appeared Jassem Setayesh, a Texas limited liability company, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein stated.

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

_____
Notary Signature

SURVEYORS CERTIFICATE:

I, J. R. January, 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.

_____
J. R. January, R.P.L.S. No. 5382

APPROVED: I hereby certify that the above and foregoing Subdivision Plat was reviewed by the Planning and Zoning Commission and approved by the City Council of the City of Rockwall, Texas for the preparation of a Final Plat on the _____ day of _____, 2026.

_____ _____
Mayor of the City of Rockwall

_____
Planning and Zoning Chairman

_____ _____
City Secretary

_____
City Engineer

ENGINEER
THE DIMENSION GROUP
10755 SANDILL ROAD
DALLAS, TEXAS 75238
attn: KEATON MAI

OWNER
CREEKSIDE COMMONS CROSSING, LP
10755 SANDHILL ROAD
DALLAS, TEXAS 75238

SURVEYOR
TEXAS HERITAGE SURVEYING, LLC
10610 Metric Drive, Suite 124, Dallas, TX 75243
Office 214-340-9700 Fax 214-340-9710
txheritage.com
Firm No. 10169300

FINAL PLAT
LOTS 19-21, BLOCK A
CREEKSIDE COMMONS ADDITION
BEING A REPLAT OF
LOTS 15, 16, & 18, BLOCK A,
CREEKSIDE COMMONS ADDITION
BEING 3 LOTS
13.286 ACRES / 578,731 SF
SITUATED IN THE
W. W. FORD SURVEY, ABSTRACT NO. 80
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

CASE #

DATE: 1/12/2026 / JOB # 2501679-1 / SCALE= 1" = 50' / DRAWN: JACOB

CITY OF ROCKWALL
PLANNING AND ZONING COMMISSION MEMO

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

TO:	Planning and Zoning Commission
DATE:	January 27, 2025
APPLICANT:	*Michael G. Tresp; HH Architects*
CASE NUMBER:	Z2025-075; *Zoning Change from Single-Family 7 (SF-7) District, Single Family 10 (SF-10) District and General Retail (GR) District to a Planned Development (PD) District for General Retail (GR) District land uses.*

SUMMARY

Hold a public hearing to discuss and consider a request by Michael G. Tresp of HH Architects on behalf of Kyle Cavin of First Baptist Church Rockwall for the approval of a *Zoning Change* from a Single-Family 7 (SF-7) District, Single-Family 10 (SF-10) District, and General Retail (GR) District to a Planned Development District for limited General Retail (GR) District land uses on a 11.155-acre tract of land identified as Block A & 129 of the B. F. Boydston Addition and Lot 1, Block A, First Baptist Church Addition, Phase 3, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, Single-Family 10 (SF-10) District, and General Retail (GR) District, addressed as 602-610 S. Goliad Street [*SH-205*] and 103-127 Kenway Drive, and take any action necessary.

BACKGROUND

Historical maps, including the 1934 Sanborn Maps, indicate that the property was annexed prior to 1934. According to the City's *Historic Zoning Maps*, the property was zoned Single-Family 3 (SF-3) District, Single-Family 2 (SF-2) District, and General Retail (GR) District as of January 3, 1972. Sometime between January 3, 1972 and May 16, 1983, the subject property was rezoned to Single-Family 7 (SF-7) District, Single-Family 10 (SF-10) District, and General Retail (GR) District. According to the Rockwall Central Appraisal District (RCAD), the subject property is developed with a a 1,624 SF metal building constructed in 1978, a 14,600 SF *Church/House of Worship* constructed in 1983, an 11,200 SF *Church/House of Worship* constructed in 1983, a 12,000 SF educational building constructed in 1992, and a 27,503 SF *Church/House of Worship* constructed in 1999. On June 4, 1990, the City Council approved a Conditional Use Permit (CUP) [*Case No. PZ1990-011-01*], Site Plan [*Case No. PZ1990-011-02*] and Final Plat [*Case No. PZ1990-011-03*] for an existing *Chruch/House of Worship*.

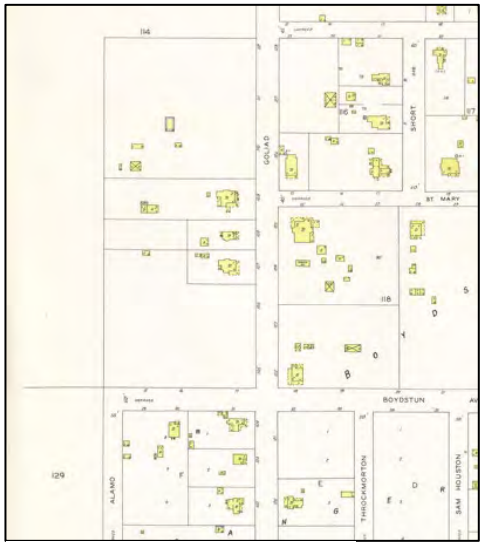


FIGURE 1: 1934 SANBORN MAPS

PURPOSE

On December 12, 2025, the applicant -- *Michael G. Tresp of HH Architects* -- submitted an application requesting to change the zoning of the subject property from a Single-Family 7 (SF-7) District, Single-Family 10 (SF-10) District and General Retail (GR) District to a Planned Development District for General Retail (GR) District land uses.

ADJACENT LAND USES AND ACCESS

The subject property is located at 602-610 S. Goliad Street [*SH-205*] and 103-127 Kenway Drive. The land uses adjacent to the subject property are as follows:

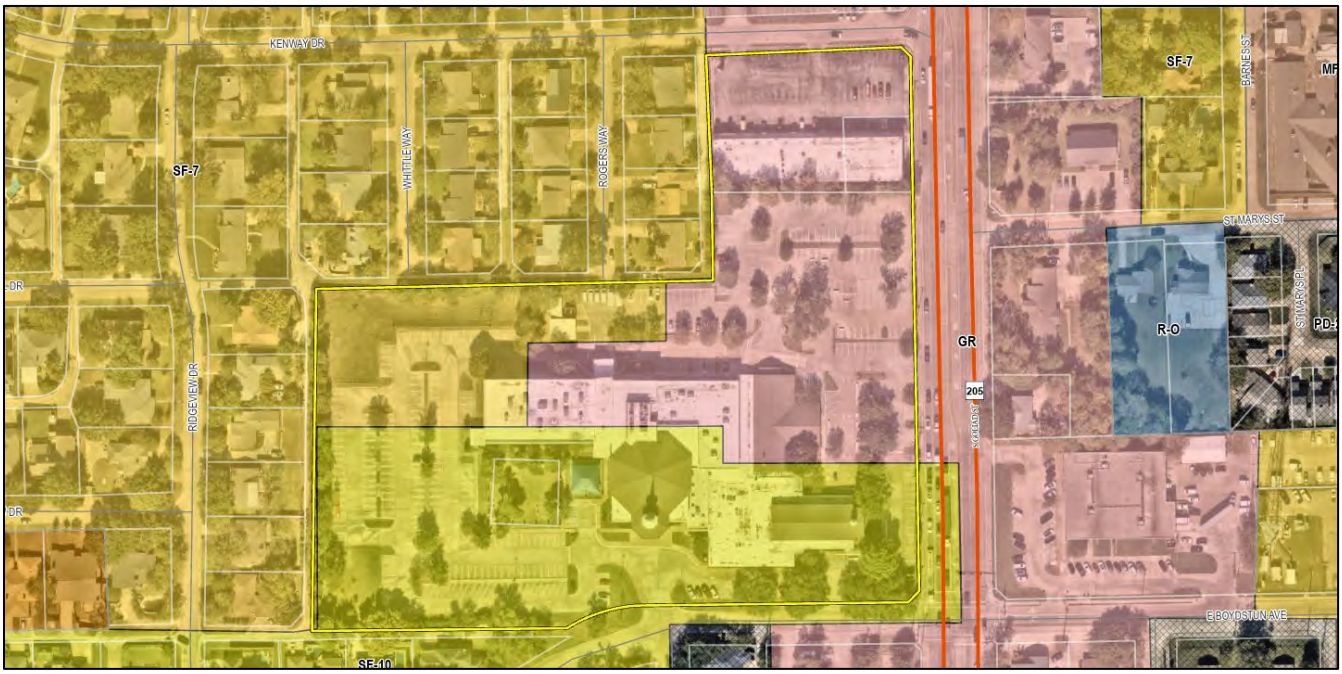
North: Directly north of the subject property is Kenway Drive, which is identified as a R2 (*i.e. residential, two (2) lane, undivided roadway)* on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is a 0.8161-acre parcel of land (*i.e. Lot 1, Block A, Kenway Addition*) developed with a commercial/retail shopping center and zoned General Retail (GR) District. Beyond that is a 0.69-acre parcel of land (*i.e. a lot within the Roca Villa Subdivision*), which is developed with a *Private Club* (*i.e. Rockwall Rotary Club*) and zoned Downtown (DT) District. Beyond this is a Lake Meadows Drive, which is identified as a R2 (*i.e. residential, two (2) lane, undivided roadway)* on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

South: Directly south of the subject property is Boydstun Avenue, which is identified as a R2 (*i.e. residential, two (2) lane, undivided roadway)* on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is a 1.92-acre parcel of land (*i.e. Lot 2, Block 1, Goliad Place Addition*) which is developed with a *Church/House of Worship* and zoned General Retail (GR) District. Beyond that is W. Ross Street, which is identified as a R2 (*i.e. residential, two (2) Lane, undivided Roadway)* on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

East: Directly east of the subject property is S. Goliad Street [*SH-205*], which is identified as a P6D (*i.e. principal arterial, six [6] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is a 2.153-acre parcel of land (*i.e. Lot 1, Block A, Rockwall Main Post Office*) developed with a *Local Post Office* and zoned General Retail (GR) District. Beyond that is a 0.732-acre parcel of land (*i.e. Lot 1, Block A, Central Fire Station*) developed with a *Government Facility* and zoned Single-Family 7 (SF-7) District. Beyond this is S Fannin Street which is identified as a R2 (*i.e. residential, two (2) lane, undivided roadway)* on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

West: Directly west of the subject property is Ridgeview Subdivision which consists of 58 residential lots. This subdivision was incorporated in 1964 and zoned Single-Family 7 (SF-7) District. Beyond this is the Stonebridge Meadows Phase 3 Subdivision which consists of 13 residential lots. This subdivision was incorporated in 1977 and is zoned Single Family 7 (SF-7) District. Beyond that is the Stonebridge Meadows Phase 5 Subdivision which consists of 72 residential lots. This subdivision was incorporated in 1978 and is zoned Single Family 10 (SF-10). Beyond this is a large parcel of land owned by the City of Rockwall zoned Agricultural (AG) District developed with a Public Park (*i.e. SH-66 Boat Ramp*). Beyond that is Lake Ray Hubbard and the corporate limits of the City of Rockwall.

MAP 1: LOCATION MAP
YELLOW: SUBJECT PROPERTY



CONFORMANCE TO CITY'S CODES

The proposed zoning change to a Planned Development (PD) District establishes a customized regulatory framework that is intended to govern the continued development and expansion of an existing *Church/House of Worship* campus while maintaining compatibility with the surrounding land uses. The submitted concept plan and conceptual building elevations illustrate the proposed demolition of the Kenway Retail Center located on the northern portion of the Planned Development District area. The Kenway Retail Center is a legally nonconforming shopping center. Within the Planned Development District, the applicant proposes construction of a parking garage at this location. In addition, the applicant proposes an expansion of the existing sanctuary building to accommodate adult education classrooms. This portion of the expansion would be four (4) stories in height and is intended to support the operational needs of the existing *Church/House of Worship* campus.

According to Subsection 02.02(C), *Institutional and Community Service Land Uses*, of Article 13, *Definitions*, of the Unified Development Code (UDC), a *Church/House of Worship* is defined as "(a) facility or area primarily used for religious gatherings, ceremonies, and worship services. It typically includes a sanctuary or worship hall, administrative offices, classrooms for religious education, and often ancillary facilities such as a fellowship hall, kitchen, and parking lot. These facilities serve as places for spiritual practice, community gatherings, and religious observance for adherents of a particular faith or denomination." In this case, the applicant's proposed use falls under this classification. Staff should point out that there is currently an existing *Church/House of Worship* already located on the subject property constructed in 1978.

The subject property is currently zoned Single-Family 7 (SF-7) District, Single-Family 10 (SF-10) District and General Retail (GR) District. According to the *Land Use Schedule* within the Unified Development Code (UDC), the *Church/House of Worship* land use is permitted by Specific Use Permit (SUP) in the Single-Family 7 (SF-7) District, Single-Family 10 (SF-10) District, and General Retail (GR) District. Given this, the applicant is requesting to change the zoning from Single-Family 7 (SF-7) District, Single-Family 10 (SF-10) District and General Retail (GR) District to a Planned Development District for General Retail (GR) District land uses, where a *Church/House of Worship* and its accessory uses are permitted *by-right*.

The draft Planned Development ordinance limits permitted by-right land uses to a narrowly defined set, including *Cemetery*, *Church/House of Worship*, *Commercial Parking Garage*, and a small-scale *restaurant use without drive-through or drive-in.* Additional accessory and institutional uses, such as *daycare facilities* and *storage buildings*, would remain subject to approval through the Specific Use Permit (SUP) process, consistent with the Unified Development Code's (UDC's) discretionary review framework. This approach ensures that land uses remain compatible with adjacent residential neighborhoods while allowing flexibility for the operational needs of the church campus.

Parking for the existing and proposed facilities has been evaluated in accordance with the applicable parking ratios located in Table 5, *Parking Requirement Schedule*, of Article 06, *Parking and Loading*, of the Unified Development Code (UDC). The existing sanctuary requires one (1) parking space per four (4) seats, which results in a requirement of approximately 242 parking spaces based on a total of 965 seats. The existing children's building is required to provide one (1) parking space per 300 square feet of floor area, which equates to approximately 120 parking spaces based on an estimated 36,000 square feet. The proposed adult education expansion is subject to a parking requirement of one (1) space per five (5) seats, based on the 474 seats this will result in a parking requirement of approximately 95 parking spaces. Collectively, these uses generate an overall parking demand of approximately 457 spaces. The proposed site plan depicts a total of 990 parking spaces upon full buildout of the site, which exceeds the minimum parking required. This will be further evaluated for compliance at the time of site plan or amended site plan review. Of the 990 parking spaces shown on the proposed site plan at full buildout, 331 spaces are proposed to be accommodated within a structured parking garage. Pursuant to the Downtown District standards, parking garages adjacent to a public street are required to be setback a minimum of 50-feet from the property line adjacent to the public right-of-way in accordance with Subsection 04.07, *Parking Garages*, of Article 05 of the *Unified Development Code (UDC)*. While the applicant was unable to meet the full 50-foot setback requirement, a 20-foot setback has been provided along both S. Goliad Street and and Kenway Drive. To help mitigate this reduction in setback, staff recommended that the applicant enhance the parking garage to maintain architectural consistency with the existing facility and help conceal the visibility of the parking garage from S. Goliad Street [*SH-205*]. The applicant has incorporated these design modifications and has given the parking garage the appearance of an office building in accordance with staff's suggestion.

With respect to dimensional and development standards, the ordinance establishes a clear set of density, setback, height, lot coverage, and landscaping requirements that either mirror or modify the underlying General Retail (GR) District standards as permitted by the UDC. Notably, the ordinance allows a maximum building height of 65-feet, with the existing steeple permitted

to extend up to 120 feet by-right as depicted in *Exhibit 'C'* of the draft ordinance and any additional height beyond 65-feet will require approval of a Specific Use Permit (SUP). These provisions are intended to acknowledge the architectural and symbolic characteristics of religious structures while retaining City oversight for future vertical expansion. A summary of the proposed density and dimensional requirements is as follows:

TABLE 1: DENSITY AND DIMENSIONAL REQUIREMENTS

MINIMUM LOT WIDTH	60'
MINIMUM LOT DEPTH	100'
MINIMUM LOT AREA	6,000 SF
MINIMUM FRONT YARD SETBACK (1)	50'
MINIMUM SIDE YARD SETBACK	10'
MINIMUM REAR OR SIDE YARD SETBACK (ADJACENT TO A STREET)	20'
MINIMUM REAR YARD SETBACK (2)	20'
MINIMUM DISTANCE BETWEEN BUILDINGS (3)	20'
MAXIMUM BUILDING HEIGHT (4)	65'
MAXIMUM LOT COVERAGE	40%
MINIMUM REQUIRED LANDSCAPING	20%

GENERAL NOTES:

1: THE LOCATION OF THE FRONT YARD BUILDING SETBACK AS MEASURED FROM THE FRONT PROPERTY LINE ADJACENT TO RIGHT-OF-WAY.

2: THE LOCATION OF THE REAR YARD BUILDING SETBACK AS MEASURED FROM THE REAR PROPERTY LINE.

3: ZERO (0) FEET WITH A FIRE-RATED WALL.

4: BUILDING HEIGHT MAY BE INCREASED UP TO 120-FEET IF APPROVED THROUGH A SPECIFIC USE PERMIT (SUP) BY THE PLANNING AND ZONING COMMISSION AND CITY COUNCIL; HOWEVER, THE EXISTING STEEPLE CAN EXTEND UP TO 120-FEET IN HEIGHT BY-RIGHT AS DEPICTED IN *EXHIBIT 'C'* OF THIS ORDINANCE.

The ordinance further incorporates residential adjacency standards, architectural review requirements, and enhanced landscape buffer provisions that exceed the minimum standards established by the Unified Development Code (UDC), particularly along Kenway Drive and S. Goliad Street (SH-205). These requirements are intended to mitigate visual and operational impacts on adjacent residential areas and public rights-of-way and will be reviewed at the time of *Site Plan* by the Architectural Review Board (ARB) and Planning and Zoning Commission to ensure compliance with the City's adopted design and development criteria. In summary, the proposed Planned Development District is structured to conform with the Unified Development Code (UDC) by establishing site-specific standards that regulate land use, building form, height, landscaping, and compatibility while allowing for the continued function and expansion of the existing *Church/House of Worship* campus. With all that being said, a zoning change is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.

CONFORMANCE WITH OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN

According to the OURHometown Vision 2040 Comprehensive Plan, the subject property is designated for *Low Density Residential* land uses and is situated within the *Downtown District*. The *Downtown District*, is "…the cultural heart of the community and embodies the small-town atmosphere that is characteristic of the City of Rockwall. Being the original town area, this district is significantly developed and contains the City's oldest residential and commercial buildings. This district also includes the City's Old Town Rockwall (OTR) Historic District, which is composed of housing that dates back to the late 1800's." Currently, the subject property is designated for *Quasi-Public* and *Commercial/Retail* land uses. The *Quasi-Public* land use designation is for land uses that are operated by a private non-profit educational, religious, recreational, charitable, or medical institution having the purpose primarily of serving the general public. The *Commercial/Retail* land use category is characterized by single to multi-tenant commercial centers along major arterials at key intersections. These areas are typically considered to be convenience shopping centers and service land uses adjacent residential subdivisions. Based on this, the proposed zoning change will require the City Council to amend the Future Land Use Map from a *Commercial/Retail* land use designation to a *Quasi-Public* land use for uniformity. This has been added to the *Conditions of Approval* for this case.

STAFF ANALYSIS

The proposed Planned Development District is intended to consolidate zoning regulations across a long-established *Church/House of Worship* campus and provide regulatory clarity for future development while maintaining compatibility with

adjacent residential and commercial uses. The existing zoning framework, which includes multiple underlying zoning districts, does not fully reflect the established institutional use of the property. The Planned Development District formally recognizes the *Church/House of Worship* as a permitted land use and establishes site-specific standards governing land use, building height, setbacks, landscaping, and architectural design. Permitted uses are limited primarily to institutional functions, with ancillary uses either restricted in scale or subject to discretionary review through the Specific Use Permit (SUP) process.

The ordinance includes development standards intended to mitigate potential impacts on surrounding neighborhoods, including enhanced landscaping, residential buffering, and architectural requirements. Building height provisions allow flexibility for religious architecture while maintaining City oversight for future vertical expansion. All new development and expansions will remain subject to *Site Plan* review, and recommendations by the Architectural Review Board (ARB), with approval by the Planning and Zoning Commission required to ensure consistency with the existing campus and surrounding land uses.

Overall, the proposed zoning change establishes a Planned Development District that provides a structured and predictable regulatory framework for an existing institutional use. While the request appears to generally conform to the Unified Development Code (UDC) and Comprehensive Plan, zoning is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.

NOTIFICATIONS

On December 17, 2025, staff mailed 222 notices to property owners and occupants within 500-feet of the subject property. Staff also notified the Bent Creek Condos, Highridge Estates, and Stonebridge Meadows Homeowner's Associations (HOAs), which were the only Homeowner's Associations (HOAs) or Neighborhood Organizations within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). At the time this report was drafted, staff has received one (1) notice in opposition of the applicants 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 Single-Family 7 (SF-7) District, Single Family 10 (SF-10) District and General Retail (GR) District to a Panned Development (PD) District for General Retail (GR) District land uses, then staff would propose the following conditions of approval:

(1) All staff comments provided to the applicant must be addressed prior to the submittal of engineering plans;

(2) By approving this zoning change, the City Council will effectively be approving changes to the Comprehensive Plan and Future Land Use Map. Specifically, this will change the designation of the subject property from a ***Commercial/Retail*** designation to a ***Quasi-Public*** designation; and,

(3) The applicant shall be responsible for maintaining compliance with the Planned Development District ordinance; and

(4) 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.

PROJECT COMMENTS

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

DATE: 12/19/2025

PROJECT NUMBER: Z2025-075
PROJECT NAME: Zoning Change from SF-7,SF-10 & GR to PD
SITE ADDRESS/LOCATIONS: 610 South Goliad Street, Rockwall, TX, 75087

CASE CAPTION: Hold a public hearing to discuss and consider a request by Michael G. Tresp of HH Architects on behalf of Kyle Cavin of First Baptist Church Rockwall for the approval of a Zoning Change from a Single-Family 7 (SF-7) District, Single-Family 10 (SF-10) District, and General Retail (GR) District to a Planned Development District for limited General Retail (GR) District land uses on a 11.155-acre tract of land identified as Block A & 129 of the B. F. Boydston Addition and Lot 1, Block A, First Baptist Church Addition, Phase 3, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, Single-Family 10 (SF-10) District, and General Retail (GR) District, addressed as 602-610 S. Goliad Street [SH-205] and 103-127 Kenway Drive, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
	Bethany Ross	12/19/2025	Approved w/ Comments

12/19/2025: Z2025-075; Zoning Change (SF-7, SF-10, & GR to PD)
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This request is for the approval of a Zoning Change from a Single-Family 7 (SF-7) District, Single-Family 10 (SF-10) District, and General Retail (GR) District to a Planned Development District for limited General Retail (GR) District land uses on a 11.155-acre tract of land identified as Block A & 129 of the B. F. Boydston Addition and Lot 1, Block A, First Baptist Church Addition, Phase 3, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, Single-Family 10 (SF-10) District, and General Retail (GR) District, and addressed as 602-610 S. Goliad Street [SH-205] and 103-127 Kenway Drive.

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

M.3 For reference, include the case number (Z2025-075) in the lower right-hand corner of all pages on future submittals.

I.4 The subject property is currently zoned Single-Family 7 (SF-7) District, Single-Family 10 (SF-10) District and General Retail (GR) District. According to the Land Use Schedule within the Unified Development Code (UDC), the Church/House of Worship land use is permitted by Specific Use Permit (SUP) in the Single-Family 7 (SF-7) District, Single-Family 10 (SF-10) District, and General Retail (GR) District. Given this, the applicant is requesting to change the zoning from Single-Family 7 (SF-7) District, Single-Family 10 (SF-10) District and General Retail (GR) District to a Planned Development District for General Retail (GR) District land uses, where a Church/House of Worship and its accessory uses are permitted by-right.

1.5 According to the OURHometown Vision 2040 Comprehensive Plan, the subject property is designated for Low Density Residential land uses and is situated within the Downtown District. The Downtown District, is "…the cultural heart of the community and embodies the small-town atmosphere that is characteristic of the City of Rockwall. Being the original town area, this district is significantly developed and contains the City's oldest residential and commercial buildings. This district also includes the City's Old Town Rockwall (OTR) Historic District, which is composed of housing that dates back to the late 1800's." Currently, the subject property is designated for Quasi-Public and Commercial/Retail land uses. Quasi-Public land use designation is for land uses that are operated by a private non-profit educational, religious, recreational, chariatable, or medical institution having the purpose primarily of serving the general public. The Commercial/Retail land use category is characterized by single to multi-tenant commercial centers along major arterials at key intersections. These areas are typically considered to be convenience shopping centers and service adjacent residential subdivisions. The applicant's request does align with both these land use categories, however, if this zoning change is approved, staff suggests changing the parcel that is designated for

Commercial/Retail land use to Quasi-Public for uniformity.

M.6 Provide a Concept Plan with dimensions of the building and the setbacks.

M.7 According to the Downtown District standards, parking garages which are adjacent to a street shall be set back a minimum of 50-feet. (Subsection 04.07(D).2(c.1), Article 05, UDC). Due to the proximity of the downtown and the current church/house of worship being setback a total of 50 feet from SH-205, staff has included the requirement that the parking garage shall be setback 50-feet off of Kenway Drive and SH-205.

M.8 The west adjacency is residential, therefore, a 20-foot landscape buffer with three (3) tiered screening [i.e. one [1] row of canopy trees, one [1] row of accent trees and large shrubs, and one [1] row of lower level shrubs] is required along the entire adjacency.

M.9 The parking garage should make use of green screens and false building facades to conceal the parking areas adjacent to SH-205 and Kenway Drive. A good example of this is the Dallas Arboretum Parking Garage.

M.10 Provide the square footage of the building after expansion.

M.11 In addition to adding the Church/House of Worship land use as a permitted by-right¬ land use, the applicant is requesting the following variations from the Unified Development Code (UDC): (1) to allow a 120-foot maximum height for the steeple, (2) and to allow a maximum building height of 65-feet.

Ordinance Provisions	Zoning District Standards	Proposed Conformance to the Standards
Minimum Lot Area	6,000 SF	X=484,169 SF; In Conformance
Minimum Lot frontage	60-Feet	X > 60-feet; In Conformance
Minimum Lot Depth	100-Feet	X>100-feet; In Conformance
Minimum Front Yard Setback	50-Feet	X> 20-feet; In Conformance
Minimum Rear Yard Setback	20-Feet	X>10-feet; In Conformance
Minimum Side Yard Setback	10-Feet	X>10-feet; In Conformance
Maximum Building Height	60-Feet	Building=62-feet; Steeple=118-feet, 3-inches; Non-Conforming
Max Building/Lot Coverage	40%	X<40%; In Conformance
Minimum Number of Parking Spaces		Church/House of Worship: 1/4 Seats; Private Secondary School: 1/5 Students; = XXX spaces
		X=XXX spaces; To be Determined by applicant (see comment M.12)
Maximum Building SF	25,000	To be Determined by applicant (see comment M.10)

M.12 Please provide the number of students that will be attending the adult education classes to calculate the parking for that part of the building. Please also provide the number of seats within the sanctuary and a floor plan with all uses listed. Please provide a Site Plan showing the off-site parking as well.

M.13 Please review the attached Draft Ordinance and provide staff with your markups by no later than January 6, 2026.

I.14 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on January 6, 2026; however, it is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the January 13, 2026 Planning and Zoning Commission Public Hearing Meeting.

I.15 The projected City Council meeting dates for this case will be January 20, 2026 (1st Reading) and February 2, 2026 (2nd Reading).

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Madelyn Price	12/18/2025	Approved w/ Comments

12/18/2025: 1. All parking spaces to be 20'x9' with 24' drive aisles.
2. Parallel Parking: Each parking space shall not be less than nine (9) feet in width and 22-feet in length. Maneuvering space will

not be less than 24-feet.

General Items:
General Items:
- Must meet City's 2023 Standards of Design and Construction
- 4% Engineering Inspection Fees
- Impact Fees (Water, Wastewater & Roadway)
- Minimum easement width is 20' for new easements.
- No structures, including walls, allowed in easements.
- Retaining walls 3' and over must be engineered.
- All retaining walls 18" or taller must be rock, stone, or stone faced. Smooth faced concrete walls are not allowed.
- No signage is allowed within easements or ROW.
- No structures or fences within easements.
- All utilities must be underground.
- Tree mitigation will be required for the removal of any existing trees on site.
- Dumpsters may not directly face a roadway.
- TXDOT permits required for any utility, drainage, and driveway improvements within the SH-205 ROW.
- Need to show existing and proposed utilities on the Site Plan.
- Additional comments may be provided at time of Site Plan and Engineering.

Drainage Items:
- Existing flow patterns must be maintained.
- Stormwater cannot increase off the property in any direction.
- Detention required if increasing impervious area.
- Detention is based on property zoning, not use of specific area.
- Detention pond max side slope of 4:1 with a minimum bottom slope of 1%.
- Detention easement required at the freeboard elevation.
- No vertical walls are allowed in detention easement.
- Detention pond is required to have an emergency spillway.
- Detention ponds must be irrigated.
- No water or sewer lines can be in detention easement.
- The property owner will be responsible for maintaining, repair, and replacement of the drainage systems.
- No grate inlets allowed.
- FFE for all buildings must be called out when adjacent to a detention area. Minimum 2' above 100-year WSEL.
- Dumpster areas shall drain to an oil/water separator and then into the storm system.

Water and Wastewater Items:
- Site plan must show existing/proposed utility lines (Water, Sewer, etc.)
- Any public water lines must be a minimum of 8", looped, and must be in a 20' wide easement. (Meet City of Rockwall Standards of Design and Construction)
- Any public sewer lines must be a minimum of 8", and must be in a 20' wide easement. (Meet City of Rockwall Standards of Design and Construction)
- Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)
- Maximum hydrant lead length is 50'.
- Water will have to be looped around the building.
- All commercial sewer connections must be made by a proposed or existing manhole.
- There is an existing 8" water main within the site available for use.
- There is an existing 8" sewer main within the site available for use.
- Water and sanitary sewer and storm sewer must be 10' apart.
- All public utilities must be centered in an easement. Min 20' utility easements.

- Any utility crossings under a roadway must be by dry bore and be steel encased. Open cutting is not allowed.

Roadway Paving Items:
- All driveways must meet City and TXDOT spacing requirements.
- All parking, storage, and drive aisles must be steel reinforced concrete. (No rock, gravel, or asphalt allowed)
- No rock, gravel, or asphalt allowed in any area.
- All Parking to be 20'x9' minimum.
- No dead-end parking allowed without an approved City turnaround, 15'x64' striped no parking area.
- Drive isles to be 24' wide.
- Fire lane (if needed) to have 20' min radius if buildings are less than 30' tall. If any of the buildings are 30' or more, the fire lane will be 30' radius minimum.
- Fire lane (if needed) to be in a platted easement.
- Drainage culverts for driveways (if needed) will need to be engineered.
- A TXDOT permit will be required for any driveway modifications along SH-205.

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

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	12/18/2025	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	12/17/2025	Approved w/ Comments

12/17/2025: Fire Hydrant and Fire Lane Coverage:
This project will still be subject to review for compliance with fire hydrant location, spacing, and coverage, as well as fire apparatus access and fire lane coverage requirements. Plans shall clearly demonstrate hydrant locations, required fire flow coverage, fire lane layout, widths, turning radii, and access to all portions of the site to confirm compliance with adopted fire code and local amendments.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	12/15/2025	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	12/15/2025	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	12/15/2025	Approved

No Comments

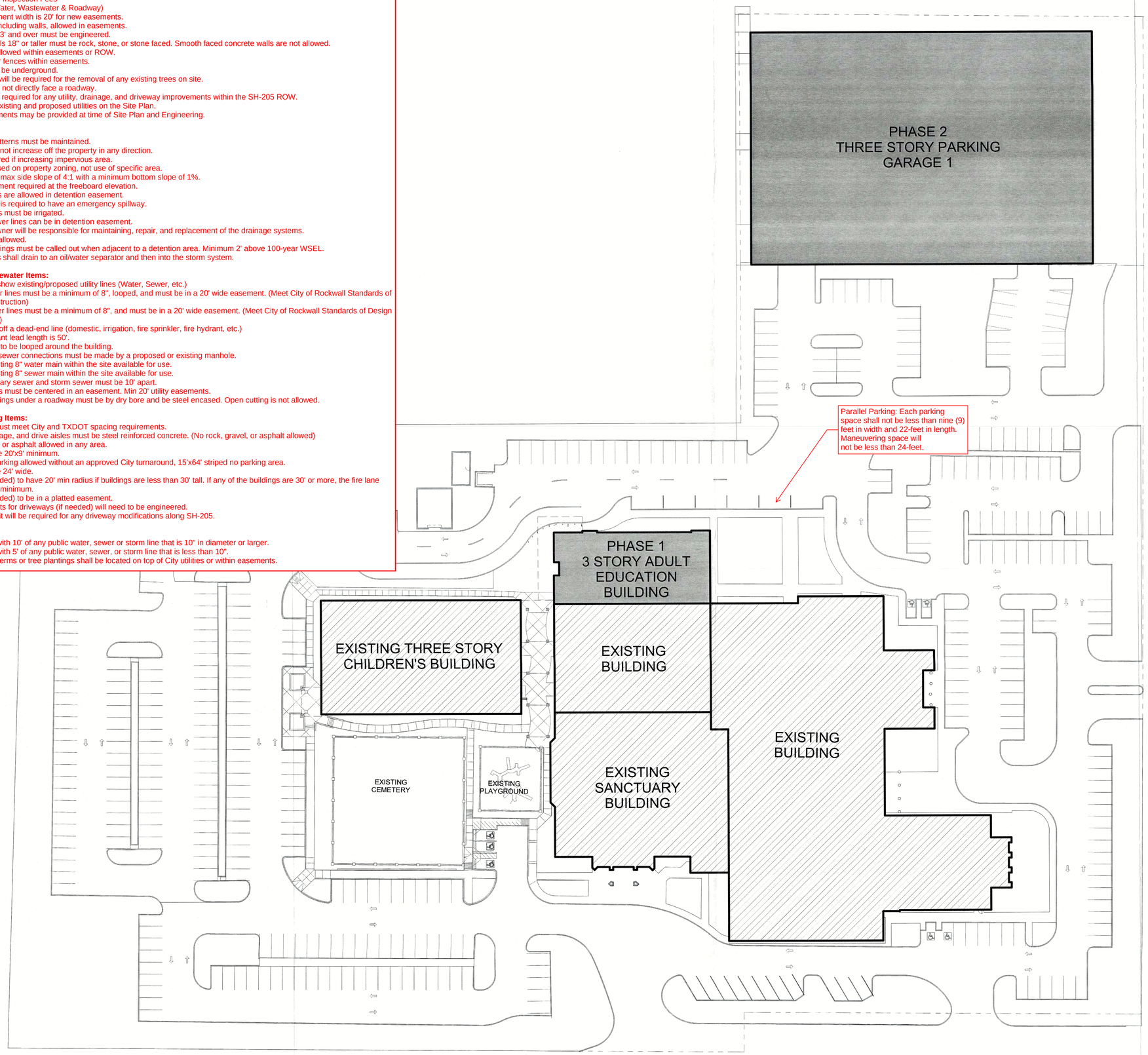
General Items:
- Must meet City's 2023 Standards of Design and Construction
- 4% Engineering Inspection Fees
- Impact Fees (Water, Wastewater & Roadway)
- Minimum easement width is 20' for new easements.
- No structures, including walls, allowed in easements.
- Retaining walls 3' and over must be engineered.
- All retaining walls 18" or taller must be rock, stone, or stone faced. Smooth faced concrete walls are not allowed.
- No signage is allowed within easements or ROW.
- No structures or fences within easements.
- All utilities must be underground.
- Tree mitigation will be required for the removal of any existing trees on site.
- Dumpsters may not directly face a roadway.
- TXDOT permits required for any utility, drainage, and driveway improvements within the SH-205 ROW.
- Need to show existing and proposed utilities on the Site Plan.
- Additional comments may be provided at time of Site Plan and Engineering.

Drainage Items:
- Existing flow patterns must be maintained.
- Stormwater cannot increase off the property in any direction.
- Detention required if increasing impervious area.
- Detention is based on property zoning, not use of specific area.
- Detention pond max side slope of 4:1 with a minimum bottom slope of 1%.
- Detention easement required at the freeboard elevation.
- No vertical walls are allowed in detention easement.
- Detention pond is required to have an emergency spillway.
- Detention ponds must be irrigated.
- No water or sewer lines can be in detention easement.
- The property owner will be responsible for maintaining, repair, and replacement of the drainage systems.
- **No** grate inlets allowed.
- FFE for all buildings must be called out when adjacent to a detention area. Minimum 2' above 100-year WSEL.
- Dumpster areas shall drain to an oil/water separator and then into the storm system.

Water and Wastewater Items:
- Site plan must show existing/proposed utility lines (Water, Sewer, etc.)
- Any public water lines must be a minimum of 8", looped, and must be in a 20' wide easement. (Meet City of Rockwall Standards of Design and Construction)
- Any public sewer lines must be a minimum of 8", and must be in a 20' wide easement. (Meet City of Rockwall Standards of Design and Construction)
- Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)
- Maximum hydrant lead length is 50'.
- Water will have to be looped around the building.
- All commercial sewer connections must be made by a proposed or existing manhole.
- There is an existing 8" water main within the site available for use.
- There is an existing 8" sewer main within the site available for use.
- Water and sanitary sewer and storm sewer must be 10' apart.
- All public utilities must be centered in an easement. Min 20' utility easements.
- Any utility crossings under a roadway must be by dry bore and be steel encased. Open cutting is not allowed.

Roadway Paving Items:
- All driveways must meet City and TXDOT spacing requirements.
- All parking, storage, and drive aisles must be steel reinforced concrete. (No rock, gravel, or asphalt allowed)
- No rock, gravel, or asphalt allowed in any area.
- All Parking to be 20'x9' minimum.
- No dead-end parking allowed without an approved City turnaround, 15'x64' striped no parking area.
- Drive isles to be 24' wide.
- Fire lane (if needed) to have 20' min radius if buildings are less than 30' tall. If any of the buildings are 30' or more, the fire lane will be 30' radius minimum.
- Fire lane (if needed) to be in a platted easement.
- Drainage culverts for driveways (if needed) will need to be engineered.
- A TXDOT permit will be required for any driveway modifications along SH-205.

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



1 PROPOSED ARCHITECTURAL SITE PLAN - PHASE 1 AND 2
SCALE: 1" = 30'-0"

SITE PLAN NOTES

1. THE SITE PLAN IS BASED ON A SURVEY PREPARED BY _____ DATED _____.
2. REFER TO CIVIL ENGINEERING DRAWINGS PREPARED BY _____ UNDER SEPARATE COVER FOR STORM WATER MANAGEMENT SYSTEM AND STRUCTURES AND FOR EXTENSION OF UTILITIES FOR SERVICE TO THIS PROJECT.
3. COORDINATE LOCATION OF CONSTRUCTION FENCE AND GATES WITH OWNER TO ACCOMMODATE CONTINUED OPERATION OF THIS FACILITY DURING CONSTRUCTION.
4. PAVING DIMENSIONS ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
5. ALL EXTERIOR LIGHTING SHALL BE SHIELDED AWAY FROM ADJACENT RESIDENTIAL PROPERTIES.

SITE DEMOLITION PLAN NOTES

1. THE SITE DEMOLITION PLAN IS BASED ON A SURVEY PREPARED BY _____ DATED _____.
2. REFER TO SITE PLAN FOR NEW LOCATIONS OF EXISTING ITEMS TO BE RELOCATED.
3. VERIFY SERVICE OF EACH UTILITY BEFORE REMOVAL OF POLES, PIPING, ETC. COORDINATE REMOVAL WITH TRANSITION OF BUILDING SERVICE FOR NEW CONSTRUCTION.
4. COORDINATE THE REMOVAL OF SITE PAVING ITEMS WITH NEW SITE PAVING. REFER TO CIVIL.
5. REFER TO CIVIL AND LANDSCAPE DOCUMENTS ISSUED UNDER SEPARATE COVER FOR ADDITIONAL INFORMATION.

PARKING TABULATION

PARKING SPACE TABULATION

OFF CAMPUS PARKING	288
EXISTING PARKING SPACES	452
EXISTING ADA PARKING SPACES	10
TOTAL EXISTING PARKING SPACES	750
DEMOLITION PARKING SPACES	21
DEMOLITION ADA PARKING SPACES	5
OFF CAMPUS PARKING	288
PARALLEL PARKING SPACE	6
PHASE 1 PARKING	**968**
PHASE 2 PARKING	**306**
TOTAL PHASE 1 AND PHASE 2 PARKING	**1,274**

DESIGN DEVELOPMENT NOT FOR CONSTRUCTION

REVISION SCHEDULE

FOR REVIEW ONLY
NOT INTENDED FOR
BIDDING,
PERMIT, OR
CONSTRUCTION

Enter Architects Name & Number Here

HH Architects, Inc.
We Believe | We Serve | We Create
2221 Lakeside Blvd | Suite 1100
Richardson Texas 75082
972-404-1034

FIRST BAPTIST CHURCH OF ROCKWALL PHASE 1 ADULT EDUCATION BUILDING
OWNER: FBC ROCKWALL
610 S. GOLIAD STREET ROCKWALL, TEXAS 75087

2413 10.22.2025

DESIGN DEVELOPMENT

PROPOSED ARCHITECTURAL SITE PLAN - PHASE 1 AND 2

A-103.1

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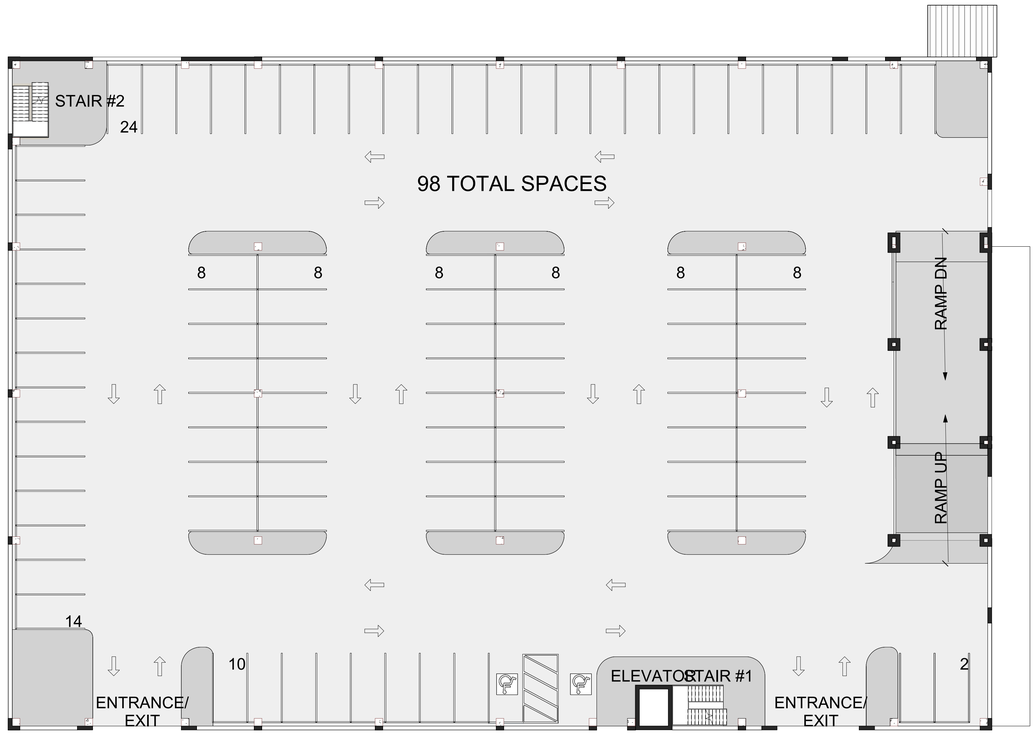
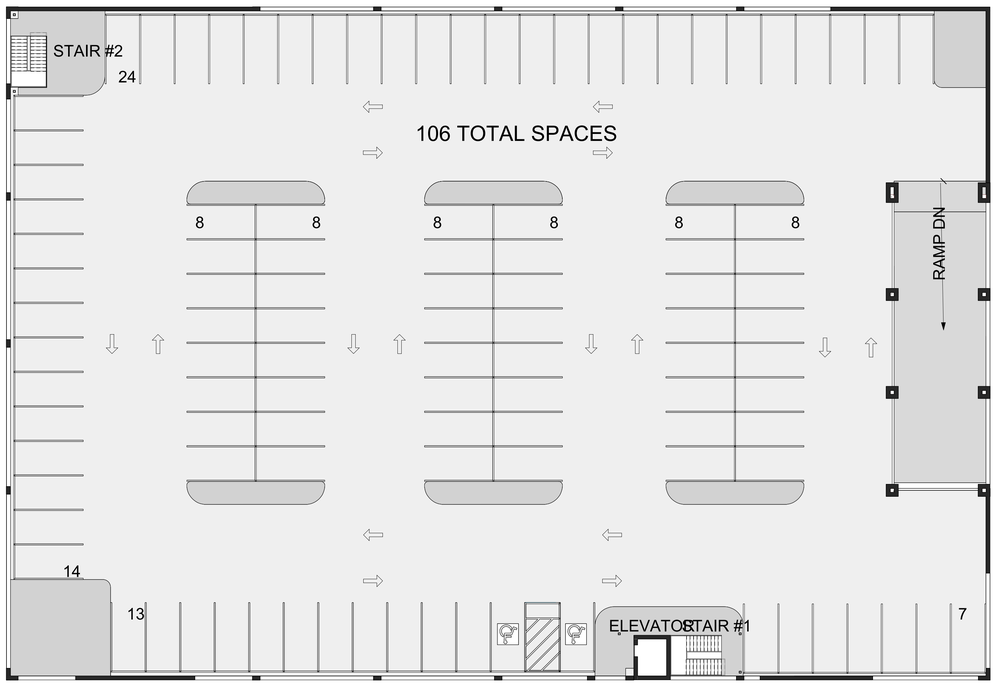
All parking spaces to be 20'x9' with 24' drive aisles.

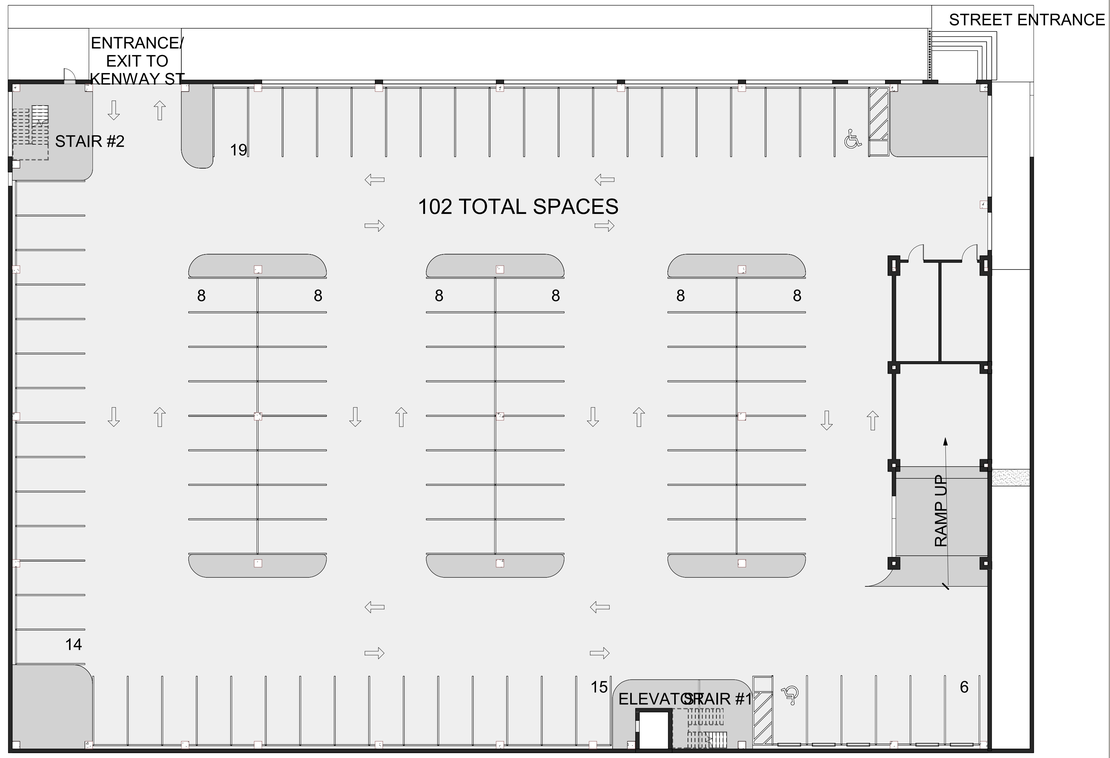


2 LEVEL ONE FLOOR PLAN
SCALE: 1/16" = 1'-0"



Scale:

3 LEVEL TWO FLOOR PLAN
SCALE: 1/16" = 1'-0"



1 LOWER LEVEL FLOOR PLAN
SCALE: 1/16" = 1'-0"

2413

HH

FBC ROCKWALL PHASE 2 - NORTH GARAGE

OWNER; FBC ROCKWALL

THIS DRAWING IS RELEASED UNDER THE AUTHORITY OF BRUCE E WOODY, REGISTRATION NUMBER 14419, WHO MAINTAINS THE ORIGINAL DRAWING. THIS DRAWING IS INCOMPLETE AND MAY NOT BE USED FOR REGULATORY APPROVAL, PERMIT, OR CONSTRUCTION.

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) [1]

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	610 S. Goliad Street Rockwall, Texas 75087				
SUBDIVISION	First Baptist Church Rockwall addition	LOT	1	BLOCK	A
GENERAL LOCATION	610 S. Goliad Street Rockwall, Texas 75087				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	SF7, SF10, and GR	CURRENT USE	CHURCH, CEMETERY, GENERAL RETAIL		
PROPOSED ZONING	PD	PROPOSED USE	SEE ATTACHED LETTER		
ACREAGE	11.155	LOTS [CURRENT]	4	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	First Baptist Church Rockwall	☒ APPLICANT	HH Architects
CONTACT PERSON	Kyle Cavin	CONTACT PERSON	Michael G. Tresp
ADDRESS	610 Goliad Street	ADDRESS	2221 Lakeside Blvd.
CITY, STATE & ZIP	[redacted]	CITY, STATE & ZIP	[redacted]
PHONE		PHONE	
E-MAIL		E-MAIL	

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Kyle Cavin [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."

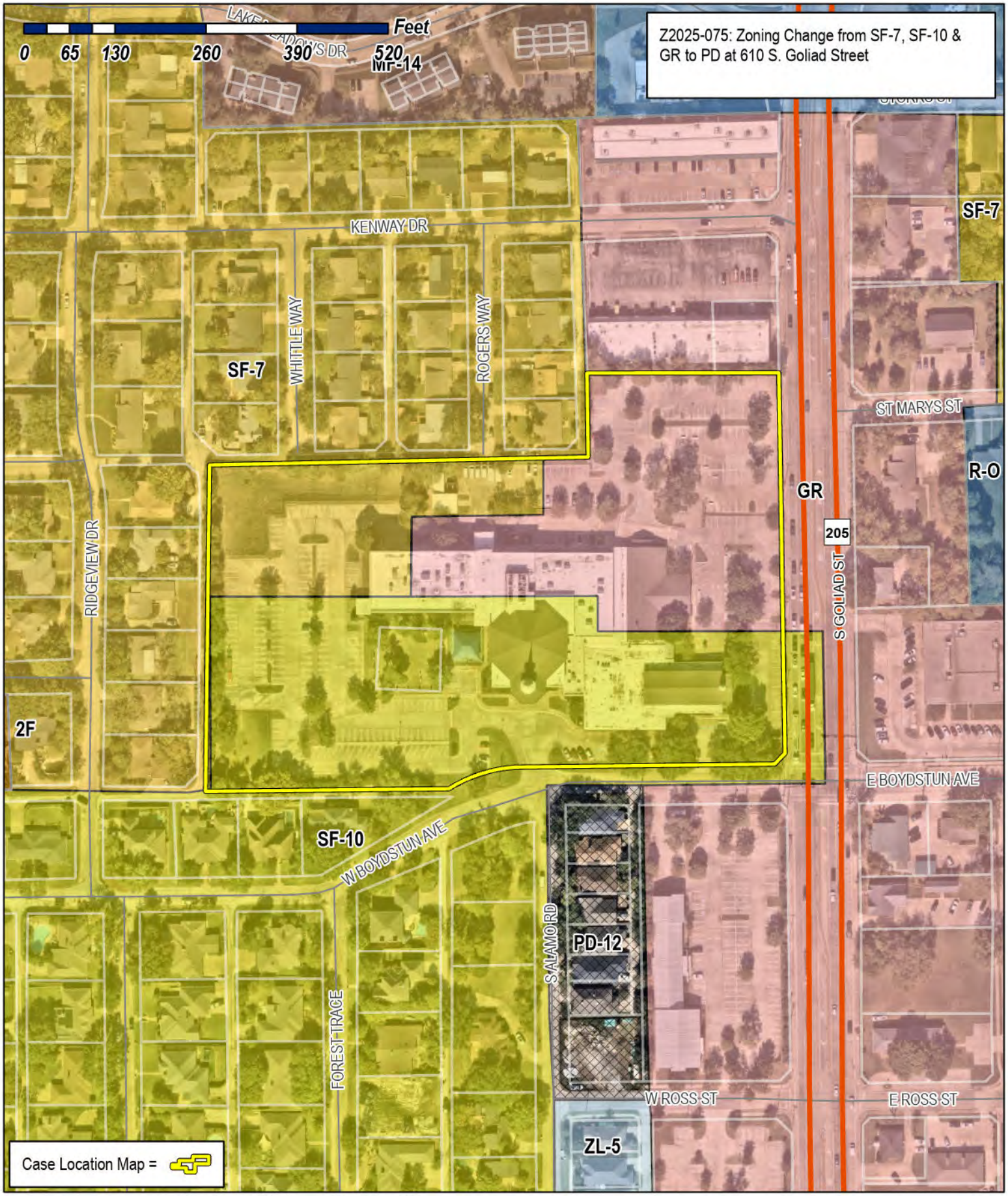
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 3rd *DAY OF* December *20*25

OWNER'S SIGNATURE Kyle A. Cavin

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Donald H. French

DONALD H. FRENCH
Notary Public, State of Texas
Comm. Expires 08-05-2029
Notary ID 125275913

MY COMMISSION EXPIRES



City of Rockwall

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

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

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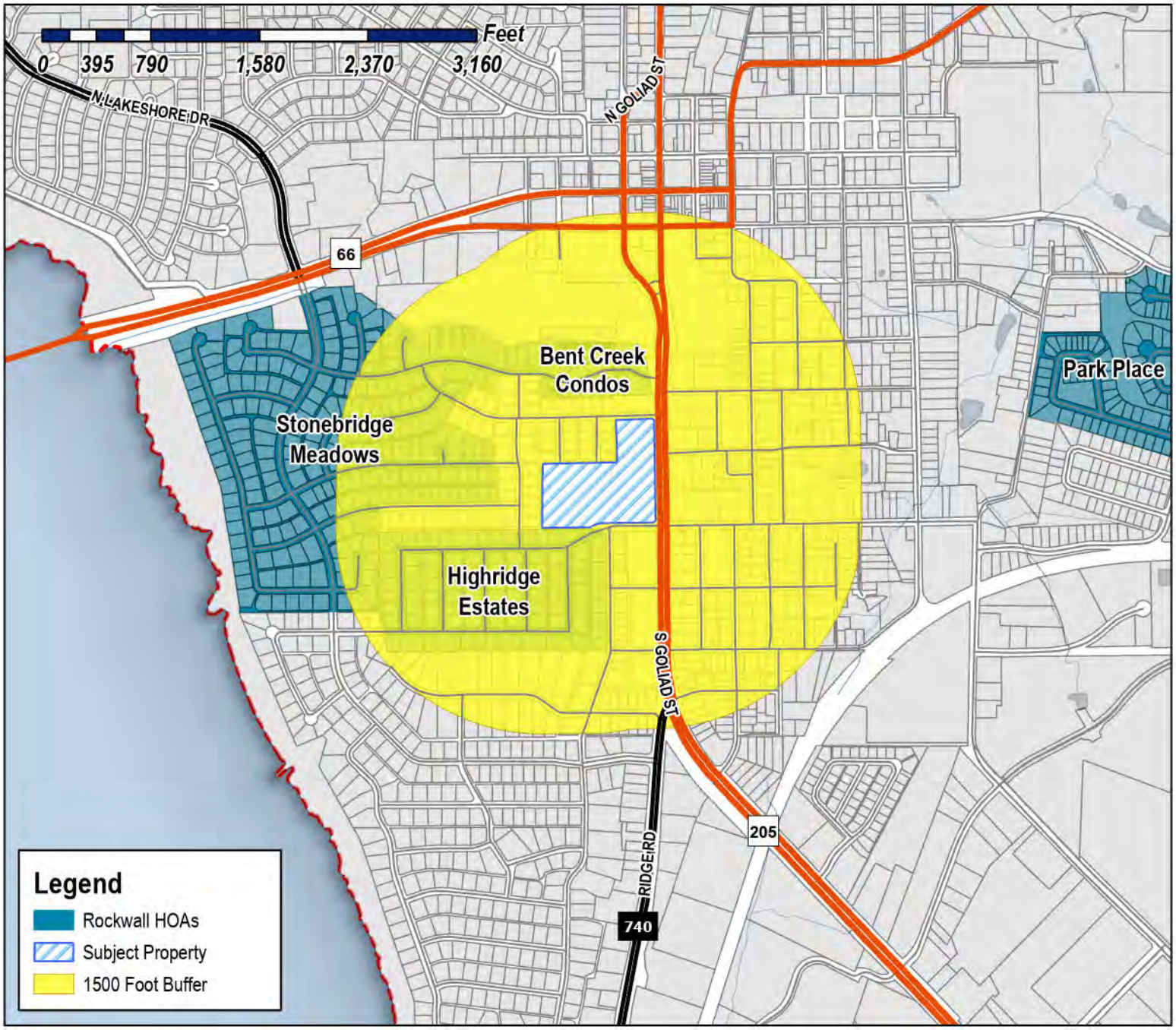
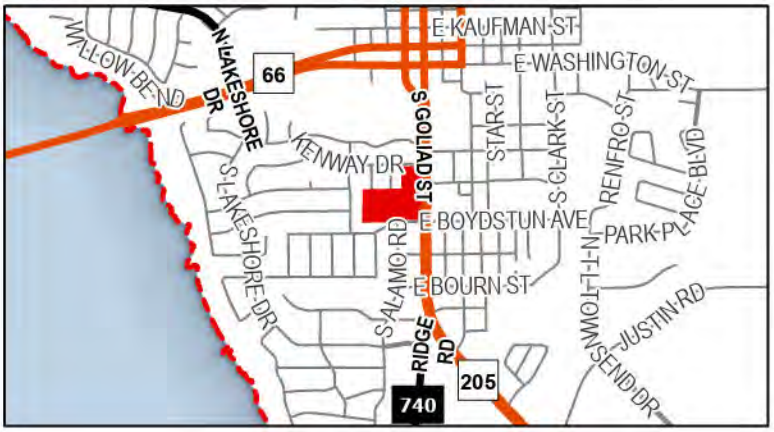


Case Number: Z2025-075
Case Name: Zoning Change from SF-7, SF-10 & GR to PD
Case Type: Zoning
Zoning: Single-Family 7 (SF-7) District, Single-Family 10 (SF-10) District and General Retail (GR) District
Case Address: 610 S. Goliad Street
Date Saved: 12/16/2025

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



From: Zavala, Melanie
Cc: Miller, Ryan; Lee, Henry; Ross, Bethany; Guevara, Angelica
Subject: Neighborhood Notification Program [Z2025-075]
Date: Wednesday, December 17, 2025 1:20:26 PM
Attachments: Public Notice (12.16.2025).pdf
HOA Map (12.16.2025).pdf

HOA/Neighborhood Association Representative:

Per your participation in the Neighborhood Notification Program, you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning case that will be published in the Rockwall Herald Banner on Friday, December 19, 2025. The Planning and Zoning Commission will hold a public hearing on Tuesday, January 13, 2026 at 6:00 PM, and the City Council will hold a public hearing on Tuesday, January 20, 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.

Z2025-075: Zoning Change from SF-7, SF-10 and GR to PD

Hold a public hearing to discuss and consider a request by Michael G. Tresp of HH Architects on behalf of Kyle Cavin of First Baptist Church Rockwall for the approval of a Zoning Change from a Single-Family 7 (SF-7) District, Single-Family 10 (SF-10) District, and General Retail (GR) District to a Planned Development District for limited General Retail (GR) District land uses on a 11.155-acre tract of land identified as Block A & 129 of the B. F. Boydston Addition and Lot 1, Block A, First Baptist Church Addition, Phase 3, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, Single-Family 10 (SF-10) District, and General Retail (GR) District, addressed as 602-610 S. Goliad Street [SH-205] and 103-127 Kenway Drive, and take any action necessary.

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

City of Rockwall

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

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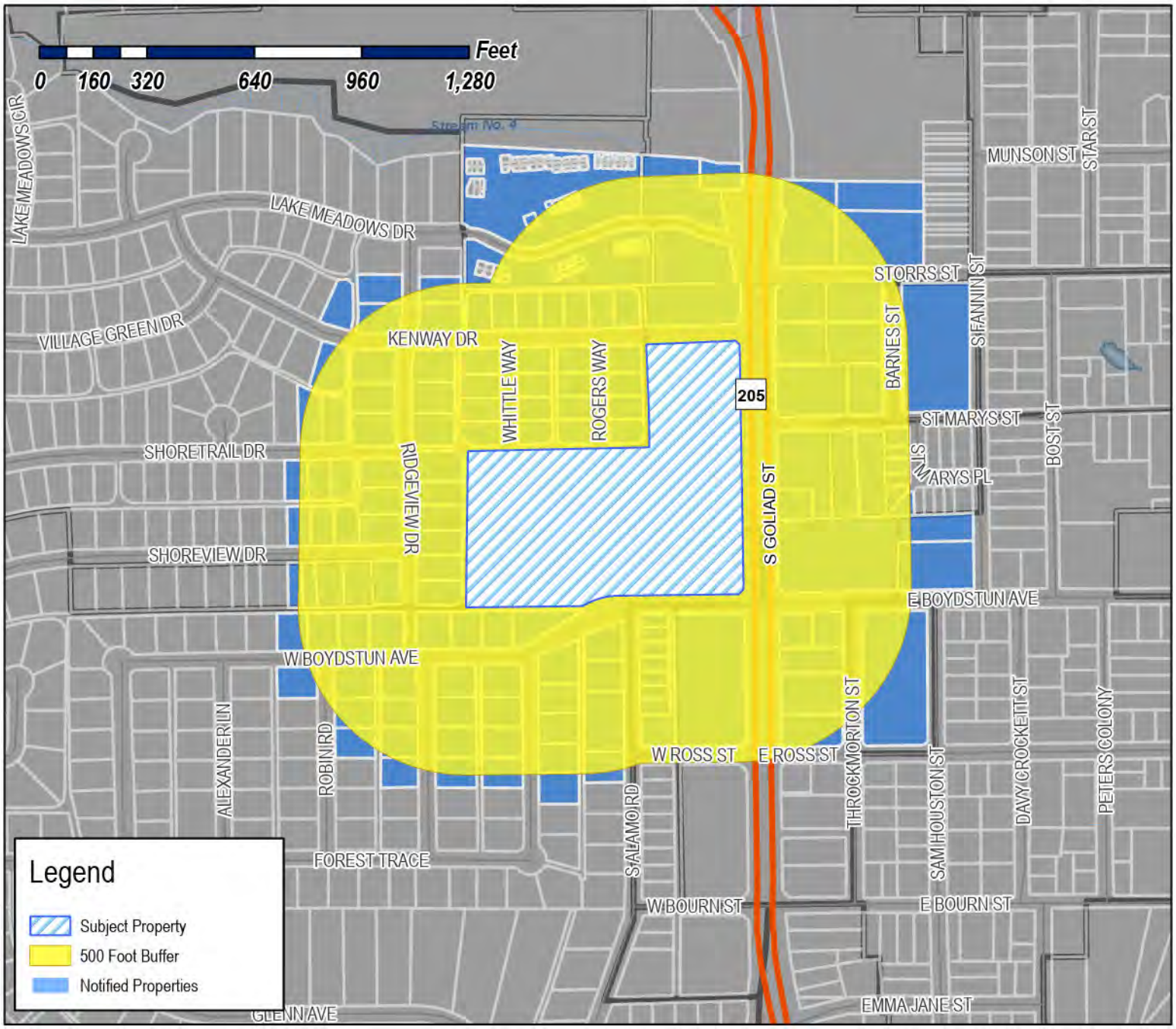

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For Questions on this Case Call: (972) 771-7745

BAUMANN HARRY EDWARD
10 WATERS EDGE CT
HEATH, TX 75032

RESIDENT
100 LAKE MEADOWS
ROCKWALL, TX 75087

RESIDENT
101 LAKE MEADOWS DR
ROCKWALL, TX 75087

MORGENSTERN REVOCABLE LIVING TRUST
1018 HUNTERS CREEK DR
ROCKWALL, TX 75087

RESIDENT
102 LAKE MEADOWS DR
ROCKWALL, TX 75087

RESIDENT
103 KENWAY DR
ROCKWALL, TX 75087

RESIDENT
103 LAKE MEADOWS DR
ROCKWALL, TX 75087

RESIDENT
104 LAKE MEADOWS DR
ROCKWALL, TX 75087

RESIDENT
104 E BOYDSTUN AVE
ROCKWALL, TX 75087

RESIDENT
105 LAKE MEADOWS DR
ROCKWALL, TX 75087

RESIDENT
105 ST MARYS
ROCKWALL, TX 75087

ALBRIGHT & HILL PROPERTIES LLC
105 SAINT MARY ST #100
ROCKWALL, TX 75087

RESIDENT
106 LAKE MEADOWS DR
ROCKWALL, TX 75087

RESIDENT
106 ST MARY
ROCKWALL, TX 75087

RESIDENT
107 LAKE MEADOWS DR
ROCKWALL, TX 75087

RESIDENT
108 LAKE MEADOWS DR
ROCKWALL, TX 75087

RESIDENT
108 ST MARY
ROCKWALL, TX 75087

FIRST BAPTIST CHURCH OF ROCKWALL
108 W ROSS ST
ROCKWALL, TX 75087

EGAN ASHLEY LINDLEY
109 SAINT MARY ST
ROCKWALL, TX 75087

EGAN ASHLEY
109 ST MARYS STREET
ROCKWALL, TX 75087

RESIDENT
111 LAKE MEADOWS DR
ROCKWALL, TX 75087

FLEMING LINDA
1116 SQUAW VALLEY
ROCKWALL, TX 75087

RESIDENT
112 LAKE MEADOWS DR
ROCKWALL, TX 75087

RESIDENT
113 LAKE MEADOWS DR
ROCKWALL, TX 75087

RESIDENT
114 LAKE MEADOWS DR
ROCKWALL, TX 75087

RESIDENT
115 LAKE MEADOWS DR
ROCKWALL, TX 75087

RESIDENT
116 LAKE MEADOWS DR
ROCKWALL, TX 75087

ST MATTHIAS OLD CATHOLIC CHURCH
116 KENWAY ST
ROCKWALL, TX 75087

RESIDENT
117 KENWAY DR
ROCKWALL, TX 75087

RESIDENT
117 LAKE MEADOWS DR
ROCKWALL, TX 75087

CLARK TROY & JANICE
13416 COUNTY ROAD 763
NEVADA, TX 75173

CAMPOS BENJAMIN & TRACY
139 WAGON TRAIL
ROCKWALL, TX 75032

ILE HOLDINGS LLC
14800 QUORUM DR STE 510
DALLAS, TX 75254

OTTO IRIS
1502 S 1st St Ste 3
Garland, TX 75040

RADNEY JAMES C
1972 CR 2296
QUINLAN, TX 75474

MOORE ADAM
2008 GALLAGHER ST
DALLAS, TX 75212

RESIDENT
201 LAKE MEADOWS DR
ROCKWALL, TX 75087

RESIDENT
201 STORRS ST
ROCKWALL, TX 75087

RESIDENT
202 LAKE MEADOWS DR
ROCKWALL, TX 75087

BARNHILL BARNEY M
202 DARTBROOK
ROCKWALL, TX 75087

RICKARDS NATALIE
202 ST MARY'S PL
ROCKWALL, TX 75087

RUESS JOHN CHARLES & KATHY LEA
202 W BOYDSTUN ST
ROCKWALL, TX 75087

LEOM LLC
2022 LONDONDERRY DR
ALLEN, TX 75013

MOORE GLEN & JACKIE
2026 SUNNY CIR
ROCKWALL, TX 75032

RESIDENT
203 LAKE MEADOWS DR
ROCKWALL, TX 75087

RESIDENT
204 KENWAY DR
ROCKWALL, TX 75087

RESIDENT
204 LAKE MEADOWS DR
ROCKWALL, TX 75087

FALONE MARY ELLEN
204 ST MARYS PL
ROCKWALL, TX 75087

VEST JEREMY DEREK
204 W BOYDSTUN AVE
ROCKWALL, TX 75087

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

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

RESIDENT
205 LAKE MEADOWS DR
ROCKWALL, TX 75087

RESIDENT
205 ST MARYS PL
ROCKWALL, TX 75087

RESIDENT
206 LAKE MEADOWS DR
ROCKWALL, TX 75087

ALBRIGHT DYLAN & CAROLINE ALBRIGHT
206 Kenway St
Rockwall, TX 75087

MORKEN PETER & GAY ANDERSON
GILMA L MORKEN LIFE ESTATE
206 SAINT MARYS PL
ROCKWALL, TX 75087

PREDDY REX M AND PATTI S
206 W BOYDSTUN AVE
ROCKWALL, TX 75087

REX AND PATTY PREDDY FAMILY TRUST OF 2011
REX M PREDDY AND PATTI S PREDDY- TRUSTEES
206 WEST BOYDSTUN AVE
ROCKWALL, TX 75087

RESIDENT
207 LAKE MEADOWS DR
ROCKWALL, TX 75087

RESIDENT
208 LAKE MEADOWS DR
ROCKWALL, TX 75087

RESIDENT
208 ST MARYS PL
ROCKWALL, TX 75087

JUSTICE BLAKE AND CHELSEA
208 BOYDSTUN AVE
ROCKWALL, TX 75087

SHARP MYRA
208 KENWAY
ROCKWALL, TX 75087

RESIDENT
210 KENWAY DR
ROCKWALL, TX 75087

RESIDENT
210 ST MARYS PL
ROCKWALL, TX 75087

RESIDENT
211 LAKE MEADOWS DR
ROCKWALL, TX 75087

RESIDENT
212 KENWAY DR
ROCKWALL, TX 75087

RESIDENT
212 LAKE MEADOWS DR
ROCKWALL, TX 75087

RESIDENT
212 ST MARYS PL
ROCKWALL, TX 75087

RESIDENT
213 LAKE MEADOWS DR
ROCKWALL, TX 75087

RESIDENT
214 KENWAY DR
ROCKWALL, TX 75087

RESIDENT
214 LAKE MEADOWS DR
ROCKWALL, TX 75087

RESIDENT
215 LAKE MEADOWS DR
ROCKWALL, TX 75087

RESIDENT
216 LAKE MEADOWS DR
ROCKWALL, TX 75087

RESIDENT
217 LAKE MEADOWS DR
ROCKWALL, TX 75087

BURKETT MARY REBECCA EASON
277 TERRY LN
HEATH, TX 75032

HORN PARTNERS LLC
2829 AUBURN DR
MIDLAND, TX 79705

AMANDA WAY BUCHTA IRREVOCABLE TRUST
AMANDA WAY BUCHTA - TRUSTEE
2832 BEVERLY DR
ROCKWALL, TX 75032

RESIDENT
301 LAKE MEADOWS DR
ROCKWALL, TX 75087

CAVANESS PATRICK
301 SHOREVIEW DRIVE
ROCKWALL, TX 75087

RESIDENT
302 LAKE MEADOWS DR
ROCKWALL, TX 75087

COMPTON HAYDEN AND TAYLOR LOVERA
302 W Boydstun Ave
Rockwall, TX 75087

ZYLKA PROPERTIES LLC
3021 RIDGE ROAD A66
ROCKWALL, TX 75032

RESIDENT
303 & 305 SHOREVIEW DR
ROCKWALL, TX 75087

RESIDENT
303 LAKE MEADOWS DR
ROCKWALL, TX 75087

RESIDENT
304 LAKE MEADOWS DR
ROCKWALL, TX 75087

SMITH MARTHA
304 SHORETRAIL
ROCKWALL, TX 75087

MCCUTCHEON M
304 SHOREVIEW DR
ROCKWALL, TX 75087

HUGHES MICHAEL R AND VALERIE J
304 W BOYDSTUN AVE
ROCKWALL, TX 75087

RESIDENT
305 E BOYDSTUN AVE
ROCKWALL, TX 75087

HAYNES CHARLES
305 SHORETAIL DRIVE
ROCKWALL, TX 75087

EVANS JUDITH JEAN
306 SHORETRAIL DR
ROCKWALL, TX 75087

WIBBERT BOBBIE & DARRYL
306 SHOREVIEW DRIVE
ROCKWALL, TX 75087

HOWARTH ROBERT J AND SUSAN M
306 W BOYDSTUN AVE
ROCKWALL, TX 75087

HOWARTH ROBERT J & SUSAN
306 WEST BOYDSTUN AVE
ROCKWALL, TX 75087

RESIDENT
307 & 309 SHOREVIEW DR
ROCKWALL, TX 75087

NELMS CHRISTOPHER B & PAULA M
307 SHORETRAIL DR
ROCKWALL, TX 75087

BOYDSTON CEMETERY
C/O JOHN R HANEY
308 S FANNIN ST
ROCKWALL, TX 75087

PEOPLES J PHILIP AND
BILLY W PEOPLES JR
311 HIGHLAND DRIVE
ROCKWALL, TX 75087

TWO REGULAR FELLAS, LLC
3125 RIDGE RD
ROCKWALL, TX 75032

CLARK ALLAN JR
313 NAKOMA DRIVE
ROCKWALL, TX 75087

RESIDENT
314 LAKE MEADOWS DR
ROCKWALL, TX 75087

RESIDENT
315 LAKE MEADOWS DR
ROCKWALL, TX 75087

RESIDENT
316 LAKE MEADOWS DR
ROCKWALL, TX 75087

RESIDENT
317 LAKE MEADOWS DR
ROCKWALL, TX 75087

RESIDENT
401 SHOREVIEW DR
ROCKWALL, TX 75087

KINSER TONI JEANNE
401 KENWAY ST
ROCKWALL, TX 75087

RESIDENT
402 KENWAY DR
ROCKWALL, TX 75087

DAVIS LISA M
402 S GOLIAD ST
ROCKWALL, TX 75087

FISCHER DEEANNA AND
JOSHUA EGE
402 SHOREVIEW DRIVE
ROCKWALL, TX 75087

REEVES SUSAN IRENE
402 W BOYDSTUN AVE
ROCKWALL, TX 75087

RESIDENT
403 SHOREVIEW DR
ROCKWALL, TX 75087

RESIDENT
407 S GOLIAD
ROCKWALL, TX 75087

RESIDENT
408 S GOLIAD
ROCKWALL, TX 75087

MAYHEW CARLA AND ROBERT
409 RIDGEVIEW DR
ROCKWALL, TX 75087

LAMBOURNE BENJAMIN M
410 RIDGEVIEW DRIVE
ROCKWALL, TX 75087

HAPTONSTALL MARIAN
411 RIDGEVIEW DR
ROCKWALL, TX 75087

HARVEY MARK P
412 RIDGEVIEW DR
ROCKWALL, TX 75087

HEGAR RANDY & STEPHANIE
4513 LAKEPOINTE AVE
ROWLETT, TX 75088

RESIDENT
501 RIDGEVIEW DR
ROCKWALL, TX 75087

RESIDENT
501 ROGERS WAY
ROCKWALL, TX 75087

RIDDELL SHANNON MCCORD
501 S GOLIAD
ROCKWALL, TX 75087

BACON ROY
501 WHITTLE WAY
ROCKWALL, TX 75087

RESIDENT
502 ROGERS WAY
ROCKWALL, TX 75087

WILSON LINDA S
502 Ridgeview Dr
Rockwall, TX 75087

SPANN BROOKE LAUREN
502 WHITTLE WAY
ROCKWALL, TX 75087

RESIDENT
503 RIDGEVIEW DR
ROCKWALL, TX 75087

RESIDENT
503 ROGERS WAY
ROCKWALL, TX 75087

GLATZER JASON ROBERT ERIC
503 SHOREVIEW DR
ROCKWALL, TX 75087

SAINT JOSEPH BUILDING LLC
503 SOUTH GOLIAD
ROCKWALL, TX 75087

WHETSTONE AMANDA J
503 WHITTLE WAY
ROCKWALL, TX 75087

MERRITT CRAIG
504 BARNES ST
ROCKWALL, TX 75087

FERGUSON WILLIAM G & JANIS C
504 RIDGEVIEW DR
ROCKWALL, TX 75087

MAY SARA LU
504 ROGERS WAY
ROCKWALL, TX 75087

YNIGUEZ MANDY
504 Whittle Way
Rockwall, TX 75087

SHELLITO MARYE COLLEEN
505 RIDGEVIEW DR
ROCKWALL, TX 0

TREJO MARICELA MANRIQUEZ
505 ROGERS WAY
ROCKWALL, TX 75087

LYONS GEOFFREY C
505 WHITTLE WAY
ROCKWALL, TX 75087

RESIDENT
506 RIDGEVIEW DR
ROCKWALL, TX 75087

RESIDENT
506 ROGERS WAY
ROCKWALL, TX 75087

RESIDENT
506 WHITTLE WAY
ROCKWALL, TX 75087

BAXTER C STEPHEN AND SHAWN RENAE
506 BARNES STREET
ROCKWALL, TX 75087

RESIDENT
507 WHITTLE WAY
ROCKWALL, TX 75087

MOORE ANTHONY J & NANCY P
507 RIDGEVIEW DR
ROCKWALL, TX 75087

HUETTER DAVID AND DONNA
507 ROGERS WAY
ROCKWALL, TX 75087

RESIDENT
508 ROGERS WAY
ROCKWALL, TX 75087

RESIDENT
508 WHITTLE WAY
ROCKWALL, TX 75087

MANNING LISA BLYTHE
508 RIDGEVIEW DR
ROCKWALL, TX 75087

RESIDENT
509 RIDGEVIEW DR
ROCKWALL, TX 75087

MENDEZ RICHARD STEVEN
510 RIDGEVIEW DR
ROCKWALL, TX 75087

TURNER JUDY A
511 RIDGEVIEW DRIVE
ROCKWALL, TX 75087

HOGUE NEVA MAE
513 RIDGEVIEW DR
ROCKWALL, TX 75087

RESIDENT
515 RIDGEVIEW DR
ROCKWALL, TX 75087

ROGGE CONNIE PENNINGTON
517 RIDGEVIEW DR
ROCKWALL, TX 75087

PARKS TODD & DENISE
5214 Berget Dr
Amarillo, TX 79106

TABOR VENTURES, LLC
525 SHOREVIEW DR
ROCKWALL, TX 75087

PHILLIPS SHEILA NEVENE
560 LUCAS LN
LAVON, TX 75166

STAR BORROWER SFR4 LP
591 W PUTNAM AVE
GREENWICH, CT 6830

RESIDENT
602 S GOLIAD ST
ROCKWALL, TX 75087

RESIDENT
602 S GOLIAD ST
ROCKWALL, TX 75087

RESIDENT
603 S GOLIAD
ROCKWALL, TX 75087

RESIDENT
607 S GOLIAD
ROCKWALL, TX 75087

RESIDENT
609 S GOLIAD
ROCKWALL, TX 75087

NEWSOM VENTURES, LLC
609 S GOLIAD STREET UNIT 1663
ROCKWALL, TX 75087

FIRST BAPTIST CHURCH OF ROCKWALL
610 S GOLIAD ST
ROCKWALL, TX 75087

FIRST BAPTIST CHURCH OF ROCKWALL
610 S GOLIAD ST
ROCKWALL, TX 75087

NEXT ROCKWALL REALTY LLC
6444 N Ridgeway Ave
Lincolnwood, IL 60712

THE SCUDDER FAMILY LIVING TRUST
664 Sorita Cir
Heath, TX 75032

THE SCUDDER FAMILY LIVING TRUST
664 Sorita Cir
Heath, TX 75032

HONEA ADAM AND LAURIE
670 COUNTY ROAD 3417
LEESBURG, TX 75451

HONEA ADAM AND LAURIE
670 COUNTY ROAD 3417
LEESBURG, TX 75451

2025 D REED REVOCABLE TRUST
DARLENE PIERSON REED - TRUSTEE
701 S ALAMO RD
ROCKWALL, TX 75087

RESIDENT
702 S ALAMO RD
ROCKWALL, TX 75087

CRESPO DENYS AND HALEY
703 FOREST TRACE
ROCKWALL, TX 75087

JOHNSON ROBERT M AND CATHY
703 RIDGEVIEW DRIVE
ROCKWALL, TX 75087

BARTON HEIDI C
703 Robin Dr
Rockwall, TX 75087

RESIDENT
703 S ALAMO RD
ROCKWALL, TX 75087

RESIDENT
703 S GOLIAD
ROCKWALL, TX 75087

FREED SARAH
704 FOREST TRACE
ROCKWALL, TX 75087

PASSON BRETT A & LAURIE J
704 RIDGEVIEW DR
ROCKWALL, TX 75087

UPTON RHONDA DIANE & CHUCK LYNN
704 ROBIN DR
ROCKWALL, TX 75087

SMITH JERRET R & ALICIA N
704 S ALAMO RD
ROCKWALL, TX 75087

CULLINS JENNIFER L
705 FOREST TRACE
ROCKWALL, TX 75087

SCHLUMPF REVOCABLE TRUST
C/O ROBERT LOUIS AND
705 RIDGEVIEW DR
ROCKWALL, TX 75087

STROMAN ROBERT E & JUDY DANIELS
705 ROBIN RD
ROCKWALL, TX 75087

RESIDENT
705 S ALAMO RD
ROCKWALL, TX 75087

RESIDENT
705 S GOLIAD
ROCKWALL, TX 75087

GREER JOSEPH CARLTON III AND CORI
705 SOUTH GOLIAD STREET
ROCKWALL, TX 75087

KIM LYNN & TODD J MOUNCE
706 FOREST TRACE
ROCKWALL, TX 75087

REYNOLDS MICHAEL EUGENE & FRANCES S
706 RIDGEVIEW DRIVE
ROCKWALL, TX 75087

MILLS CHARLES O
706 S ALAMO RD
ROCKWALL, TX 75087

WRIGHT MELISSA ANN &
DAVID SCOTT
707 FOREST TRCE
ROCKWALL, TX 75087

BRADFORD KENNETH AND LESLIE
707 RIDGEVIEW DR
ROCKWALL, TX 75087

FLOWERS DONALD
707 ROBIN DR
ROCKWALL, TX 75087

RESIDENT
707 S ALAMO RD
ROCKWALL, TX 75087

KELEMEN ANNA V AND
MATTHEW BURBRIDGE
708 FOREST TRACE
ROCKWALL, TX 75087

FLOURA ROSEANN EXECUTOR
708 RIDGEVIEW DR
ROCKWALL, TX 75087

RESIDENT
709 FOREST TRACE
ROCKWALL, TX 75087

FALCON ANN L & LEONARD
709 RIDGEVIEW DR
ROCKWALL, TX 75087

RESIDENT
709 S ALAMO RD
ROCKWALL, TX 75087

RESIDENT
710 RIDGEVIEW DR
ROCKWALL, TX 75087

PERSYN KYLE AND LINDSEY
710 FOREST TRACE
ROCKWALL, TX 75087

BRYANT KRISTI & BRENT
710 S ALAMO ROAD
ROCKWALL, TX 75087

RESIDENT
710 S GOLIAD ST
ROCKWALL, TX 75087

SMITH MARY
711 FOREST TRACE
ROCKWALL, TX 75087

POPP KATHLEEN
711 S ALAMO
ROCKWALL, TX 75087

MILLER FRANK R
711 S GOLIAD ST
ROCKWALL, TX 75087

SHERA DEBORAH K
713 S ALAMO RD
ROCKWALL, TX 75087

RESIDENT
715 S ALAMO RD
ROCKWALL, TX 75087

DCP LAKE MEADOWS DRIVE LLC
C/O DARWIN GERMAN
745 JOHNS WELL COURT
ARGYLE, TX 76226

U S HOUSING AUTHORITY
802 N GOLIAD ST
ROCKWALL, TX 75087

DCP LAKE MEADOWS DRIVE LLC
9901 Valley Ranch Pkwy E Ste 1050
Irving, TX 75063

506 ROGERS WAY, A SERIES OF STARK FAMILY PROPERTIES, LLC
C/O ROBERT STARK 710 AGAPE CIR
ROCKWALL, TX 75087

HOUSING AUTHORITY OF CITY OF ROCKWALL
, 0

WALDROP BUFORD D & KATHERINE A
P. O. BOX 324
ROCKWALL, TX 75087

FYR SFR BORROWER, LLC
P.O. BOX 4090
SCOTTSDALE, AZ 85261

ALLEN DENNY
P.O. BOX 801161
BALCH SPRINGS, TX 75180

SLAUGHTER RICHARD E JR
PO BOX 1717
ROCKWALL, TX 75087

CONFIDENTIAL
PO BOX 1816
ROCKWALL, TX 75087

ROCKWALL ROTARY FOUNDATION
PO BOX 446
ROCKWALL, TX 75087

UNITED STATES POSTAL SERVICES
PO BOX 667160
DALLAS, TX 75266

BRAVATA ROBERT J & WANDA V
512 RIDGEVIEW DR
ROCKWALL, TX 75087

PUBLIC NOTICE

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

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

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

Z2025-075: Zoning Change from SF-7, SF-10 and GR to PD

Hold a public hearing to discuss and consider a request by Michael G. Tresp of HH Architects on behalf of Kyle Cavin of First Baptist Church Rockwall for the approval of a Zoning Change from a Single-Family 7 (SF-7) District, Single-Family 10 (SF-10) District, and General Retail (GR) District to a Planned Development District for limited General Retail (GR) District land uses on a 11.155-acre tract of land identified as Block A & 129 of the B. F. Boydston Addition and Lot 1, Block A, First Baptist Church Addition, Phase 3, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, Single-Family 10 (SF-10) District, and General Retail (GR) District, addressed as 602-610 S. Goliad Street [SH-205] and 103-127 Kenway 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, January 13 2026 at 6:00 PM*, and the City Council will hold a public hearing on *Tuesday, January 20, 2026 at 6:00 PM*. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

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 *Tuesday, January 20, 2026 at 4:00 PM* to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

USE THIS QR CODE TO GO DIRECTLY TO THE WEBSITE

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

PLEASE RETURN THE BELOW FORM

Case No. Z2025-075: Zoning Change from SF-7, SF-10 and GR to PD

Please place a check mark on the appropriate line below:

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

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

Name:

Address:

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

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

ROCKWALL
FIRST BAPTIST

610 South Goliad
Rockwall, Texas 75087
972.771.8459
www.firstrockwall.org

December 3, 2025

Letter of Intent for PD

Please consider this letter of intent for the proposed Planned Development at First Baptist Church of Rockwall.

We anticipate the uses to be Church/House of Worship, Bible studies, childcare during onsite events, serving food kitchen, coffee shop, cemetery and parking garage.

Thanks for your consideration.

Donald H. French

Donald H. French

Business Administrator

PARKING TABULATION

PARKING SPACE TABULATION

EXISTING OFF CAMPUS PARKING	269
EXISTING MAIN CAMPUS PARKING SPACES	452
EXISTING ADA PARKING SPACES	12
EXISTING RETAIL PARKING SPACES	70
TOTAL EXISTING PARKING SPACES	803
DEMOLITION MAIN CAMPUS PARKING	104
DEMOLITION ADA PARKING SPACES	5
DEMOLITION RETAIL PARKING SPACES	70
DEMOLITION OFF CAMPUS PARKING	0
PHASE 2 MAIN CAMPUS PARKING	**377**
PHASE 2 NORTH PARKING GARAGE (16 ADA)	**331**
PHASE 2 OFF CAMPUS PARKING	**269**
PHASE 2 PARALLEL PARKING	**6**
PHASE 2 ADA PARKING	**7**
TOTAL PARKING BY PHASE 2	**990**

EXISTING SANCTUARY

964 SEATS

ADULT EDUCATION BUILDING

LEVEL ONE	6,278 SF	114 OCCUPANCY
LEVEL TWO	6,165 SF	161 OCCUPANCY
LEVEL THREE	6,165 SF	167 OCCUPANCY
LEVEL FOURTH	6,165 SF	167 OCCUPANCY
TOTAL SF	25,526 SF	609 OCCUPANCY

NORTH PARKING GARAGE

LOWER LEVEL	46,172 SF	114 PARKING SPACES
LEVEL ONE	46,172 SF	112 PARKING SPACES
LEVEL TWO	46,172 SF	118 PARKING SPACES
TOTAL SF	138,516 SF	344 PARKING SPACES

ARCHITECTURAL SITE PLAN - PHASE 1 AND 2

As indicated

2413

HH

OWNER: FBC ROCKWALL FIRST BAPTIST CHURCH OF ROCKWALL PHASE 1 ADULT EDUCATION BUILDING

THIS DRAWING IS RELEASED UNDER THE AUTHORITY OF BRUCE E WOODY, REGISTRATION NUMBER 14419, WHO MAINTAINS THE ORIGINAL DRAWING. THIS DRAWING IS INCOMPLETE AND MAY NOT BE USED FOR REGULATORY APPROVAL, PERMIT, OR CONSTRUCTION.

01.23.2026

OVERALL ARCHITECTURAL SITE PLAN PHASE 4

As indicated

PARKING TABULATION

PARKING SPACE TABULATION

EXISTING OFF CAMPUS PARKING	269
EXISTING MAIN CAMPUS PARKING SPACES	452
EXISTING ADA PARKING SPACES	12
EXISTING RETAIL PARKING SPACES	70
TOTAL EXISTING PARKING SPACES	803
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DEMOLITION OFF CAMPUS PARKING	0
PHASE 2 MAIN CAMPUS PARKING	**377**
PHASE 2 NORTH PARKING GARAGE (16 ADA)	**331**
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OWNER: FBC ROCKWALL FIRST BAPTIST CHURCH OF ROCKWALL PHASE 1 ADULT EDUCATION BUILDING

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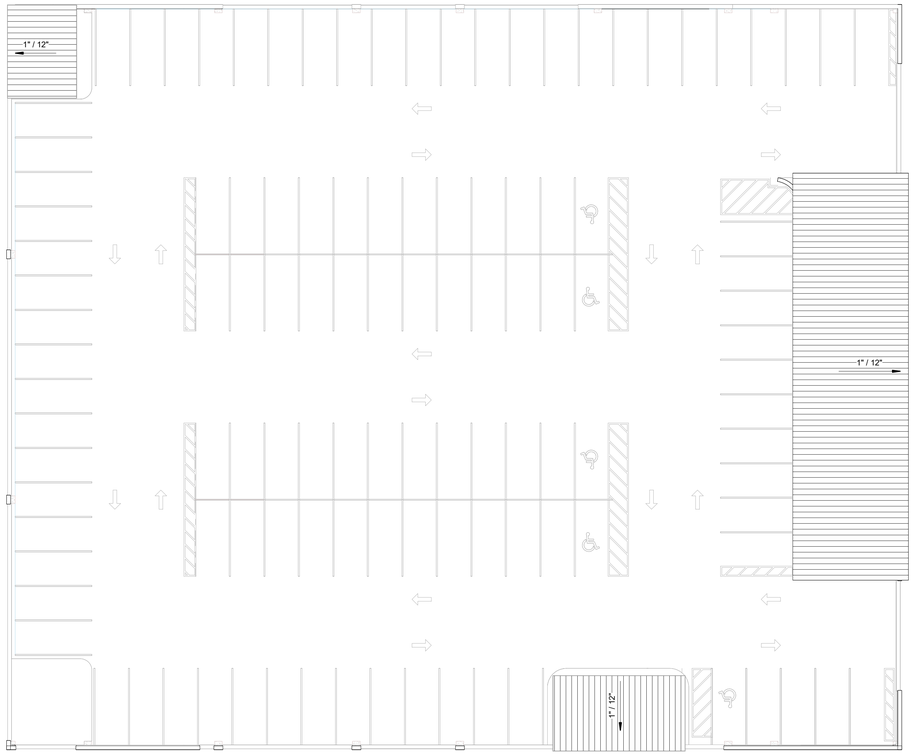
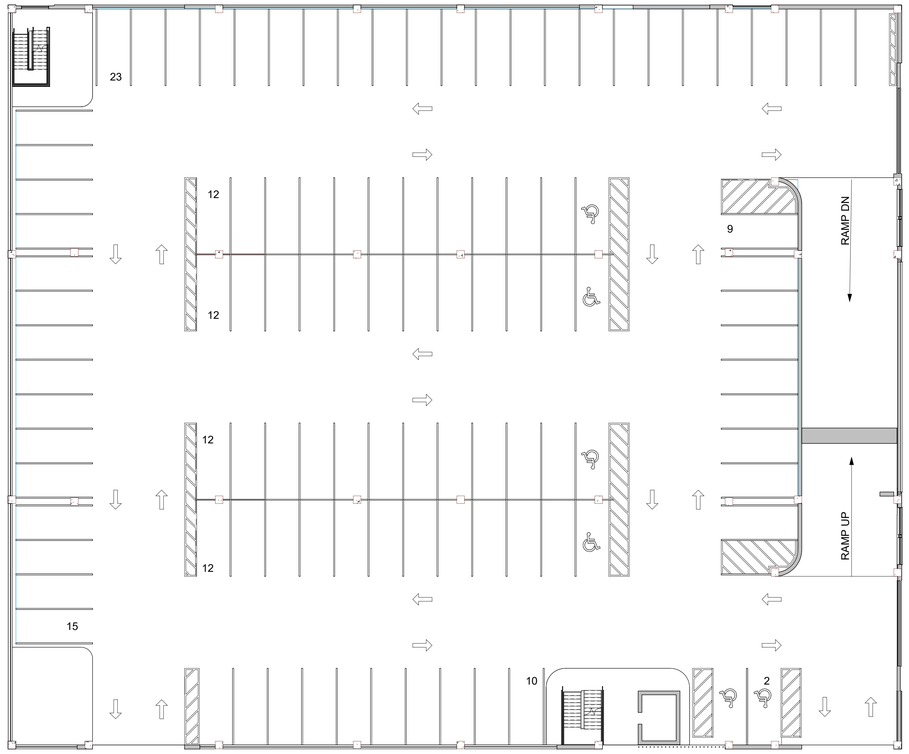
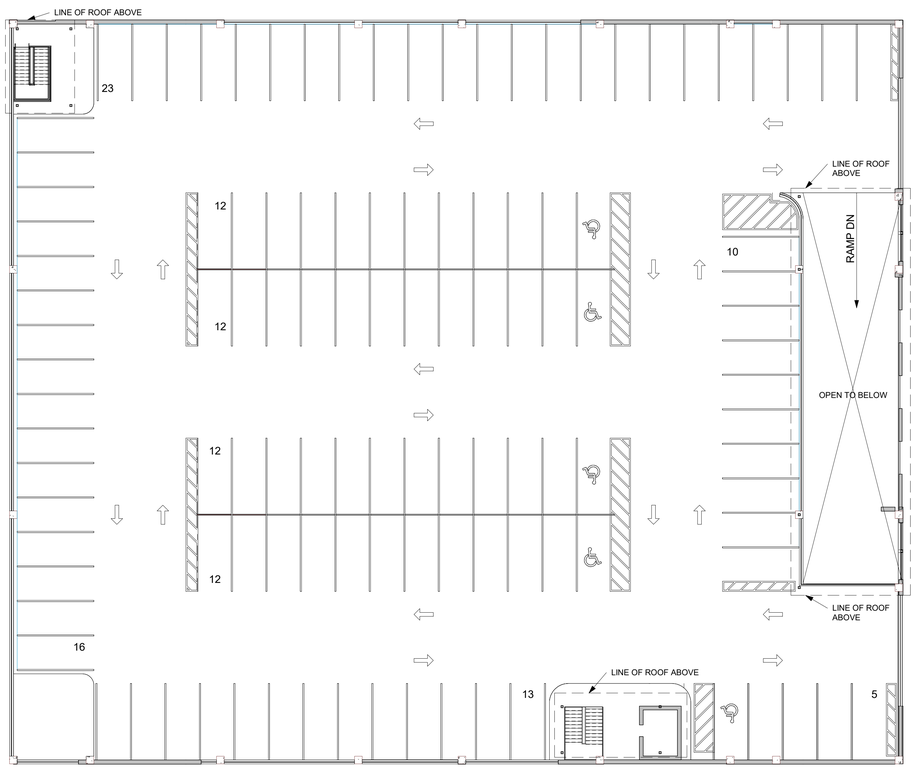


4 ROOF PLAN
SCALE: 1/16" = 1'-0"



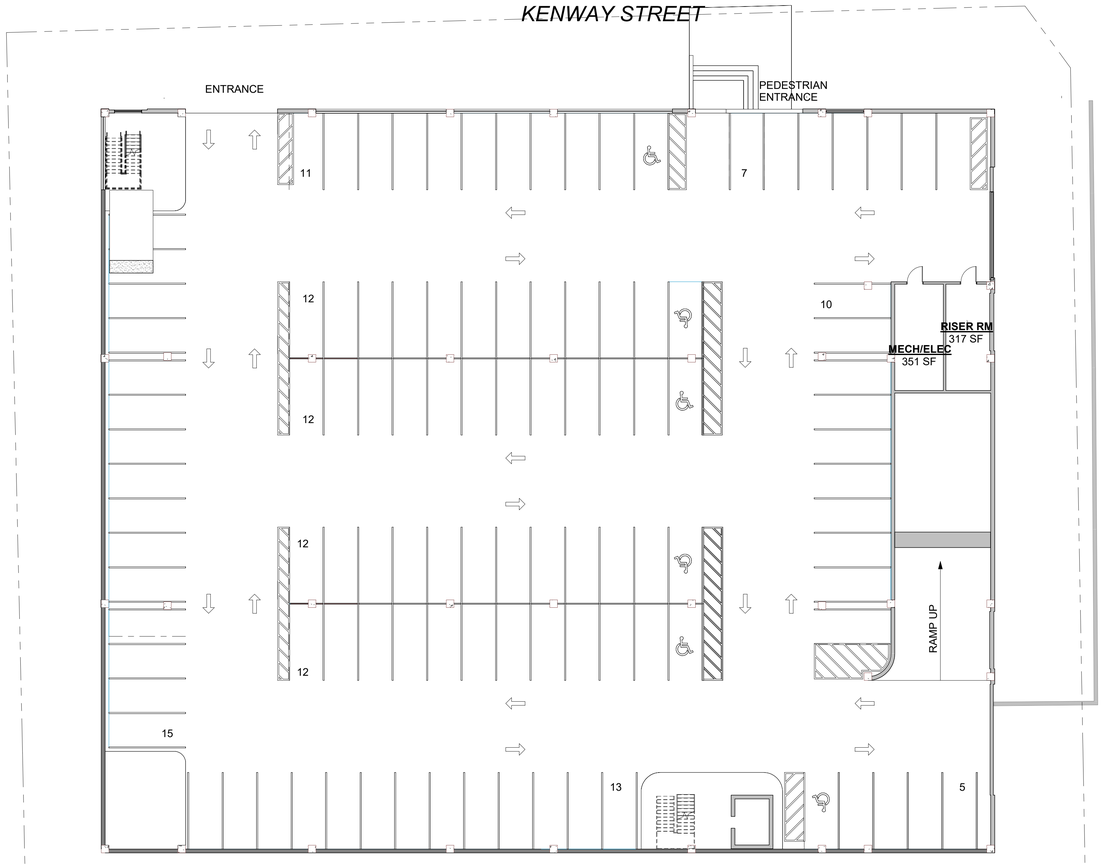
107 PARKING SPACES

2 LEVEL ONE FLOOR PLAN
SCALE: 1/16" = 1'-0"



115 PARKING SPACES

3 LEVEL TWO FLOOR PLAN
SCALE: 1/16" = 1'-0"



109 PARKING SPACES
TOTAL PARKING SPACES 331

1 LOWER LEVEL FLOOR PLAN
SCALE: 1/16" = 1'-0"

Scale:

2413

HH

FBC ROCKWALL PHASE 2 - NORTH PARKING GARAGE

OWNER; FBC ROCKWALL

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01.23.2026

NORTH PARKING GARAGE RENDERINGS

Scale:

FBC ROCKWALL PHASE 2 - NORTH PARKING GARAGE

OWNER: FBC ROCKWALL

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NORTH PARKING GARAGE RENDERINGS

Scale:

FBC ROCKWALL PHASE 2 - NORTH PARKING GARAGE

OWNER: FBC ROCKWALL

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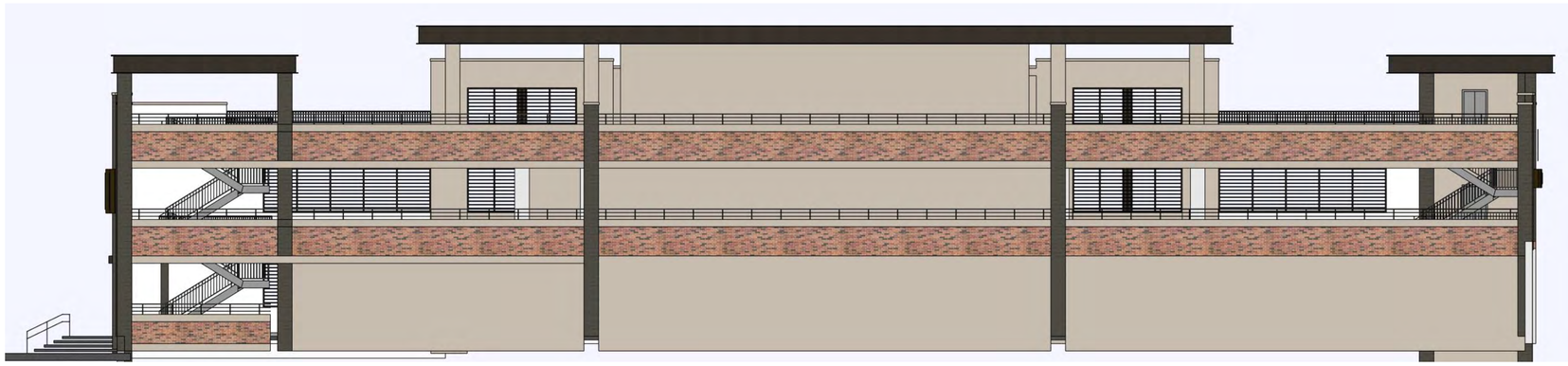
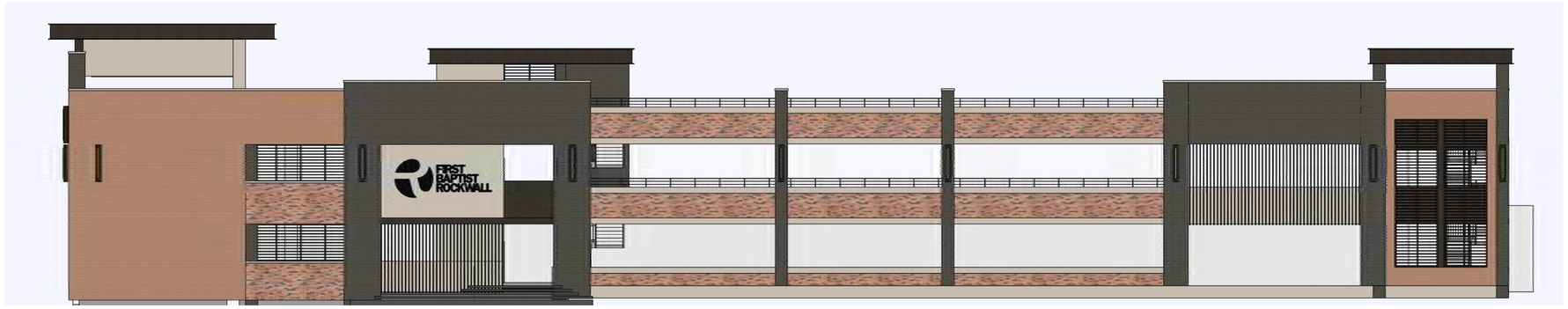
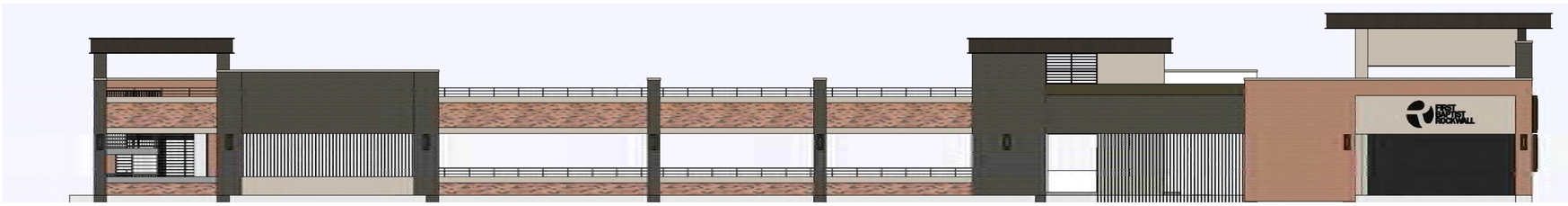


WEST ELEVATION



NORTH ELEVATION

EAST ELEVATION



SOUTH ELEVATION

Scale:

FBC ROCKWALL PHASE 2 - NORTH PARKING GARAGE

OWNER; FBC ROCKWALL

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01.23.2026

EXTERIOR RENDERING

Scale:

2413

OWNER: FBC ROCKWALL

FIRST BAPTIST CHURCH OF ROCKWALL PHASE 1 ADULT EDUCATION BUILDING

THIS DRAWING IS RELEASED UNDER THE AUTHORITY OF BRUCE E WOODY, REGISTRATION NUMBER 14419, WHO MAINTAINS THE ORIGINAL DRAWING. THIS DRAWING IS INCOMPLETE AND MAY NOT BE USED FOR REGULATORY APPROVAL, PERMIT, OR CONSTRUCTION.

01.23.2026

WEST ENTRANCE ELEVATION

CORRIDOR LEVEL ONE

WEST ENTRANCE ELEVATION

LOBBY LEVEL ONE

LOBBY LEVEL STAIR LANDING

LOBBY LEVEL FOUR

EXTERIOR AND INTERIOR RENDERINGS

2413

HH

OWNER: FBC ROCKWALL FIRST BAPTIST CHURCH OF ROCKWALL PHASE 1 ADULT EDUCATION BUILDING

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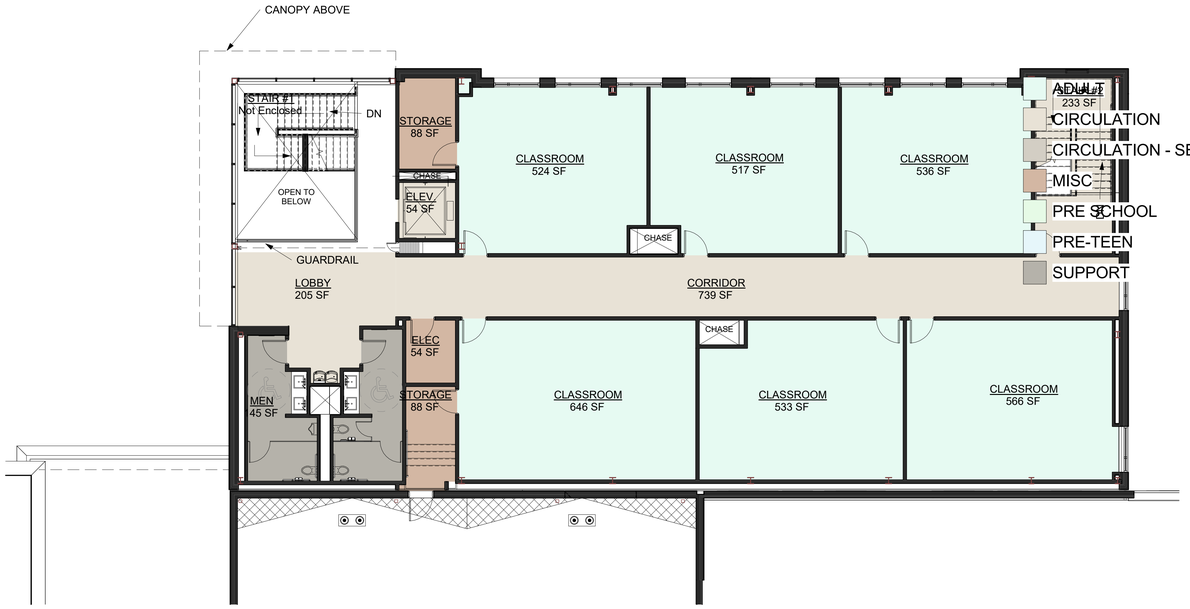
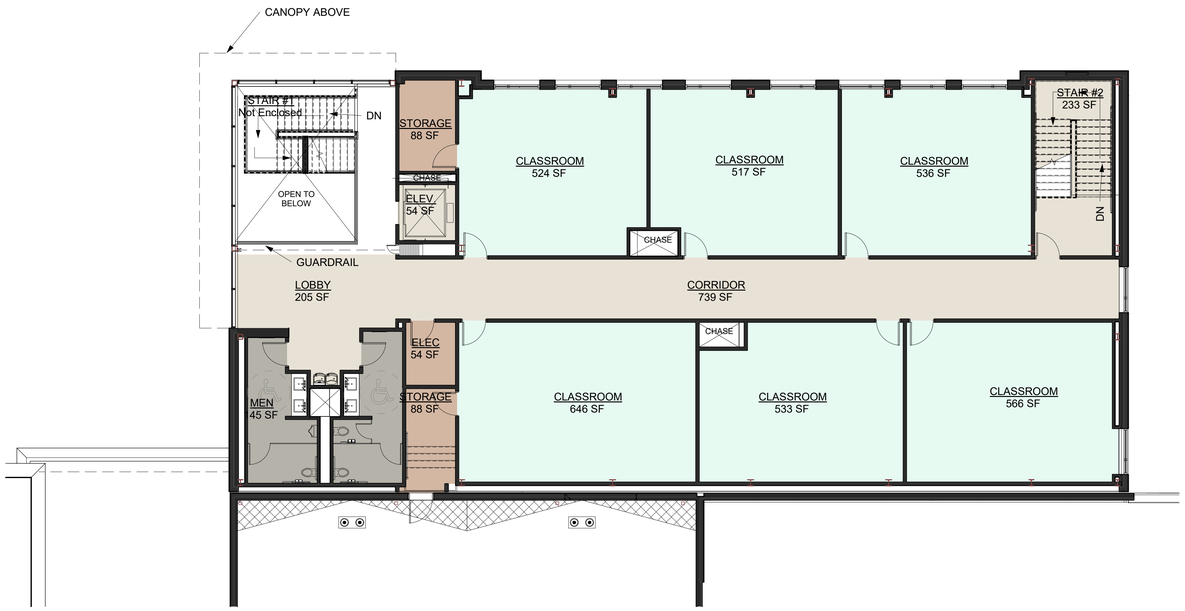
01.23.2026

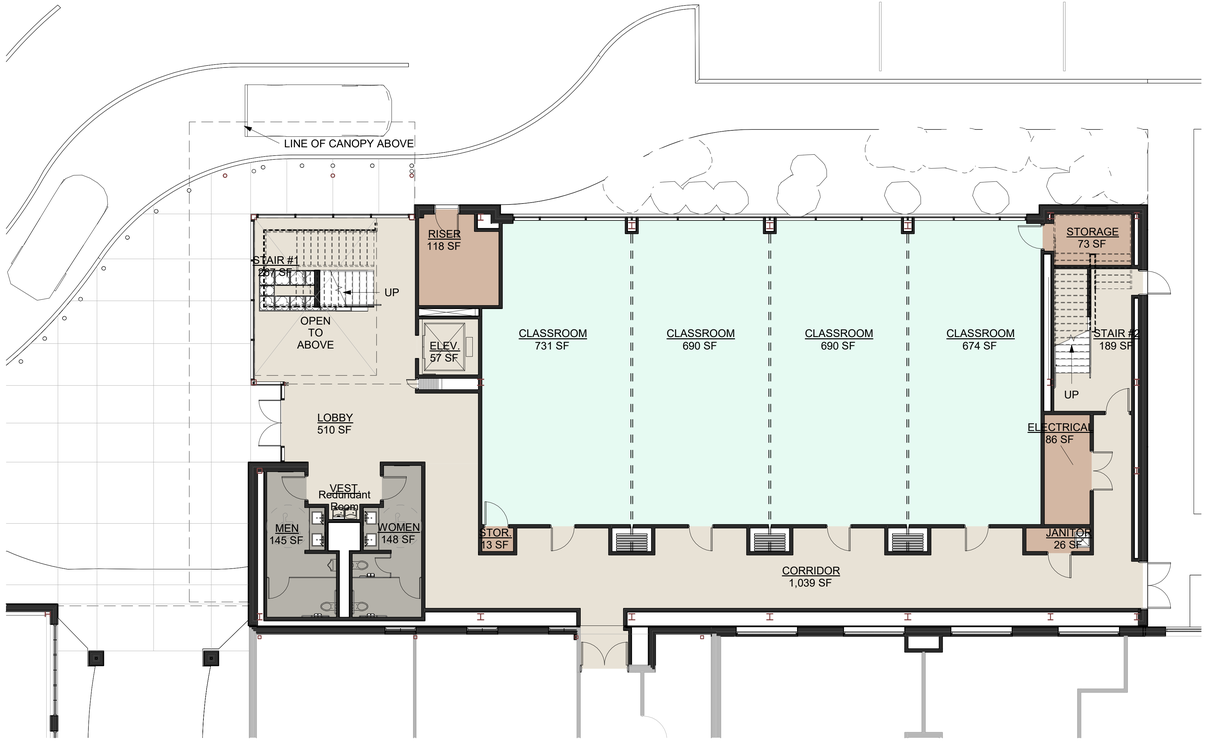


4 LEVEL FOUR FLOOR PLAN
SCALE: 1/8" = 1'-0"

2 LEVEL TWO FLOOR PLAN
SCALE: 1/8" = 1'-0"



3 LEVEL THREE FLOOR PLAN
SCALE: 1/8" = 1'-0"



1 LEVEL ONE FLOOR PLAN
SCALE: 1/8" = 1'-0"

FLOOR PLANS

1/8" = 1'-0"

2413

HH

OWNER: FBC ROCKWALL FIRST BAPTIST CHURCH OF ROCKWALL PHASE 1 ADULT EDUCATION BUILDING

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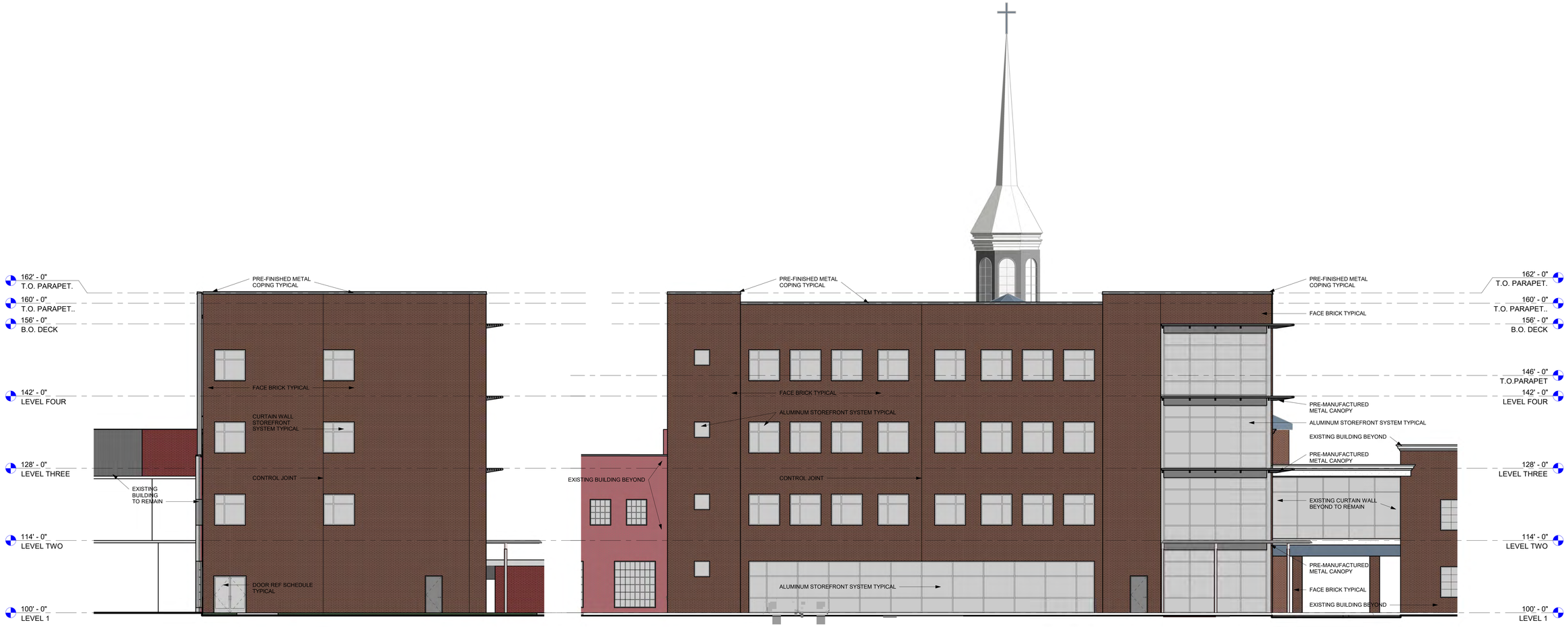
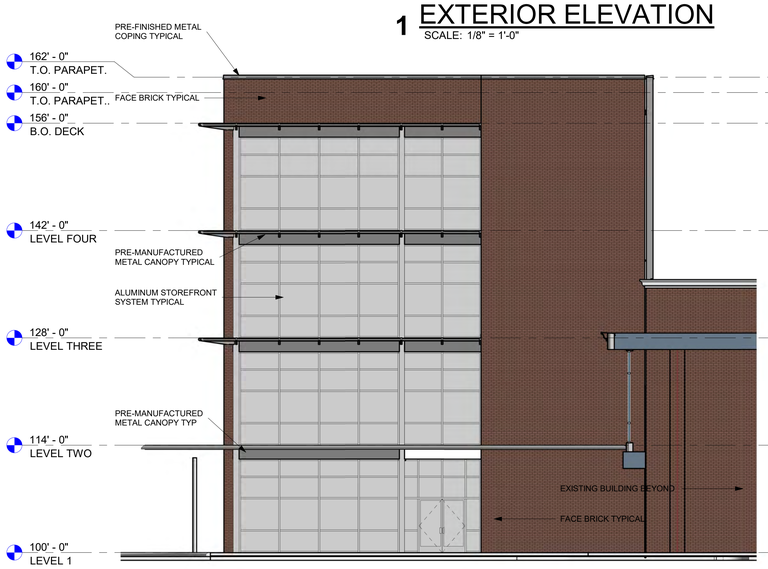


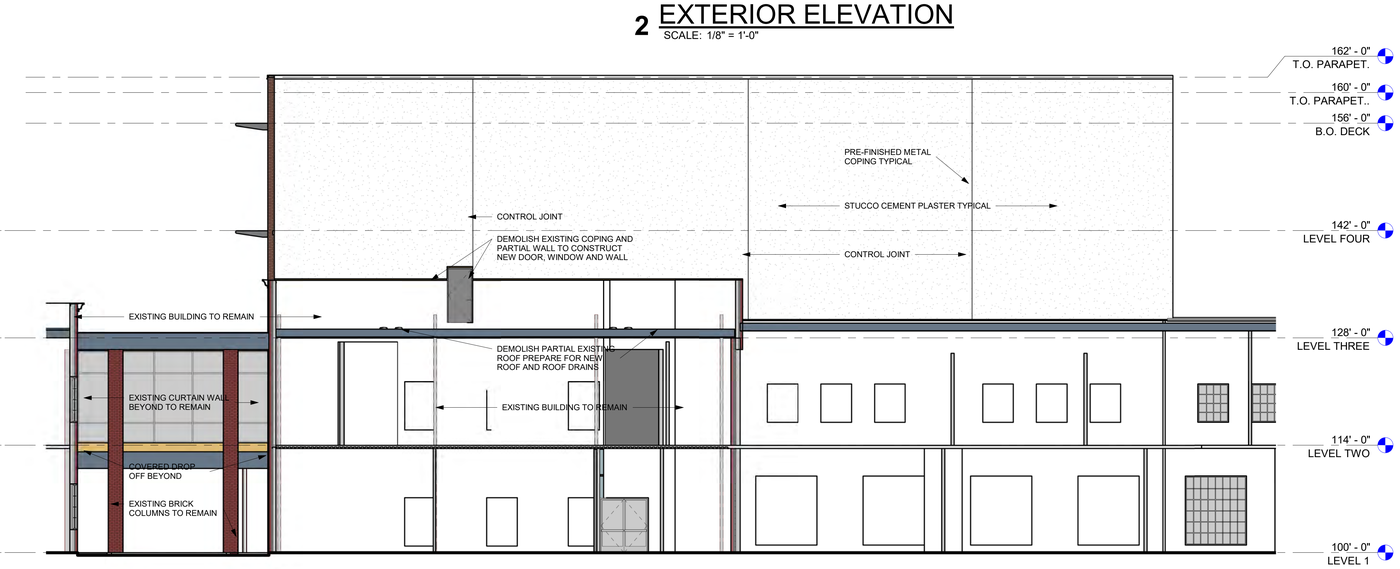
1 EXTERIOR ELEVATION

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



2 EXTERIOR ELEVATION

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



EXTERIOR ELEVATIONS

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

3 BUILDING SECTION

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

4 EXTERIOR ELEVATION/BUILDING SECTION

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

2413

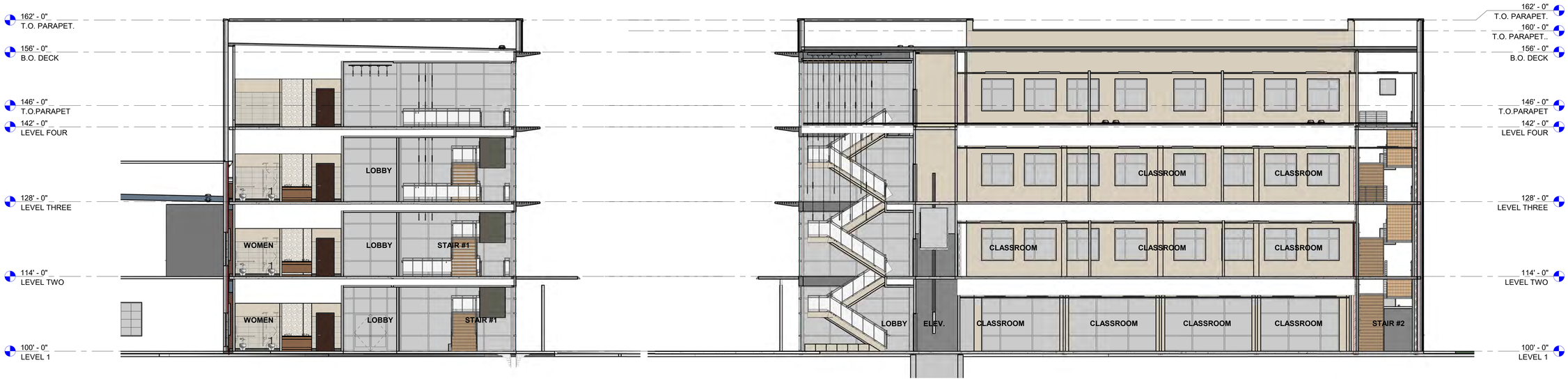
HH

OWNER: FBC ROCKWALL

FIRST BAPTIST CHURCH

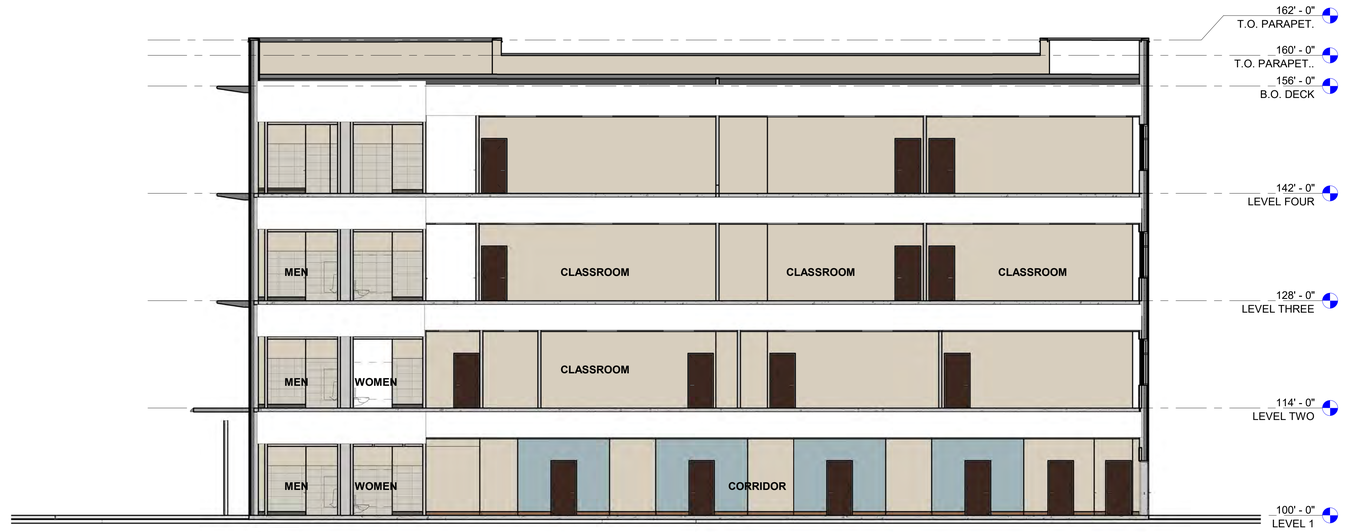
THIS DRAWING IS RELEASED UNDER THE AUTHORITY OF BRUCE E WOODY, REGISTRATION NUMBER 14419, WHO MAINTAINS THE ORIGINAL DRAWING. THIS DRAWING IS INCOMPLETE AND MAY NOT BE USED FOR REGULATORY APPROVAL, PERMIT, OR CONSTRUCTION.

01.23.2026



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

2 BUILDING SECTION
SCALE: 1/8" = 1'-0"



3 BUILDING SECTION
SCALE: 1/8" = 1'-0"

BUILDING SECTIONS

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

2413

HH

OWNER: FBC ROCKWALL FIRST BAPTIST CHURCH OF ROCKWALL PHASE 1 ADULT EDUCATION BUILDING

THIS DRAWING IS RELEASED UNDER THE AUTHORITY OF BRUCE E WOODY, REGISTRATION NUMBER 14419, WHO MAINTAINS THE ORIGINAL DRAWING. THIS DRAWING IS INCOMPLETE AND MAY NOT BE USED FOR REGULATORY APPROVAL, PERMIT, OR CONSTRUCTION.

01.23.2026

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

PERMITTED LAND USES IN A GENERAL RETAIL (GR) DISTRICT

LAND USE SCHEDULE	LAND USE DEFINITION REFERENCE [Reference Article 13, *Definitions*]	CONDITIONAL USE REFERENCE Reference [Article 04, *Permissible Uses*]	GENERAL RETAIL (GR) DISTRICT
AGRICULTURAL AND ANIMAL RELATED LAND USES	2.02(A)	2.03(A)	
Agricultural Uses on Unplatted Land	(1)		P
Animal Boarding/Kennel without Outside Pens	(2)	(2)	S
Animal Clinic for Small Animals without Outdoor Pens	(3)	(3)	P
Animal Hospital or Clinic	(4)		S
Community Garden	(11)	(7)	S
Urban Farm	(12)	(8)	S
RESIDENTIAL AND LODGING LAND USES	2.02(B)	2.03(B)	
Caretakers Quarters/Domestic or Security Unit	(3)		P
Convent, Monastery, or Temple	(4)		P
Commercial Parking Garage	(6)		A
Limited-Service Hotel	(10)		S
Full-Service Hotel	(11)	(8)	S
Residence Hotel	(12)		S
Motel	(13)		S
Private Sports Court with Standalone or Dedicated Lighting	(22)	(18)	P
INSTITUTIONAL AND COMMUNITY SERVICE LAND USES	2.02(C)	2.03(C)	
Assisted Living Facility	(1)	(1)	S
Blood Plasma Donor Center	(2)		P
Cemetery/Mausoleum	(3)		P
Church/House of Worship	(4)	(2)	S
Convalescent Care Facility/Nursing Home	(6)		P
Congregate Care Facility/Elderly Housing	(7)	(3)	S
Daycare with Seven (7) or More Children	(9)	(4)	P
Emergency Ground Ambulance Services	(10)		P
Group or Community Home	(11)	(5)	P
Government Facility	(12)		P
Hospice	(14)		P
Hospital	(15)		P
Public Library, Art Gallery or Museum	(16)		P
Mortuary or Funeral Chapel	(17)		P
Local Post Office	(18)		P
Public or Private Primary School	(21)	(7)	P
Public or Private Secondary School	(22)	(8)	P
Temporary Education Building for a Public or Private School	(23)	(9)	S
Trade School	(24)		S
Social Service Provider (*Except Rescue Mission or Homeless Shelter*)	(26)		S
OFFICE AND PROFESSIONAL LAND USES	2.02(D)	2.03(D)	
Financial Institution with Drive-Through	(1)	(1)	P
Financial Institution without Drive-Through	(1)		P

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PERMITTED LAND USES IN A GENERAL RETAIL (GR) DISTRICT

LAND USE SCHEDULE	LAND USE DEFINITION REFERENCE [Reference Article 13, *Definitions*]	CONDITIONAL USE REFERENCE Reference [Article 04, *Permissible Uses*]	GENERAL RETAIL (GR) DISTRICT
Office or Medical Office Building less than 5,000 SF	(2) & (3)		P
Office or Medical Office Building 5,000 SF or Greater	(2) & (3)		P
RECREATION, ENTERTAINMENT AND AMUSEMENT LAND USES	2.02(E)	2.03(E)	
Temporary Carnival, Circus, or Amusement Ride	(1)	(1)	P
Indoor Commercial Amusement/Recreation	(2)	(2)	S
Outdoor Commercial Amusement/Recreation	(3)	(3)	S
Public or Private Community or Recreation Club as an Accessory Use	(4)		P
Private Country Club	(5)		S
Golf Driving Range	(6)		S
Temporary Fundraising Events by Non-Profit	(7)	(4)	P
Indoor Gun Club with Skeet or Target Range	(8)	(5)	S
Health Club or Gym	(9)		P
Private Club, Lodge or Fraternal Organization	(10)	(6)	S
Public Park or Playground	(12)		P
Tennis Courts (*i.e. Not Accessory to a Public or Private Country Club*)	(14)		S
Theater	(15)		S
RETAIL AND PERSONAL SERVICES LAND USES	2.02(F)	2.03(F)	
Alcoholic Beverage Package Sales	(1)	(1)	P
Antique/Collectible Store	(3)		P
Astrologer, Hypnotist, or Psychic	(4)		P
Banquet Facility/Event Hall	(5)		P
Portable Beverage Service Facility	(6)	(3)	S
Brew Pub	(7)		P
Business School	(8)		P
Catering Service	(9)		P
Temporary Christmas Tree Sales Lot and/or Similar Uses	(10)	(4)	P
Copy Center	(11)		P
Craft/Micro Brewery, Distillery and/or Winery	(12)	(5)	S
Incidental Display	(13)	(6)	P
Food Trucks/Trailers	(14)	(7)	P
Garden Supply/Plant Nursery	(15)		P
General Personal Service	(16)	(8)	P
General Retail Store	(17)		P
Hair Salon and/or Manicurist	(18)		P
Laundromat with Dropoff/Pickup Services	(19)		P
Self Service Laundromat	(20)		P
Massage Therapist	(21)		P
Private Museum or Art Gallery	(22)		P
Night Club, Discotheque, or Dance Hall	(23)		S
Permanent Cosmetics	(25)	(9)	A

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PERMITTED LAND USES IN A GENERAL RETAIL (GR) DISTRICT

LAND USE SCHEDULE	LAND USE DEFINITION REFERENCE [Reference Article 13, *Definitions*]	CONDITIONAL USE REFERENCE Reference [Article 04, *Permissible Uses*]	GENERAL RETAIL (GR) DISTRICT
Pet Shop	(26)		P
Temporary Real Estate Sales Office	(27)		P
Rental Store without Outside Storage and/or Display	(28)	(10)	S
Restaurant with less than 2,000 SF with Drive-Through or Drive-In	(29)	(11)	S
Restaurant with less than 2,000 SF without Drive-Through or Drive-In	(30)		P
Restaurant with 2,000 SF or more with Drive-Through or Drive-In	(29)	(12)	S
Restaurant with 2,000 SF or more without Drive-Through or Drive-In	(30)		P
Retail Store with Gasoline Sales that has Two (2) or less Dispensers (*i.e. a Maximum of Four [4] Vehicles*)	(31)	(13)	P
Retail Store with Gasoline Sales that has more than Two (2) Dispensers	(32)	(13)	S
Secondhand Dealer	(33)		P
Art, Photography, or Music Studio	(33)		P
Tailor, Clothing, and/or Apparel Shop	(34)		P
COMMERCIAL AND BUSINESS SERVICES LAND USES	2.02(G)	2.03(G)	
Electrical, Watch, Clock, Jewelry and/or Similar Repair	(6)		P
Locksmith	(11)		P
Shoe and Boot Repair and Sales	(16)		P
Temporary On-Site Construction Office	(18)	(6)	P
AUTO AND MARINE RELATED LAND USES	2.02(H)	2.03(H)	
Minor Auto Repair Garage	(2)	(2)	S
Full Service Car Wash and Auto Detail	(5)	(4)	S
Self Service Car Wash	(5)	(4)	S
Non-Commercial Parking Lot	(9)		P
Service Station	(11)	(8)	P
INDUSTRIAL AND MANUFACTURING LAND USES	2.02(I)	2.03(I)	
Temporary Asphalt or Concrete Batch Plant	(2)	(2)	P
Mining and Extraction of Sand, Gravel, Oil and/or Other Materials)	(12)	(5)	S
UTILITIES, COMMUNICATIONS AND TRANSPORTATION LAND USES	2.02(K)	2.03(K)	
Antenna for an Amateur Radio	(3)	(2)	A
Antenna Dish	(4)	(3)	A
Freestanding Commercial Antenna (*i.e. Monopole or a Similar Structure*)	(5)	(4)	P
Mounted or Attached Commercial Antenna	(6)	(5)	P
Helipad	(9)		S
Utilities (*Non-Municipally Owned or Controlled*), Including Sanitary Landfill, Water Treatment, and Supply, and Wastewater Treatment	(10)		S
Municipally Owned or Controlled Facilities, Utilities and Uses (*Includes Utilities with a Franchise Utility Agreement with the City of Rockwall*)	(11)		P
Private Streets	(12)		S
Radio Broadcasting	(13)		P
Railroad Yard or Shop	(14)		S
Recording Studio	(15)		S

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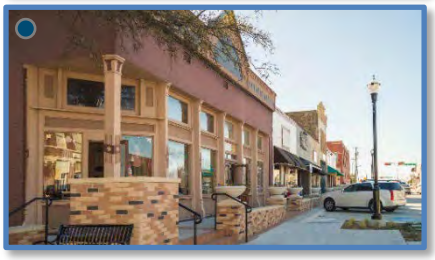
PERMITTED LAND USES IN A GENERAL RETAIL (GR) DISTRICT

LAND USE SCHEDULE	LAND USE DEFINITION REFERENCE [Reference Article 13, *Definitions*]	CONDITIONAL USE REFERENCE Reference [Article 04, *Permissible Uses*]	GENERAL RETAIL (GR) DISTRICT
Satellite Dish	(16)		A
Solar Energy Collector Panels and Systems	(17)	(7)	A
Transit Passenger Facility	(18)		S
TV Broadcasting and Other Communication Service	(20)		S
Utilities Holding a Franchise from the City of Rockwall	(21)		S
Utility Installation Other than Listed	(22)		S
Utility/Transmission Lines	(23)		S

The *Downtown* land use designation should include a mixture of land uses that are complementary to the existing development pattern and are intended to add to the attractive, pedestrian-oriented environment of Rockwall's historic downtown. In addition, this area is the historic core of the City and should continue to be a symbol of community life in Rockwall. The policies adopted in Appendix 'C', *Small Area Plans*, of this Comprehensive Plan should generally regulate this land use designation.



DESIGNATION CHARACTERISTICS

1. *Primary Land Uses:* Retail, Office, Restaurant and Residential Land Uses
2. *Secondary Land Uses:* Institutional/Civic Land Uses
3. *Zoning Districts:* Downtown (DT) District

EXISTING LAND USE EXAMPLES

1. Downtown Square and Surrounding Areas

SPECIAL COMMERCIAL CORRIDOR (SC)

The *Special Commercial Corridor* land use designation is intended to provide an area for commercial/retail and regional commercial/retail activity centers that are intended to support and serve the entire region. This area should include the recommendations contained in *Appendix 'B'*, *Corridor Plans*, of this Comprehensive Plan.

DESIGNATION CHARACTERISTICS

1. *Primary Land Uses:* Regional Shopping Centers, Entertainment, Retail, Personal Services, Restaurant, Corporate Offices, Employment and Recreation Land Uses
2. *Secondary Land Uses:* Residential, Open Space, Parks, Trails, Banks, Service Stations and Institutional/Civic Land Uses (Secondary Land Uses should be integrated into a Larger Development)
3. *Zoning Districts:* Commercial (C) District and Planned Development (PD) District

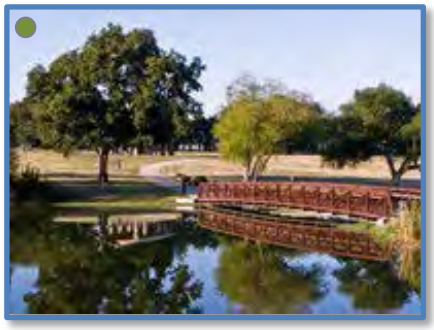
EXISTING LAND USE EXAMPLES

1. IH-30 Corridor

PUBLIC LAND AND OPEN SPACE

PARKS AND OPEN SPACE (OS)

The *Parks and Open Space* land use designation includes all floodplains and major public open spaces (*e.g. neighborhood parks, community parks, greenbelts, trail systems, etc.*). These areas should be preserved and are intended to provide citywide recreation/trail opportunities and natural drainage areas that help define the character of Rockwall.



DESIGNATION CHARACTERISTICS

1. *Primary Land Uses:* Floodplain, Open Space, Parks, and Trails Land Uses
2. *Secondary Land Uses:* *N/A*
3. *Zoning Districts:* *N/A*

EXISTING LAND USE EXAMPLES

1. Harry Myers Park

PUBLIC (P)

The *Public* land use designation includes uses that are operated exclusively by a public body that serve the public's health, safety or general welfare. This land use designation includes land uses such as public schools, libraries, the airport, the City's administrative and service facilities, and any other state or federal facilities.

DESIGNATION CHARACTERISTICS

1. *Primary Land Uses:* Schools, Libraries, Fire Stations, Pump Stations, Water Towers, Police Stations, City Administrative Offices, and County, State or Federal Facilities
2. *Secondary Land Uses:* Open Space, Parks, and Trails Land Uses
3. *Zoning Districts:* *N/A*

EXISTING LAND USE EXAMPLES

1. City Place
2. County Courthouse
3. Municipal Courts Building

QUASI-PUBLIC (QP)

The *Quasi-Public* land use designation is for land uses that are operated by a private non-profit educational, religious, recreational, charitable, or medical institution having the purpose primarily of serving the general public.

DESIGNATION CHARACTERISTICS

1. *Primary Land Uses:* Churches, Private Schools, Universities, Community Centers, Youth and Senior Citizen Recreational Facilities, Private Hospitals, and Similar Land Uses
2. *Secondary Land Uses: N/A*
3. *Zoning Districts: N/A*

EXISTING LAND USE EXAMPLES

1. Presbyterian Hospital of Rockwall
2. First Baptist Church
3. Lake Pointe Church
4. YMCA

CEMETERY (CEM)

The *Cemetery* land use designation is intended to be used for the burial of the animal or human dead and is dedicated for cemetery purposes.

DESIGNATION CHARACTERISTICS

1. *Primary Land Uses:* Cemetery
2. *Secondary Land Uses: N/A*
3. *Zoning Districts:* Agricultural (AG) District and Cemetery (CEM) Districts

EXISTING LAND USE EXAMPLES

1. Rockwall Memorial Cemetery
2. Rest Haven Funeral Home & Cemetery

02 DOWNTOWN DISTRICT

DISTRICT DESCRIPTION

The *Downtown District* is the cultural heart of the community and embodies the small town atmosphere that is characteristic of the City of Rockwall. Being the original town area, this district is significantly developed and contains the City's oldest residential and commercial buildings. This district also includes the City's Old Town Rockwall (OTR) Historic District, which is composed of housing that dates back to the late 1800's. The *North Goliad Corridor -- also identified by its zoning classification (i.e. PD-50)* -- is a unique *Live/Work* corridor that supports a range of small boutiques (*with a SUP*) and offices, and represents a successful adaptive reuse effort by the City. In the future, the City will need to balance the attractiveness of redevelopment in the Downtown area with the small town atmosphere that makes Rockwall unique to its residents.

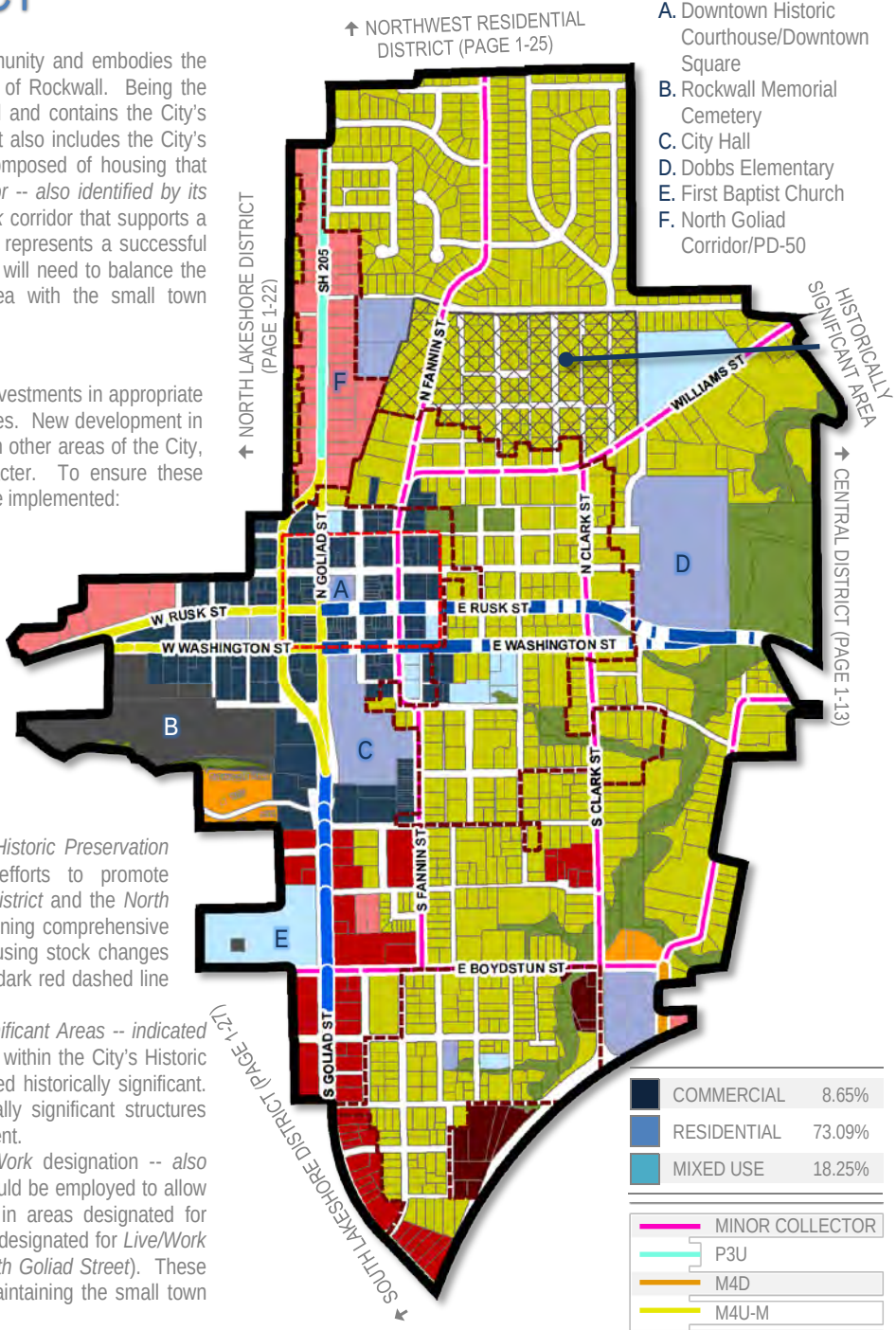
DISTRICT STRATEGIES

The *Downtown District* will continue to prosper through investments in appropriate infill development and adaptive reuse of existing structures. New development in this area should be held to a higher level of scrutiny than other areas of the City, to ensure that the district retains its small-town character. To ensure these objectives are achieved, the following strategies should be implemented:

1. *Downtown Square*. The *Downtown Square* should be preserved as a historical mixed-use area. Adaptive reuse strategies should be employed to protect and preserve the historic architecture and significance in the district, and redevelopment should be discouraged. In cases where redevelopment is appropriate, architecture and design standards that take into account the form, function and time-period of the existing of the downtown square should be implemented. The downtown square is indicated by the red dashed line (---).
2. *Historic District and North Goliad Corridor*. The *Historic Preservation Advisory Board (HPAB)* should continue its efforts to promote preservation and appropriate infill in the *Historic District* and the *North Goliad Corridor* (*i.e. PD-50*). This includes maintaining comprehensive and accurate records of how this area and its housing stock changes over time. The Historic District is indicated by the dark red dashed line on the district map (---).
3. *Historically Significant Areas*. The *Historically Significant Areas -- indicated in the crosshatched area* --- are areas that are not within the City's Historic District, but contain housing stock that is considered historically significant. This area should look to preserve these historically significant structures while continuing to allow appropriate infill development.
4. *Live/Work*. The flexibility provided by the *Live/Work* designation -- *also allowed in the Downtown (DT) zoning district* -- should be employed to allow for adaptive reuse of the existing housing stock in areas designated for Downtown (DT) District land uses and in the areas designated for *Live/Work* land uses *(i.e. adjacent to W. Rusk Street and North Goliad Street*). These districts are important to allowing change while maintaining the small town atmosphere of the Downtown area.

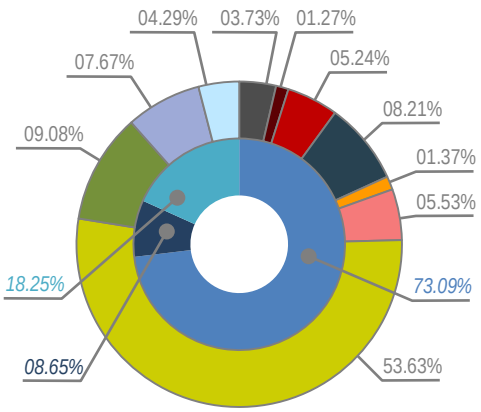
POINTS OF REFERENCE

- A. Downtown Historic Courthouse/Downtown Square
- B. Rockwall Memorial Cemetery
- C. City Hall
- D. Dobbs Elementary
- E. First Baptist Church
- F. North Goliad Corridor/PD-50



COMMERCIAL	8.65%
RESIDENTIAL	73.09%
MIXED USE	18.25%

MINOR COLLECTOR
P3U
M4D
M4U-M
P6D
TXDOT 4D



BUILD OUT		1,037
		2,639
CURRENT		926
		248
		2,370
% OF ROCKWALL		4.63%
		13.64%
		3.98%

CEMETERY (CEM)	17.11-ACRES
COMMERCIAL/INDUSTRIAL (CI)	5.82-ACRES
COMMERCIAL/RETAIL (CR)	24.06-ACRES
DOWNTOWN (DT)	37.67-ACRES
HIGH DENSITY RESIDENTIAL (HDR)	6.27-ACRES
LIVE/WORK (LW)	25.38-ACRES
MEDIUM DENSITY RESIDENTIAL (MDR)	246.20-ACRES
PARKS AND OPEN SPACE (OS)	41.69-ACRES
PUBLIC (P)	35.21-ACRES
QUASI-PUBLIC (QP)	19.70-ACRES

CITY OF ROCKWALL

ORDINANCE NO. 26-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO CHANGE THE ZONING FROM A SINGLE-FAMILY 7 (SF-7) DISTRICT, SINGLE-FAMILY 10 (SF-10) DISTRICT AND GENERAL RETAIL (GR) DISTRICT TO A PLANNED DEVELOPMENT DISTRICT XXX (PD-XXX) FOR GENERAL RETAIL (GR) DISTRICT LAND USES ON THE SUBJECT PROPERTY, BEING A 11.155-ACRE TRACT OF LAND IDENTIFIED AS BLOCK A & 129 OF THE B. F. BOYDSTON ADDITION AND LOT 1, BLOCK A, FIRST BAPTIST CHURCH ADDITION, PHASE 3, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED HEREIN BY EXHIBIT 'A' AND DEPICTED HEREIN BY EXHIBIT 'B'; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Michael G. Tresp of HH Architects on behalf of Kyle Cavin of First Baptist Church Rockwall for a change in zoning from a Single-Family 7 (SF-7) District, Single-Family 10 (SF-10) District, and General Retail (GR) District to a Planned Development District for General Retail (GR) District land uses for an 11.155-acre tract of land identified as Block A & 129 of the B. F. Boydston Addition and Lot 1, Block A, First Baptist Church Addition, Phase 3, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, Single-Family 10 (SF-10) District, and General Retail (GR) District, addressed as 602-610 S. Goliad Street [SH-205] and 103-127 Kenway Drive, and more fully described in *Exhibit 'A'* and depicted in *Exhibit 'B'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

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

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

SECTION 1. That the *Subject Property* shall be used only in the manner and for the purposes authorized by this Planned Development District Ordinance and the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as may be amended in the future;

SECTION 2. That development of the *Subject Property* shall generally be in accordance with the *Concept Plan*, depicted in *Exhibit 'B'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'B'*, which is deemed hereby to be a condition of approval of the

DRAFT 02.23.26

amended zoning classification for the *Subject Property*;

SECTION 3. That development of any buildings on the *Subject Property* shall be generally in accordance with the *Conceptual Building Elevations*, depicted in *Exhibit 'C'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'C'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

SECTION 4. That development of any buildings on the *Subject Property* shall be generally in accordance with the *Conceptual Building Renderings*, depicted in *Exhibit 'D'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'D'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

SECTION 5. That development of the *Subject Property* shall generally be in accordance with the *Density and Development Standards*, outlined in *Exhibit 'E'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'E'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

SECTION 6. That the official zoning map of the City be corrected to reflect the changes in the zoning described herein;

SECTION 7. That any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of Two Thousand Dollars ($2,000.00) for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense;

SECTION 8. That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;

SECTION 9. The standards in this ordinance shall control in the event of a conflict between this ordinance and any provision of the Unified Development Code or any provision of the City Code, ordinance, resolution, rule, regulation, or procedure that provides a specific standard that is different from and inconsistent with this ordinance. References to zoning district regulations or other standards in the Unified Development Code (including references to the Unified Development Code), and references to overlay districts, in this ordinance or any of the Exhibits hereto are those in effect on the date this ordinance was passed and approved by the City Council of the City of Rockwall, Texas;

SECTION 10. That this ordinance shall take effect immediately from and after its passage;

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 17TH DAY OF FEBRUARY 2026.

_____

Tim McCallum*, Mayor*

DRAFT ORDINANCE 01.23.26

ATTEST:

_____
Kristy Teague*, City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza*, City Attorney*

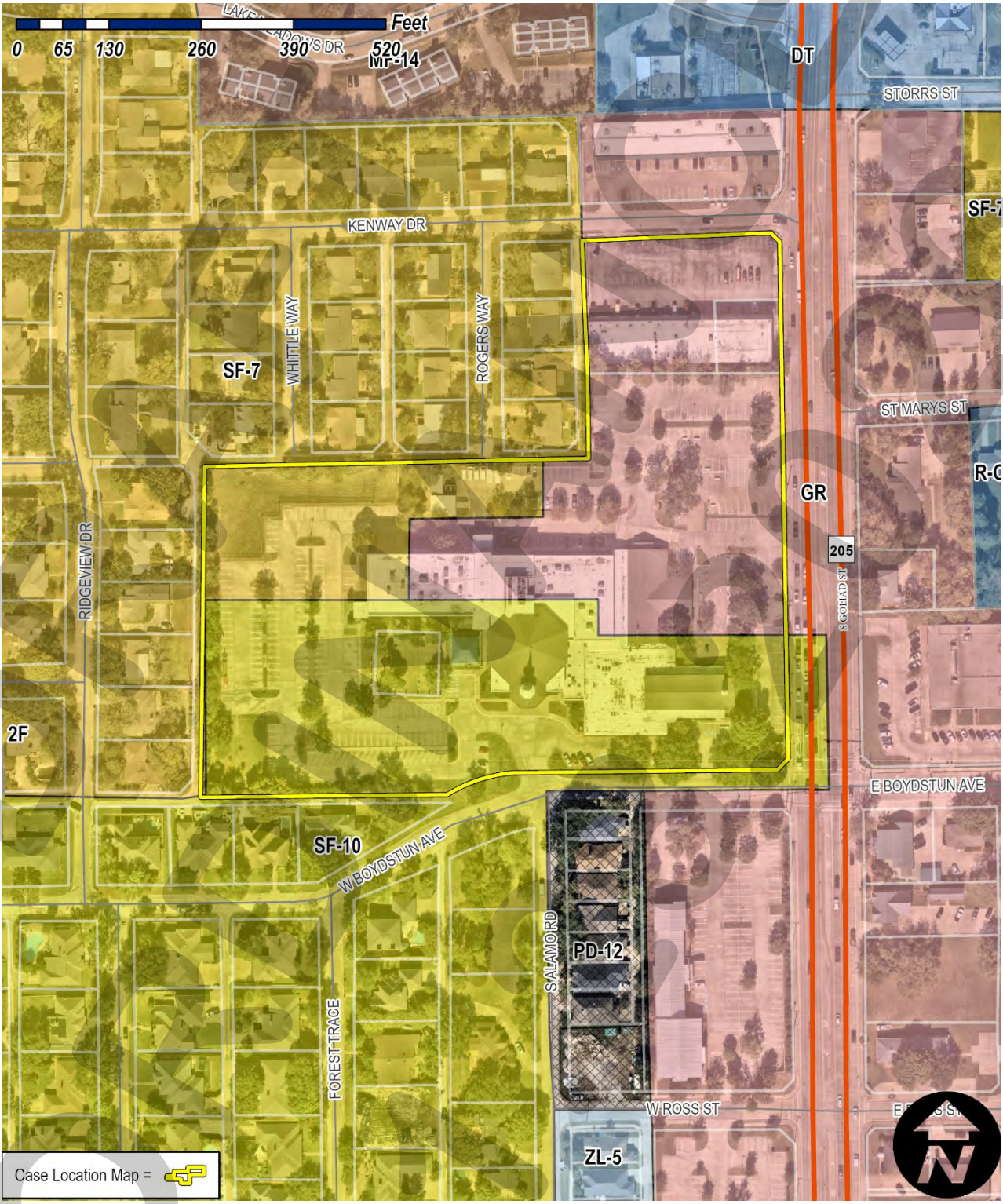
1st Reading: *February 2, 2026*

2nd Reading: *February 17, 2026*

DRAFT ORDINANCE 01.23.2026

Exhibit 'A':
Location Map

Address: 602-610 S. Goliad Street [SH-205] and 103-127 Kenway Drive
Legal Description: Lot 1, Block A, First Baptist Church Addition, Phase 3



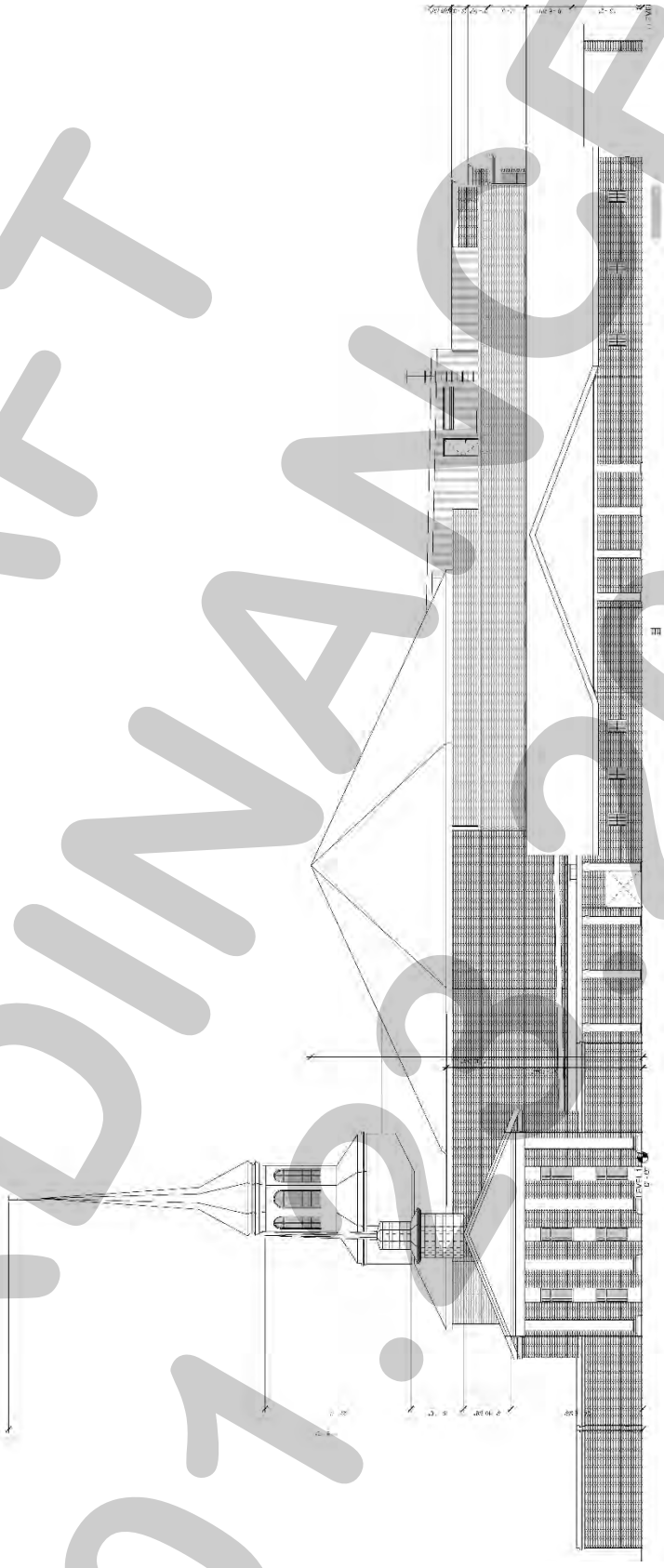
Draft

Exhibit 'B':
Concept Plan

ARCHITECTURAL SITE PLAN - PHASE 1 AND 2
As indicated

DRAFT ORDINANCE 01-26-26

Exhibit 'C':
Conceptual Building Elevations

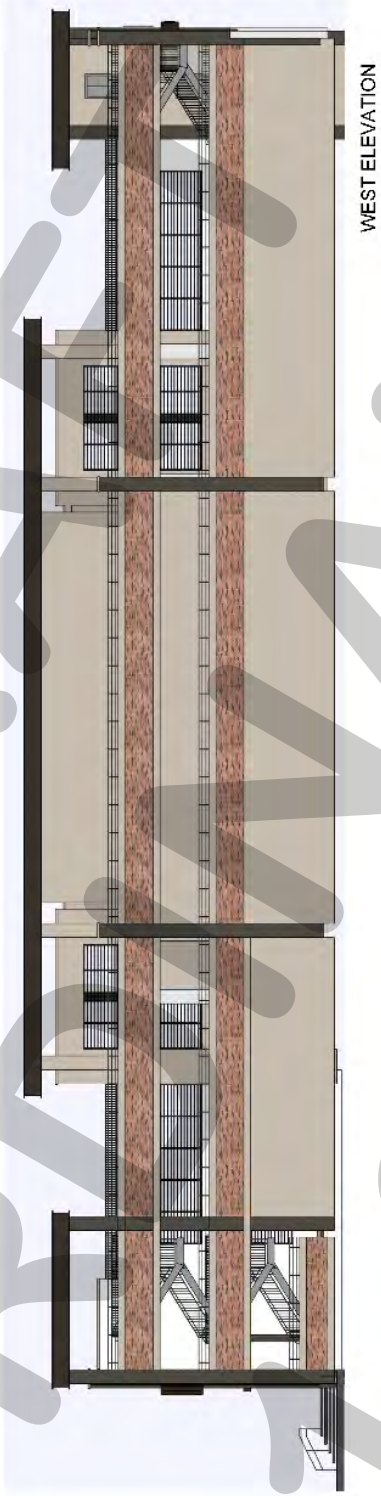


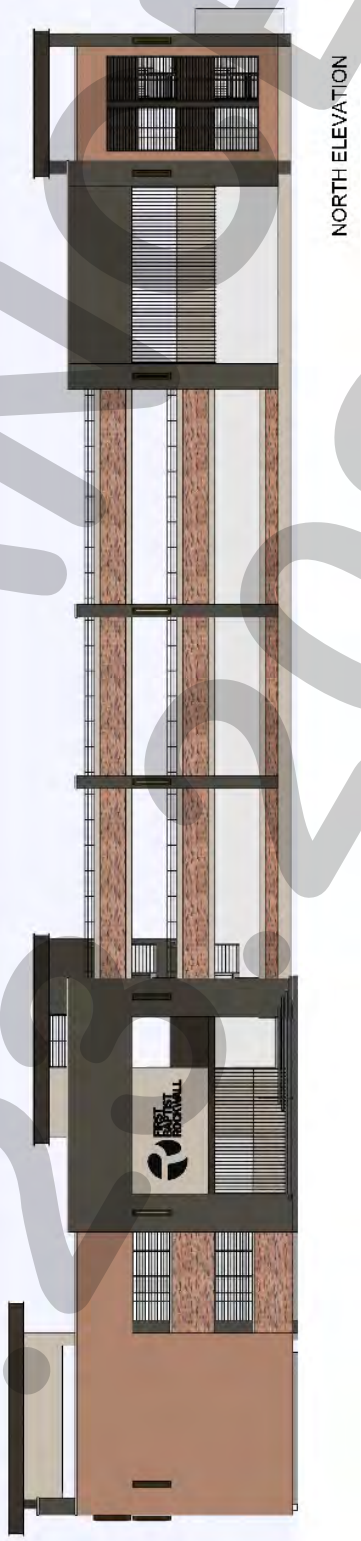
DRAFT
ORDINANCE
01.20.2026

Exhibit 'C':
Conceptual Building Elevations

DRAFT
01.13.2026

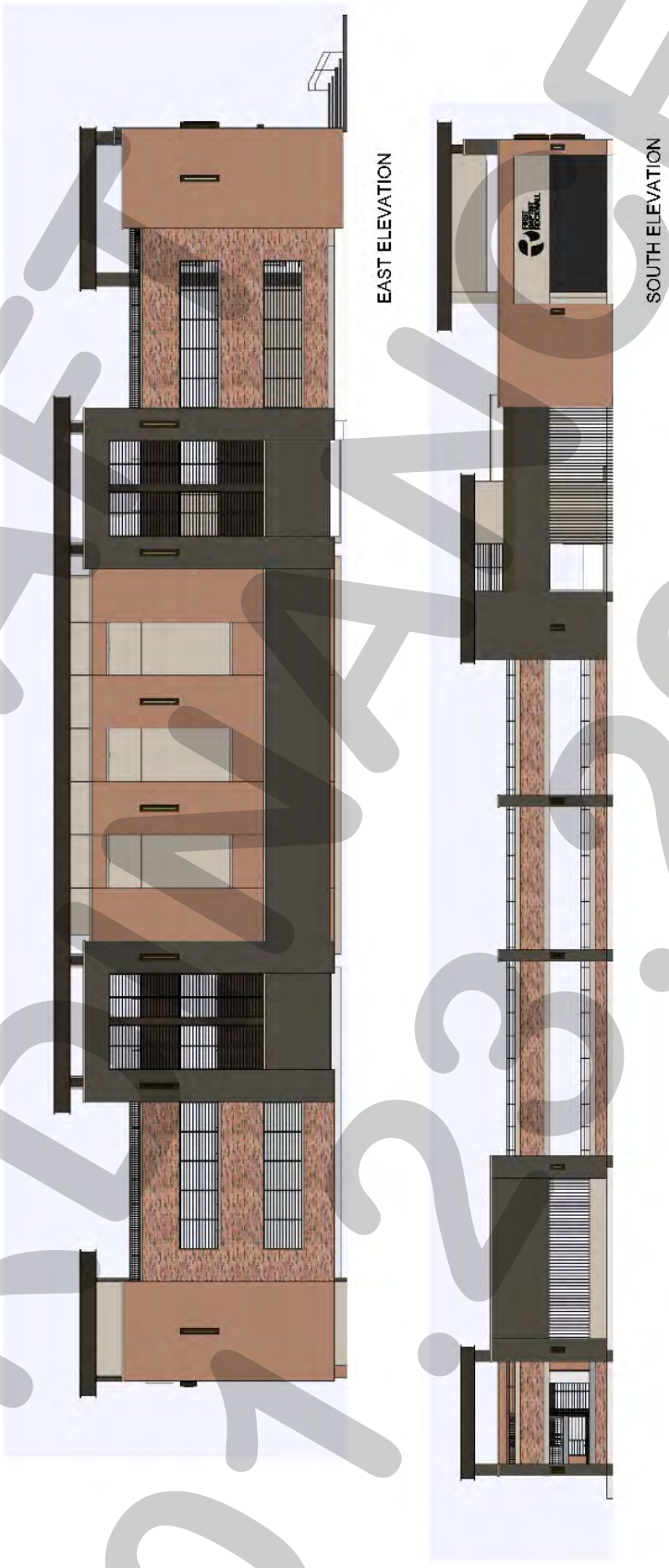
Exhibit 'C':
Conceptual Building Elevations





DRAFT
ORIGINAL
01.23.2026

Exhibit 'C':
Conceptual Building Elevations



DRAFT ORDINANCE 01.23.2026

Exhibit 'D':
Conceptual Building Renderings

DRAFT
ORD. 01.05.2026

Exhibit 'D':
Conceptual Building Renderings

DRAFT
01.13.2026

Exhibit 'E':
Development Standards

E.1 PURPOSE.

The purpose of this Planned Development District is to provide provisions that control the development and expansion of an existing *Church/House of Worship* with special conditions and requirements for ancillary land uses.

E.2 LAND USE AND DEVELOPMENT STANDARDS.

(1) *Permitted Uses*. Unless specifically provided by this Planned Development District Ordinance only those land uses permitted within the General Retail (GR) District, as stipulated by the *Permissible Use Charts* contained in the Article 04, *Permissible Uses*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future, are permitted on the *Subject Property*; however, the following shall apply to the *Subject Property*:

(a) The *only* Land Uses Permitted By-Right on the *Subject Property* shall be as follows:

- CEMETERY
- CHURCH/HOUSE OF WORSHIP [1]
- COMMERCIAL PARKING GARAGE
- RESTAURANT, WITH 2,000 SF OR LESS, WITHOUT A DRIVE-THROUGH OR DRIVE-IN

(b) Land Uses Permitted by Specific Use Permit (SUP):

- ACCESSORY BUILDING FOR STORAGE [2]
- DAYCARE WITH SEVEN (7) OR MORE CHILDREN

NOTES:

[1]: *ALL ANCILLARY LAND USES TYPICALLY ASSOCIATED WITH THE DEVELOPMENT OF A CHURCH/HOUSE OF WORSHIP -- AS DETERMINED BY THE DIRECTOR OF PLANNING AND ZONING OR HIS/HER DESIGNEE -- SHALL BE PERMITTED ON THE SUBJECT PROPERTY AND BE SUBJECT TO APPROVAL THROUGH A SITE PLAN OR AMENDED SITE PLAN BY THE PLANNING AND ZONING COMMISSION.*

[2]: *THIS DOES NOT INCLUDE ANY EXISTING ACCESSORY BUILDINGS DEPICTED IN EXHIBIT 'B', CONCEPT PLAN, OF THIS ORDINANCE.*

(2) *Density and Dimensional Requirements*. Unless specifically provided by this Planned Development District ordinance, the density and dimensional standards stipulated by the General Retail (GR) District, as specified by Article 05, *District Development Standards*, of the Unified Development Code (UDC) are applicable to all development of the *Subject Property*; however, all development shall conform to the standards depicted in *Table 1*, which are as follows:

TABLE 1: DENSITY AND DIMENSIONAL REQUIREMENTS

MINIMUM LOT WIDTH	60'
MINIMUM LOT DEPTH	100'
MINIMUM LOT AREA	6,000 SF
MINIMUM FRONT YARD SETBACK [1]	50'
MINIMUM SIDE YARD SETBACK	10'
MINIMUM REAR YARD SETBACK [2]	20'
MINIMUM DISTANCE BETWEEN BUILDINGS [3]	20'
MAXIMUM BUILDING HEIGHT [4]	65'
MAXIMUM LOT COVERAGE	40%

DRAFT ORDINANCE 01.23.2026

MINIMUM REQUIRED LANDSCAPING	20%

GENERAL NOTES:

[1]: THE LOCATION OF THE FRONT YARD BUILDING SETBACK AS MEASURED FROM THE FRONT PROPERTY LINE ADJACENT TO RIGHT-OF-WAY.

[2]: THE LOCATION OF THE REAR YARD BUILDING SETBACK AS MEASURED FROM THE REAR PROPERTY LINE.

[3]: ZERO (0) FEET WITH A FIRE RATED WALL.

[4]: BUILDING HEIGHT MAY BE INCREASED UP TO 120-FEET IF APPROVED THROUGH A SPECIFIC USE PERMIT (SUP) BY THE PLANNING AND ZONING COMMISSION AND CITY COUNCIL; HOWEVER, THE EXISTING STEEPLE CAN EXTEND UP TO 120-FEET IN HEIGHT BY-RIGHT AS DEPICTED IN *EXHIBIT 'C'* OF THIS ORDINANCE.

(3) *Building Size*. There shall be no limit of the size of a building, as long as, the lot coverage requirement remains below 50.00%.

(4) *Residential Adjacency Standards*. Unless specifically provided by this Planned Development District ordinance, any area adjacent to a residentially zoned or used property will require a 20-foot landscape buffer with three (3) tiered screening [*i.e. one [1] row of canopy trees, one [1] row of accent trees and large shrubs, and one [1] row of lower level shrubs*] along the entire adjacency.

(5) *Architectural and Building Standards*. The design of any expansion to the proposed *Church or House of Worship* or proposed parking garage shall adhere to the following requirements:

(a) *Expansions to the Existing House of Worship*. Any expansion to the existing *Church or House of Worship* shall generally match the materials and design of the existing building/campus. This shall be determined by the Architectural Review Board (ARB) at the time of *Site Plan* approval.

(b) *Parking Garage*. The proposed parking garage shall adhere to *Exhibits 'B', 'C', & 'D'* of this ordinance. This shall be reviewed by the Architectural Review Board (ARB) for compliance at the time of *Site Plan* approval.

(6) *Landscaping and Hardscape Standards*. Unless specifically provided by this Planned Development District ordinance, the landscape and hardscape standards stipulated by Article 05, *District Development Standards*, and Article 08, *Landscape and Fence Standards*, of the Unified Development Code (UDC) shall be applicable to any development of the Subject Property; however, the following standards shall also apply:

(a) *Landscape Buffer Adjacent to Kenway Drive*. A minimum of a ten (10) foot landscape buffer -- *outside of any required easements and right-of-way dedication* -- shall be established adjacent to Kenway Drive, and shall include one (1) canopy tree and one (1) accent tree shall be planted per 50-linear feet of frontage.

(b) *Landscape Buffer Adjacent to S. Goliad Street [SH-205]*. A minimum of a 20-foot landscape buffer -- *outside of any required easements and right-of-way dedication* -- shall be established adjacent to the proposed parking garage along S. Goliad Street [*SH-205*], and shall incorporate ground cover, a *built-up* berm and shrubbery along the entire length of the frontage. Berms shall have a

DRAFT ORDINANCE 01.23.2026

minimum height of 24-inches. In addition, two (2) canopy trees and four (4) accent trees shall be planted per 50-linear feet of frontage.

(7) *Variances*. The variance procedures and standards for approval that are set forth in the Unified Development Code (UDC) shall apply to any application for variances to this ordinance.

DRAFT ORDINANCE 01.23.2026

CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION MEMORANDUM

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

TO:	Planning and Zoning Commission
FROM:	Henry Lee, *Senior Planner*
DATE:	January 27, 2026
SUBJECT:	MIS2026-001; *Exception for a Front Yard Fence at 408 Munson Street*

The applicant, Matthew Moses, is requesting the approval of an *Exception* for a *Front Yard Fence*. The subject property is located on a 0.264-acre parcel of land (*i.e. a portion of Lots 4, 5, & 6, Block A, Eppstein Addition*) and is addressed as 408 Munson Street. In this case, the applicant is requesting to construct an eight (8) foot wood fence along a portion of the western property line, the entire southern property line, and run adjacent to Tyler Street. The subject property is located within the Old Town Rockwall (OTR) Historic District and the proposed request was required to go before the Historic Preservations Advisory Board (HPAB) prior to requesting the exception from the Planning and Zoning Commission. On December 18, 2025, the HPAB reviewed the proposed fence [*Case No. H2025-022*] and approved a motion to approve a Certificate of Appropriateness (COA) by a vote of 5-0, with Board Members Freed and Webb absent. This action represents a recommendation for approval to the Planning and Zoning Commission.

According to Article 13, *Definitions*, of the Unified Development Code (UDC), a fence is defined as "(a)ny ***wall*** or structure of any material for which the purpose is to provide protection from intrusion, both physical and visual, to prevent escape, mark a boundary, enclose, screen, restrict access to, or decorate any lot, building, or structure." In addition, Subsection 08.02, *General Fence Standards*, Article 08, *Landscape and Fence Standards*, of the Unified Development Code (UDC) states that, "(u)nless otherwise provided for in this section [*i.e. Section 08, Fence Standards*], the following material requirements shall apply to all residential and non-residential fences: … (1) Permitted fencing materials are limited to wood pickets, vinyl coated chain link, wrought iron, decorative metal (*i.e. with the appearance of wrought iron but is made of powder-coated steel, aluminum or covered with a corrosion protection finish*), brick, stone, split face CMU or burnished block, vinyl, fiberglass composite, and concrete with stone face/form liner …" With regard to the *Front Yard Fence*, Subsection 08.03, *Residential Fences*, Article 08, *Landscape and Fence Standards*, of the Unified Development Code (UDC), states that "(n)o fence shall be constructed in the front yard of a residential property without being granted an exception from the Planning and Zoning Commission…" This section goes on to lay out the criteria to be considered by the Planning and Zoning Commission when reviewing exceptions for wood picket front yard fences. This criterion is as follows: (a) the fence is to be 50.00% transparent, (b) the fence does not exceed 42-inches in height, and (c) opaque fences should be prohibited. In this case, the proposed front yard fence is a opaque eight (8) foot board on board wood fence. In addition, the subject property is identified as a keystone lot; being a corner lot whose rear property line is adjacent to the side property line of the property behind it. Given this, the fence cannot extend past the front building setback. In this case, the front building setback is 20-feet and the proposed fence encroaches approximately 13-feet into this setback.

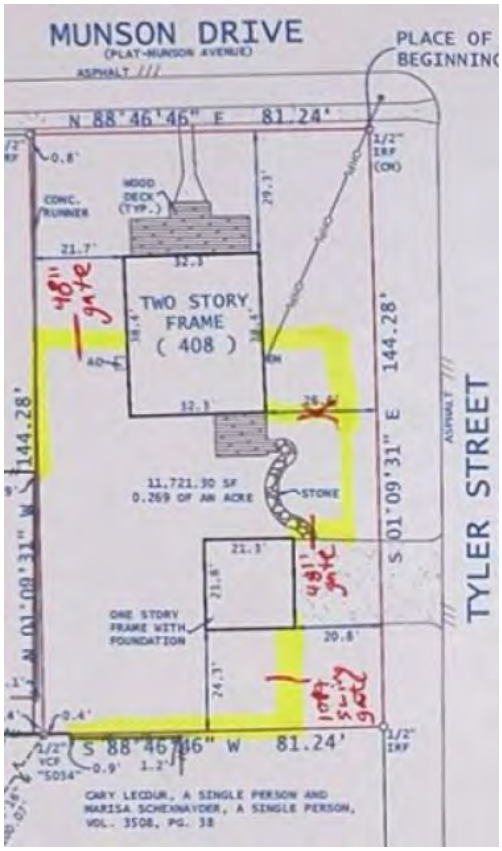


FIGURE 1: YELLOW: EIGHT (8) WOOD PICKET FENCE.

All this being said, the proposed front yard fence ***does not*** appear to have a negative impact on the adjacent properties; however, any requests requiring an exception the *Fence Standards* is discretionary decision for the Planning and Zoning Commission.

Should the Planning and Zoning Commission have any questions concerning the applicant's request, staff will be available at the meeting on *January 27, 2026*.

PROJECT COMMENTS

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

DATE: 1/22/2026

PROJECT NUMBER: MIS2026-001
PROJECT NAME: Exception for a Front Yard Fence
SITE ADDRESS/LOCATIONS: 408 Munson Street

CASE CAPTION: Discuss and consider a request by Matthew Moses for the approval of a Miscellaneous Case for a Special Exception for a Front Yard Fence on a 0.28-acre tract of land identified as a portion of Lots 4, 5, & 6, Block A, Eppstein Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family 7 (SF-7) District, situated within the Old Town Rockwall (OTR) Historic District, addressed as 408 Munson Street, and take any action necessary.

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

01/20/2026: General Items:
- Proposed fence requires a Building Permit.
- Proposed fences are not allowed within any easements.
- Proposed fence will need to be a minimum 10' offset from property line.
- Additional comments may be provided at time of Building Permit.

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

01/22/2026: THEY WILL NEED AN EXCEPTION FOR:
* A FRONTYARD FENCE BEING A KEY LOT
* THE HEIGHT TO EXCEED 42 INCHES FOR WOOD FENCING
* A OPAQUE FENCE - OPAQUE FENCES ARE PROHIBITED IN THE FRONT YARD

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

No Comments

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

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	01/20/2026	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Henry Lee	01/22/2026	N/A

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Henry Lee	01/22/2026	Approved w/ Comments

01/22/2026: Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a Miscellaneous Case for a Special Exception for a Front Yard Fence on a 0.28-acre tract of land identified as a portion of Lots 4, 5, & 6, Block A, Eppstein Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family 7 (SF-7) District, situated within the Old Town Rockwall (OTR) Historic District, addressed as 408 Munson Street.
I.2 For questions or comments concerning this case please contact Henry Lee in the Planning Department at (972) 772-6434 or email hlee@rockwall.com.

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

I.4 According to Subsection 08.02, General Fence Standards, Article 08, Landscape and Fence Standards, of the Unified Development Code (UDC) states that, "(u)nless otherwise provided for in this section [i.e. Section 08, Fence Standards], the following material requirements shall apply to all residential and non-residential fences: … (1) Permitted fencing materials are limited to wood pickets, vinyl coated chain link, wrought iron, decorative metal (i.e. with the appearance of wrought iron but is made of powder-coated steel, aluminum or covered with a corrosion protection finish), brick, stone, split face CMU or burnished block, vinyl, fiberglass composite, and concrete with stone face/form liner …"

I.5 According to Subsection 08.03, Residential Fences, Article 08, Landscape and Fence Standards, of the Unified Development Code (UDC), states that "(n)o fence shall be constructed in the front yard of a residential property without being granted an exception from the Planning and Zoning Commission…" This section goes on to lay out the criteria to be considered by the Planning and Zoning Commission when reviewing exceptions for wood picket front yard fences. This criterion is as follows: (a) the fence is to be 50.00% transparent, (b) the fence does not exceed 42-inches in height, and (c) opaque fences should be prohibited. In this case, the proposed front yard fence is an opaque eight (8) foot board on board wood fence. the subject property is identified as a keystone lot; being a corner lot whose rear property line is adjacent to the side property line of the property behind it. Given this, the fence cannot extend past the front building setback. In this case, the front building setback is 20-feet and the proposed fence encroaches approximately 13-feet into this setback.

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

Planning and Zoning Meeting: January 27, 2026

I.7 Please note that a representative is required to be present for the meeting to answer any questions the Planning and Zoning Commission and/or City Council may have regarding your request.

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

BOUNDARY SURVEY

BURNS SURVEYING

General Items:
- Proposed fence requires a Building Permit.
- Proposed fences are not allowed within any easements.
- Proposed fence will need to be a minimum 10' offset from property line.
- Additional comments may be provided at time of Building Permit.

Plat Records, Rockwall County, Texas, being the same land described in deed to Robert G. Norbury and wife, Rita M. Norbury, recorded in Volume 4977, Page 190, Deed Records, Rockwall County, Texas (D.R.R.C.T.), being more particularly described as follows:

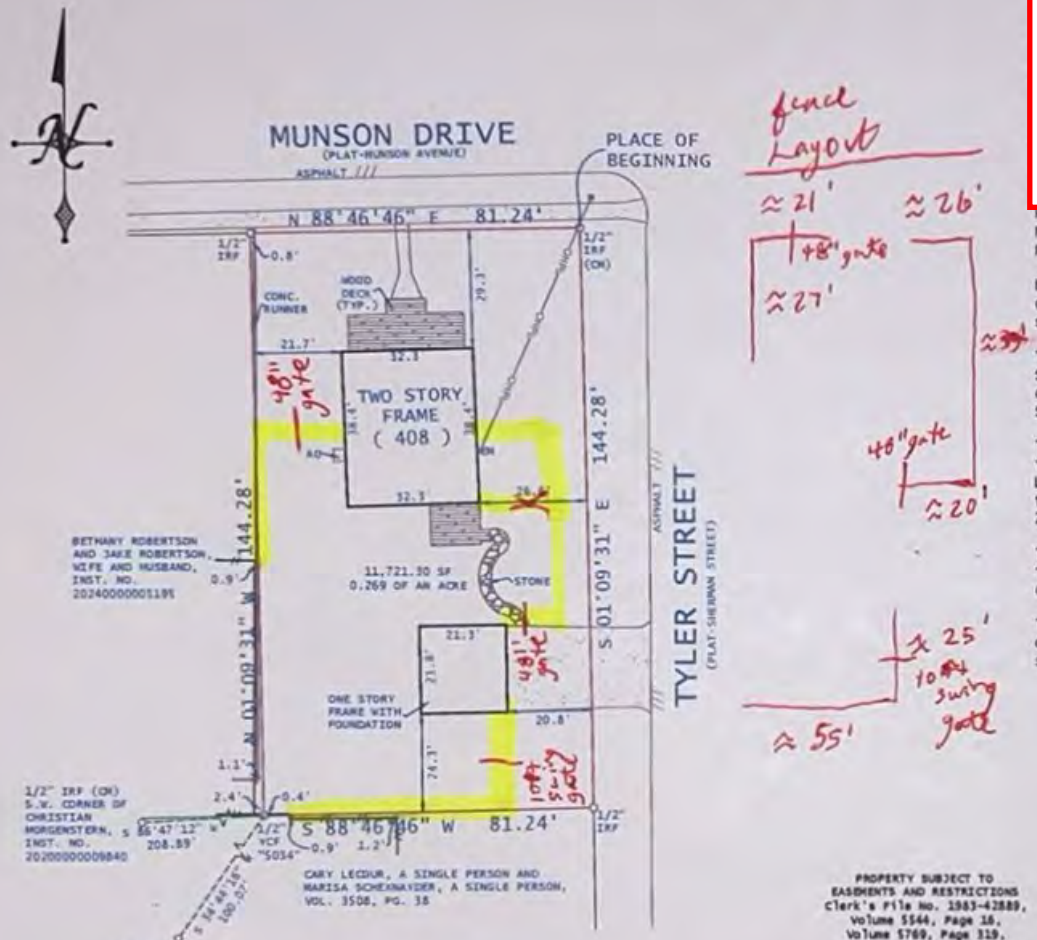
BEGINNING at a 1/2 inch iron rod found for corner at the intersection of the South line of Munson Drive and the West line of Tyler Street, being at the Northeast corner of the said Norbury tract;

THENCE South 01 degrees 09 minutes 31 seconds East, with the said East line of Tyler Street, a distance of 144.28 feet to a 1/2 inch iron rod found at the Northeast corner of a tract of land described in deed to Cary Lecour, a single person and Marisa Schexnayder, a single person, recorded in Volume 3508, Page 38 (D.R.R.C.T.);

THENCE South 88 degrees 46 minutes 46 seconds West, a distance of 81.24 feet to a 1/2 inch yellow capped iron rod stamped "5034" found for corner in the Northline of the said Lecour/Schexnayder tract, at the Southeast corner of a tract of land described in deed to Bethany Robertson and Jake Robertson, husband and wife, recorded in Instrument No. 20240000005195 (D.R.R.C.T.);

THENCE North 01 degrees 09 minutes 31 seconds West, a distance of 144.28 feet to a 1/2 inch iron rod found for corner in the said South line of Munson Drive, at the Northeast corner of the said Robertson tract;

THENCE North 88 degrees 46 minutes 46 seconds East, with the said South line of Munson drive, a distance of 81.24 feet to the PLACE OF BEGINNING and containing 11,721.30 square feet or 0.269 of an acre of land.



PROPERTY SUBJECT TO EASEMENTS AND RESTRICTIONS Clerk's File No. 1983-42889, Volume 5544, Page 16, Volume 5769, Page 119, Volume 176, Page 650, Volume 198, Page 913

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

ACCEPTED BY: _____

_____

ALLEGIANCE

This parcel depicted hereon is a true, correct, and accurate representation of the property as determined by survey; The lines and dimensions of said property being as indicated by the plat; The size, location, and type(s) of building(s) are as shown, all improvements being within the boundaries of the property setback from the property lines the distance indicated. TITLE AND ABSTRACTING WORK FURNISHED BY ALLEGIANCE TITLE THERE ARE NO ENCROACHMENTS, CONFLICTS, OR PROTRUSIONS, EXCEPT AS SHOWN.

Scale: 1" = 30'
Date: 09/15/2025
G. F. No. 3016402500548
Job no.: 202507987
Drawn by: SHR

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

STATE OF TEXAS REGISTERED BARRY S. RHODES 3691 PROFESSIONAL LAND SURVEYOR

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	408 Munson Street Rockwall, TX 75087				
SUBDIVISION		LOT		BLOCK	
GENERAL LOCATION	intersection of munson Street				

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	matthew moses	☐ 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 Matthew Moses [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF $ 100 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 15 DAY OF January, 2026 BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 15th DAY OF January 2026

OWNER'S SIGNATURE Matthew Moses

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

MARCO ANTONIO SANCHEZ
Notary ID #135025595
My Commission Expires
August 6, 2028

MY COMMISSION EXPIRES 08/06/2028

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.

Project Description:

my wife and I just moved into the 408 house. We just got married in may of 2025. This is our first house. The house currently does not have a fence. The neighbors do have 6', 7' and 8' fences the run along the backyard. We would like to install an 8' fence to match the neighbors so we can have privacy in the backyard. In addition, we have a dog that loves to be outside. We are having to take her on a leash to go pee, etc. so we would like to get the fence built asap. The fence will be a 213' Cedar Bob 8' tall fence. The fence in the front will cover our kitchen and shower windows for privacy. I have sent photos in the portal to show our house and where the fence will be.

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

BOUNDARY SURVEY

BURNS SURVEYING

BARRY S. RHODES Registered Professional Land Surveyor (214) 326-1090
This is to certify that I have, this date, made a careful and accurate survey on the ground of property located at 408 MUNSON STREET, in the City of ROCKWALL, ROCKWALL County, Texas.

STATE OF TEXAS:
COUNTY OF ROCKWALL:

BEING a portion of Lots 4, 5 and 6, Block A of Eppstein Addition, an Addition to the City of Rockwall, Texas, according to the Plat thereof recorded in Volume L, Page 386, Plat Records, Rockwall County, Texas, being the same land described in deed to Robert G. Norbury and wife, Rita M. Norbury, recorded in Volume 4977, Page 190, Deed Records, Rockwall County, Texas (D.R.R.C.T.), being more particularly described as follows:

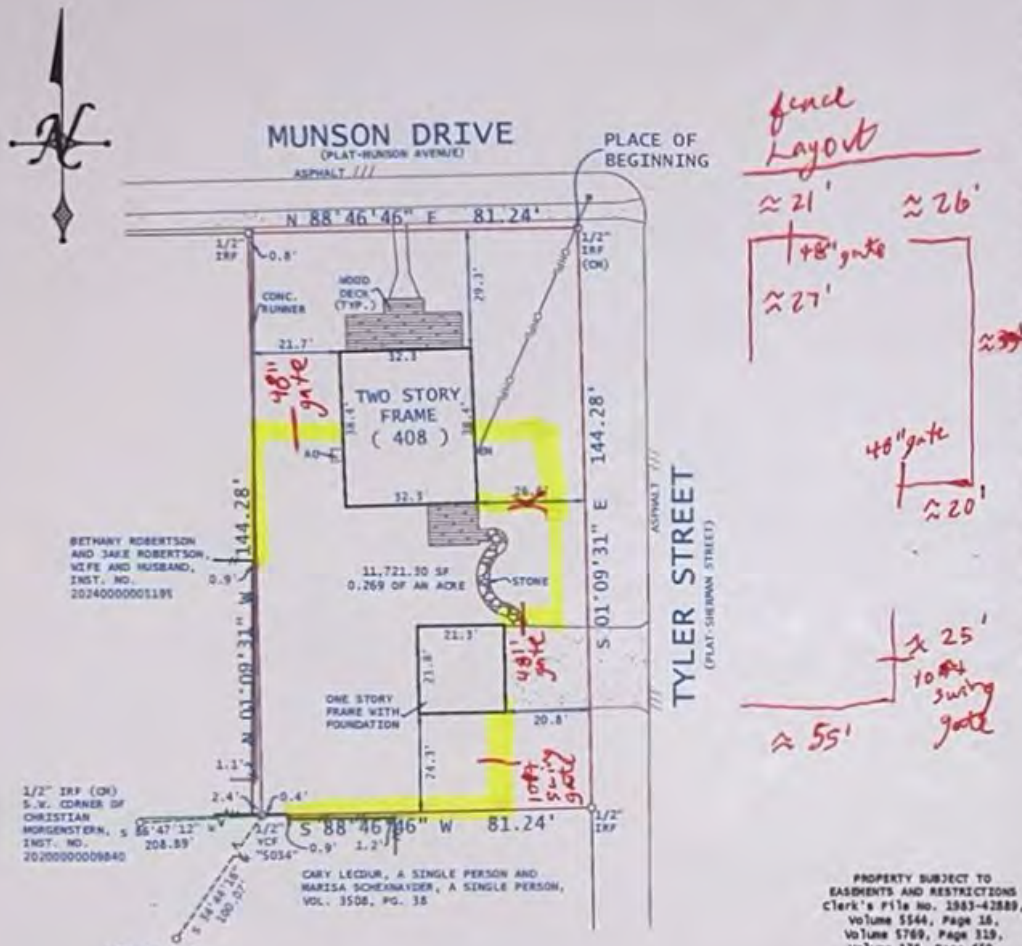
BEGINNING at a 1/2 inch iron rod found for corner at the intersection of the South line of Munson Drive and the West line of Tyler Street, being at the Northeast corner of the said Norbury tract;

THENCE South 01 degrees 09 minutes 31 seconds East, with the said East line of Tyler Street, a distance of 144.28 feet to a 1/2 inch iron rod found at the Northeast corner of a tract of land described in deed to Cary Lecour, a single person and Marisa Schexnayder, a single person, recorded in Volume 3508, Page 38 (D.R.R.C.T.);

THENCE South 88 degrees 46 minutes 46 seconds West, a distance of 81.24 feet to a 1/2 inch yellow capped iron rod stamped "5034" found for corner in the Northline of the said Lecour/Schexnayder tract, at the Southeast corner of a tract of land described in deed to Bethany Robertson and Jake Robertson, husband and wife, recorded in Instrument No. 20240000005195 (D.R.R.C.T.);

THENCE North 01 degrees 09 minutes 31 seconds West, a distance of 144.28 feet to a 1/2 inch iron rod found for corner in the said South line of Munson Drive, at the Northeast corner of the said Robertson tract;

THENCE North 88 degrees 46 minutes 46 seconds East, with the said South line of Munson drive, a distance of 81.24 feet to the PLACE OF BEGINNING and containing 11,721.30 square feet or 0.269 of an acre of land.



PROPERTY SUBJECT TO EASEMENTS AND RESTRICTIONS
Clerk's File No. 1983-42889, Volume 5544, Page 16, Volume 5769, Page 119, Volume 176, Page 650, Volume 198, Page 913

ACCEPTED BY: _____

ALLEGIANCE

This parcel depicted hereon is a true, correct, and accurate representation of the property as determined by survey; The lines and dimensions of said property being as indicated by the plat; The size, location, and type(s) of building(s) are as shown, all improvements being within the boundaries of the property setback from the property lines the distance indicated.
TITLE AND ABSTRACTING WORK FURNISHED BY ALLEGIANCE TITLE
THERE ARE NO ENCROACHMENTS, CONFLICTS, OR PROTRUSIONS, EXCEPT AS SHOWN.

Scale: 1" = 30'
Date: 09/15/2025
G. F. No. 3016402500548
Job no.: 202507987
Drawn by: SHR

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

STATE OF TEXAS REGISTERED BARRY S. RHODES 3691 PROFESSIONAL LAND SURVEYOR

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

CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

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

TO:	Planning and Zoning Commission
DATE:	January 27, 2026
APPLICANT:	Jonathan Hake, *Cross Engineering Consultants, Inc.*
CASE NUMBER:	SP2025-043; Site Plan for an *Office Building* and a *Restaurant*

SUMMARY

Discuss and consider a request by Jonathan Hake of Cross Engineering Consultants, Inc. on behalf of Clay Shipman of Shipman Fire Protection for the approval of a *Site Plan* for an *Office Building* and *Restaurant* on a 5.104-acre tract of land identified as Lot 19, Block A, La Jolla Pointe Addition and Lot 19, Block A, La Jolla Pointe Addition and Lot 10, Block A, La Jolla Pointe, Phase 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) and IH-30 Overlay (IH-30 OV) District, addressed as 1010-1100 La Jolla Pointe Drive, and take any action necessary.

BACKGROUND

The subject property was annexed by the City Council on November 7, 1960 by *Ordinance No. 60-04* [*Case No. A1960-002*]. At the time of annexation, the subject property was zoned Agricultural (AG) District. At some point between the time of annexation and January 3, 1972, the subject property was rezoned from an Agricultural (AG) District to a Commercial (C) District. On July 17, 2018, the City Council approved a site plan [*i.e. Case No. SP2018-016*] for the subject property depicting the location of a three (3) story office building and one (1) story garage. On December 3, 2018, the City Council approved a replat [*Case No. P2018-039*] for the subject property creating Lot 3, Block A, La Jolla Pointe Addition, Phase 2. According to the Rockwall Central Appraisal District (RCAD), there is a three (3) story office building and a 1,116 SF parking garage, that were constructed in 2019, situated on the subject property. Since 2019, the subject property has remained the same. On November 3, 2025, the City Council approved a Specific Use Permit (SUP) [*i.e. Case No. Z2025-064*] to allow a structure that exceeds 60-feet in height in a Commercial (C) District.

PURPOSE

On September 12, 2025, the applicant -- Jonathan Hake, *Cross Engineering Consultants, Inc.* -- submitted an application requesting a *Site Plan* for an *Office Building* and *Restaurant* on the subject property.

ADJACENT LAND USES AND ACCESS

The subject property is addressed as 1010-1100 La Jolla Pointe Drive. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is La Jolla Pointe Drive, which is identified as a *Minor Collector* on Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is a 100-foot right-of-way owned by the *Union Pacific/Dallas Garland NE Railroad*. North of this right-of-way is Phase 3 of the Lakeside Village Subdivision, which consists of 118 single-family residential lots. This subdivision was established in 1972 and is zoned Planned Development District 2 (PD-2) for single-family residential land uses.

South: Directly south of the subject property is a 4.584-acre parcel of land (*i.e. Lot 22, Block A, La Jolla Pointe Addition*), which is zoned Commercial (C) District and is currently vacant. Beyond this are several parcels of land developed with restaurants (*i.e. Steak N Shake, IHOP, Waffle House, Velvet Taco, and Snuffers*) that are zoned Commercial

(C) District. South of these parcels is the westbound frontage road of IH-30, followed by the main lanes of IH-30, and the eastbound frontage road for IH-30.

East: Directly east of the subject property is a 4.584-acre parcel of land (*i.e. Lot 22, Block A, La Jolla Pointe Addition*) which is zoned Commercial (C) District and is currently vacant. Beyond this is a 5.657-acre parcel of land (*i.e. Lot 23, Block A, La Jolla Pointe Addition*), which is zoned Commercial (C) District and is currently vacant. East of this parcel are three (3) parcels of land developed with *Office Buildings* (*i.e. Ebby Halliday, Allstate, Epstein & Kolacz*) and zoned Commercial (C) District. Beyond this is Ridge Road, which is identified as a A4D (*i.e. major arterial, four [4] lane, divided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

West: Directly west of the subject property is La Jolla Pointe Drive, which is identified as a *Minor Collector* on Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is a 100-foot right-of-way owned by the *Union Pacific/Dallas Garland NE Railroad*. Following this is Phase 3 of the Lakeside Village Subdivision, which consists of 118 single-family residential lots. This subdivision was established in 1972 and is zoned Planned Development District 2 (PD-2) for single-family residential land uses. Beyond that is the take line for Lake Ray Hubbard which is zoned Agricultural (AG) District, followed by the corporate city limits for the City of Rockwall.

DENSITY AND DIMENSIONAL REQUIREMENTS

According to Section 01, *Land Use Schedule*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC), an *Office Building* and *Restaurant without Drive-Through or Drive-In* are a permitted *by-right* land use in a Commercial (C) District. The submitted site plan, landscape plan, photometric plan, and building elevations generally conform to the technical requirements contained within the Unified Development Code (UDC) for a property that is zoned Commercial (C) District with the exception of the items noted in the *Variances and Exceptions Requested by the Applicant* section of this case memo. A summary of the density and dimensional requirements for the subject property are as follows:

Ordinance Provisions	*Zoning District Standards*	*Conformance to the Standards*
Minimum Lot Area	*10,000 SF*	*X=5.104-acres; In Conformance*
Minimum Lot Frontage	*60-Feet*	*X= 214.02-feet; In Conformance*
Minimum Lot Depth	*100-Feet*	*X=169.92-feet; In Conformance*
Minimum Front Yard Setback	*15-Feet*	*X>15-feet; In Conformance*
Minimum Rear Yard Setback	*10-Feet*	*X>10-feet; In Conformance*
Minimum Side Yard Setback	*10-Feet*	*X>10-feet; In Conformance*
Maximum Building Height	*60-Feet; 91-feet by S-385*	*X≧91-feet; In Conformance*
Max Building/Lot Coverage	*60%*	*X≧31%; In Conformance*
Minimum Number of Parking Spaces	*Office Building: 1 Parking Space/300 SF = 63 Parking Spaces* *Restaurant: 1 Parking Space/100 SF = 35 Parking Spaces* *Total Additional Parking Required = 98*	*X=99; In Conformance*
Minimum Landscaping Percentage	*20%*	*X≧62.6%; In Conformance*
Maximum Impervious Coverage	*85-90%*	*X≧37.4%; In Conformance*

TREESCAPE PLAN

The Treescape Plan submitted by the applicant indicates the removal of 473 caliper inches of trees from the subject property as part of the proposed development. To offset the proposed tree removal, the applicant's landscape plan provides for the installation of 119 canopy trees, each being a minimum of four (4) caliper inches in size, which totals 476 caliper inches of tree being added to the subject property. Based on this, the proposed landscape plan meets the mitigation requirements of the Unified Development Code (UDC).

CONFORMANCE WITH THE CITY'S CODES

According to Subsection 02.02(D)(2), *Office or Medical Office Building,* of Article 13, *Definitions*, of the Unified Development Code (UDC) an *Office Building* is defined as "(a) facility that provides executive, management, administrative, or professional services not specifically listed elsewhere in Section 01, Land Use Schedule, of Article 04, Permissible Uses, but not involving the sale of merchandise except as incidental to a permitted use. Typical examples include real estate, insurance, property management, investment, employment, travel, advertising, law, architecture, design, engineering, accounting, call centers, and similar offices. Accessory uses may include cafeterias, health facilities, parking, or other amenities primarily for the use of employees in the firm or building." In this case, the applicant is requesting an *Office Building*, which is permitted *by-right* according to Section 01, *Land Use Schedule*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC).

According to Subsection 02.02(F)(30), *Restaurant without Drive Through or Drive In,* of Article 13, *Definitions*, of the Unified Development Code (UDC) a *Restaurant without Drive Through or Drive In* is defined as "(a) place of business whose primary source of revenue is derived from the sale of prepared food to the general public for consumption on-premise or off-premise and does not provide facilities that allow the serving and consumption of food in personal vehicles on or near the restaurant premises. The term shall not include a bakery, pastry shop, meat market, or ice cream parlor if on-premises consumption of food is not allowed." In this case, the applicant is requesting a *Restaurant without Drive Through or Drive In*, which is permitted *by-right* according to Section 01, *Land Use Schedule*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC).

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

VARIANCES AND EXCEPTIONS BY THE APPLICANT

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

(1) *20% Stone Requirement*. According to Subsection 01.02(C)(a)(1), *General Overlay District Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), "(a) minimum of 20% natural or quarried stone is required on all building façades…" In this case, the office building and coffee shop show less than 20% stone on the buildings; however, staff should point out that the design scheme is consistent with the existing building on the subject property.

According to Subsection 09.01, *Exceptions to the General Standards*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), "…an applicant may request the Planning and Zoning Commission grant a variance to the provisions contained in the Unified Development Code (UDC), where unique or extraordinary conditions exist or where strict adherence to the technical requirements of the Unified Development Code would create an undue hardship." In addition, the code requires that the applicant provide compensatory measures that directly offset the requested exceptions. As compensatory measures for this case, the applicant has provided a letter outlining the following compensatory measures: [*1*] 100.00% masonry, [*2*] 62.60% landscaped area (*i.e. an increase of 42.60% over the required 20.00%*), [3] additional parking spaces, and [4] an outdoor patio space. With this being said, requests for exceptions to the *General Commercial District Standards* are discretionary decisions for the Planning and Zoning Commission. Staff should note that a supermajority vote (*e.g. six [6] out of the seven [7] commissioners*) -- *with a minimum of four (4) votes in the affirmative* -- is required for the approval of a variance or exception.

OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN

According to the *Future Land Use Plan* contained in the OURHometown Vision 2040 Comprehensive Plan, the subject property is situated within the *IH-30 Corridor District*. All of the property located within the *IH-30 Corridor District* is designated for the *Special Commercial (SC) Corridor* land use. The OURHometown Vision 2040 Comprehensive Plan describes the *Special Commercial (SC) Corridor* as being reserved for *Regional Centers*, which are described as being one (1) of the following four (4) models: *Strip Retail Center, Mixed-Use Center, Town Center, or Regional Designation Center*; however, the *Primary Land Uses* identified for this land use designation include *Corporate Office*. Based on this, the applicant's request is in conformance with the *Future Land Use Plan*. Staff should also note that the *IH-30 Corridor District* is divided into three (3) *Corridor Zones* (*i.e.*

the Preservation, Opportunity, and Transitional Zones). In this case, the subject property is located within a *Transitional Zone*, which is defined as "(a) segment of the existing corridor that is currently underutilized due to incompatible land uses, building design, commercial densities, and/or land uses that do not maximize tax potential." The subject property is currently vacant and is surrounded by single-story, single-tenant *Office Buildings* and *Restaurants*. Based on this, the proposed future development would appear to better conform to the *IH-30 Corridor Plan* contained in Appendix 'B', *Corridor Plans*, of the OURHometown Vision 2040 Comprehensive Plan than the existing development in the area.

ARCHITECTURAL REVIEW BOARD (ARB) RECOMMENDATION

The Architectural Review Board (ARB) reviewed the building elevations on January 13, 2026 and recommended the item be tabled to allow the applicant time to make the following recommendations: [*1*] add faux bricked in windows on the south elevation of the Coffee Shop and [*2*] remove the arch from the first three (3) tower elements. The Architectural Review Board (ARB) will review the building elevations again for conformance at the *January 27, 2026* meeting.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the applicant's request for a *Site Plan* for an *Office Building* and *Restaurant* on the property, then staff would propose the following conditions of approval:

(1) All staff comments provided by the Planning, Engineering and Fire Department must be addressed prior to the submittal of engineering plans; and,

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

PLANNING AND ZONING COMMISSION

On January 13, 2026, the Planning and Zoning Commission approved a motion to table this case to the *January 27, 2026* meeting by a vote of 5-0, with Commissioner Roth absent and one (1) vacant seat.

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	16001 La Jolla Point Drive				
SUBDIVISION	La Jolla Pointe Addition	LOT	3R	BLOCK	A
GENERAL LOCATION	Intersection of La Jolla Pointe Drive and Carmel Circle				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	C - Commercial	CURRENT USE	Office / Undeveloped		
PROPOSED ZONING	C - Commercial	PROPOSED USE	Office & Commercial		
ACREAGE	5.108 acres	LOTS [CURRENT]	1	LOTS [PROPOSED]	1

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

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

☐ OWNER	Fire House RE LLC, Shipman Fire Group	☒ APPLICANT	Cross Engineering Consultants, Inc.
CONTACT PERSON	Clay Shipman	CONTACT PERSON	Jonathan Hake, P.E.
ADDRESS	160 [redacted]		[redacted]
CITY, STATE & ZIP	[redacted]	C	
PHONE			
E-MAIL			

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Clay Shipman [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 $ $352.16, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 1ST DAY OF DECEMBER, 2025. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

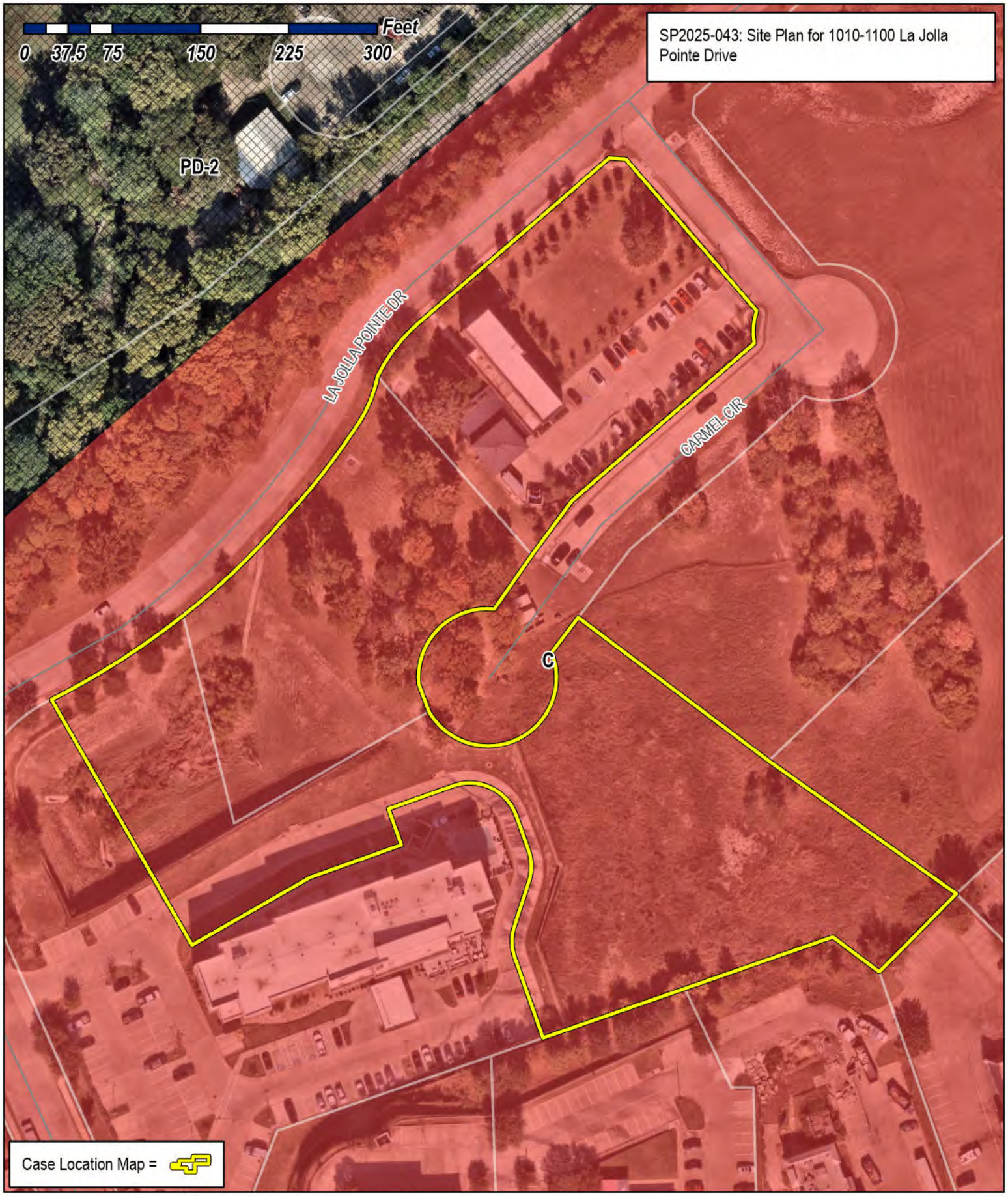
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 1 DAY OF DECEMBER, 2025

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Amber Peabody

NOTARY PUBLIC STATE OF TEXAS
Amber Peabody
My Commission Expires
5/9/2028
Notary ID 130652676

MY COMMISSION EXPIRES 5/9/28



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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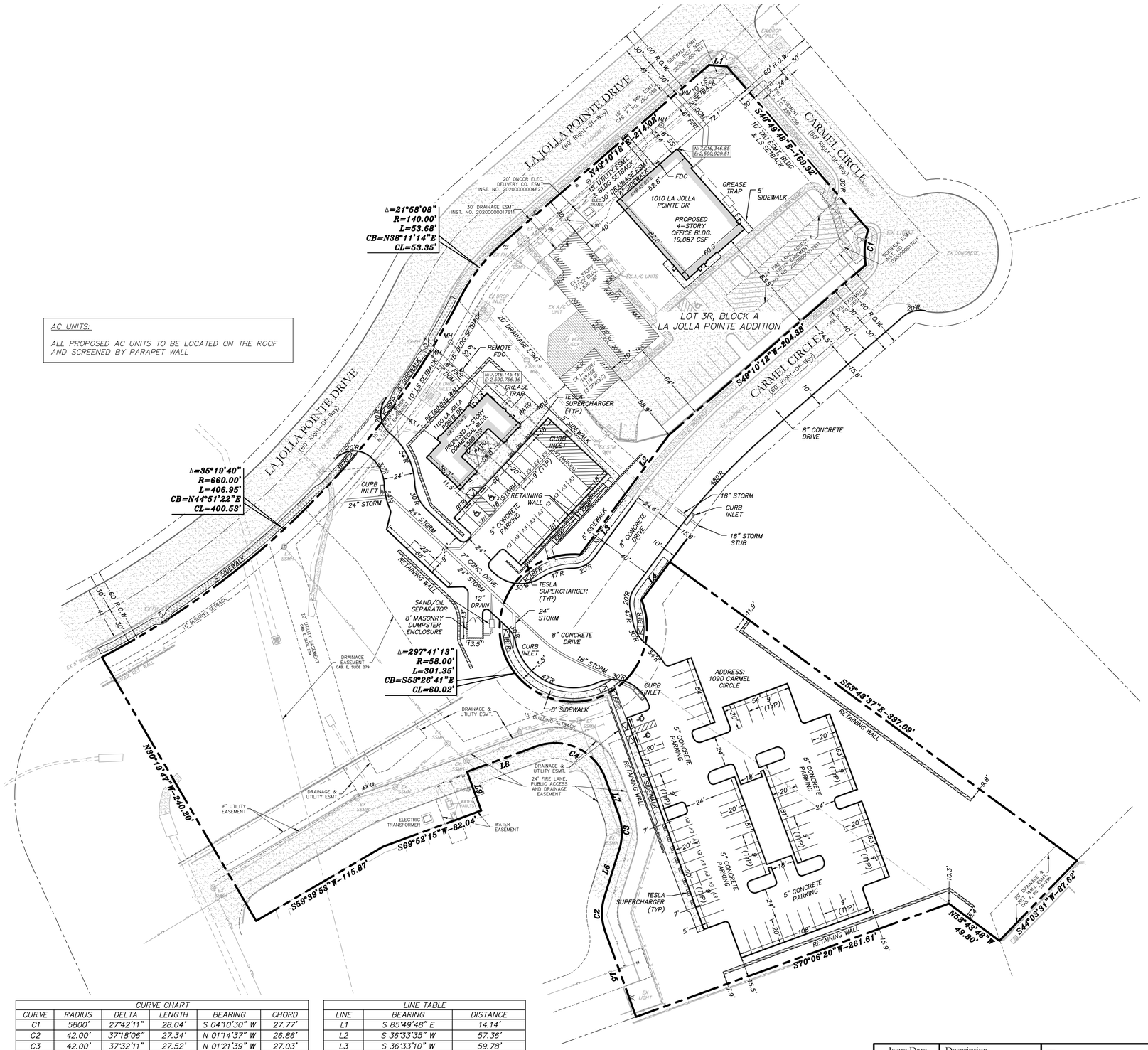

LA JOLLA POINTE DRIVE
(60' Right-Of-Way)
CARMEL CIRCLE
(60' Right-Of-Way)
LOT 3R, BLOCK A
LA JOLLA POINTE ADDITION
1010 LA JOLLA POINTE DR
PROPOSED 4-STORY OFFICE BLDG. 19,087 GSF
1150 LA JOLLA POINTE DR
PROPOSED 1-STORY COMMERCIAL BLDG. 3,500 GSF
ADDRESS: 1090 CARMEL CIRCLE
Δ=21°58'08"
R=140.00'
L=53.68'
CB=N38°11'14"E
CL=53.35'
Δ=35°19'40"
R=660.00'
L=406.95'
CB=N44°51'22"E
CL=400.53'
Δ=297°41'13"
R=58.00'
L=301.35'
CB=S53°26'41"E
CL=60.02'
S49°10'18"E-214.02'
S40°49'48"E-769.92'
S49°10'12"W-204.38'
S53°43'32"E-387.09'
N30°19'47"W-240.30'
S69°52'15"W-82.04'
S59°39'53"W-115.87'
S70°06'20"W-261.67'
N53°43'48"W-45.30'
S44°05'31"W-87.62'
N: 7,016,346.85
E: 2,590,929.51
N: 7,016,145.46
E: 2,590,766.36
FDC
GREASE TRAP
REMOTE FDC
TESLA SUPERCHARGER (TYP)
RETAINING WALL
5' SIDEWALK
6' SIDEWALK
8" CONCRETE DRIVE
5" CONCRETE PARKING
CURB INLET
18" STORM
18" STORM STUB
24" STORM
12" DRAIN
SAND/OIL SEPARATOR
8' MASONRY DUMPSTER ENCLOSURE
ELECTRIC TRANSFORMER
WATER EASEMENT
6' UTILITY EASEMENT
24' FIRE LANE, PUBLIC ACCESS AND DRAINAGE EASEMENT
20' DRAINAGE ESMT
30' DRAINAGE ESMT
DRAINAGE & UTILITY ESMT.
DRAINAGE EASEMENT CAB. E, SLIDE 279
20' ONCOR ELEC. DELIVERY CO. ESMT.
INST. NO. 20200000046227
15' SAN. SWR. ESMT. CAB. E, SLIDE 279
15' UTILITY ESMT.
30' TRAINAGE ESMT
10' PU ESMT. BLDG & LS SETBACK
15' BLDG SETBACK
10' LS SETBACK
SIDEWALK ESMT. INST. NO. 20200000017611
EX. CONCRETE
EX. ASPHALT
EX. DROP INLET
EX. A/C UNITS
EX. 1-STORY OFFICE BLDG. 4,535 GSF
EX. GARAGE 1,116 SF
EX. STORM MH
EX. SANITARY SEWER MH
EX. WATER VAULTS
EX. LIGHT
EX. FIRE HYDRANT
EX. WATER LINE
EX. SANITARY SEWER LINE
EX. STORM LINE
EX. OVERHEAD UTILITY LINE
EX. CURB INLET
EX. DROP INLET

2 SOUTH ELEVATION

1/4" = 1'-0"

1 WEST SIDE ELEVATION

1/4" = 1'-0"

MATERIAL CALCULATIONS		AREA	%
NORTH ELEVATION		2,192	
MASONRY			
	BRICK	1,678	76.6%
	WOOD	514	23.4%
EAST ELEVATION		1,096	
MASONRY			
	BRICK	865	78.9%
	WOOD	231	21.1%
SOUTH ELEVATION		2,196	
MASONRY			
	BRICK	1,470	66.9%
	WOOD	726	33.1%
WEST ELEVATION		1,213	
MASONRY			
	BRICK	954	78.6%
	WOOD	259	21.4%

APPROVED:
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the _____ day of _____,2026.

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

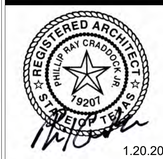
Planning & Zoning Commission, Chairman

Director of Planning and Zoning

OWNER:
SHIPMAN FIRE PROTECTION
1020 La Jolla Pointe Drive
Rockwall, TX 75087
Clay Shipman (682) 223-1922

1/22/2026 8:55:57 AM

CRADDOCK ARCHITECTURE



1.20.2026
PHILLIP CRADDOCK, ARCHITECT
TEXAS 19207

CRADDOCK ARCHITECTURE
551 EMBARGO DR. FATE TEXAS 75189 214-952-0527

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SHIPMAN'S COFFEE

REVISION

#	Revision Date	Revision Description

SHIPMAN'S COFFEE
1020 La Jolla Pointe Drive
Rockwall, TX 75087

Project number 2024.002
Date 1.20.2026

EXTERIOR ELEVATIONS

Scale: As indicated

A603

2 NORTH ELEVATION

1/4" = 1'-0"

1 EAST SIDE ELEVATION

1/4" = 1'-0"

MATERIAL CALCULATIONS		AREA	%
NORTH ELEVATION		2,192	
MASONRY			
	BRICK	1,678	76.6%
WOOD		514	23.4%
EAST ELEVATION		1,096	
MASONRY			
	BRICK	865	78.9%
WOOD		231	21.1%
SOUTH ELEVATION		2,196	
MASONRY			
	BRICK	1,470	66.9%
WOOD		726	33.1%
WEST ELEVATION		1,213	
MASONRY			
	BRICK	954	78.6%
WOOD		259	21.4%

APPROVED:
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WITNESS OUR HANDS, this ____ day of _____, 2026.

_____ Planning & Zoning Commission, Chairman

_____ Director of Planning and Zoning

OWNER:
SHIPMAN FIRE PROTECTION
1020 La Jolla Pointe Drive
Rockwall, TX 75087
Clay Shipman (682) 223-1922

1/22/2026 8:56:02 AM

CRADDOCK ARCHITECTURE

REGISTERED ARCHITECT · PHILLIP RAY CRADDOCK JR. · 19207 · RALEIGH, TEXAS

1.20.2026
PHILLIP CRADDOCK, ARCHITECT
TEXAS 19207

CRADDOCK ARCHITECTURE
551 EMBARGO DR. FATE TEXAS 75189 214-952-0527

SHIPMAN'S COFFEE

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REVISION

#	Revision Date	Revision Description

SHIPMAN'S COFFEE
1020 La Jolla Pointe Drive
Rockwall, TX 75087

Project number 2024.002 Date 1.20.2026

EXTERIOR ELEVATIONS

Scale: As indicated

A604

2 WEST SIDE ELEVATION

1/8" = 1'-0"

1 SOUTH ELEVATION

1/8" = 1'-0"

MATERIAL CALCULATIONS		AREA	%
NORTH ELEVATION		5,531	
MASONRY			
	BRICK & CAST STONE	5,066	91.6%
	3 PART STUCCO	464	8.4%
EAST ELEVATION		6,551	
MASONRY			
	BRICK & CAST STONE	6,188	94.5%
	3 PART STUCCO	363	5.5%

		AREA	%
SOUTH ELEVATION		4,701	
MASONRY			
	BRICK & CAST STONE	4,432	94.3%
	3 PART STUCCO	269	5.7%
WEST ELEVATION		6,625	
MASONRY			
	BRICK & CAST STONE	6,016	90.8%
	3 PART STUCCO	609	9.2%

GRAPHIC SCALE:

0 8' 16' 24' 32'

APPROVED:
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WITNESS OUR HANDS, this ____ day of _____, 2026.

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

OWNER:
SHIPMAN FIRE PROTECTION
1020 La Jolla Pointe Drive
Rockwall, TX 75087
Clay Shipman (682) 223-1922

1/22/2026 9:55:09 AM

CRADDOCK ARCHITECTURE

REGISTERED ARCHITECT PHILLIP RAY CRADDOCK JR 19207 STATE OF TEXAS

1.22.2026
PHILLIP CRADDOCK, ARCHITECT
TEXAS 19207

CRADDOCK ARCHITECTURE
551 EMBARGO DR. FATE TEXAS 75189 214-952-0527

SHIPMAN FIRE PROTECTION

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REVISION		
#	Revision Date	Revision Description

NEW OFFICE / STORAGE
1020 La Jolla Pointe Drive
Rockwall, TX 75087

Project number 2024-001
Date 10.14.25

EXTERIOR ELEVATIONS

Scale: As indicated

A600

2 EAST SIDE ELEVATION

1/8" = 1'-0"

1 NORTH ELEVATION

1/8" = 1'-0"

MATERIAL CALCULATIONS		AREA	%		AREA	%
NORTH ELEVATION		5,531		SOUTH ELEVATION	4,701	
MASONRY				MASONRY		
	BRICK & CAST STONE	5,066	91.6%	BRICK & CAST STONE	4,432	94.3%
	3 PART STUCCO	464	8.4%	3 PART STUCCO	269	5.7%
EAST ELEVATION		6,551		WEST ELEVATION	6,625	
MASONRY				MASONRY		
	BRICK & CAST STONE	6,188	94.5%	BRICK & CAST STONE	6,016	90.8%
	3 PART STUCCO	363	5.5%	3 PART STUCCO	609	9.2%

GRAPHIC SCALE:

0 8' 16' 24' 32'

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

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

OWNER:
SHIPMAN FIRE PROTECTION
1020 La Jolla Pointe Drive
Rockwall, TX 75087
Clay Shipman (682) 223-1922

1/22/2026 9:55:18 AM

CRADDOCK ARCHITECTURE

REGISTERED ARCHITECT PHILLIP RAY CRADDOCK JR 19207 STATE OF TEXAS

1.22.2026
PHILLIP CRADDOCK, ARCHITECT
TEXAS 19207

CRADDOCK ARCHITECTURE
551 EMBARGO DR. FATE TEXAS 75189 214-952-0527

SHIPMAN FIRE PROTECTION

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REVISION

#	Revision Date	Revision Description

NEW OFFICE / STORAGE
1020 La Jolla Pointe Drive
Rockwall, TX 75087

Project number 2024-001 Date 10.14.25

EXTERIOR ELEVATIONS

Scale: As indicated

A601

APPROVED:
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the _____ day of _____,2026.

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

_____ Planning & Zoning Commission, Chairman

_____ Director of Planning and Zoning

OWNER:
SHIPMAN FIRE PROTECTION
1020 La Jolla Pointe Drive
Rockwall, TX 75087
Clay Shipman (682) 223-1922

1/22/2026 8:56:03 AM

CRADDOCK ARCHITECTURE

STATE OF TEXAS REGISTERED ARCHITECT PHILLIP RAY CRADDOCK JR 19207 TEXAS

1.20.2026
PHILLIP CRADDOCK, ARCHITECT
TEXAS 19207

CRADDOCK ARCHITECTURE
551 EMBARGO DR. FATE TEXAS 75189 214-952-0527

SHIPMAN'S COFFEE

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REVISION

#	Revision Date	Revision Description

SHIPMAN'S COFFEE
1020 La Jolla Pointe Drive
Rockwall, TX 75087

Project number 2024.002
Date 1.20.2026

PERSPECTIVES

Scale: 1" = 1'-0"

A605

APPROVED:
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the _____ day of _____,2026.

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

_____ Planning & Zoning Commission, Chairman

_____ Director of Planning and Zoning

OWNER:
SHIPMAN FIRE PROTECTION
1020 La Jolla Pointe Drive
Rockwall, TX 75087
Clay Shipman (682) 223-1922

1/22/2026 9:55:18 AM

CRADDOCK ARCHITECTURE

REGISTERED ARCHITECT
PHILLIP RAY CRADDOCK JR
19207
STATE OF TEXAS

1.22.2026
PHILLIP CRADDOCK, ARCHITECT
TEXAS 19207

CRADDOCK ARCHITECTURE
551 EMBARGO DR. FATE TEXAS 75189 214-952-0527

SHIPMAN FIRE PROTECTION

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REVISION

#	Revision Date	Revision Description

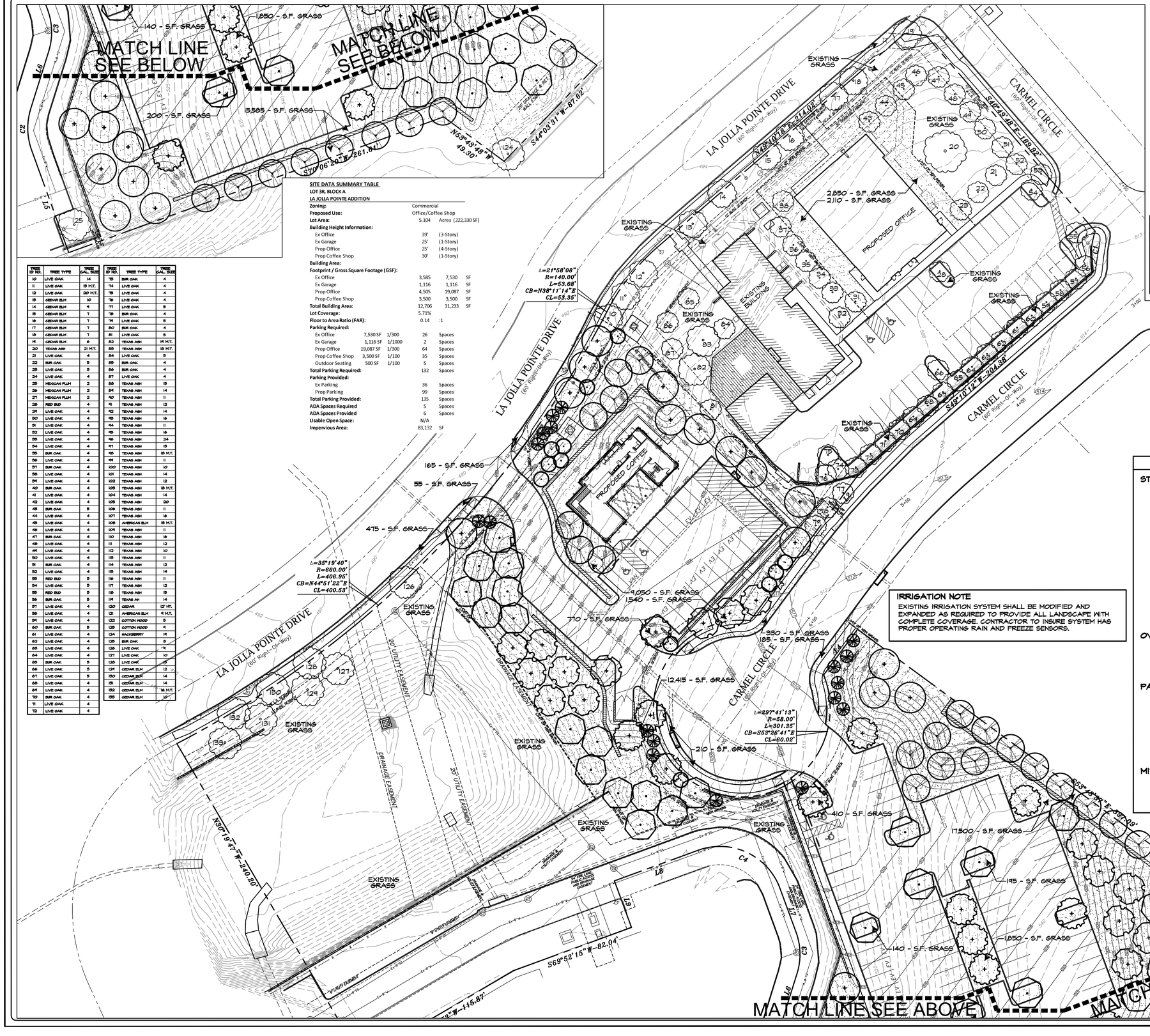
NEW OFFICE / STORAGE
1020 La Jolla Pointe Drive
Rockwall, TX 75087

Project number 2024-001
Date 10.14.25

PERSPECTIVES

Scale: 1" = 1'-0"

A602



TREE ID NO.	TREE TYPE	TREE CAL. SIZE
10	LIVE OAK	14
11	LIVE OAK	18 MT.
12	LIVE OAK	20 MT.
13	CEDAR ELM	10
14	CEDAR ELM	9
15	CEDAR ELM	7
16	CEDAR ELM	7
17	CEDAR ELM	7
18	CEDAR ELM	7
19	CEDAR ELM	8
20	TEXAS ASH	21 MT.
21	LIVE OAK	4
22	BUR OAK	5
23	LIVE OAK	5
24	LIVE OAK	4
25	MEXICAN PLUM	2
26	MEXICAN PLUM	2
27	MEXICAN PLUM	2
28	RED BUD	4
29	LIVE OAK	4
30	LIVE OAK	4
31	LIVE OAK	4
32	LIVE OAK	4
33	LIVE OAK	4
34	LIVE OAK	4
35	BUR OAK	4
36	LIVE OAK	4
37	BUR OAK	4
38	LIVE OAK	4
39	LIVE OAK	4
40	BUR OAK	4
41	LIVE OAK	4
42	LIVE OAK	4
43	BUR OAK	5
44	LIVE OAK	4
45	LIVE OAK	4
46	LIVE OAK	4
47	BUR OAK	4
48	LIVE OAK	4
49	LIVE OAK	4
50	LIVE OAK	4
51	BUR OAK	4
52	LIVE OAK	4
53	RED BUD	5
54	LIVE OAK	5
55	RED BUD	5
56	BUR OAK	5
57	LIVE OAK	4
58	LIVE OAK	4
59	LIVE OAK	4
60	BUR OAK	5
61	LIVE OAK	4
62	LIVE OAK	4
63	LIVE OAK	4
64	LIVE OAK	4
65	BUR OAK	5
66	LIVE OAK	5
67	LIVE OAK	5
68	LIVE OAK	4
69	LIVE OAK	4
70	BUR OAK	4
71	LIVE OAK	4
72	LIVE OAK	4

TREE ID NO.	TREE TYPE	TREE CAL. SIZE
73	BUR OAK	4
74	LIVE OAK	4
75	LIVE OAK	4
76	LIVE OAK	4
77	LIVE OAK	5
78	BUR OAK	4
79	LIVE OAK	5
80	BUR OAK	4
81	LIVE OAK	5
82	TEXAS ASH	14 MT.
83	TEXAS ASH	18 MT.
84	LIVE OAK	5
85	BUR OAK	4
86	BUR OAK	4
87	LIVE OAK	4
88	TEXAS ASH	15
89	TEXAS ASH	14
90	TEXAS ASH	11
91	TEXAS ASH	12
92	TEXAS ASH	14
93	TEXAS ASH	16
94	TEXAS ASH	11
95	TEXAS ASH	24
96	TEXAS ASH	13
97	TEXAS ASH	18 MT.
98	TEXAS ASH	11
99	TEXAS ASH	10
100	TEXAS ASH	10
101	TEXAS ASH	14
102	TEXAS ASH	12
103	TEXAS ASH	18 MT.
104	TEXAS ASH	14
105	TEXAS ASH	20
106	TEXAS ASH	11
107	TEXAS ASH	16
108	AMERICAN ELM	18 MT.
109	TEXAS ASH	11
110	TEXAS ASH	16
111	TEXAS ASH	12
112	TEXAS ASH	10
113	TEXAS ASH	11
114	TEXAS ASH	12
115	TEXAS ASH	14
116	TEXAS ASH	11
117	TEXAS ASH	12
118	TEXAS ASH	13
119	TEXAS ASH	14
120	CEDAR	12" MT.
121	AMERICAN ELM	4 MT.
122	COTTON WOOD	9
123	COTTON WOOD	9
124	HACKBERRY	14
125	BUR OAK	8
126	LIVE OAK	9
127	LIVE OAK	10
128	LIVE OAK	8
129	CEDAR ELM	12
130	CEDAR ELM	14
131	CEDAR ELM	14
132	CEDAR ELM	16 MT.
133	CEDAR ELM	10"

SITE DATA SUMMARY TABLE

LOT 3R, BLOCK A
LA JOLLA POINTE ADDITION

Zoning:			Commercial	
Proposed Use:			Office/Coffee Shop	
Lot Area:			5.104 Acres	(222,330 SF)
Building Height Information:				
Ex Office			39'	(3-Story)
Ex Garage			25'	(1-Story)
Prop Office			25'	(4-Story)
Prop Coffee Shop			30'	(1-Story)
Building Area:				
Footprint / Gross Square Footage (GSF):				
Ex Office			3,585	7,530 SF
Ex Garage			1,116	1,116 SF
Prop Office			4,505	19,087 SF
Prop Coffee Shop			3,500	3,500 SF
Total Building Area:			12,706	31,233 SF
Lot Coverage:			5.71%	
Floor to Area Ratio (FAR):			0.14	:1
Parking Required:				
Ex Office	7,530 SF	1/300	26	Spaces
Ex Garage	1,116 SF	1/1000	2	Spaces
Prop Office	19,087 SF	1/300	64	Spaces
Prop Coffee Shop	3,500 SF	1/100	35	Spaces
Outdoor Seating	500 SF	1/100	5	Spaces
Total Parking Required:			132	Spaces
Parking Provided:				
Ex Parking			36	Spaces
Prop Parking			99	Spaces
Total Parking Provided:			135	Spaces
ADA Spaces Required			5	Spaces
ADA Spaces Provided			6	Spaces
Usable Open Space:			N/A	
Impervious Area:			83,132	SF

LARGE CANOPY TREES

QUANTITY	SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE & CONDITION
16		BUR OAK	Quercus macrocarpa	4" caliper, 10'-12' Ht./ 6'-7' spread, B&B, straight trunk. CENTRAL LEADER SHALL BE INTACT
38		CEDAR ELM	Ulmus crassifolia	4" caliper, 10'-12' Ht./ 6'-7' spread, B&B, straight trunk. CENTRAL LEADER SHALL BE INTACT
28		LIVE OAK	Quercus virginiana	4" caliper, 10'-12' Ht./ 6'-7' spread, B&B, straight trunk. CENTRAL LEADER SHALL BE INTACT
34		CHINESE PISTACHE	Pistacia chinensis	4" caliper, 10'-12' Ht./ 6'-7' spread, B&B, straight trunk. CENTRAL LEADER SHALL BE INTACT
13		RED OAK	Quercus buckleyi	4" caliper, 10'-12' Ht./ 6'-7' spread, B&B, straight trunk. CENTRAL LEADER SHALL BE INTACT

ACCENT TREES

QUANTITY	SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE AND CONDITION
12		TEXAS RED BUD	Cercis canadensis 'Texensis'	2" Caliper, 6' Ht./5' spread min., 30 Gallon, Single Trunk Min., full , bushy tree formed, specimen.
18		MEXICAN PLUM	Prunus mexicana	2" Caliper, 6' Ht./5' spread min., 30 Gallon, Single Trunk Min., full , bushy tree formed, specimen.

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 _____,2025.

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

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

LANDSCAPE TABULATIONS

STREET BUFFER TREES
ONE CANOPY TREE AND ONE ACCENT TREE PER 50 L.F. STREET FRONTAGE

LA JOLLA POINTE DRIVE
FRONTAGE L.F. 674.65 L.F.
REQUIRED CANOPY BUFFER TREES (675 / 50 = 13.5) 14 TREES
STREET CANOPY BUFFER TREES PROVIDED 20 TREES
(14 EXISTING LIVE OAK AND CEDAR ELM + 6 PROPOSED)
REQUIRED ACCENT BUFFER TREES (675 / 50 = 13.5) 14 TREES
STREET ACCENT BUFFER TREES PROVIDED 14 TREES

CARMEL CIRCLE
FRONTAGE L.F. 858.00 L.F.
REQUIRED CANOPY BUFFER TREES (858 / 50 = 17.2) 18 TREES
STREET CANOPY BUFFER TREES PROVIDED 33 TREES
(26 EXISTING LIVE OAK AND BUR OAK + 7 PROPOSED)
REQUIRED ACCENT BUFFER TREES (858 / 50 = 17.2) 18 TREES
STREET ACCENT BUFFER TREES PROVIDED 18 TREES
(2 EXISTING + 16 PROPOSED)

OVERALL LANDSCAPE AREA
REQUIRED 20% LANDSCAPING WITHIN COMMERCIAL ZONING
OVERALL SITE 5.108 ACRES 222,446 S.F.
REQUIRED SITE LANDSCAPE AREA (222,446 x 20%) 44,500 S.F.
SITE LANDSCAPE AREA PROVIDED 88,132 S.F.

PARKING LOT LANDSCAPE AREA
REQUIRED 5% LANDSCAPE WITHIN PARKING LOTS.
OVERALL PARKING AND DRIVE ISLES 48,400 S.F.
REQUIRED PARKING LANDSCAPE AREA (48,400 x 5%) 2,420 S.F.
PARKING LANDSCAPE AREA PROVIDED +5,885 S.F.

PARKING SPACES PROVIDED 135
REQUIRED CANOPY PARKING TREES (135 / 10 = 13.5) 14 TREES
PARKING CANOPY TREES PROVIDED +35 TREES

MITIGATION TREES
473 CALIPER INCHES OF PROTECTED TREES REMOVED
REQUIRED MITIGATION CANOPY TREES (472 / 4 = 118.0) 118 TREES
MITIGATION CANOPY TREES PROVIDED 119 TREES

IRRIGATION NOTE
EXISTING IRRIGATION SYSTEM SHALL BE MODIFIED AND EXPANDED AS REQUIRED TO PROVIDE ALL LANDSCAPE WITH COMPLETE COVERAGE. CONTRACTOR TO INSURE SYSTEM HAS PROPER OPERATING RAIN AND FREEZE SENSORS.

TURF GRASS

45,850 S.F.	S.F. GRASS BERMUDA GRASS	Cynodon dactylon	Solid sod

208 TREE PRESERVED

0 15 30 60
SCALE: 1" = 30'-0"

Date:
Revisions:
#

Issued For: CONSTRUCTION
Job No. 25137
Scale 1" = 30'-0"
Drawn By: JDG
Date 12-30-2025

STATE OF TEXAS
JOE D. GRUBBS
1713
REGISTERED LANDSCAPE ARCHITECT
12-30-25

Shipman Fire Building & Coffee Shop

Lot 3R, Block A, La Jolla Pointe Addition
Rockwall Texas

Sheet Title: Landscape Plan

Sheet Number: L1 of L2 Sheets

Grubbs Design Group, P.L.L.C. - 403 South Tennessee Street - McKinney, Texas 75069 - Phone (972) 548-5020

LANDSCAPING

PART 1 - GENERAL

1.1 SCOPE:

Provide all labor, materials and equipment for complete installation of landscaping, as indicated on the drawings and specified herein.

1.2 RELATED WORK SPECIFIED ELSEWHERE:

A. Irrigation System
B. Lawns
C. Earthwork
D. General Requirements

1.3 QUALITY ASSURANCE:

A. Provide plant materials in compliance with applicable State and Federal laws relating to inspection for diseases and insect infestation at growing site.
B. Plants are subject to inspection and approval by the Landscape Architect. Plants required for the work may be inspected and tagged at the growing site before being dug.
C. Observation at growing site does not preclude right of rejection at job site. Plants damaged in transit or at job site may be rejected.
D. Employ only qualified personnel familiar with required work.
E. Off-site topsoil and topsoil on-site Testing (paid by Landscape Contractor):
   1. Provide source of off-site soil (if Required For Job)to the Owners representative for the purpose of soil investigation.
   2. Take random representative soil samples from areas to be planted.
   3. Test soil samples from both sources for pH, alkalinity, total soluble salts, porosity, sodium content and organic matter.
F. File Certificate of Inspection of plant material by State and Federal authorities with Landscape Architect, if required by State.

1.4 REFERENCED STANDARDS:

A. American Standard for Nursery Stock, approved 1986 by American National Standards Institute, Inc. - Plant materials.
B. Hortus Third, 1976 - Cornell University - Plant nomenclature.
C. ASTM - American Standard Testing Material - Sharp sand.

1.5 PRODUCT DELIVERY, STORAGE AND HANDLING:

A. Delivery:
   1. Deliver packaged materials in sealed containers showing weight, analysis and name of manufacturer. Protect materials from deterioration during delivery and while stored at site.
   2. Do not deliver more plant materials than can be planted in one day unless adequate storage and watering facilities are available on job site. Storage of materials and equipment at the job site will be at the risk of the landscape contractor. The owner will not be held responsible for theft or damage.
   3. If balled plants cannot be planted within 24 hours after delivery to site, protect root balls by heeling in with sand dust or other approved material.
   4. Protect during delivery to prevent damage to root ball or desiccation of leaves.
   5. Notify Landscape Architect of delivery schedule 48 hours in advance so plant material may be observed upon arrival at job site.
   6. Remove rejected plant material immediately from site.

1.6 JOB CONDITIONS:

A. Planting Restrictions:
   Perform actual planting only when weather and soil conditions are suitable in accordance with locally accepted practice. In no way shall any trees, plants, ground cover or seasonal color obstruct drainage or block a 2% minimum positive slope away from buildings.
B. Utilities:
   1. Determine locations of underground utilities and perform work in a manner which will avoid possible damage. Hand excavate, if required, to minimize possibility of damage to underground utilities.
   2. Maintain grade stakes set by others until removal is mutually agreed upon by parties concerned.
   3. Coordinate work with irrigation contractor to prevent damage to underground sprinkler system.

1.7 WARRANTY:

A. Warranty for plants and trees shall be for one year after final acceptance. Replace dead materials and materials not in vigorous, thriving condition as soon as weather permits and on notification by Owners Rep. Replace plants, including trees, which in opinion of Landscape Architect have partially died thereby damaging shape, size, or symmetry.
B. Replace plants and trees with same kind and size as originally planted, at no cost to the Owner. Provide one-year warranty on replacement plants. These should be replaced at start of next planting or digging season. In such cases, remove dead trees immediately. Protect irrigation system and other piping conduit or other work during replacement. Repair any damage immediately.
C. Warranty excludes replacement of plants after final acceptance because of injury by storm, drought, drowning, hail, freeze, insects or diseases.
D. At the end of the warranty period, staking and guying materials if required shall be removed from the site.

1.8 MAINTENANCE:

A. Water: Will be available on site. Provide necessary hoses and other watering equipment required to complete work.
B. Until final acceptance, maintain plantings and trees by watering, cultivating, mowing, weeding, spraying, clearing and replacing as necessary to keep landscape in a vigorous, healthy condition and rake bed areas as required.
C. A written notice requesting final inspection and acceptance should be submitted to Landscape Architect or owners representative within seven (7) days prior to completion. At that time owner and Landscape Architect will prepare a final punch list to be reviewed with the landscape contractor.
D. Following final acceptance, maintenance of plant material will become the Owner's responsibility. The Contractor shall provide Owner with a recommended maintenance program.

PART 2 - PRODUCTS

2.1 PLANTS:

A. Quantities: The drawings and specifications are complementary: anything called for on one and not the other is as binding as if shown and called for on both. The plant schedule is an aid to bidders only. Confirm all quantities on plan.
B. Plants shall be equal to well formed No. 1 grade of better; symmetrical, heavily branched with an even branch distribution, densely foliated and/or budded, and a strong, straight, distinct leader where this is characteristic of species. Plants shall possess a normal balance between height and spread. The Landscape Architect will be the final arbiter of acceptability of plant form, either before or after planting and shall be removed at the expense of the Landscape Contractor and replaced with acceptable plants as specified.
C. Plants shall be healthy and vigorous, free of disease, insect pests and their eggs, and larvae.
D. Plants shall have a well-developed fibrous root system.
E. Plants shall be free of physical damage such as scrapes, broken or split branches, scars, bark abrasions, sun scalds, fresh limb cuts, disfiguring knots, or other defects.
F. Pruning of all trees and shrubs, as directed by Landscape Architect, shall be executed by Landscape Contractor at no additional cost to the Owner.
G. Plants shall meet the sizes indicated on the Plant List. Where a size or caliper range is stated, at least 50% of the material shall be closer in size to the top of the range stated.
H. Plants indicated "B&B" shall be balled and burlapped. Plants shall be nursery grown unless otherwise specified in plant list. Balls shall be firm, neat, slightly tapered and well burlapped. Non-biodegradable ball wrapping material will not be accepted. Any tree loose in the ball or with broken ball at time of planting will be rejected. Balls shall be ten (10") inches in diameter for each one (1") inch of trunk diameter, measured six (6") inches above ball.
I. Container grown plants shall be well rooted and established in the container in which they are growing. They shall have grown in the container for a sufficient length of time for the root system to hold the planting medium when taken from the container, but not long enough to become root bound.

2.2 SOIL PREPARATION MATERIALS:

A. Peat Moss: Commercial sphagnum moss or hyphum peat.
B. Pre mixed soils can be used as long as samples are submitted with submitted with manufacturer's data and laboratory test reports.
C. Sandy Loam:
   1. Friable, fertile, dark, loamy soil, free of clay lumps, subsoil, stones, and other extraneous material and reasonably free of weeds and foreign
   2. Physical properties as follows:
      Clay - between 7-27 percent
      Silt - between 28-50 percent
      Sand - less than 52 percent
D. Sharp Sand: Clean, washed sand, (fine aggregate) ASTM C-33.

2.3 COMMERCIAL FERTILIZER:

A. Fertilizer shall be delivered in manufacturer's standard container printed with manufacturer's name, material weight, and guaranteed analysis. Fertilizers with N-P-K analysis other than that specified may be used provided that the application rate per square foot of nitrogen, phosphorus, and potassium is equal to that specified.
B. Commercial Fertilizer for Planting Beds: Complete fertilizer 5-10-5 element ratio with minimum 8% sulfur and 4% iron plus micro-nutrients.
C. Controlled-Release fertilizer planting tablets for tree planting pits, shall be equal to Agriform 20-10-15 planting tablets as manufactured by Sierra Chemical Co., Milpitas, California 95035 or approved equal.

2.4 MULCH:

Bark mulch shall be hardwood mulch chips, ranging in size from 1/4-inch to 1-inch in size, medium fine texture, shredded.

PART 3 - EXECUTION

3.1 CONDITION OF SURFACES:

A. New bed areas will be left within one tenth of a foot of finish grade by other trades. Contractor will be responsible for raking and smoothing of grade.
B. Examine subgrade upon which work is to be performed. Notify the Landscape Architect or owners representative of unsatisfactory conditions.

3.2 SHRUB PLANTING

A. All shrubs to be pocket planted. Excavate planting hole 3" larger than the width and height of the root ball. Backfill with 1/3 (soil mix and/or peatmoss), 1/3 native soil and 1/3 sandloam.
B. Plant where located, setting plants with tops of balls even with tops of beds, and compact soil carefully around each plant ball.
C. Water each plant thoroughly with hoses to eliminate air pockets.
D. Carefully prune plants to remove dead or broken branches, various tags, and hand-rake bed areas to smooth even surfaces, and mulch bed areas 1 inch deep.

3.3 GROUNDCOVER PLANTING

A. Till 2 inches minimum of thoroughly mixed prepared soil or equal in all planting bed areas as follows:
   1. 1 part sandy loam
      1 part peat moss
      1 part sharp sand
      Add 4 pounds commercial fertilizer per 100 SF of bed area and mix thoroughly.
B. Plant where located, setting plants with tops of balls even with tops of beds, and compact soil carefully around each plant ball.
C. Water each plant thoroughly with hoses to eliminate air pockets.
D. Carefully prune plants to remove dead or broken branches and hand-rake bed areas to smooth even surfaces, and mulch bed areas 1 inch deep.

3.4 TREE PLANTING:

A. Stake tree locations for Owners Representative approval prior to digging.
B. Plant ornamental trees in pits 12-inches larger than the root ball. Plant shade trees in pits two feet greater in diameter than root ball and equal to depth of root ball.
C. After excavation of tree pits, review water percolation.
   If tree pit does not drain adequately prepare hole for use with a tree sump. Paint PVC stand pipe and cover dark green. After tree is installed, pump water out on a daily basis.
D. In the event rock or underground construction work or obstructions are encountered in any plant pit excavation work to be done under this section, alternate locations may be selected by the Landscape Architect. Where locations cannot be changed the obstructions shall be removed to a depth of not less than six (6") inches below bottom of ball when plant is properly set at the required grade. The work of this section shall include the removal from the site of such rock or underground obstructions encountered at the cost of the Landscape Contractor.
E. Prepare soil for planting by thoroughly mixing two parts sandy loam and one part peatmoss or other approved organic matter. If planting soil does not fall within the pH range of 5.5 to 7.0 add limestone or aluminum sulphate to bring soil into the specified pH range.
F. Backfill tree pits with a mixture of 1/2 prepared soil and 1/2 existing site soil. Lightly tamp every 6-inches to fill all voids and pockets. When pit is 2/3 full, water thoroughly and leave water to soak in. Place fertilizer planting tablets per manufacturers recommendations. Complete backfilling and form a saucer around the tree.
G. Completely fill each tree saucer with mulch to a depth of two inches.
H. Contractor shall keep trees plumb until established. Guying and/or staking to maintain that plumb condition shall be at the Contractor's discretion. However, if trees are not plumb, the Contractor will be required to guy and/or stake those trees in a method acceptable to the Landscape Architect at no additional cost to the Owner.
I. Pruning: Prune trees to preserve the natural character of the plant in a manner appropriate to its particular requirements in the landscape design as directed by the Landscape Architect. In general, remove at least one-third of wood by thinning and pruning. DO NOT cut back terminal branches. Thin native grown plants heavier than nursery grown plants. Remove sucker growth and broken or badly bruised branches.

3.5 SEASONAL COLOR PLANTING:

A. Beds shall be excavated to a depth of 2 inches. Soil shall be replaced with 100% Living Earth Technology Complete Mix or equal.
B. Plant where located, setting plants with tops of balls even with tops of beds, and compact soil carefully around each plant ball.
C. Water each plant thoroughly with hoses to eliminate air pockets.
D. Carefully prune plants to remove dead or broken branches and hand- rake bed areas to smooth even surfaces and mulch bed areas 1 inch deep.

3.6 CLEANUP:

During work, keep premises neat and orderly including organization of storage area. Remove trash, including debris resulting from removing weeds or rocks from planting areas, preparing beds, or planting plants from site daily as work progresses. Keep walk and driveway area clean by sweeping or hosing.

END OF LANDSCAPING SECTION

LAWNS

PART 1 - GENERAL

1.1 SCOPE:

Furnish all labor, tools, transportation, materials, equipment, supervision, etc., required to adequately establish a dense lawn of permanent grasses, free from lumps and depressions as indicated by plans and specifications.

Redo any part of the area failing to show uniform cover until a dense lawn is established. The cost of miscellaneous labor and materials for topsoil, weeding, tilling, pest control, fertilizing, etc., are not separate pay items and shall be included in the bid price for grassing.

1.2 RELATED WORK SPECIFIED ELSEWHERE:

A. Irrigation System
B. Landscaping

1.3 MAINTENANCE OF GRASS:

The contractor shall maintain the grass until final acceptance. Such maintenance shall include spraying, weeding, cultivation, fertilizing, watering, disease and insect control, top dressing lan spots, plus any procedures consistent with horticultural practice necessary to insure normal, vigorous, and healthy grass.

1.4 JOB CONDITIONS:

A. Water: Will be available on site. Provide necessary hoses and other watering equipment required to complete work.
B. Lawn areas will be left within 1/10 of a foot of finish grade by other trades. Fine grading, raking and smoothing will be the responsibility of the contractor.

1.5 SCHEDULE:

A. Seeding/hydromulching - Bermudagrass: Complete only between May 1 to August 31 under favorable conditions. (warm season)
B. Seeding/hydromulching - Perennial Ryegrass: Complete only between September 1 to April 30, except at front of project, as determind by owner, under favorable climatic conditions.
C. Sodding: Sod bermuda between March 15 and September 30. Between October 1 and March 14 overseed sod with Perennial rye under favorable conditions. (Use nursery overseeded sod, in lieu of seeding after installation, if available.)
D. Qualifications: Due to unseasonable weather, the above dates may vary; however, do not proceed with grassing operations beyond these dates without assuming full responsibility for a stand of grass.

1.6 ACCEPTANCE:

The work will be accepted when a completed, undamaged stand of grass is achieved, as approved by the Owner's Representative.

PART 2 - MATERIALS

2.1 TOPSOIL:

A. (If specified on the plans as a requirement)Friable, fertile, dark, loamy soil, free of clay lumps, sub-soil stones, and other extraneous material and reasonable free of weeds and foreign grasses. Topsoil containing dallisgrass or nutgrass shall be rejected.
B. Physical properties as follows:
   Clay - between 7-27 percent
   Silt - between 28-50 percent
   Sand - less than 52 percent

2.2 GRASS:

A. Bermuda Grass: Extra fancy, hulled and treated, lawn type seed, delivered to site in original, unopened containers meeting requirements of Texas State Seed Law. Minimum purity germination 90 percent.
B. "Raleigh" St. Augustine Grass: Solid Sod, live, rich, dark green in color, free of foreign grasses, weeds, nutgrass, cut with a full 3/4 inch of heavy clay covering roots. Deliver to site in 12 inch squares or 12 inch wide rolls. Do not stack for more than 24 hours between time of cutting and time of delivery.
C. Annual Ryegrass: Extra fancy, hulled and treated, lawn type seed, delivered to site in original, unopened containers meeting requirements of Texas State Seed Law. Minimum purity germination 90 percent.

2.3 FERTILIZER:

Fertilizer shall be organic base, uniform in composition, dry and free flowing. Deliver fertilizer to site in original, unopened containers, each bearing manufacturer's guaranteed statement of analysis.

A. First application: 12-12-12 element percentage with minimum 8% sulfur and 4% iron, plus micro nutrients.
B. Second application: 3:1:2 element ratio. Nitrogen source to be a minimum 50% slow release organic nitrogen (SCU or UF) plus minimum 8% sulfur and 4% iron plus micro nutrients.

PART 3 - EXECUTION

3.1 PREPARATION:

A. Scarify lawn areas where excessive compaction is greater than 85% Standard Proctor to a depth of 4-inches by discing or rototilling. Repeat cultivation as required to thoroughly loosen soil.
B. Leave areas free of weeds and ready for final grading.
C. Provide barricades around scarified areas to prevent compaction by construction vehicles.

3.2 FINAL GRADING:

A. Remove from site and legally dispose of stones 3/4-inch and larger, sticks and other debris exposed during this operation.
B. Provide finish grading leaving surface uniform without depressions and undulations, graded approximately 1-inch below paving.
C. Secure approval from the Landscape Architect prior to proceeding with grassing operation.

3.3 HERBICIDE:

Apply herbicide to remove any remaining weeds. This work is to be performed by a licensed applicator following the manufacturer's recommendations.

3.4 FERTILIZER:

A. Place first application with hydromulch at rate of 12 pounds per 1,000 square feet.
B. Uniformly distribute second application using a rotary type fertilizer spreader 3-4 weeks after first application at 12 pounds per 1,000 square feet.

3.5 HYDROMULCH/SEEDING:

A. At the time of hydromulch/seeding, soil shall be moist but not muddy, and wind velocity shall not exceed ten (10) miles per hour. Add water if required to moisten soil.
B. Hydromulch seed uniformly at the rate of 2 pounds of Bermudagrass seed per 1,000 square feet.
C. Add tackifier to hydromulch mix for slopes 5:1 or greater at the rate of 1 lb. per bag of mulch.
D. Use a 4' x 8' batter board against bed areas.

3.6 MECHANICAL SEEDING:

Seed uniformly at a rate of 125 pounds of Bermudagrass seed per acre or 350 pounds of Ryegrass per acre. Use grass drill, brillion seeder, or viking roller.

3.7 SOLID SOD:

A. Solid Sod: Plant grass by hand, edge to edge with staggered joints. Topdress with sharp sand raked in carefully to fill joints. Roll to eliminate undulations and provide complete soil contact.
B. Fertilizing: Fertilize immediately after grass is planted at rate of 4 lbs.per 1,000 square foot. Repeat fertilizing at the same rate 3-4 weeks later.

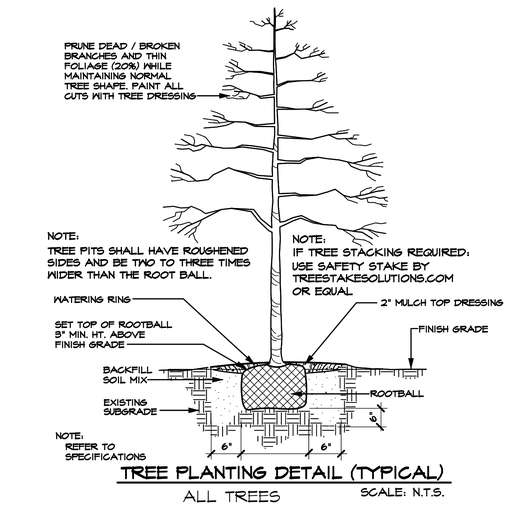
3.8 ESTABLISHMENT AND MAINTENANCE OF LAWN AREAS:

A. Watering:
   1. Water lawn areas immediately after grassing operation.
   2. Continue watering as required to keep soil uniformly moist to a minimum depth of 4-inches.
   3. Be alert to over-watering newly planted grass, particularly in heavy clay soils.
B. Replanting/Erosion Control:
   1. Correct any erosion that may occur during the establishment of grass.
   2. Reseed (sod) any areas not showing sufficient growth within 3 weeks after initial grassing. Continue seeding (sodding) until a stand of grass is achieved.
   3. A stand of grass will be defined as a uniform cover of actively growing turf.
C. Mowing/Weed Control:
   1. Mow lawn areas weekly until a stand of grass is achieved. Begin mowing when the lawn reaches a height of 3-inches; set mower to cut at 2-inches. A minimum of two mowings is required.
   2. Weed lawn areas until acceptance, removing all foreign vegetation, either by hoeing or pulling. If approved, herbicide spot treatments may be used.

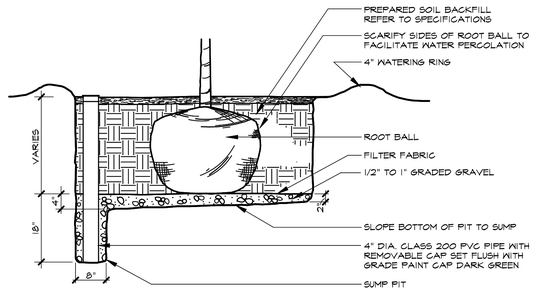
3.9 CLEANUP:

During work, keep premises neat and orderly, including organization of storage areas. Remove trash, including debris resulting from removing weeds and rocks from site daily as work progresses. Keep paved areas clean by sweeping or hosing.

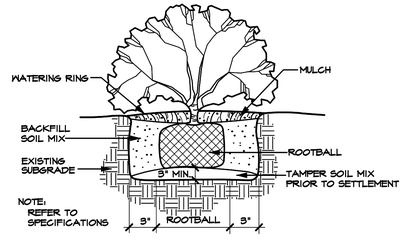
END OF LAWN SECTION



TREE PLANTING DETAIL (TYPICAL)
ALL TREES SCALE: N.T.S.



TREE SUMP DETAIL (TYPICAL)
SCALE: N.T.S.



SHRUB PLANTING DETAIL (TYPICAL)
SCALE: 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 _____,2025.

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

_____ Planning & Zoning Commission, Chairman

_____ Director of Planning and Zoning

#	Revisions:	Date:

Issued For: CONSTRUCTION
Job No. 25137
Scale N.T.S.
Drawn By: JDG
Date 12-30-2025

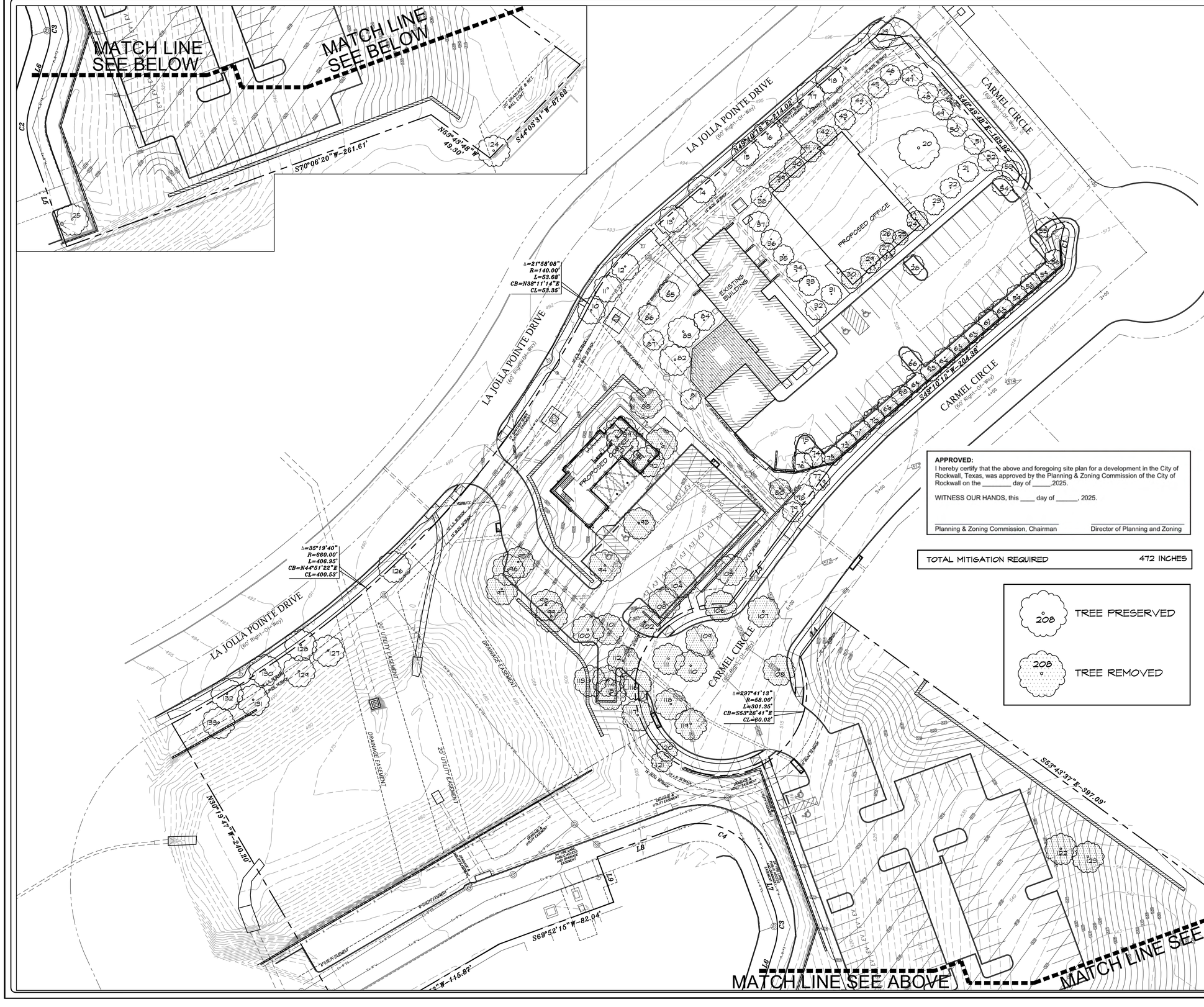
Shipman Fire Building
& Coffee Shop
Lot 3R, Block A, La Jolla Pointe Addition
Rockwall Texas

STATE OF TEXAS
JOE D. GRUBBS
1713
REGISTERED LANDSCAPE ARCHITECT
12-30-25

Sheet Title: Landscape Specifications

Sheet Number: L2 of L2 Sheets

Grubbs Design Group, P.L.L.C. - 403 South Tennessee Street - McKinney, Texas 75069 - Phone (972) 548-5020



SITE DATA SUMMARY TABLE

LOT 3R, BLOCK A
LA JOLLA POINTE ADDITION

Zoning:			Commercial	
Proposed Use:			Office/Coffee Shop	
Lot Area:			5.104	Acres (222,330 SF)
Building Height Information:				
Ex Office			39'	(3-Story)
Ex Garage			25'	(1-Story)
Prop Office			25'	(4-Story)
Prop Coffee Shop			30'	(1-Story)
Building Area:				
Footprint / Gross Square Footage (GSF):				
Ex Office			3,585	7,530 SF
Ex Garage			1,116	1,116 SF
Prop Office			4,505	19,087 SF
Prop Coffee Shop			3,500	3,500 SF
Total Building Area:			12,706	31,233 SF
Lot Coverage:			5.71%	
Floor to Area Ratio (FAR):			0.14	:1
Parking Required:				
Ex Office	7,530 SF	1/300	26	Spaces
Ex Garage	1,116 SF	1/1000	2	Spaces
Prop Office	19,087 SF	1/300	64	Spaces
Prop Coffee Shop	3,500 SF	1/100	35	Spaces
Outdoor Seating	500 SF	1/100	5	Spaces
Total Parking Required:			132	Spaces
Parking Provided:				
Ex Parking			36	Spaces
Prop Parking			99	Spaces
Total Parking Provided:			135	Spaces
ADA Spaces Required			5	Spaces
ADA Spaces Provided			6	Spaces
Usable Open Space:			N/A	
Impervious Area:			83,132	SF

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 _____,2025.

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

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

TOTAL MITIGATION REQUIRED 472 INCHES

208 TREE PRESERVED

208 TREE REMOVED

TREE ID NO.	TREE TYPE	TREE CAL. SIZE
10	LIVE OAK	14
11	LIVE OAK	13 M.T.
12	LIVE OAK	20 M.T.
13	CEDAR ELM	10
14	CEDAR ELM	9
15	CEDAR ELM	7
16	CEDAR ELM	7
17	CEDAR ELM	7
18	CEDAR ELM	7
19	CEDAR ELM	6
20	TEXAS ASH	21 M.T.
21	LIVE OAK	4
22	BUR OAK	5
23	LIVE OAK	5
24	LIVE OAK	4
25	MEXICAN PLUM	2
26	MEXICAN PLUM	2
27	MEXICAN PLUM	2
28	RED BUD	4
29	LIVE OAK	4
30	LIVE OAK	4
31	LIVE OAK	4
32	LIVE OAK	4
33	LIVE OAK	4
34	LIVE OAK	4
35	BUR OAK	4
36	LIVE OAK	4
37	BUR OAK	4
38	LIVE OAK	4
39	BUR OAK	5
40	BUR OAK	4
41	LIVE OAK	4
42	LIVE OAK	4
43	BUR OAK	5
44	LIVE OAK	4
45	LIVE OAK	4
46	LIVE OAK	4
47	BUR OAK	4
48	LIVE OAK	4
49	LIVE OAK	4
50	LIVE OAK	4
51	BUR OAK	4
52	LIVE OAK	4
53	RED BUD	3
54	LIVE OAK	3
55	RED BUD	3
56	BUR OAK	5
57	LIVE OAK	4
58	LIVE OAK	4
59	LIVE OAK	4
60	BUR OAK	5
61	LIVE OAK	4
62	LIVE OAK	4
63	LIVE OAK	4
64	LIVE OAK	4
65	BUR OAK	5
66	LIVE OAK	5
67	LIVE OAK	5
68	LIVE OAK	4
69	LIVE OAK	4
70	BUR OAK	4
71	LIVE OAK	4
72	LIVE OAK	4

TREE ID NO.	TREE TYPE	TREE CAL. SIZE
73	BUR OAK	4
74	LIVE OAK	4
75	LIVE OAK	4
76	LIVE OAK	4
77	LIVE OAK	5
78	BUR OAK	4
79	LIVE OAK	5
80	BUR OAK	4
81	LIVE OAK	5
82	TEXAS ASH	19 M.T.
83	TEXAS ASH	18 M.T.
84	LIVE OAK	5
85	BUR OAK	4
86	BUR OAK	4
87	LIVE OAK	4
88	TEXAS ASH	15
89	TEXAS ASH	14
90	TEXAS ASH	11
91	TEXAS ASH	12
92	TEXAS ASH	14
93	TEXAS ASH	16
94	TEXAS ASH	11
95	TEXAS ASH	16
96	TEXAS ASH	24
97	TEXAS ASH	13
98	TEXAS ASH	18 M.T.
99	TEXAS ASH	11
100	TEXAS ASH	10
101	TEXAS ASH	14
102	TEXAS ASH	12
103	TEXAS ASH	18 M.T.
104	TEXAS ASH	14
105	TEXAS ASH	20
106	TEXAS ASH	11
107	TEXAS ASH	16
108	AMERICAN ELM	13 M.T.
109	TEXAS ASH	11
110	TEXAS ASH	16
111	TEXAS ASH	12
112	TEXAS ASH	10
113	TEXAS ASH	11
114	TEXAS ASH	12
115	TEXAS ASH	14
116	TEXAS ASH	11
117	TEXAS ASH	12
118	TEXAS ASH	15
119	TEXAS AH	14
120	CEDAR	12" HT.
121	AMERICAN ELM	9 M.T.
122	COTTON WOOD	5
123	COTTON WOOD	9
124	HACKBERRY	19
125	BUR OAK	8
126	LIVE OAK	9
127	LIVE OAK	10
128	LIVE OAK	15
129	CEDAR ELM	12
130	CEDAR ELM	14
131	CEDAR ELM	14
132	CEDAR ELM	16 M.T.
133	CEDAR ELM	10

#	Revisions:	Date:

Issued For: CONSTRUCTION
Job No. 25137
Scale 1" = 30'-0"
Drawn By: JDG
Date 12-30-2025

Shipman Fire Building & Coffee Shop

Lot 3R, Block A, La Jolla Pointe Addition
Rockwall Texas

JOE D. GRUBBS 1713 LICENSED LANDSCAPE ARCHITECT STATE OF TEXAS
12-30-25

Sheet Title: Treescape Plan

Sheet Number: TS1 of TS2 Sheets

Grubbs Design Group, P.L.L.C. - 403 South Tennessee Street - McKinney, Texas 75069 - Phone (972) 548-5020

TREE ID NO.	TREE TYPE	TREE CAL. SIZE	PRESERVED OR REMOVED	TREE HEALTH	DISEASE (Y/N)	INSECT (Y/N)	STRUCTURAL (Y/N)	MITIGATION REQUIRED
10	LIVE OAK	14	PRESERVED	4	N	N	N	0
11	LIVE OAK	13 M.T.	PRESERVED	4	N	N	N	0
12	LIVE OAK	20 M.T.	PRESERVED	4	N	N	N	0
13	CEDAR ELM	10	PRESERVED	4	N	N	N	0
14	CEDAR ELM	9	PRESERVED	4	N	N	N	0
15	CEDAR ELM	7	PRESERVED	4	N	N	N	0
16	CEDAR ELM	7	PRESERVED	4	N	N	N	0
17	CEDAR ELM	7	PRESERVED	4	N	N	N	0
18	CEDAR ELM	7	PRESERVED	4	N	N	N	0
19	CEDAR ELM	6	PRESERVED	4	N	N	N	0
20	TEXAS ASH	21 M.T.	PRESERVED	4	N	N	N	0
21	LIVE OAK	4	PRESERVED	4	N	N	N	0
22	BUR OAK	5	PRESERVED	4	N	N	N	0
23	LIVE OAK	3	PRESERVED	4	N	N	N	0
24	LIVE OAK	4	REMOVED	4	N	N	N	4
25	MEXICAN PLUM	2	REMOVED	4	N	N	N	0
26	MEXICAN PLUM	2	REMOVED	4	N	N	N	0
27	MEXICAN PLUM	2	REMOVED	4	N	N	N	0
28	RED BUD	4	PRESERVED	4	N	N	N	0
29	LIVE OAK	4	REMOVED	4	N	N	N	4
30	LIVE OAK	4	REMOVED	4	N	N	N	4
31	LIVE OAK	4	PRESERVED	4	N	N	N	0
32	LIVE OAK	4	PRESERVED	4	N	N	N	0
33	LIVE OAK	4	PRESERVED	4	N	N	N	0
34	LIVE OAK	4	PRESERVED	4	N	N	N	0
35	BUR OAK	4	PRESERVED	4	N	N	N	0
36	LIVE OAK	4	PRESERVED	4	N	N	N	0
37	BUR OAK	4	PRESERVED	4	N	N	N	0
38	LIVE OAK	4	PRESERVED	4	N	N	N	0
39	LIVE OAK	4	REMOVED	4	N	N	N	4
40	BUR OAK	4	REMOVED	4	N	N	N	4
41	LIVE OAK	4	REMOVED	4	N	N	N	4
42	LIVE OAK	4	REMOVED	4	N	N	N	4
43	BUR OAK	5	PRESERVED	4	N	N	N	0
44	LIVE OAK	4	PRESERVED	4	N	N	N	0
45	LIVE OAK	4	PRESERVED	4	N	N	N	0
46	LIVE OAK	4	PRESERVED	4	N	N	N	0
47	BUR OAK	4	PRESERVED	4	N	N	N	0
48	LIVE OAK	4	PRESERVED	4	N	N	N	0
49	LIVE OAK	4	PRESERVED	4	N	N	N	0
50	LIVE OAK	4	PRESERVED	4	N	N	N	0
51	BUR OAK	4	PRESERVED	4	N	N	N	0
52	LIVE OAK	4	PRESERVED	4	N	N	N	0
53	RED BUD	3	PRESERVED	4	N	N	N	0
54	LIVE OAK	3	PRESERVED	4	N	N	N	0
55	RED BUD	3	PRESERVED	4	N	N	N	0
56	BUR OAK	5	PRESERVED	4	N	N	N	0
57	LIVE OAK	4	PRESERVED	4	N	N	N	0
58	LIVE OAK	4	PRESERVED	4	N	N	N	0
59	LIVE OAK	4	PRESERVED	4	N	N	N	0
60	BUR OAK	5	PRESERVED	4	N	N	N	0
61	LIVE OAK	4	PRESERVED	4	N	N	N	0
62	LIVE OAK	4	PRESERVED	4	N	N	N	0
63	LIVE OAK	4	PRESERVED	4	N	N	N	0
64	LIVE OAK	4	PRESERVED	4	N	N	N	0
65	BUR OAK	5	PRESERVED	4	N	N	N	0
66	LIVE OAK	3	PRESERVED	4	N	N	N	0
67	LIVE OAK	5	PRESERVED	4	N	N	N	0
68	LIVE OAK	4	PRESERVED	4	N	N	N	0
69	LIVE OAK	4	PRESERVED	4	N	N	N	0
70	BUR OAK	4	PRESERVED	4	N	N	N	0
71	LIVE OAK	4	PRESERVED	4	N	N	N	0
72	LIVE OAK	4	PRESERVED	4	N	N	N	0
			TOTAL COLUMN MITIGATION REQUIRED					28 INCHES

TREE ID NO.	TREE TYPE	TREE CAL. SIZE	PRESERVED OR REMOVED	TREE HEALTH	DISEASE (Y/N)	INSECT (Y/N)	STRUCTURAL (Y/N)	MITIGATION REQUIRED
73	BUR OAK	4	PRESERVED	4	N	N	N	0
74	LIVE OAK	4	PRESERVED	4	N	N	N	0
75	LIVE OAK	4	PRESERVED	4	N	N	N	0
76	LIVE OAK	4	PRESERVED	4	N	N	N	0
77	LIVE OAK	5	PRESERVED	4	N	N	N	0
78	BUR OAK	4	PRESERVED	4	N	N	N	0
79	LIVE OAK	5	PRESERVED	4	N	N	N	0
80	BUR OAK	4	REMOVED	4	N	N	N	4
81	LIVE OAK	5	PRESERVED	4	N	N	N	0
82	TEXAS ASH	19 M.T.	PRESERVED	4	N	N	N	0
83	TEXAS ASH	18 M.T.	PRESERVED	4	N	N	N	0
84	LIVE OAK	5	PRESERVED	4	N	N	N	0
85	BUR OAK	4	PRESERVED	4	N	N	N	0
86	BUR OAK	4	PRESERVED	4	N	N	N	0
87	LIVE OAK	4	PRESERVED	4	N	N	N	0
88	TEXAS ASH	15	REMOVED	4	N	N	N	15
89	TEXAS ASH	14	REMOVED	2	N	N	Y	0
90	TEXAS ASH	11	REMOVED	4	N	N	N	11
91	TEXAS ASH	12	REMOVED	4	N	N	N	12
92	TEXAS ASH	14	REMOVED	4	N	N	N	14
93	TEXAS ASH	16	REMOVED	4	N	N	N	16
94	TEXAS ASH	11	REMOVED	4	N	N	N	11
95	TEXAS ASH	16	REMOVED	4	N	N	N	16
96	TEXAS ASH	24	REMOVED	4	N	N	N	24
97	TEXAS ASH	13	REMOVED	4	N	N	N	13
98	TEXAS ASH	18 M.T.	REMOVED	4	N	N	N	18
99	TEXAS ASH	11	REMOVED	4	N	N	N	11
100	TEXAS ASH	10	REMOVED	4	N	N	N	10
101	TEXAS ASH	14	REMOVED	4	N	N	N	14
102	TEXAS ASH	12	REMOVED	4	N	N	N	12
103	TEXAS ASH	18 M.T.	REMOVED	4	N	N	N	18
104	TEXAS ASH	14	REMOVED	4	N	N	N	14
105	TEXAS ASH	20	REMOVED	4	N	N	N	20
106	TEXAS ASH	11	REMOVED	4	N	N	N	11
107	TEXAS ASH	16	REMOVED	4	N	N	N	16
108	AMERICAN ELM	13 M.T.	REMOVED	4	N	N	N	13
109	TEXAS ASH	11	REMOVED	4	N	N	N	11
110	TEXAS ASH	16	REMOVED	4	N	N	N	16
111	TEXAS ASH	12	REMOVED	4	N	N	N	12
112	TEXAS ASH	10	REMOVED	4	N	N	N	10
113	TEXAS ASH	11	REMOVED	4	N	N	N	11
114	TEXAS ASH	12	REMOVED	4	N	N	N	12
115	TEXAS ASH	14	REMOVED	4	N	N	N	14
116	TEXAS ASH	11	REMOVED	4	N	N	N	11
117	TEXAS ASH	12	REMOVED	4	N	N	N	12
118	TEXAS ASH	15	REMOVED	4	N	N	N	15
119	TEXAS AH	14	REMOVED	4	N	N	N	14
120	CEDAR	12' HT.	REMOVED	4	N	N	N	4
121	AMERICAN ELM	9 M.T.	REMOVED	4	N	N	N	9
122	COTTON WOOD	5	REMOVED	4	N	N	N	0
123	COTTON WOOD	9	REMOVED	4	N	N	N	0
124	HACKBERRY	19	PRESERVED	4	N	N	N	0
125	BUR OAK	8	PRESERVED	4	N	N	N	0
126	LIVE OAK	9	PRESERVED	4	N	N	N	0
127	LIVE OAK	10	PRESERVED	4	N	N	N	0
128	LIVE OAK	15	PRESERVED	4	N	N	N	0
129	CEDAR ELM	12	PRESERVED	4	N	N	N	0
130	CEDAR ELM	14	PRESERVED	4	N	N	N	0
131	CEDAR ELM	14	PRESERVED	4	N	N	N	0
132	CEDAR ELM	16 M.T.	PRESERVED	4	N	N	N	0
133	CEDAR ELM	10	PRESERVED	4	N	N	N	0
			TOTAL COLUMN MITIGATION REQUIRED					444 INCHES

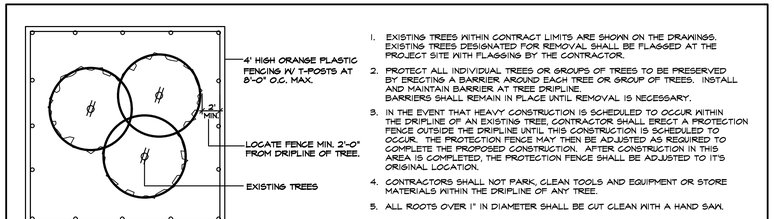
TOTAL MITIGATION REQUIRED	472 INCHES

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 _____,2025.

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

_____ Planning & Zoning Commission, Chairman

_____ Director of Planning and Zoning



1. EXISTING TREES WITHIN CONTRAGT LIMITS ARE SHOWN ON THE DRAWINGS. EXISTING TREES DESIGNATED FOR REMOVAL SHALL BE FLAGGED AT THE PROJECT SITE WITH FLAGGING BY THE CONTRACTOR.
2. PROTECT ALL INDIVIDUAL TREES OR GROUPS OF TREES TO BE PRESERVED BY ERECTING A BARRIER AROUND EACH TREE OR GROUP OF TREES. INSTALL AND MAINTAIN BARRIER AT TREE DRIPLINE. BARRIERS SHALL REMAIN IN PLACE UNTIL REMOVAL IS NECESSARY.
3. IN THE EVENT THAT HEAVY CONSTRUCTION IS SCHEDULED TO OCCUR WITHIN THE DRIPLINE OF AN EXISTING TREE, CONTRACTOR SHALL ERECT A PROTECTION FENCE OUTSIDE THE DRIPLINE UNTIL THIS CONSTRUCTION IS SCHEDULED TO OCCUR. THE PROTECTION FENCE MAY THEN BE ADJUSTED AS REQUIRED TO COMPLETE THE PROPOSED CONSTRUCTION. AFTER CONSTRUCTION IN THIS AREA IS COMPLETED, THE PROTECTION FENCE SHALL BE ADJUSTED TO IT'S ORIGINAL LOCATION.
4. CONTRACTORS SHALL NOT PARK, CLEAN TOOLS AND EQUIPMENT OR STORE MATERIALS WITHIN THE DRIPLINE OF ANY TREE.
5. ALL ROOTS OVER 1" IN DIAMETER SHALL BE CUT CLEAN WITH A HAND SAW.

TREE PROTECTION FENCE AND NOTES
SCALE: N.T.S.

#	Revisions:	Date:

Issued For: CONSTRUCTION
Job No. 25137
Scale 1" = 30'-0"
Drawn By: JDG
Date 12-30-2025

Shipman Fire Building & Coffee Shop

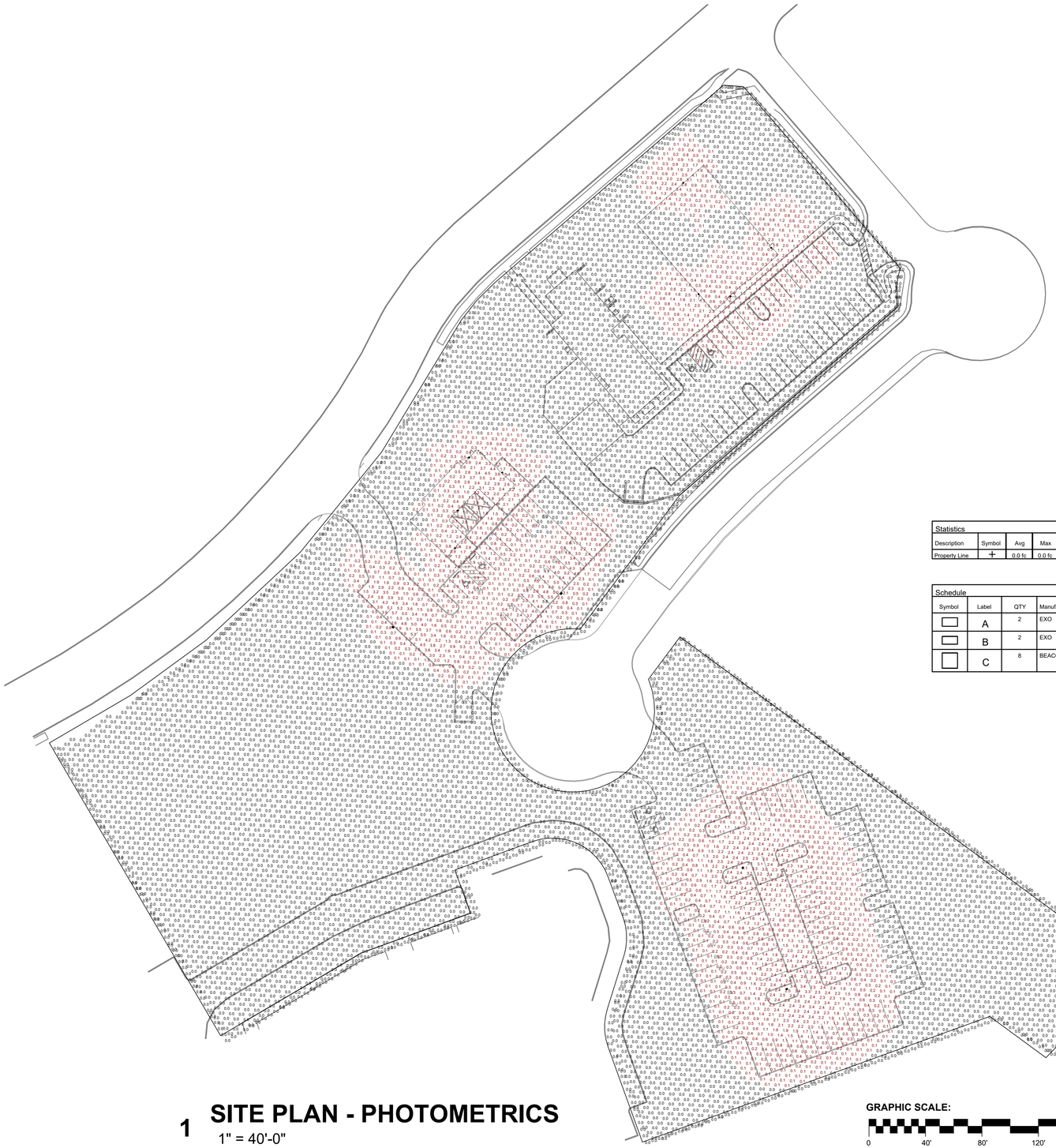
Lot 3R, Block A, La Jolla Pointe Addition
Rockwall Texas

STATE OF TEXAS
JOE D. GRUBBS
1713
REGISTERED LANDSCAPE ARCHITECT
12-30-25

Sheet Title: Treescape Plan

Sheet Number: TS2 of TS2 Sheets

Grubbs Design Group, P.L.L.C. - 403 South Tennessee Street - McKinney, Texas 75069 - Phone (972) 548-5020



Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Property Line	+	0.0 fc	0.0 fc	0.0 fc	N/A	N/A

Schedule

Symbol	Label	QTY	Manufacturer	Catalog	Description	Number Lamps	Lamp Output	LLF	Input Power
▭	A	2	EXO	ASL1-160L-100-4K7-3-BC	AIRO MICROSTRIKE	1	8270	1	90
▭	B	2	EXO	ASL1-160L-100-4K7-5QW		1	12073	1	87.6
▢	C	8	BEACON	GEO1-24L-20-4K7-4W	GeoPack OutDoor Wall-Pack w/ Type IV Lens	1	2465	1	19.9

1 **SITE PLAN - PHOTOMETRICS**
1" = 40'-0"

Plan View

GRAPHIC SCALE:
0 40' 80' 120' 160'

PLAN NORTH

TRUE NORTH

STATE OF TEXAS
KAYDEE PARKER
133630
LICENSED
PROFESSIONAL ENGINEER
12-10-2025

FINCHER ENGINEERING
TX FIRM #F-16408
5621 114TH ST., SUITE 100
LUBBOCK, TX 79424
PH: 806-701-5109
WWW.FINCHERENG.COM

CRADDOCK ARCHITECTURE

PHILLIP CRADDOCK, ARCHITECT
TEXAS 19207

CRADDOCK ARCHITECTURE

551 EMBARGO DR. FATE TEXAS 75189 214-952-0527

SHIPMAN FIRE PROTECTION

COPYRIGHT 2025 - CRADDOCK ARCHITECTURE PLLC. FOR USE ONLY ON A SPECIFIC SITE.

REVISION

#	Revision Date	Revision Description

NEW OFFICE / STORAGE
1020 La Jolla Pointe Drive
Rockwall, TX 75087

Project number 2024-001
Date 12.10.2025

SITE PLAN - PHOTOMETRICS

Scale: As indicated

E101

CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION MEMORANDUM

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

TO:	Planning and Zoning Commission
FROM:	Ryan Miller, *Director of Planning and Zoning*
DATE:	January 27, 2026
SUBJECT:	Z2026-001; *Text Amendment to Article 04, Permissible Uses, of the UDC to Allow the Banquet Facility/Event Hall Land Use in a Light Industrial (LI) District*

On January 5, 2026, the City Council directed staff to amend the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC) to allow the *Banquet Facility/Event Hall* land use in a Light Industrial (LI) District. This direction came in response to a request by Ron Hawkins of Land Art of Rockwall (*i.e. Honey Locus Farms*) to amend the Unified Development Code (UDC) to allow the land use in conjunction with the existing *Garden Supply/Plant Nursery* on the property at 4571 SH-276. Specifically, Mr. Hawkins was making the request in order to obtain a Certificate of Occupancy (CO) to add a *Banquet Facility/Event Hall* and a *Restaurant* (*i.e. a Coffee Shop*) to the property; however, the subject property was zoned Agricultural (AG) District, and none of the proposed land uses were permitted within the Agricultural (AG) District, with the exception of the *Garden Supply/Plant Nursery* that was in place at the time of annexation and is considered to be a legally non-conforming land use. Based on this, the subject property would need to be rezoned in order to facilitate Mr. Hawkins' request. The Future Land Use Map designates the subject property for *Technology/Employment* land uses, and that the most appropriate zoning for this property based on this designation would be the Light Industrial (LI) District. The issue with the Light Industrial (LI) District is that it does not allow the *Banquet Facility/Event Hall* land use. For more information concerning the appointment item from January 5, 2026, staff has provided a copy of the memorandum that was contained in the City Council's packet for this meeting.

Currently, the Unified Development Code (UDC) allows both the *Garden Center/Plant Nursery* and *Restaurant with Less Than 2,000 SF without Drive-Through or Drive-In* land uses *by-right* in a Light Industrial (LI) District; however, the *Banquet Facility/Event Hall* land use is not a permitted land use in the Light Industrial (LI) District. The purpose for this is due to how these types of facilities operate and there parking requirements (*i.e. one [1] parking space per 100 SF of building area*), which are typically seen as being incompatible within areas that are zoned Light Industrial (LI) District. Recently, staff has observed a trend in older industrial areas where due to lack of tenant options, these areas have started to convert existing lease spaces to allow land uses that are more commercial in nature. Based on this trend, staff is of the opinion that changing the land use charts to allow the *Banquet Facility/Event Hall* land use by Specific Use Permit (SUP) in a Light Industrial (LI) District should not create an issue or inconsistencies with land uses. As a reminder, the Specific Use Permit (SUP) gives the City Council -- *upon recommendation from the Planning and Zoning Commission* -- the ability to approve a land use on a case-by-case basis, and consider any externalities that may exist in a particular area. The change that would need to be made to the Unified Development Code (UDC) is summarize below in *Table 1*.

Continued on Next Page …

TABLE 1: PERMITTED LAND USE CHARTS [*PROPOSED CHANGES SHOWN IN HIGHLIGHT*]

LAND USE SCHEDULE	RESIDENTIAL DISTRICTS												MIXED USE DISTRICTS		NON-RESIDENTIAL DISTRICTS						OVERLAY DISTRICTS		
LEGEND: Land Use *NOT* Permitted *OR* for *Overlay Districts* Refer to Base Zoning District 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	Agricultural (AG) District	Single Family Estate 1.5 (SFE-1.5) District	Single Family Estate 2.0 (SFE-2.0) District	Single Family Estate 4.0 (SFE-4.0) District	Single Family 1 (SF-1) District	Single Family 16 (SF-16) District	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	Multi-Family 14 (MF-14) District	Downtown (DT) District	Residential Office (RO) District	Neighborhood Services (NS) District	General Retail (GR) District	Commercial (C) District	Heavy Commercial (HC) District	Light Industrial (LI) District	Heavy Industrial (HI) District	Scenic Overlay (SOV) District	SH-66 Overlay (SH-66) District	IH-30 Overlay (IH-30 OV) District
LAND USES																							
RETAIL AND PERSONAL SERVICES LAND USES																							
Banquet Facility/Event Hall													S			P	P	P	*S*				
Garden Supply/Plant Nursery															S	P	P	P	P				
Restaurant with less than 2,000 SF without Drive-Through or Drive-In													P	S	P	P	P	P	P	P			

In accordance with Subsection 02.01(C) of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), the Director of Planning and Zoning is bringing forward the proposed text amendment to the City Council for consideration, and -- *in accordance with Section 02.04(B) of Article 11, Development Applications and Review Procedures, of the Unified Development Code (UDC)* -- the Director is bringing the proposed amendment forward to the Planning and Zoning Commission for a recommendation to the City Council. The schedule for this text amendment is as follows:

Planning and Zoning Commission Work Session: January 27, 2026
Planning and Zoning Commission Public Hearing: February 10, 2026
City Council Public Hearing/First Reading: February 17, 2026
City Council Second Reading: March 2, 2026

Staff has sent out a 15-day notice to the Rockwall Herald Banner in accordance with all applicable state laws and Section 02.03(A)(3) of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC). Should the Planning and Zoning Commission have any questions staff will be available at the meeting on *January 27, 2026*.

LAND USE SCHEDULE

LEGEND:

	Land Use *NOT* Permitted *OR* for *Overlay Districts* Refer to Base Zoning District
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

LAND USES	LAND USE DEFINITION REFERENCE [Reference Article 13, *Definitions*]	CONDITIONAL USE REFERENCE Reference [Article 04, *Permissible Uses*]	RESIDENTIAL DISTRICTS													MIXED USE DISTRICTS		NON-RESIDENTIAL DISTRICTS						OVERLAY DISTRICTS		
			Agricultural (AG) District	Single Family Estate 1.5 (SFE-1.5) District	Single Family Estate 2.0 (SFE-2.0) District	Single Family Estate 4.0 (SFE-4.0) District	Single Family 1 (SF-1) District	Single Family 16 (SF-16) District	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	Multi-Family 14 (MF-14) District	Downtown (DT) District	Residential Office (RO) District	Neighborhood Services (NS) District	General Retail (GR) District	Commercial (C) District	Heavy Commercial (HC) District	Light Industrial (LI) District	Heavy Industrial (HI) District	Scenic Overlay (SOV) District	SH-66 Overlay (SH-66) District	IH-30 Overlay (IH-30 OV) District
RETAIL AND PERSONAL SERVICES LAND USES	2.02(F)	2.03(F)																								
Alcoholic Beverage Package Sales	(1)	(1)													P		S	P	P	P	S					
Alcoholic Beverage Store	(2)	(2)													S				S	P						
Antique/Collectible Store	(3)														S		S	P	P	P						
Astrologer, Hypnotist, or Psychic	(4)														S	P	P	P	P	P						
Banquet Facility/Event Hall	(5)														S			P	P	P	S					
Portable Beverage Service Facility	(6)	(3)													S	S		S	S	S	S	P				
Brewpub	(7)														P		P	P	P	P	P	P				
Business School	(8)														P			P	P	P	P					
Catering Service	(9)														A		S	P	P	P	P					
Temporary Christmas Tree Sales Lot and/or Similar Uses	(10)	(4)													S		S	P	P	P	P	P				
Copy Center	(11)														P		P	P	P	P	P	P				
Craft/Micro Brewery, Distillery and/or Winery	(12)	(5)													S			S	S		P	P				
Incidental Display	(13)	(6)													P		P	P	P	P	P					
Food Trucks/Trailers	(14)	(7)													P	S	S	P	P	P	P	P				
Garden Supply/Plant Nursery	(15)																S	P	P	P	P					
General Personal Service	(16)	(8)													P		P	P	P	P	S					
General Retail Store	(17)														P	S	P	P	P	P	S	S				
Hair Salon and/or Manicurist	(18)														P	S	P	P	P	P	S					
Laundromat with Dropoff/Pickup Services	(19)														P		P	P	P	P	P	P				
Self-Service Laundromat	(20)														P		P	P	P	P	P	P				
Massage Therapist	(21)														P	P	P	P	P	P						
Private Museum or Art Gallery	(22)														P	P	S	P	P		P					
Night Club, Discotheque, or Dance Hall	(23)														S			S	P	P	S	S				

CITY OF ROCKWALL
CITY COUNCIL MEMORANDUM

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

TO:	Mayor and City Council
CC:	Mary Smith, *City Manager* Joey Boyd, *Assistant City Manager*
FROM:	Ryan Miller, *Director of Planning and Zoning*
DATE:	January 5, 2026
SUBJECT:	Appointment with Ron Hawkins of Land Art of Rockwall (*i.e. Honey Locus Farms*)

In response to a proactive case (*i.e. Case Number CE2025-6295*) by the Neighborhood Improvement Services (NIS) Division, the property owner -- *Ron Hawkins of Land Art of Rockwall (i.e. Honey Locus Farms)* -- met with staff on December 11, 2025. The purpose of this meeting was to discuss the *Banquet Facility/Event Hall* and *Restaurant* (*i.e. a Coffee Shop*) that had been established on the subject property in conjunction with the existing *Garden Supply/Plant Nursery* without obtaining a Certificate of Occupancy (CO). As discussed in this meeting, the subject property was zoned Agricultural (AG) District, and none of the proposed land uses were permitted within the Agricultural (AG) District, with the exception of the *Garden Supply/Plant Nursery* that was in place at the time of annexation and is considered to be a legally non-conforming land use. Staff also pointed out that the property was designated for *Technology/Employment Center* on the Future Land Use Map contained within the Comprehensive Plan, and that the most appropriate zoning for this property would be Light Industrial (LI) District under this designation. Staff also pointed out that based on current zoning cases and development in this area, this zoning/future land use designation was appropriate for the subject property. The issue with the Light Industrial (LI) District is that it does not allow the *Banquet Facility/Event Hall* land use. It was further discussed that to zone the subject property to a Commercial (C) District -- *which would support all the requested land uses* -- would be inconsistent with the plan and amount to *Spot Zoning*[1]. After further discussing the issue with the property owner, staff determined that perhaps the best course of action was for staff to initiate an appointment with the City Council to propose a text amendment to the Unified Development Code (UDC) to allow the *Banquet Facility/Event Hall* land use by Specific Use Permit (SUP) in the Light Industrial (LI) District. Based on this, staff has included this item on the January 5, 2026 City Council agenda as an appointment with the property owner. In addition, staff has prepared a packet that contains all the requisite information, and this memorandum which contains a background on the subject property and a summary (*and rationale*) for the proposed code amendment.

FIGURE 1. MARCH 2013

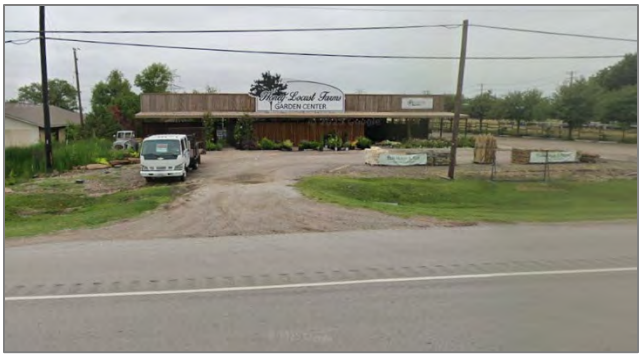


FIGURE 2. JUNE 2025

[1]: *Spot Zoning* refers to the practice of applying a zoning classification to a specific parcel or small area that is inconsistent with the surrounding zoning pattern and is primarily for the benefit of a particular property owner, rather than to advance the public health, safety, morals, or general welfare. *Spot Zoning* is not expressly prohibited in Texas, but zoning actions that meet the classic definition of *Spot Zoning* are legally vulnerable and must be supported by a clear, defensible public-interest rationale to withstand judicial scrutiny.

If the City Council, chooses to proceed with the text amendment -- *as outlined below by staff* -- the process to bring the subject property into conformance would include the following steps: [*1*] Text Amendment, [*2*] Zoning Change, [*3*] Specific Use Permit (SUP). After the completion of these steps the applicant would be required to amend the Certificate of Occupancy (CO), provide any necessary improvements to the subject property, and apply for building permits for any unpermitted work on the subject property.

BACKGROUND

The subject property is a 9.9398-acre tract of land (*i.e. Tract 3 of the J. H. Bailey Survey, Abstract No. 34*) that is zoned Agricultural (AG) District and is situated within the SH-276 Overlay (SH-276 OV) District. It was annexed on December 22, 2008 by *Ordinance No. 08-65* [*Case No. A2008-003*]. At the time of annexation, the subject property was zoned Agricultural (AG) District and was occupied with a legally non-conforming *Garden Supply/Plant Nursery* (*see Figure 1*). On April 21, 2009, the property owner -- *Ron Hawkins* -- applied for a Certificate of Occupancy (CO) for a *Nursery/Office* that included the outside storage of "…plants, soils, irrigations parts, fertilizer (seasonal), [*and*] mulch." On this application, the applicant indicated that the *Garden Supply/Plant Nursery* has been open since 1999. A copy of this Certificate of Occupancy (CO) application has been included in the attached packet. According to the City's *Permitting*, *Land*, and *Licensing Software*, other than a sign permit (*i.e. SGN2014-0088*) that expired prior to final inspection in 2014, no additional building permits have been issued for the subject property.

PROPOSED TEXT AMENDMENT

Currently, the Unified Development Code (UDC) allows both the *Garden Center/Plant Nursery* and *Restaurant with Less Than 2,000 SF without Drive-Through or Drive-In* land uses *by-right* in a Light Industrial (LI) District; however, the *Banquet Facility/Event Hall* land use is not a permitted land use in the Light Industrial (LI) District. The purpose for this is due to how these types of facilities operate and there parking requirements (*i.e. one [1] parking space per 100 SF of building area*), which are typically seen as being incompatible within areas that are zoned Light Industrial (LI) District. Recently, staff has observed a trend in older industrial areas where due to lack of tenant options, these areas have started to convert existing lease spaces to allow land uses that are more commercial in nature. Based on this trend, staff is of the opinion that changing the land use charts to allow the *Banquet Facility/Event Hall* land use by Specific Use Permit (SUP) in a Light Industrial (LI) District shouldn't create an issue or inconsistencies with land uses. As a reminder, the Specific Use Permit (SUP) gives the City Council -- upon recommendation from the Planning and Zoning Commission -- the ability to approve a land use on a case-by-case basis, and considers any externalities that may exist in a particular area. The change that would need to be made to the Unified Development Code (UDC) is summarize below in *Table 1*.

TABLE 1: PERMITTED LAND USE CHARTS [*PROPOSED CHANGES SHOWN IN HIGHLIGHT*]

LAND USE SCHEDULE	RESIDENTIAL DISTRICTS												MIXED USE DISTRICTS		NON-RESIDENTIAL DISTRICTS						OVERLAY DISTRICTS		
	Agricultural (AG) District	Single Family Estate 1.5 (SFE-1.5) District	Single Family Estate 2.0 (SFE-2.0) District	Single Family Estate 4.0 (SFE-4.0) District	Single Family 1 (SF-1) District	Single Family 16 (SF-16) District	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	Multi-Family 14 (MF-14) District	Downtown (DT) District	Residential Office (RO) District	Neighborhood Services (NS) District	General Retail (GR) District	Commercial (C) District	Heavy Commercial (HC) District	Light Industrial (LI) District	Heavy Industrial (HI) District	Scenic Overlay (SOV) District	SH-66 Overlay (SH-66) District	IH-30 Overlay (IH-30 OV) District
LEGEND:																							
Land Use *NOT* Permitted *OR* for *Overlay Districts* Refer to Base Zoning District																							
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																							
LAND USES																							
RETAIL AND PERSONAL SERVICES LAND USES																							
Banquet Facility/Event Hall													S			P	P	P	*S*				
Garden Supply/Plant Nursery															S	P	P	P	P				
Restaurant with less than 2,000 SF without Drive-Through or Drive-In													P	S	P	P	P	P	P	P			

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, BY AMENDING ARTICLE 04, *PERMISSIBLE USES*, AS DEPICTED IN *EXHIBIT 'A' O*F THIS ORDINANCE; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, an amendment to the City of Rockwall's Unified Development Code [*Ordinance No. 20-02*] has been initiated by the City Council of the City of Rockwall to amend Article 04, *Permissible Uses*, of the Unified Development Code [*Ordinance No. 20-02*] to create allow the *Banquet Facility/Event Hall* land use in the Light Industrial (LI) District; and,

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

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

SECTION 1. FINDINGS OF FACT. The foregoing recitals are hereby found to be true and correct and are hereby adopted by the City Council and made a part hereof for all purposes as findings of fact.

SECTION 2. AMENDMENT. That Article 04, *Permissible Uses*, of the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended as specifically described in *Exhibit 'A'* of this ordinance;

SECTION 3. PENALTY OF FINE. That any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *Two Thousand Dollars ($2,000.00*) for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense;

SECTION 4. REMAINING PROVISIONS UNCHANGED. That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code [*Ordinance No. 20-02*], and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;

SECTION 5. EFFECTIVE DATE. That this ordinance shall take effect immediately from and after its passage.

SECTION 6. OPEN MEETINGS. It is hereby officially found and determined that the meeting at which this Ordinance is passed was open to the public as required and that public notice of the time, place and purpose of said meeting was given as required by the Open Meetings Act.

DRAFT ORDINANCE 04.21.2026

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 2ND DAY OF MARCH, 2026.

_____
Tim McCallum, *Mayor*

ATTEST:

_____
Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

1st Reading: *February 17, 2026*

2nd Reading: *March 2, 2026*

DRAFT ORDINANCE 01.27.2026

LAND USE SCHEDULE

LEGEND:

	Land Use *NOT* Permitted *OR* for *Overlay Districts* Refer to Base Zoning District
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

LAND USES	LAND USE DEFINITION REFERENCE [Reference *Article 13, Definitions*]	CONDITIONAL USE REFERENCE [Reference *Article 04, Permissible Uses*]	RESIDENTIAL DISTRICTS																		MIXED USE DISTRICTS	NON-RESIDENTIAL DISTRICTS								OVERLAY DISTRICTS		
	2.02(F)	2.03(F)	Agricultural (AG) District	Single Family Estate 1.5 (SFE-1.5) District	Single Family Estate 2.0 (SFE-2.0) District	Single Family Estate 4.0 (SFE-4.0) District	Single Family 1 (SF-1) District	Single Family 16 (SF-16) District	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	Multi-Family 14 (MF-14) District	Downtown (DT) District	Residential Office (RO) District	Neighborhood Services (NS) District	General Retail (GR) District	Commercial (C) District	Heavy Commercial (HC) District	Light Industrial (LI) District	Heavy Industrial (HI) District	Scenic Overlay (SOV) District	SH-66 Overlay (SH-66) District	IH-30 Overlay (IH-30 OV) District
RETAIL AND PERSONAL SERVICES LAND USES																																
Alcoholic Beverage Package Sales	(1)	(1)													P		S	P	P	P	S	P				
Alcoholic Beverage Store	(2)	(2)													S			S	P	P		P				
Antique/Collectible Store	(3)														S		S	P	P	P		P				
Astrologer, Hypnotist, or Psychic	(4)														S	P	P	P	P	P		P				
Banquet Facility/Event Hall	(5)														S		P	P	P	P	S					
Portable Beverage Service Facility	(6)	(3)													S	S	S	S	S	S	S	P				
Brewpub	(7)														P		P	P	P	P	P	P				
Business School	(8)														P		P	P	P	P	P					
Catering Service	(9)														A		S	P	P	P	P					
Temporary Christmas Tree Sales Lot and/or Similar Uses	(10)	(4)													S		S	P	P	P	P	P				
Copy Center	(11)														P		P	P	P	P	P	P				
Craft/Micro Brewery, Distillery and/or Winery	(12)	(5)													S			S	S		P					
Incidental Display	(13)	(6)													P		P	P	P	P	P					
Food Trucks/Trailers	(14)	(7)													P		S	P	P	P	P					
Garden Supply/Plant Nursery	(15)																S	P	P	P	P					
General Personal Service	(16)	(8)													P		P	P	P	P	S					
General Retail Store	(17)														P		P	P	P	P	S	S				
Hair Salon and/or Manicurist	(18)														P		S	P	P	P	S					
Laundromat with Dropoff/Pickup Services	(19)														P			P	P	P	P	P				
Self-Service Laundromat	(20)														P			P	P	P	P	P				
Massage Therapist	(21)														P		P	P	P	P						
Private Museum or Art Gallery	(22)														P		P	S	P	P	P					
Night Club, Discotheque, or Dance Hall	(23)														S			S	P	P	S	S				

DRAFT
ORDINANCE
04.21.2026

PROJECT COMMENTS

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

DATE: 1/22/2026

PROJECT NUMBER: Z2026-002
PROJECT NAME: SUP for a Rsidential Infill
SITE ADDRESS/LOCATIONS: 214 Blanche Road

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

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
	Angelica Guevara	01/21/2026	Approved w/ Comments

01/21/2026: Z2026-002; Specific Use Permit (SUP) for Residential Infill in an Established Subdivision for 214 Blanche Drive
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This request is for approval of a Specific Use Permit (SUP) for Residential Infill in an Established Subdivision on a 0.1650-acre parcel of land identified as Lot 846-A0 of Rockwall Lake Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 75 (PD-75) for Single Family 7 (SF-7) District, addressed as 214 Blanche Drive.

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

M.3 For reference, include the case number (Z2026-002) in the lower right-hand corner of all pages on future submittals.

I.4 According to Subsection 02.03(B) (11), Residential Infill in or Adjacent to an Established Subdivision, of Article 05, District Development Standards, of the Unified Development Code (UDC), an Established Subdivision is defined as any subdivision that [1] consists of five (5) or more lots, [2] that is 90% or more developed, and [3] that has been in existence for more than ten (10) years. In this case, the subject property is the situated within the Lake Rockwall Estates #2 Subdivision which has been in existence since 1956, consists of more than five (5) lots, and is considered to be more than 90% developed.

I.5 Subsection 02.03(B)(11), Residential Infill in or Adjacent to an Established Subdivision, of Article 05, District Development Standards, of the Unified Development Code (UDC), states that “(i)n reviewing the Specific Use Permit (SUP), the Planning and Zoning Commission and City Council shall consider the proposed size, location, and architecture of the home compared to the existing housing in the Established Subdivision … [and] all housing proposed under this section shall be constructed to be architecturally and visually similar or complimentary to the existing housing in the Established Subdivision.”

M.6 Garage Requirements. According to Subsection 04.01(B), Lots Less Than Five Acres, of Article 06, Parking and Loading, a two (2) car garage is required in single family districts and must be located 20-feet behind the front façade of the building. In the current request, the applicant is proposing only a one (1) car garage. The applicant must provide updated elevations and a revised residential plot plan showing compliance with the district development standards.

M.7 Driveway Requirements. According to Subsection 07.01, Residential District Development Standards, of Article 05, District Development Standards, the minimum length of a

driveway from public right-of-way for rear and side yard is 20-feet. In this case, the applicant is not showing a driveway on the plot plan. This should be corrected on the residential plot plan to show compliance with the district development standards.

M.8 Ordinances. Please review the attached draft ordinance prior to the February 10, 2026 Planning & Zoning Commission meeting, and provide staff with your markups by February 3, 2026.

I.9 Revisions. Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on February 3, 2026; however, it is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the February 10, 2026 Planning and Zoning Commission Public Hearing Meeting.

I.10 Planning and Zoning Commission Meeting Dates. The Planning and Zoning Commission Work Session Meeting for this case will be held on January 27, 2026, and the Planning and Zoning Commission Public Hearing Meeting for this case will be held on February 10, 2026.

I.11 City Council Meeting Dates. The projected City Council meeting dates for this case will be February 17, 2026 (1st Reading) and March 2, 2026 (2nd Reading).

I.12 Meeting Times and Place. All meetings will be held at 6:00 PM in the City Council Chambers at 385 S. Goliad Street, Rockwall, Texas 75087. PLEASE NOTE THAT THE APPLICANT OR A REPRESENTATIVE WILL NEED TO BE PRESENT FOR THE CASE TO BE CONSIDERED BY THE PLANNING AND ZONING COMMISSION OR CITY COUNCIL.

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

01/20/2026: 1. Provide 10' utility easement along back of property line for existing sewer main.
2. Provide 10' utility easement along all roadway frontages.

General Items:
- Must meet City's 2023 Standards of Design and Construction
- Impact Fees (Water, Wastewater & Roadway)
- Retaining walls 3' and over must be engineered.
- All retaining walls 18" or taller must be rock, stone, or stone face. No smooth concrete walls.
- Will need to show A/C concrete pad and also any proposed fencing on the lot with the Building Permit.
- Will need to show grading plan with the Building Permit. Grading cannot exceed 4:1 slopes.
- Will need to show how proposed home will be accessing utilities.
- There is an existing 6" sewer main along the back property line available for use.
- There appears to be an existing water meter at this lot available for use.
- Water and sanitary sewer and storm sewer must be 10' apart.
- Any utility crossings under a roadway must be by dry bore and be steel encased. Open cutting is not allowed.
- Driveway must be steel reinforced concrete. No rock, gravel, or asphalt allowed.
- An engineered reinforced concrete pipe must be designed and install as a culvert with concrete headwalls. Minimum of 18" culvert. Size and slope will need to be engineered to have capacity for the 100-year storm event
- No rock, gravel, or asphalt allowed in any area.
- Additional comments may be provided at time of Building Permit.

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

No Comments

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

No Comments

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

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	01/20/2026	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Angelica Guevara	01/22/2026	N/A

No Comments

General Items:
- Must meet City's 2023 Standards of Design and Construction
- Impact Fees (Water, Wastewater & Roadway)
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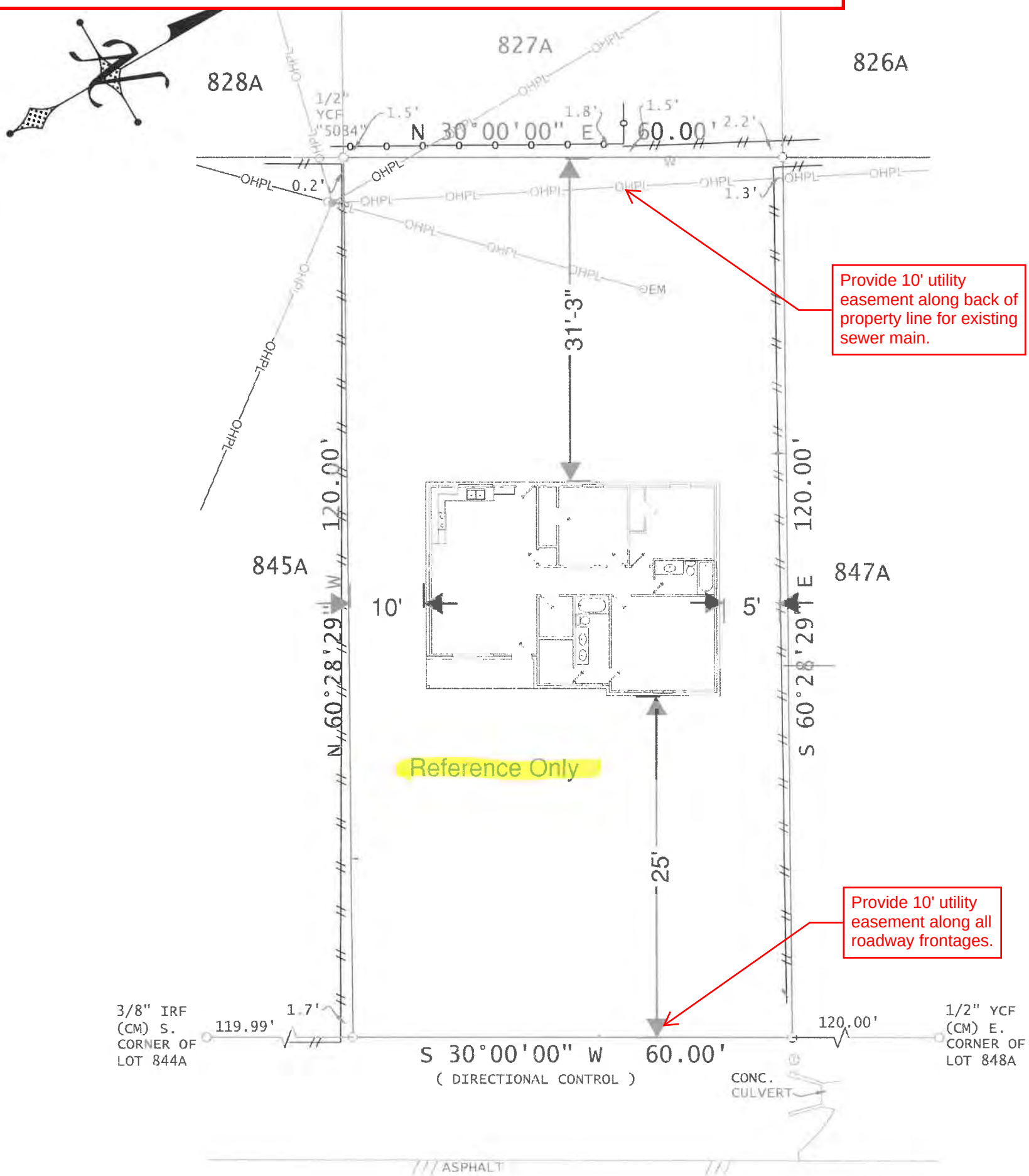
- Driveway must be steel reinforced concrete. No rock, gravel, or asphalt allowed.
- An engineered reinforced concrete pipe must be designed and install as a culvert with concrete headwalls. Minimum of 18" culvert. Size and slope will need to be engineered to have capacity for the 100-year storm event
- No rock, gravel, or asphalt allowed in any area.
- Additional comments may be provided at time of Building Permit.

BURNS SURVEYING

NCHE DRIVE, in ROCKWALL County,

CCORDING TO THE MAP THEREOF,



THIS CERTIFICATION DOES NOT TAKE INTO CONSIDERATION ADDITIONAL FACTS THAT AN ACCURATE TITLE SEARCH AND OR EXAMINATION MIGHT DISCLOSE.

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

TITLE AND ABSTRACTING WORK FURNISHED BY CAROLINA SALAS

THERE ARE NO ENCROACHMENTS, CONFLICTS, OR PROTRUSIONS, EXCEPT AS SHOWN.

Scale: 1" = 20'

Date: 11/06/2025

G. F. No.: N/A

Job no.: 202509641

Drawn by: SHR

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

CAROLINA SALAS

LEGEND

WOOD FENCE	IRON FENCE
CHAIN LINK	WIRE FENCE
BOUNDARY LINE	

CM - CONTROLLING MONUMENT
MRD - MONUMENT OF RECORD DIGNITY
POINT FOR CORNER
1/2" IRON ROD WITH CAP STAMPED "BURNS SURVEYING" SET
X-CUT FOUND OR SET (AS NOTED)
FENCE POST FOR CORNER
MONUMENT FOUND
C - CABLE
CO - CLEAN OUT
GM - GAS METER
FH - FIRE HYDRANT
LP - LIGHT POLE
MH - MANHOLE
E - ELECTRIC
EM - ELECTRIC METER
PE - POOL EQUIP
PP - POWER POLE
T - TELEPHONE
WM - WATER METER
WV - WATER VALVE
(UNLESS OTHERWISE NOTED)

STATE OF TEXAS
REGISTERED
BARRY S. RHODES
3691
PROFESSIONAL
LAND SURVEYOR

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	214 BLANCHE DR.			
SUBDIVISION		LOT	846a	BLOCK
GENERAL LOCATION	ROCKWALL LAKE ESTATES			

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING		CURRENT USE	NONE
PROPOSED ZONING		PROPOSED USE	SINGLE FAMILY
ACREAGE	LOTS [CURRENT]		LOTS [PROPOSED]

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

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

☑ OWNER	ALEX FLORES	☐ APPLICANT	
CONTACT PERSON		CONTACT PERSON	
ADDRESS	[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 ALEX FLORES [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

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

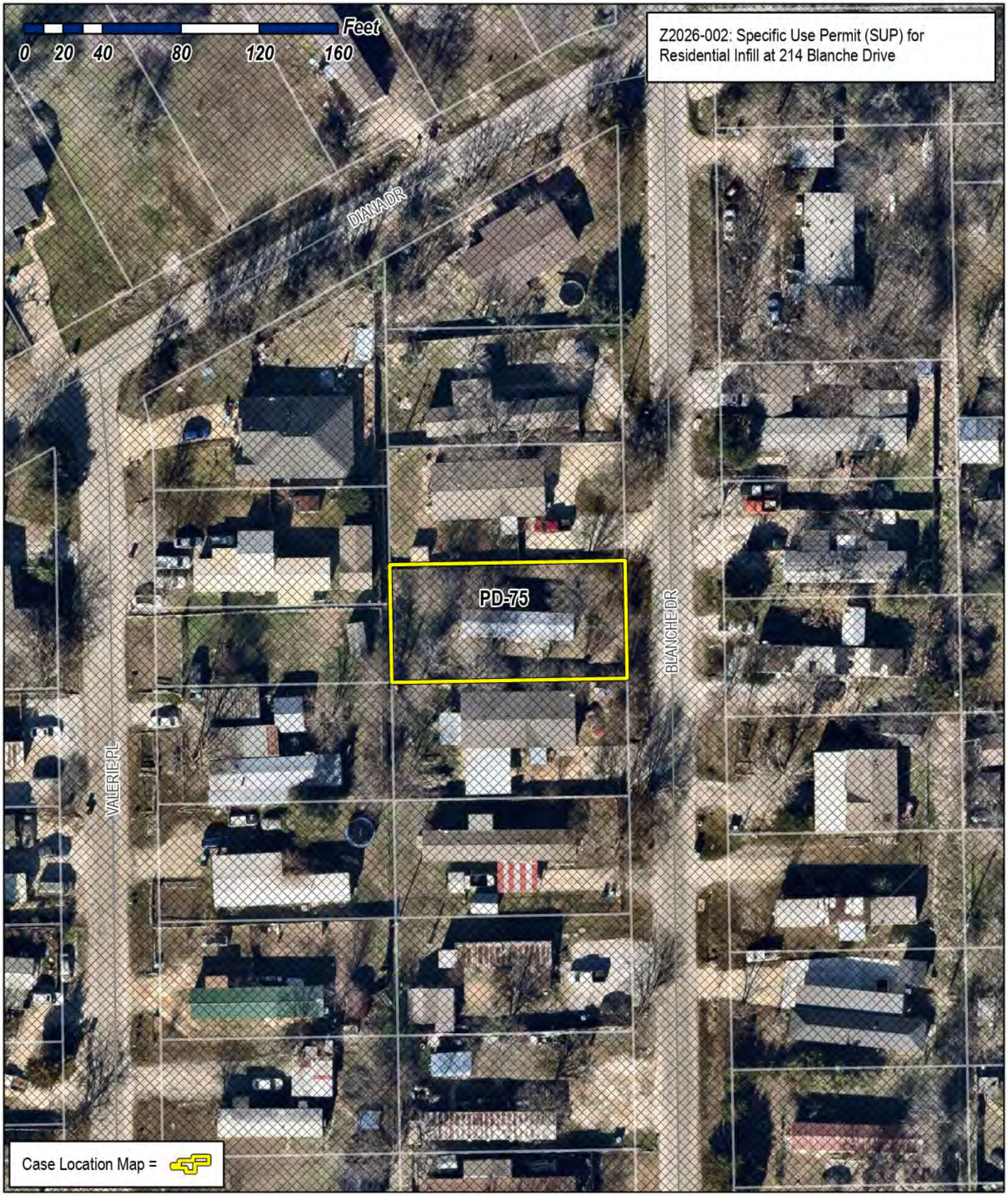
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 14th DAY OF January, 2026

OWNER'S SIGNATURE [signature]

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Erin S Walker

ERIN S. WALKER
Notary Public, State of Texas
ID # 57850-1
My Comm. Exp. 08-06-2026

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.

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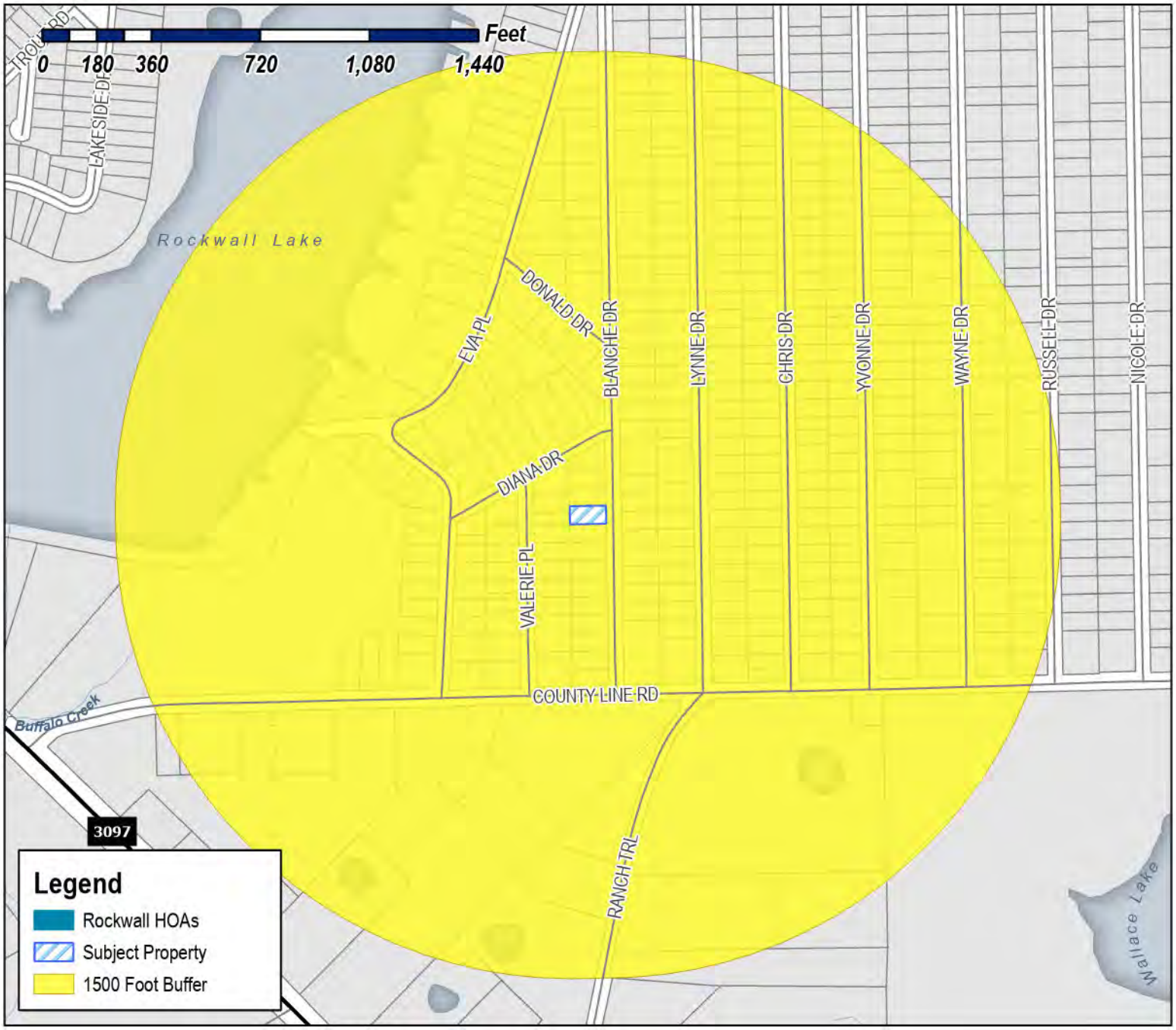
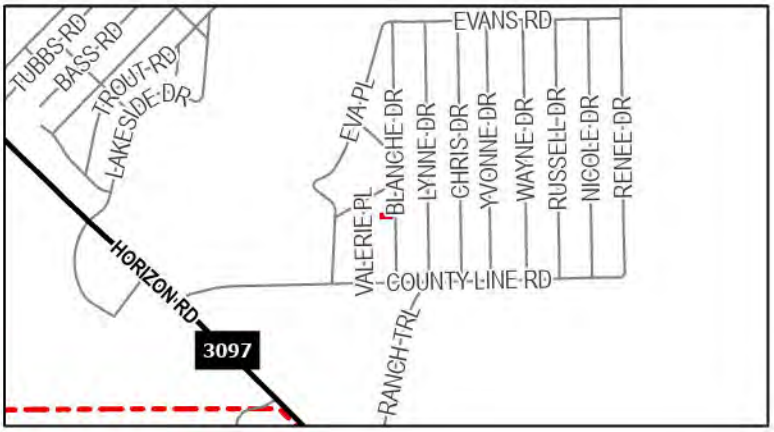


Case Number: Z2026-002
Case Name: SUP for Residential Infill
Case Type: Zoning
Zoning: Planned Development District 75 (PD-75)
Case Address: 214 Blanche Drive



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

City of Rockwall

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Rockwall, Texas 75087
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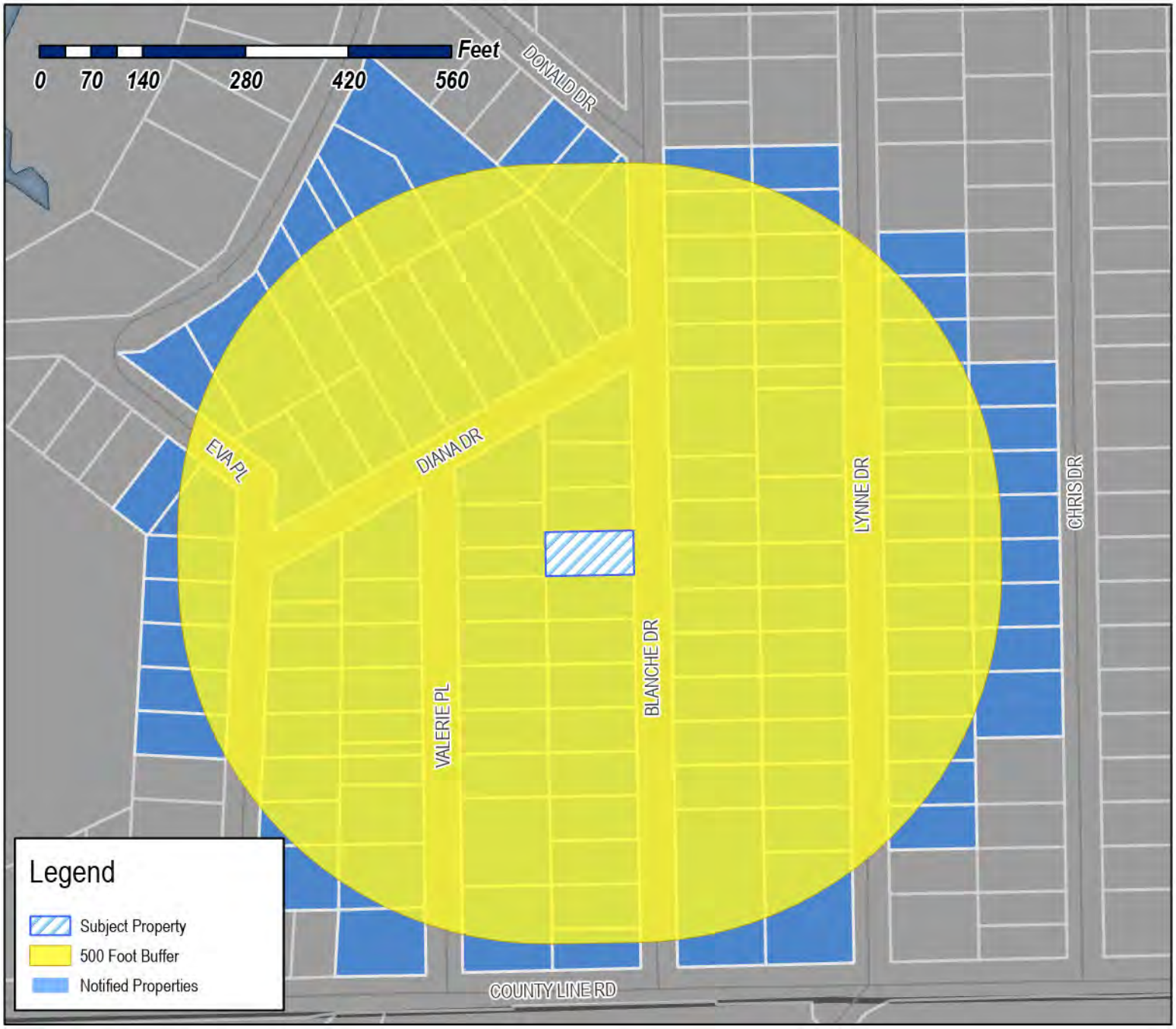

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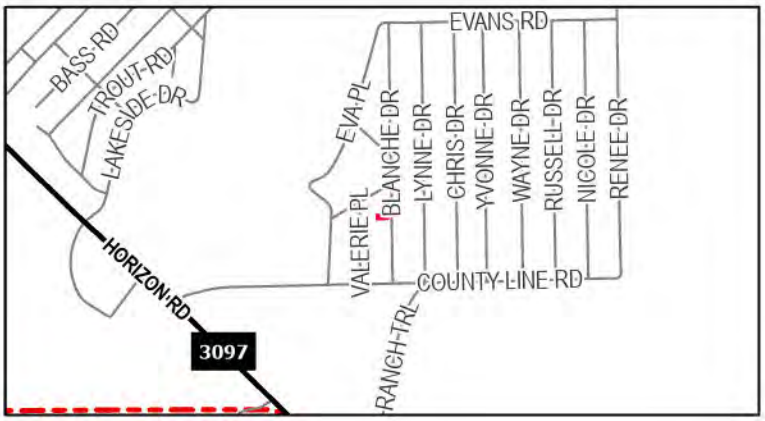


RESIDENT
109 DIANA PL
ROCKWALL, TX 75087

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

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

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

RESIDENT
118 BLANCHE DR
ROCKWALL, TX 75087

RESIDENT
120 BLANCHE DR
ROCKWALL, TX 75087

OLIVARES JAIME
1209 QUAIL DR
GARLAND, TX 75040

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

FERNANDEZ URBANO
1235 VZ CR3425
WILLS POINT, TX 75169

FERNANDEZ URBANO
1235 VZ CR3425
WILLS POINT, TX 75169

RESIDENT
124 LYNNE DR
ROCKWALL, TX 75087

RESIDENT
132 BLANCHE DR
ROCKWALL, TX 75087

RESIDENT
132 VALERIE PL
ROCKWALL, TX 75087

HERNANDEZ SONIA BETANCOURT
134 YVONNE DR
ROCKWALL, TX 75032

MONTELONGO MOISES
135 EVA PLACE
ROCKWALL, TX 75032

CASTILLO SANJUANA
136 DIANA DR
ROCKWALL, TX 75032

RESIDENT
137 VALERIE PL
ROCKWALL, TX 75087

RESIDENT
143 LYNNE DR
ROCKWALL, TX 75087

RESIDENT
144 BLANCHE DR
ROCKWALL, TX 75087

RESIDENT
144 LYNNE DR
ROCKWALL, TX 75087

RESIDENT
147 EVA PL
ROCKWALL, TX 75087

VALDEZ MARY ESTHER
148 VALERIE PL
ROCKWALL, TX 75032

RESIDENT
149 VALERIE PL
ROCKWALL, TX 75087

VARGAS RICARDO
149 BLANCHE DR
ROCKWALL, TX 75032

VARGAS RICARDO
149 BLANCHE DR
ROCKWALL, TX 75032

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

LUU TRAN M
154 LYNNE DR
ROCKWALL, TX 75032

VAZQUEZ RAMON LOPEZ
156 BLANCHE DR
ROCKWALL, TX 75032

RESIDENT
157 LYNNE DR
ROCKWALL, TX 75087

MORALES RAMIRO JR
159 EVA PLACE
ROCKWALL, TX 75032

MORALES RAMIRO JR
159 EVA PLACE
ROCKWALL, TX 75032

TEPOX FABIOLA DOMINGUEZ
159 VALERIE PL
ROCKWALL, TX 75032

DURAN ROCIO
160 VALERIE PL
ROCKWALL, TX 75032

LORENZ PAOLA
162 DIANA DR
ROCKWALL, TX 75032

VARGAS RICARDO
163 BLANCHE DR
ROCKWALL, TX 75032

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

LOREDO SUSANA
166 CHRIS DR
ROCKWALL, TX 75032

CHEPETLA ANTHONY
167 LYNNE DRIVE
ROCKWALL, TX 75032

RESIDENT
168 BLANCHE DR
ROCKWALL, TX 75087

RESIDENT
168 VALERIE PL
ROCKWALL, TX 75087

RESIDENT
172 EVA PL
ROCKWALL, TX 75087

RESIDENT
172 VALERIE PL
ROCKWALL, TX 75087

RESIDENT
173 DONALD DR
ROCKWALL, TX 75087

RESIDENT
173 EVA PL
ROCKWALL, TX 75087

TONG VINCENT
174 SUNRAY CREEK DR
KATY, TX 77493

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

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

RESIDENT
175 VALERIE PL
ROCKWALL, TX 75087

CASTANEDA NOE A
175 Blanche Dr
Rockwall, TX 75032

RESIDENT
176 DIANA
ROCKWALL, TX 75087

MEJIA JULIO & MARIA
176 RENEE DR
ROCKWALL, TX 75032

RESIDENT
178 BLANCHE DR
ROCKWALL, TX 75087

RESIDENT
178 VALERIE PL
ROCKWALL, TX 75087

PALACIOS ARIEL
178 LYNNE DR
ROCKWALL, TX 75032

RESIDENT
179 LYNNE DR
ROCKWALL, TX 75087

RESIDENT
184 LILLIAN DR
ROCKWALL, TX 75087

RESIDENT
185 BLANCHE DR
ROCKWALL, TX 75087

RESIDENT
186 EVA PL
ROCKWALL, TX 75087

ESQUIVEL ZAIDA
186 CHRIS DRIVE
ROCKWALL, TX 75032

RESIDENT
187 VALERIE PL
ROCKWALL, TX 75087

ORTEGA RUBEN
187 EVA PL
ROCKWALL, TX 75032

RETANA JOSE L
187 LYNNE DR
ROCKWALL, TX 75032

ALVAREZ FRANCISCO J
190 BLANCHE DR
ROCKWALL, TX 75032

RESIDENT
192 LYNNE DR
ROCKWALL, TX 75087

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

RESIDENT
194 DIANA
ROCKWALL, TX 75087

GARCIA JOSE
195 BLANCHE DR
ROCKWALL, TX 75032

RESIDENT
196 CHRIS DR
ROCKWALL, TX 75087

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

MELENDEZ HOPE
199 DIANA DR
ROCKWALL, TX 75032

CANADY JERRY ANN
199 VALERIE PL
ROCKWALL, TX 75032

CANADY JERRY ANN
199 VALERIE PLACE
ROCKWALL, TX 75032

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

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

TOVAR JUAN GABRIEL
202 VALERIE PLACE
ROCKWALL, TX 75032

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

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

RESIDENT
204 DIANA
ROCKWALL, TX 75087

RESIDENT
204 LYNNE DR
ROCKWALL, TX 75087

TORRES JAIME AND BERNICE
204 CHRIS DR
ROCKWALL, TX 75032

RESIDENT
209 EVA PL
ROCKWALL, TX 75087

RESIDENT
209 VALERIE PL
ROCKWALL, TX 75087

URBINA ARACELI C
209 BLANCHE DR
ROCKWALL, TX 75032

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

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

CRUZ IGNACIO
212 LYNNE DR
ROCKWALL, TX 75032

GALLEGOS JOSE GUADALUPE
212 LYNNE DR
ROCKWALL, TX 75032

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

RESIDENT
214 BLANCHE DR
ROCKWALL, TX 75087

RESIDENT
214 DIANA
ROCKWALL, TX 75087

RESIDENT
215 LYNNE DR
ROCKWALL, TX 75087

RESIDENT
216 CHRIS DR
ROCKWALL, TX 75087

RUIZ JOSE C
219 VALERIE PL
ROCKWALL, TX 75032

CARMONA JOEL
221 NICOLE DR
ROCKWALL, TX 75032

CASTILLO CELIA GURRUSQUIETA
225 LYNNE DR
ROCKWALL, TX 75032

RESIDENT
226 BLANCHE DR
ROCKWALL, TX 75087

RESIDENT
228 EVA PL
ROCKWALL, TX 75087

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

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

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

YANEZ MARIA TERESA
230 CHRIS DR
ROCKWALL, TX 75032

PEREZ FERMIN
230 LYNN DRIVE
ROCKWALL, TX 75032

RESIDENT
234 BLANCHE DR
ROCKWALL, TX 75087

CARMONA MARTIN SALVADOR
235 LYNNE DR
ROCKWALL, TX 75032

RAMIREZ MARTHA E
235 LYNNE DRIVE
ROCKWALL, TX 75032

RESIDENT
238 EVA PL
ROCKWALL, TX 75087

RODRIGUEZ ALMA R
242 CHRIS DRIVE
ROCKWALL, TX 75032

RESIDENT
245 EVA
ROCKWALL, TX 75087

RESIDENT
247 BLANCHE DR
ROCKWALL, TX 75087

CARMONA EVELIA
249 LYNNE DR
ROCKWALL, TX 75032

MARTINEZ CARLOS ALONZO
252 CHRIS DR
ROCKWALL, TX 75032

RESIDENT
254 EVA PL
ROCKWALL, TX 75087

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

RESIDENT
265 BLANCHE DR
ROCKWALL, TX 75087

RESIDENT
266 LYNNE DR
ROCKWALL, TX 75087

RESIDENT
273 LYNNE DR
ROCKWALL, TX 75087

RESIDENT
276 LYNNE DR
ROCKWALL, TX 75087

RESIDENT
281 BLANCHE DR
ROCKWALL, TX 75087

RESIDENT
283 LYNNE DR
ROCKWALL, TX 75087

RESIDENT
288 LYNNE DR
ROCKWALL, TX 75087

QUEVEDO OSCAR F
293 YVONNE
ROCKWALL, TX 75032

RODRIGUEZ ANTONIO & LAURA
301 LYNNE DR
ROCKWALL, TX 75032

RESIDENT
302 LYNNE DR
ROCKWALL, TX 75087

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

RESIDENT
305 EVA PL
ROCKWALL, TX 75087

WESLEY ASHLEY MONIQUE
305 BLANCHE DR
ROCKWALL, TX 75032

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

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

RESIDENT
316 LYNNE DR
ROCKWALL, TX 75087

RESIDENT
317 BLANCHE DR
ROCKWALL, TX 75087

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

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

SALAZAR JOEL
335 EVA PL
ROCKWALL, TX 75032

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

RESIDENT
355 EVA
ROCKWALL, TX 75087

PALICIOS MARIA
365 LYNNE DR
ROCKWALL, TX 75032

RESIDENT
375 EVA
ROCKWALL, TX 75087

RESIDENT
383 EVA PL
ROCKWALL, TX 75087

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

RESIDENT
391 EVA
ROCKWALL, TX 75087

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

RESIDENT
401 EVA
ROCKWALL, TX 75087

RENOVATION SPECIALIST LLC
411 CHRIST DRIVE
ROCKWALL, TX 75032

RESIDENT
420 COUNTY LINE RD
ROCKWALL, TX 75087

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

MBA CUSTOM HOMES LLC
430 RENEE DRIVE
ROCKWALL, TX 75032

SARABIA SILVESTRE
4322 BOWSER AVE APT 203
DALLAS, TX 75219

DIAZ JOSE LUIS
494 LYNNE DR
ROCKWALL, TX 75032

UC RUBEN A
506 LILLIAN ST
ROCKWALL, TX 75087

MOSELEY CYNTHIA SUE
5100 HORIZON RD
ROCKWALL, TX 75032

GARCIA MARTIN
590 SUN VALLEY DR
ROYSE CITY, TX 75189

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

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

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

GUEVARA JOSE
6938 STATE HIGHWAY 50
COMMERCE, TX 75428

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

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

PAVON MARISOL
810 E. DOUGHERTY DR
GARLAND, TX 75041

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

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

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

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

HTX INVESTMENTS, LLC
PO BOX 741209
HOUSTON, TX 77274

PUBLIC NOTICE

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

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

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

Z2026-002: SUP for a Residential Infill

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

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on *Tuesday, February 10 2026 at 6:00 PM*, and the City Council will hold a public hearing on *Tuesday, February 17, 2026 at 6:00 PM*. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

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

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

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

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

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. Z2026-002: SUP for a Residential Infill

Please place a check mark on the appropriate line below:

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

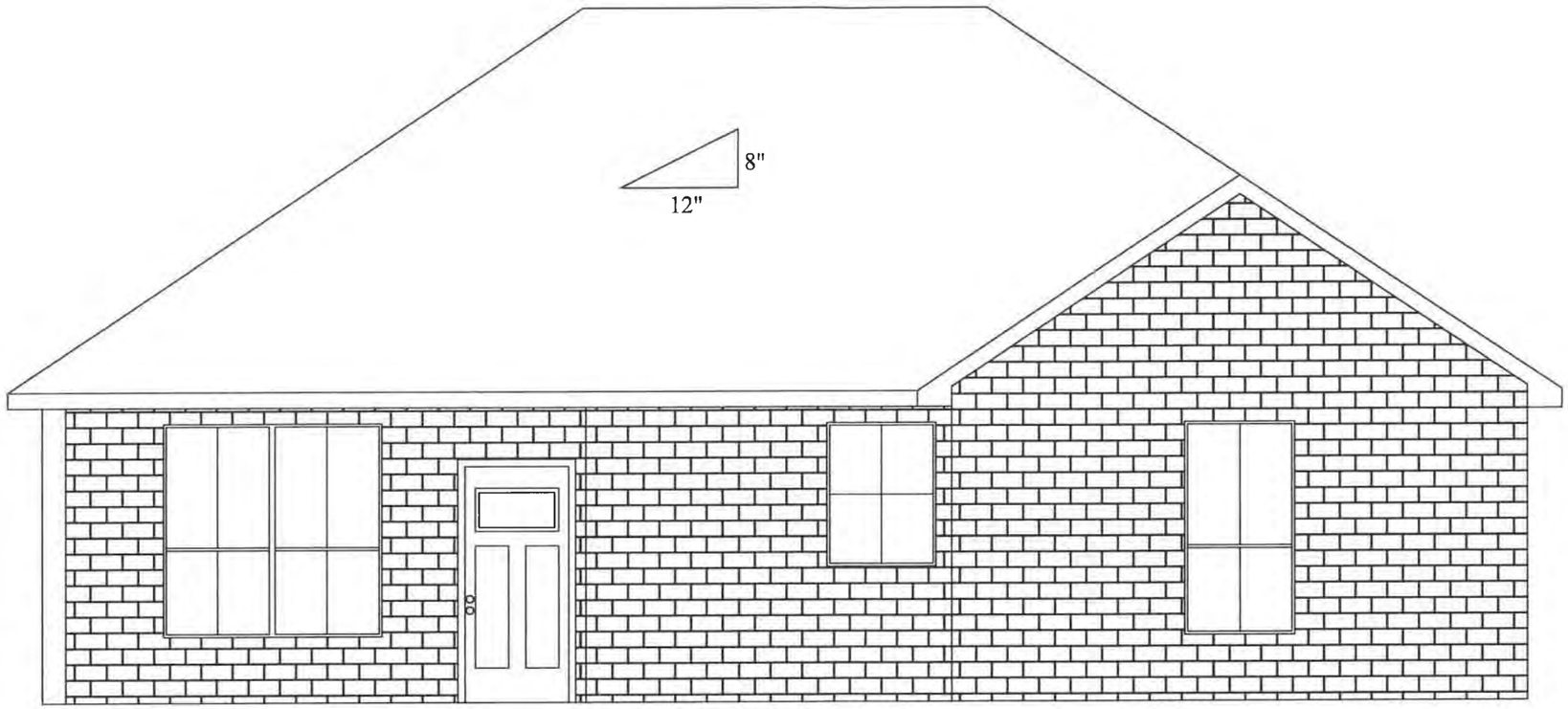
☐ I am opposed to the request for the reasons listed below.

Name:

Address:

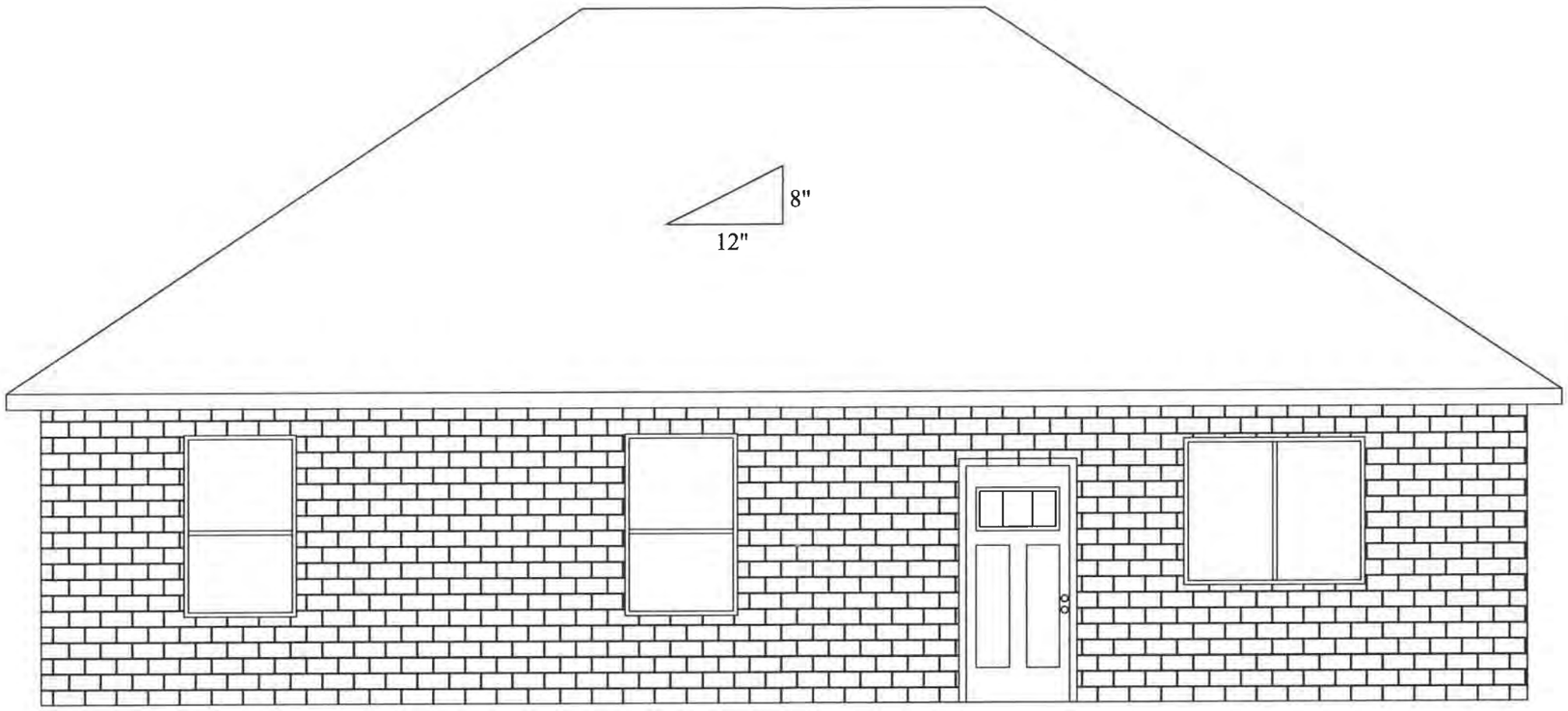
Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written 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



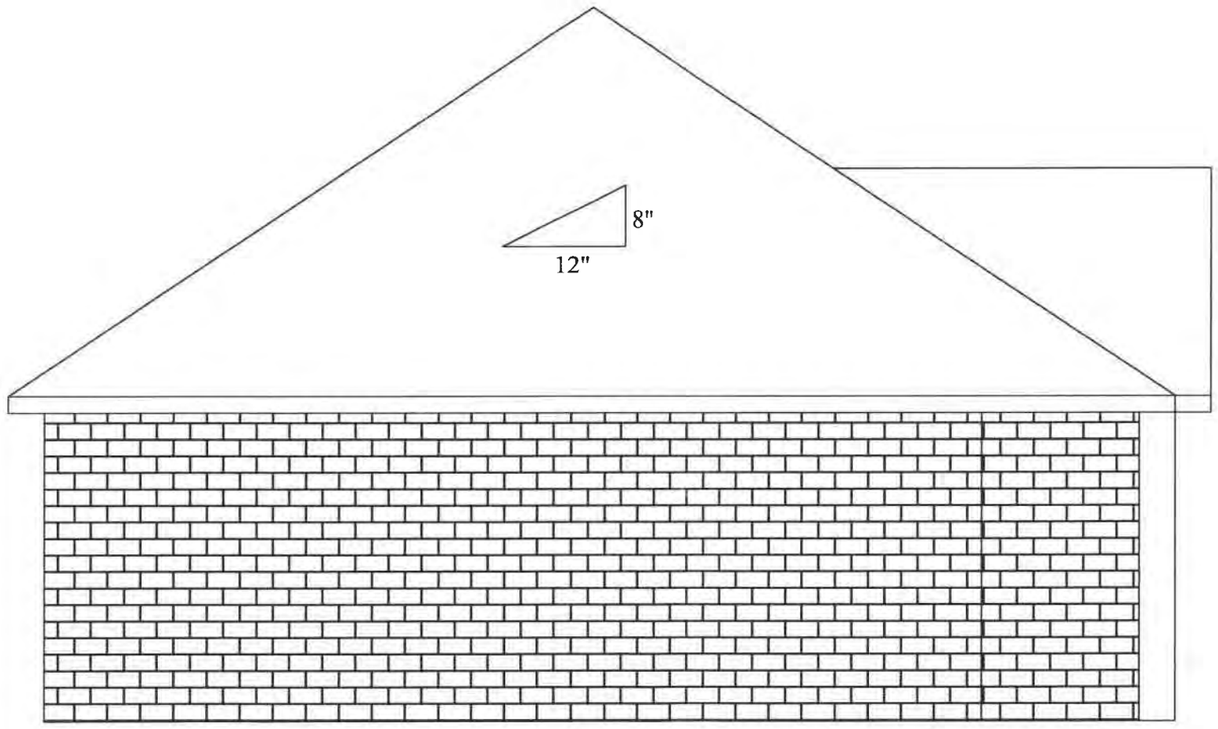
FRONT VIEW

		LIVING SQUARE:	1,156'
		COVER PORCH SQUARE:	56'
ALEX FLORES	(469)534-5809	DIMENSIONS PRINT:	1/8" TO 1'
466 RENEE DR., ROCKWALL TX		ADDRESS: 214 Blanche Dr.	SCALE:



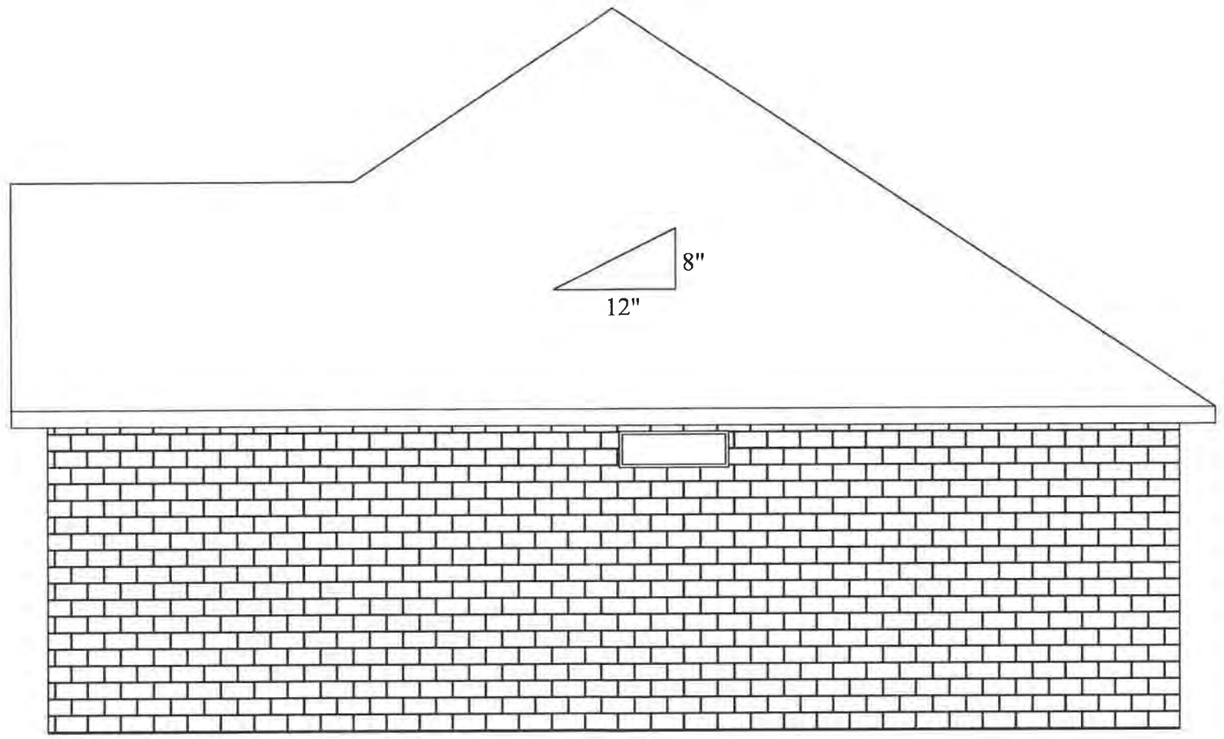
BACK VIEW

		LIVING SQUARE:	1,156'
		COVER PORCH SQUARE:	56'
ALEX FLORES	(469)534-5809	DIMENSIONS PRINT:	1/8" TO 1'
466 RENEE DR., ROCKWALL TX		ADDRESS: 214 Blanche Dr.	SCALE:



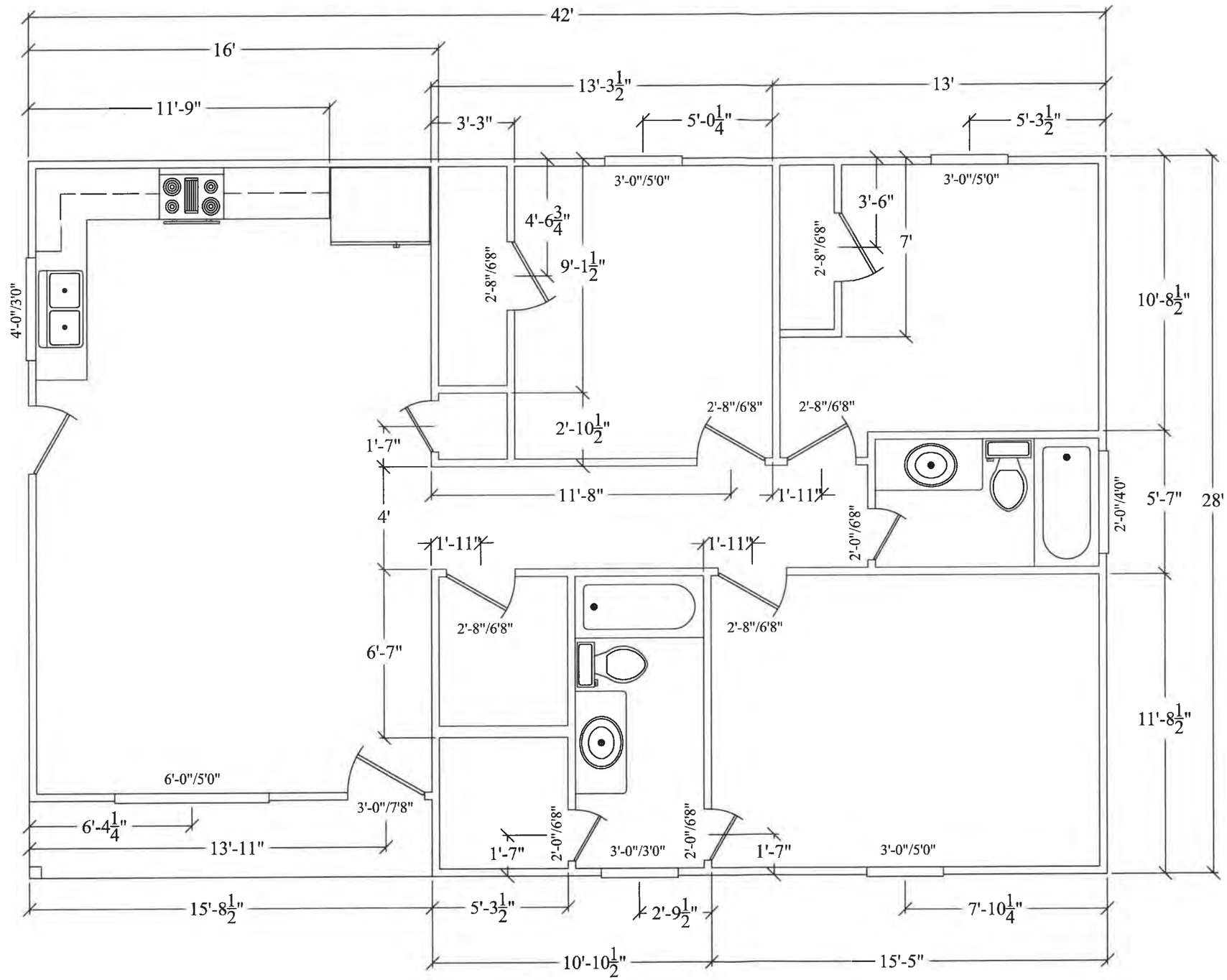
LEFT SIDE

		LIVING SQUARE:	1,156'
		COVER PORCH SQUARE:	56'
ALEX FLORES	(469)534-5809	DIMENSIONS PRINT:	1/8" TO 1'
466 RENEE DR., ROCKWALL TX		ADDRESS: 214 Blanche Dr.	SCALE:



RIGHT SIDE

		LIVING SQUARE:	1,156'
		COVER PORCH SQUARE:	56'
ALEX FLORES	(469)534-5809	DIMENSIONS PRINT:	1/8" TO 1'
466 RENEE DR., ROCKWALL TX		ADDRESS: 214 Blanche Dr.	SCALE:



		LIVING SQUARE:	1,156'
		COVER PORCH SQUARE:	56'
ALEX FLORES	(469)534-5809	DIMENSIONS PRINT:	1/8" TO 1'
466 RENEE DR., ROCKWALL TX		ADDRESS: 214 Blanche Dr.	SCALE:

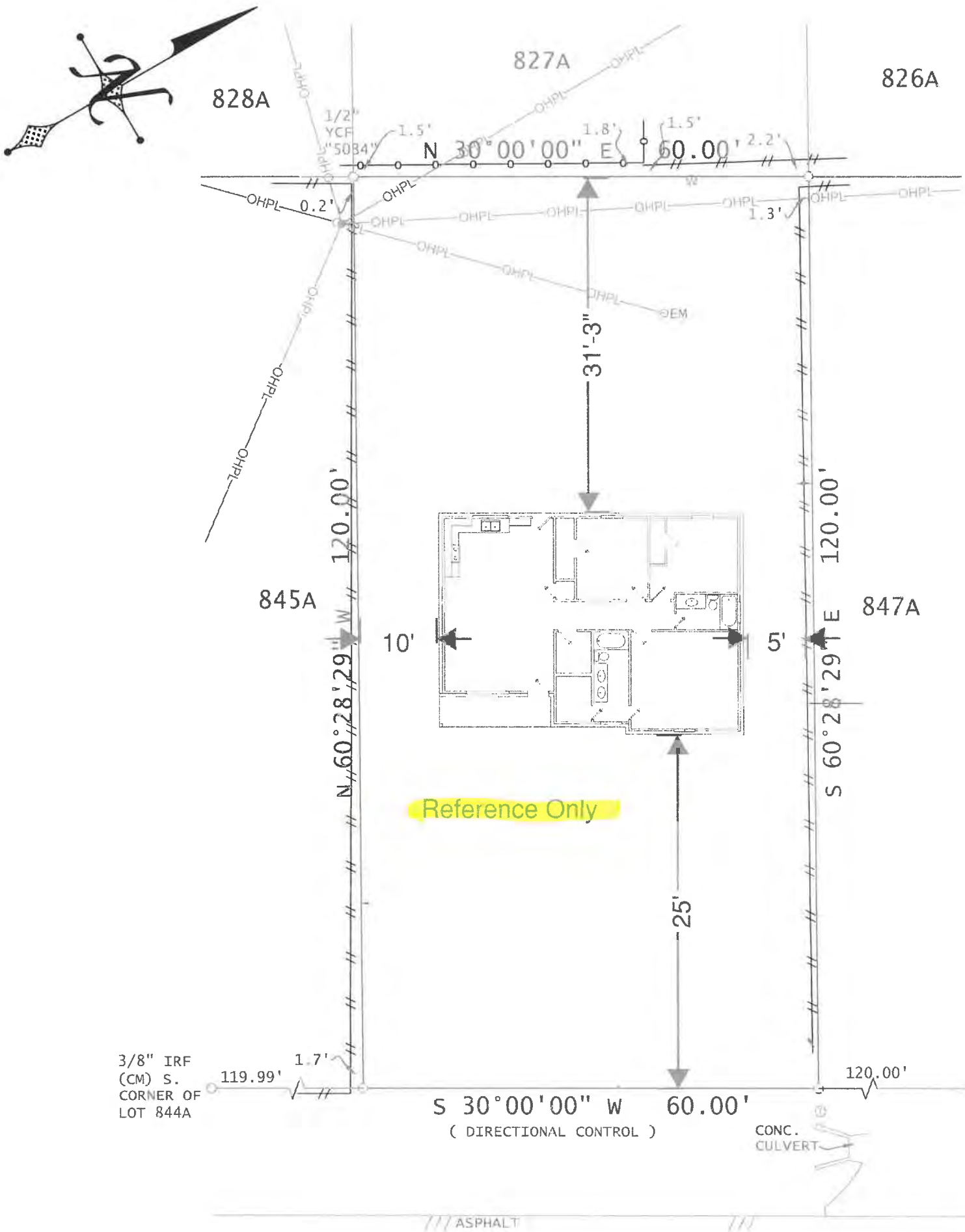
2701 SUNSET RIDGE DRIVE, STE 303
ROCKWALL, TEXAS 75032
FIRM REGISTRATION NO. 10194366

FINAL SURVEY

BURNS SURVEYING

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

BEING LOT 846A OF ROCKWALL LAKE PROPERTIES, DEVELOPMENT NO. 2 IN ROCKWALL COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF, RECORDED IN SLIDE A, PAGE 79 OF THE MAP RECORDS OF ROCKWALL, COUNTY, TEXAS.



THIS CERTIFICATION DOES NOT TAKE INTO CONSIDERATION ADDITIONAL FACTS THAT AN ACCURATE TITLE SEARCH AND OR EXAMINATION MIGHT DISCLOSE.

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

TITLE AND ABSTRACTING WORK FURNISHED BY CAROLINA SALAS

THERE ARE NO ENCROACHMENTS, CONFLICTS, OR PROTRUSIONS, EXCEPT AS SHOWN.

Scale: 1" = 20'

Date: 11/06/2025

G. F. No.: N/A

Job no.: 202509641

Drawn by: SHR

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

CAROLINA SALAS

LEGEND

WOOD FENCE	IRON FENCE
CHAIN LINK	WIRE FENCE
BOUNDARY LINE	

CM - CONTROLLING MONUMENT
MRD - MONUMENT OF RECORD DIGNITY
POINT FOR CORNER
1/2" IRON ROD WITH CAP STAMPED "BURNS SURVEYING" SET
X-CUT FOUND OR SET (AS NOTED)
FENCE POST FOR CORNER
MONUMENT FOUND

C - CABLE	E - ELECTRIC
CO - CLEAN OUT	PE - POOL EQUIP
G - GAS METER	P - POWER POLE
FH - FIRE HYDRANT	T - TELEPHONE
LP - LIGHT POLE	WM - WATER METER
MH - MANHOLE	WV - WATER VALVE

EM - ELECTRIC METER

(UNLESS OTHERWISE NOTED)

STATE OF TEXAS
REGISTERED
BARRY S. RHODES
3691
PROFESSIONAL
LAND SURVEYOR

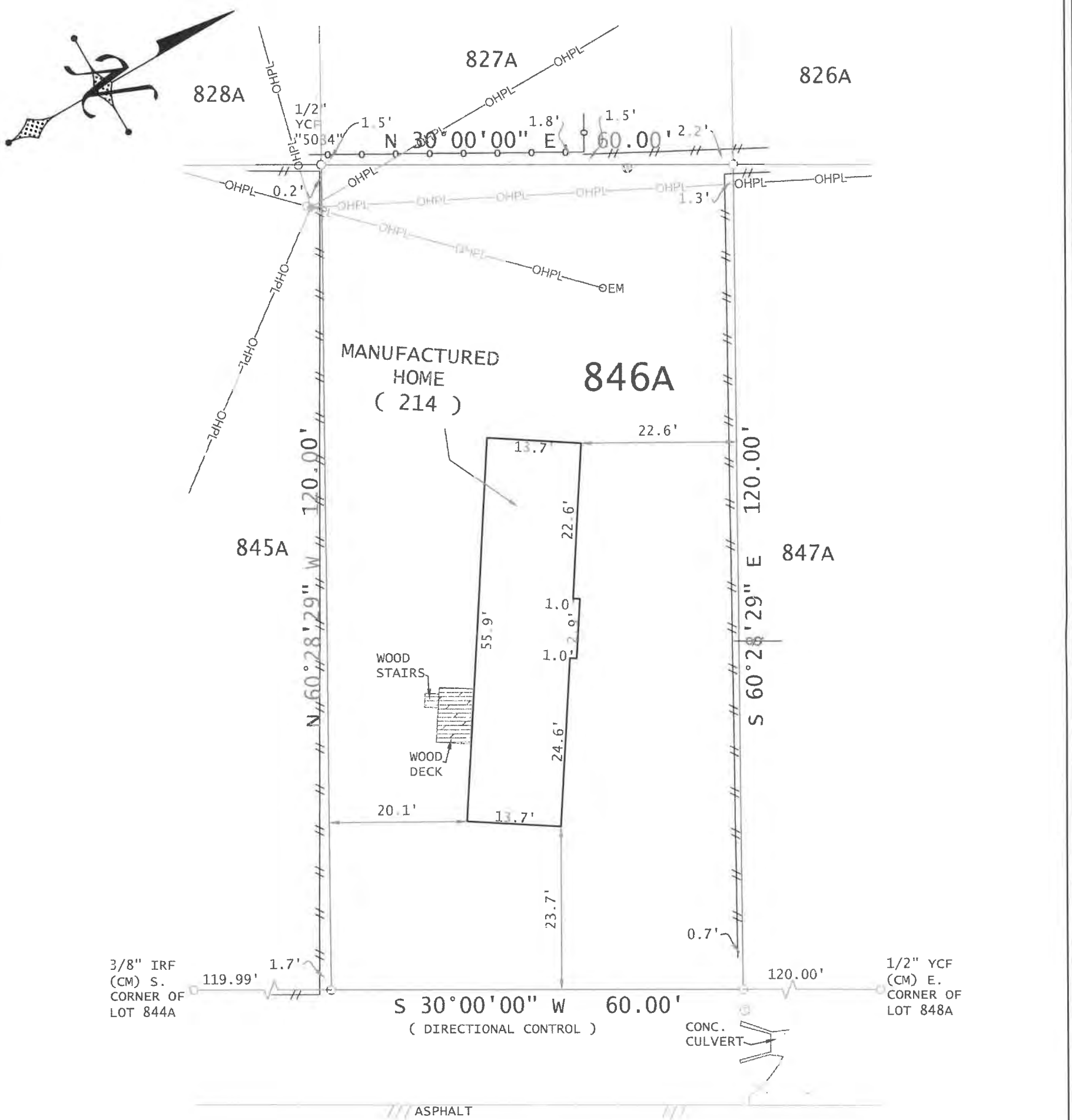
2701 SUNSET RIDGE DRIVE, STE 303
ROCKWALL, TEXAS 75032
FIRM REGISTRATION NO. 10194366

FINAL SURVEY

BURNS SURVEYING

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

BEING LOT 846A OF ROCKWALL LAKE PROPERTIES, DEVELOPMENT NO. 2 IN ROCKWALL COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF, RECORDED IN SLIDE A, PAGE 79 OF THE MAP RECORDS OF ROCKWALL, COUNTY, TEXAS.



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TITLE AND ABSTRACTING WORK FURNISHED BY CAROLINA SALAS

THERE ARE NO ENCROACHMENTS, CONFLICTS, OR PROTRUSIONS, EXCEPT AS SHOWN.

Scale: 1" = 20'

Date: 11/06/2025

G. F. No.: N/A

Job no.: 202509641

Drawn by: SHR

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

CAROLINA SALAS

LEGEND

WOOD FENCE	IRON FENCE
CHAIN LINK	WIRE FENCE
BOUNDARY LINE	

CM - CONTROLLING MONUMENT
MRD - MONUMENT OF RECORD DIGNITY
POINT FOR CORNER
1/2" IRON ROD WITH CAP STAMPED "BURNS SURVEYING" SET
X-CUT FOUND OR SET (AS NOTED)
FENCE POST FOR CORNER
MONUMENT FOUND

(C) - CABLE	EM - ELECTRIC METER
(CO) - CLEAN OUT	(E) - ELECTRIC
(G) - GAS METER	PE - POOL EQUIP
(FH) - FIRE HYDRANT	(P) - POWER POLE
(LP) - LIGHT POLE	(T) - TELEPHONE
(MH) - MANHOLE	(WM) - WATER METER
	(WV) - WATER VALVE

(UNLESS OTHERWISE NOTED)

STATE OF TEXAS
REGISTERED
BARRY S. RHODES
3691
PROFESSIONAL
LAND SURVEYOR

CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2026-002

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

ADJACENT HOUSING ATTRIBUTES

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

185 Blanche Drive

190 Blanche Drive

195 Blanche Drive

202 Blanche Drive

214 Blanche Drive

219 Blanche Drive

226 Blanche Drive

229 Blanche Drive

234 Blanche Drive

247 Blanche Drive

199 Diana Drive

CITY OF ROCKWALL

ORDINANCE NO. 26-XX

SPECIFIC USE PERMIT NO. S-3XX

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

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

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

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

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

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

DRAFT 01.21.26

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) 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 04.17.2026

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 2ND DAY OF MARCH, 2026.

_____
Tim McCallum, *Mayor*

ATTEST:

_____
Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

1st Reading: *February 17, 2026*

2nd Reading: *March 2, 2026*

DRAFT ORDINANCE 01.27.2026

Exhibit 'A':
Location Map

Address: *214 Blanche Drive*

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

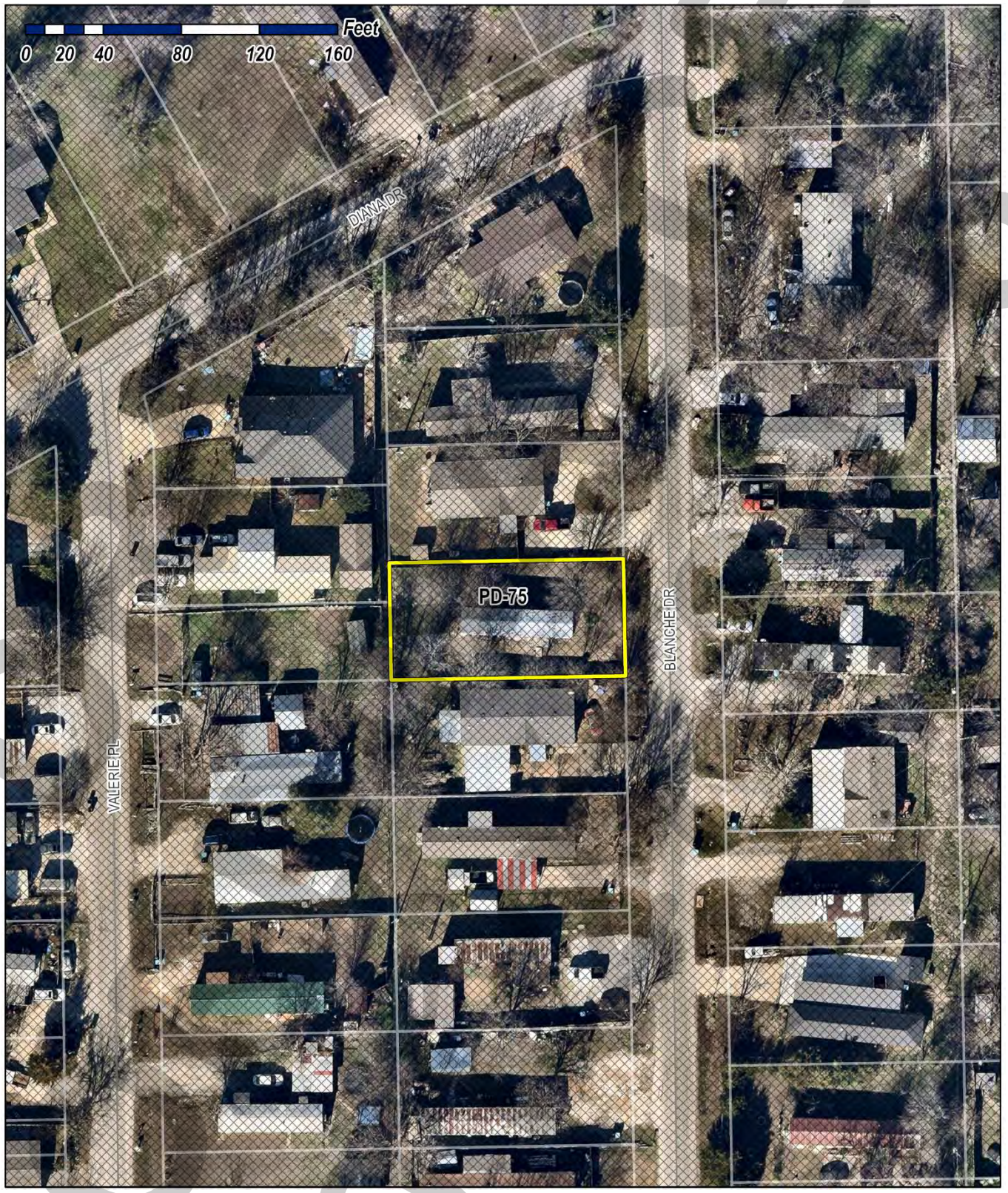
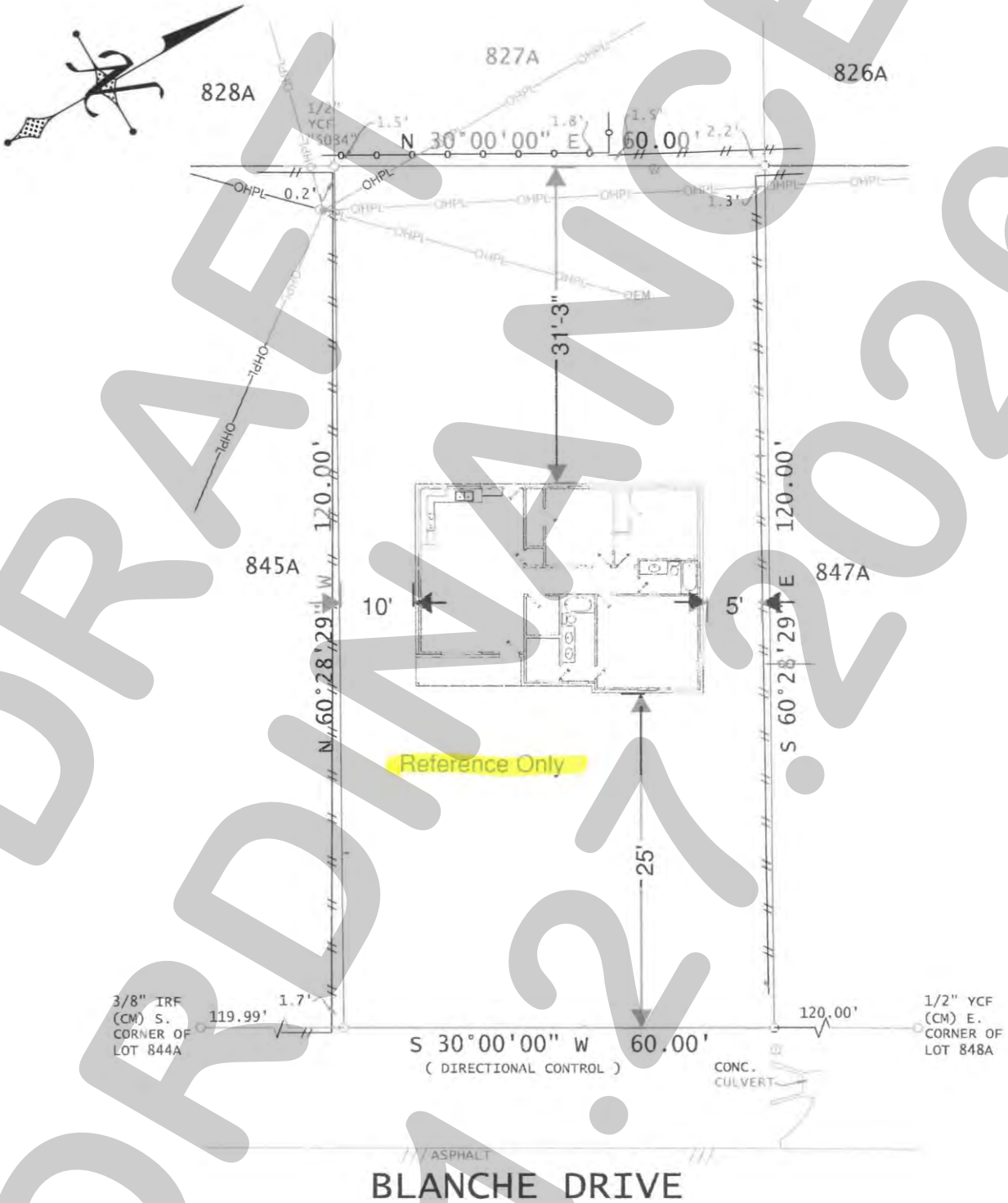
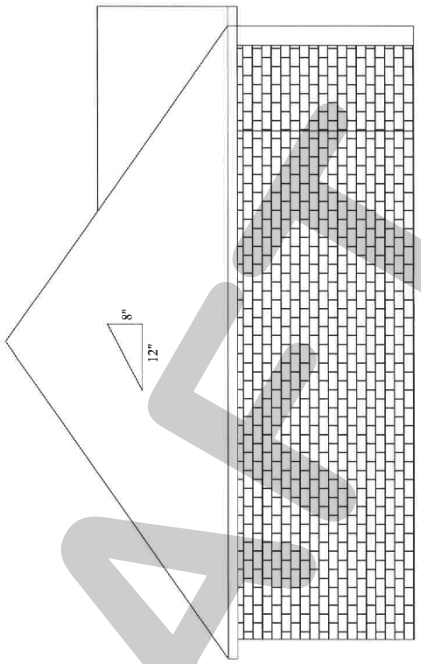


Exhibit 'B':
Residential Plot Plan

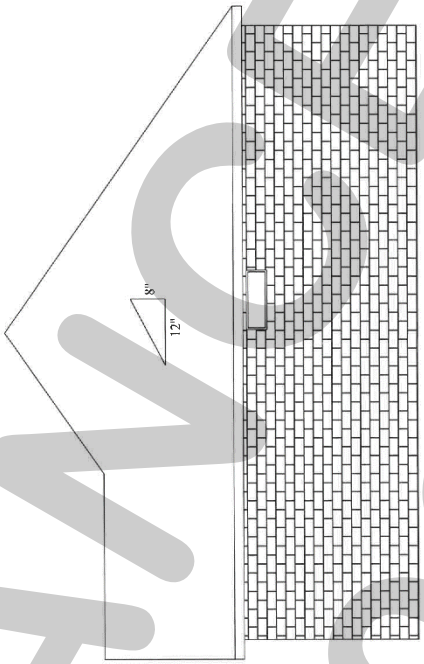


DRAFT ORDINANCE 01.27.2026

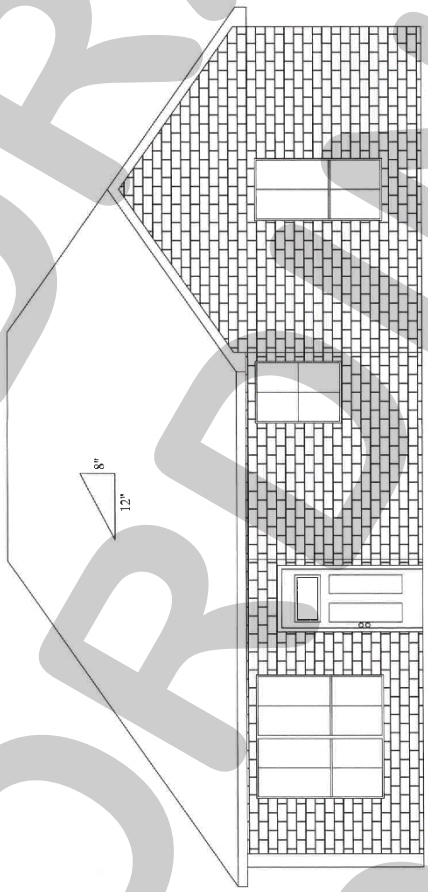
Exhibit 'C':
Building Elevations



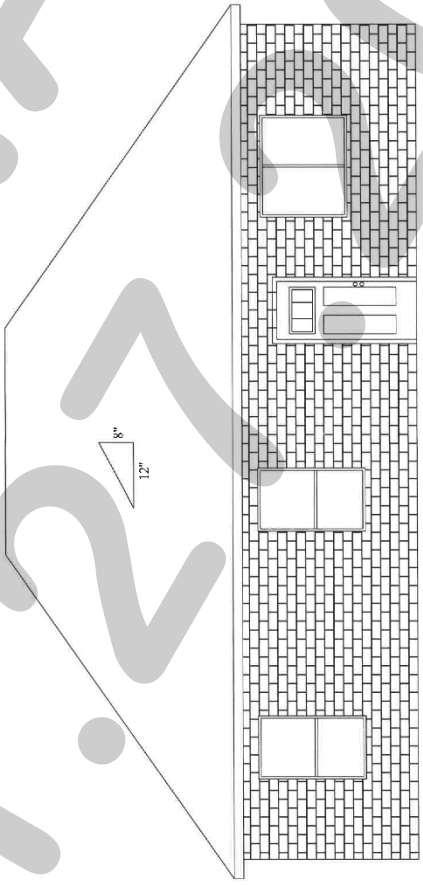
LEFT SIDE



RIGHT SIDE



FRONT VIEW



BACK VIEW

DRAFT
ORDINANCE
01.27.2026

CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION MEMORANDUM

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

TO:	Planning and Zoning Commission
FROM:	Bethany Ross; *Senior Planner*
DATE:	January 27, 2026
SUBJECT:	Z2026-004; *Specific Use Permit for 1982 Sterling Court*

Staff requests withdrawal of *Case No. Z2026-004* in order to allow additional outstanding items on the property to be adequately addressed by the applicant. According to Subsection 01.03, *Application Withdrawal*, of the Article 11, *Development Application and Review Procedures*, of the Unified Development Code (UDC), "(i)f an application requires notice to be published in the newspaper and/or notifications of a public hearing sent to affected property owners, such request for withdrawal of an application must be placed on the public hearing agenda and acted upon by the applicable body." This means that the Planning and Zoning Commission will need to take action on the staff's request to withdraw the case at the February 10, 2026 public hearing. Should the Planning and Zoning Commission have any questions staff will be available at the *January 27, 2026* meeting.

PROJECT COMMENTS

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

DATE: 1/23/2026

PROJECT NUMBER: SP2026-001
PROJECT NAME: Amended Site Plan for 1801 S. Goliad Street
SITE ADDRESS/LOCATIONS: 1801 S. Goliad

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

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Bethany Ross	01/23/2026	Approved w/ Comments

01/23/2026: SP2026-001; Site Plan for Layne's Chicken
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

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

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

M.3 For reference, include the case number (SP2026-001) in the lower right-hand corner of all pages of all revised plan submittals. (Subsection 01.02(D), Article 11, UDC)

M.4 Provide the standard signature block with signature space for the Planning and Zoning Chairman and the Planning Director on all pages of the plans. (Subsection 03.04. A, Article 11, UDC)

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

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

_____ _____
Planning & Zoning Commission, Chairman Director of Planning and Zoning

M.5 The applicant is requesting to remove the Stone on the building and replace it with brick. In doing this, the applicant is requesting a variance to the 20% stone requirement of the General Overlay District Standards. According to 06.02 (C), Architectural Standards, of Article 05, District Development Standards, of the Unified Development Code (UDC), (a) minimum of 20% natural or quarried stone is required on all building façades. This will require a variance from the Planning and Zoning Commission pending a recommendation from the Architectural Review Board (ARB).

M.6 According to Article 11, Development Application and Review Procedures, of the Unified Development Code (UDC), two (2) compensatory measure for each exception or variance is required. In order to request an exception, the applicant will need to provide a letter outlining the requested exceptions and subsequent two (2) compensatory measures for each exception or variance. (Subsection 09.02, of Article 11, of the UDC). In this case, the applicant has provided a letter stating the request for the variance and provided the following compensatory measures:

(1) increased landscaping,
(2) new canopies, and
(3) new patio light fixtures.

However, staff will need to see a landscape plan that shows the existing vs. expanded landscaping, and a photometric plan that meets the requirements of the Unified Development Code (UDC). The landscape plan should include a detail of the proposed fencing around the patio. Fencing in Commercial (C) Districts shall be wrought iron and a maximum of four (4) feet in height in front of the building.

M.8 Please note that failure to address all comments provided by staff by 3:00 PM on March 3, 2026 will result in the automatic denial of the case on the grounds of an incomplete submittal. No refund will be given for cases that are denied due to an incomplete submittal, and a new application and fee will be required to resubmit the case.

I.9 Please note the scheduled meetings for this case:

(1) Planning & Zoning Work Session meeting will be held on January 27, 2026.
(2) Planning & Zoning Commission meeting will be held on February 10, 2026.

I.10 All meetings will be held in person and in the City's Council Chambers. All meetings listed above are scheduled to begin at 6:00 p.m. (P&Z). The City requires that a representative(s) be present for these meetings. During the upcoming work session meeting with the Planning and Zoning Commission, representative(s) are required to present their case and answer any questions the Planning Commission may have regarding this request.

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

01/20/2026: The following applies if changing more than just the facade of the building.

General Items:
- Must meet City 2023 Standards of Design and Construction.
- 4% Engineering Inspection Fees (for any exterior public improvements).
- Impact Fees (Water, Sewer, Roadway - if changing water meters or building square footage).
- Minimum easement width is 20' for new easements. No structures, including walls, allowed in easements.
- Retaining walls 3' and over must be engineered.
- All retaining walls 18" or taller must be rock or stone face. No smooth concrete walls.
- No signage is allowed within easements or ROW.
- No structures or fences with easements.
- The site will need to be platted if changing or adding easements.
- All utilities must be underground.
- Additional comments may be provided at the time of Engineering review.

Drainage Items:
- Existing flow patterns must be maintained.
- 4:1 maximum side slopes for any grading.
- No grate inlets allowed.
- Dumpster areas to drain to oil/water separator and then to the storm lines. Make sure that the existing oil/water separator has been serviced.

- The property owner will be responsible for maintaining, repair, and replacement of the drainage systems.

Water and Wastewater Items:
- Commercial sanitary sewer service line size is minimum 6" and must connect to an existing or proposed manhole.
- Any utility connection made underneath of an existing public roadway must be completed by dry bore. Opening cutting will not be allowed.
- Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)
- Min 20' utility easements. All public utilities must be centered in easement.
- Water to be 10' separated from storm and sewer lines.
- Prior to CO proof of current backflow assembly testing must be provided

Roadway Paving Items:
- Must meet City driveway spacing requirements.
- All parking, storage, drive aisles must be reinforced concrete. No rock, gravel, or asphalt allowed in any area.
- All Parking to be 20'x9' minimum. Parking may not be off a public Roadway. Vehicle must not be required to back onto a public roadway, including trash trucks.
- No dead-end parking allowed without an City approved turnaround.
- Drive isles to be 24' wide.
- Fire lane to be 24' wide and in a platted easement.
- Fire lane to have 20' min radius if buildings are less than 30' tall. If any of the buildings are 30' or more, the fire lane will be 30' radius minimum.
- Any proposed pavement specs will be reviewed with Engineering plans.

Landscaping:
- No trees to be with 10' of any public water, sewer or storm line that is 10" in diameter or larger.
- No trees to be with 5' of any public water, sewer, or storm line that is less than 10".
- Landscape berms may not be on top of City utilities or within easements.

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

No Comments

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

No Comments

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

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	01/20/2026	Approved

No Comments

The following applies if changing more than just the facade of the building.

General Items:
- Must meet City 2023 Standards of Design and Construction.
- 4% Engineering Inspection Fees (for any exterior public improvements).
- Impact Fees (Water, Sewer, Roadway - if changing water meters or building square footage).
- Minimum easement width is 20' for new easements. No structures, including walls, allowed in easements.
- Retaining walls 3' and over must be engineered.
- All retaining walls 18" or taller must be rock or stone face. No smooth concrete walls.
- No signage is allowed within easements or ROW.
- No structures or fences with easements.
- The site will need to be platted if changing or adding easements.
- All utilities must be underground.
- Additional comments may be provided at the time of Engineering review.

Drainage Items:
- Existing flow patterns must be maintained.
- 4:1 maximum side slopes for any grading.
- No grate inlets allowed.
- Dumpster areas to drain to oil/water separator and then to the storm lines. Make sure that the existing oil/water separator has been serviced.
- The property owner will be responsible for maintaining, repair, and replacement of the drainage systems.

Water and Wastewater Items:
- Commercial sanitary sewer service line size is minimum 6" and must connect to an existing or proposed manhole.
- Any utility connection made underneath of an existing public roadway must be completed by dry bore. Opening cutting will not be allowed.
- Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)
- Min 20' utility easements. All public utilities must be centered in easement.
- Water to be 10' separated from storm and sewer lines.
- Prior to CO proof of current backflow assembly testing must be provided

Roadway Paving Items:
- Must meet City driveway spacing requirements.
- All parking, storage, drive aisles must be reinforced concrete. No rock, gravel, or asphalt allowed in any area.
- All Parking to be 20'x9' minimum. Parking may not be off a public Roadway. Vehicle must not be required to back onto a public roadway, including trash trucks.
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- Drive isles to be 24' wide.
- Fire lane to be 24' wide and in a platted easement.
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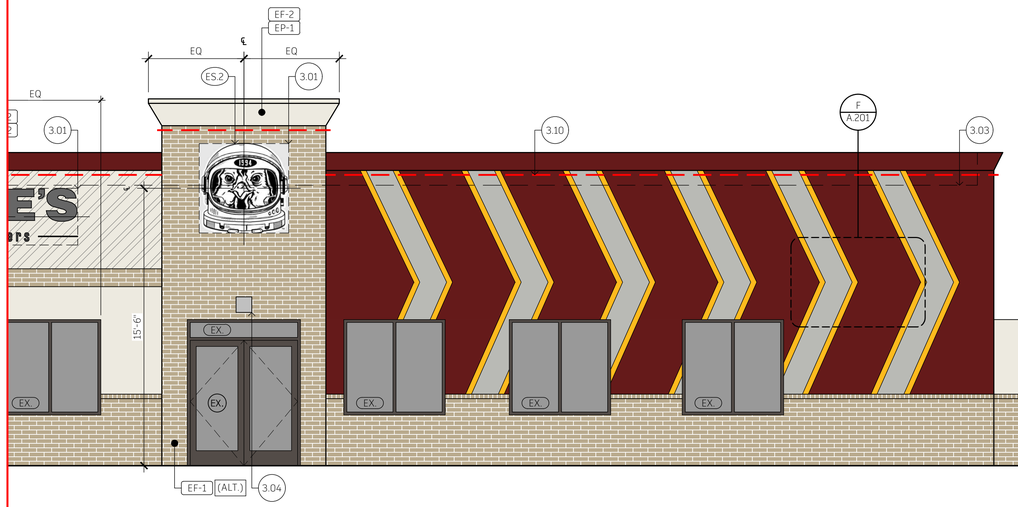
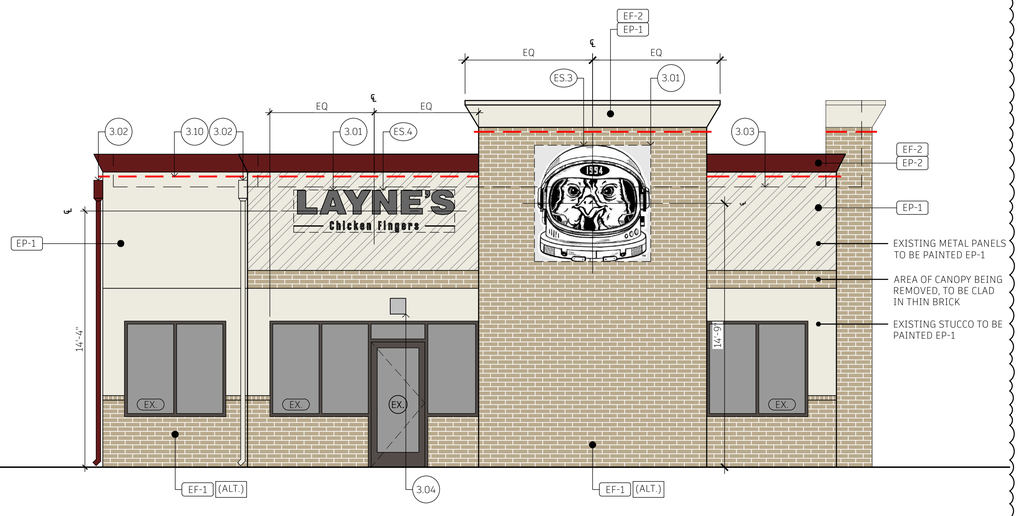
- Any proposed pavement specs will be reviewed with Engineering plans.

Landscaping:
- No trees to be with 10' of any public water, sewer or storm line that is 10" in diameter or larger.
- No trees to be with 5' of any public water, sewer, or storm line that is less than 10".
- Landscape berms may not be on top of City utilities or within easements.



C. EXTERIOR ELEVATION (ALTERNATE) 1/4" = 1'-0"



I. EXTERIOR ELEVATION (ALTERNATE) 1/4" = 1'-0"

F. NOT USED

E. NOT USED

FACADE MATERIAL PERCENTAGES - EXISTING		FACADE MATERIAL PERCENTAGES - PROPOSED	
ENTRANCE ELEVATION (SE)		ENTRANCE ELEVATION (SE)	
STONE	= 31%	BRICK	= 31%
METAL PANELS	= 10%	METAL PANELS	= 10%
STUCCO	= 44%	STUCCO	= 44%
GLAZING	= 15%	GLAZING	= 15%
DRIVE-THRU ELEVATION (NW)		DRIVE-THRU ELEVATION (NW)	
STONE	= 20%	BRICK	= 26%
METAL PANELS	= 11%	METAL PANELS	= 11%
STUCCO	= 47%	STUCCO	= 47%
GLAZING	= 16%	GLAZING	= 16%
TILE	= 6%	TILE	= 0%
FRONT ELEVATION (SW)		FRONT ELEVATION (SW)	
STONE	= 42%	BRICK	= 42%
METAL PANELS	= 5%	METAL PANELS	= 5%
STUCCO	= 36%	STUCCO	= 36%
GLAZING	= 17%	GLAZING	= 17%
REAR ELEVATION (NE)		REAR ELEVATION (NE)	
STONE	= 25%	BRICK	= 25%
STUCCO	= 75%	STUCCO	= 75%

B. FACADE MATERIAL PERCENTAGES

ADD ALTERNATE ITEMS:

EXTERIOR:
4. ADD ALTERNATE (4) TO DEMOLISH EXISTING STONE ON WAINSCOT AND TOWERS AND REPLACE WITH THIN BRICK

A. ADD ALTERNATE ITEMS

PROJECT #: C25-029	DATE: 2025.10.09
DRAWN BY: JC	CHECKED BY: TC

REVISIONS:
REV. #1 - 2025.10.15
REV. #2 - 2025.11.07
REV. #3 - 2025.12.03
REV. #4 - 2026.01.13

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SC ARCHITECTURE

LAYNE'S CHICKEN FINGERS
RAWRA GROUP
1801 S GOLIAD ST.
ROCKWALL, TX 75087

LAYNE'S Chicken Fingers

REGISTERED ARCHITECT
J. MAX SLITCHER
19718
STATE OF TEXAS
January 13, 2026

EXTERIOR ELEV. (ALT.)

SHEET
A.203

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 1801 S Goliad St, Rockwall, TX 75087

SUBDIVISION HJG Plaza Addition LOT 1 BLOCK 1

GENERAL LOCATION Near the intersection of S Goliad St (SH 205) and E Yellow Jacket Ln

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING C CURRENT USE A-2, Restaurant

PROPOSED ZONING C PROPOSED USE A-2, Restaurant

ACREAGE 1.154 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 Rawra Group

CONTACT PERSON Jawad Rawra

ADDRESS [redacted]

CITY, STATE & ZIP [redacted]

☒ APPLICANT SC Architecture

[redacted]

E-MAIL [redacted]

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Jason Cluth [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* 12th *DAY OF* January 2025*. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."*

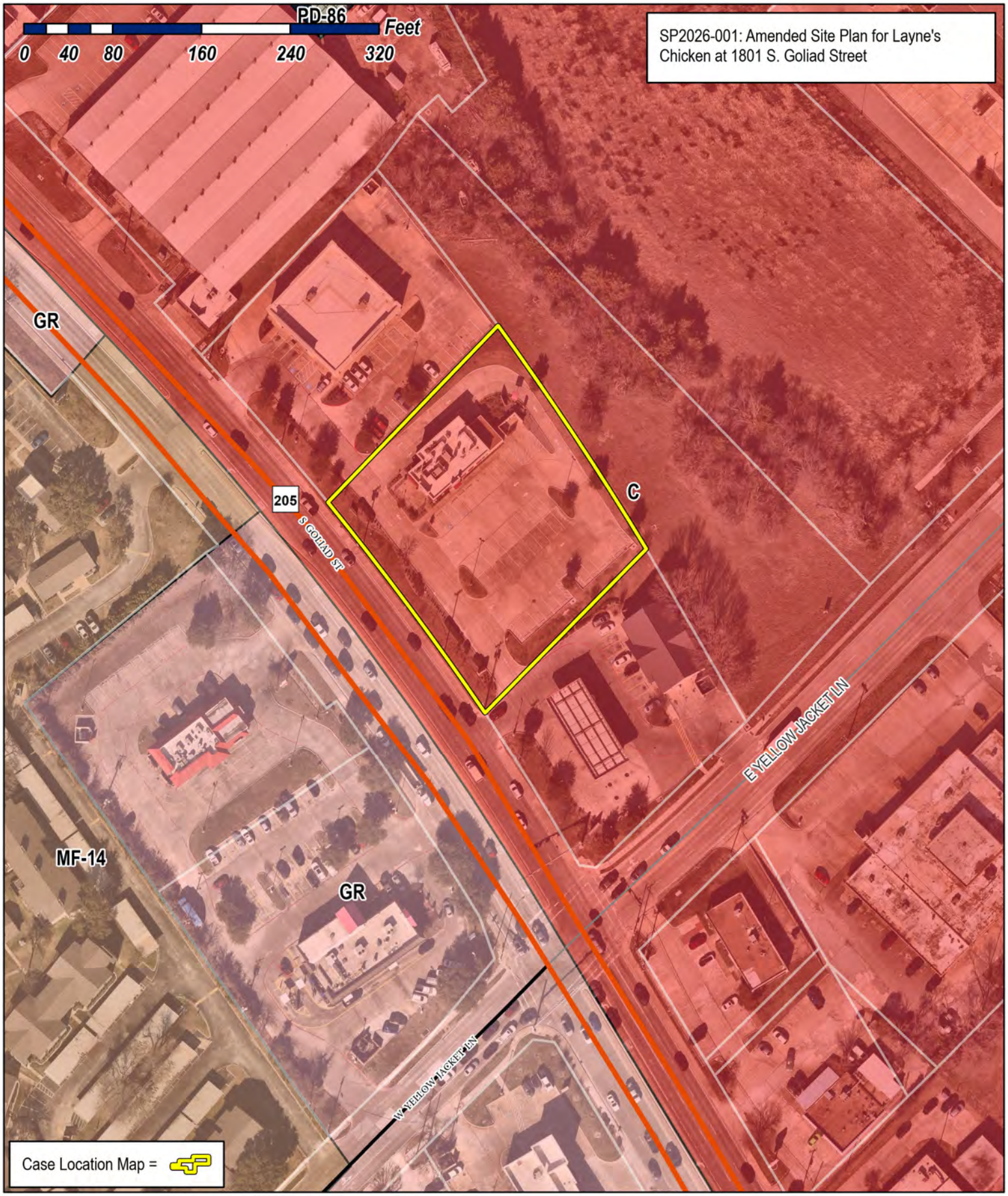
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 14 *DAY OF* January 2026

OWNER'S SIGNATURE [signature]

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Tammy K Geisler

TAMMY K GEISLER
Notary Public, State of Texas
Comm. Expires 06-06-2029
Notary ID 131160027

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.

DEVELOPMENT APPLICATION
AMENDED SITE PLAN
LAYNE'S CHICKEN FINGERS
1801 S GOLIAD ST, ROCKWALL, TX 75087
JANUARY 14, 2026

ARCHITECTURE

CITY OF ROCKWALL
PLANNING & ZONING
385 S GOLIAD ST, ROCKWALL, TX 75087
ATTN: Bethany Ross

To whom it may concern,

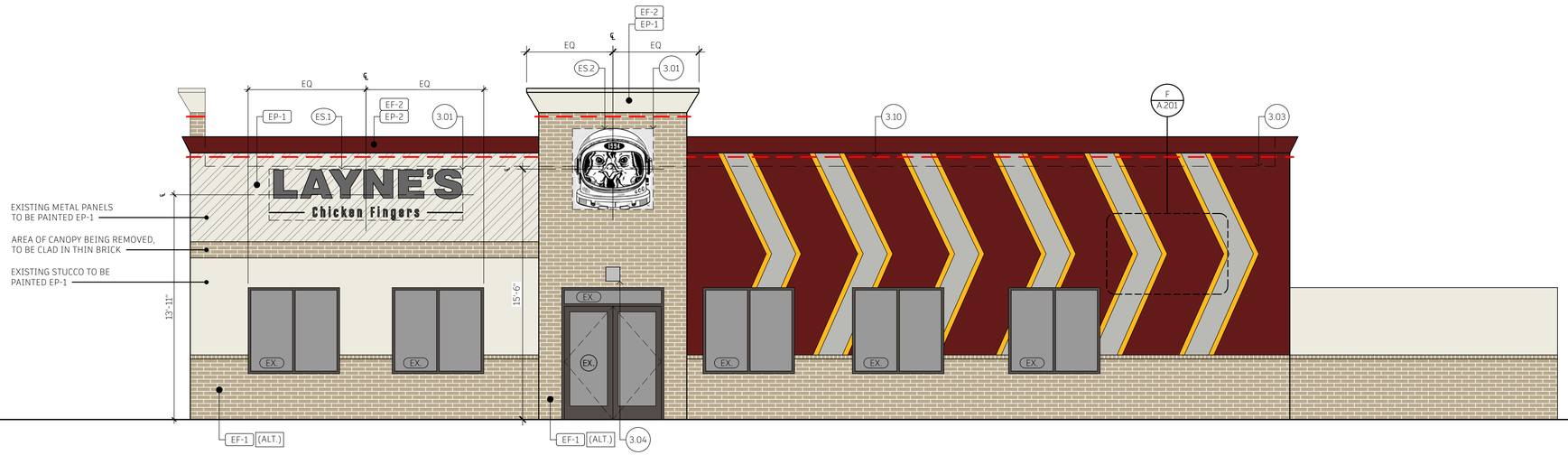
On behalf of the new property owner for this project site, located at 1801 S Goliad St, this application is being submitted for an amended site plan. This project consists of an existing Dairy Queen restaurant that is being converted into a Layne's Chicken Fingers restaurant.

The existing building facades consist primarily of stucco, stone, and metal panels. The owner would like to replace the existing stone veneer with a new thin brick veneer. The stone in some areas is in a state of disrepair and will require ongoing maintenance due to its age. In addition, the proposed thin brick better aligns with the brand design preferences for Layne's Chicken Fingers.

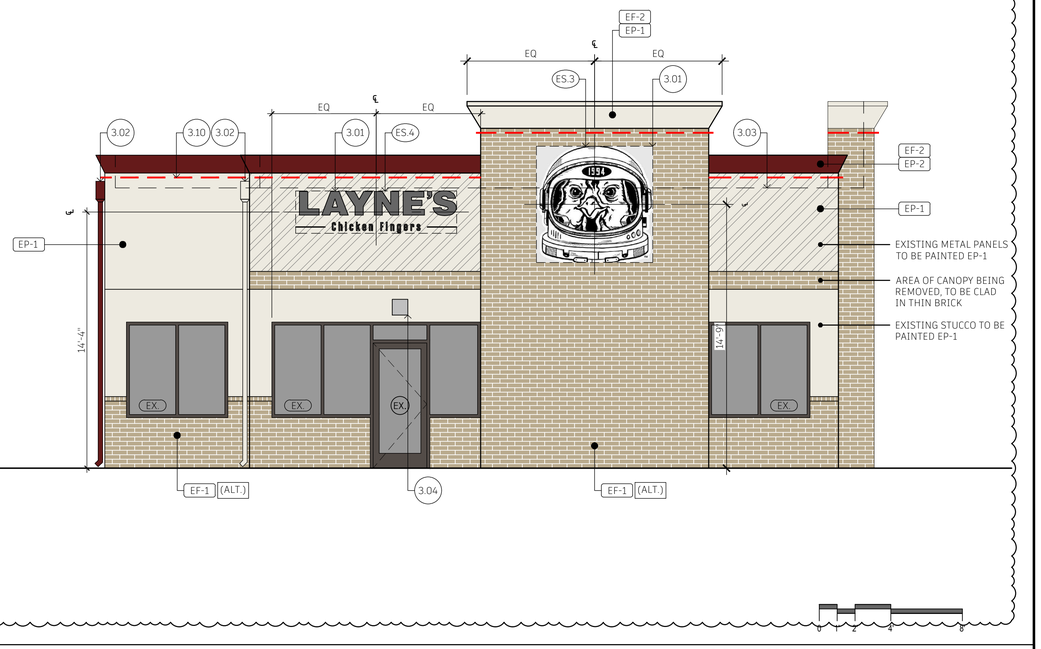
Please review the attached drawings and consider approving the use of an alternate material for this existing building.

Thank you!

Jason Cluth
Project Manager
SC Architecture
2931 Elkton Trail, Tyler, TX 75703
903.630.7330
jason@scarchitecturetx.com



C. EXTERIOR ELEVATION (ALTERNATE) 1/4" = 1'-0"



I. EXTERIOR ELEVATION (ALTERNATE) 1/4" = 1'-0"

F. NOT USED

E. NOT USED

FACADE MATERIAL PERCENTAGES - EXISTING	
ENTRANCE ELEVATION (SE)	
STONE	= 31%
METAL PANELS	= 10%
STUCCO	= 44%
GLAZING	= 15%
DRIVE-THRU ELEVATION (NW)	
STONE	= 20%
METAL PANELS	= 11%
STUCCO	= 47%
GLAZING	= 16%
TILE	= 6%
FRONT ELEVATION (SW)	
STONE	= 42%
METAL PANELS	= 5%
STUCCO	= 36%
GLAZING	= 17%
REAR ELEVATION (NE)	
STONE	= 25%
STUCCO	= 75%

FACADE MATERIAL PERCENTAGES - PROPOSED	
ENTRANCE ELEVATION (SE)	
BRICK	= 31%
METAL PANELS	= 10%
STUCCO	= 44%
GLAZING	= 15%
DRIVE-THRU ELEVATION (NW)	
BRICK	= 26%
METAL PANELS	= 11%
STUCCO	= 47%
GLAZING	= 16%
TILE	= 0%
FRONT ELEVATION (SW)	
BRICK	= 42%
METAL PANELS	= 5%
STUCCO	= 36%
GLAZING	= 17%
REAR ELEVATION (NE)	
BRICK	= 25%
STUCCO	= 75%

B. FACADE MATERIAL PERCENTAGES

ADD ALTERNATE ITEMS:

EXTERIOR:

4. ADD ALTERNATE (4) TO DEMOLISH EXISTING STONE ON WAINSCOT AND TOWERS AND REPLACE WITH THIN BRICK

A. ADD ALTERNATE ITEMS

PROJECT #: C25-029	DATE: 2025.10.09
DRAWN BY: JC	CHECKED BY: TC

REVISIONS:
REV. #1 - 2025.10.15
REV. #2 - 2025.11.07
REV. #3 - 2025.12.03
REV. #4 - 2026.01.13

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SC ARCHITECTURE

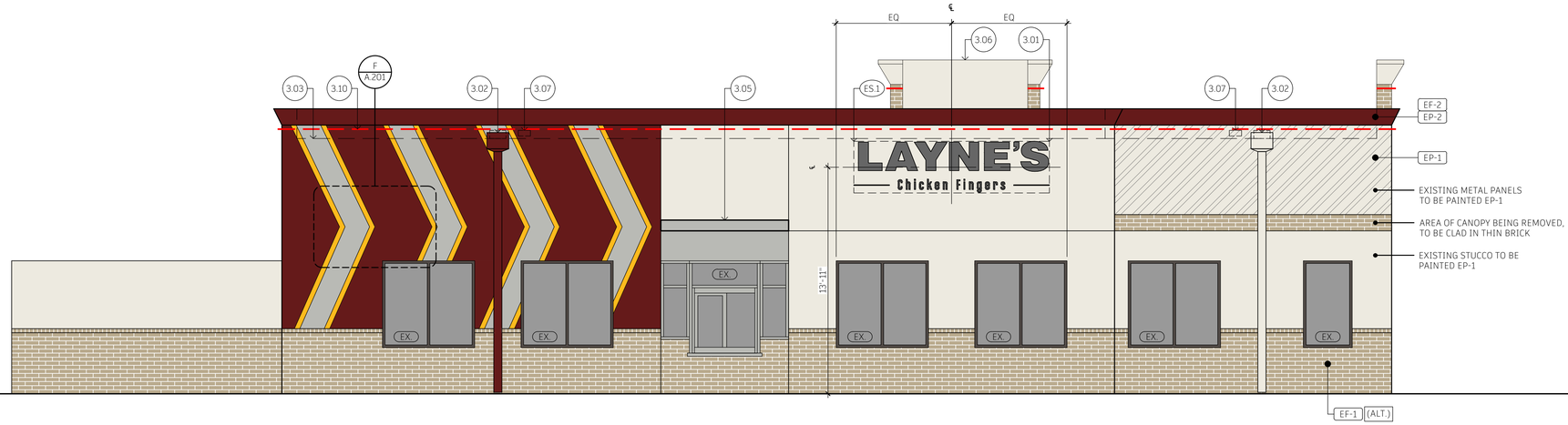
LAYNE'S CHICKEN FINGERS
RAWRA GROUP
1801 S GOLIAD ST.
ROCKWALL, TX 75087

LAYNE'S Chicken Fingers

REGISTERED ARCHITECT J. WAX SLITCHER 19718 STATE OF TEXAS
January 13, 2026

EXTERIOR ELEV. (ALT.)

SHEET
A.203



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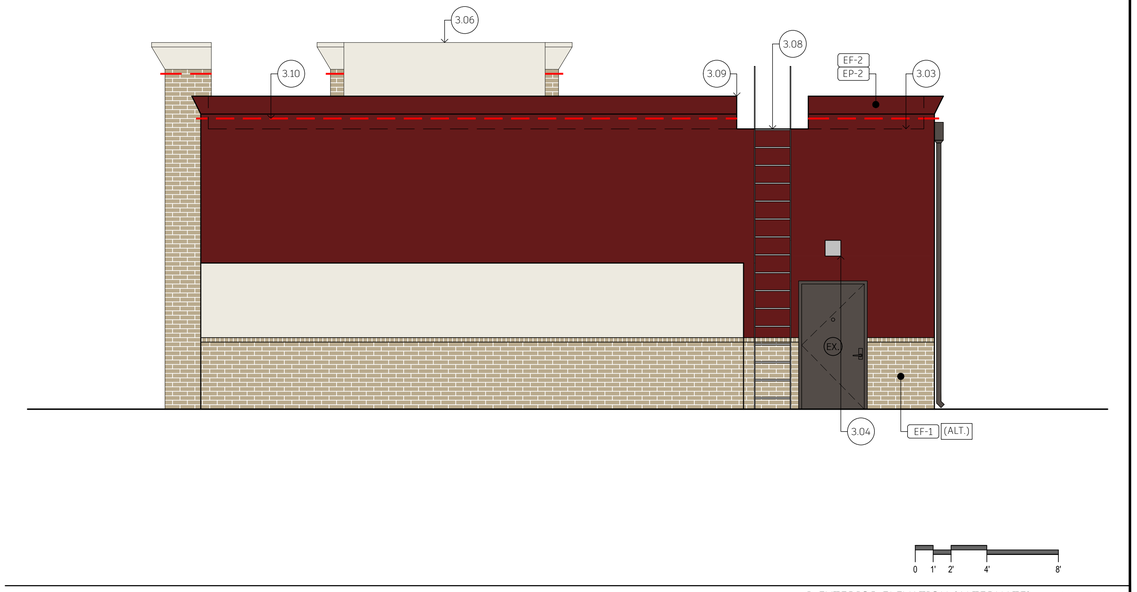

I. EXTERIOR ELEVATION (ALTERNATE) 1/4" = 1'-0"

F. NOT USED

B. NOT USED

E. NOT USED

A. NOT USED

PROJECT #: C25-029	DATE: 2025.10.09
DRAWN BY: JC	CHECKED BY: TC

REVISIONS:
REV. #1 - 2025.10.15
REV. #2 - 2025.11.07
REV. #3 - 2025.12.03
REV. #4 - 2026.01.13

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SC ARCHITECTURE

LAYNE'S CHICKEN FINGERS
RAWRA GROUP
1801 S GOLIAD ST.
ROCKWALL, TX 75087

LAYNE'S Chicken Fingers

REGISTERED ARCHITECT
T. MAX SLITCHER
19718
STATE OF TEXAS

January 13, 2026

EXTERIOR ELEV. (ALT.)

SHEET
A.204

LAYNE'S

CHICKEN FINGERS

LATICRETE® 44 Bright White

LATICRETE® 44 Bright White

1994

SC

ARCHITECTURE

Summitville®

THIN BRICK
RANGE BOARD

SHADE VARIATIONS

Shade variations are inherent in all clay products. Summitville's Thin Brick offers a range of colors that may vary in color tone from samples or from shipment to shipment.

Samples from a production run should be viewed for a final color selection.

Color: 26-SAVANNAH

DEVELOPMENT APPLICATION
AMENDED SITE PLAN
LAYNE'S CHICKEN FINGERS
1801 S GOLIAD ST, ROCKWALL, TX 75087
JANUARY 23, 2026

ARCHITECTURE

CITY OF ROCKWALL
PLANNING & ZONING
385 S GOLIAD ST, ROCKWALL, TX 75087
ATTN: Bethany Ross

To whom it may concern,

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The existing building facades consist primarily of stucco, stone, and metal panels. The owner would like to replace the existing stone veneer with a new thin brick veneer. The stone in some areas is in a state of disrepair and will require ongoing maintenance due to its age. In addition, the proposed thin brick better aligns with the brand design preferences for Layne's Chicken Fingers.

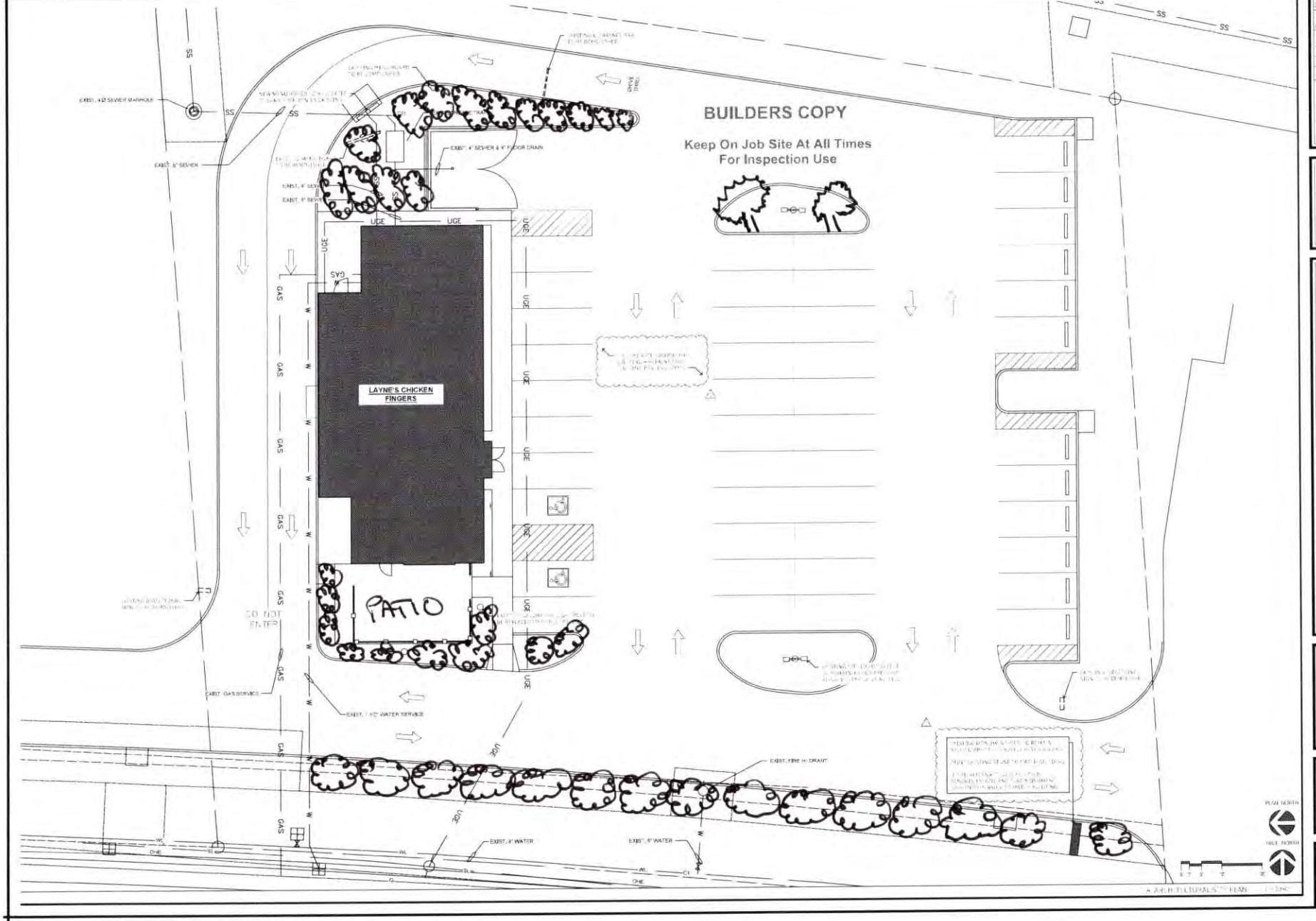
As compensatory measures for this variance, the property owner is proposing options (B) increased landscaping and (H) enhanced architectural elements. A higher overall landscaping percentage will be provided by expanding the existing landscaped areas. Some of the grass areas along the drive thru lane and the parking islands will be converted to a landscaped area. This will serve to enhance the overall site and also to improve the aesthetic experience for the drive-thru customers. The enhanced architectural elements are to include new canopies above both customer entrances and an upgraded outdoor patio space. The outdoor patio space will have new lighting fixtures installed along with a new furniture package. The entire site will also be refreshed with updated parking lot light pole heads and a new light fixture at the drive thru entrance. These upgrades will serve to make the site safer and more accessible.

- (B) Landscape sketch and quote provided for reference
- (H) Image of proposed new canopies provided for reference
- (H) Cutsheet of new upgraded patio light fixtures provided for reference

Please review the attached drawings and consider approving the use of an alternate material for this existing building.

Thank you!

Jason Cluth
Project Manager
SC Architecture
2931 Elkton Trail, Tyler, TX 75703
903.630.7330
jason@scarchitecturetx.com



LAYNE'S CHICKEN FINGERS
RAWFA GROUP
1801 S GOLIAD ST
ROCKWALL, TX 75087

LAYNE'S

SITE PLAN

SHEET G010

Hello Gary,

Thank you for your interest in River Oaks Landscaping! We're happy to have the opportunity to service your property and show you what a great decision you've made. We're committed to providing you with the best possible service and value.

You can access your quote by clicking the button below. Please don't hesitate to contact us at 469-826-4606 or service@riveroakslandscaping.net if you have any questions!

Sincerely,
River Oaks Landscaping

Name/Description	Quantity	Rate	Amount
Man Labor Our team will replace dead and over grown shrubs all over the property. They will also brighten up the curb appeal by installing fresh hardwood mulch for all flower beds. Our team will also do an irrigation system check and do any simple repairs that need to be made on site.	1	1500.00	1500.00
Mulch Installation Mulch Installation our team will install 15yards of Mulch for the front area, patio area and drive thru area. Our team will clean up any weeds debris before applying the new mulch. Our team will also make sure to regrade the ground before applying the new mulch to make sure it all has a proper drainage.	15	50.00	750.00
Dwarf Yaupon Holly Our team will install 7g Dwarf Yaupon Holly on the entrance of the drive-thru to make the drive-thru stand out and look presentable for all costumers, we will install mulch around the shrubs and river rock to make it stand out.	12	25.00	300.00
Burford Holly Our team will replace 7g 3 burford holly bushes to replace the bushes drying out in the front of the restaurant.	3	23.00	69.00
Texas Sage Our team will replace the over grown 7g Texas sage shrub it is currently way to over grown and collects all the leafs and trash. This will makes sure the drive thru looks neat and cleaned.	6	30.00	180.00
Liriope Our team will replace 3g 8 liriope that are drying out Near the drive thru.	8	7.00	56.00
Yucca Our team will replace 7g 7 yuccas in the front of the restaurant that are dying.	7	30.00	210.00
Live Oak Our team will install one 15g in the far back island near the	1	120.00	120.00

Name/Description	Quantity	Rate	Amount
drive-thru.			
Delivery Delivery	1	500.00	500.00

Sales Tax	$0.00
Total	$3,685.00

Thank you for your business!

469-826-4606 | service@riveroakslandscaping.net

UVA-20011

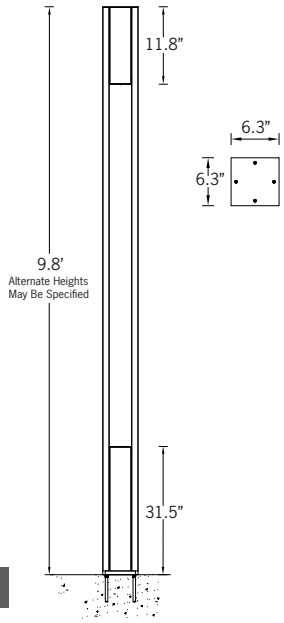
Vancouver 2 Light Column

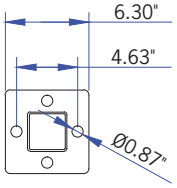
20w COB
1414 Lumens

IP65
Suitable for wet locations

IK08
Impact Resistant [Vandal Resistant]

Weight 55.1 lbs





Mounting Detail

Construction

Aluminum
Less than 0.1% copper content – Marine Grade 6060 extruded & LM6 Aluminum High Pressure die casting provides excellent mechanical strength , clean detailed product lines and excellent heat dissipation.

Pre paint
8 step degrease and phosphate process that includes deoxidizing and etching as well as a zinc and nickel phosphate process before product painting.

Memory Retentive -Silicon Gasket
Provided with special injection molded "fit for purpose" long life high temperature memory retentive silicon gaskets. Maintains the gaskets exact profile and seal over years of use and compression.

Thermal management
LM6 Aluminum is used for its excellent mechanical strength and thermal dissipation properties in low and high ambient temperatures. The superior thermal heat sink design by Ligman used in conjunction with the driver, controls thermals below critical temperature range to ensure maximum luminous flux output, as well as providing long LED service life and ensuring less than 10% lumen depreciation at 50,000 hours.

Surge Suppression
Standard 10kv surge suppressor provided with all fixtures.

BUG Rating
B1 - U0 - G0

Finishing
All Ligman products go through an extensive finishing process that includes fettling to improve paint adherence.

Paint
UV Stabilized 4.9Mil thick powder coat paint and baked at 200˚ C. This process ensures that Ligman products can withstand harsh environments. Rated for use in natatoriums.

Inspired by Nature Finishes
The Inspired by nature Finishing is a unique system of decorative powder coating. Our metal decoration process can easily transform the appearance of metal or aluminum product into a wood grain finish.

This patented technology enables the simulation of wood grain, and even marble or granite finish through the use of decorative powder coating.

The wood grain finish is so realistic that it's almost undistinguishable from real wood, even from a close visual inspection. The system of coating permeates the entire thickness of the coat and as a result, the coating cannot be removed by normal rubbing, chipping, or scratching.

The Coating Process
After pre-treatment the prepared parts are powder coated with a specially formulated polyurethane powder. This powder provides protection against wear, abrasion, impact and corrosion and acts as the relief base color for the finalized metal decoration.

The component is then wrapped with a sheet of non-porous film with the selected decoration pattern printed on it using special high temperature inks.

This printed film transfer is vacuum-sealed to the surface for a complete thermo print and then transferred into a customized oven. The oven transforms the ink into different forms within the paint layer before it becomes solid. Finally, the film is removed, and a vivid timber look on aluminum remains.

Wood grain coating can create beautiful wood-looking products of any sort. There are over 300 combinations of designs currently in use. Wood grains can be made with different colors, designs, etc.

Our powder coatings are certified for indoor and outdoor applications and are backed by a comprehensive warranty. These coatings rise to the highest conceivable standard of performance excellence and design innovation.

Added Benefits
- Resistance to salt-acid room, accelerated aging
- Boiling water, lime and condensed water resistant
- Anti-Graffiti, Anti-Slip, Anti-Microbial, Anti-Scratch
- Super durable (UV resistant)
- TGIC free (non-toxic)

Hardware
Provided Hardware is Marine grade 316 Stainless steel.

Anti Seize Screw Holes
Tapped holes are infused with a special anti seize compound designed to prevent seizure of threaded connections, due to electrolysis from heat, corrosive atmospheres and moisture.

Crystal Clear Low Iron Glass Lens
Provided with tempered, impact resistant crystal clear low iron glass ensuring no green glass tinge.

Optics & LED
Precise optic design provides exceptional light control and precise distribution of light.
LED CRI > 80

Lumen - Maintenance Life
L80 /B10 at 50,000 hours (This means that at least 90% of the LED still achieve 80% of their original flux)

Total urban realm lighting solution.
Optional heights, accent spotlights, accessories and decorative lattice panels.

A stylish Dark Sky Compliant square high performance light column with downward light distribution using LED lamps. This light column offers optimal visual comfort through glare control by utilizing a controlled optics designed by Ligman. These columns have a square design providing a unique wide light distribution, offering an architecturally appealing clover leaf pattern on the paving. The internal sides of the supporting pillars are accented by light from the LED.

Color temperature 2700K, 3000K, 3500K and 4000K. The minimalistic shape provides distinctive lighting effects by night and decorative urban effect during the day. Suitable for pedestrian areas, precincts, building surrounds, shopping centers, squares and parks. The Vancouver Column comes standard with a unique waterproof internal driver housing compartment that is situated at the top of the pole to stop water and dust from entering the electrical components.

This fixture is supplied completely wired with powercord and waterproof gland from the driver enclosure to the base of the column to ensure quick trouble-free installation. The Vancouver has a specially designed anchor bolt mounting base that is partially buried below ground level to provide a flush fixture finish with the surface, but maintains the rigidity that is required when installing light columns. This ensures that the anchor bolts are not seen and therefore eliminates the necessity for an anchor bolt cover. (review installation instructions before installing the anchor bolts.)

Custom column heights are available, please specify. Provided with anchor bolts (the root mount kit is an option and is an adder)

Reduced custom wattages can be provided to suit customer requirements. (Specify total watt requirement per fixture) Designed to complement the Vancouver bollard UVA-10001. This product is provided complete with anchor bolts and laser cut steel bolt template.

To meet International Dark Sky criteria, 3000k or warmer LEDs must be selected.

• NOTE: For the round version of the Vancouver, please see the Benton Light Column and Bollard

Ligman Lighting USA reserves the right to change specifications without prior notice, please contact factory for latest information. Due to the continual improvements in LED technology data and components may change without notice.

UVA-20011

Vancouver 2 Light Column

LIGMAN LIGHTING USA

PROJECT		DATE	
QUANTITY		TYPE		NOTE	

ORDERING EXAMPLE || UVA - 20011 - 20w - W30 - 02 - 120/277v - Options

UVA-20011				
	LAMP	LED COLOR	FINISH COLOR	VOLTAGE
	20w COB 1414 Lumens	W27 - 2700K W30 - 3000K W35 - 3500K W40 - 4000K	01 - BLACK RAL 9011 02 - DARK GREY RAL 7043 03 - WHITE RAL 9003 04 - METALLIC SILVER RAL 9006 05 - MATTE SILVER RAL 9006 06 - LIGMAN BRONZE 07 - CUSTOM RAL	120/277v Other - Specify

INSPIRED BY NATURE FINISHES

- SW01 - OAK FINISH
- SW02 - WALNUT FINISH
- SW03- PINE FINISH
- DF - DOUGLAS FIR FINISH
- CW - CHERRY WOOD FINISH
- NW - NATIONAL WALNUT FINISH
- SU01 - CONCRETE FINISH
- SU02 - SOFTSCAPE FINISH
- SU03 - STONE FINISH
- SU04 - CORTEN FINISH

THERE IS AN ADDITIONAL COST FOR THESE FINISHES

ADDITIONAL OPTIONS

NAT - Natatorium Rated
DIM - 0-10v Dimming
HGT - Custom Height (Specify)
GFCI - GFCI Box
UP - Uplight

DICHROIC COLOR FILTERS

RD - Red Color Filter
BL - Blue Color Filter
AM - Amber Color Filter
GR - Green Color Filter

Example: Two-Tone Inspired by Nature Finish

Ligman Lighting USA reserves the right to change specifications without prior notice, please contact factory for latest information. Due to the continual improvements in LED technology data and components may change without notice.

PROJECT COMMENTS

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

DATE: 1/22/2026

PROJECT NUMBER: SP2026-002
PROJECT NAME: Site Plan for an Office/Warehouse Building
SITE ADDRESS/LOCATIONS: 855 Whitmore

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

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Henry Lee	01/22/2026	Needs Review

01/22/2026: Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a Site Plan for an Office/Warehouse Building on a 0.45- acre parcel of land identified as Lot 10, Block A, Municipal Industrial Park Addition, City of Rockwall, Rockwall County, Texas, being zoned Light Industrial (LI) District, addressed as 855 Whitmore Drive.

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

M.3 For reference, include the case number (SP2026-002) in the lower right-hand corner of all pages of all revised plan submittals. (Subsection 01.02(D), Article 11, UDC)

I.4 The subject property will be required to be plat in order to establish easements.

M.5 Provide the standard signature block with signature space for the Planning and Zoning Chairman and the Planning Director on all pages of the plans. Also remove the red placeholder text from the signature block. (Subsection 03.04. A, of Article 11)

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

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

_____ _____
Planning & Zoning Commission, Chairman Director of Planning and Zoning

M.6 Site Plan.
(1) Please include the Owner and Developer information (i.e. name, address, and phone number). (Subsection 03.04. B, of Article 11, UDC)
(2) Please include a north arrow, a numeric and graphic scale, and a vicinity map. (Subsection 03.04. B, of Article 11, UDC)
(3) Please indicate any proposed or existing fire hydrants. (Subsection 03.04. B, of Article 11, UDC)

(4) Please indicate the type and depth of the paving material and provide a detail or cut-sheet. All required parking and loading areas shall be constructed of concrete, but may have a surface treatment of brick, stone or other similar material. (Subsection 03.02, of Article 06, UDC)

M.7 Landscape Plan.
(1) The landscape buffer must include one (1) canopy tree and one (1) accent trees per 50-linear feet. In this case, only canopy trees are shown. In addition, the berm and landscaping cannot be within any utility easements. Given this, the landscape buffer will need to be shifted back. Lastly pine trees cannot be used within the landscape buffer. (Subsection 05.01, of Article 08, UDC)

M.8 Treescape Plan
(1) The treescape table showing the trees to be removed, their species, and size must be provided. (Section 05, of Article 09, UDC)

M.9 Photometric Plan
(1) Provide the same site data information required in Section 2.1 Site Plan: Miscellaneous and Density and Dimensional Requirements of this checklist. (See Sec. 2.1 of the checklist)
(2) Light levels shall not be greater than 0.2 FC at all property lines. Please provide the light levels at the property line. (Subsection 03.03, of Article 07, UDC)

I.10 Please note that failure to address all comments provided by staff by 3:00 PM on February 3, 2026 will result in the automatic denial of the case on the grounds of an incomplete submittal. No refund will be given for cases that are denied due to an incomplete submittal, and a new application and fee will be required to resubmit the case.

I.11 Please note the scheduled meetings for this case:

(1) Planning & Zoning meeting/work session meeting will be held on January 27, 2026.
(2) Planning & Zoning meeting/public hearing meeting will be held on February 10, 2026.

I.12 All meetings will be held in person and in the City's Council Chambers. All meetings listed above are scheduled to begin at 6:00 p.m. (P&Z). The City requires that a representative(s) be present for these meetings. During the upcoming work session meeting with the Planning and Zoning Commission, representative(s) are required to present their case and answer any questions the Planning Commission may have regarding this request.

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

01/20/2026: 1. You can make this a Van ADA space (11' wide plus a 5' wide access aisle). Will save you 1'.
2. Permission from property owner required to pave this area. Please provide us with a signed letter.
3. Where is the water service, irrigation service, sewer service, and fire hydrant? Show on the plans.
4. Sidewalk not to be installed on back of curb. Must be 3' from back of curb
5. Are you installing sidewalk to T.L. Townsend? This isn't existing.
6. Where will this existing dumpster be relocated to?
7. Must be striped and signed as Loading Zone Only (no parking allowed) or this will need to be 24' wide with a turnaround.
8. All plantings cannot be within 10' utility easement along frontage. Proposed landscape berm cannot be within 10' utility easement either.

General Items:
- Must meet City 2023 Standards of Design and Construction
- 4% Engineering Inspection Fees
- Impact Fees (Water, Sewer, Roadway).
- Minimum easement width is 20' for new easements. No structures, including walls, allowed in easements.
- Retaining walls 3' and over must be engineered.
- All retaining walls (18" or taller) must be rock or stone face. No smooth concrete walls.
- No signage is allowed within easements or ROW.
- Tree mitigation will be required for the removal of any existing trees on site.

- No structures or fences with easements.
- The site will need to be platted.
- All utilities must be underground.
- Additional comments may be provided at the time of Engineering review.
- Proposed water and sewer must be shown on site plan.

Drainage Items:
- The site has been detained for in a regional detention pond. Must verify capacity/volume and outfall.
- Existing flow patterns must be maintained.
- 4:1 maximum side slopes.
- No grate inlets allowed.
- Dumpster areas to drain to oil/water separator and then to the storm lines.
- The property owner will be responsible for maintaining, repair, and replacement of the drainage systems.

Water and Wastewater Items:
- Public sewer to be 8" minimum.
- Commercial sanitary sewer service line size is minimum 6" and must connect to an existing or proposed manhole.
- Any public water lines must be a minimum of 8", looped, and must be centered within a 20' wide easement.
- Any utility connection made underneath of an existing public roadway must be completed by dry bore. Opening cutting will not be allowed.
- Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)
- Min 20' utility easements.
- Water to be 10' separated from storm and sewer lines.
- All public utilities must be centered in easement.

Roadway Paving Items:
- Must meet City driveway spacing requirements.
- All parking, storage, drive aisles must be reinforced concrete. (No rock, gravel, or asphalt allowed).
- All Parking to be 20'x9' minimum. Parking may not be off a public Roadway. Vehicle must not be required to back onto a public roadway, including trash trucks.
- No dead-end parking allowed without an City approved turnaround.
- Drive isles to be 24' wide.
- Fire lane to be 24' wide and in a platted easement.
- Fire lane to have 20' min radius if buildings are less than 30' tall. If any of the buildings are 30' or more, the fire lane will be 30' radius minimum.
- Pavement Specs will be reviewed with Engineering plans.

Landscaping:
- No trees to be with 10' of any public water, sewer or storm line that is 10" in diameter or larger.
- No trees to be with 5' of any public water, sewer, or storm line that is less than 10".

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

No Comments

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

01/20/2026: Need to show fire hydrant(s) providing required coverage for the proposed building.

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

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	01/20/2026	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Henry Lee	01/22/2026	N/A

No Comments

General Items:
- Must meet City 2023 Standards of Design and Construction
- 4% Engineering Inspection Fees
- Impact Fees (Water, Sewer, Roadway).
- Minimum easement width is 20' for new easements. No structures, including walls, allowed in easements.
- Retaining walls 3' and over must be engineered.
- All retaining walls (18" or taller) must be rock or stone face. No smooth concrete walls.
- No signage is allowed within easements or ROW.
- Tree mitigation will be required for the removal of any existing trees on site.
- No structures or fences with easements.
- The site will need to be platted.
- All utilities must be underground.
- Additional comments may be provided at the time of Engineering review.
- Proposed water and sewer must be shown on site plan.

Drainage Items:
- The site has been detained for in a regional detention pond. Must verify capacity/volume and outfall.
- Existing flow patterns must be maintained.
- 4:1 maximum side slopes.
- No grate inlets allowed.
- Dumpster areas to drain to oil/water separator and then to the storm lines.
- The property owner will be responsible for maintaining, repair, and replacement of the drainage systems.

Water and Wastewater Items:
- Public sewer to be 8" minimum.
- Commercial sanitary sewer service line size is minimum 6" and must connect to an existing or proposed manhole.
- Any public water lines must be a minimum of 8", looped, and must be centered within a 20' wide easement.
- Any utility connection made underneath of an existing public roadway must be completed by dry bore. Opening cutting will not be allowed.
- Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)
- Min 20' utility easements.
- Water to be 10' separated from storm and sewer lines.
- All public utilities must be centered in easement.

Roadway Paving Items:
- Must meet City driveway spacing requirements.
- All parking, storage, drive aisles must be reinforced concrete. (No rock, gravel, or asphalt allowed).
- All Parking to be 20'x9' minimum. Parking may not be off a public Roadway. Vehicle must not be required to back onto a public roadway, including trash trucks.
- No dead-end parking allowed without an City approved turnaround.
- Drive isles to be 24' wide.
- Fire lane to be 24' wide and in a platted easement.
- Fire lane to have 20' min radius if buildings are less than 30' tall. If any of the buildings are 30' or more, the fire lane will be 30' radius minimum.
- Pavement Specs will be reviewed with Engineering plans.

Landscaping:
- No trees to be with 10' of any public water, sewer or storm line that is 10" in diameter or larger.
- No trees to be with 5' of any public water, sewer, or storm line that is less than 10".

PARKING REQUIREMENT SCHEDULE

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

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

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

DUMPSTER PLANT DETAIL

FRONT ELEVATION

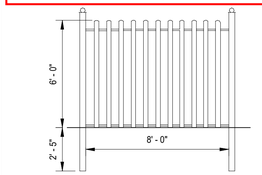
SIDE ELEVATION

FL030

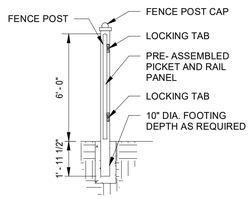
3 CUBIC YARD FEL
W 82.0"
D 50.6"
H 65.1"
LOADING RATING 1500 LBS
WEIGHT 281 LBS

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

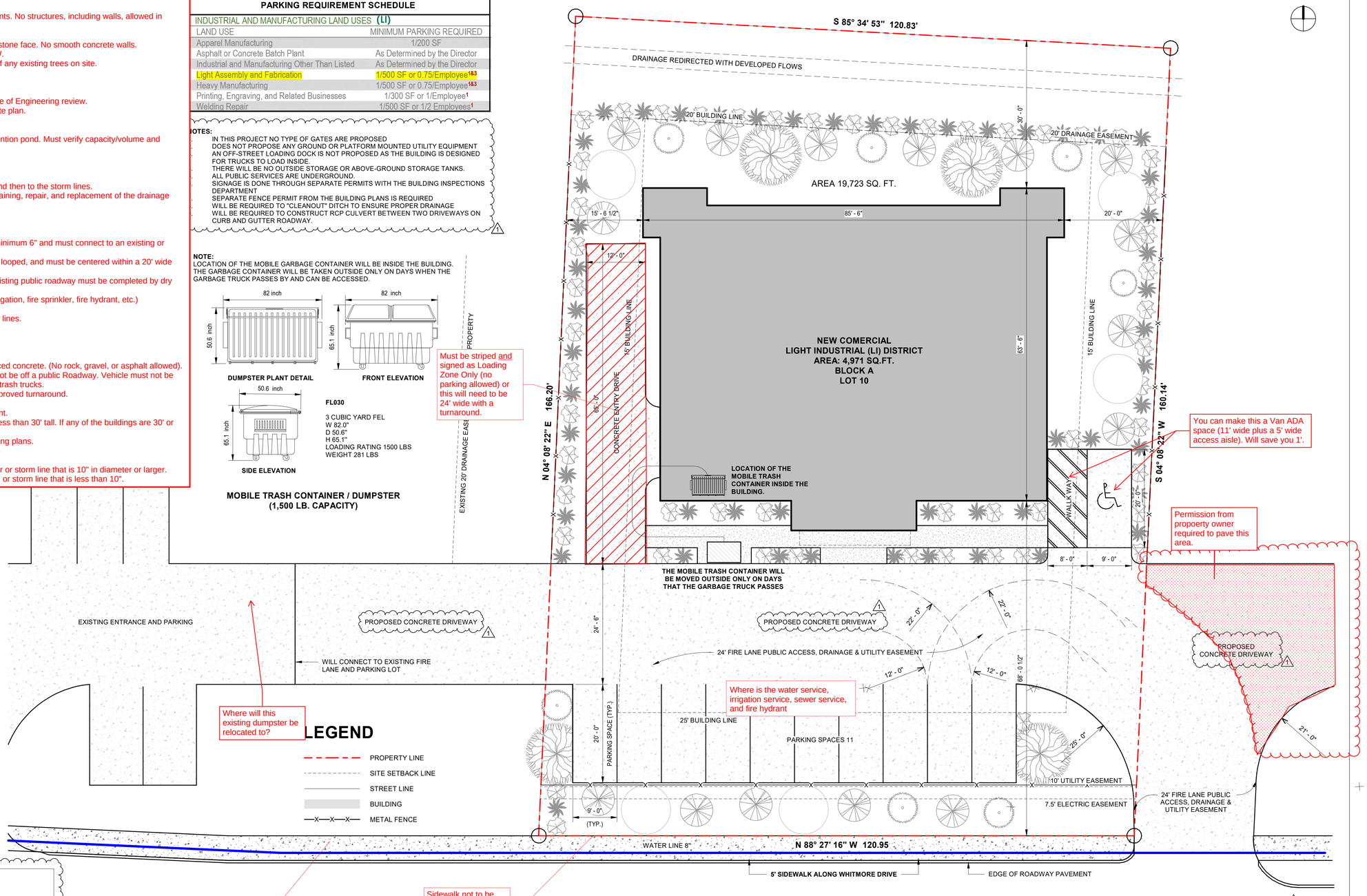
Must be striped and signed as Loading Zone Only (no parking allowed) or this will need to be 24' wide with a turnaround.



ELEVATION VIEW



CROSS SECTION VIEW



You can make this a Van ADA space (11' wide plus a 5' wide access aisle). Will save you 1'.

Permission from propoerty owner required to pave this area.

Where is the water service, irrigation service, sewer service, and fire hydrant

Where will this existing dumpster be relocated to?

Are you installing sidewalk to T.L. Townsend? This isn't existing

Sidewalk not to be installed on back of curb. Must be 3' from back of curb

LEGEND

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

PARKING CALCULATION

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

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

APROVED:

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 Commision of the City of Rockwall on the __ day of _____, ____.

WITNESS OUR HANDS, THIS ___ DAY OF _____, ___

Planning & Zoning Commission, chairman

Director of Planning and Zoning

1 SITE PLAN
1" = 10'-0"

CASE NUMBER: SP2025-032

NEW BUILDING
855 Whitmore Dr, Rockwall, TX 75087

NOT FOR CONSTRUCTION

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

DRAWING TITLE:

SITE PLAN

SCALE: As indicated

A1.01

GENERAL GRADING AND PLANTING NOTES

1. BY SUBMITTINGA PROPOSAL FOR THE LANDSCAPE PLANTING SCOPE OF WORK, THE CONTRACTOR CONFIRMS THAT HE HAS READ, AND WILL COMPLY WTI THE ASSOCIATED NOTES, SPECIFICATIONS, AND DETALS WITH THIS PROJECT,
2. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL EXISTING VEGETATION (EXCEPT WHERE NOTED TO REMAIN)
3. IN THE CONTEXT OF THESE PLANS, NOTES, AND SPECIFICATIONS, "FINISH GRADE" REFERS TO THE FINAL ELEVATION OF THE SOIL SURFACE (NOT TOP OF MULCH) AS INDICATED ON THE GRADING PLANS.

a. BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE ROUGH GRADES OF ALL LANDSCAPE AREAS ARE WITHIN +10. OF FINISH GRADE. SEE SPECIFICATIONS FOR MORE DETALED INSTRUCTION ON TURF AREA AND PLANTING BED PREPARATION:
b. CONSTRUCT AND MAINTAIN FINISH GRADES AS SHOWN ON GRADING PLANS. AND CONSTRUCT AND MAINTAN SLOPES AS RECOMMENDED EY THE GEOTECHNICAL. REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT AND ON THE. GRADING PLANS, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING. POTENTIAL.
c. THELANDSCAPE CONTRACTOR SHALL DETERMINE WHETHER OR NOT THE EXPORT OF ANY SOIL WIL BE NEEDED, TAKING INTO ACCOUNT THE ROUGH GRADE PROVIDED, THE AMOUNT OF SOL AMENDMENTS TO BE ADDED (BASED NA SOIL TEST, PER SPECIFICATIONS), AND THE FINISH GRADES TO BE ESTABLISED.
d. ENSURE THAT THE FINISH GRADE IN SHARE AREAS IMMEDIATELY ADJACENT TO LIS AND OTHER WALKING SURFACE, AFTER INSTALLING SOIL AMENDMENTS, 15 3" BELOW THE ADJACENT FINISH SURFACE, IN ORDER TO ALLOW FOR PROPER MULCH DEPTH, TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIVATELY 18" AWAY FROM THE WALES.
e. ENSURE THAT THE FINISH GRADE IN SHARE AREAS IMMEDIATELY ADJACENT TO ALIS AND OTHER WALKING SURFACE, AFTER INSTALLING SOIL AMENDMENTS, 15 3" BELOW THE ADJACENT FINISH SURFACE, IN ORDER TO ALLOW FOR PROPER MULCH DEPTH, TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIVATELY 18" AWAY FROM THE WALES.
f. ENSURE THAT THE FINISH GRADE IN TURF AREAS IMMEDIATELY ADJACENT TO WALK AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, 18 Y" BELOW THE FINISH SURFACE OF THE WALKS. TAPER THE SOL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 19" AY FROM THE WALKS
g. SHOULD ANY CONFLICTS ANDIOR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS, GEOTECHNICAL REPORT, THESE NOTES AND PLANS, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH EMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT, GENERAL CONTRACTOR, AND OVNER.

4. ALLPLANTLOCATIONS ARE DIAGRAMMATIC. ACTUAL LOCATIONS SHALL BE VERIFIED WITH THE LANDSCAPE ARCHITECT OR DESIGNER PRIOR TO PLANTING. THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT ALL REQUIREMENTS OF THE PERMITTING AUTHORITY ARE MET (E, MINIMUM PLANT QUANTTIES, PLANTING METHODS, TREE PROTECTION METHODS, ETC)

a. THE LANDSCAPE CONTRACTOR 15 RESPONSIBLE FOR DETERMINING PLANT QUANTITIES: PLANT QUANTITES SHOWN ON LEGENDS AND CALLOUTS ARE FOR GENERAL INFORMATION ONLY. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN AND THE PLANT LEGEND, THE PLANT QUANTITY AS SHOWIN ON THE PLAN (FOR INDIVIDUAL SYMBOLS) OR CALLOUT (FOR GROUNDCOVER PATTERNS) SHALL TAKE PRECEDENCE.
b. NO SUBSTITUTIONS OF PLANT MATERIALS SHALL BE ALLOWED WITHOUT THE WRITTEN PERMISSION OF THE LANDSCAPE ARCHITECT. ¡F SOME OF THE PLANTS ARE NOT AVALABLE, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING (VA PROPER CHANNELS).
c. THE CONTRACTOR SHALL, AT A MINIMUM. PROVIDE REPRESENTATIVE PHOTOS. OF ALL PLANTS PROPOSED FOR THE PROJECT. THE CONTRACTOR SHALL ALLOW THE LANDSCAPE ARCHITECT AND THE ONNERIOWNER'S. REPRESENTATIVE TO INSPECT, AND APPROVE OR REJECT, ALL PLANTS DELIVERED TO THE JOBSITE.

5. THE CONTRACTOR SHALL MANTA THE LANDSCAPE IN A HEALTHY CONDITION FOR 50 DAYS AFTER ACCEPTANCE BY THE OWNER. REFER TO SPECIFICATIONS FOR CONDITIONS OF. ACCEPTANCE FOR THE START OF THE MAINTENANCE PERIOD, AND FOR FINAL ACCEPTANCE AT THE END OF TE MAINTENANCE PERIOD.
6. SEE SPECIFICATIONS AND DETALS FOR FURTHER REQUIREMENTS.

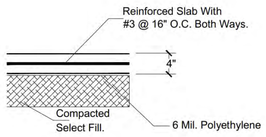
MULCHES
AFTER ALL PLANTING IS COMPLETE, CONTRACTOR SHALL INSTALL 3" THICK LAYER OF 1-1/2" SHREDDED WOOD MULCH, NATURAL (UNDYED), IN ALL PLANTING AREAS (EXCEPT FOR TURF AND SEEDED AREAS). CONTRACTOR SHALL SUBMIT SAMPLES OF ALL MULCHES TO LANDSCAPE ARCHITECT AND OWNER FOR APPROVAL PRIOR TO CONSTRUCTION. ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED (SUBJECT TO THE CONDITIONS AND REQUIREMENTS OF THE "GENERAL GRADING AND PLANTING NOTES" AND SPECIFICATIONS).

ROOT BARRIERS
THE CONTRACTOR SHALL INSTALL ROOT BARRIERS NEAR ALL NEWLY-PLANTED TREES THAT ARE LOCATED WITHIN FIVE (5) FEET OF PAVING OR CURBS. ROOT BARRIERS SHALL BE "CENTURY" OR "DEEP-ROOT" 24" DEEP PANELS (OR EQUAL). BARRIERS SHALL BE LOCATED IMMEDIATELY ADJACENT TO HARDSCAPE. INSTALL PANELS PER MANUFACTURER'S RECOMMENDATIONS. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR USE ROOT BARRIERS OF A TYPE THAT COMPLETELY ENCIRCLE THE ROOTBALL.

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

CONCRETE:
(A) PORTLAND CEMENT SHALL BE AS PER N.C.T.C.O.G. ITEM 303.2.2
(B) UP-TO 20% (BY WEIGHT) OF THE CEMENT CONTENT MAY BE REPLACED WITH TYPE C FLY ASH. FLY ASH REPLACEMENT SHALL BE 1.25 POUNDS PER 1.0 POUND OF CEMENT REDUCTION. ALSO REFER TO N.C.T.C.O.G. ITEM 303
(C) AGGREGATES SHALL BE AS PER N.C.T.C.O.G. ITEM 303.2.1. RIVER ROCK OR BLENDED AGGREGATES SHALL NOT BE ALLOWED.
(D) MANUFACTURED SAND SHALL NOT EXCEED 20% OF THE TOTAL SAND CONTENT IN THE ONCRETE MIX DESICN.
(E) CONCRETE FOR ALL PAVING AND CURBS WITHIN THE RIGHT-OF-WAY SHALL HAVE A MINIMUM 5 1/2 SACK/CUBIC YARD OF CEMENT CONTENT AND HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI WHEN TESTED AT THE AGE OF 28 DAYS. HAND PLACED CONCRETE SHALL HAVE A MINIMUM 6 1/2 SACK/CUBIC YARD OF CEMENT CONTENT AND MINIMUM COMPRESSIVE STRENGTH OF 4500 PSI.
(F) THE DESIGN ENGINEER SHALL APPROVE THE CONCRETE MIX DESIGN IN WRITING PRIOR TO USE.
(G) PAVEMENT CURBS SHALL BE POURED MONOLITHICALLY. PLEASE REFER TO N.C.T.C.O.G. ITEM. 303.5.2.4.
(H) STAMP OR DIE PROJECT PAVING LIMITS INCLUDING ALL STREET INTERSECTIONS TO N.C.T.C.O.G. ITEM. 303.4.2.3 AND DETAIL ON THIS SHEET.
(I) THERE SHALL BE ZERO TOLERANCES FOR CONCRETE STRENGTH AND DEPTH. NO VARIANCES ARE ALLOWED. ANY AREAS OF (J) DEFICIENCY SHALL BE PROVED. REMOVED AND REPLACED. ALL CURBS AND GUTTERS SHALL BE POURED IN ONE COURSE. CONSTRUCTION CONCRETE SHALL BE PLACED IN FORMS ON COMPACTED. WETTED SUBGRADE AND SHALL BE TAMPED AND SPADED UNTIL MORTAR COVERS THE ENTIRE SURFACE. TAMPING AND SPADING OF NEWLY POURED CONCRETE SHALL BE GIVEN SPECIAL ATTENTION TO ENSURE ADEQUATE COMPACTION AND SURFACES FREE OF HONEYCOMBS.

CURING:
(A) PLEASE REFER TO ITEM 303.5.8 AND 303.2.12.1.1 OF THE N.C.T.C.O.G. SPECIFICATIONS
(B) THE CONTRACTOR SHALL USE A WHITE PIGMENTED UQUID CURING COMPOUND AS PER N.C.T.C.O.G. ITEM 303.5.8. AND 303.2.12.1.1



① CONCRETE DETAIL
UNSCALED

REFERENCE CONCRETE

MIX DESING	MASS PER M³	C1-270- FA10-W165
CLINKER 1: CEM1 52.5R	KG	270
FLY ASH (EN 450)	KG	10
WATER	KG	162
SUPERPLASTICIZER	KG	2.8
RIVER SAND 0-2 mm	KG	597
RIVER GRAVEL 2-8mm	KG	446
RIVER GRAVEL 8-16mm	KG	847
$W/_{C}$	–	0.61
$W/_{C_{EQ}}$	–	0.60

APROVED:

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 Commision of the City of Rockwall on the __ day of _____, ____.

WITNESS OUR HANDS, THIS ___ DAY OF _____, ___

_____ _____
Planning & Zoning Commission, chairman **Director of Planning and Zoning**

LANDSCAPE STANDARDS

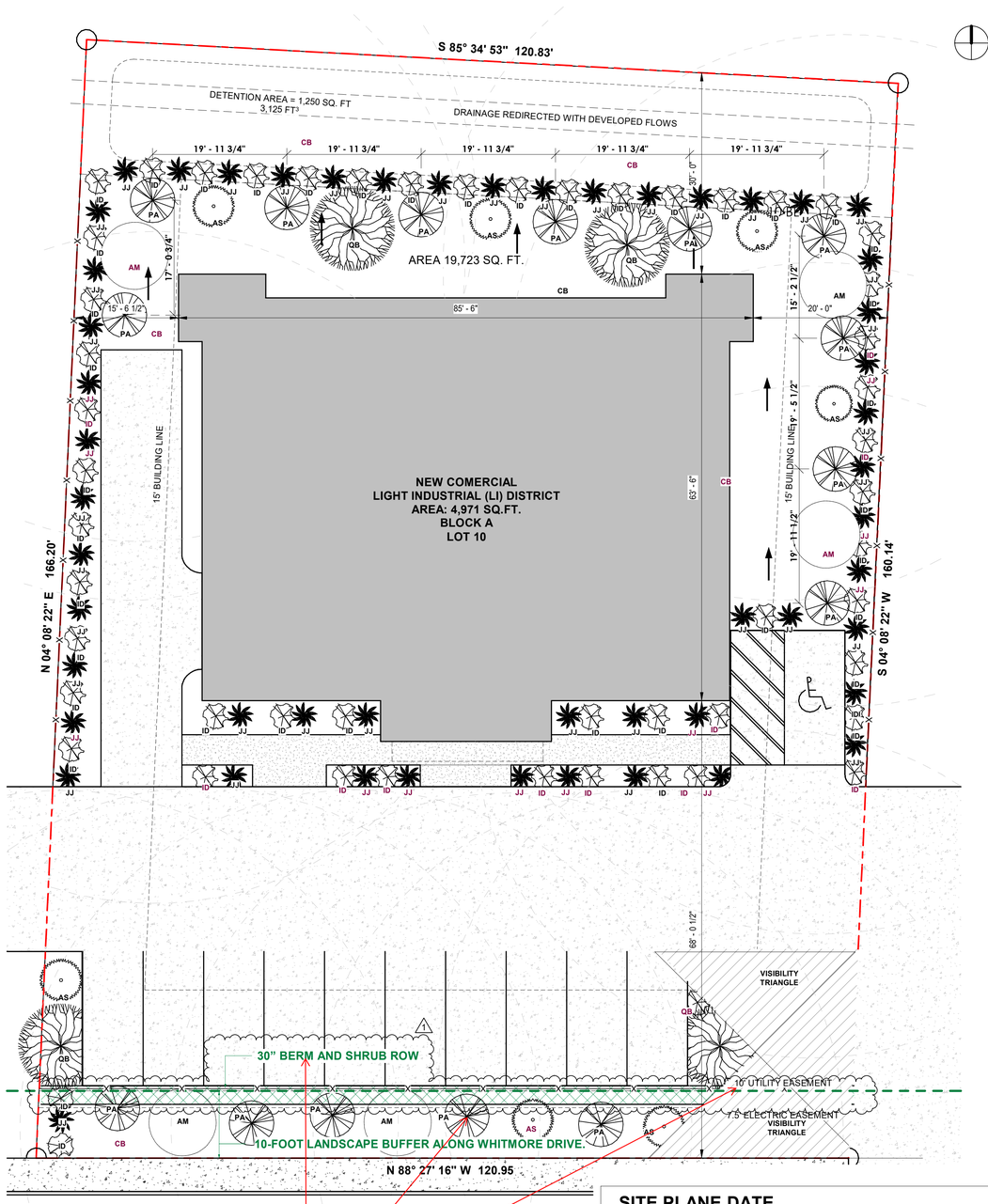
05.02 LANDSCAPE REQUIREMENTS LIGHT INDUSTRIAL (LI) DISTRICT.

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

BASED ON CITY OF ROCKWALL | UNIFIED DEVELOPMENT CODE

PLANT SCHEDULE

CODE	TREES	QTY	BOTANICAL / COMMON NAME	CAL.	CONT.	SIZE
QB		4	QUERCUS MACROCARPA / BUR OAK	4" CAL	CONT.	14' MIN
AM		5	ACER SACCHARUM 'CADDO'/ CADDO MAPLE	4" CAL	CONT.	12' MIN
PA		15	PINUS ELDARICA /AFGHAN PINE	4" CAL	CONT.	12' MIN
AS		8	ACER TRUNCATUM/ SHANTUNG MAPLE	4" CAL	CONT.	12' MIN
CODE	SHRUBS	QTY	BOTANICAL / COMMON NAME	CONTAINER	SPACING	SIZE
ID		79	ILEX VOMITORIA 'NANA' / DWARF YAUPON HOLLY	5 GAL.	36" OC	24" MIN
JJ		79	JUNIPERUS SP. /JUNIPER	5 GAL.	36" OC	24" MIN
CODE	GROUND COVERS	QTY	BOTANICAL / COMMON NAME	CONT	SPACING	SIZE
CB		8,516 SQ.FT	CYNODON DACTYLON / BERMUDA GRASS	SOND		



1 LANDSCAPE PLAN
1" = 10'-0"

All plantings cannot be within 10' utility easement along frontage. Proposed landscape berm cannot be within 10' utility easement either.

Equation for the calculation and sizing of wet ponds

For North Central Texas, the average 85th percentile annual rainfall event is 1.5 inches. Therefore, WQv is calculated using the following formula:

$$WQv = \frac{1.5\ Rv\ A\ (1.2)}{12}$$

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

IA = 200/CN - 2
where:
Ia = initial abstraction
CN = curve number

Ia/P

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

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

$$VS = \frac{(VS/Vr)(Qd)(A)\ (3.2)}{12}$$

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

SITE PLANE DATE

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

1 **CASE NUMBER: SP2025-032**

NEW BUILDING
855 Whitmore Dr, Rockwall, TX 75087

NOT FOR CONSTRUCTION

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

DRAWING TITLE:

LANDSCAPE PLAN

SCALE: As indicated

A5.01

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	855 Whitmore Dr				
SUBDIVISION		LOT		BLOCK	
GENERAL LOCATION					

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING		CURRENT USE			
PROPOSED ZONING		PROPOSED USE			
ACREAGE	0.45	LOTS [CURRENT]	1	LOTS [PROPOSED]	1

☐ ***SITE PLANS AND PLATS:*** *BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF 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	Salvador Salcedo	☐ APPLICANT	Salvador Salcedo
CONTACT PERSON	Salvador Salcedo	CONTACT PERSON	Salvador Salcedo
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 Salvador Salcedo [*OWNER*] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

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

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Theresa L Moss

THERESA L. MOSS
Notary ID #130926177
My Commission Expires
December 8, 2028

MY COMMISSION EXPIRES 12-08-2028

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

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

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

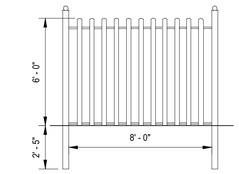
DRAINAGE ITEMS:
- THE SITE HAS BEEN DETAINED FOR IN A REGIONAL DETENTION POND. MUST VERIFY CAPACITY/VOLUME AND OUTFALL.
- EXISTING FLOW PATTERNS MUST BE MAINTAINED.
- 4:1 MAXIMUM SIDE SLOPES.
- NO GRATE INLETS ALLOWED.
- DUMPSTER AREAS TO DRAIN TO OIL/WATER SEPARATOR AND THEN TO THE STORM LINES.
- THE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

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

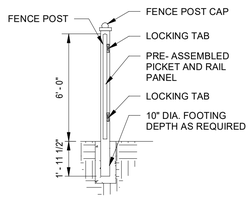
ROADWAY PAVING ITEMS:
- MUST MEET CITY DRIVEWAY SPACING REQUIREMENTS.
- ALL PARKING, STORAGE, DRIVE AISLES MUST BE REINFORCED CONCRETE. (NO ROCK, GRAVEL, OR ASPHALT ALLOWED).
- ALL PARKING TO BE 20'X9' MINIMUM. PARKING MAY NOT BE OFF A PUBLIC ROADWAY. VEHICLE MUST NOT BE REQUIRED TO BACK ONTO A PUBLIC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

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

METAL IRON DETAILS



ELEVATION VIEW



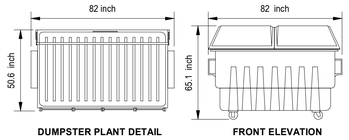
CROSS SECTION VIEW

PARKING REQUIREMENT SCHEDULE

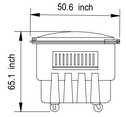
INDUSTRIAL AND MANUFACTURING LAND USES (LI)	
LAND USE	MINIMUM PARKING REQUIRED
Apparel Manufacturing	1/200 SF
Asphalt or Concrete Batch Plant	As Determined by the Director
Industrial and Manufacturing Other Than Listed	As Determined by the Director
Light Assembly and Fabrication	1/500 SF or 0.75/Employee[1&3]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

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

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



DUMPSTER PLANT DETAIL — FRONT ELEVATION

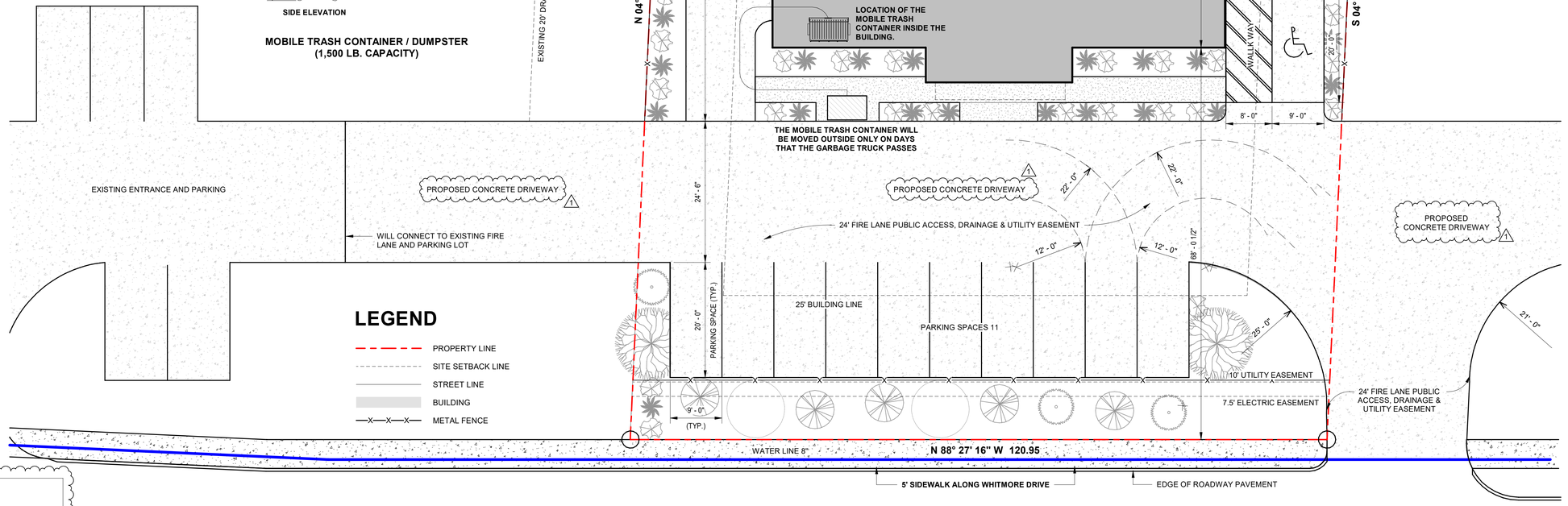


SIDE ELEVATION

FL030

3 CUBIC YARD FEL
W 82.0"
D 50.6"
H 65.1"
LOADING RATING 1500 LBS
WEIGHT 281 LBS

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



LEGEND

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

PARKING CALCULATION

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

APROVED:

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 Commision of the City of Rockwall on the __ day of _____, ____.

WITNESS OUR HANDS, THIS ___ DAY OF _____, ___

Planning & Zoning Commission, chairman — **Director of Planning and Zoning**

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

WHITMORE DRIVE

PUBLIC RIGHT-OF-WAY

DRAINAGE LINE 8" (SANITARY SEWER)

1 SITE PLAN
1" = 10'-0"

CASE NUMBER: SP2025-032

NEW BUILDING
855 Whitmore Dr, Rockwall, TX 75087

NOT FOR CONSTRUCTION

NO.	REVISION	DATE
1		
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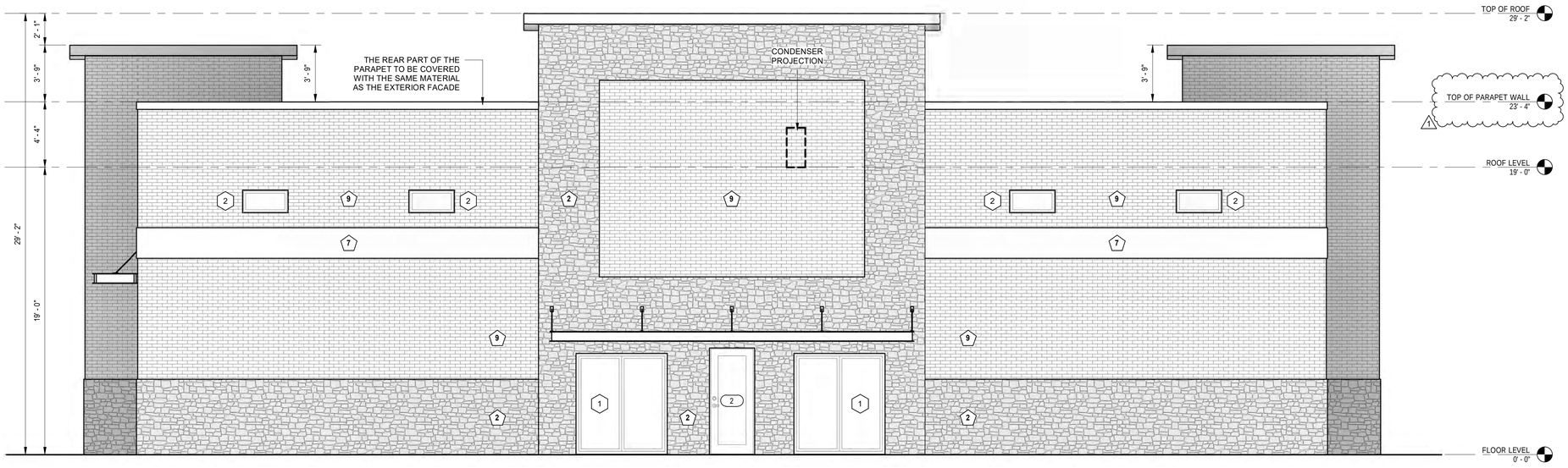
DRAWING TITLE:

SITE PLAN

SCALE: As indicated

A1.01



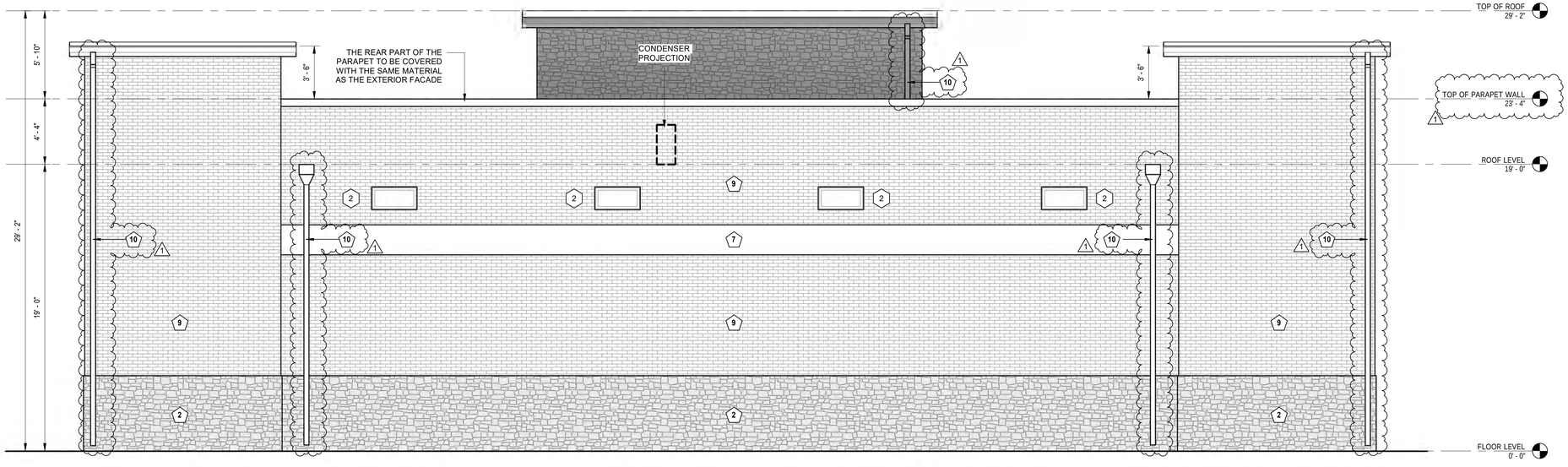
1 FRONT ELEVATION
1/4" = 1'-0"

KEYNOTE LEGEND

1. ALUMINUM SHEETS
2. STONE SMOKED LUEDERS
3. STUCCO
4. FIBER CEMENT SIDING
5. WOOD
6. GLASS
7. STANDING SEAM
8. ASPHALT SHINGLES
9. BRICK GEORGETOWN
10. DOWNSPOUT

AREA AND PERCENTAGE OF MATERIALS

		TOTAL AREA	PERCENTAGE
	FRONT ELEVATION	2,312 S.Q. F.T.	100 %
2 & 9	MASONRY MATERIALS	2,136 S.Q. F.T.	94.0 %
9	BRICKS	1,510 S.Q. F.T.	64.0 %
2	NATURAL STONE	616 S.Q. F.T.	30.0 %
7	SECONDARY MATERIAL	106 S.Q. F.T.	06.0%
	TOTAL	2,312 S.Q. F.T.	100 %



2 REAR ELEVATION
1/4" = 1'-0"

AREA AND PERCENTAGE OF MATERIALS

		TOTAL AREA	PERCENTAGE
	FRONT ELEVATION	2'128 S.Q. F.T.	100 %
2 & 9	MASONRY MATERIALS	2,116 S.Q. F.T.	94.0 %
9	BRICKS	1,415 S.Q. F.T.	73.0 %
2	NATURAL STONE	427 S.Q. F.T.	21.0 %
7	SECONDARY MATERIAL	159 S.Q. F.T.	06.0%
	TOTAL	2,128 S.Q. F.T.	100 %

APROVED:

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 Commision of the City of Rockwall on the __ day of _____, ____.

WITNESS OUR HANDS, THIS ___ DAY OF _____, ___

Planning & Zoning Commission, chairman **Director of Planning and Zoning**

1 **CASE NUMBER: SP2025-032**

NEW BUILDING
855 Whitmore Dr, Rockwall, TX 75087

NOT FOR CONSTRUCTION

NO.	REVISION	DATE
1		
2		
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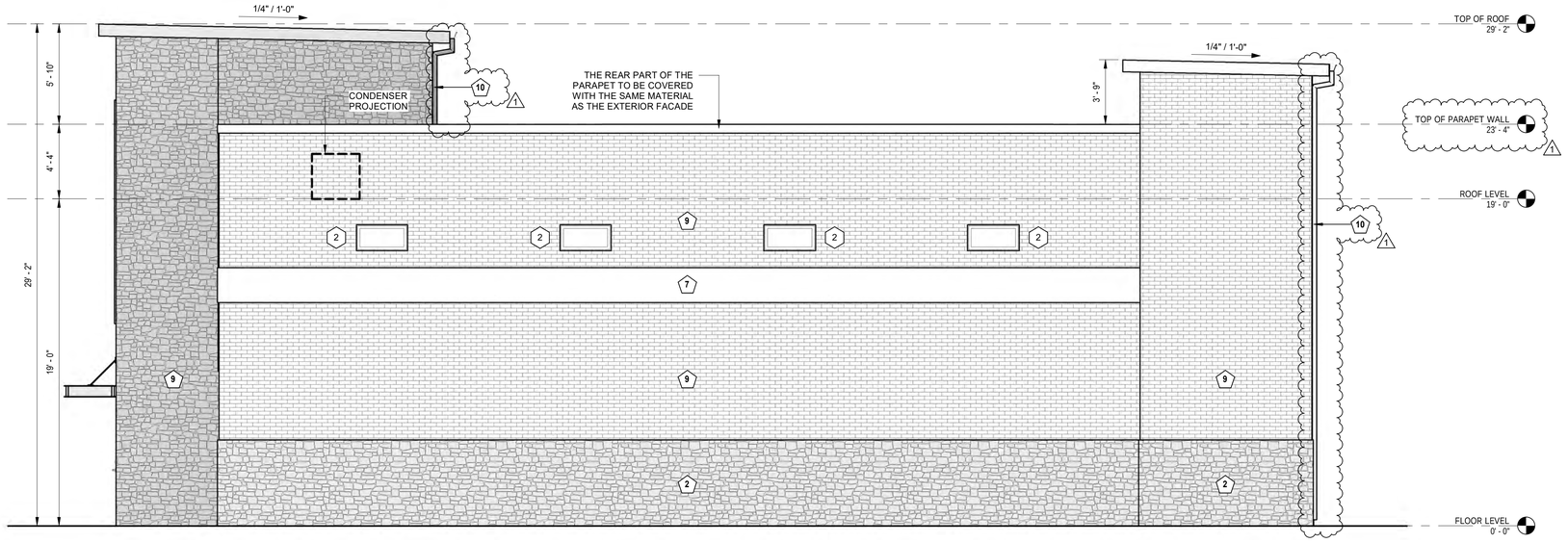
8		

DRAWING TITLE:

ELEVATIONS

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

A2.01



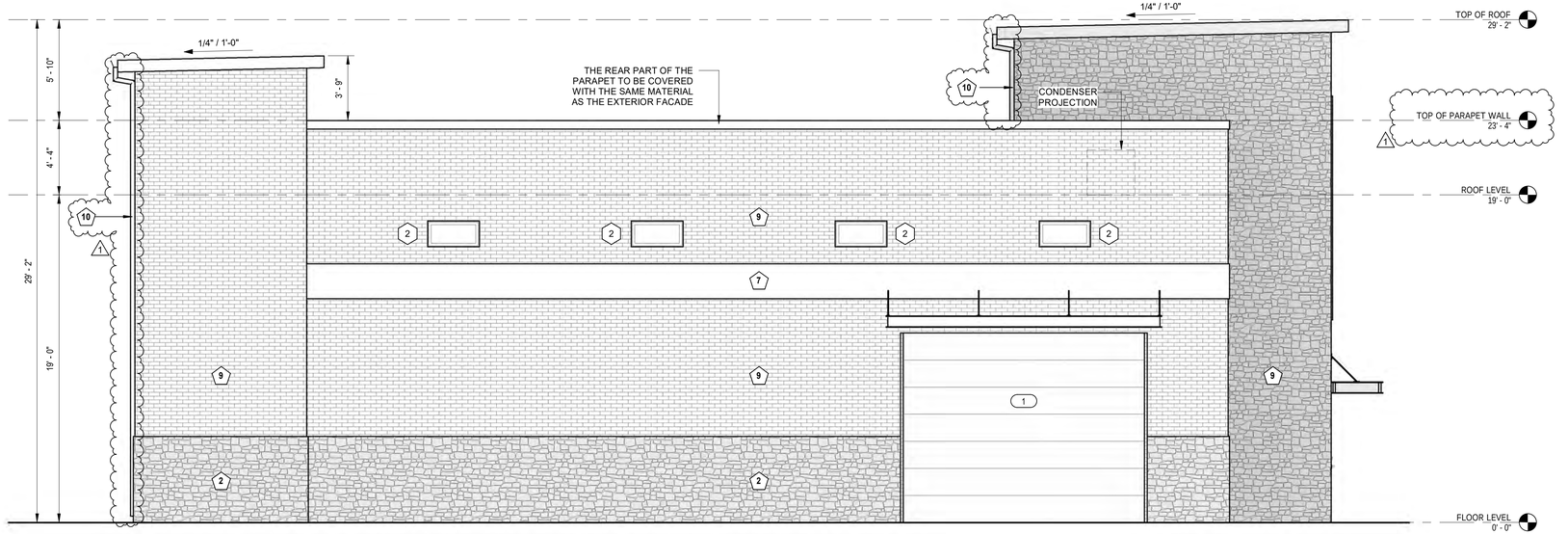
1 RIGHT ELEVATION
1/4" = 1'-0"

AREA AND PERCENTAGE OF MATERIALS

		TOTAL AREA	PERCENTAGE
	LEFT ELEVATION	1,801 S.Q. F.T.	100 %
2 & 9	MASONRY MATERIALS	1,693 S.Q. F.T.	93.0 %
9	BRICKS	1,217 S.Q. F.T.	63.0%
2	NATURAL STONE	476 S.Q. F.T.	30.0 %
7	SECONDARY MATERIAL	106 S.Q. F.T.	07.0%
	TOTAL	1,801 S.Q. F.T.	100 %

KEYNOTE LEGEND

1. ALUMINUM SHEETS
2. STONE SMOKED LUEDERS
3. STUCCO
4. FIBER CEMENT SIDING
5. WOOD
6. GLASS
7. STANDING SEAM
8. ASPHALT SHINGLES
9. BRICK GEORGETOWN
10. DOWNSPOUT



2 LEFT ELEVATION
1/4" = 1'-0"

AREA AND PERCENTAGE OF MATERIALS

		TOTAL AREA	PERCENTAGE
	LEFT ELEVATION	1,801 S.Q. F.T.	100 %
2 & 9	MASONRY MATERIALS	1,693 S.Q. F.T.	93.0 %
9	BRICKS	1,217 S.Q. F.T.	63.0%
2	NATURAL STONE	476 S.Q. F.T.	30.0 %
7	SECONDARY MATERIAL	106 S.Q. F.T.	07.0%
	TOTAL	1,801 S.Q. F.T.	100 %

APROVED:

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 Commision of the City of Rockwall on the __ day of _____, ____.

WITNESS OUR HANDS, THIS ___ DAY OF _____, ___

Planning & Zoning Commission, chairman **Director of Planning and Zoning**

1

1 **CASE NUMBER: SP2025-032**

NEW BUILDING
855 Whitmore Dr, Rockwall, TX 75087

NOT FOR CONSTRUCTION

NO.	REVISION	DATE
1		
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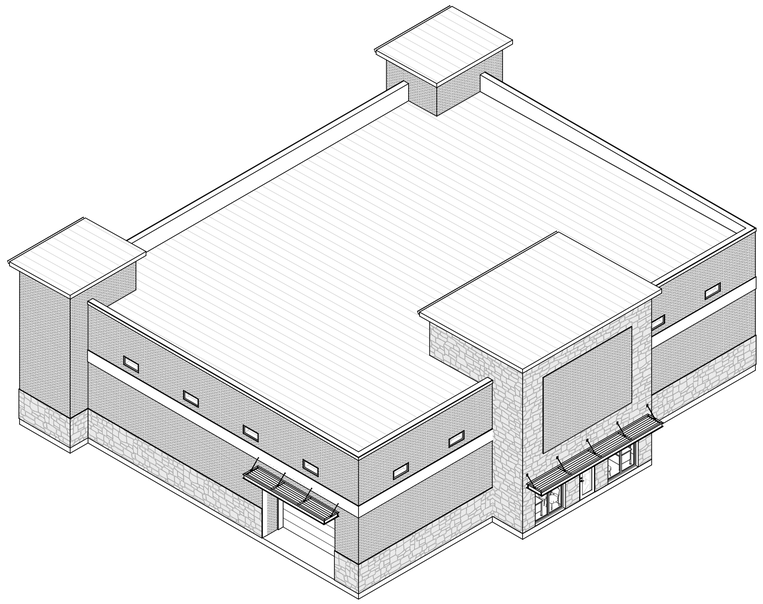
DRAWING TITLE:

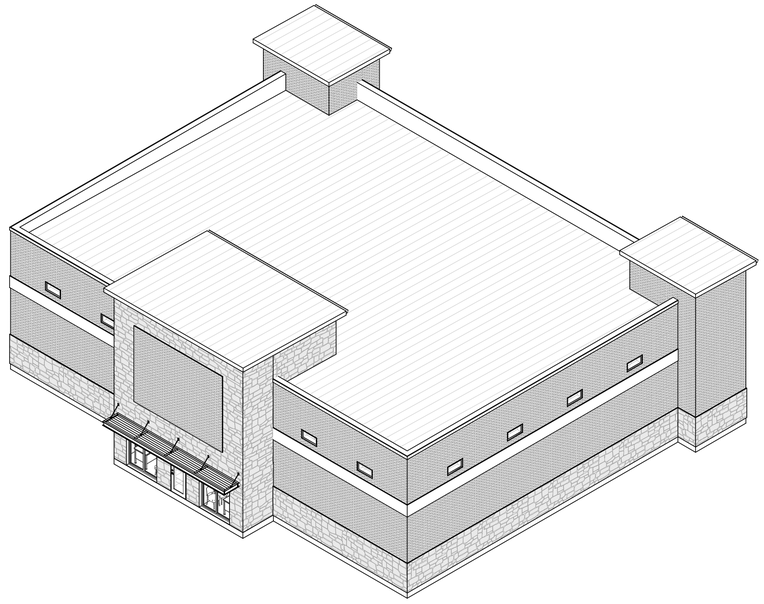
ELEVATIONS

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

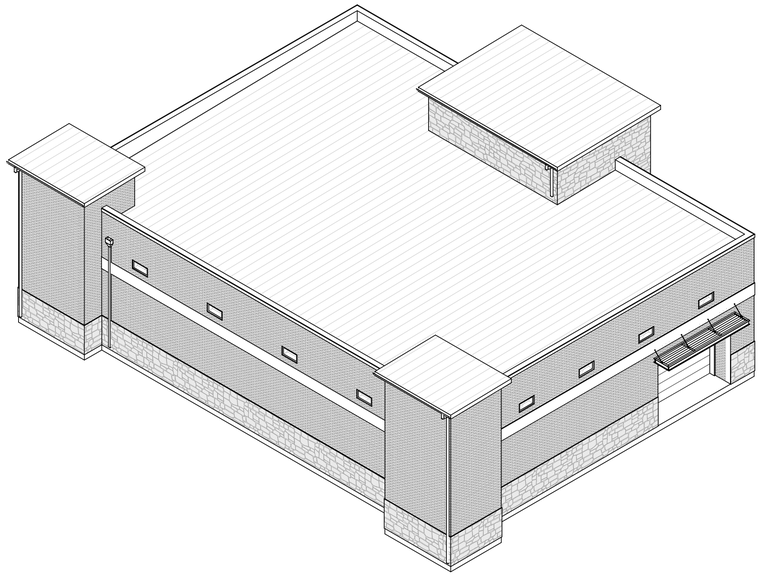
A2.02



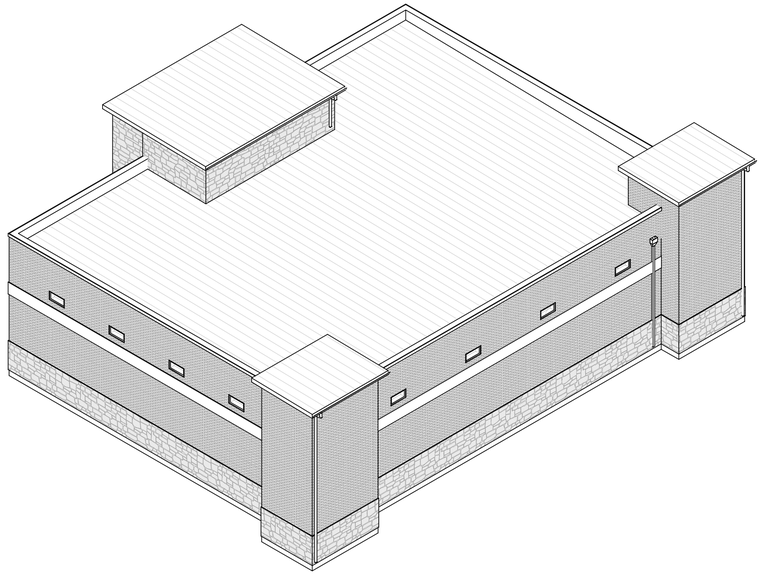
ISOMETRIC VIEW 1



ISOMETRIC VIEW 2



ISOMETRIC VIEW 3



ISOMETRIC VIEW 4

APROVED:

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 Commision of the City of Rockwall on the __ day of _____, ____.

WITNESS OUR HANDS, THIS ___ DAY OF _____, ___

Planning & Zoning Commission, chairman

Director of Planning and Zoning

1

1 **CASE NUMBER: SP2025-032**

NEW BUILDING

855 Whitmore Dr, Rockwall, TX 75087

NOT FOR CONSTRUCTION

NO.	REVISION	DATE
1		
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DRAWING TITLE:

3D VIEWS

SCALE:

A9.01

GENERAL GRADING AND PLANTING NOTES

1. BY SUBMITTINGA PROPOSAL FOR THE LANDSCAPE PLANTING SCOPE OF WORK, THE CONTRACTOR CONFIRMS THAT HE HAS READ, AND WILL COMPLY WTI THE ASSOCIATED NOTES, SPECIFICATIONS, AND DETALS WITH THIS PROJECT,
2. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL EXISTING VEGETATION (EXCEPT WHERE NOTED TO REMAIN)
3. IN THE CONTEXT OF THESE PLANS, NOTES, AND SPECIFICATIONS, "FINISH GRADE" REFERS TO THE FINAL ELEVATION OF THE SOIL SURFACE (NOT TOP OF MULCH) AS INDICATED ON THE GRADING PLANS.

a. BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE ROUGH GRADES OF ALL LANDSCAPE AREAS ARE WITHIN +10. OF FINISH GRADE. SEE SPECIFICATIONS FOR MORE DETALED INSTRUCTION ON TURF AREA AND PLANTING BED PREPARATION:
b. CONSTRUCT AND MAINTAIN FINISH GRADES AS SHOWN ON GRADING PLANS. AND CONSTRUCT AND MAINTAN SLOPES AS RECOMMENDED EY THE GEOTECHNICAL. REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT AND ON THE. GRADING PLANS, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING. POTENTIAL.
c. THELANDSCAPE CONTRACTOR SHALL DETERMINE WHETHER OR NOT THE EXPORT OF ANY SOIL WIL BE NEEDED, TAKING INTO ACCOUNT THE ROUGH GRADE PROVIDED, THE AMOUNT OF SOL AMENDMENTS TO BE ADDED (BASED NA SOIL TEST, PER SPECIFICATIONS), AND THE FINISH GRADES TO BE ESTABLISED.
d. ENSURE THAT THE FINISH GRADE IN SHARE AREAS IMMEDIATELY ADJACENT TO LIS AND OTHER WALKING SURFACE, AFTER INSTALLING SOIL AMENDMENTS, 15 3" BELOW THE ADJACENT FINISH SURFACE, IN ORDER TO ALLOW FOR PROPER MULCH DEPTH, TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIVATELY 18" AWAY FROM THE WALES.
e. ENSURE THAT THE FINISH GRADE IN SHARE AREAS IMMEDIATELY ADJACENT TO ALIS AND OTHER WALKING SURFACE, AFTER INSTALLING SOIL AMENDMENTS, 15 3" BELOW THE ADJACENT FINISH SURFACE, IN ORDER TO ALLOW FOR PROPER MULCH DEPTH, TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIVATELY 18" AWAY FROM THE WALES.
f. ENSURE THAT THE FINISH GRADE IN TURF AREAS IMMEDIATELY ADJACENT TO WALK AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, 18 Y" BELOW THE FINISH SURFACE OF THE WALKS. TAPER THE SOL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 19" AY FROM THE WALKS
g. SHOULD ANY CONFLICTS ANDIOR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS, GEOTECHNICAL REPORT, THESE NOTES AND PLANS, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH EMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT, GENERAL CONTRACTOR, AND OVNER.

4. ALLPLANTLOCATIONS ARE DIAGRAMMATIC. ACTUAL LOCATIONS SHALL BE VERIFIED WITH THE LANDSCAPE ARCHITECT OR DESIGNER PRIOR TO PLANTING. THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT ALL REQUIREMENTS OF THE PERMITTING AUTHORITY ARE MET (E, MINIMUM PLANT QUANTTIES, PLANTING METHODS, TREE PROTECTION METHODS, ETC)

a. THE LANDSCAPE CONTRACTOR 15 RESPONSIBLE FOR DETERMINING PLANT QUANTITIES: PLANT QUANTITES SHOWN ON LEGENDS AND CALLOUTS ARE FOR GENERAL INFORMATION ONLY. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN AND THE PLANT LEGEND, THE PLANT QUANTITY AS SHOWIN ON THE PLAN (FOR INDIVIDUAL SYMBOLS) OR CALLOUT (FOR GROUNDCOVER PATTERNS) SHALL TAKE PRECEDENCE.
b. NO SUBSTITUTIONS OF PLANT MATERIALS SHALL BE ALLOWED WITHOUT THE WRITTEN PERMISSION OF THE LANDSCAPE ARCHITECT. ¡F SOME OF THE PLANTS ARE NOT AVALABLE, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING (VA PROPER CHANNELS).
c. THE CONTRACTOR SHALL, AT A MINIMUM. PROVIDE REPRESENTATIVE PHOTOS. OF ALL PLANTS PROPOSED FOR THE PROJECT. THE CONTRACTOR SHALL ALLOW THE LANDSCAPE ARCHITECT AND THE ONNERIOWNER'S. REPRESENTATIVE TO INSPECT, AND APPROVE OR REJECT, ALL PLANTS DELIVERED TO THE JOBSITE.

5. THE CONTRACTOR SHALL MANTA THE LANDSCAPE IN A HEALTHY CONDITION FOR 50 DAYS AFTER ACCEPTANCE BY THE OWNER. REFER TO SPECIFICATIONS FOR CONDITIONS OF. ACCEPTANCE FOR THE START OF THE MAINTENANCE PERIOD, AND FOR FINAL ACCEPTANCE AT THE END OF TE MAINTENANCE PERIOD.
6. SEE SPECIFICATIONS AND DETALS FOR FURTHER REQUIREMENTS.

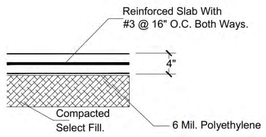
MULCHES
AFTER ALL PLANTING IS COMPLETE, CONTRACTOR SHALL INSTALL 3" THICK LAYER OF 1-1/2" SHREDDED WOOD MULCH, NATURAL (UNDYED), IN ALL PLANTING AREAS (EXCEPT FOR TURF AND SEEDED AREAS). CONTRACTOR SHALL SUBMIT SAMPLES OF ALL MULCHES TO LANDSCAPE ARCHITECT AND OWNER FOR APPROVAL PRIOR TO CONSTRUCTION. ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED (SUBJECT TO THE CONDITIONS AND REQUIREMENTS OF THE "GENERAL GRADING AND PLANTING NOTES" AND SPECIFICATIONS).

ROOT BARRIERS
THE CONTRACTOR SHALL INSTALL ROOT BARRIERS NEAR ALL NEWLY-PLANTED TREES THAT ARE LOCATED WITHIN FIVE (5) FEET OF PAVING OR CURBS. ROOT BARRIERS SHALL BE "CENTURY" OR "DEEP-ROOT" 24" DEEP PANELS (OR EQUAL). BARRIERS SHALL BE LOCATED IMMEDIATELY ADJACENT TO HARDSCAPE. INSTALL PANELS PER MANUFACTURER'S RECOMMENDATIONS. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR USE ROOT BARRIERS OF A TYPE THAT COMPLETELY ENCIRCLE THE ROOTBALL.

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

CONCRETE:
(A) PORTLAND CEMENT SHALL BE AS PER N.C.T.C.O.G. ITEM 303.2.2
(B) UP-TO 20% (BY WEIGHT) OF THE CEMENT CONTENT MAY BE REPLACED WITH TYPE C FLY ASH. FLY ASH REPLACEMENT SHALL BE 1.25 POUNDS PER 1.0 POUND OF CEMENT REDUCTION. ALSO REFER TO N.C.T.C.O.G. ITEM 303
(C) AGGREGATES SHALL BE AS PER N.C.T.C.O.G. ITEM 303.2.1. RIVER ROCK OR BLENDED AGGREGATES SHALL NOT BE ALLOWED.
(D) MANUFACTURED SAND SHALL NOT EXCEED 20% OF THE TOTAL SAND CONTENT IN THE ONCRETE MIX DESICN.
(E) CONCRETE FOR ALL PAVING AND CURBS WITHIN THE RIGHT-OF-WAY SHALL HAVE A MINIMUM 5 1/2 SACK/CUBIC YARD OF CEMENT CONTENT AND HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI WHEN TESTED AT THE AGE OF 28 DAYS. HAND PLACED CONCRETE SHALL HAVE A MINIMUM 6 1/2 SACK/CUBIC YARD OF CEMENT CONTENT AND MINIMUM COMPRESSIVE STRENGTH OF 4500 PSI.
(F) THE DESIGN ENGINEER SHALL APPROVE THE CONCRETE MIX DESIGN IN WRITING PRIOR TO USE.
(G) PAVEMENT CURBS SHALL BE POURED MONOLITHICALLY. PLEASE REFER TO N.C.T.C.O.G. ITEM. 303.5.2.4.
(H) STAMP OR DIE PROJECT PAVING LIMITS INCLUDING ALL STREET INTERSECTIONS TO N.C.T.C.O.G. ITEM. 303.4.2.3 AND DETAIL ON THIS SHEET.
(I) THERE SHALL BE ZERO TOLERANCES FOR CONCRETE STRENGTH AND DEPTH. NO VARIANCES ARE ALLOWED. ANY AREAS OF (J) DEFICIENCY SHALL BE PROVED. REMOVED AND REPLACED. ALL CURBS AND GUTTERS SHALL BE POURED IN ONE COURSE. CONSTRUCTION CONCRETE SHALL BE PLACED IN FORMS ON COMPACTED. WETTED SUBGRADE AND SHALL BE TAMPED AND SPADED UNTIL MORTAR COVERS THE ENTIRE SURFACE. TAMPING AND SPADING OF NEWLY POURED CONCRETE SHALL BE GIVEN SPECIAL ATTENTION TO ENSURE ADEQUATE COMPACTION AND SURFACES FREE OF HONEYCOMBS.

CURING:
(A) PLEASE REFER TO ITEM 303.5.8 AND 303.2.12.1.1 OF THE N.C.T.C.O.G. SPECIFICATIONS
(B) THE CONTRACTOR SHALL USE A WHITE PIGMENTED UQUID CURING COMPOUND AS PER N.C.T.C.O.G. ITEM 303.5.8. AND 303.2.12.1.1



① CONCRETE DETAIL
UNSCALED

REFERENCE CONCRETE

MIX DESING	MASS PER M³	C1-270- FA10-W165
CLINKER 1: CEM1 52.5R	KG	270
FLY ASH (EN 450)	KG	10
WATER	KG	162
SUPERPLASTICIZER	KG	2.8
RIVER SAND 0-2 mm	KG	597
RIVER GRAVEL 2-8mm	KG	446
RIVER GRAVEL 8-16mm	KG	847
$W/_{C}$	–	0.61
$W/_{C_{EQ}}$	–	0.60

APROVED:

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 Commision of the City of Rockwall on the __ day of _____, ____.

WITNESS OUR HANDS, THIS ___ DAY OF _____, ___

_____ _____
Planning & Zoning Commission, chairman **Director of Planning and Zoning**

LANDSCAPE STANDARDS

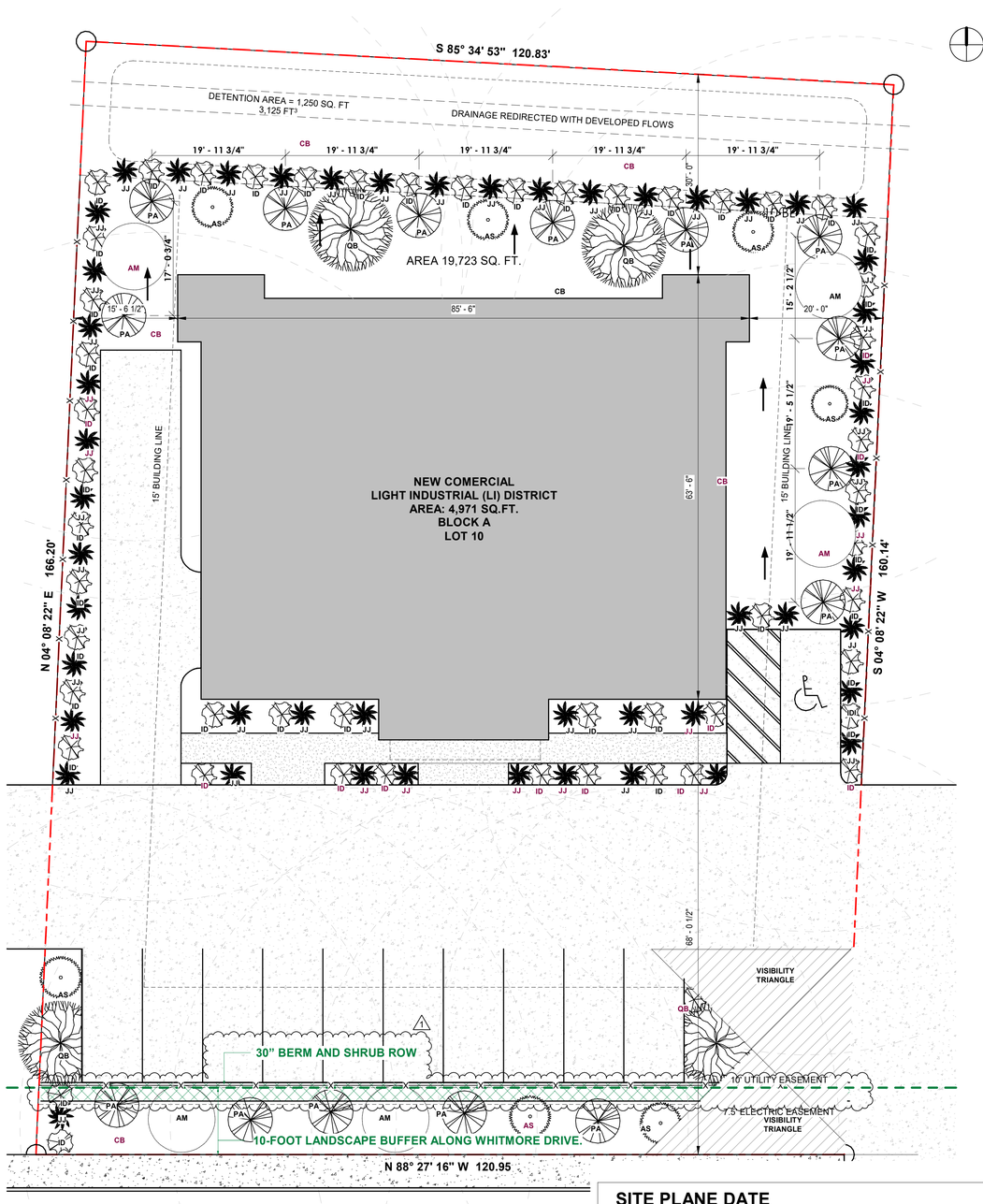
05.02 LANDSCAPE REQUIREMENTS LIGHT INDUSTRIAL (LI) DISTRICT.

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

BASED ON CITY OF ROCKWALL | UNIFIED DEVELOPMENT CODE

PLANT SCHEDULE

CODE	TREES	QTY	BOTANICAL / COMMON NAME	CAL.	CONT.	SIZE
QB		4	QUERCUS MACROCARPA / BUR OAK	4" CAL	CONT.	14' MIN
AM		5	ACER SACCHARUM 'CADDO'/ CADDO MAPLE	4" CAL	CONT.	12' MIN
PA		15	PINUS ELDARICA /AFGHAN PINE	4" CAL	CONT.	12' MIN
AS		8	ACER TRUNCATUM/ SHANTUNG MAPLE	4" CAL	CONT.	12' MIN
CODE	SHRUBS	QTY	BOTANICAL / COMMON NAME	CONTAINER	SPACING	SIZE
ID		79	ILEX VOMITORIA 'NANA' / DWARF YAUPON HOLLY	5 GAL.	36" OC	24" MIN
JJ		79	JUNIPERUS SP. /JUNIPER	5 GAL.	36" OC	24" MIN
CODE	GROUND COVERS	QTY	BOTANICAL / COMMON NAME	CONT	SPACING	SIZE
CB		8,516 SQ.FT	CYNODON DACTYLON / BERMUDA GRASS	SOND		



1 LANDSCAPE PLAN
1" = 10'-0"

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

Equation for the calculation and sizing of wet ponds

For North Central Texas, the average 85th percentile annual rainfall event is 1.5 inches. Therefore, WQv is calculated using the following formula:

$$WQv = \frac{1.5\ Rv\ A\ (1.2)}{12}$$

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

IA = 200/CN - 2
where:
Ia = initial abstraction
CN = curve number

Ia/P
where:
Ia = initial abstraction
P = accumulated rainfall obtained from rainfall tables by county in the Hydrology TM Section
5.0 (inches)
Using the following equation from TR-55 for a Type II rainfall distribution, VS/Vr can be calculated.

$$VS/Vr = 0.682 - 1.43\ (qO/qI) + 1.64\ (qO/qI)\ 2/3 - 0.804\ (qO/qI)$$

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

$$VS = \frac{(VS/Vr)(Qd)(A)\ (3.2)}{12}$$

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

SITE PLANE DATE

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

1 **CASE NUMBER: SP2025-032**

NEW BUILDING
855 Whitmore Dr, Rockwall, TX 75087

NOT FOR CONSTRUCTION

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

DRAWING TITLE:

LANDSCAPE PLAN

SCALE: As indicated

A5.01

TREE PROTECTION SPECIFICATIONS

MATERIALS

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

CONSTRUCTION METHODS

1. ALL TREES AND SHRUBS SHOWN TO REMAIN WITHIN THE PROXIMITY OF THE CONSTRUCTION SITE SHALL BE PROTECTED PRIOR TO BEGINNING ANY DEVELOPMENT ACTIVITY.
2. EMPLOY THE SERVICES OF AN ISA (INTERNATIONAL SOCIETY OF 'ARBORICULTURE) CERTIFIED ARBORIST AND OBTAIN ALL REQUIRED PERMITS TO PRUNE THE EXISTING TREES FOR CLEANING, RAISING AND. THINNING, AS MAY BE REQUIRED.
3. PROTECTIVE FENCING SHALL BE ERECTED OUTSIDE THE CRITICAL ROOT. ZONE (GR EQUAL TO FROM THE TRUNK FOR EVERY 1" OF DEH) AT LOCATIONS SHOWN IN THE PLANS OR AS DIRECTED BY THE LANDSCAPE
4. ONSULTANT ANDIOR CITY ARBORIST. AND IN ACCORDANCE WITH THE. DETAILS SHOWN ON THE PLANS. FENCING SHALL BE MAINTAINED AND REPAIRED BY THE CONTRACTOR DURING SITE CONSTRUCTION. TREES IN CLOSE PROXIMITY SHALL BE FENCED TOGETHER, RATHER THAN INDIVIDUALLY.
5. PROTECTIVE FENCE LOCATIONS IN CLOSE PROXIMITY TO STREET INTERSECTIONS OR DRIVES SHALL ADHERE TO THE APPLICABLE JURISDICTION'S SIGHT DISTANCE CRITERIA.
6. THE PROTECTIVE FENCING SHALL BE ERECTED BEFORE SITE WORK COMMENCES AND SHALL REMAIN IN PLAGE DURING THE ENTIRE. CONSTRUCTION PHASE. THE INSTALLATION POSTS SHALL BE PLACED EVERY § FEET ON CENTER AND EMBEDDED TO 18 INCHES DEEP. MESH FABRIC SHALL BE ATTACHED TO THE INSTALLATION POSTS BY THE USE OF SUFFICIENT WIRE TIES TO SECURELY FASTEN THE FABRIC TO THE T-POSTS TO HOLD THE FABRIC INA 'STABLE AND UPRIGHT POSITION.
7. WITHN THE CRZ.

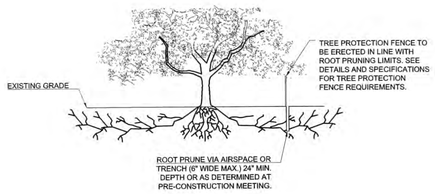
   a. DO NOT CLEAR, FILL OR GRADE IN THE CRZ OF ANY TREE.
   b. DO NOT STORE, STOCKPILE OR DUMP ANY JOB MATERIAL, SOIL OR RUBBISH UNDER THE SPREAD OF THE TREE BRANCHES.
   c. DO NOT PARK OR STORE ANY EQUIPMENT OR SUPPLIES UNDER THE TREE CANOPY. DO NOT SET UP ANY CONSTRUCTION OPERATIONS UNDER THE TREE
   d. CANOPY (SUCH AS PIPE CUTTING AND THREADING, MORTAR MIXING, FAINTING OR LUMBER CUTTING).
   e. DO NOT NAIL OR ATTACH TEMPORARY SIGNS METERS, SWITCHES,IRES, BRACING OR ANY OTHER ITEM TO THE TREES.
   f. ONOT PERT RUNOFF FROM WASTE MATERIALS INCLUDING. SOLVENTS, CONCRETE WASHOUTS, ASPHALT TACK COATS (MC-30 OIL), ETC. TO ENTER THE CRZ. BARRIERS ARE TO BE PROVIDED TO. PREVENT SUCH RUNOFF SUBSTANCES FROM ENTERING THE CRZ WHENEVER POSSIBLE. INCLUDING IN AN AREA WHERE RAIN OR 'SURFACE WATER COULD CARRY SUCH MATERIALS TO THE ROOT 'SYSTEM OF THE TREE
8. ROUTE UNDERGROUND UTILITIES TO AVOID THE CRZ. IF DIGGING IS UNAVOIDABLE, BORE THE ROOTS, OR HAND DIG TO AVOID SEVERING THEM,
9. WHERE EXCAVATION IN THE VICINITY OF TREES MUST OCCUR, SUCH AS FOR IRRIGATION INSTALLATION. PROCEED WITH CAUTION, AND USING HAND TOOLS ONLY.
10 .THE CONTRACTOR SHALL NOT GUT ROOTS LARGER THAN ONE INGH IN DIAMETER WHEN EXCAVATION OCCURS NEAR EXISTING TREES. ALL ROOTS LARGER THAN ONE INCH IN DIAMETER ARE TO BE CUT CLEANLY. FOR OAKS ONLY. ALL WOUNDS SHALL BE PAINTED WITH WOUND SEALER WITHIN 30 MINUTES
11. REMOVE ALL TREES, SHRUBS OR BUSHES TO BE CLEARED FROM PROTECTED ROOT ZONE AREAS BY HAND.
12. TREES DAMAGED OR KILLED DUE TO CONTRACTOR'S NEGLIGENCE DURING. CONSTRUCTION SHALL BE MITIGATED AT THE CONTRACTOR'S EXPENSE AND TO THE PROJECT OWNER'S AND LOCAL JURISDICTION'S SATISFACTION.
13. ANY TREE REMOVAL SHALL BE APPROVED BY THE OWNER AND LOCAL JURISDICTION PRIOR TO ITS REMOVAL, AND THE CONTRACTOR SHALL HAVE ALL REQUIRED PERMITS FOR SUCH ACTIVITIES.
14. COVER EXPOSED ROOTS AT THE END OF EACH DAY WITH SOIL, MULCH OR WET BURLAP.
15. IN CRITICAL ROOT ZONE AREAS THAT CANNOT BE PROTECTED DUING CONSTRUCTION AND WHERE HEAVY TRAFFIC IS ANTICIPATED, COVER THE SOIL WITH EIGHT INCHES OF ORGANIC MULCH TO MINIMZE SOIL COMPACTION. THIS EIGHT INCH DEPTH OF MULGH SHALL BE MAINTAINED. THROUGHOUT CONSTRUCTION.
16. WATER ALL TREES IMPACTED BY CONSTRUCTION ACTIVITIES, DEEPLY ONCE AWEEK DURING PERIODS OF HOT DRY WEATHER. SPRAY TREE CROWNS WITH WATER PERIODICALLY TO REDUGE DUST ACCUMULATION ON THE LEAVES.
17. WHEN INSTALLING CONCRETE ADJAGENT TO THE ROOT ZONE OF A TREE, USE A PLASTIC VAPOR BARRIER BEHIND THE CONCRETE TO PROHIBIT LEACHING OF LIME INTO THE SOIL.
18. CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL TREE PROTECTION FENCING WHEN ALL THREATS TO THE EXISTING TREES FROM CONSTRUCTION RELATED ACTIVITIES HAVE BEEN REMOVED.

TREE PROTECTION GENERAL NOTES

- PRIOR TO THE LAND CLEARING STAGE OF DEVELOPMENT, THE CONTRACTOR SHALL CLEARLY MARK ALL PROTECTED TREES FOR WHICH A TREE REMOVAL PERMIT HAS NOT BEEN ISSUED AND SHALL ERECT BARRIERS FOR THE PROTECTION OF THE TREES ACCORDING TO THE FOLLOWING:

  A. AROUND AN AREA AT OR GREATER THAN A SIX-FOOT RADIUS OF ALL SPECIES OF MANGROVES AND PROTECTED CABBAGE PALMS;
  B. AROUND AN AREA AT OR GREATER THAN THE FULL DRIPLINE OF ALL PROTECTED NATIVE PINES;
  C. AROUND AN AREA AT OR GREATER THAN TWO-THIRDS OF THE DRIPLINE OF ALL OTHER PROTECTED SPECIES.

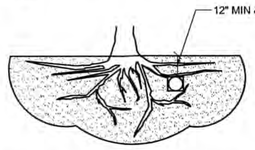
- NO PERSON SHALL ATTACH ANY SIGN, NOTICE OR OTHER OBJECT TO ANY PROTECTED TREE OR FASTEN ANY WIRES, CABLES, NAILS OR SCREWS TO ANY PROTECTED TREE IN ANY MANNER THAT COULD PROVE HARMFUL TO THE PROTECTED TREE, EXCEPT AS NECESSARY IN CONJUNCTION WITH ACTIVITIES IN THE PUBLIC INTEREST.
- DURING THE CONSTRUCTION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



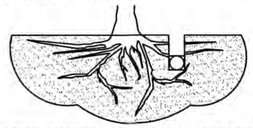
ROOT PRUNING DETAIL

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

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



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



OPEN TRENCHING MAY BE USED IF EXPOSED TREE ROOTS DO NOT EXCEED 3" OR ROOTS CAN BE BENT BACK.

BORING THROUGH ROOT PROTECTION ZONE

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

EXISTING TREE LEGEND

EXISTING TREE OFF SITE

EXISTING TREE TO BE REMOVED

TREE MIGRATION SUMMARY

TOTAL MIGRATION REQUIRED:	40"
PROPOSED CODE REQUIRED TREES:	19"
BALANCE OF MITIGATION:	14"
4" CAL. MITIGATION TREES (5) ON SITE	21"

TREESCAPE PLAN SPRADSHEET

#	SPECIES	CALIPER	PROTECT OR REMOVE	TREE HEALTH (1-5)	DISEASE (Y/N)	INSECT (Y/N)	STRUCTURAL (Y/N)	MITIGATION REQUIRED
10	RED OAK	4"	REMOVE	1	N	N	N	40"
							TOTAL:	40"

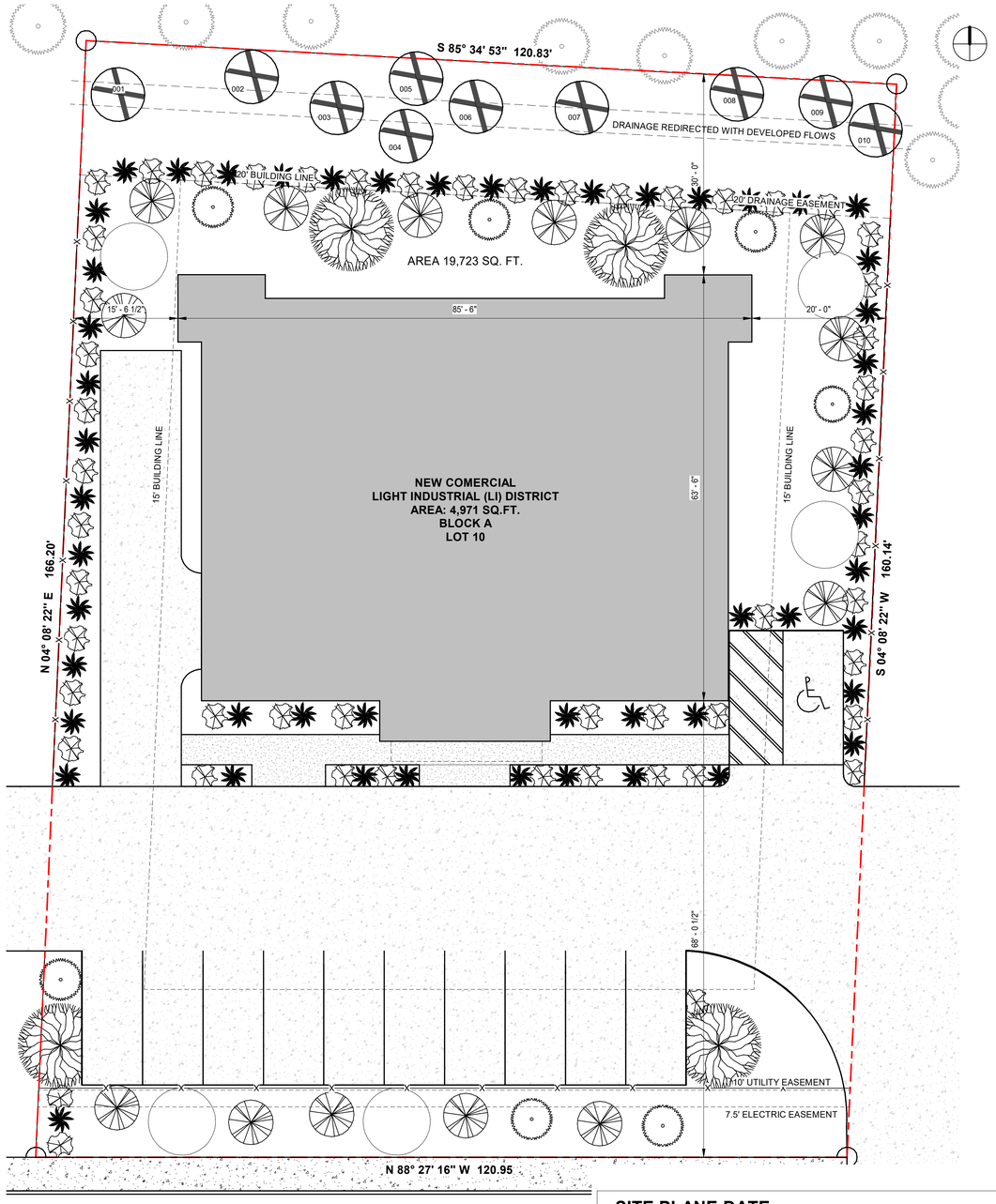
APROVED:

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 Commision of the City of Rockwall on the __ day of _____, ____.

WITNESS OUR HANDS, THIS ___ DAY OF _____, ___

Planning & Zoning Commission, chairman

Director of Planning and Zoning



1 TREESCAPE PLAN
1" = 10'-0"

SITE PLANE DATE

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

CASE NUMBER: SP2025-032

NEW BUILDING
855 Whitmore Dr, Rockwall, TX 75087

NOT FOR CONSTRUCTION

NO.	REVISION	DATE
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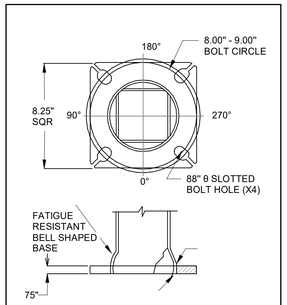
DRAWING TITLE:

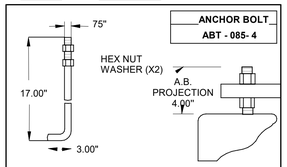
TREESCAPE PLAN

SCALE: As indicated

A6.01



DETAIL 1 BASE PLATE



DETAIL 2 ANCHOR BOLT

1) HARDWARE TO BE GALVANIZED TO ASTM A153
2) ANCHOR BOLTS SHALL BE FULLY GALVANIZED PER A153
3) ALL WELDING TO CONFORM TO: AWS DL1 MOST RECENT EDITION
4) FABRICATION MEETS AISC (AMERICAN INSTITUTE OF STELL CONSTRUCTION) QUALITY CERTIFICATION
5) PROVISIONS FOR CROUNDING LOCATED AT BASE HAND HOLE.

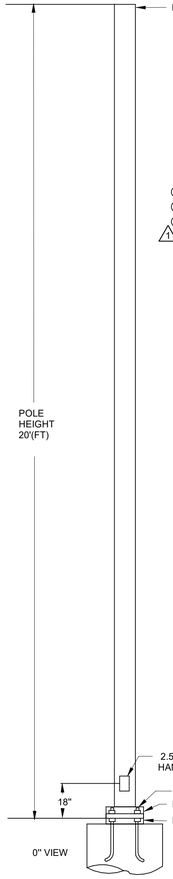
LOADING DATA								
DESIGN CRITERIA:	COMMERCIAL STANDARD							
SPEED (mph)	80	90	100	110	120	130	140	150
EPA FT:	9.6	6.7	4.5	3.5	2.0	0.8	---	---
WEIGHT (lbs)	240	167	150	88	50	20		

FINISH
TBD

MATERIAL DATA	
COMPONET	ASTM
POLE SHAFT	A500 GR. B
BASE PLATE	A36
ANCHOR BOLTS	F1554 GR.55
MISC. STEEL	A38

POLE DIMENSION DATA						
TYPE	DESING	POLE LENGTH (FT)	BASE DIA (IN)	TOP DIA (IN)	GAUGE OR THK (IN)	WEIGHT (LBS)
	SNS- 20- 40-11- AB	20	4.00	4.00	11 - GA (1196")	140

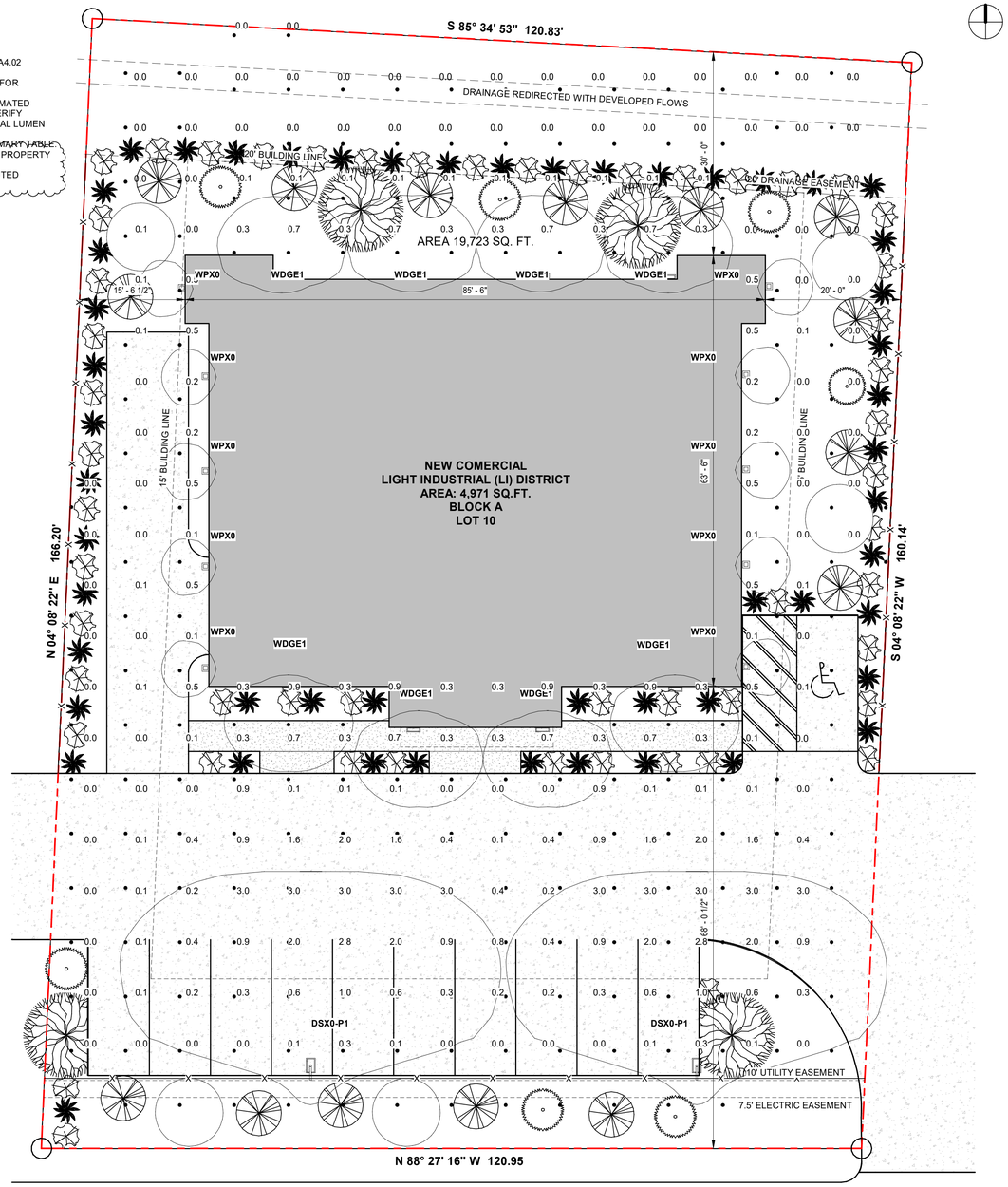
DETAIL GENERAL NOTES



NOTES:

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

1



WHITMORE DRIVE

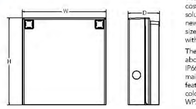
1 SITE PHOTOMETRICS PLAN
1" = 10'-0"

LUMINAIRE SCHEDULE

SYMBOL	TYPE	QTY	MANUFACTURER / CATALOG NUMBER	TOTAL LUMEN OUTPUT	TOTAL INPUT WATTS	BALLAST FACTOR	LIGHT LOST FACTOR	USER DEFINED FACTOR
DSX0-P1	P	2	2 DSX0 LED P6 40K 70CRI T3M MVOLT SPA NLTAIR2 PIRHN DDBXD / D-SERIES SIZE 0 LED AREA LUMINAIRE (LITHONIALIGHTING)	8,800	68.11	1.000	0.850	1.000
WDGE1	W	8	WDGE1 LED P2 40K 80CRI VF MVOLT SRM PE DDBXD / WDGE1 LED ARCHITECTURAL WALL SCONCE (LITHONIALIGHTING)	7,200	24	1.000	0.800	1.000
WPX0	W	10	WPX0 LED ALO SWW2 MVOLT PE DDBXD / WPX0 LED WALL PACK (LITHONIALIGHTING)	6,940	20	1.000	0.850	1.000

CASE NUMBER: SP2025-032

WPX0 LED
Wall Pack



Specifications
Depth (D): 2"
Height (H): 5.75"
Width (W): 5.5"
Weights: 2.5lbs

Introduction
The WPX LED wall packs are energy-efficient, cost-effective, and aesthetically appealing solutions for both HID wall pack replacement and new construction opportunities. Available in four sizes, the WPX family delivers 850 to 9,200 lumens with a wide, uniform distribution.

The WPX0 full cut-off wall pack is an excellent above the door lighting solution. Reliable IP66 construction and excellent LED lumen maintenance ensure a long service life. Standard features such as Adjustable Lumen Output (ALO), color switching and switchable photocell make WPX0 ideal for any application.

Ordering Information EXAMPLE: WPX0 LED ALO SWW2 MVOLT PE DDBXD

Series	Color Temperature	Voltage	Controls	Finish
WPX0 LED ALO: 850 – 1,100 Lumens	SWW2: 3000K / 4000K / 5000K	MVOLT: 120V – 277V	PE: Photocell (On/Off)	DDBXD: Dark bronze

Note: The Lumen output and input power shown in the ordering tree are average representations of all configuration.

NOTES:
Default but of the box settings: 1,650 Lumens, 4000K, Photocell enabled

FEATURES & SPECIFICATIONS

INTENDED USE
The WPX LED wall packs are designed to provide a cost-effective, energy efficient solution for the one-for-one replacement of existing HID wall packs. The WPX0, WPX1, WPX2 and WPX3 are rated for ambient temperatures from 0°C to 40°C, 0°C to 40°C and -30°C to 40°C respectively. WPX luminaires deliver a uniform, wide distribution. WPX is rated for -40°C to 40°C.

CONSTRUCTION
WPX feature a die-cast aluminum main body with optimal thermal management that both enhances LED efficacy and extends component life. The luminaires are IP66 rated, and sealed against moisture or environmental contaminants.

ELECTRICAL
Light engine consist of high efficacy LEDs and LED lumen maintenance of L85/100,000 hours. Color temperature (CCT) can be switched between 3000K, 4000K and 5000K with minimum CRI of 70. Luminaires have a minimum system power factor >90% and THD <20%. The luminaire operates on MVOLT (120V - 277V) input.
A module inside the luminaire allows the installer to not only switch between CCTs, but also the adjust the lumen output and switch on and off the photocell (PE).

INSTALLATION
WPX can be mounted directly over a standard electrical junction box. A port on the back surface allows poke through conduit wiring or surfaces that don't have an electrical junction box. Wiring is supplied with #12 AWG leads. Luminaire is rated for wet locations in all sizes. WPX is only recommended for installations with LEDs driving the luminaire.

LISTINGS
CSA Certified to meet U.S. and Canadian standards. Suitable for wet locations. IP66 Rated. DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be 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 warranties of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at:
www.lithonia.com/support/commercial-luminaire-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.

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Performance Data

Electrical Load

ALO Setting	Input Power (W)	120 V (A)	208 V (A)	240 V (A)	277 V (A)
ALO-4	13.8	0.11	0.06	0.05	0.05
ALO-3	9.2	0.08	0.04	0.04	0.03
ALO-2	7.8	0.07	0.04	0.03	0.03
ALO-1	6.4	0.05	0.03	0.03	0.02

Projected LED Lumen Maintenance
Data references the extrapolated performance projections in a 25°C ambient, based on 6,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).
To calculate L27, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	50,000	75,000	100,000
Lumen Maintenance Factor	>0.93	>0.89	>0.86

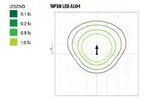
Lumen Output

ALO Setting	CCT	Color Temperature	Lumen Output
ALO-4	SWW2	3000K	1,091
	SWW3	4000K	1,644
	SWW5	5000K	1,847
ALO-3	SWW2	3000K	1,164
	SWW3	4000K	1,191
	SWW5	5000K	1,225
ALO-2	SWW2	3000K	974
	SWW3	4000K	994
	SWW5	5000K	1,023
ALO-1	SWW2	3000K	814
	SWW3	4000K	829
	SWW5	5000K	859

Lumen Ambient Temperature (LAT) Multipliers
Use these factors to determine relative lumen output for average ambient temperatures from 0-50°C (32-122°F).

Ambient	Fahrenheit	Lumen Multiplier
0°C	32°F	1.027
5°C	41°F	1.023
10°C	50°F	1.018
15°C	59°F	1.012
20°C	68°F	1.006
25°C	77°F	1.000
30°C	86°F	0.993
35°C	95°F	0.986
40°C	104°F	0.979

Photometric Diagrams To see complete photometric reports or download .ies files for this product, visit the Lithonia Lighting WPX LED homepage. Tested in accordance with IESNA LM-79 and LM-80 standards.



Switchable Features

APROVED:

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 Commision of the City of Rockwall on the __ day of _____, ____.

WITNESS OUR HANDS, THIS ___ DAY OF _____, ___

Planning & Zoning Commission, chairman

Director of Planning and Zoning

1

NEW BUILDING
855 Whitmore Dr, Rockwall, TX 75087

NOT FOR CONSTRUCTION

NO.	REVISION	DATE
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DRAWING TITLE:

SITE PHOTO - METRICS & DETAILS

SCALE: As indicated

A4.01

D-Series Size 0

LED Area Luminaire

d*series

Introduction

The modern styling of the D-Series features a highly refined aesthetic that blends seamlessly with its environment. The D-Series offers the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire.

The photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. D-Series outstanding photometry aids in reducing the number of poles required in area lighting applications, with typical energy savings of 70% and expected service life of over 100,000 hours.

Specifications

EPA: 0.44 ft² (0.04 m²)

Length: 26.18" (66.5cm)

Width: 14.06" (35.7 cm)

Height H1: 2.26" (5.7 cm)

Height H2: 7.46" (18.9 cm)

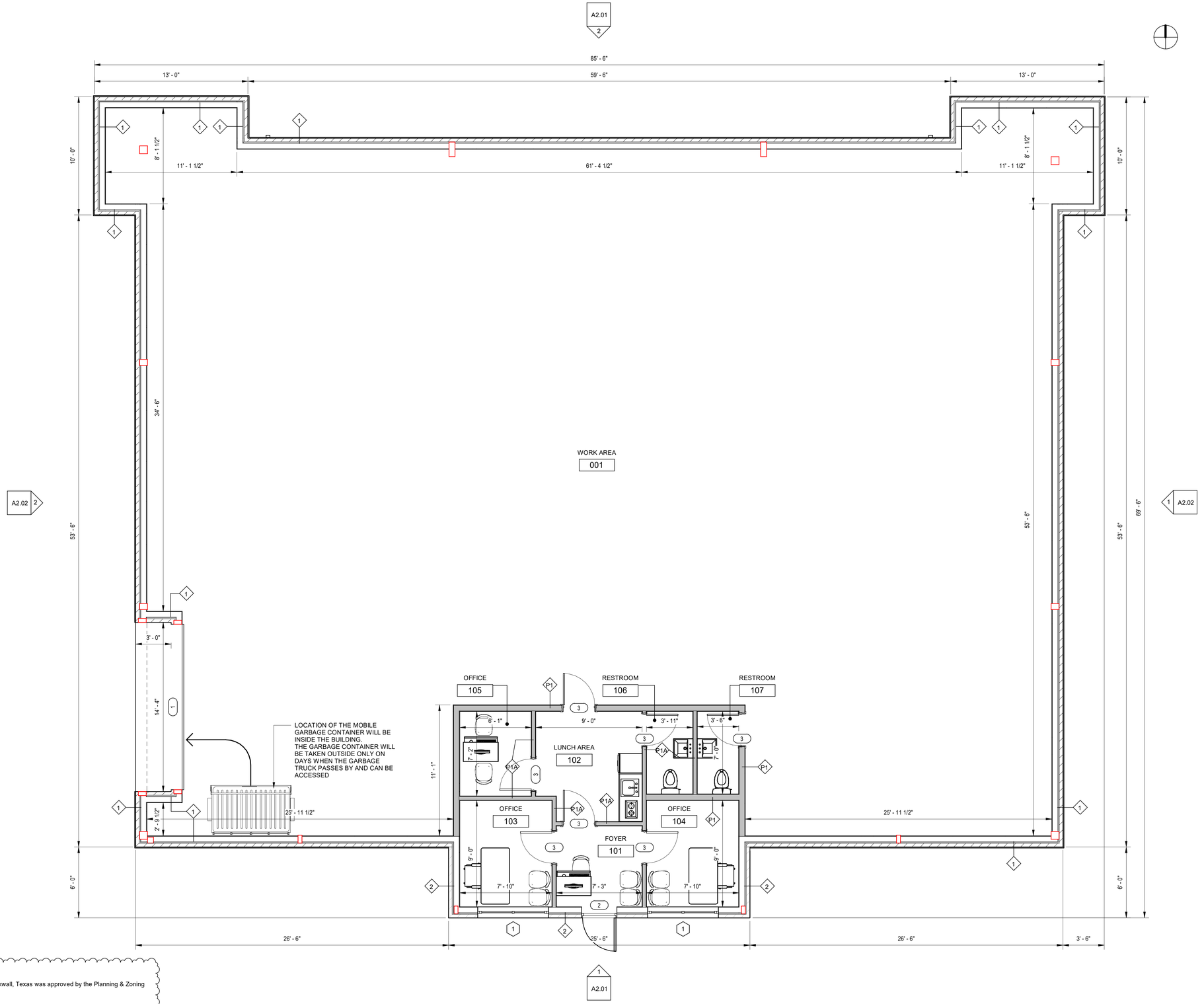
Weight: 23 lbs (10.4kg)

Ordering Information

EXAMPLE: DSX0 LED P6 40K 70CRI T3M MVOLT SFA NLTAIR2 PIRHN DDBXD

DSX0 LED									
Series	Light Engine	Color temperature	Color Rendering Index	Distribution		Voltage	Mounting		
DSX0 LED	**Forward optics** P1 P2 P3 P4 **Rotated optics** P10 P11	P5 P6 P7 P12	(this section 70CRI only) 30K 3000K 40K 4000K 50K 5000K (this section 80CRI only, extended Kelvins available) 27K 2700K 30K 3000K 40K 4000K 50K 5000K	70CRI 70CRI 70CRI 80CRI 80CRI 80CRI 80CRI	AFR T1S T2M T2M T3M T4M T4VS T4W T5W T5AW T5VW T5W BLC RCC WBLC WBLS WBLS WBLS

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



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

APROVED:

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 Commision of the City of Rockwall on the __ day of _____, ____.

WITNESS OUR HANDS, THIS ___ DAY OF _____, ___

Planning & Zoning Commission, chairman | **Director of Planning and Zoning**

1

1 **CASE NUMBER: SP2025-032**

NEW BUILDING
855 Whitmore Dr, Rockwall, TX 75087

NOT FOR CONSTRUCTION

NO.	REVISION	DATE
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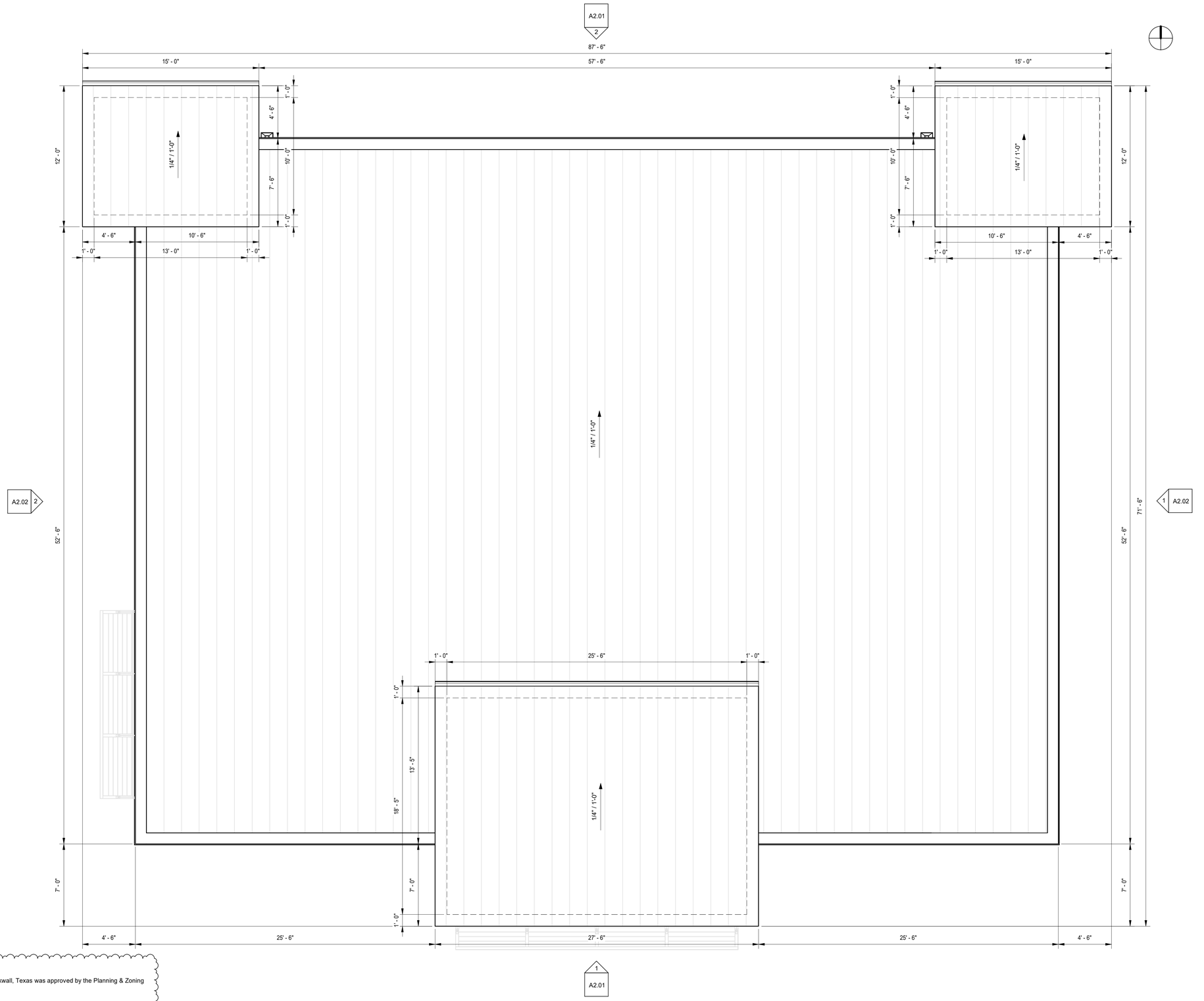
DRAWING TITLE:

FLOOR PLAN

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

A1.02



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WITNESS OUR HANDS, THIS ___ DAY OF _____, ___

Planning & Zoning Commission, chairman | **Director of Planning and Zoning**

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

CASE NUMBER: SP2025-032

NEW BUILDING
855 Whitmore Dr, Rockwall, TX 75087

NOT FOR CONSTRUCTION

NO.	REVISION	DATE
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DRAWING TITLE:

ROOF PLAN

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

A1.03