

AGENDA



PLANNING AND ZONING COMMISSION WORK SESSION MEETING
CITY HALL, 385 SOUTH GOLIAD STREET, ROCKWALL, TEXAS
MAY 13, 2025 IN THE CITY COUNCIL CHAMBERS AT 6:00 PM

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

(I) CALL TO ORDER

(II) APPOINTMENTS

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

(III) OPEN FORUM

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

(IV) CONSENT AGENDA

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

- (2) Approval of Minutes for the April 29, 2025 Planning and Zoning Commission meeting.

(3) **P2025-012 (BETHANY ROSS)**

Discuss and consider a request by Chase Finch of Corwin Engineering, Inc. on behalf of John Arnold of Quail Hollow SF, LTD for the approval of a Final Plat for Phase 2 of the Quail Hollow Subdivision consisting of 111 lots on 42.742-acres being identified as Lot 20, Block G of Quail Hollow, Phase 1 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 97 (PD-97) for Single-Family 10 (SF-10) District land uses, generally located at the northwest corner of the intersection of E. Quail Run Road and Hays Road, and take any action necessary.

(4) **P2025-014 (HENRY LEE)**

Consider a request by Meredith Joyce of Michael Joyce Properties on behalf of John Vick of Qualico Development, Inc. for the approval of a Final Plat for the Peachtree Meadows Subdivision consisting of 147 single-family residential lots on a 45.95-acre tract of land identified as Tract 5 of the J. R. Johnson Survey, Abstract No. 128, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 101 (PD-101) [*Ordinance No. 23-11*] for Single-Family 10 (SF-10) District land uses, generally located on the southside of Mims Road west of the intersection of Mims Road and National Drive, and take any action necessary.

(5) **SP2025-015 (BETHANY ROSS)**

Discuss and consider a request by Chase Finch of Corwin Engineering, Inc. on behalf of John Arnold of Quail Hollow SF, LTD for the approval of a Site Plan for Phase 2 of the Quail Hollow Subdivision consisting of 111 lots on 42.742-acres being identified as Lot 20, Block G of Quail Hollow, Phase 1 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 97 (PD-97) for Single-Family 10 (SF-10) District land uses, generally located at the northwest corner of the intersection of E. Quail Run Road and Hays Road, and take any action necessary.

(V) PUBLIC HEARING ITEMS

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

(6) **Z2025-017 (ANGELICA GUEVARA)**

Hold a public hearing to discuss and consider a request by James Jackson on behalf of Eastridge Church of Christ for the approval of a Specific Use Permit (SUP) for a Church/House of Worship on a 15.159-acre parcel of land identified as a portion of Lot 1, Block

A, Rockwall Lakeside Church of Christ Addition, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the FM-549 Overlay (FM-549 OV) District, addressed as 670 N. Stodghill Road, and take any action necessary.

(7) **Z2025-018 (BETHANY ROSS)**

Hold a public hearing to discuss and consider a request by Adam Buczek of the Skorburg Company on behalf of Dr. Karl Erwin of the Estate of Karl W. Erwin for the approval of a Zoning Change from an Agricultural (AG) District to a Single-Family 1 (SF-1) District on a 2.581-acre portion of a larger 101.43-acre tract of land identified as Tract 4 of the J. M. Gass Survey, Abstract No. 88, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, addressed as 379 N. Country Lane, and take any action necessary.

(8) **Z2025-019 (ANGELICA GUEVARA) [REQUEST TO WITHDRAW CASE]**

Hold a public hearing to discuss and consider a request by Luis and Elsa Cervantes for the approval of a Specific Use Permit (SUP) for a Detached Garage that does not meet the minimum requirements on a 0.4950-acre parcel of land identified Lots 1208, 1209, 1210 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 251 Wayne Drive, and take any action necessary.

(9) **Z2025-020 (ANGELICA GUEVARA)**

Hold a public hearing to discuss and consider a request by Justin Jeffus for the approval of a Specific Use Permit (SUP) for an Accessory Structure that exceeds the maximum size on a 1.06-acre parcel of land identified Lot 2 of the Blase Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, addressed as 1214 East Fork Road, and take any action necessary.

(10) **Z2025-021 (HENRY LEE)**

Hold a public hearing to discuss and consider a request by Joseph Bickham of the Trinity River Development, LLC on behalf of Aaron Albright of BYJ Holdings for the approval of a Zoning Change from an Agricultural (AG) District to a Commercial (C) District for a 1.650-acre portion of a larger 31.393-acre tract of land identified as Tract 3 of the N. Butler Survey, Abstract No. 20, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, generally located north of the intersection of John King Boulevard and Airport Road, and take any action necessary.

(11) **Z2025-022 (ANGELICA GUEVARA)**

Hold a public hearing to discuss and consider a request by Jerret R. Smith for the approval of a Specific Use Permit (SUP) for Residential Infill in an Established Subdivision on a 0.1960-acre parcel of land identified as Lot 2, Block A, Highridge Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, and addressed as 704 S. Alamo Road, 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.

(12) **P2025-013 (HENRY LEE) [TABLED TO THE JUNE 10, 2025 PLANNING AND ZONING COMMISSION MEETING]**

Discuss and consider a request by Joshua Ince of Kirkman Engineering, LLC on behalf of Matt Bodzy of Zennial Rockwall, LLC for the approval of a Preliminary Plat for Lots 1-10, Block A, Rockwall Retail Addition being a 11.836-acre tract of land identified as Tract 5-3 of the W. H. Baird Survey, Abstract No. 25, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 45 (PD-45) for General Retail (GR) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY OV) and SH-276 Overlay (SH-276 OV) District, generally located southeast corner of the intersection of SH-276 and S. John King Boulevard, and take any action necessary.

(13) **SP2025-011 (HENRY LEE)**

Discuss and consider a request by Drew Donosky of Claymoore Engineering for the approval of a Site Plan for the expansion of an existing Mini-Warehouse Facility on a 5.00-acre tract of land identified as Tract 2-6 of the J. A. Ramsey Survey, Abstract No. 186, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 46 (PD-46) [Ordinance No. 25-12] for Commercial (C) District land uses, situated within the SH-276 Overlay (SH-276 OV) District, addressed as 2301 SH-276, and take any action necessary.

(14) **SP2025-014 (BETHANY ROSS) [TABLED TO THE MAY 27, 2025 PLANNING AND ZONING COMMISSION MEETING]**

Discuss and consider a request by Jimmy Strohmeyer of Strohmeyer Architects, Inc. on behalf Dan Bobst of HH Retail Center, LP for the approval of a Site Plan for a Retail/Office Building on a 2.893-acre parcel of land identified as Lot 2, Block B, Harbor District Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32), situated within the IH-30 Overlay (IH-30 OV) District, addressed as 2351 Harbor Heights Drive, and take any action necessary.

(15) **SP2025-016 (BETHANY ROSS)**

Discuss and consider a request by Todd Martin, PE of Kimley-Horn on behalf of Tracy Tuttle of Lakepointe Church for the approval of an Amended Site Plan for an existing *Church/House of Worship (i.e. Lakepointe Church)* being a 34.4904-acre parcel of land identified as Lot 3, Block A, Lake Pointe Baptist Church Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 701 E. IH-30, and take any action necessary.

(VII) DISCUSSION ITEMS

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

- P2025-011: Replat for Lots 4, 5, 6 & 7, Block A, Integrity Addition **(APPROVED)**
- MIS2025-008: Alternative Tree Mitigation Settlement Agreement for the Southside Hills Subdivision **(APPROVED)**
- Z2025-011: PD Development Plan for Townhomes in PD-32 **(2ND READING; APPROVED)**
- Z2025-012: Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* for 614 E. Boydston Avenue **(1ST READING; APPROVED)**
- Z2025-013: Specific Use Permit (SUP) for *Residential Infill Adjacent to an Established Subdivision* for 588 Cornelius Road **(2ND READING; APPROVED)**
- Z2025-014: Specific Use Permit (SUP) for a *Minor Automotive Repair Garage* at 1460 T. L. Townsend Drive, Suite 116 **(2ND READING; APPROVED)**
- Z2025-015: Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* and a *Guest Quarters/Secondary Living Unit* at 403B S. Clark Street **(2ND READING; APPROVED)**
- Z2025-016: Specific Use Permit (SUP) for an *Accessory Building* at 2201 Sanderson Lane **(2ND READING; APPROVED)**

(VIII) ADJOURNMENT

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

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

I, Melanie Zavala, Planning and Zoning Coordinator for the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on May 9, 2025 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 WORK SESSION MEETING
CITY HALL, 385 SOUTH GOLIAD STREET, ROCKWALL, TEXAS
APRIL 29, 2025 IN THE CITY COUNCIL CHAMBERS AT 6:00 PM

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

I. CALL TO ORDER

7
8 **Chairman Dr. Jean Conway called the meeting to order at 6:00PM. Commissioners present were Vice-Chairman John Womble, Ross Hustings, Kyle**
9 **Thompson, John Hagaman and Carin Brock. Staff members present were Director of Planning and Zoning Ryan Miller, Planner Bethany Ross,**
10 **Planning Technician Angelica Guevara, Planning Coordinator Melanie Zavala, City Engineer Amy Williams, Assistant City Engineer Jonathan**
11 **Browning and Civil Engineer Madelyn price. Staff absent from the meeting were Senior Planner Henry Lee.**

II. APPOINTMENTS

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

17
18 **A representative from the Architectural Review Board gave a brief explanation concerning the agenda items that were discussed at the Architectural**
19 **Review Board meeting.**

III. OPEN FORUM

20
21 *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*
22 *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*
23 *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*
24 *Act.*

25
26
27
28 **Chairman Dr. Conway explained how open forum is conducted and asked if anyone who wished to speak to come forward at this time; there being**
29 **no one indicating such Chairman Dr. Conway closed the open forum.**

IV. CONSENT AGENDA

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

35
36 2. Approval of Minutes for the April 15, 2025 Planning and Zoning Commission meeting.

3. P2025-011 (HENRY LEE)

37
38 Consider a request by Jordan and Erin Wood, Alan and Melody Pieratt, and Charles Smith for the approval of a Replat for Lots 4, 5, 6, & 7 Block A, Integrity
39 Addition, Phase 1 being a 1.80-acre tract of land identified as Lots 1 & 3, Block A, Integrity Addition, Phase 1; Lot N, of the B. F. Boydston Addition; and Lot
40 1, Block A, E. L. B. Addition, City of Rockwall, Rockwall County, Texas, zoned Zero Lot Line (ZL-5) District, addressed as 607, 611, & 615 E. Boydston
41 Avenue, and take any action necessary.

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43
44 **Vice-Chairman Womble made a motion to approve the Consent Agenda. Commissioner Thompson seconded the motion which passed by a vote of**
45 **5-0.**

V. PUBLIC HEARING ITEMS

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48
49 *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*
50 *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*
51 *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*
52 *to three (3) minutes out of respect for the time of other citizens.*

4. Z2025-012 (ANGELICA GUEVARA)

53
54 Hold a public hearing to discuss and consider a request by David Gamez for the approval of a Specific Use Permit (SUP) for Residential Infill in an Established
55 Subdivision on a 0.17-acre parcel of land identified as Lot 3, Block A, Gamez Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family 7 (SF-
56 7) District, situated within the Southside Residential Neighborhood Overlay (SRO) District, addressed as 614 E. Boydston Avenue, and take any action
57 necessary.
58

59
60 **Planning Technician Angelica Guevara provided a brief summary in regard to the applicant's request. The applicant is requesting approval for a**
61 **Specific Use Permit (SUP) for a residential infill for the purpose to construct a single-family home on the subject property. The property is located**
62 **within the southside overlay district which typically sees smaller homes on smaller lots that are built to a certain standard and in this case the**
63 **applicant is proposing to construct a 1,031 SF single-family home that meets all the density and dimensional requirements for a home in this district**
64 **and matches most of the homes in the surrounding areas that are within the southside overlay district. On March 18, 2025 staff mailed out notices**

65 to property owner and occupants within 500 FT of the subject property. At this time, staff had received one (1) notice in favor and two (2) in opposition
66 of the applicants request. Staff received another notice they were in opposition of the applicants request but they explained they were in opposition
67 unless they had an attached garage which it did and, in this case, it would be in favor.
68

69 Chairman Dr. Conway opened the public hearing and asked anyone who wished to speak to come forward at this time.
70

71 Susan Gamez
72 602 Laurence Drive
73 Heath, TX 75032
74

75 Mrs. Gamez came forward and explained the house would be for her father and her grandparent.
76

77 Jay Odom
78 601 N Fannin
79 Rockwall, TX 75087
80

81 Mr. Odom came forward and expressed he has issues in regards to the architectural standard.
82

83 Vice-Chairman Womble asked if the established subdivision was on the side of where the proposed building will be.
84

85 Blake Kennedy
86 619 E. Boydston Avenue
87 Rockwall, TX 75087
88

89 Mr. Kennedy came forward and explained he is opposed of having a building that would depreciate the area.
90

91 Director of Planning and Zoning Ryan Miller explained building materials cannot be considered based by the State of Texas H.B. No. 2439 that was
92 adopted in 2019.
93

94 Corky Randolph
95 621 E. Boydston
96 Rockwall, TX 75087
97

98 Mr. Randolph came forward and explained he is not in favor of the applicants request.
99

100 Susan Gamez
101 602 Laurence Drive
102 Heath, TX 75032
103

104 Mrs. Gamez came forward and expressed that she would like to build the house the way it was presented.
105

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

109 Commissioner Brock asked if we can regulate building materials.
110

111 Director of Planning and Zoning Ryan Miller explained that we cannot regulate building materials based by the state of Texas H.B. No. 2439
112

113 Commissioner Hagaman asked if there was anything it did not match with.
114

115 Planning Technician Angelica Guevara mentioned the only thing would be the driveway spacing but there wouldn't be any other space to implement
116 the driveway. Other then that, it meets everything.
117

118 Commissioner Hagaman asked how far away the driveways are supposed to be.
119

120 Director of Planning and Zoning Ryan Miller explained that typically in the residential district it would be 100 FT.
121

122 After some discussion, Commissioner Brock Made a motion to approve Z2025-012. Vice-Chairman Womble seconded the motion which passed by a
123 vote 4-1 with commissioner Hagaman dissenting.
124

125 VI. ACTION ITEMS

126

127 *These items are not advertised public hearings and deal with discretionary approvals for the Planning and Zoning Commission related to variances and special*
128 *exceptions to the technical requirements of the Unified Development Code (UDC) or Chapter 38, Subdivisions, of the Municipal Code of Ordinances.*
129

130 5. SP2025-011 (HENRY LEE)

131 Discuss and consider a request by Drew Donosky of Claymoore Engineering for the approval of a Site Plan for the expansion of an existing *Mini-Warehouse*
132 *Facility* on a 5.00-acre tract of land identified as Tract 2-6 of the J. A. Ramsey Survey, Abstract No. 186, City of Rockwall, Rockwall County, Texas, zoned

133 Planned Development District 46 (PD-46) [Ordinance No. 25-12] for Commercial (C) District land uses, situated within the SH-276 Overlay (SH-276 OV) District,
134 addressed as 2301 SH-276, and take any action necessary.

135
136 Director of Planning and Zoning Ryan Miller provided a brief summary in regard to the applicants request. The applicant is requesting approval of a
137 site plan for an expansion of an existing mini-warehouse facility. A bit of background on the property and the existing facility were constructed in
138 1997. Prior to being annexed into the City of Rockwall. Following annexation, the property was rezoned in 1999 to Planned Development District 46
139 (PD-46) for commercial land uses. Within this Planned Development District mini-warehouse facility was an established by right use for the subject
140 property. The applicant is proposing to expand the existing facility to construct an additional 45,755 SF mini-warehouse facility. The submitted site
141 plan, landscape plan and photometric plan and building elevations generally conform to the technical requirements for both the Unified Development
142 Code (UDC) and Planned Development District 46 (PD-46). However, they are several variances and exceptions associated with this request. The
143 applicant is requesting variances an exception to exceed a number of storage units per acre and the UDC allows up to 625 units on the subject
144 property. The applicant is proposing 706 units and would exceed the maximum by eighty-one (81) units. The second is an exception to maintain
145 direct access off of SH-276. Direct access off of SH-276 is generally prohibited for mini-warehouse uses although, the existing facility is legally non-
146 conforming and adding the new facility the new expansion would expand or increase this non-conformity. The third an exception to allow a parapet
147 roof set instead of a pitch roof system. In this case the Architectural Review Board (ARB) did recommend approval of the building design. They are
148 also requesting a variance to the architectural standards specifically the elevations do not satisfy the requirements for the four-sided architecture
149 and is an overlay district requirement. Finally, they are requesting an exception to the minimum landscaping requirements. The applicant has
150 proposed several compensatory measures including increased tree caliper size, increase tree planting and the removals of existing barbed wire
151 fencing. They also listed several others but staff has determined that not all of the proposed compensatory measures qualify and that the number of
152 compensatory measures provided is insufficient compared to the number of exceptions being requested. Staff came to that conclusion based off
153 the fact that the code requires two (2) compensatory measures for each variance/ exception being requested. Additionally, the proposal has been
154 reviewed in conformance to Our Hometown vision 2040 comprehensive plan. Staff notes that while the zoning allows the use by right the expansion
155 of the mini-warehouse facility is generally inconsistent with the future vision for this area which is intended to transition towards neighborhood or
156 convenience commercial centers in the future. ARB did review the changes the applicant provided and ARB requested that they added store front
157 windows to soften the appearance of the building adjacent to SH 276 and along Springer road. The applicant had made those changes and ARB did
158 recommend approval.

159
160 Commissioner Hagaman asked if they build this today they would not have access to 276.

161
162 Drew Donosky
163 1903 Central Drive
164 Bedford, TX 76021

165
166 Mr. Donosky came forward and explained that the big variance they are requesting is for unit density.

167
168 Chairman Dr. Conway asked if they are willing to cut back some of the units.

169
170 Commissioner Hagaman asked if they could make units bigger.

171
172 Shah Shrenik
173 3935 Bowie Lane
174 Dallas, TX 75220

175
176 David Baca
177 100 N Travis St
178 Sherman, TX 75090

179
180 Mr. Shrenik came forward and explained he would need to review to see if they are able to come down in units.

181
182 Commissioner Brock made a motion to table SP2025-011 to the May 13th meeting. Vice-Chairman Womble seconded the motion which was tabled by
183 a vote of 5-0.

184
185 **6. MIS2025-007 (HENRY LEE)**

186 Discuss and consider a request by Jarod Plummer for the approval of a *Miscellaneous Request* for an *Exception* to allow synthetic plant materials on 0.2890-
187 acre parcel of land identified as Lot 8, Block H, the Shores Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 3 (PD-3)
188 for Single-Family 7 (SF-7) District land uses, addressed as 1370 Champion Drive, and take any action necessary.

189
190 Director of Planning and Zoning Ryan Miller provided a brief summary in regard to the applicants request. The applicant is requesting an exception
191 to the City's landscaping standards typically concerning the use of synthetic plant materials. In March the neighborhood improvement services
192 initiated a proactive code enforcement case after observing that artificial turf had been installed on the subject property. Following discussion with
193 the applicant or the property owner he submitted a formal application requesting an exception on April 17th. Artificial or synthetic plant materials
194 such as artificial turf is prohibited in certain areas of residential properties. Additionally, the code limits the amount of artificial turf permitted 400 SF
195 in rear yard. In this case, the property features 1700 SF of artificial turf within the rear and side yards.

196
197 Commissioner Hagaman asked if they can have 400 SF.

198
199 Jarod Plummer
200 1370 Champion Drive

201 Rockwall, TX 75087

202
203 Mr. Plummer came forward and asked when the turf ordinance had come into place.

204
205 Director of Planning and Zoning Ryan Miller explained that previously turf was not allowed at all.

206
207 Commissioner Hagaman made a motion to approve MIS2025-007. Commissioner Thompson seconded the motion which passed by a vote of 5-0.

208
209 **7. MIS2025-008 (HENRY LEE)**

210 Discuss and consider a request by Brian Cramer of CCD-Rockwall, LLC for the approval of a Miscellaneous Request for an Alternative Tree Mitigation Settlement Agreement for a residential subdivision on a 262.94-acre tract of land identified as Tracts 17-13, 17-14, 17-15, 17-16, & 40-8 of the W. W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 99 (PD-99) for Single-Family 10 (SF-10) and limited General Retail (GR) District land uses, located on the east side of SH-205 [S. Goliad Street] south of the intersection of SH-205 and FM-549, and take any action necessary.

214
215 Director of Planning and Zoning Ryan Miller provided a brief summary in regard to the applicants request. The applicant is requesting an alternative tree mitigation settlement agreement for the Southside Hills subdivision. The subdivision will ultimately consist of 384 residential lots which will be developed at a gross density of 1.45 dwelling units per acre and will include approximately 52.9 acres of open space and 1.1-acre amenity center and an 11.6-acre pf public park. Based on the preliminary tree survey the development of this site is expected to result in the removal of approximately 17,552 caliper inches of protected trees. After applying the 20% tree preservation credit for the tree save on the flood plain the adjusted mitigation is down to approximately 14,042 caliper inches. The applicant has submitted a proposed landscape plan that includes the planting of 1,867 canopy trees that will equate to 7,468 caliper inches. After accounting for these the remaining balance is around 6574 caliper inches. Under the city's UDC applicants are permitted to mitigate up to 20% of their obligation through a fee in lieu of planting. The remainder planting on site. In this case the mitigation fee alone will be 280,843 however, the applicant remaining obligation exceeds what can be mitigated through the payment alone. As such, the applicant is requesting approval of an alternative tree mitigation agreement. The applicant proposes to provide additional public parking improvements above and beyond of what is already required by planned development district 99 (PD-99). Typically, the applicant is following the same enhancement and are increasing the trail widths of the hike and bike trails from 6 feet to 8 feet.

227
228 Brian Cramer
229 4925 Greenville Avenue
230 Dallas, TX 75206

231
232 Mr. Cramer came forward and provided additional details in regards to his request.

233
234 Vice-Chairman Womble made a motion to approve MIS2025-007. Commissioner Brock seconded the motion which passed by a vote of 5-0.

235
236
237 VII.DISCUSSION ITEMS

238
239 *These items are for discussion between staff and the Planning and Zoning Commission and relate to administrative information and/or cases that will come forward for action or public hearing at a future Planning and Zoning Commission meeting. Public comment on these cases can take place when these items are considered for action by the Planning and Zoning Commission. The anticipated Planning and Zoning Commission public hearing and/or action date for the following cases is May 13, 2025.*

242
243
244 **8. Z2025-017 (ANGELICA GUEVARA)**

245 Hold a public hearing to discuss and consider a request by James Jackson on behalf of Eastridge Church of Christ for the approval of a Specific Use Permit (SUP) for a Church/House of Worship on a 15.159-acre parcel of land identified as a portion of Lot 1, Block A, Rockwall Lakeside Church of Christ Addition, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the FM-549 Overlay (FM-549 OV) District, addressed as 670 N. Stodghill Road, and take any action necessary.

249
250 James Jackson
251 1085 Hidden Lakes Way
252 Rockwall, TX 75087

253
254 Mr. Jackson came forward and explained they are in the process of building a youth/ multipurpose building in the back of there existing church building.

255
256
257 Chairman Dr. Conway advised that this item will come back before the Commission for discussion or action on May 13, 2025.

258
259 **9. Z2025-018 (BETHANY ROSS)**

260 Hold a public hearing to discuss and consider a request by Adam Buczek of the Skorburg Company on behalf of Dr. Karl Erwin of the Estate of Karl W. Erwin for the approval of a Zoning Change from an Agricultural (AG) District to a Single-Family 1 (SF-1) District on a 2.581-acre portion of a larger 101.43-acre tract of land identified as Tract 4 of the J. M. Gass Survey, Abstract No. 88, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, addressed as 379 N. Country Lane, and take any action necessary.

264
265 Planner Bethany Ross provided a brief summary in regard to the applicants request. Explained that this is a zoning change from Agricultural (AG) to Single-Family 1 (SF-1) . It does meet all the future land use plan contained within the comprehensive plan.

266
267 Adam Buczeck
268

269 8214 Westchester Drive
270 Suite 900
271 Dallas, TX 75225

272
273 Mr. Buzcek came forward and explained he is asking to conform to the comprehensive plan to zone it to two minimum 1 acre lots.
274

275 Chairman Dr. Conway advised that this item will come back before the Commission for discussion or action on May 13, 2025.
276

277 10. Z2025-019 (ANGELICA GUEVARA)

278 Hold a public hearing to discuss and consider a request by Luis and Elsa Cervantes for the approval of a Specific Use Permit (SUP) for a *Detached Garage* that
279 does not meet the minimum requirements on a 0.4950-acre parcel of land identified Lots 1208, 1209, 1210 of the Rockwall Lake Estates #2 Addition, City of
280 Rockwall, Rockwall County, Texas, zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District land uses, addressed as 251 Wayne
281 Drive, and take any action necessary.
282

283 Planning Technician Angelica Guevara provided a brief summary in regard to the applicants request. The applicant has requested to withdraw their
284 case but will be coming back before the commission for action on May 13, 2025.
285

286 11. Z2025-020 (ANGELICA GUEVARA)

287 Hold a public hearing to discuss and consider a request by Justin Jeffus for the approval of a Specific Use Permit (SUP) for an *Accessory Structure* that exceeds
288 the maximum size on a 1.06-acre parcel of land identified Lot 2 of the Blase Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-
289 10) District, addressed as 1214 East Fork Road, and take any action necessary.
290

291 Planning Technician Angelica Guevara provided a brief summary in regard to the applicants request. The applicant is requesting an accessory
292 structure. The only concern staff had was in regard to the existing putting green but the applicant has mentioned he will be removing it and the
293 accessory structure will take its place.
294

295 Justin Jeffus
296 1214 E. Fork
297 Rockwall, TX 75087

298
299 Mr. Jeffus came forward and expressed the putting green will be removed.
300

301 Chairman Dr. Conway advised that this item will come back before the Commission for discussion or action on May 13, 2025.
302

303 12. Z2025-021 (HENRY LEE)

304 Hold a public hearing to discuss and consider a request by Joseph Bickham of the Trinity River Development, LLC on behalf of Aaron Albright of BYJ Holdings
305 for the approval of a Zoning Change from an Agricultural (AG) District to a Commercial (C) District for a 1.650-acre portion of a larger 31.393-acre tract of land
306 identified as Tract 3 of the N. Butler Survey, Abstract No. 20, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-
307 205 By-Pass Overlay (SH-205 BY-OV) District, generally located north of the intersection of John King Boulevard and Airport Road, and take any action
308 necessary.
309

310 Director of Planning and Zoning Ryan Miller provided a brief summary in regard to the applicants request. The property is currently zoned for medium
311 density residential and it is north of an existing area that is designated for commercial retail and are requesting to change the zoning to commercial
312 to match the existing zoning south of this subject property.
313

314 Jeff Caroll
315 750 E. Interstate 30
316 Rockwall, TX 75087

317
318 Mr. Caroll came forward and expressed they have been working with staff.
319

320 Vice-Chairman Womble asked if they were outside off the flight path.
321

322 Chairman Dr. Conway advised that this item will come back before the Commission for discussion or action on May 13, 2025.
323

324 13. Z2025-022 (ANGELICA GUEVARA)

325 Hold a public hearing to discuss and consider a request by Jerret R. Smith for the approval of a Specific Use Permit (SUP) for *Residential Infill in an Established*
326 *Subdivision* on a 0.1960-acre parcel of land identified as Lot 2, Block A, Highridge Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10
327 (SF-10) District, and addressed as 704 S. Alamo Road, and take any action necessary.
328

329 Planning Technician Angelica Guevara provided a brief summary in regard to the applicants request. This is a request for a Specific Use Permit
330 (SUP) and meets all the density and dimensional requirements for a home in a single-family district.
331

332 Jerret Smith
333 704 S. Alamo Road
334 Rockwall, TX 75087

335
336 Mr. Smith came forward and provided additional details in regards to his request.

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Chairman Dr. Conway advised that this item will come back before the Commission for discussion or action on May 13, 2025.

14. **P2025-012 (BETHANY ROSS)**

Discuss and consider a request by Chase Finch of Corwin Engineering, Inc. on behalf of John Arnold of Quail Hollow SF, LTD for the approval of a Final Plat for Phase 2 of the Quail Hollow Subdivision consisting of 111 lots on 42.742-acres being identified as Lot 20, Block G of Quail Hollow, Phase 1 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 97 (PD-97) for Single-Family 10 (SF-10) District land uses, generally located at the northwest corner of the intersection of E. Quail Run Road and Hays Road, and take any action necessary.

Planner Bethany Ross explained this will be going to Parks Board on May 6, 2025.

15. **P2025-013 (HENRY LEE)**

Discuss and consider a request by Joshua Ince of Kirkman Engineering, LLC on behalf of Matt Bodzy of Zennial Rockwall, LLC for the approval of a Preliminary Plat for Lots 1-10, Block A, Rockwall Retail Addition being a 11.836-acre tract of land identified as Tract 5-3 of the W. H. Baird Survey, Abstract No. 25, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 45 (PD-45) for General Retail (GR) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY OV) and SH-276 Overlay (SH-276 OV) District, generally located southeast corner of the intersection of SH-276 and S. John King Boulevard, and take any action necessary.

Planner Bethany Ross provided a brief summary in regard to the applicants request. Explained they are not meeting some of the subdivision requirements. Staff emailed them comments in that regard. In addition, there is numerous use that will require a SUP and they will ultimately be discretionary. Staff also wanted them to finish the three-tiered screening landscaping.

16. **P2025-014 (HENRY LEE)**

Consider a request by Meredith Joyce of Michael Joyce Properties on behalf of John Vick of Qualico Development, Inc. for the approval of a Final Plat for the Peachtree Meadows Subdivision consisting of 147 single-family residential lots on a 45.95-acre tract of land identified as Tract 5 of the J. R. Johnson Survey, Abstract No. 128, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 101 (PD-101) [*Ordinance No. 23-11*] for Single-Family 10 (SF-10) District land uses, generally located on the southside of Mims Road west of the intersection of Mims Road and National Drive, and take any action necessary.

Director of Planning and Zoning Ryan Miller explained this will go to Parks Board on May 6, 2025.

17. **SP2025-014 (BETHANY ROSS)**

Discuss and consider a request by Jimmy Strohmeier of Strohmeier Architects, Inc. on behalf Dan Bobst of HH Retail Center, LP for the approval of a Site Plan for a Retail/Office Building on a 2.893-acre parcel of land identified as Lot 2, Block B, Harbor District Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32), situated within the IH-30 Overlay (IH-30 OV) District, addressed as 2351 Harbor Heights Drive, and take any action necessary.

Planner Bethany Ross provided a brief summary in regard to the applicants request. Explained that staff will be needing an overall site plan for this subdistrict since the parking is currently not sufficient. ARB did look at this and they requested they added rust brick and the canopy on the side.

Phillip Craddock
551 Embargo Drive
Fate, TX 75189

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

Chairman Dr. Conway advised that this item will come back before the Commission for discussion or action on May 13, 2025.

18. **SP2025-015 (BETHANY ROSS)**

Discuss and consider a request by Chase Finch of Corwin Engineering, Inc. on behalf of John Arnold of Quail Hollow SF, LTD for the approval of a Site Plan for Phase 2 of the Quail Hollow Subdivision consisting of 111 lots on 42.742-acres being identified as Lot 20, Block G of Quail Hollow, Phase 1 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 97 (PD-97) for Single-Family 10 (SF-10) District land uses, generally located at the northwest corner of the intersection of E. Quail Run Road and Hays Road, and take any action necessary.

Planner Bethany Ross explained this will be going to Parks Board on May 6, 2025.

19. **SP2025-016 (BETHANY ROSS)**

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

Planner Bethany Ross provided a brief summary in regard to the applicants request. The applicant is requesting an expansion to lakepointe church

Todd Martin
203 W. Nash Street
Terrell, TX 75160

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Mr. Martin came forward and explained they are wanting to request synthetic plant material and a stationary food truck.

Director of Planning and Zoning Ryan Miller explained they will have a commercial structure since they will be leaving it on site and will add a skirting around the structure.

Nick Adams
467 Chippendale
Heath, TX 75032

Mr. Adams came forward and expressed that the turf would be beneficial since they want to use it for open space for congregation and safety purposes as well.

John Ordell
880 Ivy Lane
Rockwall, TX 75087

Mr. Ordell came forward and explained it would help to accommodate students during their youth ministry programs.

Vice-Chairman Womble asked if the church would have the ability to have a sports court.

Chairman Dr. Conway advised that this item will come back before the Commission for discussion or action on May 13, 2025.

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

- MIS2025-004: Exception to the Utility Requirements for the REDC (APPROVED)
- Z2025-011: PD Development Plan for Townhomes in PD-32 (1ST READING; APPROVED)
- Z2025-012: Specific Use Permit (SUP) for Residential Infill in an Established Subdivision for 614 E. Boydston Avenue (TABLED TO MAY 5, 2025)
- Z2025-013: Specific Use Permit (SUP) for Residential Infill Adjacent to an Established Subdivision for 614 E. Boydston Avenue (1ST READING; APPROVED)
- Z2025-014: Specific Use Permit (SUP) for a Minor Automotive Repair Garage at 1460 T. L. Townsend Drive, Suite 116 (1ST READING; APPROVED)
- Z2025-015: Specific Use Permit (SUP) for Residential Infill in an Established Subdivision and a Guest Quarters/Secondary Living Unit at 403B S. Clark Street (1ST READING; APPROVED)
- Z2025-016: Specific Use Permit (SUP) for an Accessory Building at 2201 Sanderson Lane (1ST READING; APPROVED)

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

VIII. ADJOURNMENT

Chairman Dr. Conway adjourned the meeting at 7:47PM

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

Derek Deckard, Chairman

Attest:

Melanie Zavala, Planning Coordinator

21. Work Session. The Planning and Zoning Commission will be holding a work session after the Planning and Zoning Commission Work Session Meeting -- held in the City Council Conference Room -- to discuss the 2025 Existing Conditions Report and Tapestry Segmentation Report.



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: May 13, 2025
APPLICANT: Chase Finch; *Corwin Engineering*
CASE NUMBER: P2025-012; *Final Plat for Phase 2 of the Quail Hollow Subdivision*

SUMMARY

Discuss and consider a request by Chase Finch of Corwin Engineering, Inc. on behalf of John Arnold of Quail Hollow SF, LTD for the approval of a Final Plat for Phase 2 of the Quail Hollow Subdivision consisting of 111 lots on 42.742-acres being identified as Lot 20, Block G of Quail Hollow, Phase 1 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 97 (PD-97) for Single-Family 10 (SF-10) District land uses, generally located at the northwest corner of the intersection of E. Quail Run Road and Hays Road, and take any action necessary.

PLAT INFORMATION

- ☑ Purpose. The applicant is requesting the approval of a Final Plat for a 42.742-acre parcel of land (*i.e. Lot 20, Block G of Quail Hollow, Phase 1 Addition*) for the purpose of establishing Phase 2 of the Quail Hollow Subdivision, which will consist of 111 single-family residential lots and eight (8) open space lots (*i.e. Lot 30, Block A; Lot 1, Block L; Lot 6, Block E; Lot 15, Block F; Lot 24, Block D; Lot 20, Block G; Lot 15, Block C; Lot 8, Lot 29, Block G*). Concurrently with this request, the applicant has submitted a PD Site Plan [Case No. SP2024-049] in accordance with the requirements of the Planned Development District Ordinance.
- ☑ Background. The subject property was annexed on March 16, 1998 by *Ordinance No. 98-10* [Case No. A1998-001]. At the time of annexation, the subject property was zoned Agricultural (AG) District. On August 15, 2022, the City Council approved *Ordinance No. 22-44* rezoning the subject property from an Agricultural (AG) District to Planned Development District 97 (PD-97). On September 19, 2022, the City Council approved a *Preliminary Plat* [Case No. P2022-037] and *Master Plat* [Case No. P2022-039] for the subject property. On November 7, 2022, the City Council approved a revised *Master Plat* [Case No. P2022-039], which changed the phasing lines established on the previous *Master Plat*. On February 28, 2023, the Planning and Zoning Commission approved a *Site Plan* [Case No. SP2023-001] for Phase 1 of the Quail Hollow Subdivision. On March 6, 2023, the City Council approved a *Final Plat* [Case No. P2023-002] for Phase 1 of the Quail Hollow Subdivision.
- ☑ Parks Board. On December 3, 2024, the Parks and Recreation Board reviewed the Final Plat and made the following recommendations concerning the proposed subdivision:
 - (1) The property owner shall pay *Cash-In-Lieu of Land Fees* of \$82,574.01 (*i.e. \$743.91 x 111 lots = \$82,574.01*), and
 - (2) The property owner shall pay *Pro-Rata Equipment fees* of \$70,563.81 (*i.e. \$635.71 x 111 lots = \$70,563.81*).
- ☑ 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 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 a Final Plat for Phase 2 of the Quail Hollow Subdivision, 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 release of the civil engineering plans; and,
- (2) The development shall adhere to the Parks and Recreation Department's recommendations as outlined above in this case memo; and,
- (3) Any construction resulting from the approval of this Final Plat shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.



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: <input type="checkbox"/> MASTER PLAT (\$100.00 + \$15.00 ACRE) ¹ <input type="checkbox"/> PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) ¹ <input checked="" type="checkbox"/> FINAL PLAT (\$300.00 + \$20.00 ACRE) ¹ <input type="checkbox"/> REPLAT (\$300.00 + \$20.00 ACRE) ¹ <input type="checkbox"/> AMENDING OR MINOR PLAT (\$150.00) <input type="checkbox"/> PLAT REINSTATEMENT REQUEST (\$100.00) SITE PLAN APPLICATION FEES: <input type="checkbox"/> SITE PLAN (\$250.00 + \$20.00 ACRE) ¹ <input type="checkbox"/> AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)	ZONING APPLICATION FEES: <input type="checkbox"/> ZONING CHANGE (\$200.00 + \$15.00 ACRE) ¹ <input type="checkbox"/> SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) ^{1 & 2} <input type="checkbox"/> PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹ OTHER APPLICATION FEES: <input type="checkbox"/> TREE REMOVAL (\$75.00) <input type="checkbox"/> 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 _____

SUBDIVISION **Quail Hollow Phase 2** LOT _____ BLOCK _____

GENERAL LOCATION **Northeast corner of said Hays Lane and Quail Run Road**

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	_____	CURRENT USE	_____
PROPOSED ZONING	_____	PROPOSED USE	_____
ACREAGE	42.742	LOTS [CURRENT]	_____
		LOTS [PROPOSED]	111

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

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

<input type="checkbox"/> OWNER	Quail Hollow SF, LTD.	<input type="checkbox"/> APPLICANT	Corwin Engineering, Inc.
CONTACT PERSON	John Arnold	CONTACT PERSON	Chase Finch
ADDRESS	8214 Westchester Dr. Ste. 900	ADDRESS	200 W. Belmont, Ste. E
CITY, STATE & ZIP	Dallas, Tx 75202	CITY, STATE & ZIP	Allen, Texas 75013
PHONE	214-522-4945	PHONE	972-396-1200
E-MAIL	jarnold@skorburgcompany.com	E-MAIL	cfinch@corwinengineering.com

NOTARY VERIFICATION [REQUIRED]

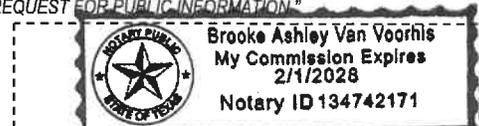
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED John Arnold [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 1,154.80 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 11th DAY OF March, 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."

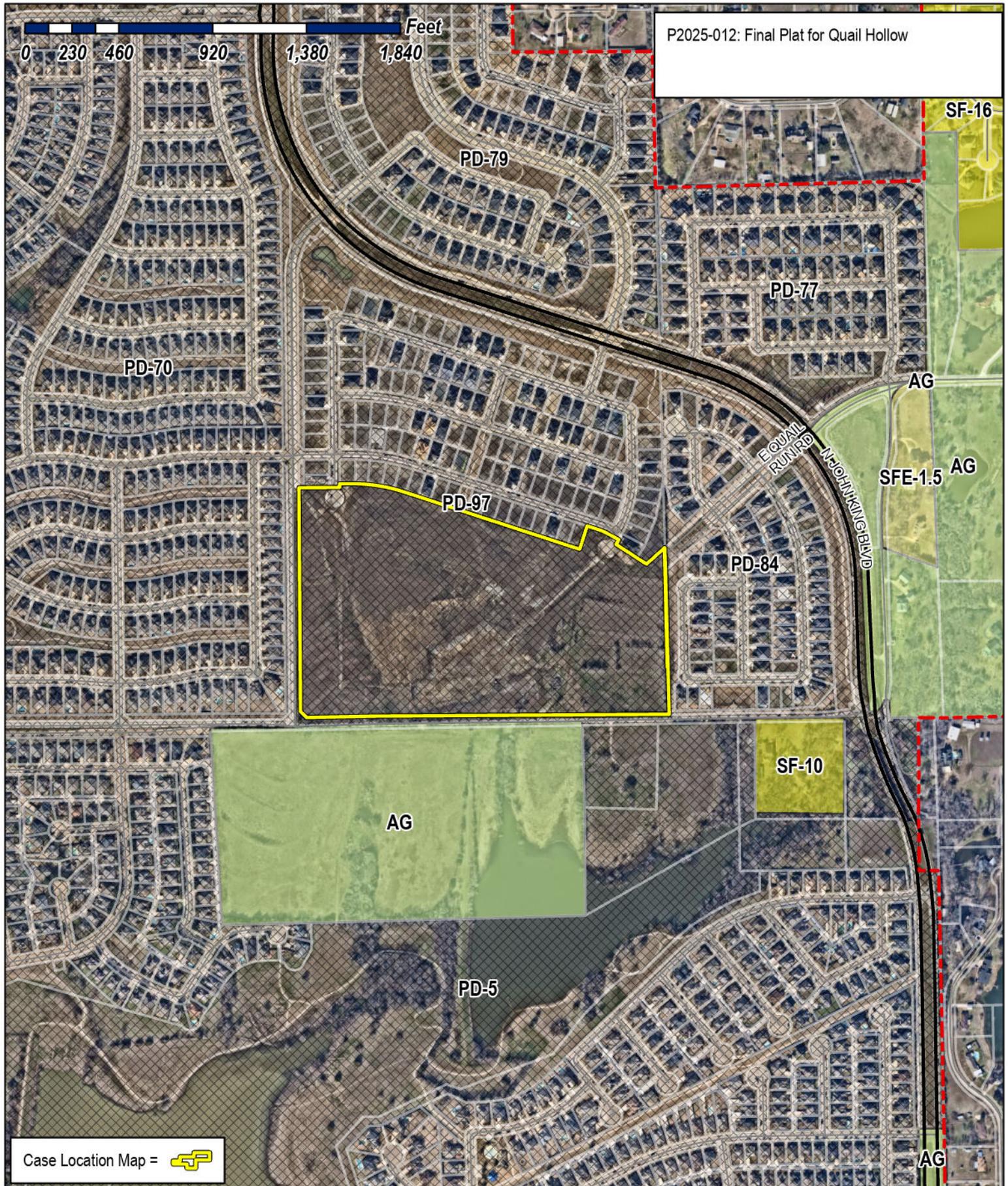
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 11th DAY OF March, 2025.

OWNER'S SIGNATURE _____

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS _____



MY COMMISSION EXPIRES 2/1/2028



P2025-012: Final Plat for Quail Hollow

Case Location Map = 

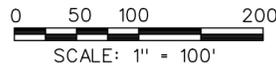


City of Rockwall

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

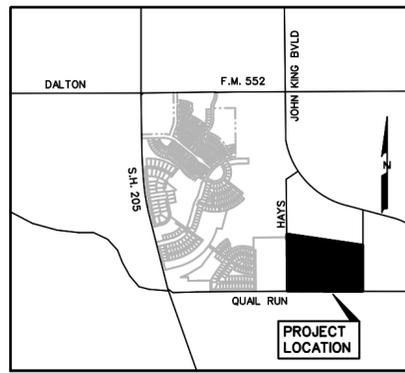
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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





NOTES

- Bearings are referenced to a 85.7256 acre tract, as recorded in Deed No. 2022000023672 in the Deed Records of Rockwall County, Texas.
- All lot lines are radial or perpendicular to the street unless otherwise noted by bearing.
- 1/2" iron rods with "CORWIN ENGR. INC." caps set at all boundary corners, block corners, points of curvature, points of tangency, and angle points in public right-of-way unless otherwise noted.
- B.L. - Building Line
 - U.F. - Utility Easements
 - C.M. - Controlling Monument
 - D.E. - Drainage Easement
 - S.E. - Sanitary Sewer Easement
 - F.E. - Farmers Electric Easement
- The HOA will be responsible for maintaining repairing or replacing the open space/drainage easement lots, open space lots, and open space/sidewalk lots.
- All non-standard decorative street signs, light poles/post, hardware, attachments, foundations, etc. shall be owned, maintained, repaired and replaced by the HOA.
- All landscape, drainage and detention easements are to be owned, maintained, repaired and replaced by the Homeowners Association.



OWNER
QUAIL HOLLOW SF, LTD.
 8214 WESTCHESTER DRIVE, SUITE 900
 DALLAS, TEXAS 75225
 214-522-4945

SHEET 1 OF 2

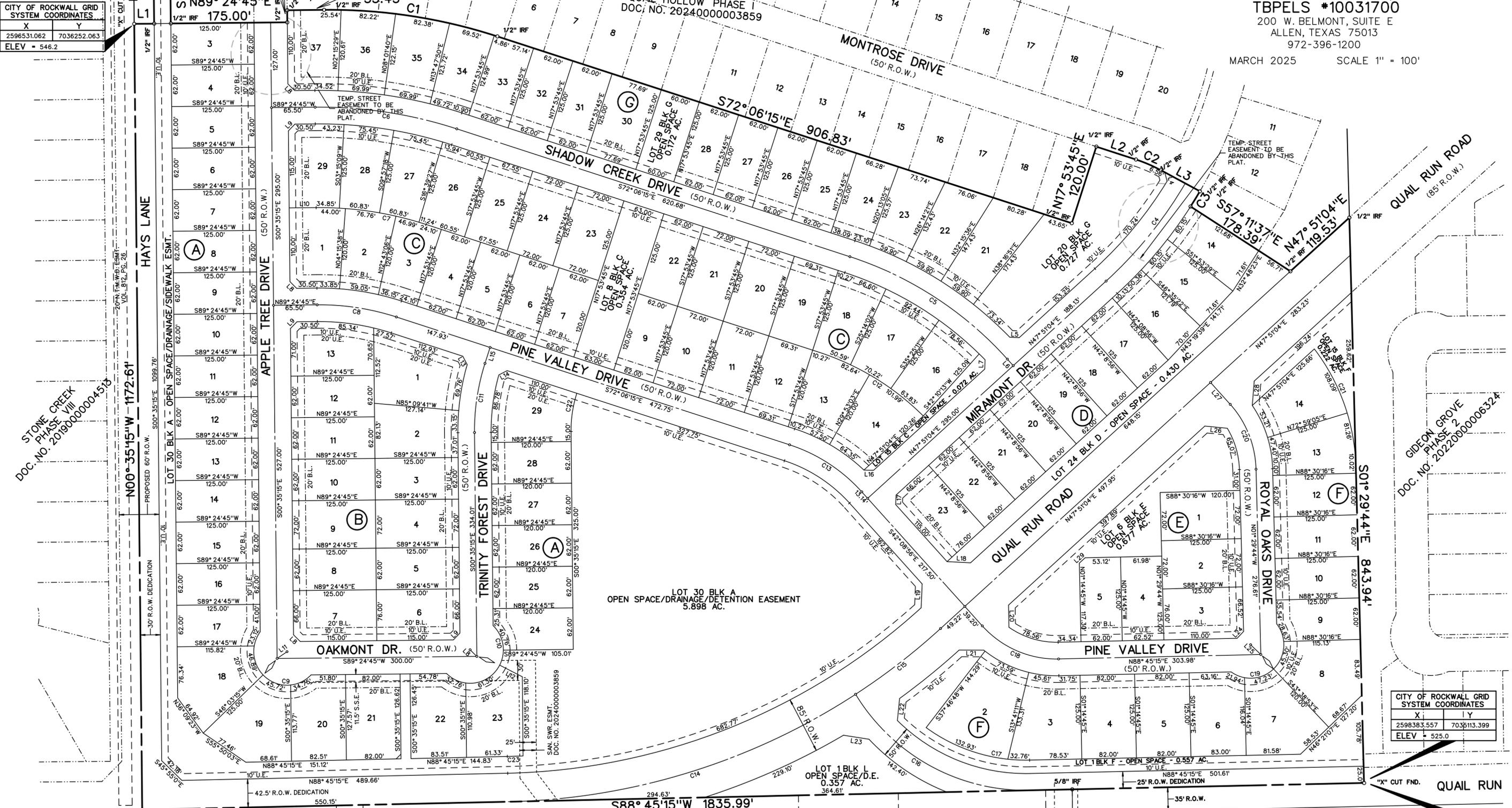
MASTER PLAT P2022-53
 PRE PLAT P2022-37
CASE NO. P2024-xxx

FINAL PLAT
 OF
QUAIL HOLLOW PHASE II
 111 LOTS, BEING 42.742 ACRES
 BEING A REPLAT OF
LOT 20 BLOCK G
QUAIL HOLLOW PHASE I
 OUT OF THE
P. BRUCE HARRISON SURVEY, ABSTRACT NO. 97
 IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS
 PREPARED BY
CORWIN ENGINEERING, INC.
TBPELS #10031700
 200 W. BELMONT, SUITE E
 ALLEN, TEXAS 75013
 972-396-1200

MARCH 2025 SCALE 1" = 100'

THE PURPOSE OF THE REPLAT IS TO
 SUBDIVIDE LOT 20 BLOCK G ALSO TO
 RENUMBER THE OPEN SPACE OF LOT 1
 BLOCK A TO LOT 31 BLOCK A.

CITY OF ROCKWALL GRID SYSTEM COORDINATES	
X	Y
2596531.062	7036252.063
ELEV = 546.2	



STONE CREEK
 DOC. NO. 2019-000004578

GUIDON GROVE
 PHASE 2
 DOC. NO. 2022000006524

CITY OF ROCKWALL GRID SYSTEM COORDINATES	
X	Y
2598383.557	7035113.399
ELEV = 525.0	

OW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

I (we) the undersigned owner(s) of the land shown on this plat, and designated herein as the QUAL HOLLOW PHASE II subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I (we) further certify that all other parties who have a mortgage or lien interest in the QUAL HOLLOW PHASE II subdivision have been notified and signed this plat.

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

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

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

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

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

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

6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

I (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.

QUAIL HOLLOW SF, LTD.
a Texas limited partnership
By: QUAIL HOLLOW SF GP Corporation,
a Texas corporation, its General Partner

John Arnold
Director

STATE OF TEXAS
COUNTY OF DALLAS

Before me, the undersigned authority, on this day personally appeared JOHN ARNOLD, 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 _____, 2025.

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

LINE TABLE

LINE NO.	BEARING	DISTANCE
1.	N 89°24'45" E	30.00'
2.	S 72°06'15" E	62.50'
3.	S 61°44'56" E	66.60'
4.	N 15°19'00" W	13.78'
5.	N 87°59'25" E	14.35'
6.	N 42°08'56" W	13.14'
7.	S 01°54'51" W	13.92'
8.	S 45°35'15" E	14.14'
9.	S 44°24'45" W	14.14'
10.	S 89°24'45" W	40.50'
11.	N 55°43'21" E	18.03'
12.	S 62°47'54" E	38.18'
13.	S 27°30'38" E	14.24'
14.	N 62°24'51" E	14.02'
15.	S 17°53'45" W	25.00'
16.	S 88°52'46" E	14.59'
17.	S 02°51'04" W	14.14'
18.	S 87°08'56" E	35.36'
19.	N 02°29'36" E	35.58'
20.	S 01°03'01" E	33.18'
21.	S 89°38'33" E	37.00'
22.	S 05°51'22" W	33.15'
23.	S 81°00'26" E	38.85'
24.	N 43°37'45" E	14.11'
25.	N 46°22'15" W	21.26'
26.	S 84°29'46" E	33.83'
27.	N 42°08'56" W	44.02'
28.	S 04°36'08" W	36.49'

CURVE TABLE

CURVE NO.	DELTA	RADIUS	LENGTH	CHORD	BEARING
1.	18°29'00"	820.00'	264.53'	263.38'	S81°20'45"E
2.	10°21'35"	225.00'	40.68'	40.63'	S66°55'44"E
3.	02°21'04"	650.00'	26.67'	26.67'	S31°37'51"W
4.	17°18'27"	625.00'	188.80'	188.08'	S39°11'50"W
5.	29°57'19"	545.00'	284.93'	281.70'	N57°07'36"W
6.	18°29'00"	670.00'	216.14'	215.20'	N81°20'45"W
7.	18°29'00"	520.00'	167.75'	167.02'	S81°20'45"E
8.	18°29'00"	375.00'	120.97'	120.45'	S81°20'45"E
9.	172°26'34"	50.00'	150.48'	99.78'	S49°56'21"E
10.	178°51'14"	50.00'	158.08'	99.99'	N44°24'45"E
11.	18°29'00"	325.00'	104.84'	104.39'	S08°39'15"W
12.	26°46'57"	395.00'	184.64'	182.96'	S58°42'46"E
13.	29°57'19"	250.00'	130.70'	129.22'	S57°07'36"E
14.	31°40'18"	1000.00'	552.78'	545.77'	N72°55'05"E
15.	09°13'53"	1000.00'	161.12'	160.94'	N52°28'00"E
16.	59°45'49"	300.00'	312.92'	298.93'	S61°21'51"E
17.	37°13'38"	255.00'	165.68'	162.78'	N72°37'56"W
18.	49°05'49"	150.00'	128.54'	124.64'	S66°41'51"E
19.	163°59'22"	50.00'	143.10'	99.03'	N43°37'45"E
20.	40°39'12"	150.00'	106.43'	104.21'	S21°49'20"E
21.	36°09'50"	300.00'	189.35'	186.23'	S19°34'39"E
22.	18°29'00"	180.00'	58.07'	57.82'	N08°39'15"E
23.	01°27'19"	932.50'	23.68'	23.68'	N88°01'35"E

LEGAL DESCRIPTION

BEING, a tract of land situated in the P. Bruce Harrison Survey, Abstract No. 97 in the City of Rockwall, Rockwall County, Texas, being all of Lot 20 Block G out of Quail Hollow Phase I, an addition to the City of Rockwall, as described in Clerks File No. 2024000003859 in the Plat Records of Rockwall County, Texas being more particularly described as follows:

BEGINNING, at an "X" cut found at the southeast corner of Lot 20 Block G and being the southwest corner of Gideon Grove Phase 2, an addition to the City of Rockwall, as described in Doc. No. 2022000006324 in said Plat Records and being in Quail Run Road (Variable R.O.W.), same being in the north line of L.L. Leonard Addition, an addition to the City of Rockwall, as described in Cab. A, Pg. 336 in said Plat Records:

THENCE, South 88° 45'15" West, along the south line of Lot 20 Block G and with said Quail Run Road and along the north line of said L.L. Leonard Addition, at 437.57, passing a 5/8 inch iron rod found with cap stamped "RPLS 3963", an continuing along said south line, for a total distance of 1835.99 feet, to an "X" cut found at the southwest corner of said Lot 20 Block G and being the southeast corner of Stone Creek Phase VIII, an addition to the City of Rockwall, an addition to the City of Rockwall, as described in Doc. No. 2019000004513 in said Plat Records:

THENCE, North 00° 35'15" West, along the west line of said Lot 20 Block G and the east line of said Stone Creek Phase VIII, for a distance of 1172.61 feet, to an "X" cut found at the northwest corner of said Lot 20 Block G;

THENCE, North 89° 24'45" West, departing said east and west lines and along the north line of said Lot 20 Block G, for a distance of 30.00 feet, to a 1/2 inch iron rod found in the east line Hays Lane (60' R.O.W.):

THENCE, North 00° 35'15" West, along the east line of said Hays Lane, for a distance of 113.00 feet, to a 1/2 inch iron rod found:

THENCE, North 44° 24'45" East, departing said Hays Lane, for a distance of 35.36 feet, to a 1/2 inch iron rod found in the south line of Montrose Drive (50' R.O.W.):

THENCE, South 00° 35'15" East, departing said south line, for a distance of 138.00 feet, to a 1/2 inch iron rod found at the southwest corner of Lot 2 Block A out of said Quail Hollow Phase I and being in the north line of said Lot 20 Block G:

THENCE, North 89° 24'45" East, along said north line, for a distance of 175.00 feet, to a 1/2 inch iron rod found:

THENCE, North 00° 35'15" West, along said north line, for a distance of 18.00 feet, to a 1/2 inch iron rod found:

THENCE, North 89° 24'45" East, continuing along said north line, for a distance of 55.45 feet, to a 1/2 inch iron rod found at the point of curvature of a curve to the right, having a radius of 820.00 feet, a central angle of 18° 29'00":

THENCE, continuing along said north line and with said curve to the left for an arc distance of 264.53 feet (Chord Bearing South 81° 20'45" East - 263.38 feet), to a 1/2 inch iron rod found at the point of tangency:

THENCE, South 72° 06'15" East, continuing along said north line, for a distance of 906.83 feet, to a 1/2 inch iron rod found:

THENCE, North 17° 53'45" East, continuing along said north line, for a distance of 120.00 feet, to a 1/2 inch iron rod found:

THENCE, South 72° 06'15" East, continuing along said north line, for a distance of 62.50 feet, to a 1/2 inch iron rod found at the point of curvature of a curve to the right, having a radius of 225.00 feet, a central angle 10° 21'35":

THENCE, continuing along said north line and with said curve to the right for an arc distance of 40.68 feet (Chord Bearing South 66° 55'44" East - 40.63 feet), to a 1/2 inch iron rod found at the point of tangency:

THENCE, South 61° 44'56" East, continuing along said north line, for a distance of 66.60 feet, to a 1/2 inch iron rod found on a non-tangent curve to the right, having a radius of 650.00 feet, a central angle of 02° 21'04":

THENCE, continuing along said north line and with said curve to the right for an arc distance of 26.67 feet (Chord Bearing South 31° 37'51" West - 26.67 feet), to a 1/2 inch iron rod found:

THENCE, South 57° 11'37" East, continuing along said north line, for a distance of 178.39 feet, to a 1/2 inch iron rod found:

THENCE, North 47° 51'04" East, continuing along said north line, for a distance of 119.53 feet, to a 1/2 inch iron rod found at the northeast corner of said Lot 20 Block G and being in the west line of said Gideon Grove Phase 2:

THENCE, South 01° 29'44" East, along the east line of Lot 20 Block G and the west line of said Gideon Grove Phase 2, for a distance of 843.94 feet, to the POINT OF BEGINNING and containing 42.742 acres of land.

Recommended for Final Approval:

Planning & 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 _____, 2025.

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

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

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

SURVEYOR CERTIFICATE

I, WARREN L. CORWIN, do hereby certify that the plat shown hereon accurately represents the results of an on-the-ground survey made under my direction and supervision and all corners are as shown thereon and there are no encroachments, conflicts, protrusions or visible utilities on the ground except as shown and said plat has been prepared in accordance with the platting rules and regulations of the City Plan Commission of the City of Rockwall, Texas.

DATED the this _____ day of _____, 2025.

WARREN L. CORWIN
R.P.L.S. No. 4621

THE STATE OF TEXAS
COUNTY OF COLLIN

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

WITNESS MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2025.

Notary Public in and for the State of Texas

FINAL PLAT
OF
QUAIL HOLLOW PHASE II

111 LOTS, BEING 42.472 ACRES
BEING A REPLAT OF
LOT 20 BLOCK G
QUAIL HOLLOW PHASE I
OUT OF THE
P. BRUCE HARRISON SURVEY, ABSTRACT NO. 97

IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

OWNER
QUAIL HOLLOW SF, LTD.

8214 WESTCHESTER DRIVE, SUITE 900
DALLAS, TEXAS 75225
214-522-4945

PREPARED BY
CORWIN ENGINEERING, INC.
TBPELS #10031700

200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200

MARCH 2025

MASTER PLAT P2022-53
PRE PLAT P2022-37
CASE NO. P2024-XXX



CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Planning and Zoning Commission
DATE: April 29, 2025
APPLICANT: Meredith Joyce; *Michael Joyce Properties*
CASE NUMBER: P2025-014; *Final Plat for Phase 1 of the Peachtree Meadows Subdivision*

SUMMARY

Consider a request by Meredith Joyce of Michael Joyce Properties on behalf of John Vick of Qualico Development, Inc. for the approval of a Final Plat for the Peachtree Meadows Subdivision consisting of 147 single-family residential lots on a 45.95-acre tract of land identified as Tract 5 of the J. R. Johnson Survey, Abstract No. 128, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 101 (PD-101) [*Ordinance No. 23-11*] for Single-Family 10 (SF-10) District land uses, generally located on the southside of Mims Road west of the intersection of Mims Road and National Drive, and take any action necessary.

PLAT INFORMATION

- Purpose. The applicant is requesting the approval of a Final Plat for a 45.95-acre tract of land (*i.e. Tract 5 of the J. R. Johnson Survey, Abstract No. 128*) for the purpose of establishing Phase 1 of the Peachtree Meadows Subdivision, which will consist of 147 single-family residential lots and six (6) open space lots (*i.e. Lots 1-6, Block A; Lots 7 & 8, Block B; Lots 8-11, Block C; Lots 11-15, Block E; Lots 15-25, Block G; Lots 1-21, Block H; Lots 1-39, Block I; Lots 1-28, Block J; Lots 1-21; Block K; Lots 1-12, Block L; Lots 1-4, Block M, Peachtree Meadows Phase 1 Subdivision*). Staff should note that a final plat for Phase 1 of the Peachtree Meadows Subdivision was previously approved [*Case No. P2024-001*] on February 20, 2024; however, this plat was never filed and has since expired. Given this, the applicant submitted a new final plat request proposing to reduce the overall lot count by one (1) residential lot for the purpose of establishing a future connection to the adjacent Juniper Subdivision.
- Background. The subject property was annexed by the City Council on December 20, 1999 through the adoption of *Ordinance No. 99-33*. At the time of annexation, the subject property was zoned Agricultural (AG) District. On March 6, 2023, the City Council approved a zoning case [*Case No. Z2023-003*] that changed the zoning designation of the subject property from an Agricultural (AG) District to Planned Development District 101 (PD-101) [*Ordinance No. 23-11*] for Single-Family 10 (SF-10) District land uses. On July 17, 2023, the City Council approved a master plat [*Case No. P2023-016*] and a preliminary plat [*Case No. P2023-017*] that establish the phasing and preliminary lot layout for the residential subdivision. On November 6, 2023, the City Council approved an *Alternative Tree Mitigation Settlement Agreement* [*Case No. MIS2023-016*]. On February 13, 2024, the Planning and Zoning Commission approved a PD site plan [*Case No. SP2024-001*] for Phase 1 of the Peachtree Meadows Subdivision. On February 20, 2024, the City Council approved a final plat [*Case No. P2024-001*] for Phase 1 of the Peachtree Meadows Subdivision; however, this subdivision plat was not filed and expired on August 18, 2024 (*i.e. 180-days after the approval of the subdivision plat*).
- Parks Board. The subject property is located within *Park District #14*, which carries a *Cash-in-Lieu of Land* fee of \$351.96 per residential lot and a *Pro-Rata Equipment Fee* of \$300.77 per lot. On May 6, 2025, the Parks and Recreation Board reviewed the Final Plat and made a recommendation to assess the following fees:

(1) The property owner shall pay *Pro-Rata Equipment* fees of \$44,213.19 (*i.e. \$300.77 x 147 Lots = \$44,213.19*).

(2) The property owner shall pay *Cash in Lieu of Land* fees of \$51,738.12 (*i.e. \$351.96 x 147 Lots = \$51,738.12*).

- ☑ 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 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 City Council chooses to approve of a Final Plat for Phase 1 of the Peachtree Meadows Subdivision, 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 release of the civil engineering plans; and,
- (2) The development shall adhere to the Parks and Recreation Department's recommendations as outlined above in this case memo; and,
- (3) Any construction resulting from the approval of this Final Plat shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.



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 **Mims Rd, TX**

SUBDIVISION **A0219 G Wells, Tract 3, Acres 90.5 (Pt of 140.5 AC TR)** LOT BLOCK

GENERAL LOCATION **Southwest of Intersection Mims Rd & National Dr**

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING **PD-101**

CURRENT USE **Single Family**

PROPOSED ZONING

PROPOSED USE

ACREAGE **140.494**

LOTS [CURRENT] **147**

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 **Qualico Developments (US), Inc.**

APPLICANT **Michael Joyce Properties**

CONTACT PERSON **John Vick**

CONTACT PERSON **Meredith Joyce**

ADDRESS **14400 The Lakes Blvd**

ADDRESS **767 Justin Road**

CITY, STATE & ZIP **Austin, TX 78660**

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

PHONE **469-769-6150**

PHONE **512-694-6394**

E-MAIL **John.Vick@qualico.com**

E-MAIL **meredith@michaeljoyceproperties.com**

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED John Vick [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 \$ 3,109.88 TO COVER THE COST OF THIS APPLICATION HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 17th DAY OF April, 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."

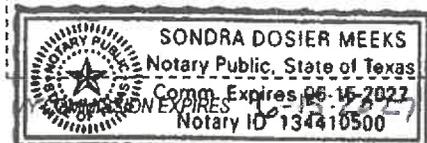
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 17th DAY OF April, 2025.

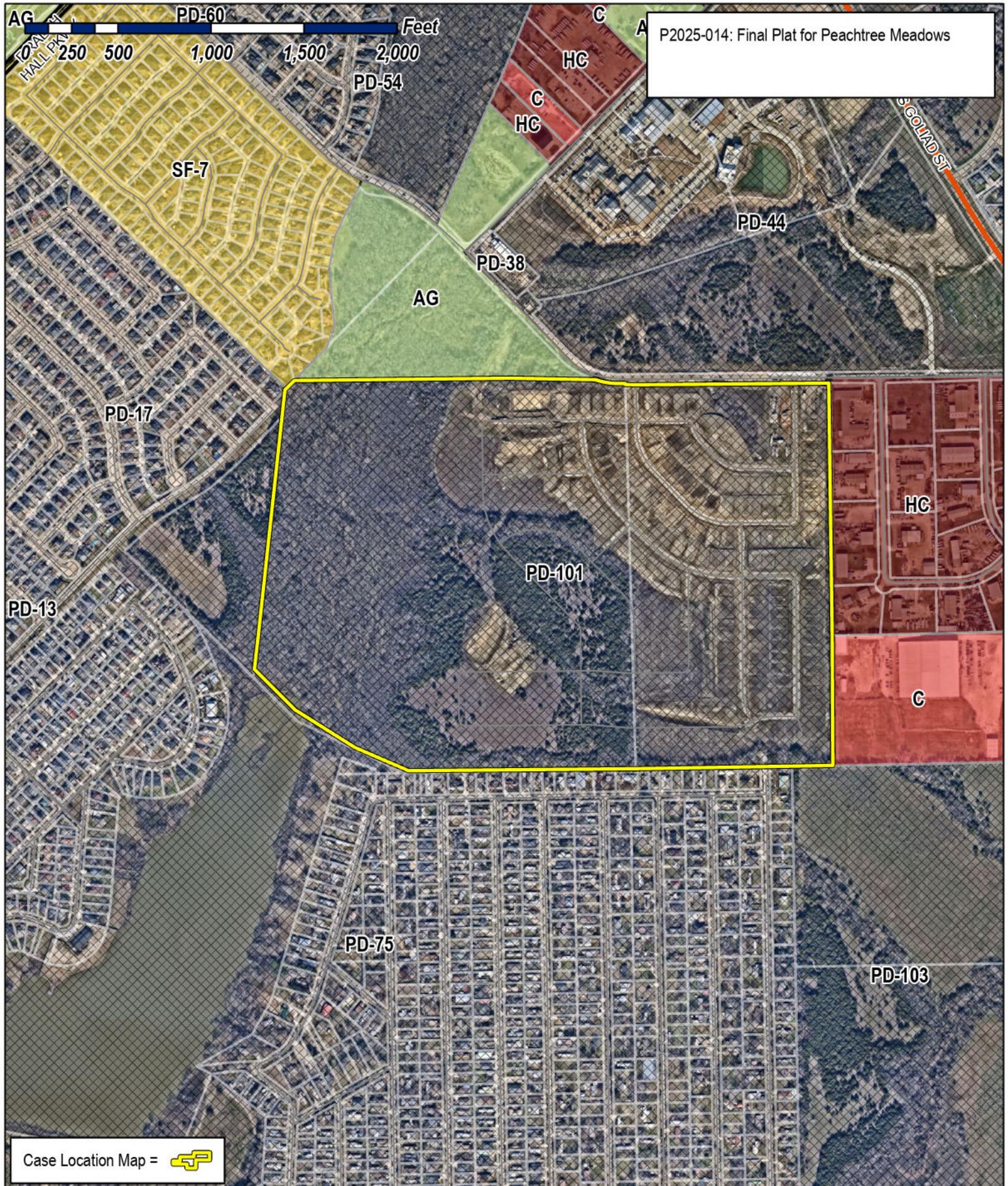
OWNER'S SIGNATURE

John Vick

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Sondra Dosier Meeks





P2025-014: Final Plat for Peachtree Meadows

Case Location Map = 

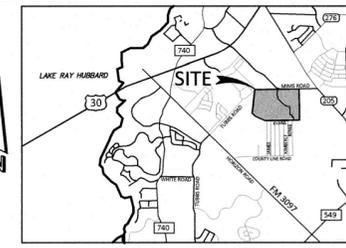


City of Rockwall

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

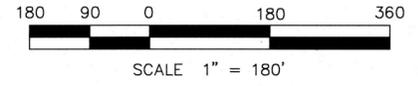
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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





VICINITY MAP
N.T.S.

- LEGEND**
- Point of Curvature or Tangency on Center Line
 - 1/2" Iron rod set with a yellow plastic cap stamped "JVC" (unless otherwise noted)
 - ⊙ 1/2" IRF (unless otherwise noted)
- AC Acre
SF Square Feet
BL Building Line
C1 Curve No.
L1 Line No.
<CM> Control Monument
DE Drainage Easement
DUE Drainage Utility Easement
Esmt Easement
UE Utility Easement
VE Visibility Easement
SE Sidewalk Easement
WE Water Easement
SSE Sanitary Sewer Easement
- D.R.R.C.T.= Deed Records of Rockwall County, Texas
P.R.R.C.T.= Plat Records of Rockwall County, Texas



FINAL PLAT PEACHTREE MEADOWS

LOTS 1-6, & 49, BLOCK A; LOTS 7 & 8, BLOCK B;
LOTS 8-11, BLOCK C; LOTS 11-15, BLOCK E;
LOTS 15-25, BLOCK G; LOTS 1-21, BLOCK H;
LOTS 1-39, BLOCK I; LOTS 1-28, BLOCK J;
LOTS 1-21, BLOCK K; LOTS 1-12, BLOCK L; LOTS 1-4, BLOCK M
149.494 ACRES/6,119,939 SQ. FT.

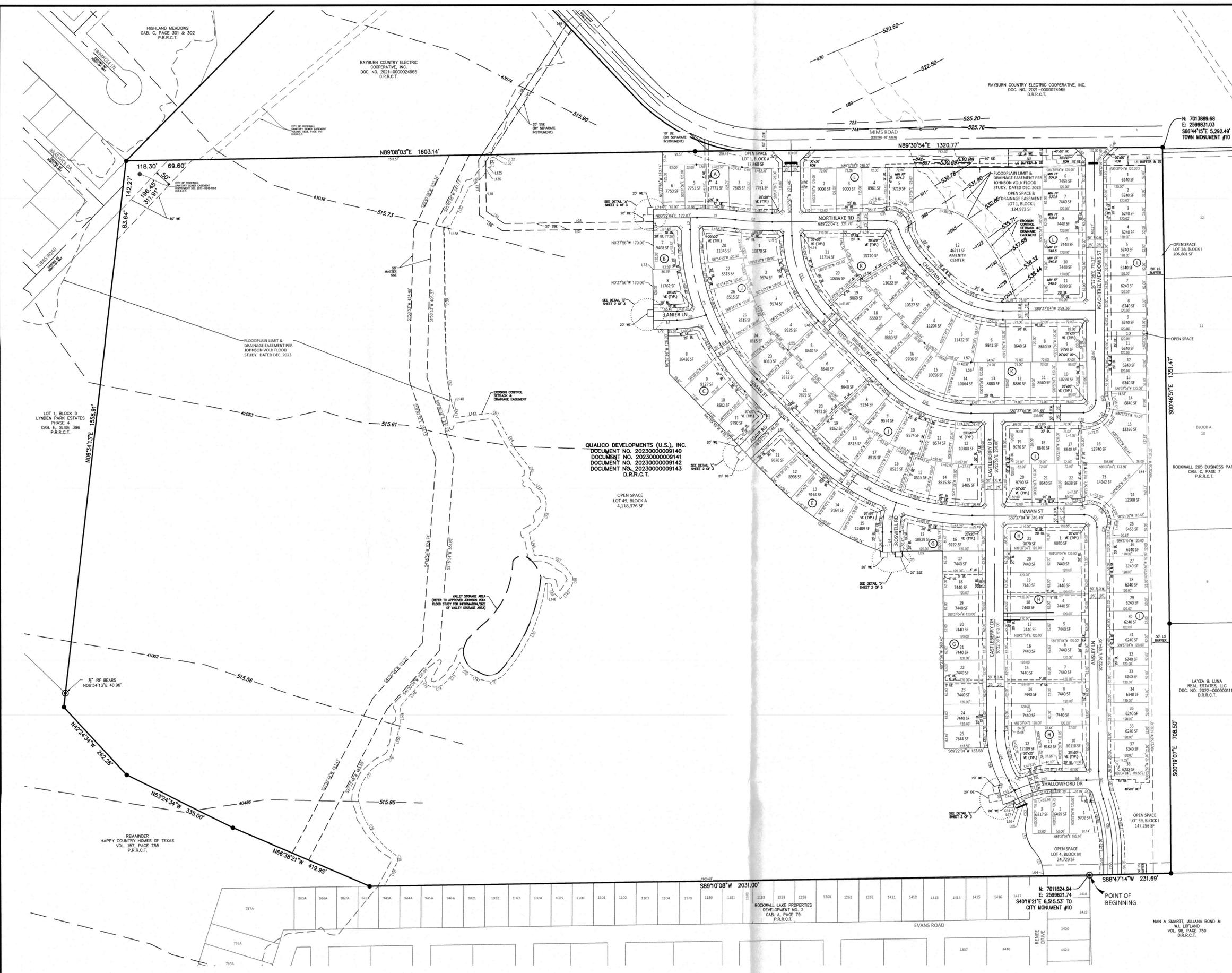
147 SINGLE FAMILY LOTS, 6 OPEN SPACE LOTS AND
1 AMENITY CENTER
SITUATED IN THE
G. WELLS SURVEY, ABSTRACT NO. 219 AND
J. R. JOHNSTON SURVEY, ABSTRACT NO. 128
CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS
P2024-001

April 17, 2025
EXIST. ZONING: PD-101
LAND USE: SF-10
SHEET 1 OF 3

**JOHNSON VOLK
CONSULTING**
TBPELS: Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

Owner/Applicant:
Qualico Developments (U.S.), Inc.
6950 TPC Drive, Suite 350
McKinney, Texas 75070
Phone: 469-659-6150

Engineer/Surveyor:
Johnson Volk Consulting, Inc.
704 Central Parkway East, Suite 1200
Plano, Texas 75074
Phone: 972-201-3102
Contact: Tom Dayton, PE



Owner/Applicant:
Qualico Developments (U.S.), Inc.
6950 TPC Drive, Suite 350
McKinney, Texas 75070
Phone: 469-659-6150

Engineer/Surveyor:
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Plano, Texas 75074
Phone: 972-201-3102
Contact: Tom Dayton, PE

LEGAL DESCRIPTION:

BEING a 140.494 acre tract of land situated in the Glover Wells Survey, Abstract Number 219 and the John R. Johnston Survey, Abstract Number 128 of Rockwall County, Texas, being that tract of land conveyed to The Estate of Evelyn B. Lofland according to the document filed of record in Volume 86, Page 558, Deed Records Rockwall County, Texas and VICMAR I, LTD. according to the document filed of record in Volume 2016, Page 200, Deed Records Rockwall County, Texas (D.R.R.C.T.) and being more particularly described as follows:

BEGINNING at a 1" iron pipe found in the south line of said VICMAR I tract, same being the common northeast corner of that tract of land conveyed to Happy Country Homes of Texas, according to the document filed of record in Volume 157, Page 755 (D.R.R.C.T.) and being the common northwest corner of that tract of land conveyed to Nan A. Smartt, Juliana Bond and W.I. Lofland according to the document filed of record in Volume 98, Page 759 (D.R.R.C.T.);

THENCE S 89° 10' 08" W with the south line of said VICMAR I tract, same being the common north line of said Happy Country Homes tract, for a distance of 2031.00 feet to a 1/2" iron rod with yellow plastic cap stamped "JVC" set for a corner of this tract;

THENCE leaving said common line, continuing with the south line of said VICMAR I tract the following three (3) courses and distances:

N 66° 38' 21" W, a distance of 419.95 feet to a 1/2" iron rod with yellow plastic cap stamped "JVC" set for a corner of this tract;

N 63° 24' 34" W, a distance of 335.00 feet to a point for corner of this tract, located within the limits of the current water level of a large pond;

N 42° 24' 34" W, a distance of 262.28 feet to a 1/2" iron rod with yellow plastic cap stamped "JVC" set for a corner of this tract;

THENCE N 06° 34' 13" E, passing at a distance of 40.96 feet a 1/2" iron rod found for the southeast corner of Lot 1, Block D, Lynden Park Estates, Phase 4, an addition to the City of Rockwall according to the plat filed of record in Cabinet E, Slide 396 Plat Records Rockwall County, Texas (P.R.R.C.T.), continuing with the plastic cap stamped "JVC" set for the northeast corner of said 1558.91 feet to a 1/2" iron rod with yellow southeast corner of Highland Meadows, an addition to the City of Rockwall according to the plat filed of record in Cabinet C, Page 301/302 (P.R.R.C.T.), also being the southwest corner of that tract of land conveyed to Rayburn Country Electric Cooperative, Inc. according to the document filed of record in Document Number 20210000024965 (D.R.R.C.T.) and being the common northwest corner of this tract;

THENCE N 89° 08' 03" E with the south line of said Rayburn Country Electric Cooperative, Inc. tract, same being common with the north line of this tract, a distance of 1603.14 feet to a 1/2" iron rod with yellow plastic cap stamped "JVC" set for a common corner of said tract and this tract, from which a found 60-D Nail found for a reference to said corner bears S 31° 40' 24" E, 0.71 feet, also from said corner, a 5/8" iron rod found for reference to said corner bears S 43° 21' 16" E, 28.37 feet;

THENCE N 89° 30' 54" E, continuing with said common line, for a distance of 1320.77 feet to a 1/2" iron rod with yellow plastic cap stamped "JVC" set for the northeast corner of this tract, from which a 3/8" iron rod found for reference to said corner bears S 82° 16' 02" E, 3.04 feet;

THENCE S 00° 46' 51" E, leaving said common line, with the west line of Rockwall 205 Business Park, an addition to the City of Rockwall, according to the plat filed of record in Cabinet C, Page 7 (P.R.R.C.T.) for a distance of 1351.47 feet to a 1/2" iron rod found for the southwest corner of said addition, the northwest corner of that tract of land conveyed to Layza & Luna Real Estate, LLC according to the document filed of record in Document Number 2022000001115 (D.R.R.C.T.) and common corner of this tract;

THENCE S 00° 19' 07" E with the west line of said Layza & Luna Real Estate, LLC tract, for a distance of 708.50 feet to a 1/2" iron rod with yellow plastic cap stamped "JVC" set in the north line of the above-mentioned Nan A. Smartt, Juliana Bond and W.I. Lofland tract, for the southwest corner of said Layza & Luna Real Estate, LLC tract and common southeast corner of this tract;

THENCE S 88° 47' 14" W, with said north line, a distance of 231.69 feet to the POINT OF BEGINNING and containing 6,119,939 square feet or 140.494 acres of land.

GENERAL NOTES:

- SUBDIVIDERS STATEMENT: SELLING A PORTION OF THIS ADDITION BY MEETS 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.
- 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 ISSUE, 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.
- 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.
- 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.
- 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).

OWNER'S CERTIFICATION:

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS §
COUNTY OF _____ §

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

- No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
- 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 these respective system without the necessity of, at any time, procuring the permission of anyone.
- 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.
- The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
- 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.
- 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 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 the same out of the escrow deposit, should the developer and/or owner fail to 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 shall be fixed by the city council of the City of Rockwall.

I (we) further acknowledge that the dedications and/or exactions 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.

Signature _____
Name _____
Title _____

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned authority, on this day personally appeared _____ of QUALICO DEVELOPMENTS (U.S), INC., known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given under my hand and seal of office, this ____ day of _____, 2025.

Notary public in and for the State of Texas _____ My Commission Expires _____

Signature _____
Name _____
Title _____

SURVEYOR'S CERTIFICATE:

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Ryan S. Reynolds, 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.

RYAN S. REYNOLDS, R.P.L.S.
Texas Registered Professional Land Surveyor No. 6385.

APPROVED:

I hereby certify that the above and forgoing Final Plat being an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on ____ day of _____, 2025.

MAYOR OF THE CITY OF ROCKWALL _____

PLANNING AND ZONING COMMISSION CHAIRMAN _____

CITY SECRETARY _____

CITY ENGINEER _____

**FINAL PLAT
PEACHTREE MEADOWS**

LOTS 1-6, & 49, BLOCK A; LOTS 7 & 8, BLOCK B;
LOTS 8-11, BLOCK C; LOTS 11-15, BLOCK E;
LOTS 15-25, BLOCK G; LOTS 1-21, BLOCK H;
LOTS 1-39, BLOCK I; LOTS 1-28, BLOCK J;
LOTS 1-21, BLOCK K; LOTS 1-12, BLOCK L; LOTS 1-4, BLOCK M
140.494 ACRES/6,119,939 SQ. FT.
147 SINGLE FAMILY LOTS, 6 OPEN SPACE LOTS AND
1 AMENITY CENTER
SITUATED IN THE
G. WELLS SURVEY, ABSTRACT NO. 219 AND
J. R. JOHNSTON SURVEY, ABSTRACT NO. 128
CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS
P2024-001

April 17, 2025
EXIST. ZONING: PD-101
LAND USE: SF-10
SHEET 3 OF 3

Owner/Applicant:
Qualico Developments (U.S.), Inc.
6950 TPC Drive, Suite 350
McKinney, Texas 75070
Phone: 469-659-6150

Engineer/Surveyor:
Johnson Volk Consulting, Inc.
704 Central Parkway East, Suite 1200
Plano, Texas 75074
Phone: 972-201-3102
Contact: Tom Dayton, PE

**JOHNSON VOLK
CONSULTING**
TBPELS: Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972-201-3102

Line Table		
Line	Length	Direction
L1	76.12	N43° 59' 40"W
L2	34.00	S01° 17' 33"W
L3	65.40	N89° 22' 04"E
L4	56.47	N00° 22' 56"W
L5	70.49	N28° 31' 41"W
L6	125.22	N89° 37' 04"E
L7	14.35	N44° 45' 59"W
L8	14.28	S45° 44' 30"W
L9	20.00	N89° 22' 04"E
L10	14.14	S44° 22' 04"W
L11	14.14	S45° 37' 56"E
L12	20.00	S89° 22' 04"W
L13	14.14	S44° 22' 04"W
L14	4.64	N00° 37' 56"W
L15	4.64	S00° 37' 56"E
L16	14.14	S45° 37' 56"E
L17	20.00	N89° 22' 04"E
L18	15.97	S53° 37' 04"E
L19	14.14	S44° 37' 04"W
L20	14.14	S45° 22' 56"E
L21	14.14	S44° 37' 04"W
L22	14.14	S44° 37' 04"W
L23	14.14	S45° 22' 56"E
L24	14.14	S45° 22' 56"E
L25	14.14	S44° 37' 04"W
L26	14.14	S45° 22' 56"E
L27	14.14	S44° 37' 04"W
L28	14.14	S45° 22' 56"E
L29	14.14	S44° 37' 04"W
L30	15.06	S70° 28' 23"E
L31	12.86	S21° 27' 06"W

Line Table		
Line	Length	Direction
L32	13.43	N59° 20' 04"E
L33	15.27	S27° 12' 21"E
L34	14.14	N88° 59' 40"W
L35	14.14	S01° 00' 20"W
L36	15.39	S63° 57' 28"E
L37	15.11	N30° 45' 11"E
L38	15.06	S00° 22' 56"E
L39	15.06	S00° 22' 56"E
L40	23.00	S00° 22' 56"E
L41	20.80	S00° 22' 56"E
L42	14.64	S00° 37' 56"E
L43	28.93	S54° 36' 39"W
L44	10.14	S43° 59' 40"E
L46	3.76	S43° 59' 40"E
L47	20.49	S89° 37' 04"W
L48	22.62	S43° 59' 40"E
L49	17.58	S43° 59' 40"E
L50	20.92	N43° 59' 40"W
L51	23.14	S43° 59' 40"E
L52	16.53	S00° 22' 56"E
L53	21.96	N89° 37' 04"E
L54	23.14	S43° 59' 40"E
L55	3.76	S43° 59' 40"E
L56	4.88	S43° 59' 40"E
L57	5.57	N89° 37' 04"E
L58	14.92	N89° 37' 04"E
L59	17.15	S43° 59' 40"E
L60	42.48	S45° 33' 31"E
L61	42.37	S44° 26' 29"W
L62	42.39	N45° 26' 01"W
L63	42.46	S44° 33' 59"W

Line Table		
Line	Length	Direction
L64	10.02	N00° 49' 52"W
L65	3.99	N28° 31' 41"W
L66	25.00	S61° 28' 19"W
L67	6.01	N28° 31' 41"W
L68	50.00	N17° 17' 24"W
L69	120.00	S89° 37' 04"W
L70	1.41	S00° 22' 56"E
L71	50.00	S89° 37' 04"W
L72	40.10	S89° 22' 04"W
L73	3.20	N89° 22' 04"E
L74	27.18	N89° 22' 04"E
L75	15.00	S89° 22' 04"W
L76	20.00	N00° 37' 56"W
L77	42.18	N89° 22' 04"E
L78	5.50	S00° 37' 56"E
L79	27.18	S89° 22' 04"W
L80	14.50	S00° 37' 56"E
L81	27.93	S89° 22' 04"W
L82	20.00	N00° 37' 56"W
L83	27.93	N89° 22' 04"E
L84	20.00	S00° 37' 56"E
L85	425.42	S89° 22' 04"W
L86	77.67	N55° 20' 07"W
L87	157.65	N00° 37' 56"W
L88	455.52	N32° 57' 40"E
L89	20.61	S43° 04' 39"E
L90	444.51	S32° 57' 40"W
L91	141.27	S00° 37' 56"E
L92	60.96	S55° 20' 07"E
L93	419.06	N89° 22' 04"E
L94	20.00	S00° 37' 56"E

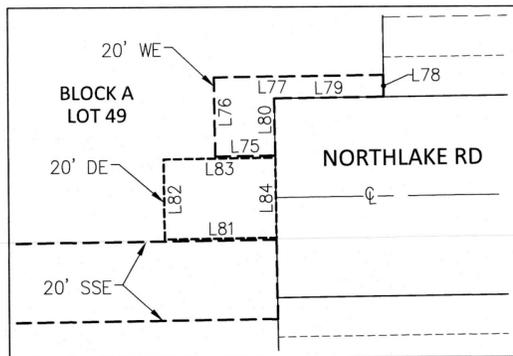
Line Table		
Line	Length	Direction
L97	15.00	S89° 22' 04"W
L98	20.00	N00° 37' 56"W
L99	15.00	N89° 22' 04"E
L100	20.00	S00° 37' 56"E
L101	20.00	N43° 59' 40"W
L102	15.00	S46° 00' 20"W
L103	20.00	S43° 59' 40"E
L104	15.00	N46° 00' 20"E
L105	20.00	S43° 59' 40"E
L106	26.00	N46° 00' 20"E
L107	20.00	N43° 59' 40"W
L108	26.30	S46° 00' 20"W
L109	14.50	S89° 37' 04"W
L110	5.84	N70° 40' 35"W
L111	16.97	S00° 22' 56"E
L112	20.00	N89° 37' 04"E
L113	15.00	N00° 22' 56"W
L114	20.00	N89° 37' 04"E
L115	16.41	N00° 22' 56"W
L116	5.50	S89° 37' 04"W
L117	1.41	S00° 22' 56"E
L118	14.50	S89° 37' 04"W
L119	15.00	S00° 22' 56"E
L120	14.50	N17° 17' 24"W
L121	20.00	S13° 32' 42"E
L122	7.11	N21° 27' 06"E
L123	20.18	S17° 17' 24"E
L124	35.17	S80° 24' 51"W
L125	20.00	N09° 35' 09"W
L126	32.47	N80° 24' 51"E
L127	6.43	S24° 13' 16"E

Line Table		
Line	Length	Direction
L128	12.41	S00° 37' 56"E
L129	20.00	N89° 22' 04"E
L130	8.23	S00° 37' 56"E
L131	3.28	S24° 13' 16"E
L132	3.33	S01° 08' 38"W
L133	20.60	S71° 38' 13"W
L134	25.67	S02° 40' 47"E
L135	13.88	S89° 22' 04"W
L136	12.51	S00° 37' 56"E
L137	123.48	S25° 24' 57"W
L138	18.07	S89° 22' 04"W
L139	367.86	S00° 37' 56"E
L140	6.32	N75° 31' 46"E
L141	28.73	S11° 59' 01"W
L142	97.92	N83° 13' 10"E
L143	67.86	S41° 21' 16"E
L144	65.46	S12° 26' 30"E
L145	41.77	S41° 41' 24"W
L146	16.74	N83° 56' 13"W
L147	24.57	N64° 34' 51"W
L148	110.72	S41° 30' 26"W
L149	48.80	S00° 37' 56"E
L150	83.43	S15° 22' 09"W
L151	73.95	S28° 48' 35"W
L155	55.35	N00° 06' 25"E

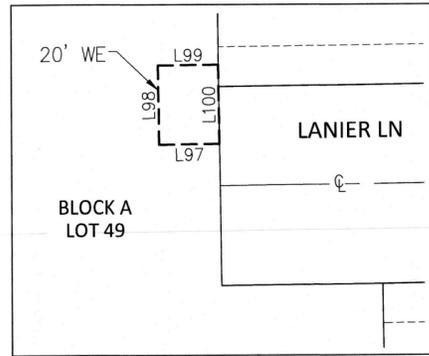
Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C1	107.91	775.00	7°58'39"	107.82	N86° 38' 36"W
C2	107.91	775.00	7°58'39"	107.82	S86° 38' 36"E
C3	44.91	35.00	73°31'21"	41.89	N53° 52' 15"W
C4	117.31	250.00	26°53'05"	116.23	S30° 33' 08"E
C5	202.40	250.00	46°23'15"	196.92	S67° 11' 18"E
C6	82.86	250.00	18°59'27"	82.48	N79° 52' 21"E
C7	486.10	615.00	45°17'13"	473.54	S21° 21' 04"E
C8	497.91	615.00	46°23'15"	484.43	S67° 11' 18"E
C9	85.13	250.00	19°30'36"	84.72	S09° 22' 22"W
C10	54.98	35.00	90°00'00"	49.50	N45° 22' 56"W
C12	116.77	250.00	26°45'44"	115.71	S76° 14' 12"W
C13	43.00	250.00	9°51'16"	42.95	N67° 46' 58"E
C14	147.37	300.00	28°08'46"	145.90	S14° 27' 18"E
C15	245.97	325.00	43°21'45"	240.14	S22° 18' 48"E
C16	263.13	325.00	46°23'15"	256.00	S67° 11' 18"E
C17	54.98	35.00	90°00'00"	49.50	N44° 37' 04"E
C18	29.12	800.00	2°05'09"	29.12	N89° 35' 21"W
C19	20.07	800.00	1°26'15"	20.07	N83° 22' 24"W
C20	21.61	800.00	1°32'52"	21.61	S83° 25' 43"E
C21	4.11	100.00	23°33'23"	4.08	N77° 35' 23"E
C22	13.38	50.00	15°20'06"	13.34	S73° 28' 44"W
C23	4.64	10.00	26°34'16"	4.60	S07° 09' 53"E
C24	55.38	50.00	63°27'52"	52.59	N67° 07' 17"W
C25	26.57	275.00	5°32'10"	26.56	S46° 45' 45"E
C26	4.11	10.00	23°33'23"	4.08	S12° 09' 37"E
C27	28.78	50.00	32°58'26"	28.38	N07° 27' 06"W
C28	37.14	50.00	42°33'45"	36.29	N30° 19' 00"E

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C29	53.74	50.00	61°34'35"	51.19	N82° 23' 10"E
C30	4.11	10.00	23°33'23"	4.08	N78° 36' 14"W
C31	37.14	50.00	42°33'45"	36.29	N30° 19' 00"E
C32	4.11	10.00	23°33'23"	4.08	N77° 50' 23"E
C33	1.07	50.00	1°13'22"	1.07	S66° 40' 22"W
C34	24.27	50.00	27°48'37"	24.03	N09° 16' 09"E
C35	4.11	10.00	23°33'23"	4.08	S11° 23' 46"W
C36	37.14	50.00	42°33'45"	36.29	N25° 55' 02"W
C44	16.49	275.00	3°26'09"	16.49	S64° 34' 25"W
C45	7.08	180.00	2°15'18"	7.08	S42° 52' 02"E
C46	28.39	470.00	3°27'39"	28.39	S45° 43' 30"E
C47	28.39	470.00	3°27'39"	28.39	S45° 43' 30"E
C48	30.97	180.00	9°51'27"	30.93	S48° 55' 24"E
C49	24.92	625.00	2°17'04"	24.92	S83° 47' 49"E
C50	29.12	925.00	1°48'14"	29.12	N89° 43' 49"W
C51	63.06	87.51	41°17'02"	61.70	N21° 28' 29"W
C52	103.50	105.19	56°22'36"	99.37	N13° 22' 00"W
C53	47.35	62.50	43°24'15"	46.22	N06° 49' 33"W
C54	8.06	20.50	22°30'57"	8.00	N39° 47' 09"W
C55	30.81	276.35	6°23'16"	30.79	S69° 30' 30"W
C56	106.60	325.00	18°47'33"	106.12	N18° 15' 09"W
C57	356.84	760.00	26°54'07"	353.57	N57° 26' 44"W
C58	15.65	239.50	3°44'41"	15.65	N74° 34' 57"E
C59	18.80	219.50	4°54'22"	18.79	N74° 00' 06"E
C60	20.03	276.35	4°09'11"	20.03	S68° 43' 04"W
C61	63.90	98.80	37°03'09"	62.79	S47° 57' 20"W
C62	150.95	625.00	13°50'18"	150.59	S07° 33' 05"E

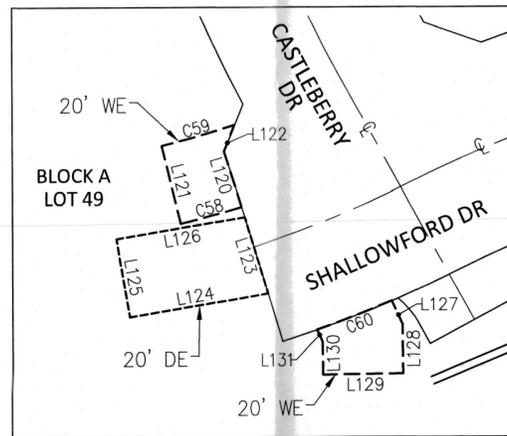
Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C63	37.88	30.00	72°20'43"	35.41	S60° 36' 29"E
C64	150.15	570.97	15°04'01"	149.71	S31° 58' 08"E
C65	43.03	39.22	62°52'11"	40.91	S08° 04' 53"E
C66	121.28	89.01	78°03'52"	112.11	S23° 45' 17"W
C67	124.39	118.45	60°10'11"	118.75	S61° 57' 49"E
C68	38.52	30.00	73°34'08"	35.93	S04° 54' 20"W
C69	50.24	48.24	59°39'39"	48.00	N32° 39' 12"W
C70	284.75	472.73	34°30'45"	280.46	S24° 07' 21"W
C71	77.53	60.00	74°02'25"	72.25	S78° 23' 56"W
C72	50.07	86.82	33°02'34"	49.38	N43° 00' 04"W
C73	78.16	192.55	23°15'28"	77.63	S36° 56' 23"W
C74	39.38	43.94	51°20'35"	38.07	S81° 34' 04"W
C75	33.54	19.83	96°56'09"	29.68	N19° 21' 49"W
C76	35.14	40.00	50°20'10"	34.02	S40° 32' 14"W
C77	137.41	131.64	59°48'22"	131.26	S35° 48' 08"W
C78	194.04	248.11	44°48'33"	189.13	S33° 15' 11"E
C79	29.48	20.00	84°28'03"	26.89	S13° 25' 26"E
C80	52.67	250.00	12°04'19"	52.58	S06° 25' 05"E
C81	162.26	500.00	18°35'37"	161.55	N09° 11' 23"W



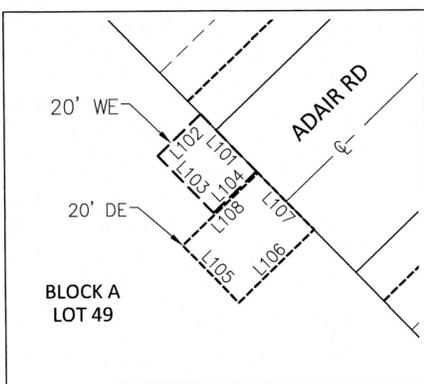
DETAIL 'A'
SCALE: 1"=30'



DETAIL 'B'
SCALE: 1"=30'



DETAIL 'E'
SCALE: 1"=30'





TO: Planning and Zoning Commission
FROM: Bethany Ross, *Planner*
DATE: May 13, 2025
SUBJECT: SP2025-015; *PD Site Plan for the Quail Hollow Subdivision Phase II*

The applicant, Chase Finch of Corwin Engineering -- *on behalf of John Arnold of Skorburg Company* --, is requesting the approval of a Site Plan for Phase II of the Quail Hollow Subdivision. The subject property is a 42.742-acre tract of land (*i.e. Lot 20, Block G, Quail Hollow, Phase 1 Addition*) generally located at the northwest corner of the intersection of E. Quail Run Road and Hays Road. Concurrently with this *Site Plan*, the applicant has submitted a *Final Plat* [Case No. P2025-012] for Phase II of the subdivision.

The subject property is zoned Planned Development District 97 (PD-97) [Ordinance No. 22-44] for Single-Family 10 (SF-10) District land uses. Based on this Planned Development District, the proposed subdivision will consist of three (3) lot types (*i.e. [Type A Lots] 150, 62' x 120' lots; [Type B Lots] 74, 72' x 120' lots; [Type C Lots] 26, 82' x 125' lots*) and be subject to the following density and dimensional requirements:

LOT TYPE (SEE CONCEPT PLAN) ►	A	B	C
MINIMUM LOT WIDTH ⁽¹⁾	62'	72'	82'
MINIMUM LOT DEPTH	120'	120'	125'
MINIMUM LOT AREA (SF)	7,440 SF	8,640 SF	10,250 SF
MINIMUM FRONT YARD SETBACK ^{(2), (5) & (6)}	20'	20'	20'
MINIMUM SIDE YARD SETBACK	6'	6'	6'
MINIMUM SIDE YARD SETBACK (ADJACENT TO A STREET) ^{(2), (5) & (7)}	20'	20'	20'
MINIMUM LENGTH OF DRIVEWAY PAVEMENT	20'	20'	20'
MAXIMUM HEIGHT ⁽³⁾	36'	36'	36'
MINIMUM REAR YARD SETBACK ⁽⁴⁾	10'	10'	10'
MINIMUM AREA/DWELLING UNIT (SF) [AIR-CONDITIONED SPACE]	2,200 SF	2,200 SF	2,800 SF
MAXIMUM LOT COVERAGE	65%	65%	65%

GENERAL NOTES:

- 1: Lots fronting onto curvilinear streets, cul-de-sacs and eyebrows may have the front lot width reduced by 20% as measured at the front property line provided that the lot width will be met at the *Front Yard Building Setback*. Additionally, the lot depth on lots fronting onto curvilinear streets, cul-de-sacs and eyebrows may be reduced by up to ten (10) percent, but shall meet the minimum lot size for each lot type referenced in *Table 1*.
- 2: The location of the *Front Yard Building Setback* as measured from the front property line.
- 3: The *Maximum Height* shall be measured to the eave or top plate (*whichever is greater*) of the single-family home.
- 4: The location of the *Rear Yard Building Setback* as measured from the rear property line.
- 5: Sunrooms, porches, stoops, bay windows, balconies, masonry clad chimneys, eaves and similar architectural features may encroach beyond the *Front Yard Building Setback* and *Side Yard Building Setback* by up to five (5) feet for any property. A sunroom is an enclosed room no more than 15-feet in width that has glass on at least 50% of each of the encroaching faces.
- 6: *J-Swing* or *Traditional Swing Garages* are permitted to encroach into the front yard building setback a minimum of five (5) feet.
- 7: All *Corner Lots* that back to a lot that fronts onto the same street that the *Corner Lot* sides to (*i.e. A Keystone Lot*), shall have a setback that is equal to the front setback of the fronting lot. In addition, no solid fence shall be situated within this setback.

In accordance with the *PD Site Plan* requirements outlined within the PD Ordinance [Ordinance No. 22-44] the applicant has submitted a site plan, landscape plan, and hardscape plan. The proposed *Site Plan* appears to conform to all requirements stipulated by Ordinance No. 22-44. The *Hardscape Plan* shows the required entry monumentation signage, sidewalks, and trails. Since the request generally conforms to the requirements of Planned Development District 97 (PD-97) [Ordinance No.

22-44] and the Unified Development Code (UDC), this case is being placed on the consent agenda. Should the Planning and Zoning Commission have any questions concerning the applicant's request, staff and the applicant will be available at the May 13, 2025 Planning and Zoning Commission meeting.



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. _____

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

DIRECTOR OF PLANNING: _____

CITY ENGINEER: _____

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

PLATTING APPLICATION FEES:

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

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) ¹
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) ^{1&2}
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹

OTHER APPLICATION FEES:

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

NOTES:

¹: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS _____

SUBDIVISION **Quail Hollow Phase 2**

LOT _____

BLOCK _____

GENERAL LOCATION **Northeast Corner of Hays Lane and Quail Run Road**

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING _____

CURRENT USE _____

PROPOSED ZONING _____

PROPOSED USE _____

ACREAGE **42.742**

LOTS [CURRENT] _____

LOTS [PROPOSED] _____

111

- 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 **Quail Hollow SF, LTD.**

APPLICANT **Corwin Engineering**

CONTACT PERSON **John Arnold**

CONTACT PERSON **Chase Finch**

ADDRESS **8214 Westchester Drive Ste. 900**

ADDRESS **200 W. Belmont Ste. E**

CITY, STATE & ZIP **Dallas, TX 75202**

CITY, STATE & ZIP **Allen, Tx 75013**

PHONE **214-522-4945**

PHONE **972-396-1200**

E-MAIL **jarnold@skorburgcompany.com**

E-MAIL **cfinch@corwinengineering.com**

NOTARY VERIFICATION [REQUIRED]

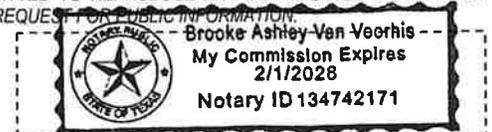
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED John Arnold [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 1,110.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 17th DAY OF April, 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."

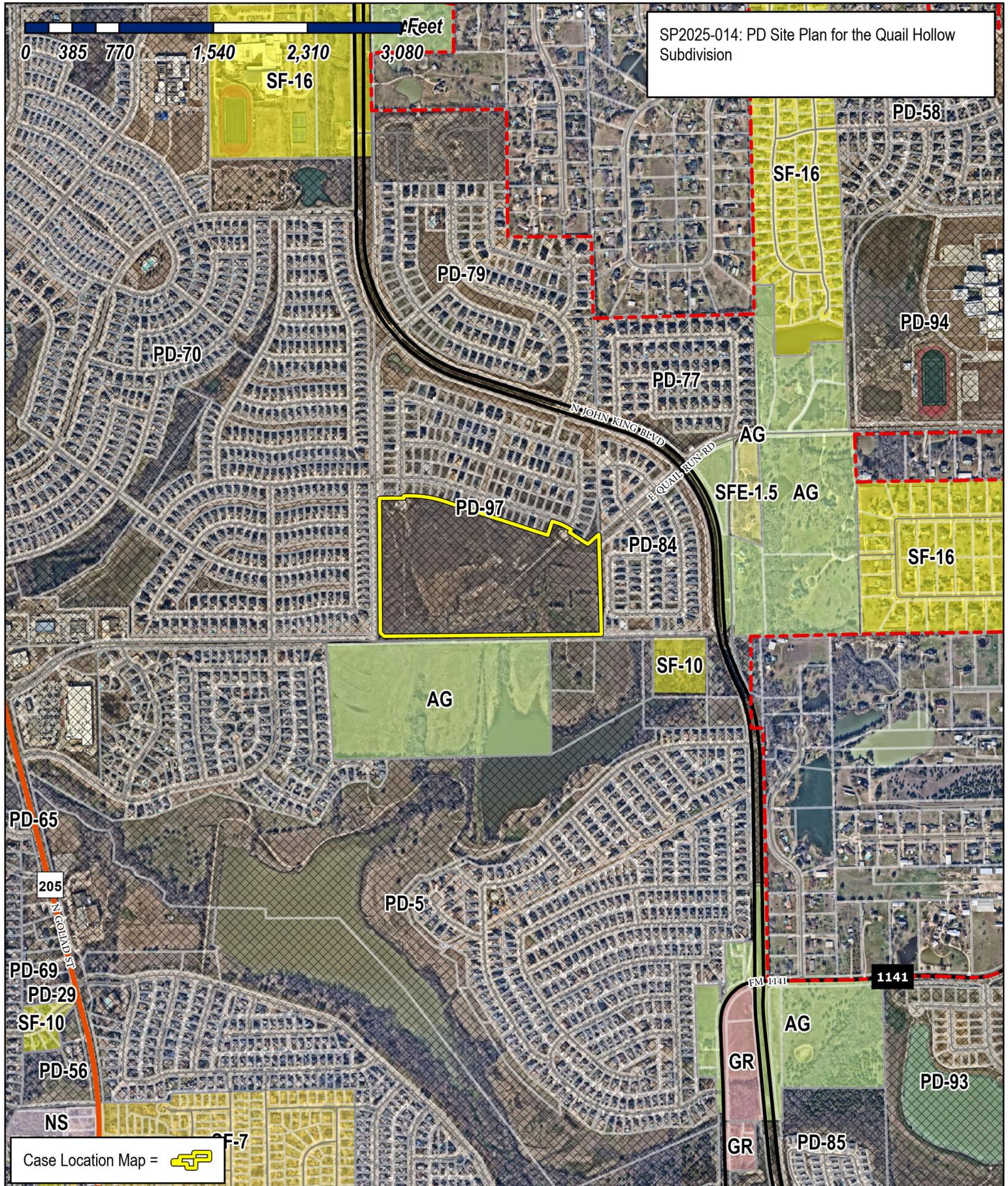
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 17 DAY OF April, 2025

OWNER'S SIGNATURE _____

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS _____



MY COMMISSION EXPIRES 2/1/2028



SP2025-014: PD Site Plan for the Quail Hollow Subdivision

Case Location Map = 

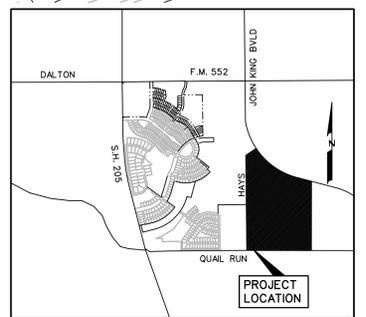
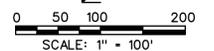
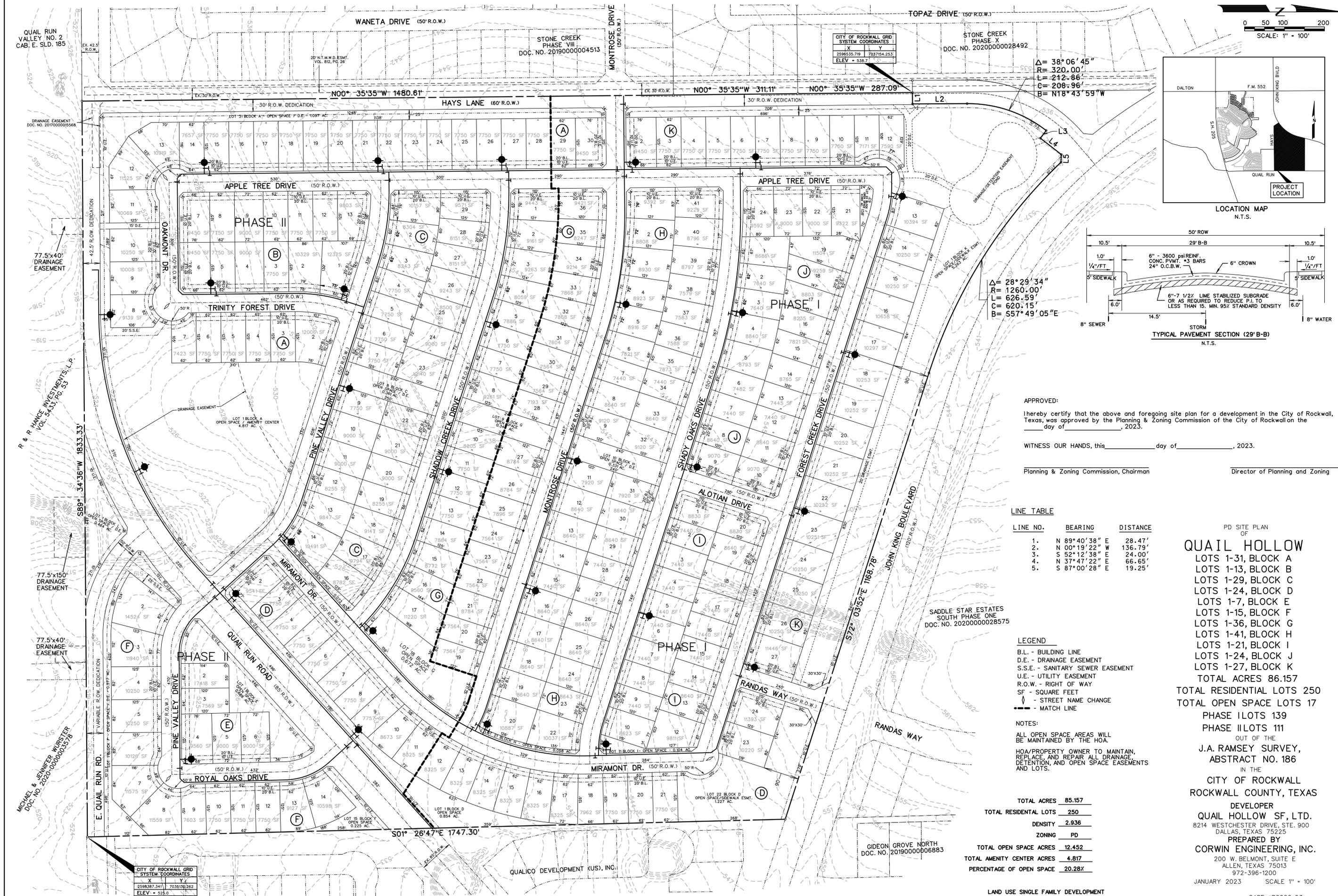


City of Rockwall

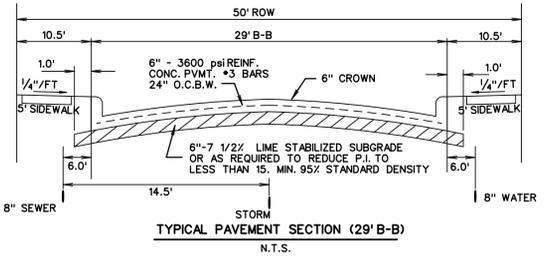
Planning & Zoning Department
 385 S. Goliad Street
 Rockwall, Texas 75087
 (P): (972) 771-7745
 (W): www.rockwall.com

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





$\Delta = 38^\circ 06' 45''$
 $R = 320.00'$
 $L = 212.86'$
 $C = 208.96'$
 $B = N18^\circ 43' 59'' W$



$\Delta = 28^\circ 29' 34''$
 $R = 1260.00'$
 $L = 626.59'$
 $C = 620.15'$
 $B = S57^\circ 49' 05'' E$

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 _____, 2023.

WITNESS OUR HANDS, this _____ day of _____, 2023.

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

LINE TABLE

LINE NO.	BEARING	DISTANCE
1.	N 89° 40' 38" E	28.47'
2.	N 00° 19' 22" W	136.79'
3.	S 52° 47' 38" E	24.00'
4.	N 37° 47' 22" E	66.65'
5.	S 87° 00' 28" E	19.25'

PD SITE PLAN
 OF
QUAIL HOLLOW
 LOTS 1-31, BLOCK A
 LOTS 1-13, BLOCK B
 LOTS 1-29, BLOCK C
 LOTS 1-24, BLOCK D
 LOTS 1-7, BLOCK E
 LOTS 1-15, BLOCK F
 LOTS 1-36, BLOCK G
 LOTS 1-41, BLOCK H
 LOTS 1-21, BLOCK I
 LOTS 1-24, BLOCK J
 LOTS 1-27, BLOCK K
 TOTAL ACRES 86.157
 TOTAL RESIDENTIAL LOTS 250
 TOTAL OPEN SPACE LOTS 17
 PHASE I LOTS 139
 PHASE II LOTS 111
 OUT OF THE
 J.A. RAMSEY SURVEY,
 ABSTRACT NO. 186
 IN THE
 CITY OF ROCKWALL
 ROCKWALL COUNTY, TEXAS

LEGEND

- B.L. - BUILDING LINE
- D.E. - DRAINAGE EASEMENT
- S.S.E. - SANITARY SEWER EASEMENT
- U.E. - UTILITY EASEMENT
- R.O.W. - RIGHT OF WAY
- SF - SQUARE FEET
- - STREET NAME CHANGE
- - - MATCH LINE

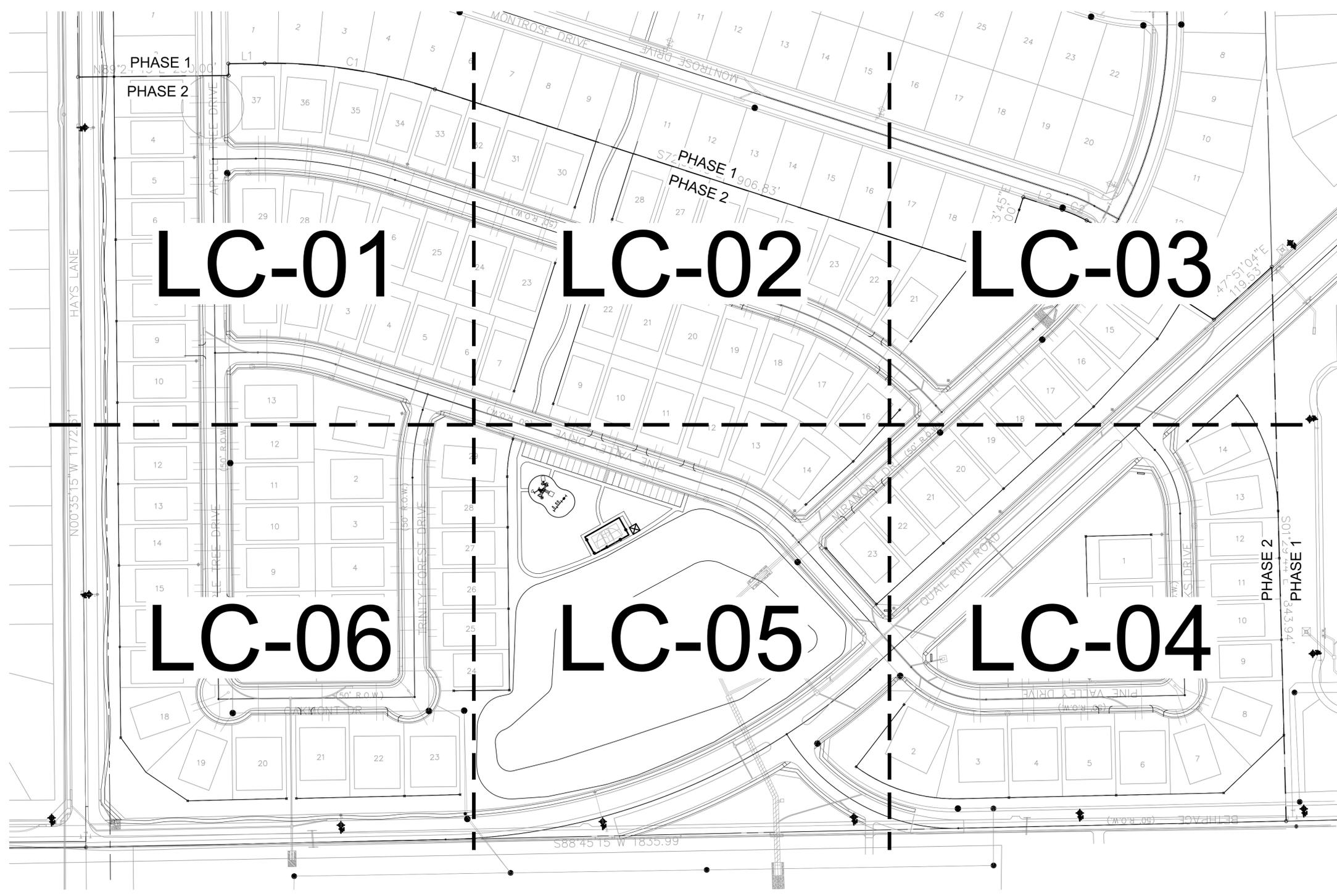
NOTES:

- ALL OPEN SPACE AREAS WILL BE MAINTAINED BY THE HOA.
- HOA/PROPERTY OWNER TO MAINTAIN, REPLACE AND REPAIR ALL DRAINAGE DETENTION, AND OPEN SPACE EASEMENTS AND LOTS.

TOTAL ACRES	85.157
TOTAL RESIDENTIAL LOTS	250
DENSITY	2.936
ZONING	PD
TOTAL OPEN SPACE ACRES	12.452
TOTAL AMENITY CENTER ACRES	4.817
PERCENTAGE OF OPEN SPACE	20.28%

LAND USE SINGLE FAMILY DEVELOPMENT

JANUARY 2023 SCALE 1" = 100'
 CASE *P2022-53
 CASE *P2023-001




 NORTH

 Scale 1" = 80'
NOTE: PRINTED DRAWING SIZE MAY HAVE CHANGED FROM ORIGINAL. VERIFY SCALE USING BAR SCALE ABOVE.

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800.680.6630
www.evergreendesigngroup.com
LANDSCAPE ARCHITECTURE
LAND PLANNING • IRRIGATION DESIGN

THIS DOCUMENT IS ISSUED FOR INTERIM REVIEW AND IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, OR PERMITTING PURPOSES.
 MARY N. BATES
 TEXAS L.A. #3613
 ISSUED ON:
 OCTOBER 04, 2024

Owner
Skorburg Company
 8214 Westchester Drive, Suite 900
 Dallas, Texas 75225

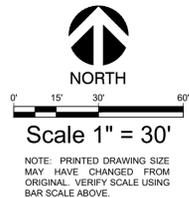
Project Name
Quail Hollow
 Rockwall, TX

**OVERALL
 HARDSCAPE
 PLAN**

Date	Comment

<small>Project Number</small>	
<small>Date</small>	10/04/24
<small>Drawn By</small>	KB
<small>Checked By</small>	MB

LC-00



CONSTRUCTION LEGEND
(MASTER LIST - NOT ALL ITEMS ARE ON EVERY SHEET)

- ① 4-IN THK. CONCRETE WALK, LIGHT BROOM FINISH, NATURAL GRAY COLOR; SEE DETAIL B, SHEET LC-07.
- ② EXPANSION JOINT WITH COLOR CAULK TO MATCH ADJACENT PAVEMENT. SEE DETAIL A, SHEET LC-07.
- ③ 4" CONCRETE PAD, LIGHT BROOM FINISH, NATURAL GRAY COLOR; W/ SAWCUT CONTROL JOINTS; SEE DETAIL B, SHEET LC-07.
- ④ PLAYGROUND EQUIPMENT. SEE DETAIL D, SHEET LC-08.
- ⑤ PLAYGROUND SAFETY SURFACING - ENGINEERED WOOD MULCH; SEE DETAIL C, SHEET LC-08.
- ⑥ SWINGS. SEE DETAIL D, SHEET LC-08.
- ⑦ MULTI SPORT COURT. SEE DETAIL D, SHEET LC-07.
- ⑧ ADA RAMP. SEE DETAIL C, SHEET LC-07.
- ⑨ PRIMARY COLUMN. SEE DETAIL A, SHEET LC-08.
- ⑩ WROUGHT IRON FENCE W/ MASONRY COLUMN. SEE DETAIL A, SHEET LC-08.

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MARY N. BATES
TEXAS L.A. #3613

ISSUED ON:
OCTOBER 04, 2024

Owner
Skorburg Company
8214 Westchester Drive, Suite 900
Dallas, Texas 75225

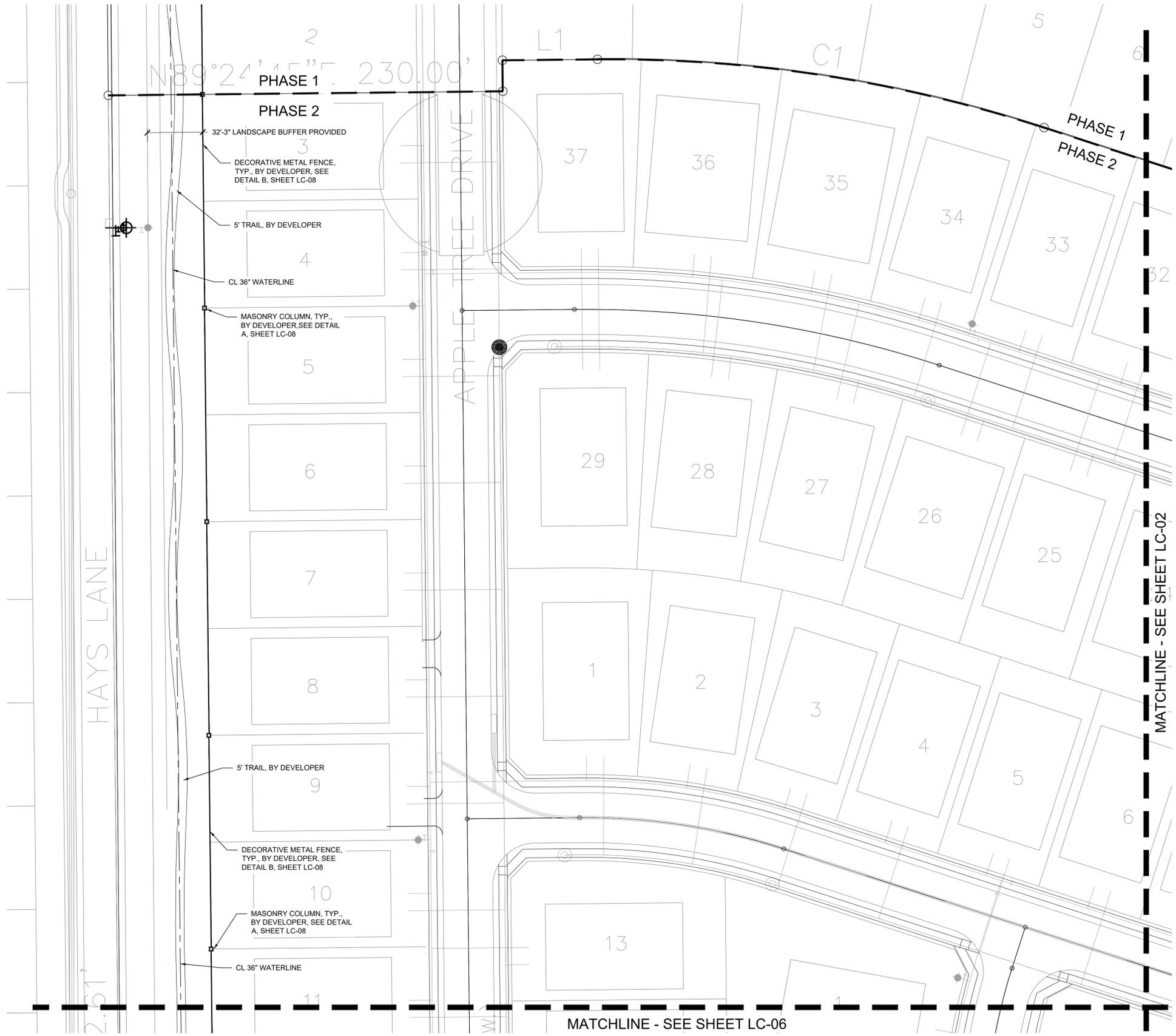
Project Name
Quail Hollow
Rockwall, TX

HARDSCAPE PLAN

Date	Comment

Project Number	
Date	10/04/24
Drawn By	KB
Checked By	MB

LC-01



N 89° 24' 15" E 230.00'

PHASE 1

PHASE 2

32'-3" LANDSCAPE BUFFER PROVIDED

DECORATIVE METAL FENCE, TYP., BY DEVELOPER, SEE DETAIL B, SHEET LC-08

5' TRAIL, BY DEVELOPER

CL 36" WATERLINE

MASONRY COLUMN, TYP., BY DEVELOPER, SEE DETAIL A, SHEET LC-08

5' TRAIL, BY DEVELOPER

DECORATIVE METAL FENCE, TYP., BY DEVELOPER, SEE DETAIL B, SHEET LC-08

MASONRY COLUMN, TYP., BY DEVELOPER, SEE DETAIL A, SHEET LC-08

CL 36" WATERLINE

APPLE TREE DRIVE

HAYS LANE

MATCHLINE - SEE SHEET LC-02

MATCHLINE - SEE SHEET LC-06

CONSTRUCTION LEGEND
(MASTER LIST - NOT ALL ITEMS ARE ON EVERY SHEET)

- ① 4-IN THK. CONCRETE WALK, LIGHT BROOM FINISH, NATURAL GRAY COLOR; SEE DETAIL B, SHEET LC-07.
- ② EXPANSION JOINT WITH COLOR CAULK TO MATCH ADJACENT PAVEMENT. SEE DETAIL A, SHEET LC-07.
- ③ 4" CONCRETE PAD, LIGHT BROOM FINISH, NATURAL GRAY COLOR; W/ SAWCUT CONTROL JOINTS; SEE DETAIL B, SHEET LC-07.
- ④ PLAYGROUND EQUIPMENT. SEE DETAIL D, SHEET LC-08.
- ⑤ PLAYGROUND SAFETY SURFACING - ENGINEERED WOOD MULCH; SEE DETAIL C, SHEET LC-08.
- ⑥ SWINGS. SEE DETAIL D, SHEET LC-08.
- ⑦ MULTI SPORT COURT. SEE DETAIL D, SHEET LC-07.
- ⑧ ADA RAMP. SEE DETAIL C, SHEET LC-07.
- ⑨ PRIMARY COLUMN. SEE DETAIL A, SHEET LC-08.
- ⑩ WROUGHT IRON FENCE W/ MASONRY COLUMN. SEE DETAIL A, SHEET LC-08.

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MARY N. BATES
TEXAS L.A. #3613
ISSUED ON:
OCTOBER 04, 2024

Skorburg Company
82114 Westchester Drive, Suite 900
Dallas, Texas 75225

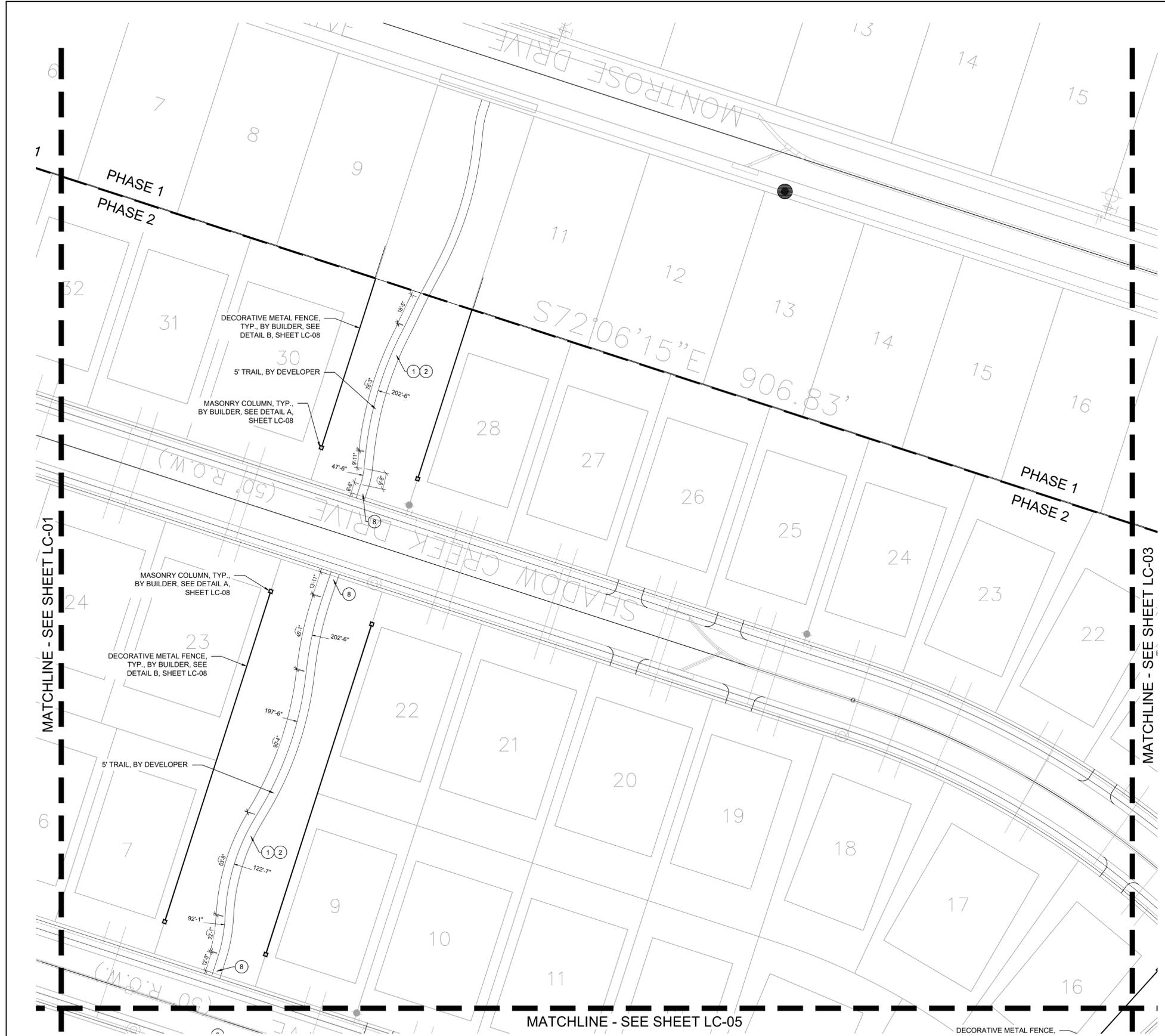
Project Name
Quail Hollow
Rockwall, TX

HARDSCAPE PLAN

Date	Comment

Project Number
 Date **10/04/24**
Drawn By **KB**
Checked By **MB**

LC-02



NORTH



0' 15' 30' 60'

Scale 1" = 30'

NOTE: PRINTED DRAWING SIZE
MAY HAVE CHANGED FROM
ORIGINAL. VERIFY SCALE USING
BAR SCALE ABOVE.

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LANDSCAPE ARCHITECTURE
LAND PLANNING • IRRIGATION DESIGN

CONSTRUCTION LEGEND
(MASTER LIST - NOT ALL ITEMS ARE ON EVERY SHEET)

- ① 4-IN THK. CONCRETE WALK, LIGHT BROOM FINISH, NATURAL GRAY COLOR. SEE DETAIL B, SHEET LC-07.
- ② EXPANSION JOINT WITH COLOR CAULK TO MATCH ADJACENT PAVEMENT. SEE DETAIL A, SHEET LC-07.
- ③ 4" CONCRETE PAD, LIGHT BROOM FINISH, NATURAL GRAY COLOR; W/ SAWCUT CONTROL JOINTS; SEE DETAIL B, SHEET LC-07.
- ④ PLAYGROUND EQUIPMENT. SEE DETAIL D, SHEET LC-08.
- ⑤ PLAYGROUND SAFETY SURFACING - ENGINEERED WOOD MULCH; SEE DETAIL C, SHEET LC-08.
- ⑥ SWINGS. SEE DETAIL D, SHEET LC-08.
- ⑦ MULTI SPORT COURT. SEE DETAIL D, SHEET LC-07.
- ⑧ ADA RAMP. SEE DETAIL C, SHEET LC-07.
- ⑨ PRIMARY COLUMN. SEE DETAIL A, SHEET LC-08.
- ⑩ WROUGHT IRON FENCE W/ MASONRY COLUMN. SEE DETAIL A, SHEET LC-08.

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MARY N. BATES
TEXAS L.A. #3613

ISSUED ON:
OCTOBER 04, 2024

Skorburg Company
8214 Westchester Drive, Suite 900
Dallas, Texas 75225

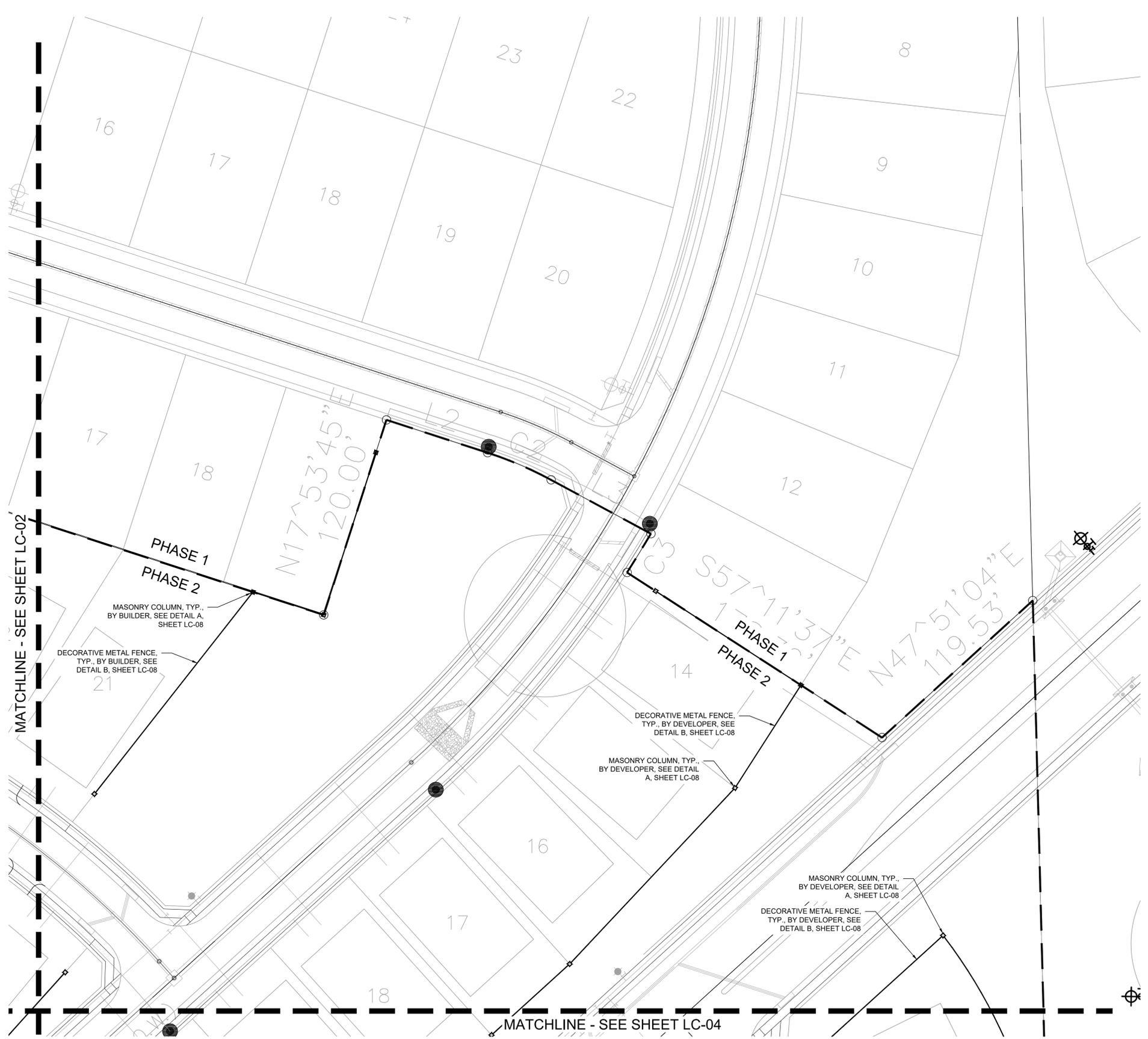
Project Name
Quail Hollow
Rockwall, TX

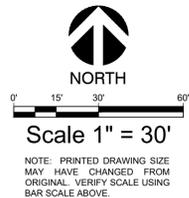
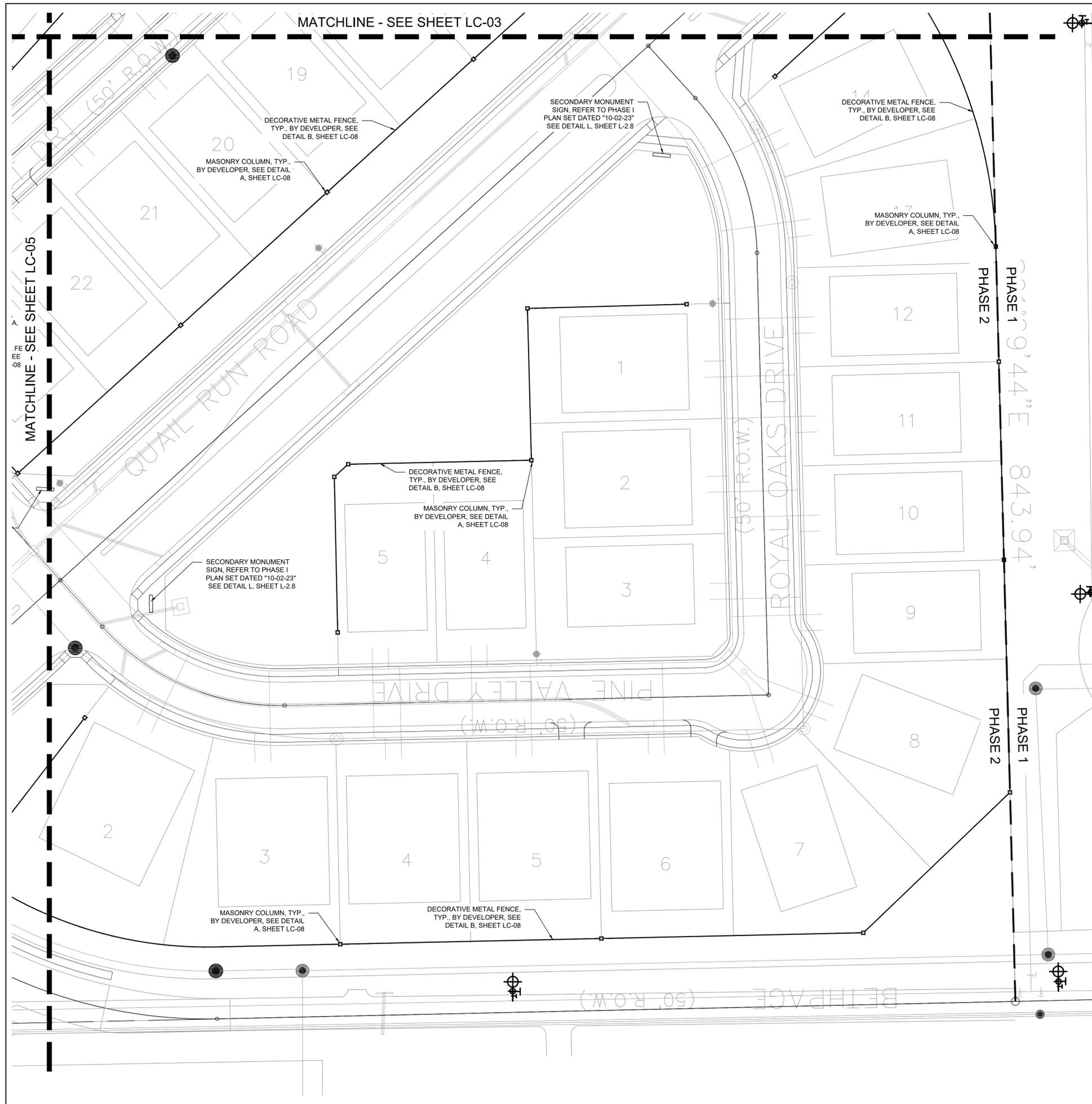
HARDSCAPE PLAN

Date	Comment

Project Number
Date **10/04/24**
Drawn By **KB**
Checked By **MB**

LC-03





CONSTRUCTION LEGEND

- (MASTER LIST - NOT ALL ITEMS ARE ON EVERY SHEET)
- ① 4-IN THK. CONCRETE WALK, LIGHT BROOM FINISH, NATURAL GRAY COLOR; SEE DETAIL B, SHEET LC-07.
 - ② EXPANSION JOINT WITH COLOR CAULK TO MATCH ADJACENT PAVEMENT. SEE DETAIL A, SHEET LC-07.
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 - ⑤ PLAYGROUND SAFETY SURFACING - ENGINEERED WOOD MULCH; SEE DETAIL C, SHEET LC-08.
 - ⑥ SWINGS. SEE DETAIL D, SHEET LC-08.
 - ⑦ MULTI SPORT COURT. SEE DETAIL D, SHEET LC-07.
 - ⑧ ADA RAMP. SEE DETAIL C, SHEET LC-07.
 - ⑨ PRIMARY COLUMN. SEE DETAIL A, SHEET LC-08.
 - ⑩ WROUGHT IRON FENCE W/ MASONRY COLUMN. SEE DETAIL A, SHEET LC-08.

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MARY N. BATES
TEXAS L.A. #3613

ISSUED ON:
OCTOBER 04, 2024

Owner
Skorburg Company
8214 Westchester Drive, Suite 900
Dallas, Texas 75225

Project Name
Quail Hollow
Rockwall, TX

HARDSCAPE PLAN

Date	Comment

Project Number
Date 10/04/24
Drawn By KB
Checked By MB

LC-04

MATCHLINE - SEE SHEET LC-02

NORTH



Scale 1" = 30'

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CONSTRUCTION LEGEND

(MASTER LIST - NOT ALL ITEMS ARE ON EVERY SHEET)

- ① 4-IN THK. CONCRETE WALK, LIGHT BROOM FINISH, NATURAL GRAY COLOR; SEE DETAIL B, SHEET LC-07.
- ② EXPANSION JOINT WITH COLOR CAULK TO MATCH ADJACENT PAVEMENT. SEE DETAIL A, SHEET LC-07.
- ③ 4" CONCRETE PAD, LIGHT BROOM FINISH, NATURAL GRAY COLOR; W/ SAWCUT CONTROL JOINTS; SEE DETAIL B, SHEET LC-07.
- ④ PLAYGROUND EQUIPMENT. SEE DETAIL D, SHEET LC-08
- ⑤ PLAYGROUND SAFETY SURFACING - ENGINEERED WOOD MULCH; SEE DETAIL C, SHEET LC-08.
- ⑥ SWINGS. SEE DETAIL D, SHEET LC-08.
- ⑦ MULTI SPORT COURT. SEE DETAIL D, SHEET LC-07.
- ⑧ ADA RAMP. SEE DETAIL C, SHEET LC-07.
- ⑨ PRIMARY COLUMN. SEE DETAIL A, SHEET LC-08.
- ⑩ WROUGHT IRON FENCE W/ MASONRY COLUMN. SEE DETAIL A, SHEET LC-08.

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MARY N. BATES
TEXAS L.A. #3613

ISSUED ON:
OCTOBER 04, 2024

Owner

Skorburg Company
8214 Westchester Drive, Suite 900
Dallas, Texas 75225

Project Name

Quail Hollow
Rockwall, TX

HARDSCAPE PLAN

Date Comment

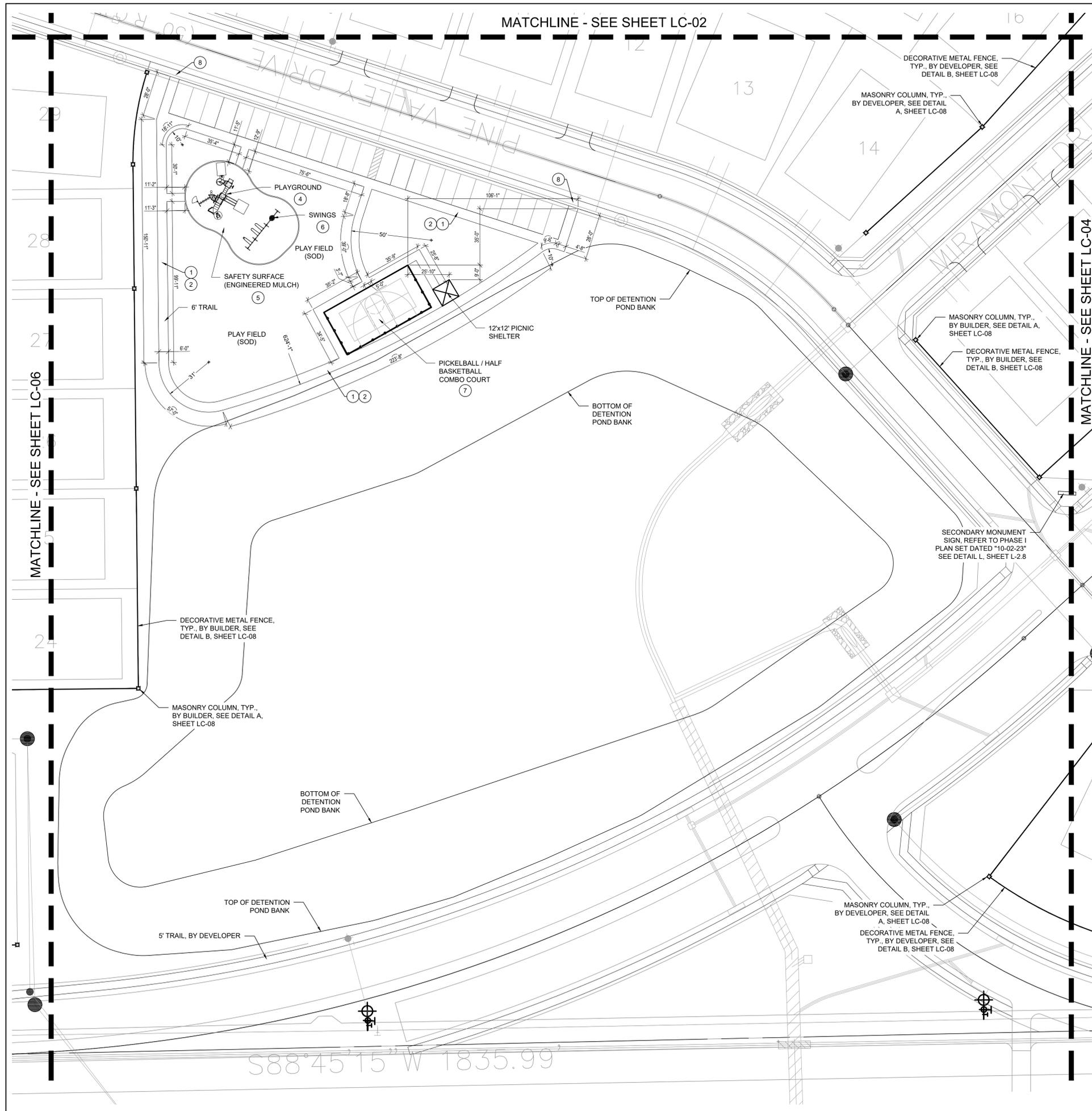
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Date 10/04/24

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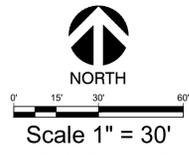
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LC-05



S88°45'15" W 1835.99'

MATCHLINE - SEE SHEET LC-01



Scale 1" = 30'

NOTE: PRINTED DRAWING SIZE MAY HAVE CHANGED FROM ORIGINAL. VERIFY SCALE USING BAR SCALE ABOVE.

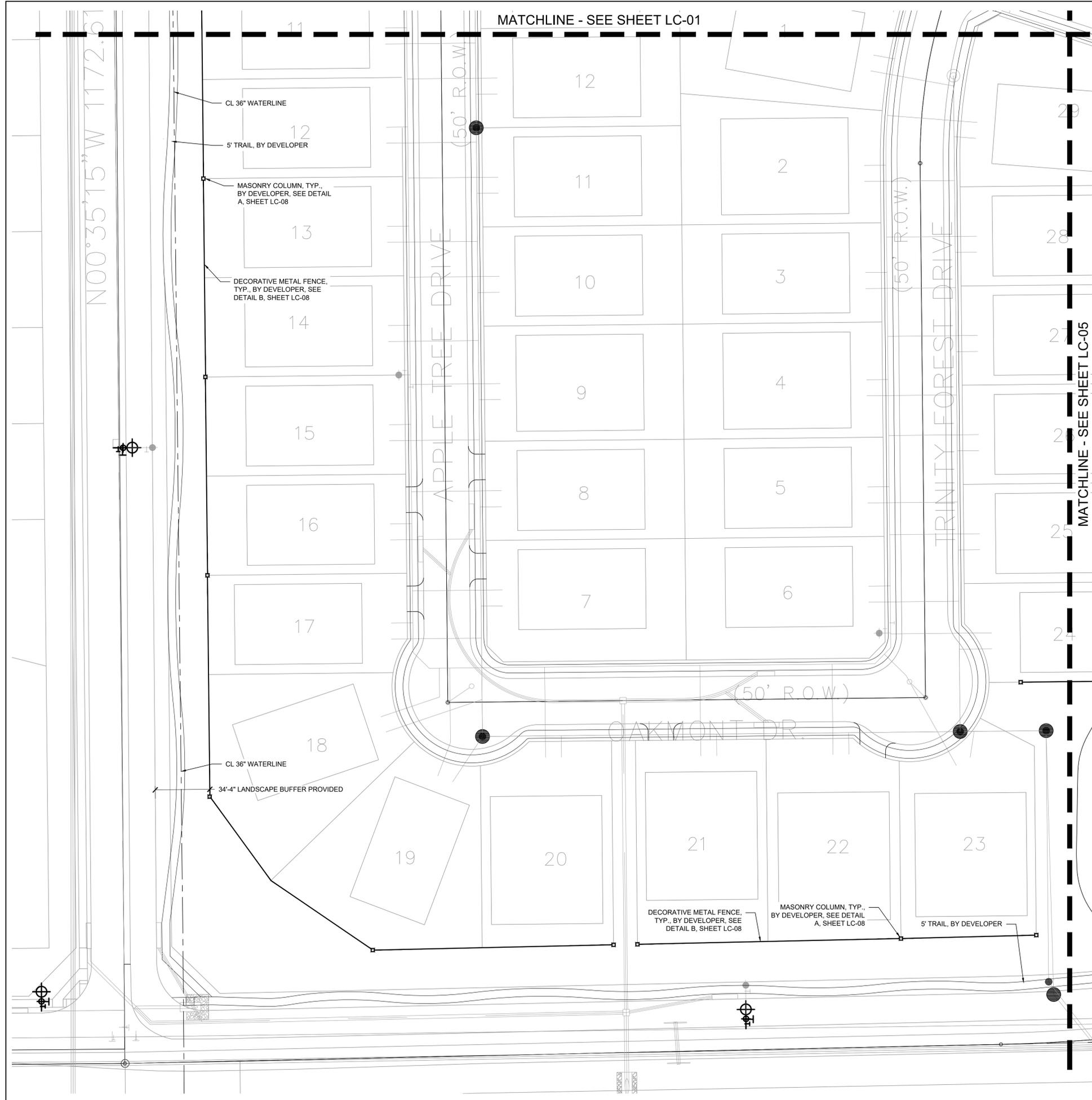


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- ⑤ PLAYGROUND SAFETY SURFACING - ENGINEERED WOOD MULCH; SEE DETAIL C, SHEET LC-08.
- ⑥ SWINGS. SEE DETAIL D, SHEET LC-08.
- ⑦ MULTI SPORT COURT. SEE DETAIL D, SHEET LC-07.
- ⑧ ADA RAMP. SEE DETAIL C, SHEET LC-07.
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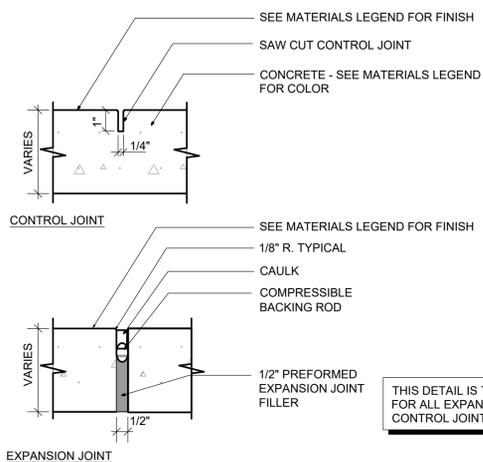
Project Name
Quail Hollow
Rockwall, TX

HARDSCAPE PLAN

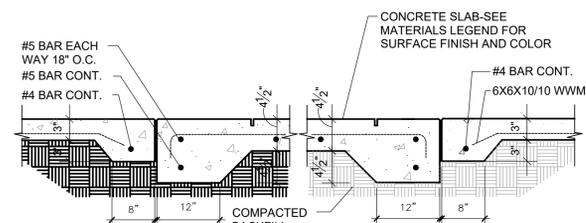
Date	Comment

Project Number
Date 10/04/24
Drawn By KB
Checked By MB

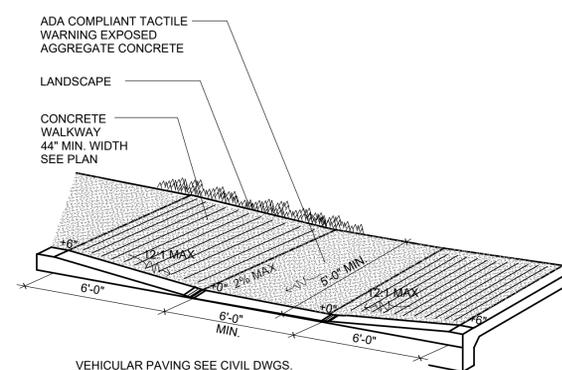
LC-06



A CONCRETE JOINTING DETAILS
Scale: 3" = 1'-0"



B CONCRETE PAVEMENT - LIGHT DUTY
Scale: 3/4" = 1'-0"



C ADA RAMP
Scale: N.T.S.



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Skorburg Company
8214 Westchester Drive, Suite 900
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MANUFACTURER: SPORT COURT
SUPPLIER: NEXCOURT
CONTACT: CHRIS WALKER
PHONE: 972-898-7529
COLORS: TBD
OPTIONS: 30'X60' MULTI-SPORT COURT, 1/2 BASKETBALL, PICKLEBALL, 2 SINGLE LIGHTS, FULL 3 SIDES
BLACK VINYL COATED CHAIN LINK FENCE BACKSTOP

PICKLE BALL COURT FENCE NOTE:
8' HIGH FENCE AT REAR OF COURT.
4' HIGH FENCE AT SIDES OF COURT.

D MULTI-SPORT COURT
Scale: NOT TO SCALE

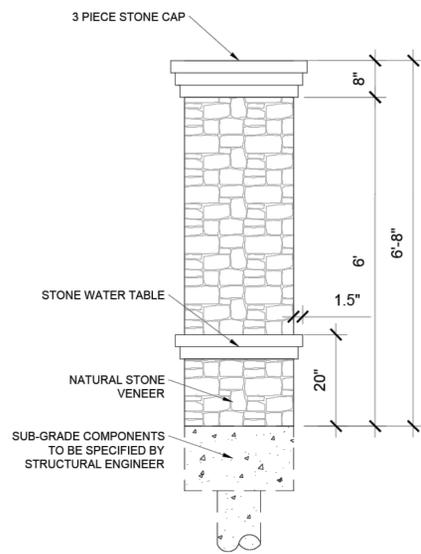
Project Name
Quail Hollow
Rockwall, TX

HARDSCAPE DETAILS

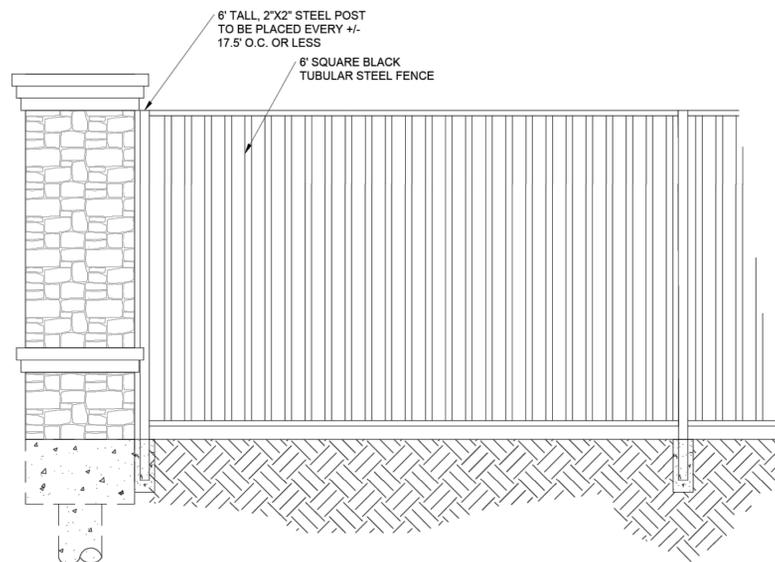
Date	Comment

Project Number	
Date	10/04/24
Drawn By	KB
Checked By	MB

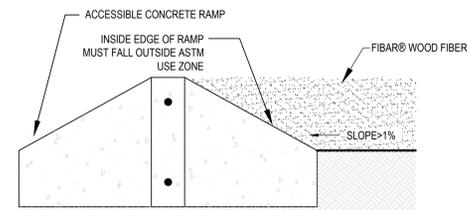
LC-07



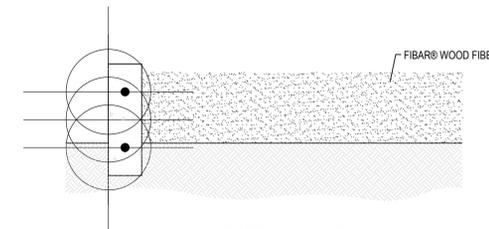
A PRIMARY COLUMN
Scale: NOT TO SCALE



B WROUGHT IRON FENCE W/ MASONRY COLUMN
Scale: NOT TO SCALE



ABOVE GROUND INSTALLATION ACCESSIBILITY DETAIL



ABOVE GROUND INSTALLATION

- NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
 2. DO NOT SCALE DRAWING.
 3. THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION.
 4. ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.
 5. CONTRACTOR'S NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADdetails.com/info AND ENTER REFERENCE NUMBER

THE FIBAR GROUP LLC
80 BUSINESS PARK DRIVE, SUITE 300
ARMONK, NY 10504
TOLL FREE: 1-800-342-2721
PHONE: (914) 273-8770
FAX: (914) 273-8659
www.fibar.com

C ENGINEERED WOOD FIBER PLAYGROUND SAFETY SURFACING
Scale: NOT TO SCALE



MANUFACTURER: LITTLE TYKES
SUPPLIER: LEA PARK & PLAY
PHONE: (972) 690-8163
COLORS: TBD
MODEL: R0306_45555298831

D PLAYGROUND
Scale: NOT TO SCALE



- NOTES:
1. INSTALL ALL SHELTER ELEMENTS PER MANUFACTURER'S RECOMMENDATIONS.
 2. CONTRACTOR TO PROVIDE SIGNED AND SEALED STRUCTURAL DRAWINGS FOR REVIEW PRIOR TO INSTALLATION.
 3. INSTALL WITH 12'X12' (4") CONCRETE SLAB.

MODEL: 12' X 12' NAVAJO SHELTER
MANUFACTURER: AMERICANA BUILDING PRODUCTS
CONTACT: LEA PARK & PLAY
NICK BOLLIG, (940) 205-2761

E SHELTER DETAILS
Scale: NOT TO SCALE



- NOTES:
1. SURFACE MOUNT TO SHELTER SLAB
 2. SUBMIT COLORS TO MATCH PLAYGROUND EQUIPMENT FOR APPROVAL PRIOR TO ORDERING.

MODEL: 6' RECTANGULAR EXPANDED STEEL ADA TABLE
MANUFACTURER: ANOVA
CONTACT: LEA PARK & PLAY
NICK BOLLIG, (940) 205-2761

F PICNIC TABLE
Scale: NOT TO SCALE



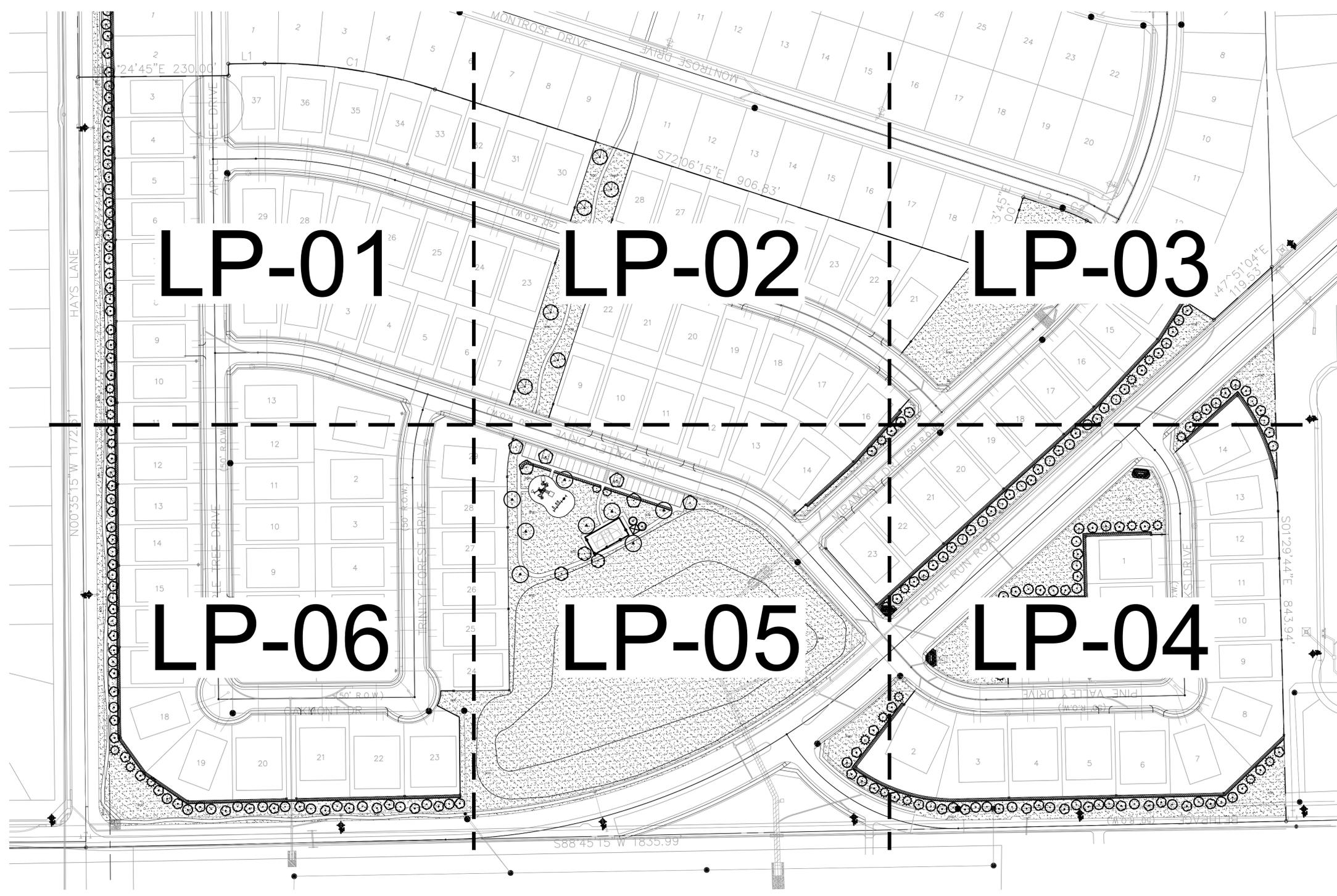
- NOTES:
1. SURFACE MOUNT TO 4" CONCRETE SLAB
 2. SUBMIT COLORS TO MATCH PLAYGROUND EQUIPMENT FOR APPROVAL PRIOR TO ORDERING.

MODEL: 6' LATITUDE CONTOUR BENCH
MANUFACTURER: ANOVA
CONTACT: LEA PARK & PLAY
NICK BOLLIG, (940) 205-2761

G BENCH
Scale: NOT TO SCALE

Date	Comment

Project Number	
Date	10/04/24
Drawn By	KB
Checked By	MB




 NORTH


 Scale 1" = 80'

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MARY N. BATES
 TEXAS L.A. #3613
 ISSUED ON:
 OCTOBER 04, 2024

Owner

Skorburg Company
 8214 Westchester Drive, Suite 900
 Dallas, Texas 75225

Project Name

Quail Hollow
 Rockwall, TX

**OVERALL
 HARDSCAPE
 PLAN**

Date	Comment

Project Number	
Date	10/04/24
Drawn By	KB
Checked By	MB

LP-00

NORTH



0' 15' 30' 60'

Scale 1" = 30'

NOTE: PRINTED DRAWING SIZE
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Project Name

Quail Hollow
Rockwall, TX

**HARDSCAPE
PLAN**

Date	Comment

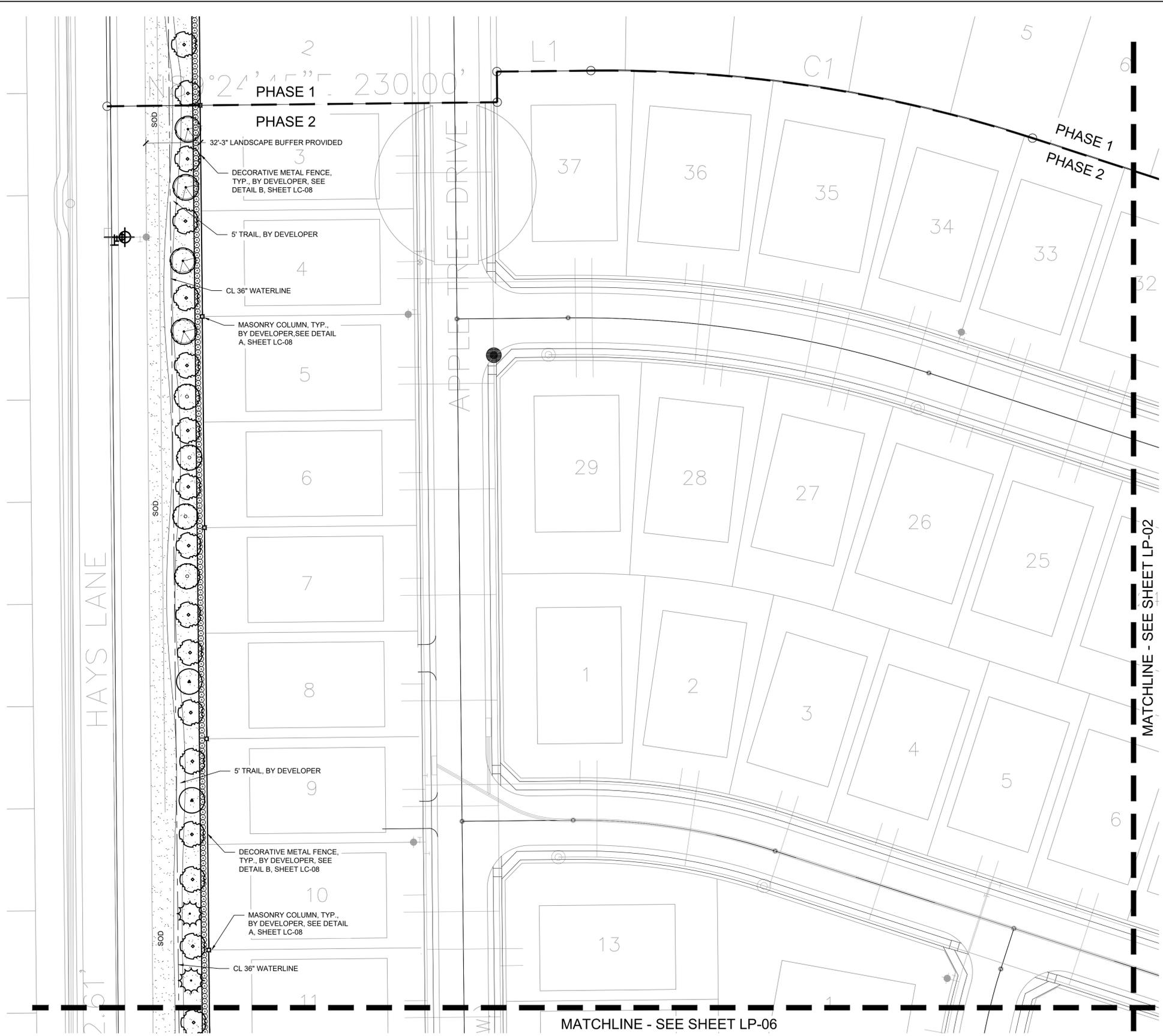
Project Number

Date **10/04/24**

Drawn By **KB**

Checked By **MB**

LP-01



SEE SHEET LP-07 FOR
PLANT SCHEDULE

NORTH



0' 15' 30' 60'

Scale 1" = 30'

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Project Name

Quail Hollow
Rockwall, TX

**HARDSCAPE
PLAN**

Date	Comment

Project Number

Date **10/04/24**

Drawn By **KB**

Checked By **MB**

LP-02



SEE SHEET LP-07 FOR
PLANT SCHEDULE

NORTH



0' 15' 30' 60'

Scale 1" = 30'

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Project Name

Quail Hollow
Rockwall, TX

**HARDSCAPE
PLAN**

Date	Comment

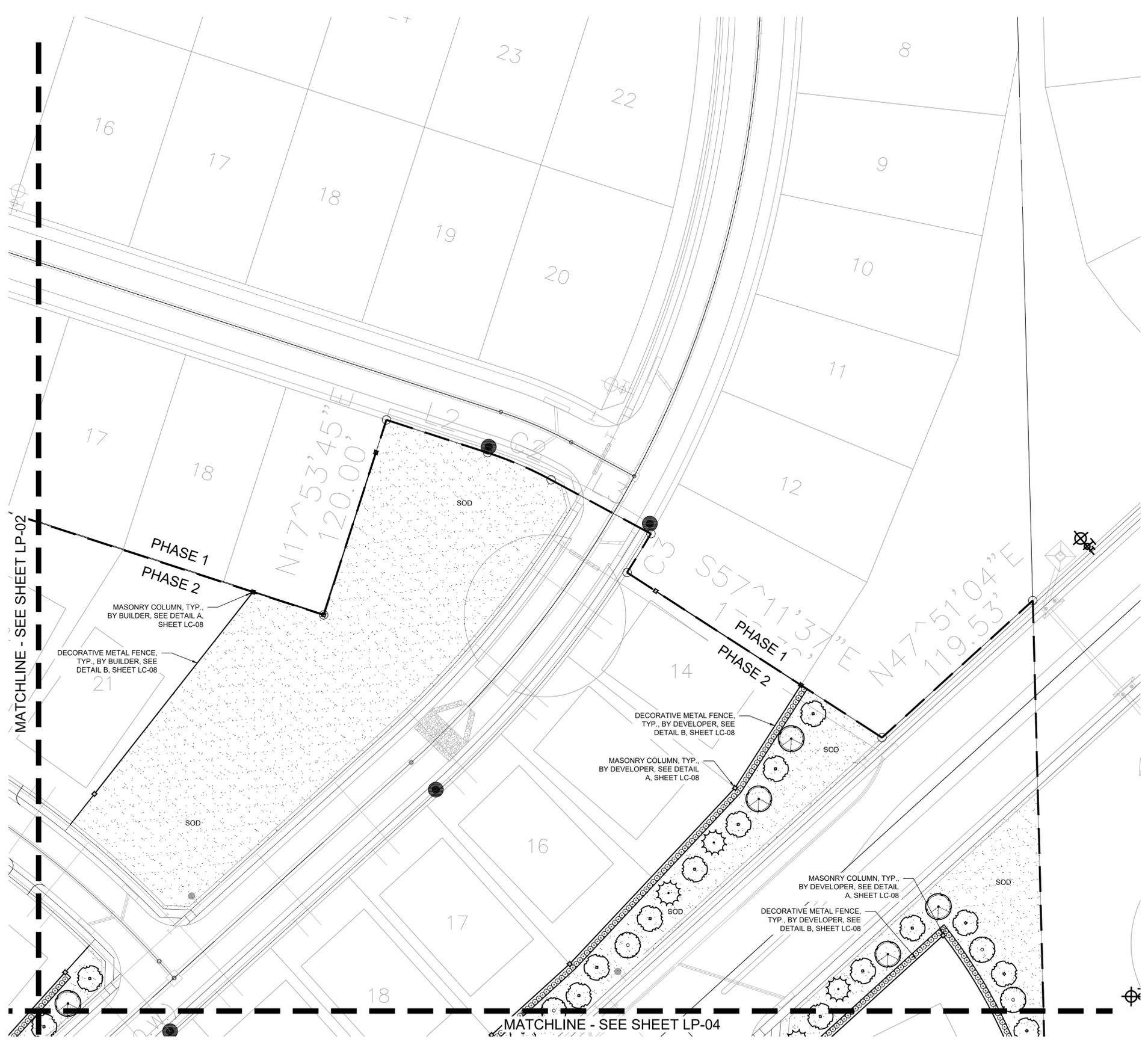
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Date **10/04/24**

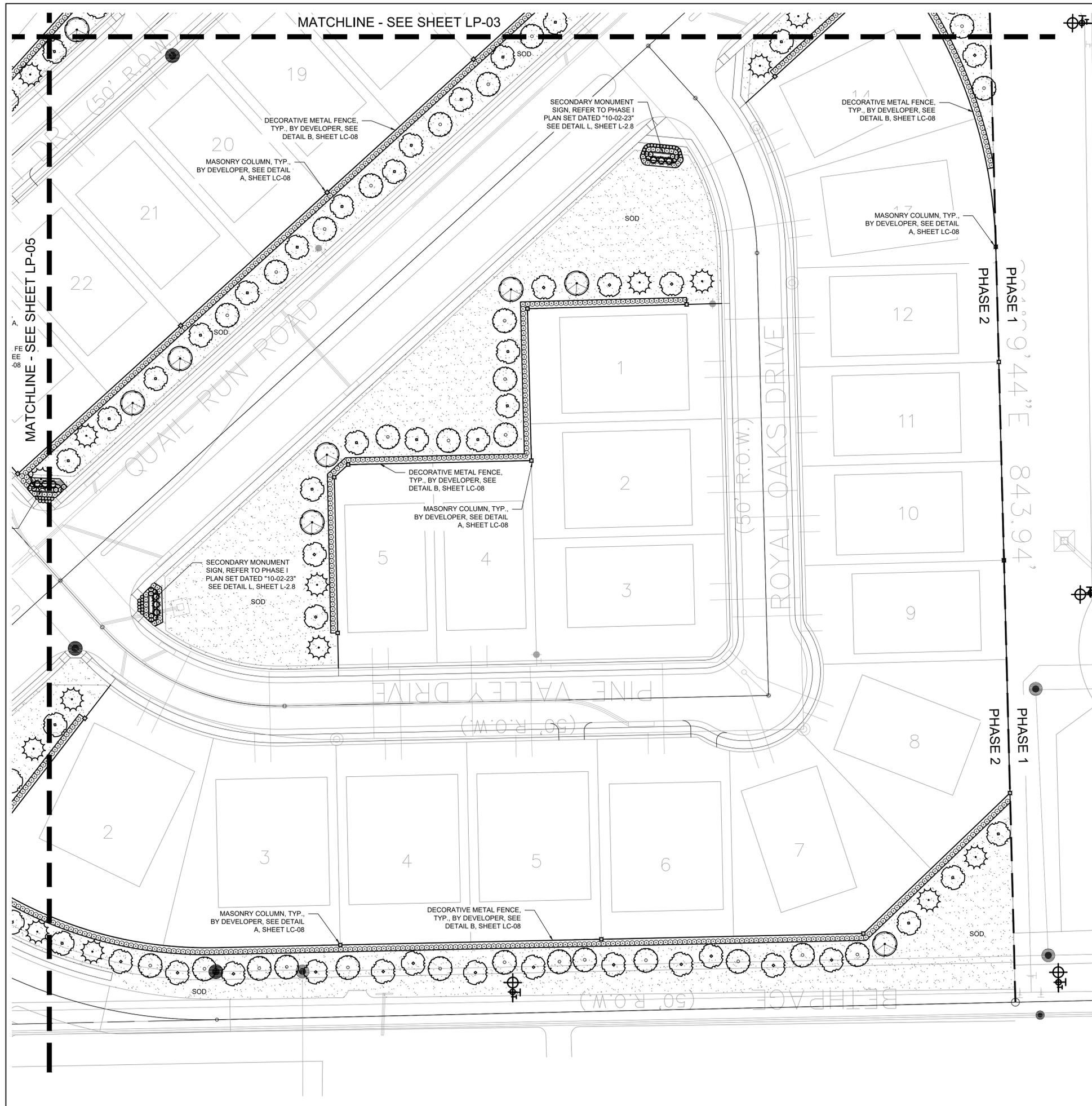
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LP-03



SEE SHEET LP-07 FOR
PLANT SCHEDULE




 NORTH

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 TEXAS L.A. #3613
 ISSUED ON:
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Owner

Project Name
Quail Hollow
 Rockwall, TX

HARDSCAPE PLAN

Date	Comment

Project Number
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SEE SHEET LP-07 FOR
 PLANT SCHEDULE

LP-04

MATCHLINE - SEE SHEET LP-02

NORTH



Scale 1" = 30'

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HARDSCAPE PLAN

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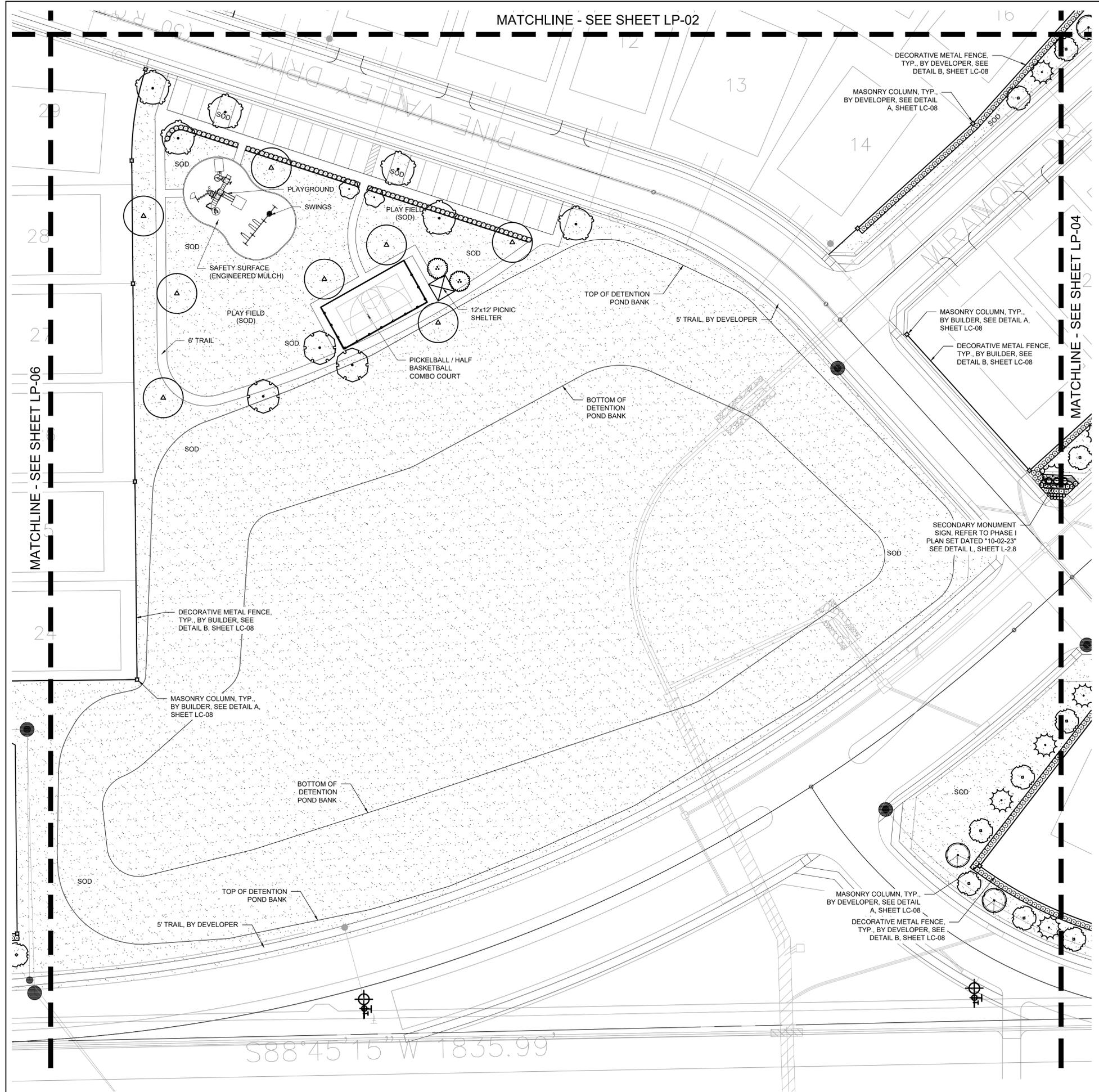
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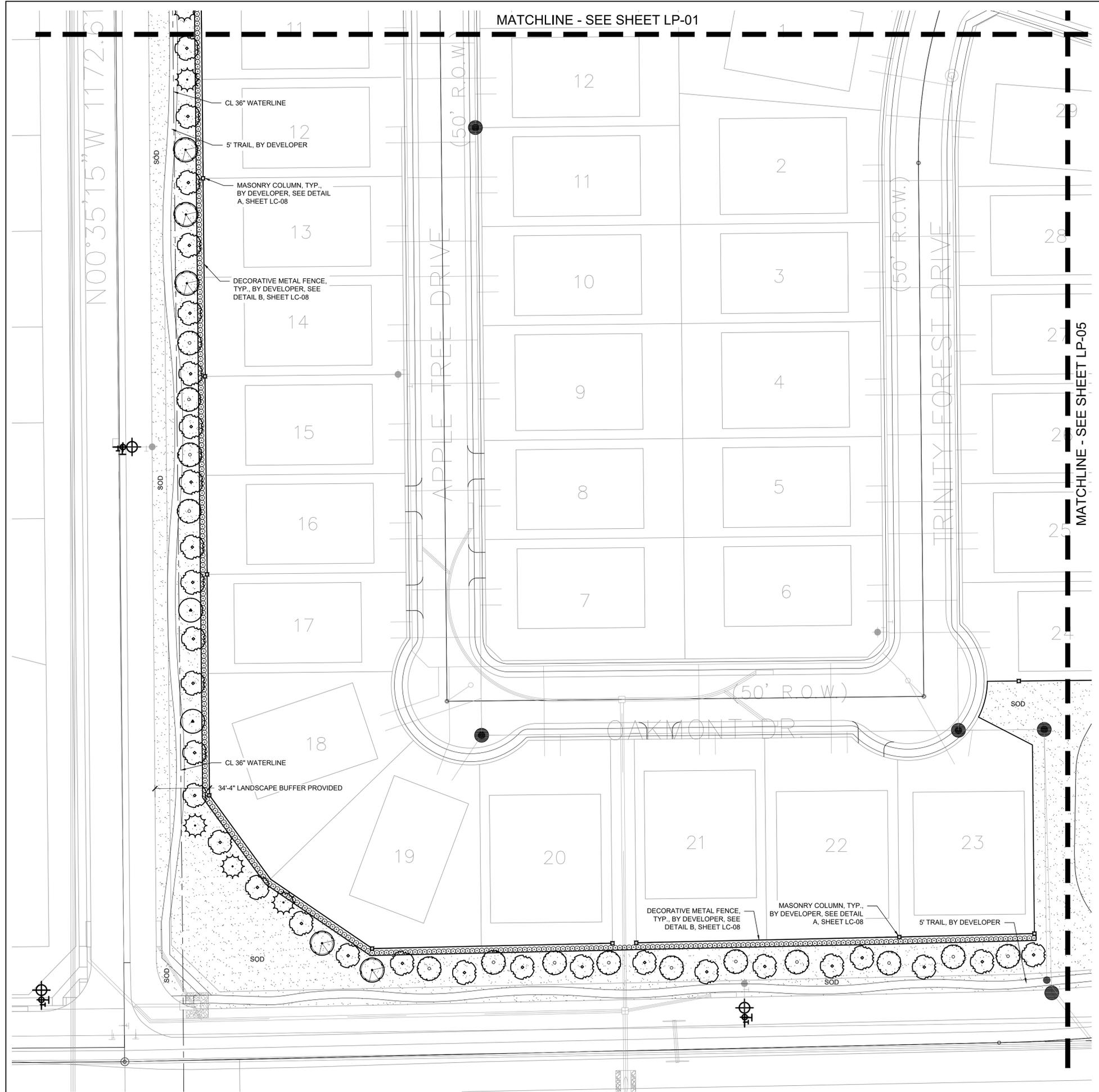
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LP-05



SEE SHEET LP-07 FOR
PLANT SCHEDULE




 NORTH

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HARDSCAPE PLAN

Date	Comment

Project Number
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SEE SHEET LP-07 FOR PLANT SCHEDULE

LP-06

PLANT SCHEDULE

TREES	CODE	QUANTITY	COMMON NAME	BOTANICAL NAME	CONTAINER	CALIPER	SIZE	NOTES
	CL	24	DESERT WILLOW	CHILOPSIS LINEARIS	CONT OR B & B	4"		FULL, MATCHING, SYMMETRICAL
	ID	23	POSSUMHAW HOLLY	ILEX DECIDUA	CONT OR B & B	4"		FULL, MATCHING, SYMMETRICAL
	IV	47	YAUPON HOLLY	ILEX VOMITORIA	CONT OR B & B	4"		FULL, MATCHING, SYMMETRICAL
	MG	104	DWARF SOUTHERN MAGNOLIA	MAGNOLIA GRANDIFLORA 'LITTLE GEM'	CONT OR B & B	4"		FULL, MATCHING, SYMMETRICAL
	QS	3	SHUMARD OAK	QUERCUS SHUMARDII	CONT OR B & B	4"		FULL, MATCHING, SYMMETRICAL
	QV	8	SOUTHERN LIVE OAK	QUERCUS VIRGINIANA	CONT OR B & B	4"		FULL, MATCHING, SYMMETRICAL
	UC	6	CEDAR ELM	ULMUS CRASSIFOLIA	CONT OR B & B	4"		FULL, MATCHING, SYMMETRICAL
	US	4	MEXICAN BUCKEYE	UNGNADIA SPECIOSA	CONT OR B & B	4"		FULL, MATCHING, SYMMETRICAL
ORNAMENTAL TREES	CODE	QUANTITY	COMMON NAME	BOTANICAL NAME	CONTAINER	SIZE	SIZE	NOTES
	CL	2	DESERT WILLOW	CHILOPSIS LINEARIS	CONT OR B & B		4' HT MIN	FULL, MATCHING, SYMMETRICAL
	LI	2	CRAPE MYRTLE	LAGERSTROEMIA INDICA	CONT OR B & B		4' HT MIN	FULL, MATCHING, SYMMETRICAL
SHRUBS	CODE	QUANTITY	COMMON NAME	BOTANICAL NAME	CONTAINER	SIZE	SPACING	NOTES
	CS	9	PAPAS GRASS	CORTAGERIA SELLOANA	5 GAL.	24" HT.	36" O.C.	FULL, MATCHING, SYMMETRICAL
	DX	78	DWARF WAX MYRTLE	MYRICA PUSILLA	5 GAL.		36" O.C.	FULL, MATCHING, SYMMETRICAL
	IC	1345	DWARF BUFORD HOLLY	ILEX CORNUTA 'DWARF BURFORD'	5 GAL.	24" HT.	36" O.C.	FULL, MATCHING, SYMMETRICAL
	MC	18	PINK MUHLY	MUHLENBERGIA CAPILLARIS	5 GAL.	24" HT.	36" O.C.	FULL, MATCHING, SYMMETRICAL
	SG	36	AUTUMN SAGE	SALVIA GREGGII	1 GAL.	12" HT.	24" O.C.	FULL, MATCHING, SYMMETRICAL
SOD	CODE	QUANTITY	COMMON NAME	BOTANICAL NAME	CONTAINER	SIZE	SPACING	NOTES
	SOD	387,179 SF	CYNODON DACTYLON 'TIF 419'	TIF 419 BERMUDAGRASS		SOLID SOD		

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11/06/2024

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Owner

Project Name
Quail Hollow
Rockwall, TX

HARDSCAPE PLAN

Date Comment

Project Number

Date 10/04/24

Drawn By KB

Checked By MB

LP-07



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: May 13, 2025
APPLICANT: James Jackson
CASE NUMBER: Z2025-017; *Specific Use Permit for a Church/House of Worship at 670 Stodghill Road*

SUMMARY

Hold a public hearing to discuss and consider a request by James Jackson on behalf of Eastridge Church of Christ for the approval of a Specific Use Permit (SUP) for a *Church/House of Worship* on a 15.159-acre parcel of land identified as a portion of Lot 1, Block A, Rockwall Lakeside Church of Christ Addition, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the FM-549 Overlay (FM-549 OV) District, addressed as 670 N. Stodghill Road, and take any action necessary.

BACKGROUND

The subject property was annexed into the City of Rockwall on March 16, 1998 by *Ordinance No. 98-10 (i.e. Case No. A1998-001)*. At the time of annexation, the subject property was zoned Agricultural (AG) District and has remained zoned Agricultural (AG) District since annexation. On March 1, 2004, the City Council approved *Ordinance No. 04-16 (i.e. Case No. Z2004-004)* for a Conditional Use Permit (CUP) for a *House of Worship/Church*, a preliminary plat (*i.e. Case No. P2004-003*), and a site plan (*i.e. Case No. SP2004-001*) for the subject property. Following these approvals, a *Final Plat (i.e. Case No. P2004-020)* was adopted on May 17, 2004 and established the subject property as Lot 1, Block A, Rockwall Lakeside Church of Christ Addition. The site plan (*i.e. Case No. SP2004-004*) allowed for the construction of a church on an agriculturally zoned property, and the conditional use permit (*i.e. Case No. Z2004-004*) allowed an institutional use within an Agricultural (AG) District, which is essentially the same request the applicant is inquiring for today. If the applicant's request were to be approved then it would supersede *Ordinance No. 04-16*. On August 27, 2024, the Planning and Zoning Commission approved an *Exception (i.e. Case No. MIS2024-017)* to allow a front yard fence on the subject property. Currently on the subject property is a 54,766 SF church and a 50,000 SF parking lot.

PURPOSE

The applicant -- *James Jackson* -- is requesting the approval of a Specific Use Permit (SUP) to allow for an expansion of an existing *Church/House of Worship* within an Agricultural (AG) District on the subject property.

ADJACENT LAND USES AND ACCESS

The subject property is addressed as 670 Stodghill Road. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property are three (3) parcels of land (*i.e. 2855, 2785, & 2705 Rolling Meadows Drive*) developed with single-family homes. North of this is Rolling Meadows Drive, which is identified as a R2 (*i.e. residential, two [2] lane, undivided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is the remainder of the Rolling Meadows Estates Subdivision, which consists of 18-residential lots and has been in existence since October 20, 1997. All of these properties are zoned Single-Family Estate District 4.0 (SFE-4).

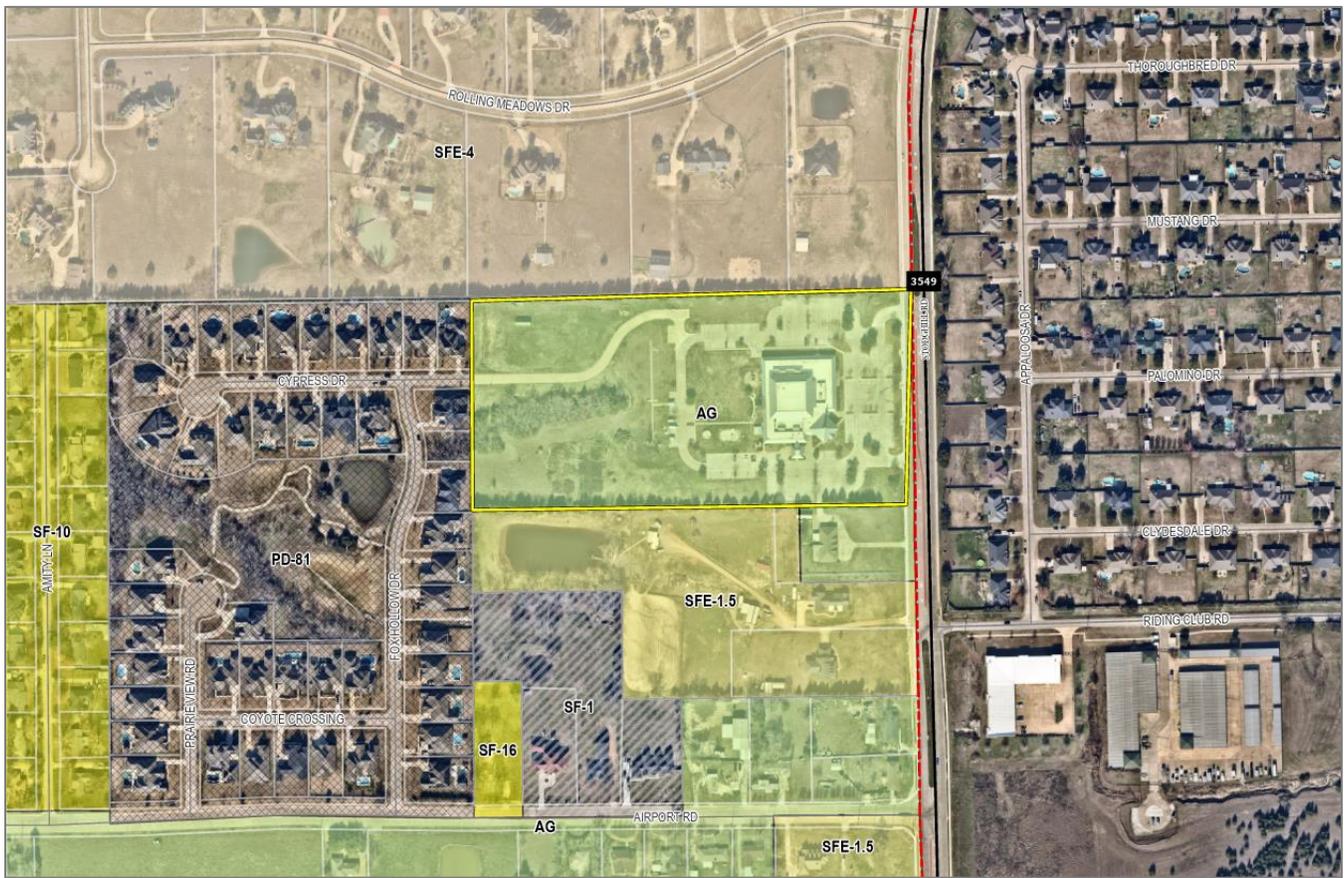
South: Directly south of the subject property is one (1) parcel of land (*i.e. 588 Stodghill Road*) zoned Agricultural (AG) District and two (2) parcels of land (*i.e. 552 & 556 Stodghill Road*) zoned Single-Family Estate 1.5 District (SFE-1.5). South of this are four (4) parcels of land (*i.e. 516 & 544 Stodghill and 2155 & 2165 Airport Road*) zoned

Agricultural (AG) District, three (3) parcels of land (i.e. 2067, 2075, 2101 Airport Road) zoned Single-Family 1 (SF-1) District, and one (1) parcel of land (i.e. 2065 Airport Road) zoned Single-Family 16 (SF-16) District. All of these properties are developed with single-family homes with the exception of one (1) vacant lot (i.e. 2065 Airport Road). Following this is Airport Road, which is identified as an M4U (i.e. major collector, four [4] lane, undivided roadway) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

East: Directly south of the subject property is the Corporate Limit for the City of Rockwall. Beyond this is Stodghill Road, which is identified as a A4D (i.e. 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 the Ridgecrest Subdivision, which consists of 45 residential lots and has been in existence since December 22, 2016. All of these properties are zoned Planned Development District 81 (PD-81). West of this is the Greenlee Subdivision, which consists of 21 residential lots and has been in existence since September 25, 1972. Beyond this is the Airport Acres Subdivision, which consists of 20 residential lots and has been in existence since June 15, 1984. All of these properties are zoned Single-Family 10 (SF-10) District.

MAP 1: LOCATION MAP
YELLOW: SUBJECT PROPERTY



CHARACTERISTICS OF THE REQUEST

The applicant has submitted an application and a concept plan requesting a Specific Use Permit (SUP) for the expansion of an existing *Church/House of Worship* on the subject property. According to the Rockwall Central Appraisal District (RCAD) there is an existing 54,766 SF church and 50,000 SF parking lot situated on the subject property. The applicant's letter details that the proposed expansion will be approximately 31,500 SF and will consist of class rooms and offices. The proposed concept plan also details the proposed locations for parking and the existing access drives surrounding the property. Additionally, the previously approved site plan indicated that 299 parking spaces would be provided with the construction of Phase 1 on the subject property. The current concept plan includes an additional 100 parking spaces, which should meet the requirements outlined in Table 5, *Parking Requirement Schedule*, of Article 06, *Parking and Loading*, in the Unified

Development Code (UDC) for the proposed expansion. Specifically, the expansion includes 5,000 square feet of office space, requiring 17 parking spaces (*i.e. at a ratio of 1 space per 300 square feet of building area*), leaving 83 remaining spaces to serve the proposed 26,500 square feet of classroom space.

CONFORMANCE WITH THE CITY'S CODES

Subsection 02.02(C), *Institutional and Community Service Land Uses*, of Article 13, *Definitions*, of the Unified Development Code (UDC), defines a *Church/House of Worship* 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. According to the *Permissible Use Charts* contained in Article 04, *Permitted Uses*, of the Unified Development Code (UDC), a *Church/House of Worship* land use is permitted by Specific Use Permit (SUP) in an Agricultural (AG) District. The Specific Use Permit (SUP) process allows “...discretionary consideration of certain uses that would typically be considered incompatible within certain locations of a zoning district, but may become compatible with the addition of special provisions, conditions or restrictions.” Staff should point out that there is currently an existing *Church/House of Worship* already located at 670 N. Stodghill Road that was constructed in 2005; however, the expansion proposed by the applicant consists of a new buildings and future offices that were not originally identified on the Conditional Use Permit (SUP) approved in 2004 and these new improvements must be reviewed by the Planning and Zoning Commission and City Council.

OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN

According to the *Land Use Plan* contained in the OURHometown Vision 2040 Comprehensive Plan, the subject is situated within the *Central District*. The OURHometown Vision 2040 Comprehensive Plan describes the *Central District* as being “... composed of a wide range of land uses that vary from single-family to industrial.” In this case, the applicant is requesting to construct an expansion to an existing *Church/House of Worship*. Given this, the applicant’s proposal appears to meet the intent of the district. That being said, this is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.

NOTIFICATIONS

On April 18, 2025, staff mailed 35 notices to property owners and occupants within 500-feet of the subject property. In addition, staff notified The Rolling Meadows Estates Homeowner’s Association (HOA), which is the only Homeowners Association (HOA) or Neighborhood Organization within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). At this time, staff has received one (1) notice in opposition to the applicant’s request.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the applicant's request for a Specific Use Permit (SUP) for a *Church/House of Worship* within an Agricultural (AG) District, then staff would propose the following conditions of approval:

- (1) The proposed *Church/House of Worship* shall conform to the Concept Plan depicted in *Exhibit 'B'* of the Specific Use Permit (SUP) ordinance; and,
- (2) The subject property shall be required to submit and receive approval for a site plan and replat prior to the issuance of a building permit; and,
- (3) Any construction resulting from the approval of this zoning change shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. _____

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

DIRECTOR OF PLANNING: _____

CITY ENGINEER: _____

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

PLATTING APPLICATION FEES:

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

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) ¹
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) ^{1&2}
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹

OTHER APPLICATION FEES:

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

NOTES:

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS

670 Hwy 3576

SUBDIVISION

LOT

BLOCK

GENERAL LOCATION

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING

AG

CURRENT USE

Church

PROPOSED ZONING

SUP

PROPOSED USE

Church

ACREAGE

15.159

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

Eastridge Church of Christ

APPLICANT

James Jackson

CONTACT PERSON

CONTACT PERSON

James Jackson

ADDRESS

ADDRESS

1085 Hidden Lakes Way

CITY, STATE & ZIP

CITY, STATE & ZIP

Rockwall, TX 75087

PHONE

PHONE

972-571-5467

E-MAIL

E-MAIL

debjackson5264@yahoo.com

NOTARY VERIFICATION [REQUIRED]

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

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 427.39 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."

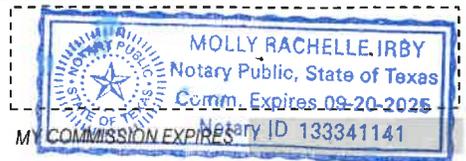
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 4 DAY OF MARCH, 2025

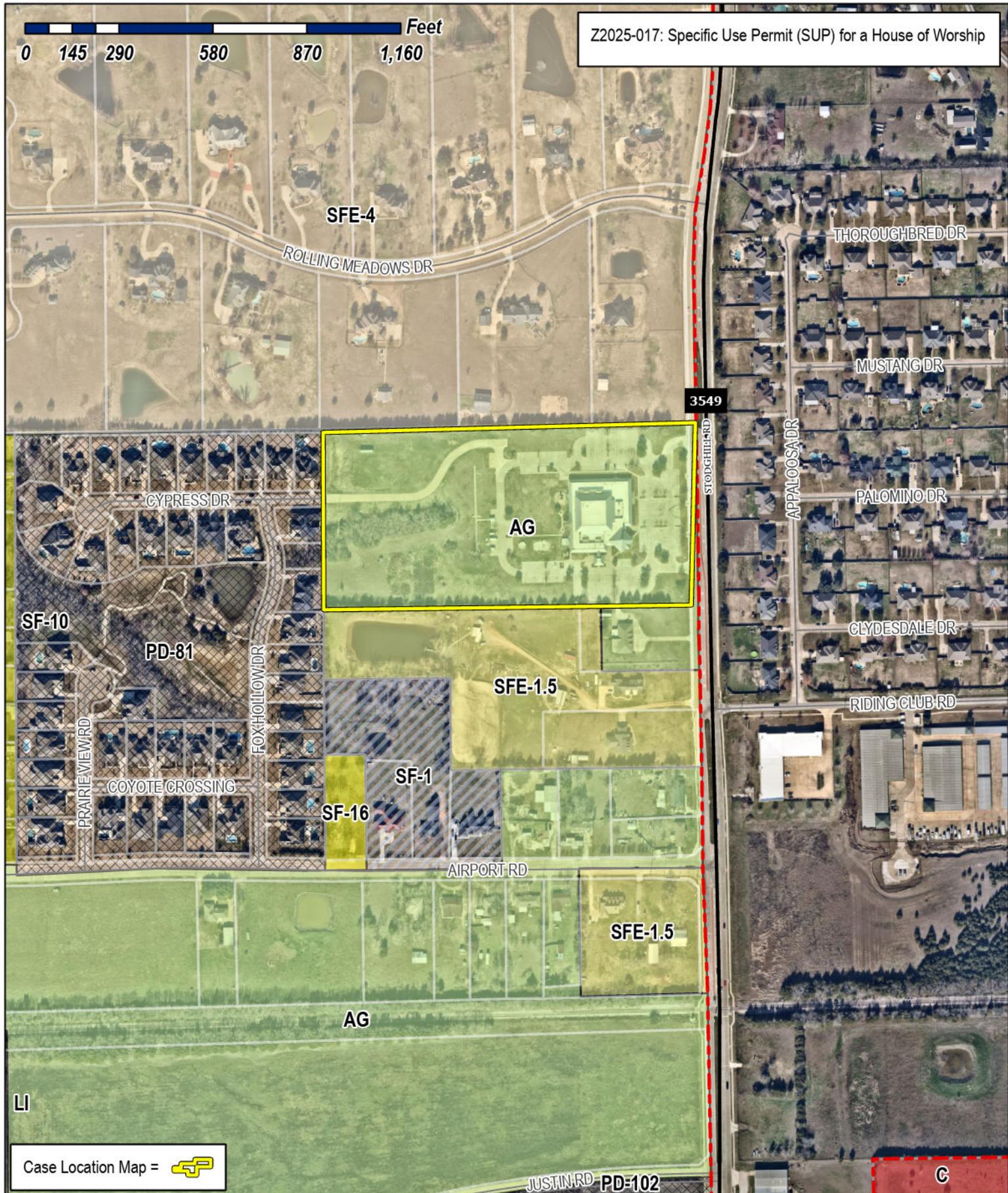
OWNER'S SIGNATURE

Dwight Walker

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

[Signature]





Case Location Map = 



City of Rockwall

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

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

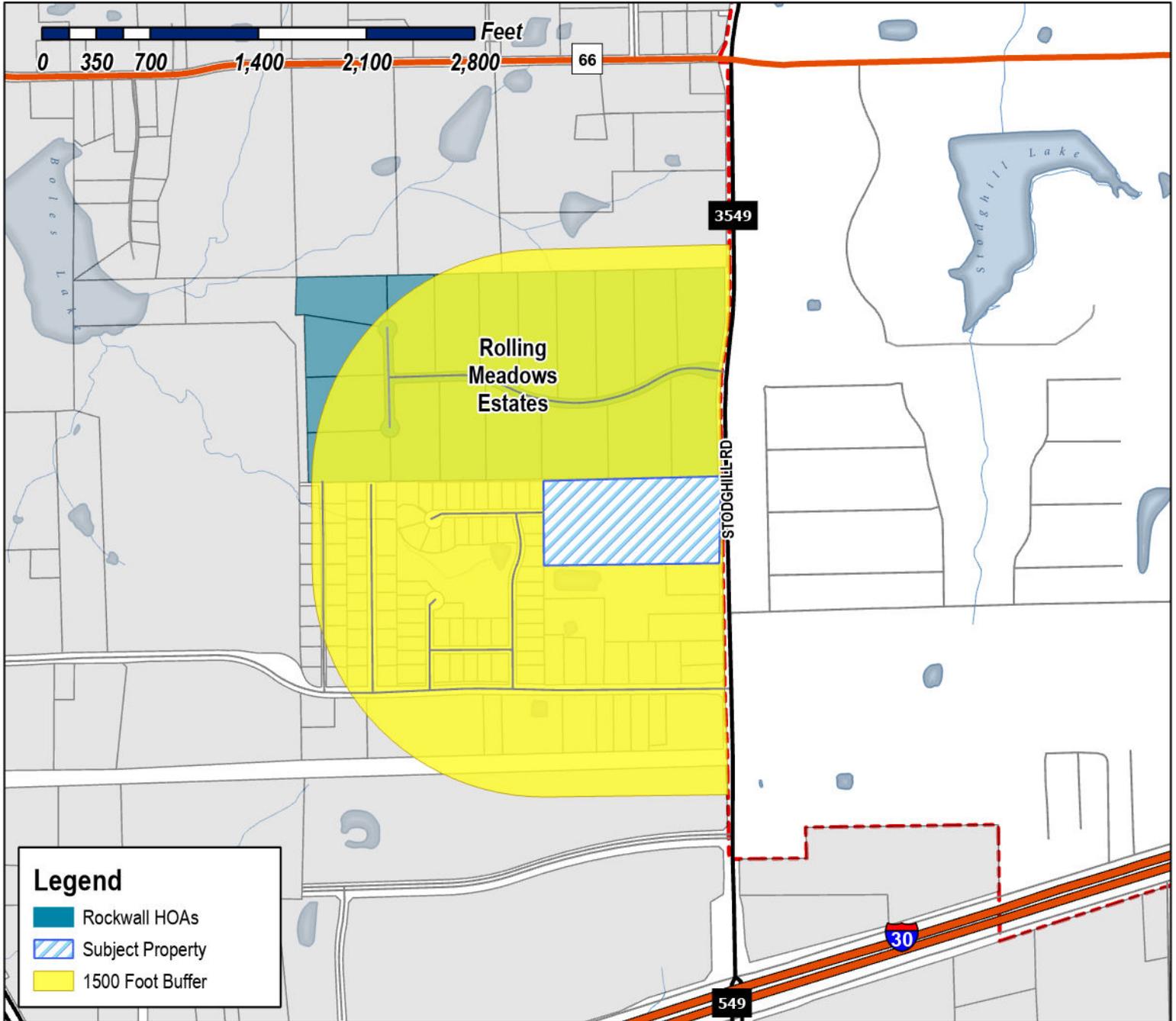




City of Rockwall

Planning & Zoning Department
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Case Number: Z2025-017
Case Name: Specific Use Permit for a House of Worship
Case Type: Zoning
Zoning: Agricultural (AG) District
Case Address: 670 Stodghill Road

Date Saved: 4/11/2025

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 [Z2025-017]
Date: Wednesday, April 23, 2025 3:25:05 PM
Attachments: [Public Notice \(04.17.2025\).pdf](#)
[HOA Map \(04.17.2025\).pdf](#)

HOA/Neighborhood Association Representative:

Per your participation in the [Neighborhood Notification Program](#), you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning case that will be published in the Rockwall Herald Banner on [Friday, April 25, 2025](#). The Planning and Zoning Commission will hold a public hearing on [Tuesday, May 13, 2025 at 6:00 PM](#), and the City Council will hold a public hearing on [Monday, May 19, 2025 at 6:00 PM](#). Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

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

-
Z2025-017: SUP for a House of Worship

Hold a public hearing to discuss and consider a request by James Jackson on behalf of Eastridge Church of Christ for the approval of a [Specific Use Permit \(SUP\)](#) for a Church/House of Worship on a 15.159-acre parcel of land identified as a portion of Lot 1, Block A, Rockwall Lakeside Church of Christ Addition, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the FM-549 Overlay (FM-549 OV) District, addressed as 670 N. Stodghill Road, and take any action necessary.

Thank you,

Melanie Zavala

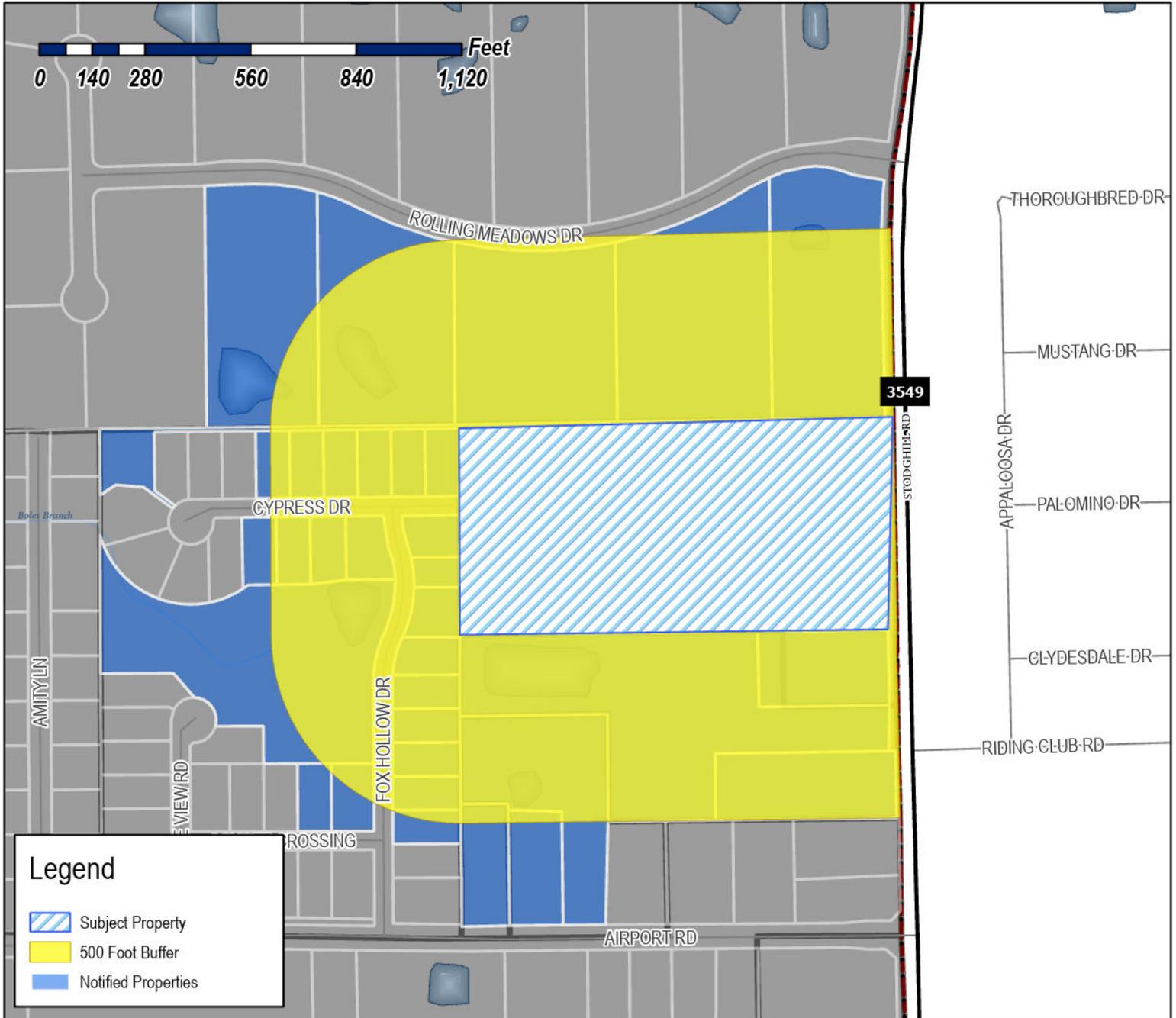
Planning & Zoning Coordinator | Planning Dept. | City of Rockwall
385 S. Goliad Street | Rockwall, TX 75087
[Planning & Zoning Rockwall](#)
972-771-7745 Ext. 6568



City of Rockwall

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

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Case Number: Z2025-017
Case Name: Specific Use Permit (SUP) for a House of Worship
Case Type: Zoning
Zoning: Agricultural (AG) District
Case Address: 670 Stodghill Road

Date Saved: 4/11/2025

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



RIDGECREST HOMEOWNERS ASSOCIATION INC
1024 S Greenville Ave Ste 230
Allen, TX 75002

RESIDENT
2065 AIRPORT RD
ROCKWALL, TX 75087

DANIEL FAMILY TRUST
GERZIM DANIEL & JENIS GERZIM - CO-TRUSTEES
2067 AIRPORT RD
ROCKWALL, TX 75087

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

EVANS GARY L & BECKY
2585 ROLLING MEADOWS DR
ROCKWALL, TX 75087

SCARBOROUGH THOMAS M AND KRISTINE B
2614 CYPRESS DR
ROCKWALL, TX 75087

SHARKEY LOGAN & LACEY
2615 COYOTE XING
ROCKWALL, TX 75087

MULLINS AUDREY M AND DAVID J
2617 CYPRESS DRIVE
ROCKWALL, TX 75087

PATE THUY LANCASTER AND MARC JASON
2618 CYPRESS DRIVE
ROCKWALL, TX 75087

DE MEYER GUILAUME & JIRAPORN HEEPKAEW
2619 COYOTE CROSSING
ROCKWALL, TX 75087

JACOBS REVOCABLE LIVING TRUST
2621 CYPRESS DR
ROCKWALL, TX 75087

PEDROZA EDGAR S AND MELISSA R
2622 CYPRESS DR
ROCKWALL, TX 75087

HANSEN FRED A AND MARY CAMPBELL
2625 CYPRESS DRIVE
ROCKWALL, TX 75087

DONNA ORR PROTECTION TRUST
DONNA ORR - TRUSTEE
2625 Rolling Meadows Dr
Rockwall, TX 75087

MAHAFDHAH LIVING TRUST
BASIL MAHAFDHAH AND DUNIA ALSROUJI-
TRUSTEES
2626 CYPRESS DRIVE
ROCKWALL, TX 75087

HOLLON MICHAEL AND PATTI JO
2629 CYPRESS DRIVE
ROCKWALL, TX 75087

RICHARDSON HERNDON JR AND KIMBERLY
RENEE
2701 CYPRESS DRIVE
ROCKWALL, TX 75087

GARCIA DAVID ALBERTO & SARAH BETH
2705 CYPRESS DRIVE
ROCKWALL, TX 75087

MELNICK JEFFREY CREIGHTON AND ANN
YARROLL- MELNICK
2705 ROLLING MEADOWS DR
ROCKWALL, TX 75087

THOMPSON BENJAMIN KYLE III & JESSICA
2785 ROLLING MEADOWS DR
ROCKWALL, TX 75087

DUVALL ERIC A AND TRISHA J
2855 ROLLING MEADOWS DR
ROCKWALL, TX 75087

VALDERAS HECTOR AND DIANE M
301 FOX HOLLOW DRIVE
ROCKWALL, TX 75087

JOHNSON THOMAS L AND PEGGY M
307 FOX HOLLOW DR
ROCKWALL, TX 75087

SPARLING KIRK D AND DARLA
311 FOX HOLLOW DR
ROCKWALL, TX 75087

RESIDENT
312 FOX HOLLOW DR
ROCKWALL, TX 75087

PLUNK TIMOTHY D AND CHRISTY A
315 FOX HOLLOW DRIVE
ROCKWALL, TX 75087

LAPEYROLERIE ANDRE J & PAMELA A
319 FOX HOLLOW DR.
ROCKWALL, TX 75087

HEIDMAN ANGELA DAWN AND JOHN SCOTT
323 FOX HOLLOW DR
ROCKWALL, TX 75087

NEWHOUSE SCOTT & LINDSAY
327 FOX HOLLOW DR
ROCKWALL, TX 75087

LAMB JESSICA LAUREN AND
SUZANNE KATHLEEN ROBINSON
331 FOX HOLLOW DR
ROCKWALL, TX 75087

RESIDENT
552 N FM3549 STODGHILL RD
ROCKWALL, TX 75087

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

RESIDENT
588 STODGHILL RD
ROCKWALL, TX 75087

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

MAYNARD VON & CAROLYM
PO BOX 838
FATE, TX 75132

PUBLIC NOTICE



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

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

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

Z2025-017: Specific Use Permit (SUP) for a House of Worship

Hold a public hearing to discuss and consider a request by James Jackson on behalf of Eastridge Church of Christ for the approval of a Specific Use Permit (SUP) for a Church/House of Worship on a 15.159-acre parcel of land identified as a portion of Lot 1, Block A, Rockwall Lakeside Church of Christ Addition, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the FM-549 Overlay (FM-549 OV) District, addressed as 670 N. Stodghill Road, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on Tuesday, May 13, 2025 at 6:00 PM, and the City Council will hold a public hearing on Monday, May 19, 2025 at 6:00 PM. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

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

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

Your comments must be received by Monday, May 19, 2025 at 4:00 PM to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning



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

--- PLEASE RETURN THE BELOW FORM ---

Case No. Z2025-017: Specific Use Permit (SUP) for a House of Worship

Please place a check mark on the appropriate line below:

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

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

Name: [Grey box]
Address: [Grey box]

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

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

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:

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Z2025-017: Specific Use Permit (SUP) for a House of Worship

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385 S. Goliad Street
Rockwall, TX 75087

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Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning



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

----- PLEASE RETURN THE BELOW FORM -----

Case No. Z2025-017: Specific Use Permit (SUP) for a House of Worship

Please place a check mark on the appropriate line below:

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

Traffic already cuts through my neighborhood on Sundays & Wednesdays. Our area already has issues with water run off & more concrete will only make that problem even more.

Name: Christy Hester
Address: 405 Fox Hollow Rockwall Tx 75087

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

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

CITY OF ROCKWALL

ORDINANCE NO. 25-XX

SPECIFIC USE PERMIT NO. S-XXX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, SUPERSEDING *ORDINANCE NO. 04-16*, AND AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW A *CHURCH/HOUSE OF WORSHIP* ON A 15.159-ACRE PARCEL OF LAND IDENTIFIED AS A PORTION OF LOT 1, BLOCK A, ROCKWALL LAKESIDE CHURCH OF CHRIST ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OR FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, a request has been made by James Jackson on behalf of Eastridge Church of Christ for the approval of a *Specific Use Permit (SUP)* for a *Church/House of Worship* on a 15.159-acre parcel of land identified as a portion of Lot 1, Block A, Rockwall Lakeside Church of Christ Addition, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the FM-549 Overlay (FM-549 OV) District, addressed as 670 N. Stodghill Road, and being more specifically described and depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

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

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

SECTION 1. That the approval of this ordinance shall supersede all requirements approved by *Ordinance No. 04-16*; and

SECTION 2. That the *Subject Property* shall be used and developed only in the manner and for the purposes described in this Specific Use Permit (SUP) ordinance and as specifically set forth in Subsection 01.01, *Land Use Schedule*, of Article 04, *Permissible Uses*, and Subsection 02.01, *Agricultural District*, and Subsection 03.01, *General Residential District Standards*, of Article 05, *District Development Standards*, of the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall -- as heretofore amended and may be amended in the future -- and with the following conditions:

2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the operation of a *Church/House of Worship* on the *Subject Property* and conformance to these requirements is necessary for continued operations:

- 1) The proposed *Church/House of Worship* shall conform to the *Site Plan* depicted in *Exhibit 'B'* of this ordinance.
- 2) The subject property will need to be replatted prior to the issuance of a Building Permit.

2.2 COMPLIANCE

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

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

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

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

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

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

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

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

Tim McCallum, *Mayor*

ATTEST:

Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: May 19, 2025

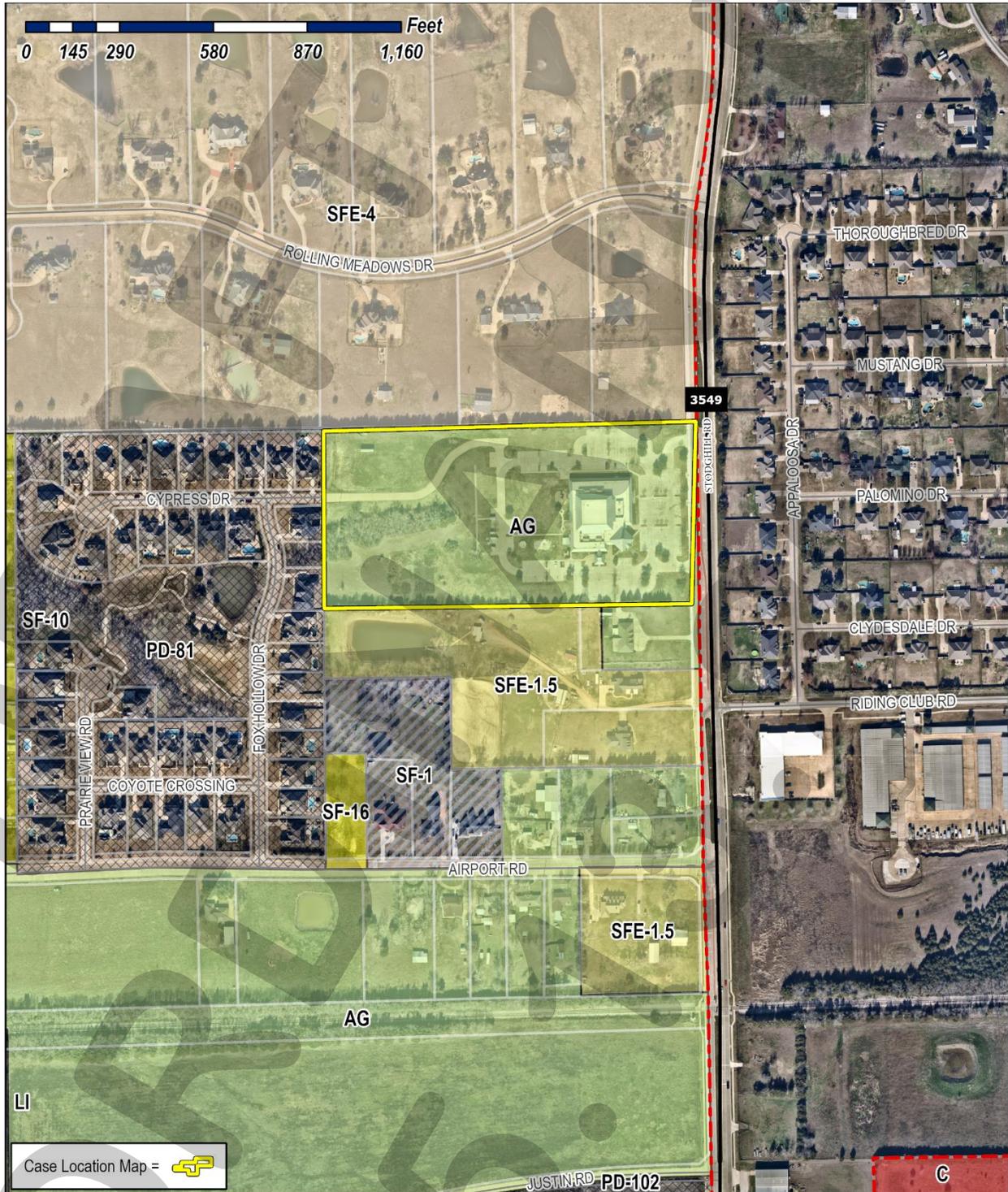
2nd Reading: June 2, 2025

DRAFT
ORDINANCE
05.13.2025

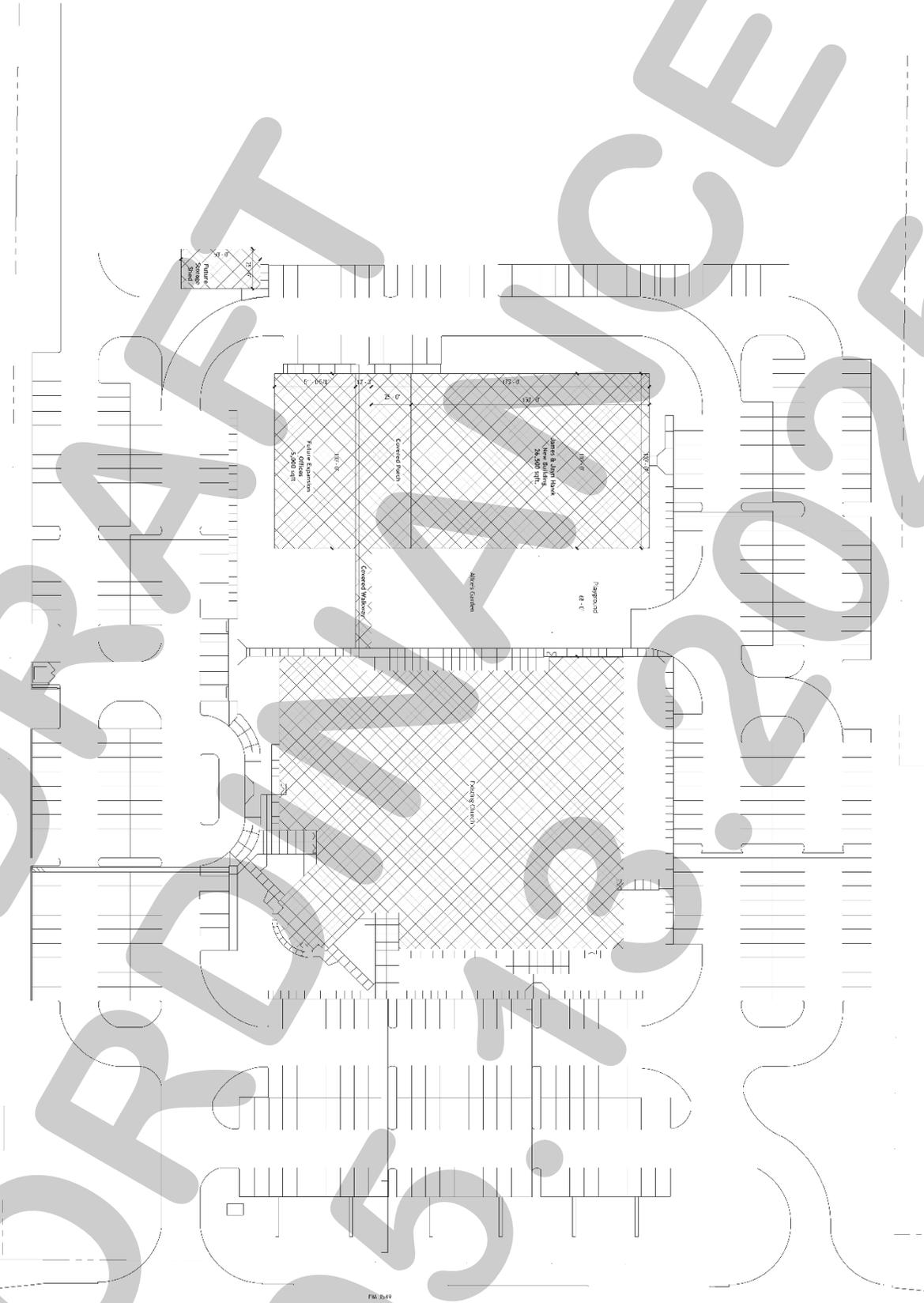
**Exhibit 'A':
Location Map**

Address: 670 N. Stodghill Road

Legal Description: A Portion of Lot 1, Block A, Rockwall Lakeside Church of Christ Addition



**Exhibit 'B':
Concept Plan**





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: May 13, 2025
APPLICANT: Adam Buczek; *Skorburg Company*
CASE NUMBER: Z2025-018; *Zoning Change (AG to SF-1) for 379 N. Country Lane*

SUMMARY

Hold a public hearing to discuss and consider a request by Adam Buczek of the Skorburg Company on behalf of Dr. Karl Erwin of the Estate of Karl W. Erwin for the approval of a Zoning Change from an Agricultural (AG) District to a Single-Family 1 (SF-1) District on a 2.581-acre portion of a larger 101.43-acre tract of land identified as Tract 4 of the J. M. Gass Survey, Abstract No. 88, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, addressed as 379 N. Country Lane, and take any action necessary.

BACKGROUND

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 Rockwall Central Appraisal District (RCAD), currently situated on the subject property is: [1] a 3,200 SF single-family home, [2] a 720 SF attached carport, [3] a 2,025 SF barn, and [4] a 1,320 SF barn. The two (2) barns were constructed in 1960. The single-family home and attached carport were constructed in 1985. Beyond these structures, the subject property has remained largely undeveloped and the zoning designation has not changed since annexation.

PURPOSE

On March 15, 2024, the applicant -- *Adam Buczek* -- submitted an application requesting to change the zoning of the subject property from an Agricultural (AG) District to a Single-Family 1 (SF-1) District. The applicant has indicated that the purpose of the zoning change is to rezone the 2.581-acre portion of the 101.43-acre tract of land leftover from the Erwin Farms Subdivision zoning case (*i.e. Case No. Z2025-005*). Under this case, a 98.316-acre portion of the property was rezoned to Planned Development District 104 (PD-104), which allows for a 123-lot single-family, residential subdivision that consists of three (3) lot sizes (*i.e. [A] 100, 100' x 120' lots; [B] 17, 120' x 230' lots; and [C] 6, 120' x 275' lots*).

ADJACENT LAND USES AND ACCESS

The subject property is addressed as 379 N. Country Lane. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is North Country Lane, which is identified as an M4U (*i.e. major collector, four [4] lane, undivided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is the Nelson Lakes Subdivision, which consists of 262 single-family residential lots on 120.90-acres. This subdivision was filed with Rockwall County on February 28, 2023, and is zoned Planned Development District 90 (PD-90) for Single-Family 10 (SF-10) District land uses. Beyond this is FM-552, which is identified as an A4D (*i.e. arterial, four [4] lane, divided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

South: Directly south of the subject property is the remaining 98.316-acre portion of the a larger 101.43-acre tract of land identified as Tract 4 of the J. M. Gass Survey, Abstract No. 88, which is zoned Planned Development District 104 (PD-104) for Single-Family 10 (SF-10) District land uses. Beyond this is Clem Road, which is identified as a *Minor Collector* on the on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive

Plan. South of this thoroughfare is the Winding Creek Subdivision, which consists of 138 single-family residential lots on 78.83-acres. This subdivision was filed with Rockwall County on January 10, 2024, and is zoned Planned Development District 91 (PD-91) for Single-Family 16 (SF-16) District land uses. Beyond this is Maytona Ranch Estates, which consists of 19 single-family residential lots on 15.50-acres. This subdivision was filed with Rockwall County on September 26, 1983 before annexation into the city, and is currently zoned Agriculture (AG) District.

East: Directly east of the subject property is the remaining 98.316-acre portion of the a larger 101.43-acre tract of land identified as Tract 4 of the J. M. Gass Survey, Abstract No. 88 which is zoned Planned Development District 104 (PD-104) for Single-Family 10 (SF-10) District land uses. Beyond this is: [1] 12 residential lots, zoned Single-Family 16 (SF-16) District, that are in the Northcrest Estates, Phase 2 Addition; [2] three (3) residential lots, zoned Planned Development District 72 (PD-72) for Single-Family Estate 1.5 (SFE-1.5) District land uses, that are in the Watson Estates Addition; [3] six (6) residential lots, zoned Single-Family 1 (SF-1), Single-Family Estate 1.5 (SFE-1.5) and Single-Family Estates 4.0 (SFE-4.0) Districts, that are in the Mustang Acres Addition; [4] one (1) residential lot, zoned Single-Family 1 (SF-1) District, that is in the Blueberry Hill Estates Addition; and [5] nine (9) residential lots, zoned Agricultural (AG), Single-Family Estate 1.5 (SFE-1.5), Single-Family Estate 2.0 (SFE-2.0), Single-Family Estate 4.0 (SFE-4.0) Districts, that are unplatted. Beyond this is Stodghill Road [FM-3549], which is identified as an A4D (*i.e. arterial, four [4] lane, divided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

West: Directly west of the subject property is a two (2) acre tract of land (*i.e. Tract 14-10, Abstract No. 88, of the J.M Gass Survey*) owned by the City of Rockwall and developed with the North Country Water Tower. Beyond this is a 46.267-acre tract of land (*i.e. Tract 14, Abstract No. 88, of the J.M. Gass Survey*) owned by the City of Rockwall and dedicated as Alma Williams Park.

MAP 1: LOCATION MAP
YELLOW: SUBJECT PROPERTY



CHARACTERISTICS OF THE REQUEST

The applicant is requesting to rezone the 2.581-acre tract of land from an Agricultural (AG) District to a Single-Family 1 (SF-1) District. The applicant has stated that if approved, it would be the property owner's intent to subdivide the property into two (2) parcels of land -- *each being a minimum of one (1) acre in size* -- in the future. It should be noted, that if this zoning change is approved, any development on the subject property will be required to adhere to all applicable requirements of the Unified Development Code (UDC) for a property that is zoned Single-Family 1 (SF-1) District.

CONFORMANCE WITH THE CITY'S CODES

According to Subsection 05.02, *Single-Family 1 (SF-1) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), "(t)he Single-Family 1 (SF-1) District is the property zoning classification for larger, single-family lots that are a minimum of one (1) acre in size ... [and] is also intended to be used for developments that incorporate public/private parks, denominational and private schools, and churches that are essential in creating the basic neighborhood unit." The requested zoning change does appear to conform to the surrounding area. If the applicant's zoning request is approved, the subject property will be required to conform to all of the requirements stipulated for a property in a Single-Family 1 (SF-1) District, which are summarized as follows:

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

DWELLING UNITS/LOT	1.0
DWELLING UNITS/ACRE ⁽¹⁾	1.0
MINIMUM DWELLING UNIT SIZE	2,500
MINIMUM LOT AREA	8,400 SF
MINIMUM LOT WIDTH ⁽²⁾	70'
MINIMUM LOT DEPTH	100'
MINIMUM FRONT YARD SETBACK	20'
MINIMUM SIDE YARD SETBACK ⁽³⁾	6'
MINIMUM REAR YARD SETBACK	10'
MINIMUM BETWEEN BUILDINGS	10'
MAXIMUM BUILDING HEIGHT	36'
MAXIMUM LOT COVERAGE	45.00%
MINIMUM REQUIRED PARKING SPACES ^{(4) & (5)}	2

NOTES:

1: THE SINGLE-FAMILY 1 (SF-1)

2: FRONTAGE ON A PUBLIC STREET

3: THE SIDE SETBACK ADJACENT TO A STREET IS TREATED THE SAME AS A FRONT YARD BUILDING SETBACK.

4: MINIMUM LENGTH OF DRIVEWAY PAVEMENT FROM PUBLIC RIGHT-OF-WAY FOR REAR AND SIDE YARD IS 20-FEET.

5: AN ENCLOSED GARAGE SHALL NOT BE CONSIDERED IN MEETING THE OFF-STREET PARKING REQUIREMENTS.

CONFORMANCE WITH OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN

According to the OURHometown Vision 2040 Comprehensive Plan, the subject property is located within the Northeast Residential District and is designated for Low Density Residential (LDR) land uses. The Northeast Residential District is defined as being "...characterized by its established low-density residential subdivisions and rural/estate style lots... (t)he Northeast Residential District being mostly an established residential district, is not anticipated to change or transition." With this being said, most properties with single-family homes along N. Country Lane are situated on larger tracts of land. Based on this, the proposed zoning change conforms to the *District Strategies* which state that "...the maintenance of the Estate and Rural Residential housing types are important to balancing the diversity of suburban lots to large lot housing within the City." The applicant request also conforms to this strategy given that this district requires a minimum of one (1) acre lots. In addition, the *Land Use Plan* defines the Low Density Residential land use as a "...land use category [that] consists of residential subdivisions that are two (2) units per gross acre or less ..." In this case, the applicant is requesting a density of one (1) dwelling unit per acre. Based on this, the applicant's request appears to be in substantial conformance with the OURHometown Vision 2040 Comprehensive Plan.

INFRASTRUCTURE

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

- (1) Roadways. North Country Lane is identified as an M4U (*i.e. major collector, four [4] lane, undivided roadway*), which requires a minimum of a 65-foot right-of-way with a 45-foot *back-to-back* concrete street centered within the right-of-way. This means that the property owner will be required to dedicate the remaining right-of-way at the time of subdivision plat to ensure that the full right-of-way width of 65-feet is provided, and construct a minimum of 24-feet of paving with a five (5) foot sidewalk.
- (2) Water. The adjacent development is providing the water improvements for the proposed two (2) future parcels of land. Based on this no water improvements are necessary for the development of the subject property.
- (3) Wastewater. The adjacent development is providing the sewer improvements for the proposed two (2) future parcels of land. Based on this no wastewater improvements are necessary for the development of the subject property.
- (4) Drainage. All existing drainage patterns shall be maintained with the improvement of the subject property. In addition, no *lot-to-lot* drainage shall be allowed. Based on this additional detention may be required at the time of development.

STAFF ANALYSIS

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

NOTIFICATIONS

On April 22, 2025, staff notified 62 property owners and occupants within 500-feet of the subject property. Staff also notified the Dalton Ranch Homeowner's Association (HOA) which is the only Homeowner's Association (HOA) or Neighborhood Organization within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). At the time this report was written, staff had not received any notices in regard to the applicant's request.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the applicant's request to rezone the subject property from an Agricultural (AG) District to a Single-Family 1 (SF-1) District, then staff would propose the following conditions of approval:

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



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. _____

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

DIRECTOR OF PLANNING: _____

CITY ENGINEER: _____

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

PLATTING APPLICATION FEES:

- MASTER PLAT (\$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 **379 N Country Ln, Rockwall, TX 75087**

SUBDIVISION **J.A. Ramsey, Abstract No. 186, Tract 6**

LOT **-** BLOCK **-**

GENERAL LOCATION **East of FM 1141 on the south side of and with frontage with N Country Ln**

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING **Agricultural (AG)**

CURRENT USE **Ag & 1 residential lot**

PROPOSED ZONING **SF-1**

PROPOSED USE **Two 1-acre min SF residential lots**

ACREAGE **2.581**

LOTS [CURRENT] **1**

LOTS [PROPOSED] **2**

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

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

OWNER **Estate of Karl W Erwin**

APPLICANT **Skorburg Company**

CONTACT PERSON **Dr. Karl Erwin, Executor**

CONTACT PERSON **Adam Buczek**

ADDRESS **2030 Crosswood Ln**

ADDRESS **8214 Westchester Dr**

Suite 900

CITY, STATE & ZIP **Irving, Tx 75063**

CITY, STATE & ZIP **Dallas, Tx 75225**

PHONE **(469) 877-4307**

PHONE **(214) 522-4945**

E-MAIL **kderwindpa@live.com**

E-MAIL **abuczek@skorburgcompany.com**

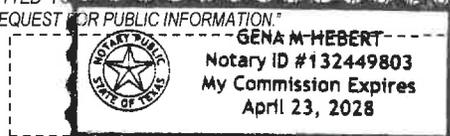
NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Dr. Karl Erwin, Executor [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

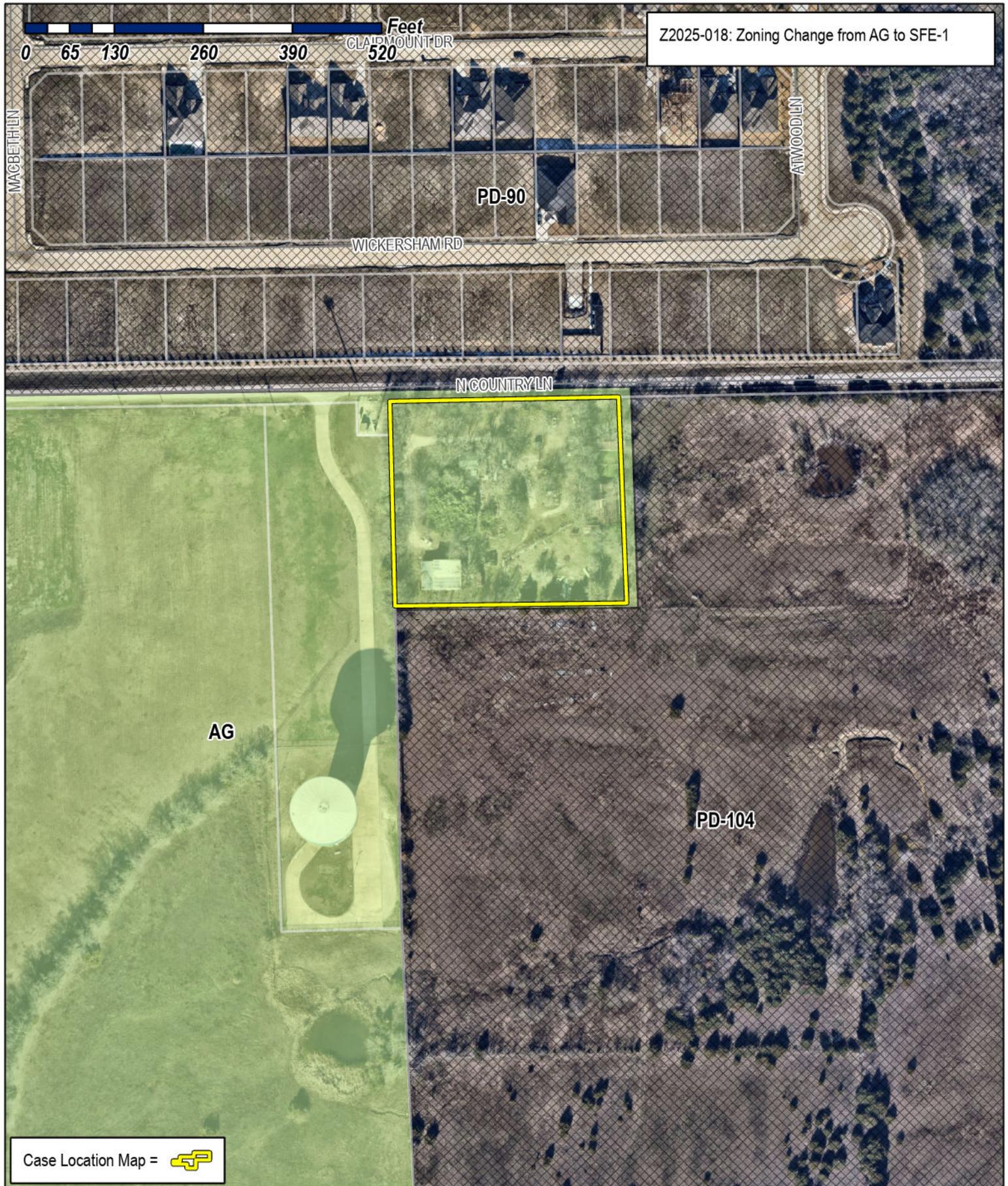
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$239.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 24th DAY OF MARCH, 2025. BY SIGNING THIS APPLICATION, 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 24th DAY OF March, 2025.
OWNER'S SIGNATURE [Signature]

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



MY COMMISSION EXPIRES 4/23/2028



City of Rockwall

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

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

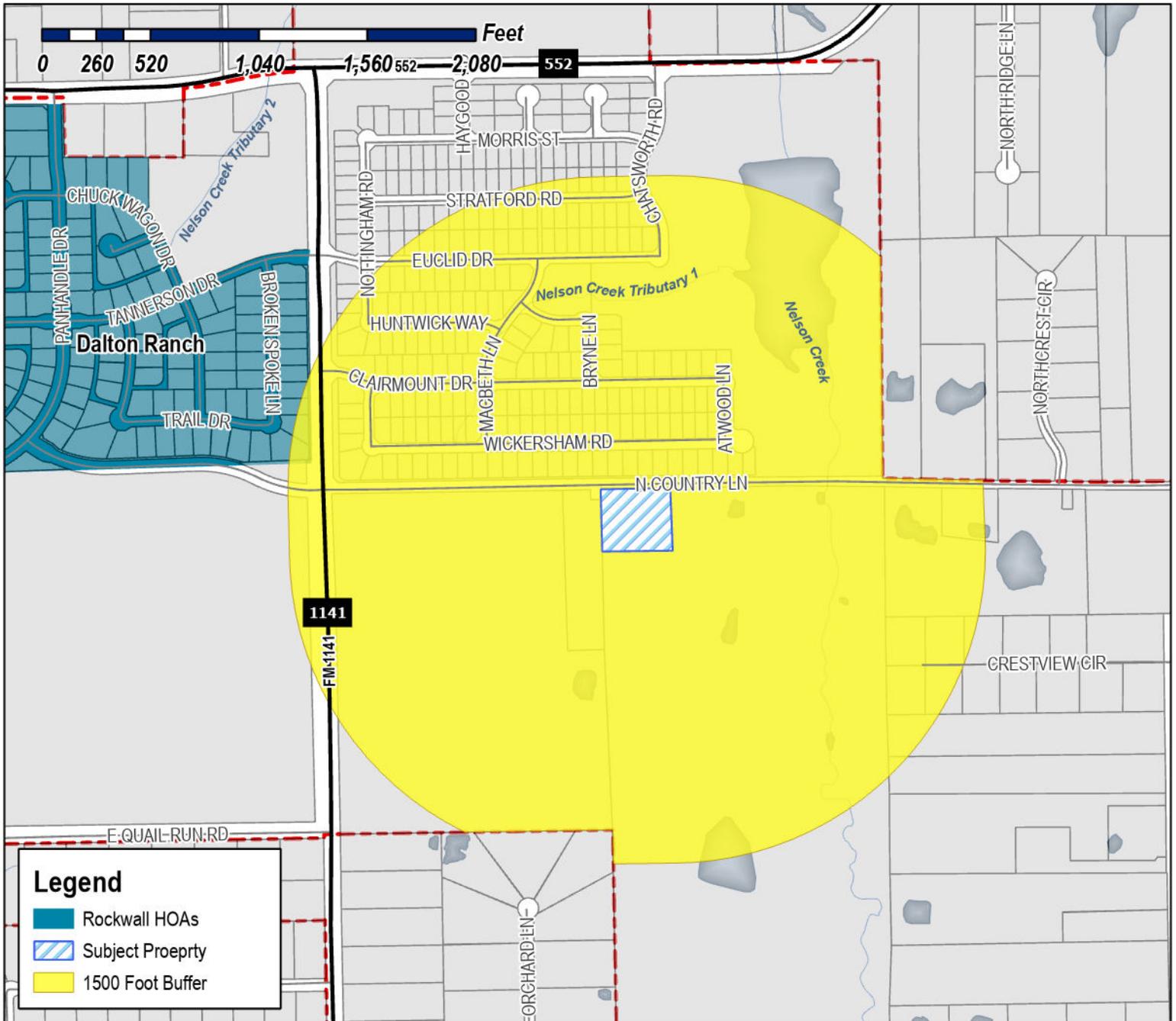




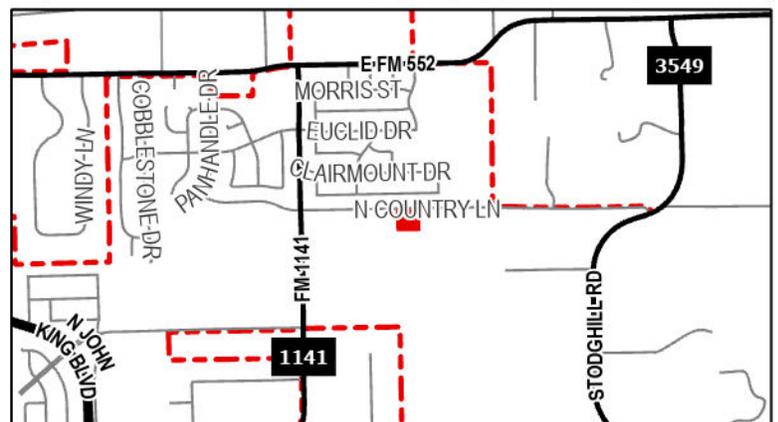
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Case Number: Z2025-018
Case Name: Zoning Change from AG to SFE-1
Case Type: Zoning
Zoning: Agricultural (AG) District
Case Address: 379 N. Country Lane



Date Saved: 4/17/2025

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

Neighborhood Notification Program [Z2025-018]

From Zavala, Melanie <MZavala@rockwall.com>

Date Wed 4/23/2025 3:16 PM

Cc Miller, Ryan <RMiller@rockwall.com>; Lee, Henry <HLee@rockwall.com>; Ross, Bethany <bross@rockwall.com>; Guevara, Angelica <AGuevara@Rockwall.com>

 2 attachments (788 KB)

Public Notice (04.17.2025).pdf; HOA Map (04.21.2025).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, April 25, 2025. The Planning and Zoning Commission will hold a public hearing on Tuesday, May 13, 2025 at 6:00 PM, and the City Council will hold a public hearing on Monday, May 19, 2025 at 6:00 PM. Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

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

Z2025-018: Zoning Change from AG to SF-1

Hold a public hearing to discuss and consider a request by Adam Buczek of the Skorburg Company on behalf of Dr. Karl Erwin of the Estate of Karl W. Erwin for the approval of a Zoning Change from an Agricultural (AG) District to a Single-Family 1 (SF-1) District on a 2.581-acre portion of a larger 101.43-acre tract of land identified as Tract 4 of the J. M. Gass Survey, Abstract No. 88, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, addressed as 379 N. Country Lane, and take any action necessary.

Thank you,

Melanie Zavala

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

[Planning & Zoning Rockwall](#)

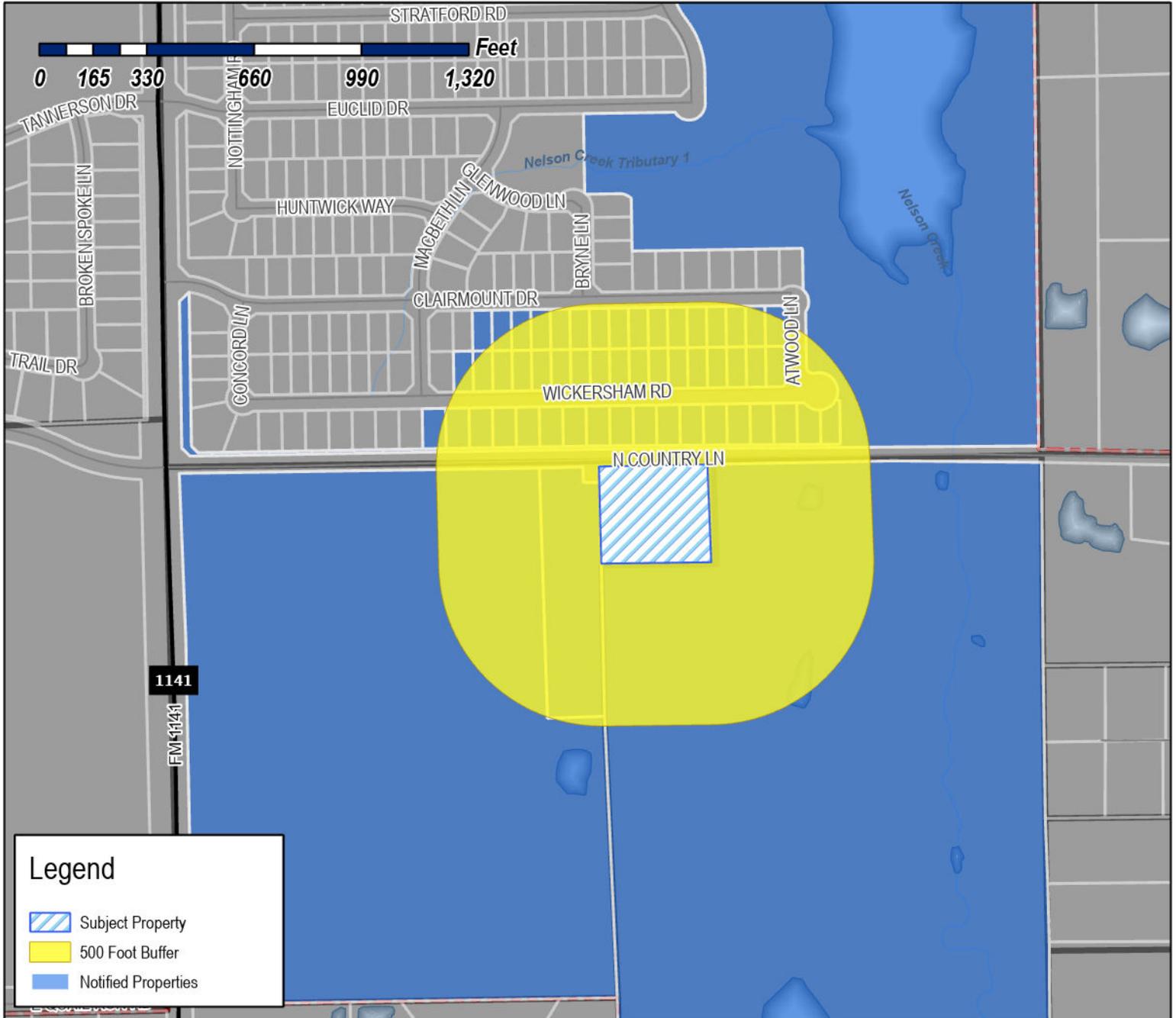
972-771-7745 Ext. 6568



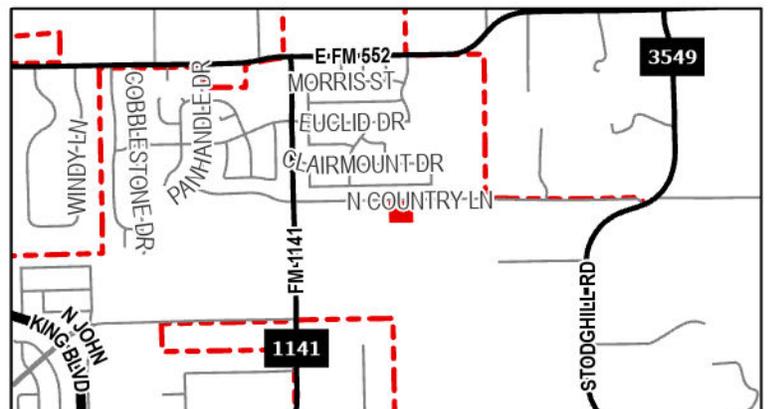
City of Rockwall

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Case Number: Z2025-018
Case Name: Zoning Change from AG to SFE-1
Case Type: Zoning
Zoning: Agricultural (AG) District
Case Address: 379 N. Country Lane



Date Saved: 4/17/2025

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

QUALICO DEVELOPMENTS (US), INC
14400 The Lakes Blvd Ste 200 Bldg C
Pflugerville, TX 78660

ERWIN KARL DANIEL EXECUTOR
KARL W ERWIN ESTATE
2030 CROSSWOOD LANE
IRVING, TX 75063

CITY OF ROCKWALL
205 W RUSK ST
ROCKWALL, TX 75087

RESIDENT
2105 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
2109 CLAIRMOUNT DR
ROCKWALL, TX 75087

RESIDENT
2109 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
2110 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
2113 WICKERSHAM RD
ROCKWALL, TX 75087

LAMA-CASTRO ESTEBAN RICARDO & GRACIE
LAMA
2113 CLAIRMOUNT DR
ROCKWALL, TX 75087

RESIDENT
2114 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
2116 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
2117 CLAIRMOUNT DR
ROCKWALL, TX 75087

RESIDENT
2117 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
2120 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
2121 CLAIRMOUNT DR
ROCKWALL, TX 75087

RESIDENT
2121 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
2124 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
2125 CLAIRMOUNT DR
ROCKWALL, TX 75087

RESIDENT
2125 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
2128 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
2129 WICKERSHAM RD
ROCKWALL, TX 75087

CONFIDENTIAL OWNER
2129 Clairmount Dr
Rockwall, TX 75087

RESIDENT
2132 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
2201 CLAIRMOUNT DR
ROCKWALL, TX 75087

RESIDENT
2201 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
2202 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
2203 CLAIRMOUNT DR
ROCKWALL, TX 75087

RESIDENT
2204 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
2205 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
2206 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
2207 CLAIRMOUNT DR
ROCKWALL, TX 75087

RESIDENT
2207 WICKERSHAM RD
ROCKWALL, TX 75087

SALTER CHRIS DAVID & LISA GALLEGOS
2207 CLAIRMOUNT DR
ROCKWALL, TX 75087

RESIDENT
2209 CLAIRMOUNT DR
ROCKWALL, TX 75087

CHON JOYCE & TU CHIN &
NAM L KIM
2209 CLAIRMOUNT DR
ROCKWALL, TX 75087

RESIDENT
2210 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
2211 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
2213 CLAIRMOUNT DR
ROCKWALL, TX 75087

FULCHER CARRIE &
JAKE ARLEDGE
2214 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
2215 CLAIRMOUNT DR
ROCKWALL, TX 75087

RESIDENT
2215 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
2218 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
2219 CLAIRMOUNT DR
ROCKWALL, TX 75087

RESIDENT
2219 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
2220 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
2222 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
2223 CLAIRMOUNT DR
ROCKWALL, TX 75087

RESIDENT
2223 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
2226 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
2227 CLAIRMOUNT DR
ROCKWALL, TX 75087

RESIDENT
2227 WICKERSHAM RD
ROCKWALL, TX 75087

ZAMBRANO PEDRO A & LAURA R
2227 CLAIRMOUNT DR
ROCKWALL, TX 75087

RESIDENT
2230 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
2231 CLAIRMOUNT DR
ROCKWALL, TX 75087

RESIDENT
2231 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
2235 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
2239 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
325 N COUNTRY LN
ROCKWALL, TX 75087

RESIDENT
379 N COUNTRY LN
ROCKWALL, TX 75087

CITY OF ROCKWALL
385 S GOLIAD ST
ROCKWALL, TX 75087

ROCKWELL TX LLC
4250 W Lovers Ln Ste 150
Dallas, TX 75209

WINDSOR HOMES CUMBERLAND LLC
5310 Harvest Hill Rd Ste 162
Dallas, TX 75230

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:

Z2025-018: Zoning Change from AG to SF-1

Hold a public hearing to discuss and consider a request by Adam Buczek of the Skorburg Company on behalf of Dr. Karl Erwin of the Estate of Karl W. Erwin for the approval of a Zoning Change from an Agricultural (AG) District to a Single-Family 1 (SF-1) District on a 2.581-acre portion of a larger 101.43-acre tract of land identified as Tract 4 of the J. M. Gass Survey, Abstract No. 88, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, addressed as 379 N. Country Lane, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on Tuesday, May 13, 2025 at 6:00 PM, and the City Council will hold a public hearing on Monday, May 19, 2025 2025 at 6:00 PM. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

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

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

Your comments must be received by Monday, May 19, 2025 at 4:00 PM to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning



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

--- PLEASE RETURN THE BELOW FORM -----

Case No. Z2025-018: Zoning Change from AG to SF-1

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

Skorburg Company
8214 Westchester Dr., Ste.
900
Dallas, TX 75225
Phone: 214/522-4945
Fax: 214/522-7244

March 27, 2025

City of Rockwall
Attn: Ryan Miller, AICP
385 S Goliad St
Rockwall, TX 75087

Dear Mr. Miller,

In conjunction with the April 17, 2025 submittal cycle, the Skorburg Company (on behalf of The Estate of Karl W. Erwin, the "Owner") respectfully requests the enclosed zoning change proposal be taken to the next available Planning and Zoning Commission meeting for a work session as the first step in the zoning change request process. The ± 2.581 acres is expected to remain owned by the Owner for the foreseeable future, and the subject property is located within Tract 6 of the J. A. Ramsey Survey, Abstract No. 186, City of Rockwall, Rockwall County, Texas located east of FM 1141 on the south of and with road frontage to North Country Lane (the "Property").

The Property is currently zoned AG and contains one residential homestead. This is a straight zoning request to change the zoning to SF-1 (minimum 1-acre lots) with the objective of allowing the Owner to plat the Property in the future for two (2) minimum 1-acre sized lots (not to exceed 2 single family residential lots on the ± 2.581 acres).

Subject to receipt of the necessary approvals and in conjunction with the development of the Erwin Farms subdivision, the developer of Erwin Farms is committed to constructing / extending a sanitary sewer line into the Property in a manner that will enable the future lots within the Property to be on the City's sanitary sewer system as depicted on Exhibit "A" attached hereto.

If you have any questions or need further information, please don't hesitate to contact me.

Sincerely,

Skorburg Company

By:


Adam J. Buczek, President

Legal Description

Being a tract of land situated in the John M. Gass Survey, Abstract Number 88, in the City of Rockwall, Rockwall County, Texas, being part of a tract of land described in the Special Warranty Deed to Karl Daniel Erwin, Trustee of Sub-Trust A of the Karl W. Erwin Family Trust, recorded in Volume 6424, Page 27, Deed Records of Rockwall County Texas (D.R.R.C.T.) and being more particularly described as follows:

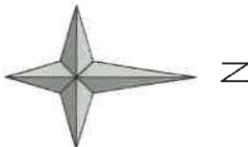
BEGINNING at PK nail found in asphalt pavement in the approximate center of North Country Lane (by use and occupation) at the northwest corner of said Erwin tract;

THENCE North 89 degrees 34 minutes 35 seconds East, with the approximate center of North Country Lane and the north line of said Erwin tract, a distance of 349.11 feet to a mag nail set in asphalt pavement;

THENCE South 01 degrees 51 minutes 41 seconds East, crossing said Erwin tract, a distance of 322.10 feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set;

THENCE South 89 degrees 34 minutes 35 seconds West, crossing said Erwin tract, a distance of 349.11 feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set in the west line of said Erwin tract, also being the east line of a tract of land described in the Warranty Deed to City of Rockwall recorded in Volume 2434, Page 53, D.R.R.C.T.;

THENCE North 01 degrees 51 minutes 41 seconds West, with the west line of said Erwin tract and the east line of said City of Rockwall tract, a distance of 322.10 feet to the POINT OF BEGINNING and containing 112,414 square feet (2.581 acres) of land, of which a portion lies within publicly used roadways.



Scale: 1"=200'

POINT OF BEGINNING TRACT 2

TRACT 1

Being a tract of land situated in the John M. Gass Survey, Abstract Number 88, in the City of Rockwall, Rockwall County, Texas, being part of a tract of land described in the Special Warranty Deed to Karl Daniel Erwin, Trustee of Sub-Trust A of the Karl W. Erwin Family Trust, recorded in Volume 6424, Page 27, Deed Records of Rockwall County Texas (D.R.R.C.T.) and being more particularly described as follows:

BEGINNING at mag nail set in asphalt pavement in the approximate center of Clem Road (by use and occupation) at the southeast corner of said Erwin tract;

THENCE South 89 degrees 12 minutes 22 seconds West, with the approximate center of Clem Road and the south line of said Erwin tract, a distance of 1262.89 feet to a mag nail set in asphalt pavement at the southeast corner of a tract of land described in the Warranty Deed to Mt. Zion Water Supply Corp. recorded in Volume 1810, Page 34, D.R.R.C.T.;

THENCE North 01 degrees 14 minutes 17 seconds West, with the east line of said Mt. Zion Water Supply Corp. tract and the west line of said Erwin tract, a distance of 159.00 feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set at the northeast corner of said Mt. Zion Water Supply Corp. tract;

THENCE South 89 degrees 12 minutes 22 seconds West, with the north line of said Mt. Zion Water Supply Corp. tract and the west line of said Erwin tract, a distance of 53.00 feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set at the northwest corner of said Mt. Zion Water Supply Corp. tract, also being in the east line of J. L. Peoples Subdivision, an addition to the County of Rockwall, Texas, according to the plat recorded in Cabinet A, Page 109, Plat Records of Rockwall County, Texas (P.R.R.C.T.);

THENCE North 01 degrees 14 minutes 17 seconds West, with the east line of said J. L. Peoples Subdivision and the west line of said Erwin tract; a distance of 1498.13 feet to a 1/2-inch iron rod found at the northeast corner of said J. L. Peoples Subdivision, also being the southeast corner of a tract of land described in the Warranty Deed to City of Rockwall recorded in Volume 4695, Page 35, D.R.R.C.T.;

THENCE North 01 degrees 51 minutes 41 seconds West, with the west line of said Erwin tract, the east line of said City of Rockwall tract (Volume 4695, Page 35), and the east line of a tract of land described in the Warranty Deed to City of Rockwall recorded in Volume 2434, Page 53, D.R.R.C.T., a distance of 1350.51 feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set;

THENCE North 89 degrees 34 minutes 35 seconds East, crossing said Erwin tract, a distance of 349.11 feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set;

THENCE North 01 degrees 51 minutes 41 seconds West, crossing said Erwin tract, a distance of 322.10 feet to a mag nail set in asphalt pavement in the approximate center of North Country Lane (by use and occupation), also being the north line of said Erwin tract;

THENCE North 89 degrees 34 minutes 35 seconds East, with the north line of said Erwin tract and the approximate center of said North Country Lane, a distance of 1009.37 feet to a mag nail set in asphalt at the northeast corner of said Erwin tract;

THENCE South 09 degrees 29 minutes 57 seconds East, with the east line of said Erwin tract and generally with the west line of a tract of land awarded to Carol Alley DeJarnett and described as Tract 2 in the Clarified Final Decree of Divorce recorded in Volume 2216, Page 197, D.R.R.C.T., a distance of 644.60 feet to the southwest corner (unable to set) of said Tract 2, also being the northeast corner of Northeast Estates Addition II, an addition to the County of Rockwall, Texas, according to the plat recorded in Cabinet A, Page 303, P.R.R.C.T.;

THENCE South 00 degrees 49 minutes 09 seconds East, with the east line of said Erwin tract, the west line of said Northeast Estates Addition II, the west line of a tract of land described in the Warranty Deed to Stephen Richard Erbert and Patricia Erbert recorded in Volume 5722, Page 62, D.R.R.C.T., and the west line of Watson Estates, an addition to the County of Rockwall, Texas, according to the plat recorded in Cabinet G, Page 319, P.R.R.C.T., a distance of 984.98 feet to a 1/2-inch iron rod found;

THENCE South 00 degrees 59 minutes 53 seconds East, with the east line of said Erwin tract, the west line of said Watson Estates, the west line of a tract of land described in the Warranty Deed to James William Valk, Jr. and Renee Lucille Burns, as Trustees of the James William Valk, Jr. Living Trust, recorded in Volume 6107, Page 305, D.R.R.C.T., the west line of a tract of land described in the General Warranty Deed to Kevin Conner and Amy Conner recorded in Document Number 2014000015800, Official Public Records of Rockwall County, Texas, and the west line of Mustang Acres Subdivision, an addition to the County of Rockwall, Texas, according to the plat recorded in Cabinet A, Page 54, P.R.R.C.T., a distance of 1674.08 feet to the POINT OF BEGINNING and containing 4,277,500 square feet (98.198 acres) of land, of which a portion lies within publicly used roadways.

BEGINNING at a PK nail found in asphalt pavement in the approximate center of North Country Lane (by use and occupation) at the northwest corner of said Erwin tract;

THENCE North 89 degrees 34 minutes 35 seconds East, with the approximate center of North Country Lane and the north line of said Erwin tract, a distance of 349.11 feet to a mag nail set in asphalt pavement;

THENCE South 01 degrees 51 minutes 41 seconds East, crossing said Erwin tract, a distance of 322.10 feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set;

THENCE South 89 degrees 34 minutes 35 seconds West, crossing said Erwin tract, a distance of 349.11 feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set in the west line of said Erwin tract, also being the east line of a tract of land described in the Warranty Deed to City of Rockwall recorded in Volume 2434, Page 53, D.R.R.C.T.;

THENCE North 01 degrees 51 minutes 41 seconds West, with the west line of said Erwin tract and the east line of said City of Rockwall tract, a distance of 322.10 feet to the POINT OF BEGINNING and containing 112,414 square feet (2.581 acres) of land, of which a portion lies within publicly used roadways.

CERTIFICATION

I do hereby certify to Benchmark Title; Karl Daniel Erwin, Trustee of Sub-Trust-A of the Karl W. Erwin Family Trust created under the First Restatement of Karl W. Erwin Family Trust dated July 8, 1998 and Lenore W. Erwin, Skolburg Retail Corporation, a Texas Corporation; Erwin Fuus SF, Ltd, a Texas Limited partnership; Erwin Farms SF OP Corporation, a Texas corporation and Fidelity National Title Insurance Company that this survey was prepared from an on the ground survey under my supervision on November 25, 2024. This survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition II Survey.

Patrick J. Baldefsey
Registered Professional Land Surveyor 5504

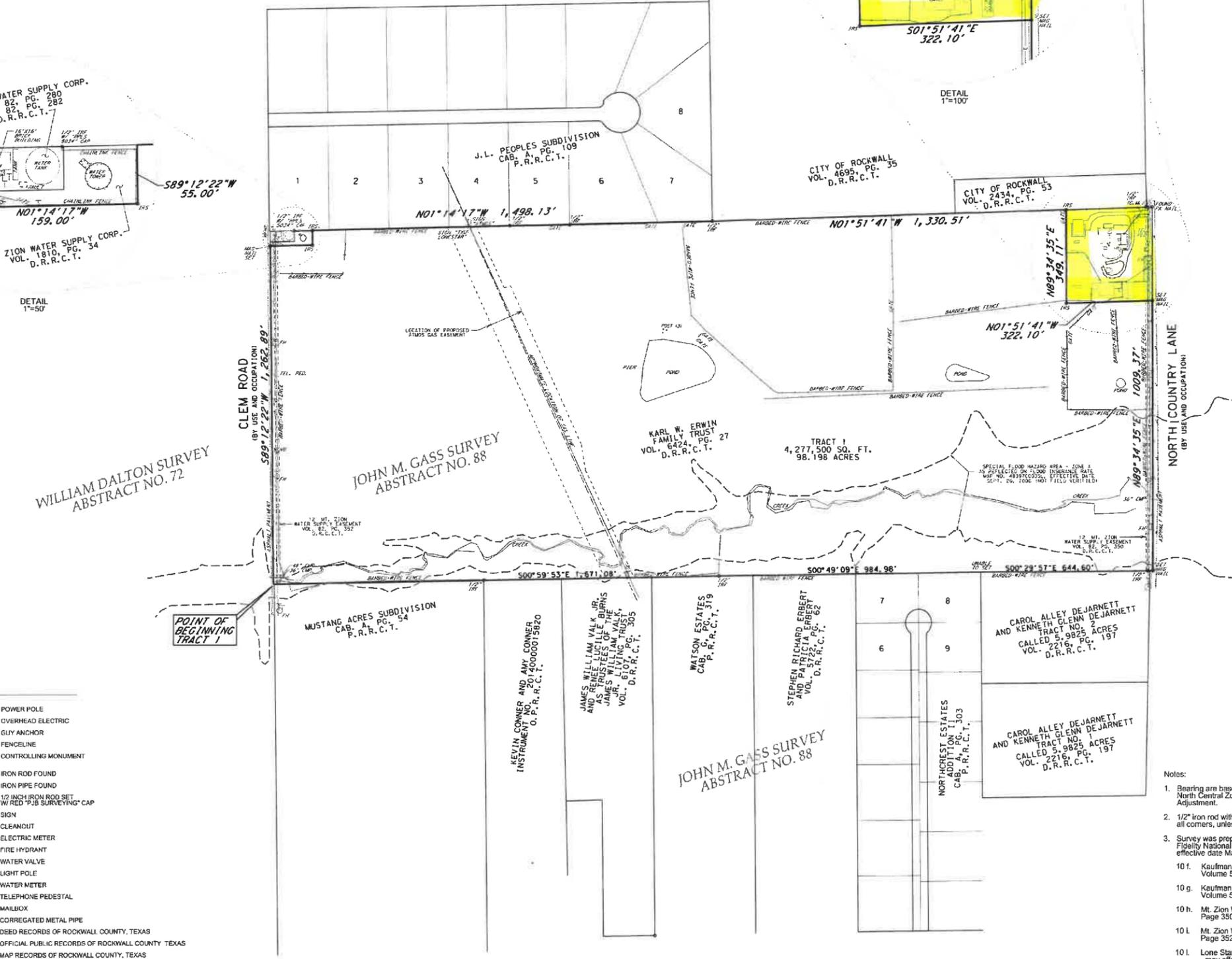
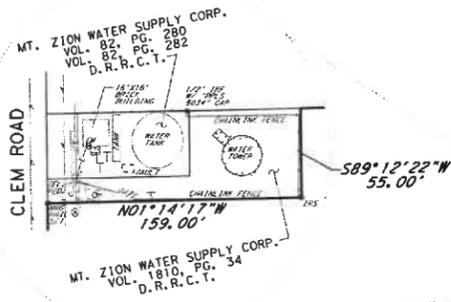
Notes:

- 1. Bearing are based on the Texas State Plane Coordinate System, North Central Zone 4202, North American Datum of 1983, 2011 Adjustment.
- 2. 1/2" iron rod with cap stamped "PJB SURVEYING" set at all corners, unless otherwise noted.
- 3. Survey was prepared with the benefit of a Title Commitment issued by Fidelity National Title Insurance Company, CF No. PL24-37432, effective date March 5, 2025. Schedule B items are as follows:
 - 10 f. Kaufman Van Zandt Soil Conservation District Easement, recorded in Volume 57, Page 423 - blanket easement, may affect
 - 10 g. Kaufman Van Zandt Soil Conservation District Easement, recorded in Volume 57, Page 421 - blanket easement, may affect
 - 10 h. Mt. Zion Water Supply Corporation Easement, recorded in Volume 82, Page 350 - affects, shown
 - 10 i. Mt. Zion Water Supply Corporation Easement, recorded in Volume 82, Page 352 - affects, shown
 - 10 l. Lone Star Gas Company Easement, recorded in Volume 25, Page 687 - may affect, cannot be located by description

BOUNDARY SURVEY
OF A
98.198 ACRE TRACT
AND A
2.581 ACRE TRACT
OUT OF THE
JOHN M. GASS SURVEY, ABST. NO. 88
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

PREPARED BY
PJB SURVEYING, LLC
TBPELS NO. 10194303
200 W. BELMONT, SUITE D
ALLEN, TEXAS 75012
972-949-0669

MARCH 2025



- LEGEND
- POWER POLE
 - OVERHEAD ELECTRIC
 - GLY ANCHOR
 - FENCELINE
 - (C.M.) CONTROLLING MONUMENT
 - IRF IRON ROD FOUND
 - IRP IRON PIPE FOUND
 - IRS 1/2 INCH IRON ROD SET WITH RED "PJB SURVEYING" CAP
 - SIGN
 - CO CLEANOUT
 - EM ELECTRIC METER
 - FH FIRE HYDRANT
 - WATER VALVE
 - LIGHT POLE
 - WATER METER
 - TEL. PED. TELEPHONE PEDESTAL
 - MB MAILBOX
 - CMP CORRUGATED METAL PIPE
 - D.R.R.C.T. DEED RECORDS OF ROCKWALL COUNTY, TEXAS
 - O.P.R.R.C.T. OFFICIAL PUBLIC RECORDS OF ROCKWALL COUNTY TEXAS
 - M.R.R.C.T. MAP RECORDS OF ROCKWALL COUNTY, TEXAS

EXHIBIT "A"



— = Alignment of sanitary sewer line to the Property via Erwin Farms.

LEGEND:

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

PERMITTED LAND USES IN A SINGLE-FAMILY 1 (SF-1) DISTRICT

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

LEGEND:

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

PERMITTED LAND USES IN A SINGLE-FAMILY 1 (SF-1) DISTRICT

LAND USE SCHEDULE	LAND USE DEFINITION REFERENCE [Reference Article 13, Definitions]	CONDITIONAL USE REFERENCE Reference Article 04, Permissible Uses]	SINGLE FAMILY 1 (SF-1) DISTRICT
Antenna for a Residential Property	(2)	(1)	A
Antenna for an Amateur Radio	(3)	(2)	A
Antenna Dish	(4)	(3)	A
Utilities (<i>Non-Municipally Owned or Controlled</i>), Including Sanitary Landfill, Water Treatment, and Supply, and Wastewater Treatment	(10)		S
Municipally Owned or Controlled Facilities, Utilities and Uses (<i>Includes Utilities with a Franchise Utility Agreement with the City of Rockwall</i>)	(11)		P
Private Streets	(12)		S
Railroad Yard or Shop	(14)		S
Satellite Dish	(16)		A
Solar Energy Collector Panels and Systems	(17)	(7)	A
Utilities Holding a Franchise from the City of Rockwall	(21)		S
Utility Installation Other than Listed	(22)		S
Utility/Transmission Lines	(23)		S

11 NORTHEAST RESIDENTIAL DISTRICT

↑ NORTHERN ESTATES DISTRICT (PAGE 1-24)

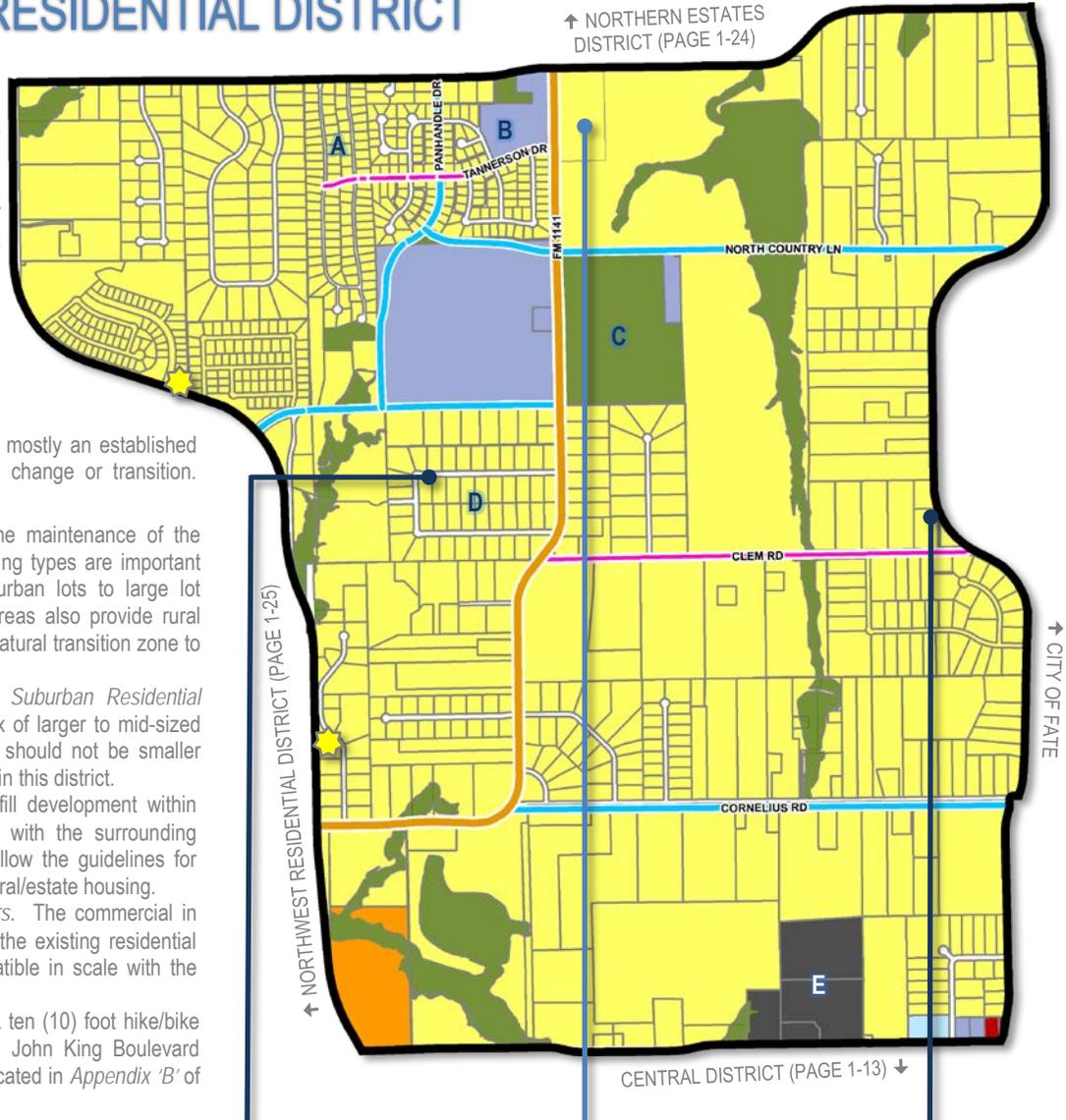
DISTRICT DESCRIPTION

The *Northeast Residential District* is characterized by its established low-density residential subdivisions and rural/estate style lots. This district is anticipated to be a future growth center for the City, having several large vacant tracts of land suitable for low-density, residential development. In addition, the City currently owns a large tract of land that will be a northern community park and serve this district in the future.

DISTRICT STRATEGIES

The *Northeast Residential District* being mostly an established residential district, is not anticipated to change or transition. The strategies for this district are:

- 1 *Estate and Rural Residential.* The maintenance of the *Estate and Rural Residential* housing types are important to balancing the diversity of suburban lots to large lot housing within the City. These areas also provide rural reserves for the City and create a natural transition zone to the east, towards FM-3549.
- 2 *Suburban Residential.* Any new *Suburban Residential* developments should include a mix of larger to mid-sized lots. Lots in these developments should not be smaller than existing *Suburban Residential* in this district.
- 3 *Infill Development.* Residential infill development within this district should be compatible with the surrounding structures and should generally follow the guidelines for low density, suburban housing or rural/estate housing.
- 4 *Neighborhood/Convenience Centers.* The commercial in this district is intended to support the existing residential subdivisions and should be compatible in scale with the adjacent residential structures.
- 5 *John King Boulevard Trail Plan.* A ten (10) foot hike/bike trail should be incorporated along John King Boulevard with rest stops and signage as indicated in *Appendix 'B'* of this Comprehensive Plan.



POINTS OF REFERENCE

- A. Stoney Hollow Subdivision
- B. Celia Hays Elementary School
- C. North Country Lane Park
- D. Saddlebrook Estates Subdivision
- E. Resthaven Funeral Home

LAND USE PALETTES

- Current Land Use
- Future Land Use

★ John King Boulevard Trail Plan
Rest Stop/Trailblazer Pylon



2 Current Suburban Residential



2 Future Suburban Residential



1 Current Rural Residential

BUILD OUT 1,964

5,794

% OF ROCKWALL 3.13%

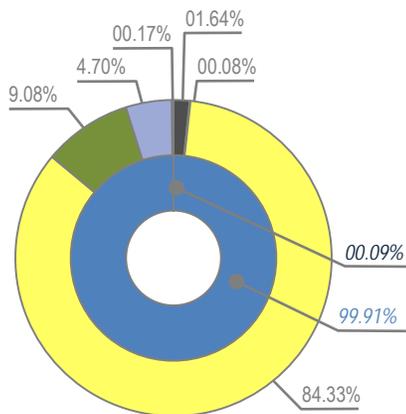
0.99%

3.10%

CURRENT 625

18

1,844



■ MINOR COLLECTOR	0.09%
■ M4U	99.91%
■ M4D	0.00%
■ CEMETERY (CEM)	32.34-ACRES
■ COMMERCIAL/RETAIL (CR)	1.52-ACRES
■ LOW DENSITY RESIDENTIAL (LDR)	1,658.33-ACRES
■ PARKS AND OPEN SPACE (OS)	178.54-ACRES
■ PUBLIC (P)	92.45-ACRES
■ QUASI-PUBLIC (QP)	3.25-ACRES

05 FUTURE LAND USE PLAN

01 LAND USE PLAN DESIGNATIONS

01.01 RESIDENTIAL ● ● ●

● LOW DENSITY RESIDENTIAL (LDR)

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

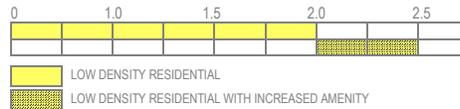
DESIGNATION CHARACTERISTICS

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

EXISTING LAND USE EXAMPLES

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

RESIDENTIAL DENSITY CHART



● MEDIUM DENSITY RESIDENTIAL (MDR)

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

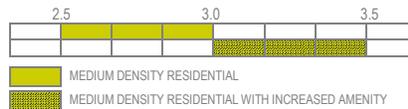
DESIGNATION CHARACTERISTICS

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

EXISTING LAND USE EXAMPLES

- 1 Caruth Lakes Subdivision
- 2 Lago Vista Subdivision
- 3 Park Place Subdivision

RESIDENTIAL DENSITY CHART



● HIGH DENSITY RESIDENTIAL (HDR)

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

DESIGNATION CHARACTERISTICS

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

EXISTING LAND USE EXAMPLES

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

RESIDENTIAL DENSITY CHART



CITY OF ROCKWALL

ORDINANCE NO. ~~25-XX~~

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO APPROVE A CHANGE IN ZONING FROM AN AGRICULTURAL (AG) DISTRICT TO A SINGLE-FAMILY 1 (SF-1) DISTRICT FOR A 2.581-ACRE TRACT OF LAND IDENTIFIED AS TRACT 6 OF THE J. A. RAMSEY SURVEY, ABSTRACT NO. 183, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND BEING MORE SPECIFICALLY DESCRIBED AND DEPICTED IN EXHIBITS 'A' & 'B' OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Adam Buczek of the Skorburg Company on behalf of Dr. Karl Erwin of the Estate of Karl W. Erwin for the approval of a Zoning Change from an Agricultural (AG) District to Single-Family 1 (SF-1) District for a 2.581-acre tract of land identified as Tract 6 of the J.A. Ramsey Survey, Abstract No. 183, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, and more fully described and depicted in Exhibits 'A' & 'B' of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

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

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

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

SECTION 2. That the *Subject Property* shall be used only in the manner and for the purposes provided for a Single-Family 1 (SF-1) District as stipulated in Section 01.01, *Use of Land and Buildings*, of Article 04, *Permissible Uses* and Section 03.01, *General Residential District Standards*, and Section 03.05, *Single-Family 1 (SF-1) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [Ordinance No. 20-02] of the City of Rockwall as heretofore amended, as amended herein by granting of this zoning change,

and as maybe amended in the future;

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

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

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

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

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

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

Tim McCallum, *Mayor*

ATTEST:

Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

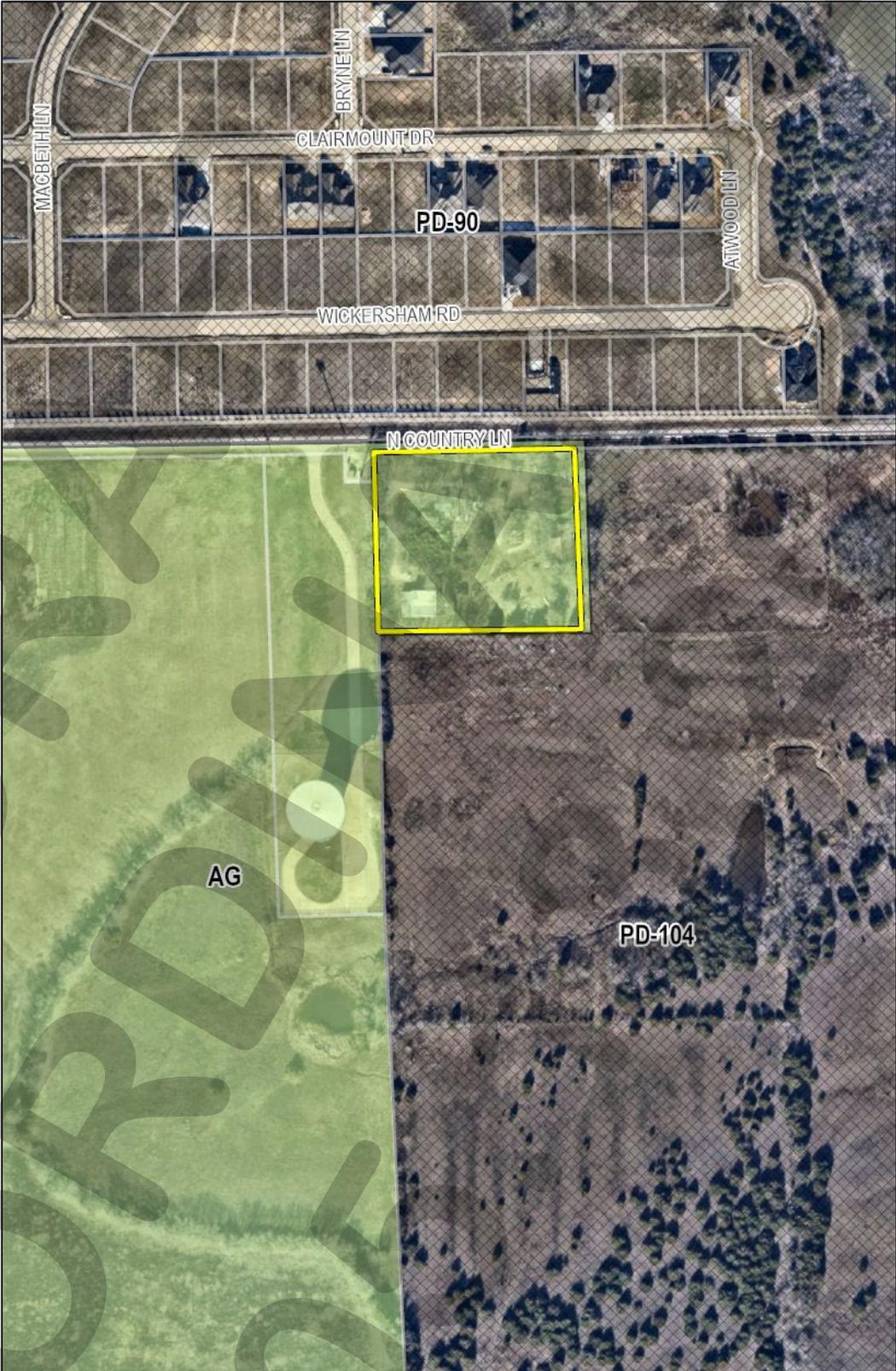
1st Reading: May 19, 2025

2nd Reading: June 2, 2025

Exhibit 'A':
Location Map

Address: 379 N. Country Lane

Legal Description: Tract 6 of the J.A. Ramsey Survey, Abstract No. 183





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

TO: Planning and Zoning Commission
DATE: May 13, 2025
APPLICANT: Luis and Elsa Cervantes
SUBJECT: Z2025-019; *Specific Use Permit (SUP) for an Accessory Building at 251 Wayne Drive*

On April 29, 2025, the applicants -- *Luis and Elsa Cervantes* -- sent an email to staff requesting to withdraw *Case No. Z2025-019 (see Exhibit 'A')*. According to Subsection 01.03, *Application Withdrawal*, of the Article 11, *Development Application and Review Procedures*, of the Unified Development Code (UDC), "(i)f an application requires notice to be published in the newspaper and/or notifications of a public hearing sent to affected property owners, such request for withdrawal of an application must be placed on the public hearing agenda and acted upon by the applicable body." This means that the Planning and Zoning Commission will need to vote on the applicant's request to withdraw. Should the Planning and Zoning Commission have any questions, staff will be available at the May 13, 2025 meeting.

Exhibit 'A': Applicant's Letter

From: [Luis Cervantes](#)
To: [Guevara, Angelica](#)
Subject: Luis & Elsa Cervantes
Date: Tuesday, April 29, 2025 10:43:45 AM

To whom it may concern

I am the owner at 251 Wayne Dr, Rockwall, TX 75032 i had requested a permit to be able to build a storage/ garge on my property, I am informing that I no longer will our want to continue with the build. I want to cancel the permit and want to say thank you for your time. We want to cancel it completely.

Sincerely
Luis & Elsa Cervantes



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: May 13, 2025
APPLICANT: Justin Jeffus
CASE NUMBER: Z2025-020; *Specific Use Permit (SUP) for an Accessory Structure at 1214 East Fork Road*

SUMMARY

Hold a public hearing to discuss and consider a request by Justin Jeffus for the approval of a Specific Use Permit (SUP) for an *Accessory Structure* that exceeds the maximum size on a 1.06-acre parcel of land identified Lot 2 of the Blase Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, addressed as 1214 East Fork Road, and take any action necessary.

BACKGROUND

The subject property was annexed into the City of Rockwall on June 20, 1959 by *Ordinance No. 59-02 [i.e. Case No. A1959-002]*. At the time of annexation, the subject property was zoned Single-Family 2 (SF-2) District. Sometime between January 3, 1972 and May 16, 1983, the subject property was rezoned from Single-Family 2 (SF-2) District to Single-Family 10 (SF-10) District. On January 22, 2008, the City Council approved a final plat [*i.e. Case No. P2007-036*] that established the subject property as Lot 2, Block 1, Blase Addition. According to the Rockwall Central Appraisal District (RCAD) there is an existing 4,735 SF single-family home that was constructed in 2008 situated on the subject property.

PURPOSE

The applicant -- *Justin Jeffus* -- is requesting approval of a Specific Use Permit (SUP) for the purpose of allowing the construction of a 655 SF *Accessory Structure* on the subject property.

ADJACENT LAND USES AND ACCESS

The subject property is located at 1214 East Fork Drive. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is a 4.32-acre parcel of land (*i.e. Lot 3, Block 1, Blase Addition*) zoned Single-Family 10 (SF-10) District. Beyond this is a 15.092-acre parcel of land (*i.e. Lot 1, Block A, Rockwall Elementary School No. 9 Addition*) that belongs to Rockwall Independent School District and is zoned Planned Development District 29 (PD-29). North of this is N. Lakeshore Drive Road, which is identified as a *A4D (i.e. arterial, four (4) lane, divided roadway)* on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

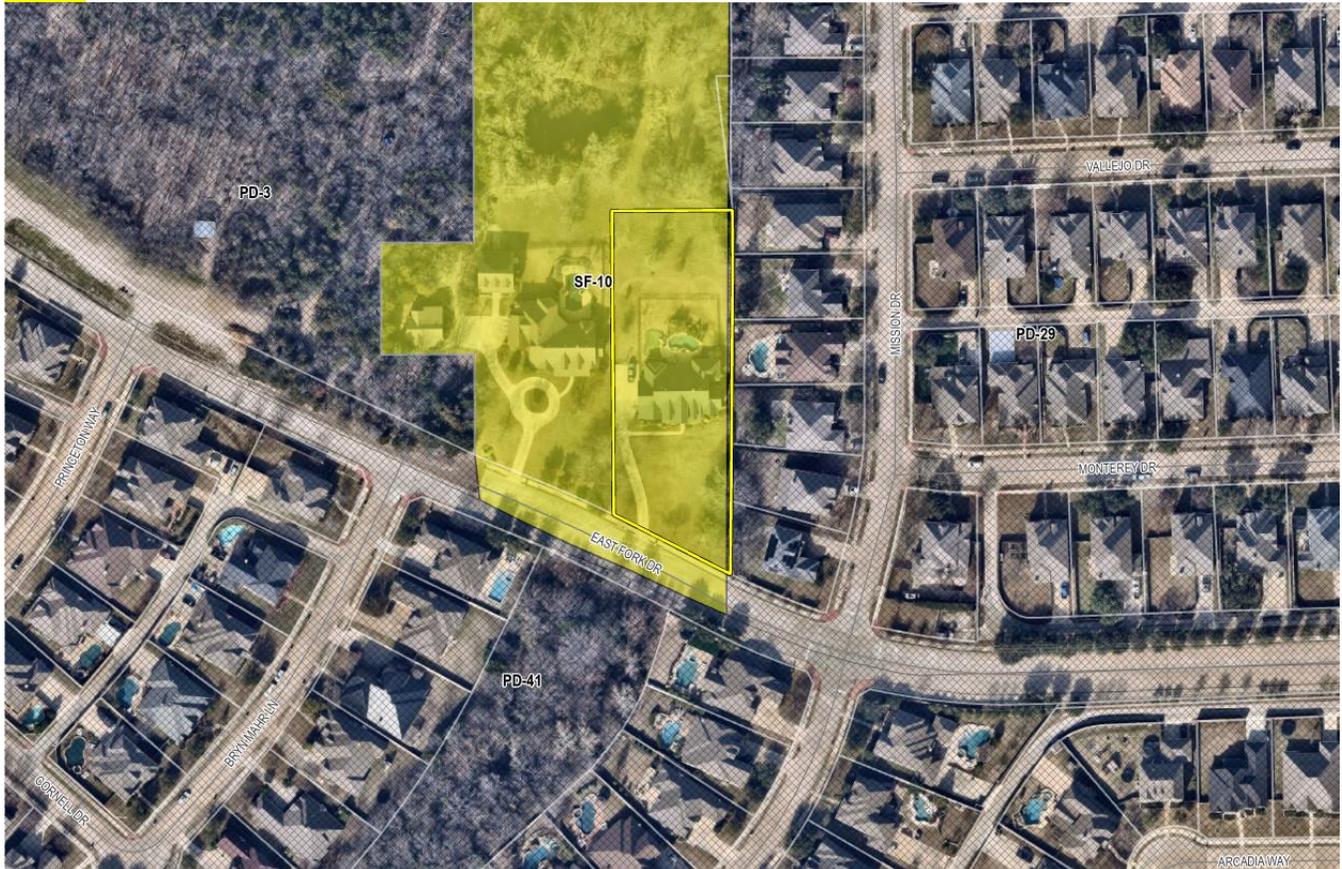
South: Directly south of the subject property is East Fork Drive, which is identified as an *M4U (i.e. major collector, four (4) lane, undivided roadway)* on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is Phase 3 of The Preserve Subdivision, which consists of 117 residential lots and has been in existence since August 31, 2007. These properties are zoned Planned Development District 41 (PD-41). South of this is Southwestern Drive, which is identified as a *Minor Collector* on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

East: Directly east of the subject property are Phases 1, 1A, and 2 of the Lakeview Summit Subdivisions, which are all zoned Planned Development District 29 (PD-29). Beyond this is a vacant 4.6021-acre tract of land (*i.e. Tract 4 of the J.H.B. Jones Survey, Abstract No. 124 & the S.S. McCurry Survey, Abstract No. 146*), which is zoned Planned

Development District 56 (PD-56). East of this is SH-205, which is identified as a A4D (i.e. 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 a 4.32-acre parcel of land (i.e. Lot 3, Block 1, Blase Addition) zoned Single-Family 10 (SF-10) District. Beyond this is a vacant 9.623-acre tract of land which is part of a 13.3-acre tract of land (i.e. Tract 11-3 of the A. Hanna Survey, Abstract No. 98) zoned Planned Development District 3 (PD-3). East of this is a 0.8790-acre parcel of land (i.e. Lot 2, Block A, North lake Shore Daycare), which consists of a daycare (i.e. Kiddie Academy) and is zoned Planned Development District 41 (PD-41).

MAP 1: LOCATION MAP
YELLOW: SUBJECT PROPERTY



CHARACTERISTICS OF THE PROJECT

The applicant is requesting approval of a Specific Use Permit (SUP) for an *Accessory Structure* on the subject property. The structure is a total of 655 SF in size. The accessory structure has an approximate total height of 20-feet, 4¼-inches or 15-feet, 2¼-inches at the midpoint of the roof, with a 12:12 roof pitch. The proposed building elevations provided by the applicant indicate the structure will be clad in stone, have a brick or cast stone header, and consist of shaker siding. A chimney will also be incorporated into the structure.

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

According to Article 13, *Definitions*, of the Unified Development Code (UDC) a *Residential Accessory Building or Structure* is defined as "(a) supplementary structure or building on a residential property that is secondary to the primary dwelling and serves a supportive or complementary function. These structures are typically used for purposes such as storage, recreation, or housing equipment and are ancillary to the primary residential use of the property." In addition, according to Subsection 07.04, *Accessory Structure Development Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) an *Accessory Building* in a Single-Family 10 (SF-10) District is permitted by-right up to 144 SF and 15-feet in height. In this case,

the proposed *Accessory Building* is exceeding both the size and height requirements. The proposed *Accessory Building* is approximately 655 SF in size and 20-feet, 4¼-inches in total height. That being said, the height of an *Accessory Building* with a pitched roof is taken at the midpoint of the roof pitch. Given this, the height of the proposed *Accessory Building* is 15-feet, 2¼-inches. Based on this, the applicant is requesting approval of an *Accessory Structure* that exceeds the maximum permissible size by 511 SF and exceeds the maximum height by 2¼-inches.

In addition, each property shall be permitted one (1) detached garage up to 625 SF and one (1) accessory building up to 144 SF or two (2) accessory buildings up to 144 SF each. If a property has an existing accessory building greater than 144 SF, no additional accessory buildings or detached garages shall be permitted. In this case, the proposed structure would be the only accessory building on the subject property and would be greater than the maximum permissible size. If approved, no other accessory structures would be permitted on the subject property.

If the applicant's Specific Use Permit (SUP) is approved, staff has included operational conditions in the Specific Use Permit (SUP) ordinance that tie down the size and height of the proposed structure. With this being said, the approval of a Specific Use Permit (SUP) request is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.

NOTIFICATIONS

On April 18, 2025, staff mailed 75 property owner notifications to property owners and occupants within 500-feet of the subject property. Staff also notified the Rockwall Shores, The Shores on Lake Ray Hubbard, Lakeview Summit, and The Preserve Homeowner's Associations (HOAs), which are 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 not received any notices in reference to the applicant's request.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the applicant's request for a Specific Use Permit (SUP) to construct an *Accessory Building* on the subject property, then staff would propose the following conditions of approval:

- (1) The applicant shall be responsible for maintaining compliance with the operational conditions contained in the Specific Use Permit (SUP) ordinance and which are detailed as follows:
 - (a) The development of the *Accessory Structure* shall generally conform to the Site Plan as depicted in *Exhibit 'B'* of the Specific Use Permit (SUP) ordinance.
 - (b) The *Accessory Structure* shall generally conform to the Building Elevations as depicted in *Exhibit 'C'* of the Specific Use Permit (SUP) ordinance.
 - (c) The *Accessory Structure* shall not exceed a maximum height of 20-feet, 4¼-inches.
 - (d) The *Accessory Structure* shall not exceed a maximum size of 655 SF.
 - (e) The *Accessory Structure* shall not be sold or conveyed separately from the single-family home without meeting the requirements of the zoning district and subdivision ordinance; and,
 - (f) No additional *Accessory Structures* may be constructed on the *Subject Property*.
- (2) Any construction resulting from the approval of this Specific Use Permit (SUP) request 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 1214 East Fork Rd

SUBDIVISION Blase Addition

LOT 2 BLOCK 1

GENERAL LOCATION North Rockwall

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING Residential

CURRENT USE Residential

PROPOSED ZONING _____

PROPOSED USE _____

ACREAGE _____

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

Justin Jeffus

APPLICANT

Justin Jeffus

CONTACT PERSON

Justin Jeffus

CONTACT PERSON

Justin Jeffus

ADDRESS

1214 East Fork Rd

ADDRESS

1214 East Fork Rd

CITY, STATE & ZIP

Rockwall TX 75087

CITY, STATE & ZIP

Rockwall TX 75087

PHONE

214-801-0097

PHONE

214-801-0097

E-MAIL

jjeffus@mycon.com

E-MAIL

jjeffus@mycon.com

NOTARY VERIFICATION [REQUIRED]

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

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 215.90 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 15th DAY OF April, 20 25 BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 15th DAY OF April, 20 25.

OWNER'S SIGNATURE

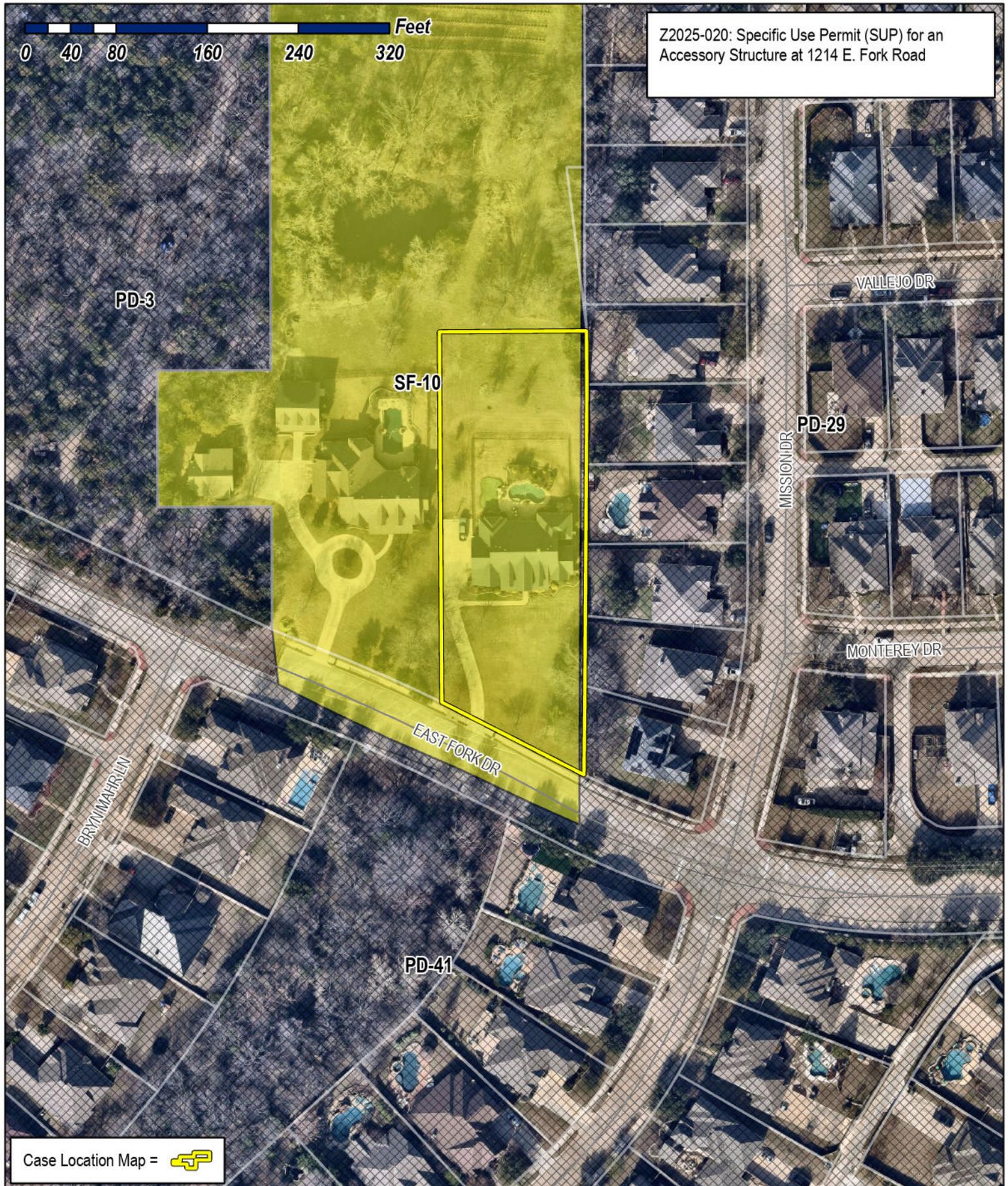
Justin Jeffus

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Maria Davaillo



MY COMMISSION EXPIRES 10/18/25



Z2025-020: Specific Use Permit (SUP) for an Accessory Structure at 1214 E. Fork Road

Case Location Map = 



City of Rockwall

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

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

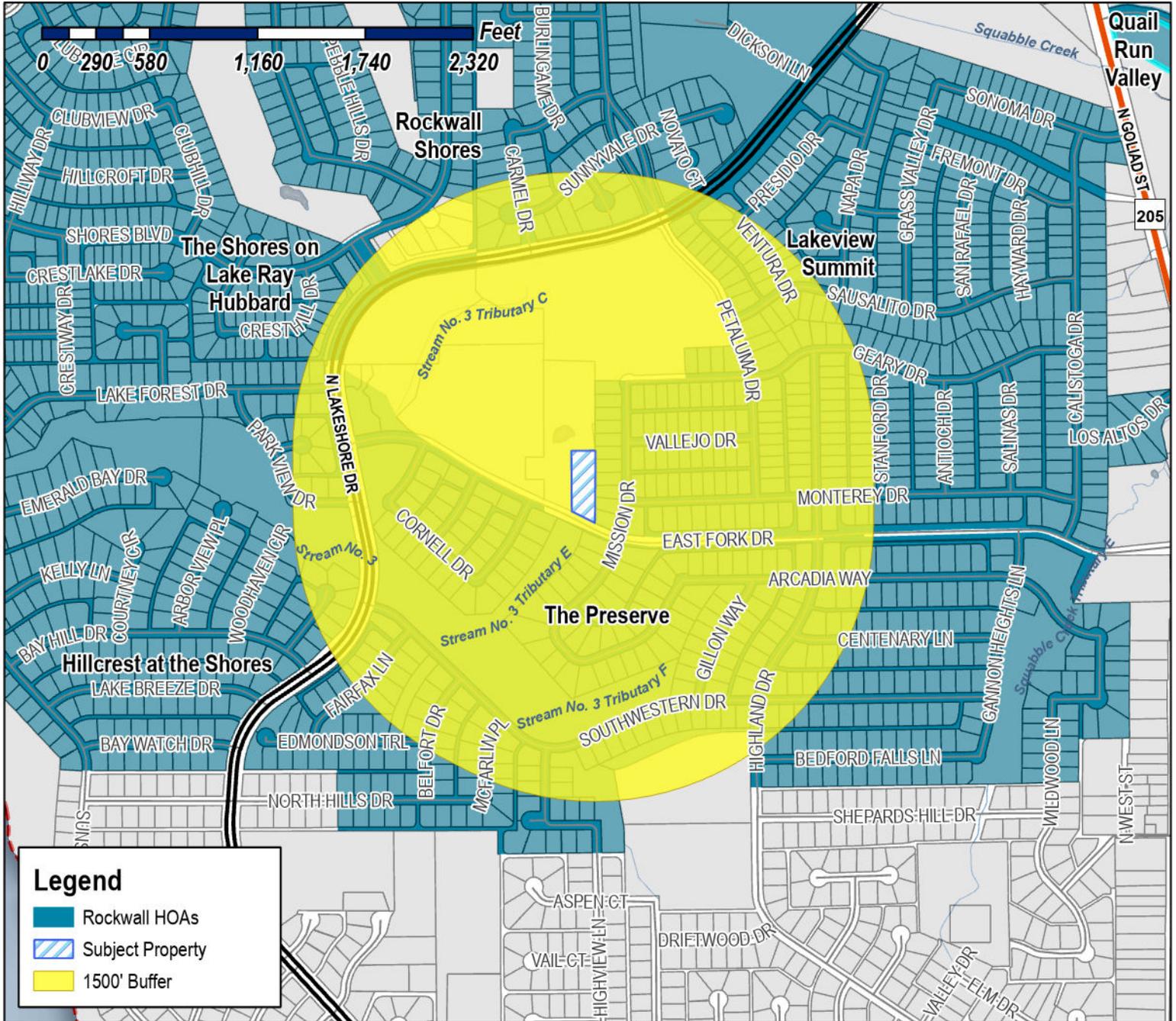




City of Rockwall

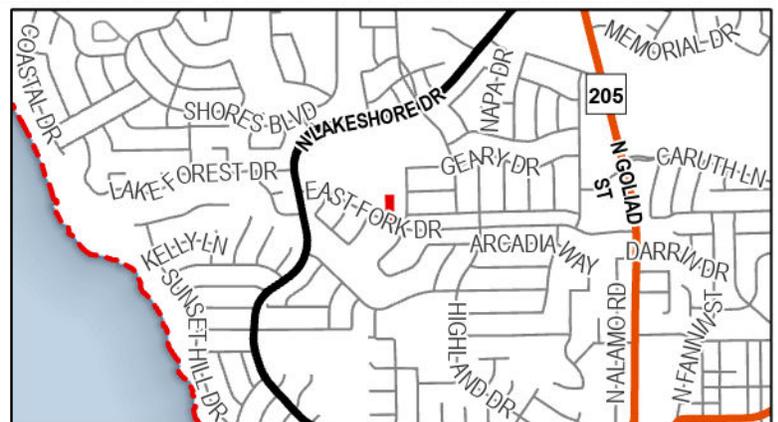
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Case Number: Z2025-020
Case Name: Specific Use Permit (SUP) for an Accessory Structure
Case Type: Zoning
Zoning: Single-Family 10 (SF-10) District
Case Address: 1214 E. Fork Road

Date Saved: 4/21/2025
 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 [Z2025-020]
Date: Wednesday, April 23, 2025 3:22:59 PM
Attachments: [Public Notice \(04.21.2025\).pdf](#)
[HOA Map \(04.21.2025\).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, April 25, 2025](#). The Planning and Zoning Commission will hold a public hearing on [Tuesday, May 13, 2025 at 6:00 PM](#), and the City Council will hold a public hearing on [Monday, May 19, 2025 at 6:00 PM](#). Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

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

-
Z2025-020: SUP for an Accessory Structure

Hold a public hearing to discuss and consider a request by Justin Jeffus for the approval of a [Specific Use Permit \(SUP\)](#) for an Accessory Structure that exceeds the maximum size on a 1.06-acre parcel of land identified Lot 2 of the Blase Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, addressed as 1214 East Fork Road, and take any action necessary.

Thank you,

Melanie Zavala

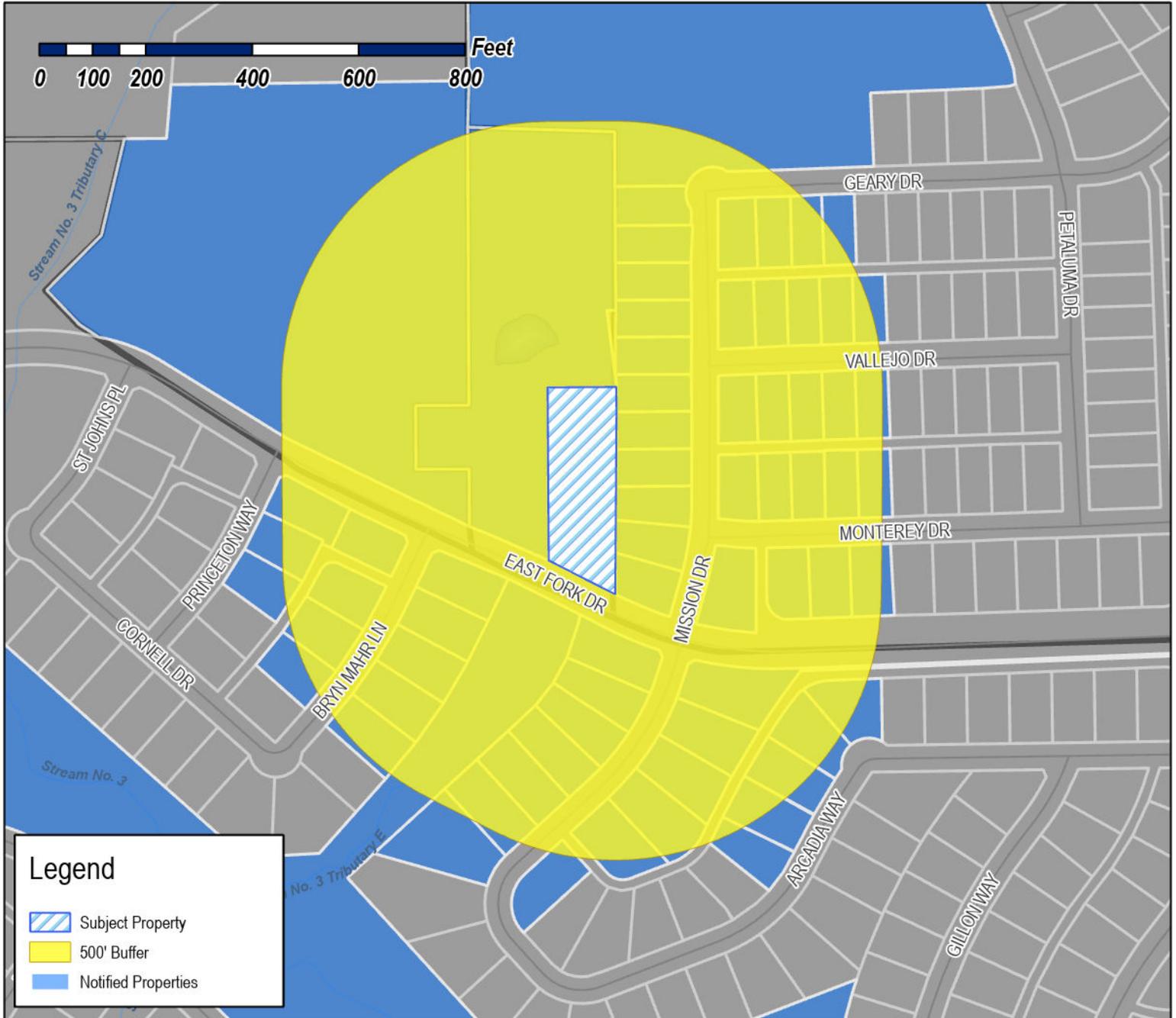
Planning & Zoning Coordinator | Planning Dept. | City of Rockwall
385 S. Goliad Street | Rockwall, TX 75087
[Planning & Zoning Rockwall](#)
972-771-7745 Ext. 6568



City of Rockwall

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

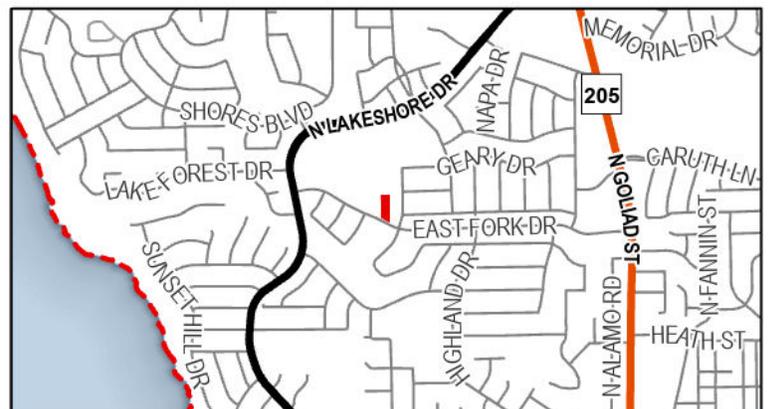
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Case Number: Z2025-020
Case Name: Specific Use Permit (SUP) for an Accessory Structure
Case Type: Zoning
Zoning: Single-Family 10 (SF-10) District
Case Address: 1214 E. Fork Road

Date Saved: 4/21/2025

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



JEFFUS JUSTIN AND ERIN
1214 E FORK
ROCKWALL, TX 75087

BLASE CHRISTOPHER & JILL
1220 E FORK
ROCKWALL, TX 75087

BIZO LLC
1220 E FORK
ROCKWALL, TX 75087

BREC ENTERPRISES LLC
1220 E FORK DRIVE
ROCKWALL, TX 75087

ANZAI BYRON H
1239 MISSION DRIVE
ROCKWALL, TX 75087

HUX MARK
1245 MISSION DR
ROCKWALL, TX 75087

CONFIDENTIAL
1251 MISSION DR
ROCKWALL, TX 75087

WANG JESSE AND
LESLIE C ROACH
1257 Mission Dr
Rockwall, TX 75087

MARTINEZ GLORIA & JOSE LUIS AND
AUBREY MARTINEZ
1263 MISSION DR
ROCKWALL, TX 75087

MAHROUMI MOHAMMAD AND PARISA
SHAHBAZI
MANOCHEHR KIANPOUR
1269 MISSION DRIVE
ROCKWALL, TX 75087

RESIDENT
1275 MISSION DR
ROCKWALL, TX 75087

RESIDENT
1281 MISSION DR
ROCKWALL, TX 75087

CHANDLER JEFFREY & KIMBERLY
1293 MISSION DR
ROCKWALL, TX 75087

GUANCIAL JOSEPH LOUIS AND SOPHIA XUAN VO
1299 MISSION DR
ROCKWALL, TX 75087

RESIDENT
1325 PETALUMA DR
ROCKWALL, TX 75087

CLARK CHARLES L AND
SANDRA J CLARK
1395 Tanglevine Ln
Rockwall, TX 75087

WALSER JERRY B & DEBBIE K
1450 ASHBOURNE DR
ROCKWALL, TX 75087

LING JOYCE H & ROBERT H
17736 LILIANA CT
ROWLAND HEIGHTS, CA 91748

LERNER ROBER THOMAS AND STEPHANIE
620 ARCADIA WAY
ROCKWALL, TX 75087

BYRD CHRISTOPHER A & CARRIE E
622 ARCADIA WAY
ROCKWALL, TX 75087

GILBERT JACOB AND ELIZABETH
624 ARCADIA WAY
ROCKWALL, TX 75087

BARKER MARION CARLISLE JR AND DENISE
JIMENEZ
626 ARCADIA DR
ROCKWALL, TX 75087

QUAGLIANA DOUGLAS
628 ARCADIA DR
ROCKWALL, TX 75087

CAMPBELL DUNCAN AND TIFFANY
629 ARCADIA WAY
ROCKWALL, TX 75087

BLACK RICARDO N & LORY C
655 MISSION DR
ROCKWALL, TX 75087

JOHN AND JENNIFER JANAK FAMILY TRUST
JOHN PAUL JANAK AND JENNIFER LEIGH JANAK -
TRUSTEES
656 MISSION DR
ROCKWALL, TX 75087

MALONE CLANTON
657 MISSION DR
ROCKWALL, TX 75087

HULL JEFFREY C AND CARLA R
659 MISSION DR
ROCKWALL, TX 75087

VILLAFANA BILL G & DIANE B
660 MISSION DR
ROCKWALL, TX 75087

CUMMINGS TERENCE J & CHERYL L
661 MISSION DR
ROCKWALL, TX 75087

WELLS WESTLEY ADAM AND LEEANN
662 MISSION DRIVE
ROCKWALL, TX 75087

COLLIER JAMES P AND LINDA K
663 MISSION DRIVE
ROCKWALL, TX 75087

EBEIER JOHN C & DANIELLE B EBEIER
664 MISSION DR
ROCKWALL, TX 75087

RAMSEY JAMES & CYNTHIA
665 MISSION DR
ROCKWALL, TX 75087

BLACKWELL DEREK AND CASSIE
667 MISSION DR
ROCKWALL, TX 75087

JACKSON TRACY & RETHA
668 MISSION DR
ROCKWALL, TX 75087

AARON F DAVIS AND AMANDA M DAVIS LIVING
TRUST
AARON F DAVIS AND AMANDA M DAVIS - CO-
TRUSTEES
670 Mission Dr
Rockwall, TX 75087

JOHNSTON KERRY A AND ELIZABETH A
672 BRYN MAHR
ROCKWALL, TX 75087

GRAVES JAMES GREGORY & ALISHA DIANE
673 BRYN MAHR LN
ROCKWALL, TX 75087

VOTTERI CHRISTOPHER MARK & BONNIE
DARLINDA
674 BRYN MAHR LN
ROCKWALL, TX 75087

FLYNT MARK A & JOAN L TRUSTEES
FLYNT FAMILY LIVING TRUST
674 PRINCETON WAY
ROCKWALL, TX 75087

TREVINO RAUL & MARIA J
675 BRYN MAHR LANE
ROCKWALL, TX 75087

NORVILLE HORACE SCOTT AND HEATHER
JACKSON
676 BRYN MAHR LANE
ROCKWALL, TX 75087

COPPER BEECH TRUST
JAMES MICHAEL KARRETT JR AND RAFFAELA
LENA KARRETT - CO-TRUS
676 PRINCETON WAY
ROCKWALL, TX 75087

PALMER JAMIE A AND MITCHELL
677 BRYN MAHR LN
ROCKWALL, TX 75087

SOLOMON BRIAN & KELLY
678 BRYN MAHR LANE
ROCKWALL, TX 75087

OGBONNA OBIOMA
678 PRINCETON WAY
ROCKWALL, TX 75087

BARKER CHARLES W & LISA M
680 BRYN MAHR LANE
ROCKWALL, TX 75087

CORONADO JIMMY AND SHANNA V
681 BRYN MAHR LN
ROCKWALL, TX 75087

SANDOVAL YSIDRO ANTHONY III AND LESLIE
AUDRA
727 MONTEREY DR
ROCKWALL, TX 75087

ZUVER MARSHA
730 MONTEREY DR
ROCKWALL, TX 75087

HOLTZ PAMELA JEAN AND TIMOTHY MICHAEL
730 VALLEJO DRIVE
ROCKWALL, TX 75087

GARCIA RUDOLPH L & ALMA C
731 VALLEJO DR
ROCKWALL, TX 75087

ALVARADO JOSE & ROXANA
733 MONTEREY DR
ROCKWALL, TX 75087

RESIDENT
736 MONTEREY DR
ROCKWALL, TX 75087

WARNICK DAVID S & KELLY S
736 VALLEJO DR
ROCKWALL, TX 75087

RESIDENT
737 GEARY DR
ROCKWALL, TX 75087

PATTERSON RONYA R & MARY W
737 VALLEJO DR
ROCKWALL, TX 75087

BLACKNALL SHARITA & ANTHONY
739 MONTEREY DR
ROCKWALL, TX 75087

MATTHEWS SAMUEL JERRY LIFE ESTATE
SARAH J MATTHEWS
742 MONTEREY DRIVE
ROCKWALL, TX 75087

BEYENE RAHEL
ERMIA KUMSA
742 VALLEJO DR
ROCKWALL, TX 75087

RAMSEY JON PAUL & JENNY H
743 GEARY DR
ROCKWALL, TX 75087

CHASE MICHAEL B & TIFFANY CHASE
743 VALLEJO DR
ROCKWALL, TX 75087

ESTRADA ALVIO R AND JANIS P
748 MONTEREY DR
ROCKWALL, TX 75087

WILLINGHAM CAREY AND KENDA
748 VALLEJO DR
ROCKWALL, TX 75087

WALKOWICZ MEGAN D
749 GEARY DRIVE
ROCKWALL, TX 75087

COOPER BRADY E & DIANE J
749 VALLEJO DR
ROCKWALL, TX 75087

DODSON HUA
751 MONTEREY DR
ROCKWALL, TX 75087

RESIDENT
754 VALLEJO DR
ROCKWALL, TX 75087

BUCHANAN DONALD BLAKE AND CHRISTINA
MARIE
754 MONTEREY DRIVE
ROCKWALL, TX 75087

RESIDENT
755 GEARY DR
ROCKWALL, TX 75087

ALSROUJI ALAA AND DOAA ALSROUJI
755 VALLEJO DR
ROCKWALL, TX 75087

SIMMONS INVESTMENTS LLC
8172 CHURCH STEEPLE ST
LAS VEGAS, NV 89131

PRESERVE HOMEOWNERS ASSOC INC
C/O REALMANAGE
P.O. BOX 702348
DALLAS, TX 75370

PROGRESS RESIDENTIAL BORROWER 23 LLC
PO BOX 4090
SCOTTSDALE, AZ 85261

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:

Z2025-020: Specific Use Permit (SUP) for an Accessory Structure at 1214 East Fork Road

Hold a public hearing to discuss and consider a request by Justin Jeffus for the approval of a *Specific Use Permit (SUP)* for an *Accessory Structure* that exceeds the maximum size on a 1.06-acre parcel of land identified Lot 2 of the Blase Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, addressed as 1214 East Fork Road, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on Tuesday, May 13, 2025 at 6:00 PM, and the City Council will hold a public hearing on Monday, May 19, 2025 at 6:00 PM. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

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

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

Your comments must be received by Monday, May 19, 2025 at 4:00 PM to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning



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

PLEASE RETURN THE BELOW FORM

Case No. Z2025-020: Specific Use Permit (SUP) for an Accessory Structure at 1214 East Fork Road

Please place a check mark on the appropriate line below:

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

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

Name:
Address:

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

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

NEW PERGOLA

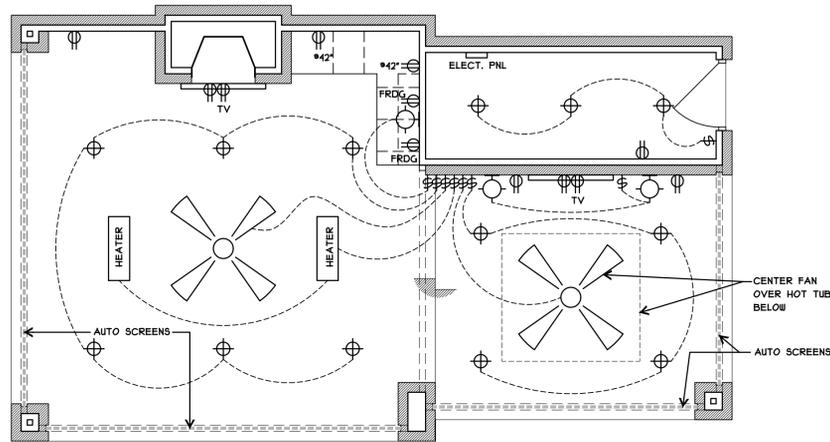
1214 E. FORK RD.
ROCKWALL, TX
75087

ELECTRICAL NOTES:
1.) CONSULT LOCAL UTILITY & LOCAL CODES FOR PROPER GROUNDING REQUIREMENTS.
2.) RECEPTACLES SHALL BE SPACED ACCORDINGLY SO THAT AT NO POINT ALONG THE FLOOR LINE IS MORE THAN 8'-0" FROM AN OUTLET. NO SPACES FURTHER APART THAN 12' UNLESS NOTED OTHERWISE OR PER ANY SPECIFIC CODES.
3.) ALL RECEPTACLES OUTDOORS SHALL BE PROTECTED BY A GROUND FAULT INTERRUPTION SYSTEM (GFI) AND AS NOTED ON THE DRAWINGS.
4.) SWITCH PLATES TO BE PLACED AT 42" ABOVE FINISH FLOOR TO CENTER OF SWITCH TYPICAL.
5.) ALL LIGHTING FIXTURES LOCATED IN STORAGE AREAS SHALL BE LOCATED A MINIMUM OF 18" FROM ALL SHELVING.

GENERAL NOTES:
1.) COMPLY WITH ALL STATE AND LOCAL BUILDING CODES, ORDINANCES REGULATIONS CONCERNING AND PERTAINING TO CONSTRUCTION
2.) CONNECT ALL WATER, GAS, ELECTRIC, ETC., TO EXISTING UTILITIES IN ACCORDANCE WITH LOCAL CITY BUILDING CODES.
3.) PROVIDE TERMITE PROTECTION OVER COMPACTED OR GRANULAR FILL CODE.
4.) ALL FOOTINGS ARE TO EXTEND 12" BELOW GRADE MINIMUM PER LOCAL CODE.
5.) PROVIDE VENTILATION EQUAL TO 1 SQ. FT. PER. 150 SQ. FT. OF ATTIC OR PER LOCAL CODES.

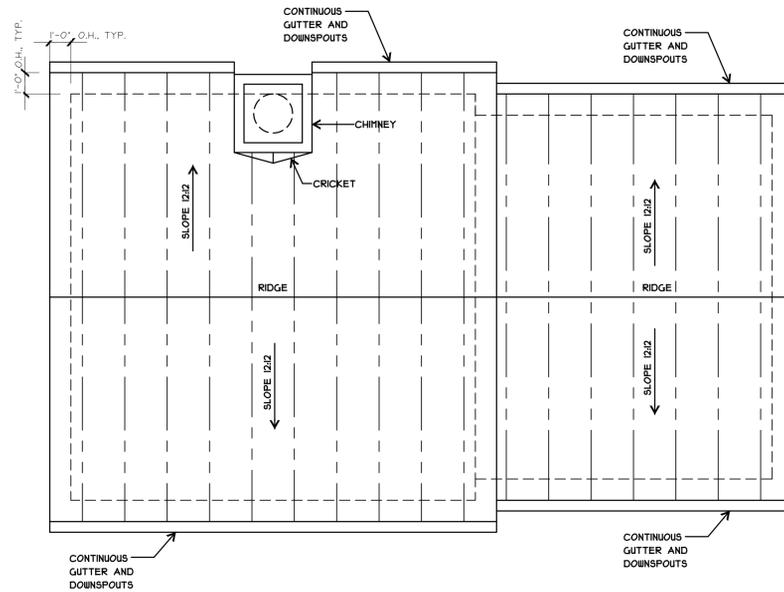
ELECTRICAL SCHEDULE	
SYMBOL	DESCRIPTION
⊕	SINGLE POLE SWITCH
⊕	110V OUTLET
⊕	RECESSED CAN FIXTURE
⊕	SCONCE
⊕	CEILING FAN
⊕	GROUND FAULT INTERCEPTOR

NOTE: ALL OUTLETS IN KITCHEN TO BE G.F.I. ALL OUTLETS TO BE W.P.

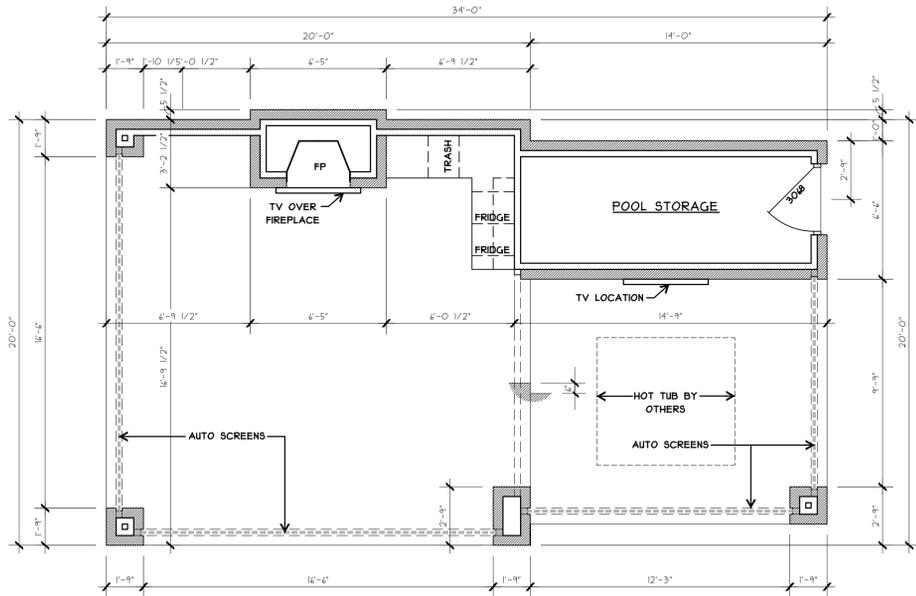


GENERAL NOTES:
1. PROVIDE SOFFIT OUTLETS FOR LIGHTING. TO BE ON A SWITCH OR TIMER.
2. ALL CEILINGS TO BE 10'-0".

05 POWER PLAN
SCALE: 1/4"=1'-0"
NORTH



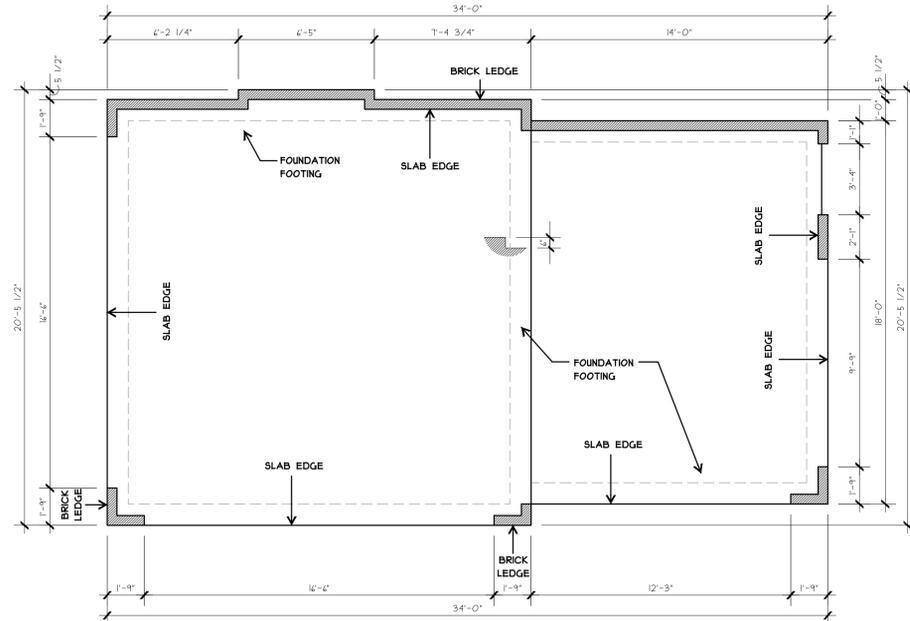
04 ROOF PLAN
SCALE: 1/4"=1'-0"
NORTH



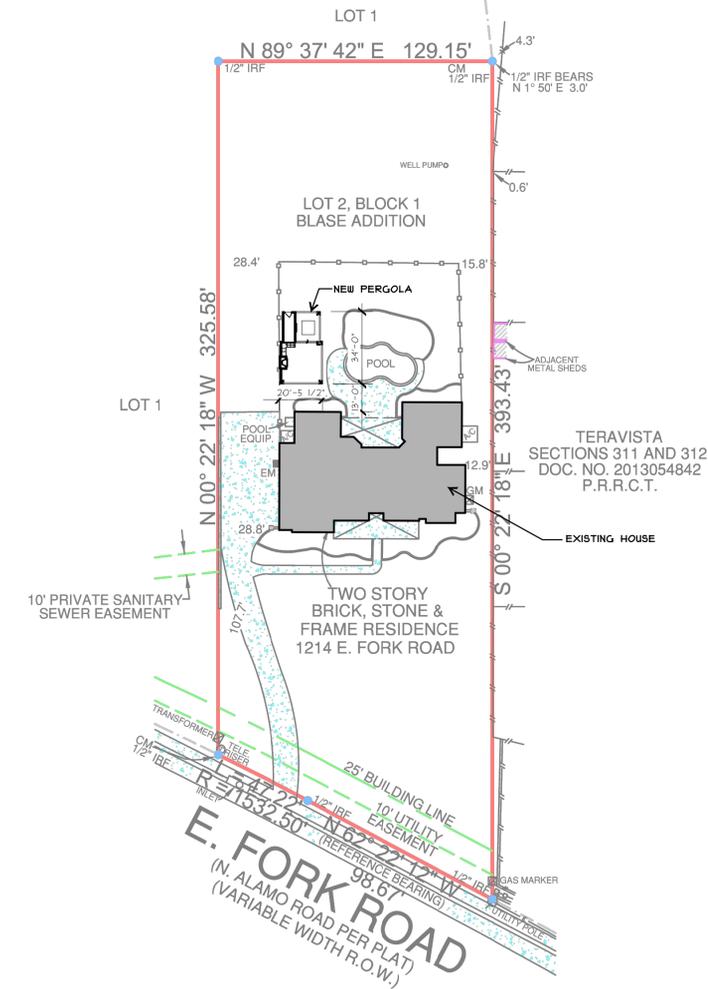
SF CALCS

NEW PERGOLA	655 SF
-------------	--------

03 FLOOR PLAN
SCALE: 1/4"=1'-0"
NORTH



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



01 SITE PLAN
SCALE: 40'-0" = 1"
NORTH



A NEW PERGOLA
1214 E FORK ROAD
ROCKWALL, TX

ISSUE LOG

DATE	DESCRIPTION
03/12/25	FOR PERMIT

REVISION LOG

DATE	DESCRIPTION	REV. NO.
------	-------------	----------

ISSUED FOR:
 PRELIMINARY - NOT FOR CONSTRUCTION
 BIDDING / PERMIT
 REVISION / ADDENDUM
 FOR CONSTRUCTION



CONTRACTOR: MATT BENEDETTO
HIGHVIEW HOMES, LLC
mattbenedetto@highview.com
714-454-8033
DESIGNER: PATRA PHILIPS
FANNINGPHILIPSDESIGN.COM
patra@fanningphilips.com
214-284-8734

ARCH. PROJ. # 21890 SCALE: REF. DRAWING

SHEET NO. A1.0
NOTES, PLANS

CITY OF ROCKWALL

ORDINANCE NO. 25-XX

SPECIFIC USE PERMIT NO. S-3XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR AN ACCESSORY STRUCTURE ON A 1.06-ACRE PARCEL OF LAND IDENTIFIED AS LOT 2 OF THE BLASE ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DEPICTED AND DESCRIBED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Justin Jeffus for the approval of a *Specific Use Permit (SUP)* for an *Accessory Structure* on a 1.06-acre parcel of land identified as Lot 2 of the Blase Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, addressed as 1214 East Fork Lane, and being more specifically depicted and described in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

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

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

SECTION 1. That the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) for an *Accessory Structure* as stipulated by Subsection 01.02, *Land Use Schedule*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] on the *Subject Property*; and,

SECTION 2. That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 03.01, *General Residential Standards*; Section 03.07, *Single-Family 10 (SF-10) District*; and Subsection 07.04, *Accessory Structure Development Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*], and with the following conditions:

2.1. OPERATIONAL CONDITIONS

The following conditions pertain to the construction of an *Accessory Structure* on the *Subject Property* and conformance to these conditions are required for continued operations:

- (1) The development of the *Accessory Structure* shall generally conform to the *Site Plan* as depicted in *Exhibit 'B'* of the Specific Use Permit (SUP) ordinance; and,
- (2) The *Accessory Structure* shall generally conform to the *Building Elevations* as depicted in *Exhibit 'C'* of the Specific Use Permit (SUP) ordinance; and,
- (3) The *Accessory Structure* shall not exceed a maximum height of 20-feet, 4¼-inches.
- (4) The *Accessory Structure* shall not exceed a maximum size of 655 SF; and,
- (5) The *Accessory Structure* shall not be sold or conveyed separately from the single-family home without meeting the requirements of the zoning district and subdivision ordinance.
- (6) No other *Accessory Structures* shall be permitted on the subject property.

2.2. COMPLIANCE

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

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

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

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

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

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

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

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

Tim McCallum, *Mayor*

ATTEST:

Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: May 19, 2025

2nd Reading: June 2, 2025

Exhibit 'A'
Legal Description

Address: 1214 East Fork Lane

Legal Description: Lot 2 of the Blase Addition

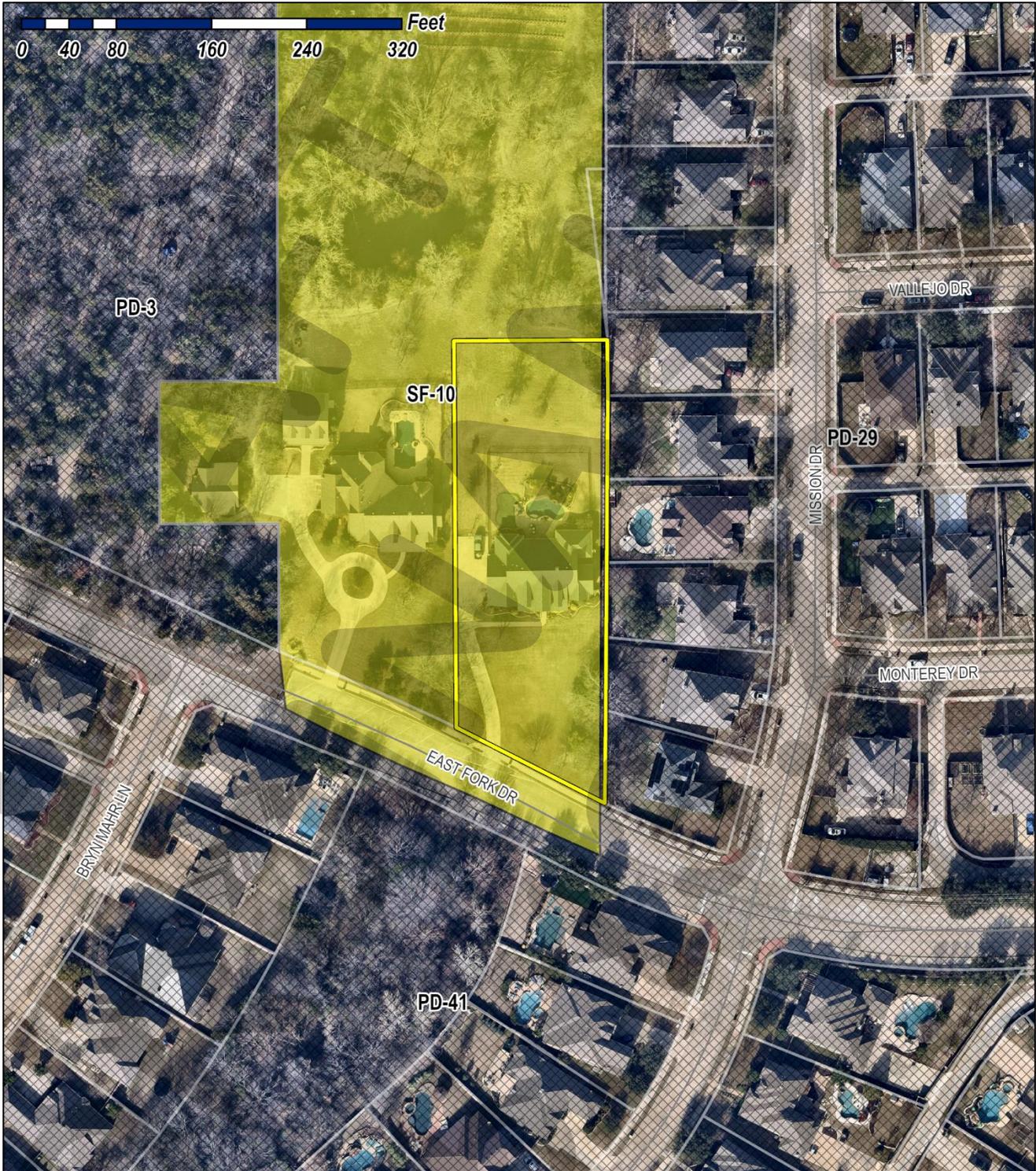
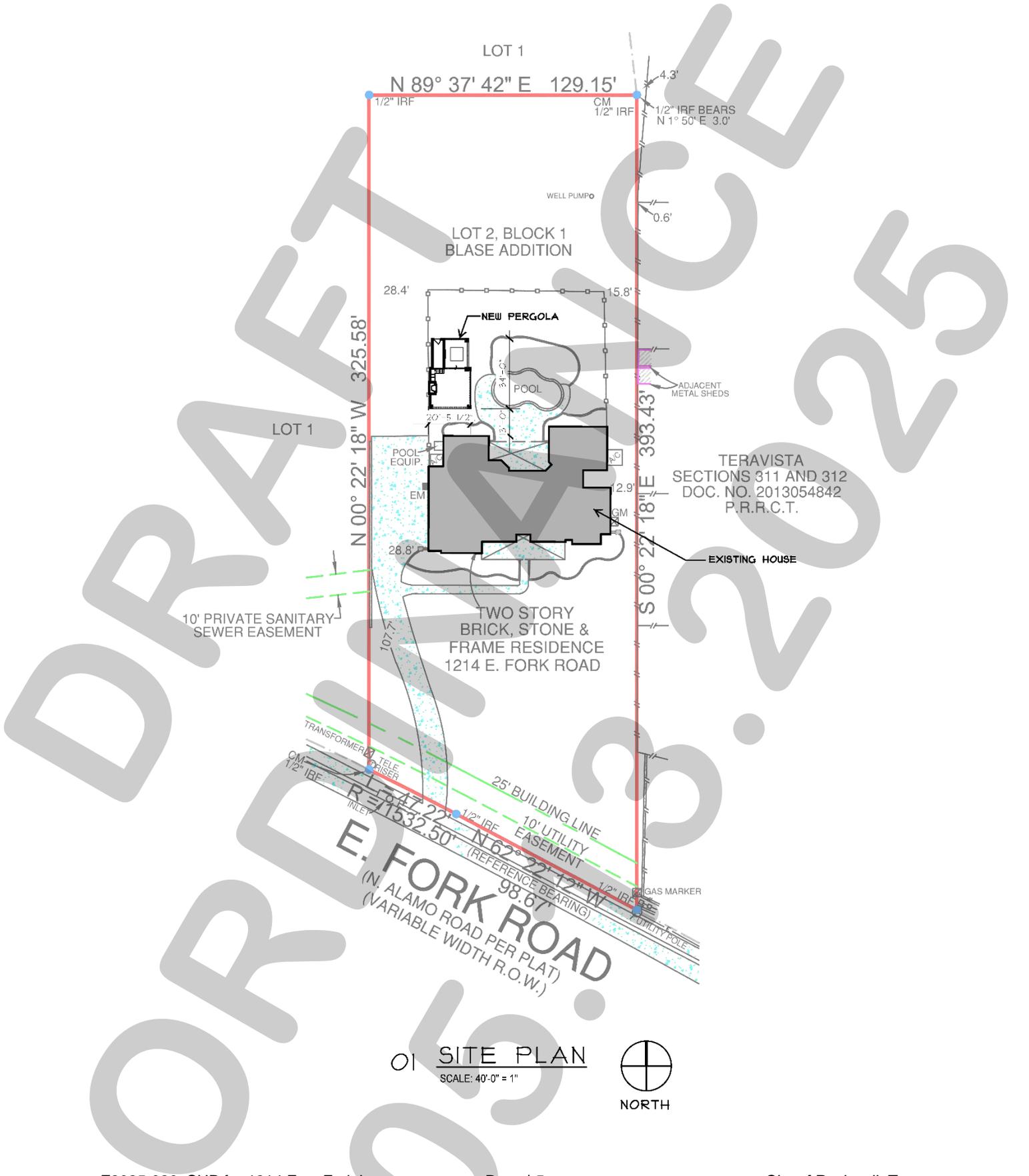
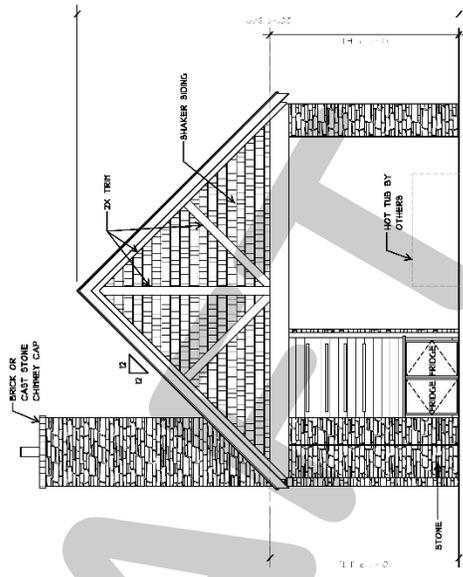


Exhibit 'B'
Site Plan

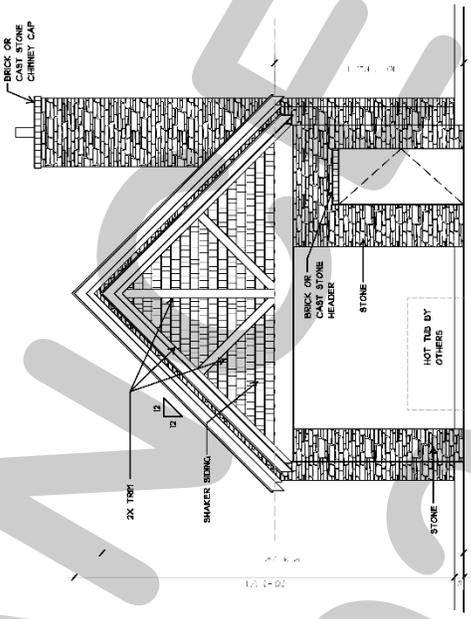


01 **SITE PLAN**
 SCALE: 40'-0" = 1"
 NORTH

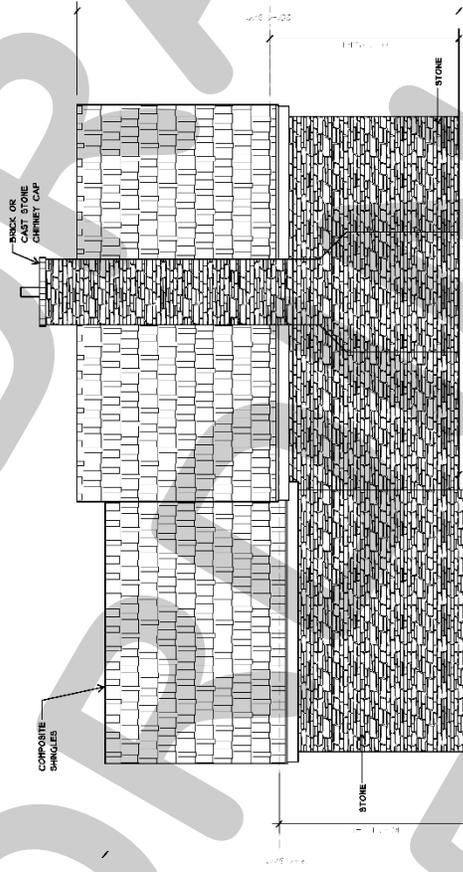
**Exhibit 'C':
Building Elevations**



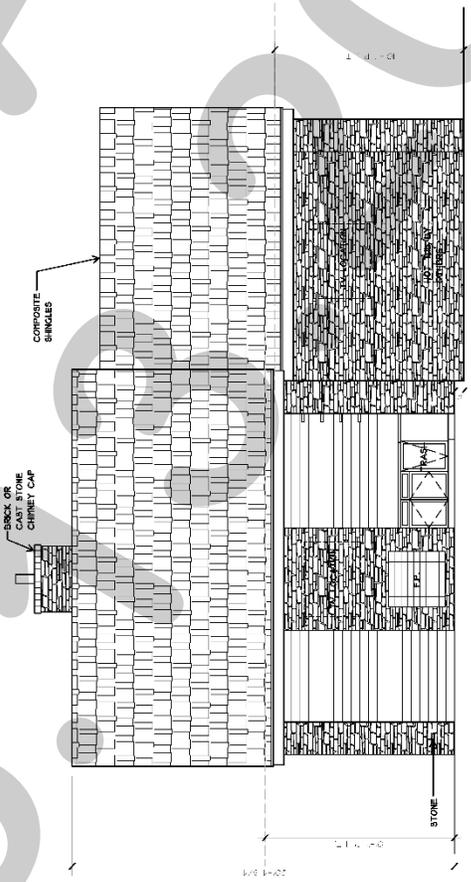
03 SOUTH ELEVATION
SCALE: 1/4"=1'-0"



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



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



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



CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Planning and Zoning Commission
DATE: May 13, 2025
APPLICANT: Joseph Bickham; *Trinity River Development, LLC*
CASE NUMBER: Z2025-021; *Zoning Change (AG to C)*

SUMMARY

Hold a public hearing to discuss and consider a request by Joseph Bickham of the Trinity River Development, LLC on behalf of Aaron Albright of BYJ Holdings for the approval of a Zoning Change from an Agricultural (AG) District to a Commercial (C) District for a 1.650-acre portion of a larger 31.393-acre tract of land identified as Tract 3 of the N. Butler Survey, Abstract No. 20, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, generally located north of the intersection of John King Boulevard and Airport Road, and take any action necessary.

BACKGROUND

The subject property was annexed by the City Council on September 7, 1971 by *Ordinance No. 71-09 [Case No. A1971-001]*. At the time of annexation, the subject property was zoned Agricultural (AG) District. The subject property has remained vacant and zoned Agricultural (AG) District since annexation.

PURPOSE

On April 17, 2025, the applicant -- *Joseph Bickman of the Trinity River Development, LLC* -- submitted an application requesting to change the zoning of the subject property from an Agricultural (AG) District to a Commercial (C) District to facilitate the future construction of a *Retail Store with Gasoline Sales*.

ADJACENT LAND USES AND ACCESS

The subject property is generally located north of the intersection of Airport Road and John King Boulevard. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is the remainder of a vacant 31.393-acre tract of land (*i.e. Tract 3 of the N. Butler Survey, Abstract No. 20*) of which the subject property is currently a portion of. This property is zoned Agricultural (AG) District. Directly north of this tract of land are two (2) vacant tracts of land (*i.e. a 7.133-acre tract of land identified as Tract 1-01 and a 1.607-acre tract of land identified as Tract 1-4 of the N. Butler Survey, Abstract No. 20*) that are zoned Agricultural (AG) District.

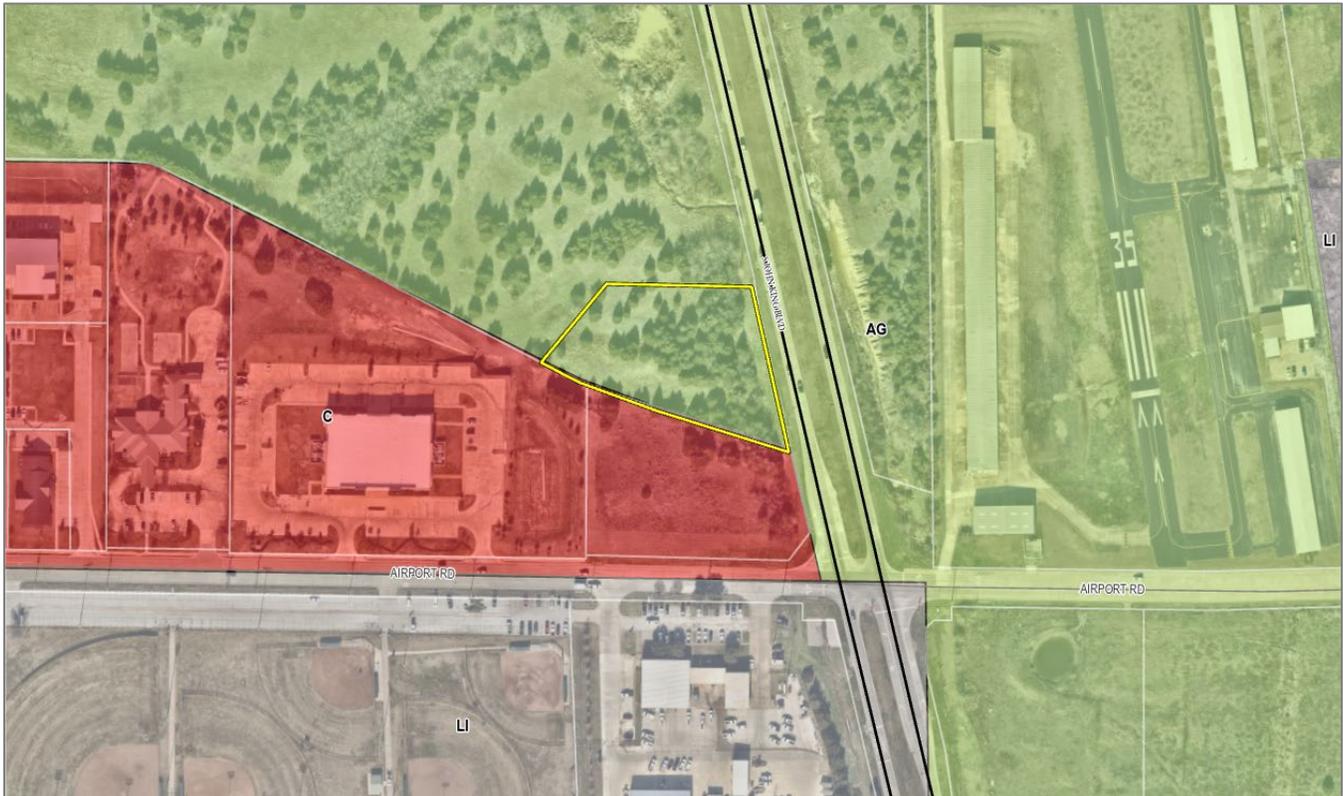
South: Directly south of the subject property is a vacant 1.803-acre tract of land (*i.e. Tract 4-06 of the N. Butler Survey, Abstract No. 20*) that is zoned Commercial (C) District. This is the tract of land that the applicant is proposing to combine with the subject property for the future construction of a *Retail Store with Gasoline Sales*. South of this tract of land is Airport Road, which is identified as a M4U (*i.e. major collector, four [4] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this thoroughfare is the City's Service Center, which is situated on a ten (10) acre parcel of land (*i.e. Lot 1 of the Rockwall Service Center Addition*) that is zoned Light Industrial (LI) District.

East: Directly east of the subject property is John King Boulevard, which is identified as a P6D (*i.e. principal arterial, six [6] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040

Comprehensive Plan. Beyond this is the remainder of a vacant 31.393-acre tract of land (i.e. *Tract 3 of the N. Butler Survey, Abstract No. 20*) of which the subject property is currently a portion of. This property is zoned Agricultural (AG) District.

West: Directly west of the subject property is the remainder of a vacant 31.393-acre tract of land (i.e. *Tract 3 of the N. Butler Survey, Abstract No. 20*) of which the subject property is currently a portion of. Beyond this is a six (6) acre parcel of land (i.e. *Lot 1, Block A, Cornerstone Community Church Addition*) that is zoned Commercial (C) District. Currently situated on this parcel of land is a *Church/House of Worship* (i.e. *Cornerstone Church*). Beyond this is a three (3) acre parcel of land (i.e. *Lot 4, Block A, Columbia Park Addition*) that is zoned Commercial (C) District. Currently situated on this property is the Lakes Regional MHMR Center.

MAP 1: LOCATION MAP
YELLOW: SUBJECT PROPERTY



CONFORMANCE TO THE CITY'S CODES

According to Subsection 04.05, *Commercial (C) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), “(t)he Commercial (C) District is the proper zoning classification for most types of commercial development (e.g. *larger shopping centers at major intersections, commercial strips along arterial roadways, etc.*). The land uses specified for the Commercial (C) District include most types of office and retail activity with some special provisions for wholesale land uses.” In addition, the Commercial (C) District is a general business zone, and is intended to service most commercial land uses with the exception of land uses that include outside storage. In this case, the applicant has stated that the subject property is being rezoned to facilitate the future construction of a *Retail Store with Gasoline Sales*, and is intended to be combined with the property directly south of the subject property and which is currently zoned Commercial (C) District. According to Article 05, *District Development Standards*, of the Unified Development Code (UDC), the following is a summary of the density and dimensional requirements of the Commercial (C) District:

TABLE 1: COMMERCIAL (C) DISTRICT STANDARDS

MINIMUM LOT AREA	10,000 SF
MINIMUM LOT WIDTH	60'
MINIMUM LOT DEPTH	100'

MINIMUM FRONT YARD SETBACK ^{(1) & (2)}	15'
MINIMUM SIDE YARD SETBACK ⁽³⁾	10'
MINIMUM REAR YARD SETBACK ⁽³⁾	10'
MINIMUM BETWEEN BUILDINGS ⁽³⁾	20'
MAXIMUM BUILDING HEIGHT ⁽⁴⁾	60'
MAXIMUM LOT COVERAGE	60.00%
MINIMUM LANDSCAPING	20.00%

GENERAL NOTES:

- 1: FROM FUTURE RIGHT-OF-WAY AS SHOWN ON THE ADOPTED MASTER THOROUGHFARE PLAN OR AS ACTUALLY EXISTS, WHICHEVER IS GREATER.
- 2: PARKING SHOULD NOT BE LOCATED BETWEEN THE FRONT FAÇADE AND THE PROPERTY LINE.
- 3: THE SETBACK CAN BE REDUCED TO ZERO (0) FEET WITH A FIRE RATED WALL.
- 4: BUILDING HEIGHT MAY BE INCREASED UP TO 240-FEET IF APPROVED THROUGH A SPECIFIC USE PERMIT (SUP) BY THE PLANNING AND ZONING COMMISSION AND CITY COUNCIL.

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

CONFORMANCE WITH OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN

According to the Future Land Use Plan contained in the OURHometown Vision 2040 Comprehensive Plan, the subject property is located within the Central District and is designated for Medium Density Residential land uses. This plan goes on to state that “(t)he Medium Density Residential land use category consists of residential subdivisions that are greater than two and one-half (2½) units per gross acre, but not higher than three (3) units per gross acre ...” In this case, the proposed zoning change would require that the City Council change this land use category to the Commercial/Retail designation, which is defined as a “...land use category [that] is characterized by single to multi-tenant commercial retail centers along major arterials at key intersections. These areas are typically considered to be convenience shopping centers and service adjacent residential subdivisions.” The District Strategies for the Central District go on to define Commercial/Retail Centers as “(t)he commercial/retail centers in this district are intended to support existing and proposed residential developments, and should be compatible in scale with adjacent residential structures (i.e. more characteristic of neighborhood/convenience centers); however, areas adjacent to John King Boulevard should be capable of accommodating mid to large-scale commercial users.” Since this request is for a zoning change that is not consistent with the Future Land Use Plan contained in the OURHometown Vision 2040 Comprehensive Plan, it is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.

INFRASTRUCTURE

Based on the proposed request, the Engineering Department will provide additional comments at the time of site plan if the zoning change is approved; however, a Flood Study and/or Letter of Map Revision (LOMR) may be required if the development impacts the floodplain area.

STAFF ANALYSIS

A Retail Store with Gasoline Sales is a permitted by-right land use in the Commercial (C) District, and the applicant has stated that this will be the intended land use for the 1.803-acre tract of land south of the subject property. This property is already zoned Commercial (C) District (see Map 1). The applicant has also stated that if the zoning change is approved, the additional land will be combined with this tract and used to better situate the land use on the subject property. In addition, the larger tract of land will allow the proposed land use additional access along John King Boulevard. Staff should note that regardless of approval, the applicant will be required to establish a residential adjacency buffer with either a masonry wall and canopy trees on 20-foot centers or a 20-foot landscape buffer with three (3) tiered screening and a berm adjacent to the vacant tract of land currently zoned Agricultural (AG) District and which is designated for Medium Density Residential land uses on the Future Land Use Plan contained in the OURHometown Vision 2040 Comprehensive Plan (i.e. the 31.393-acre tract of land north and west of the subject property and of which the subject property is currently a part of). The additional land area should help the Retail Store with Gasoline Sales provide a better transition to any future development of the adjacent tract of land, which will most

likely be for residential land uses in the future; however, since this zoning change will require the City Council to amend the Future Land Use Plan from *Medium Density Residential* land uses to *Commercial/Retail* land uses, it does remain a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.

NOTIFICATIONS

On April 22, 2025, staff mailed eight (8) notices to property owners and occupants within 500-feet of the subject property. There are no 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 had received one (1) notice from one (1) property owner inside the 500-foot notification area in favor of the applicant's request.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the applicant's request to rezone the subject property from an Agricultural (AG) District to a Commercial (C) District, then staff would propose the following conditions of approval:

- (1) 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 *Medium Density Residential* designation to a *Commercial/Retail* designation; and,
- (2) Any construction resulting from the approval of this *Zoning Change* shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

PLATTING APPLICATION FEES:

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

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) ¹ \$ 230.00
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) ¹
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹

OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST (\$100.00)

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.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS

SUBDIVISION

LOT

BLOCK

GENERAL LOCATION NORTH-WEST CORNER OF JOHN KING BLVD AND AIRPORT RD

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING AGRICULTURAL

CURRENT USE RAW LAND

PROPOSED ZONING COMMERCIAL

PROPOSED USE CONVENIENCE STORE, RESTAURANT, CARWASH

ACREAGE 1.650

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 BTJ Holdings

APPLICANT TRINITY RIVER DEVELOPMENT LLC

CONTACT PERSON Aaron Albright

CONTACT PERSON JOSEPH BICKHAM

ADDRESS 100 N Central Exp way
suite 400

ADDRESS 801 S. RIVERFRONT BLVD

CITY, STATE & ZIP Richardson TX 75080

CITY, STATE & ZIP DALLAS, TX 75207

PHONE 214 449 4632

PHONE 469-203-0159

E-MAIL aaron@alrightland.com

E-MAIL JBICKHAM@FUELITY.COM

NOTARY VERIFICATION [REQUIRED]

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

"I HEREBY CERTIFY THAT I AM THE AGENT 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 17 DAY OF APRIL, 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 17 DAY OF APRIL, 2025

OWNER'S SIGNATURE

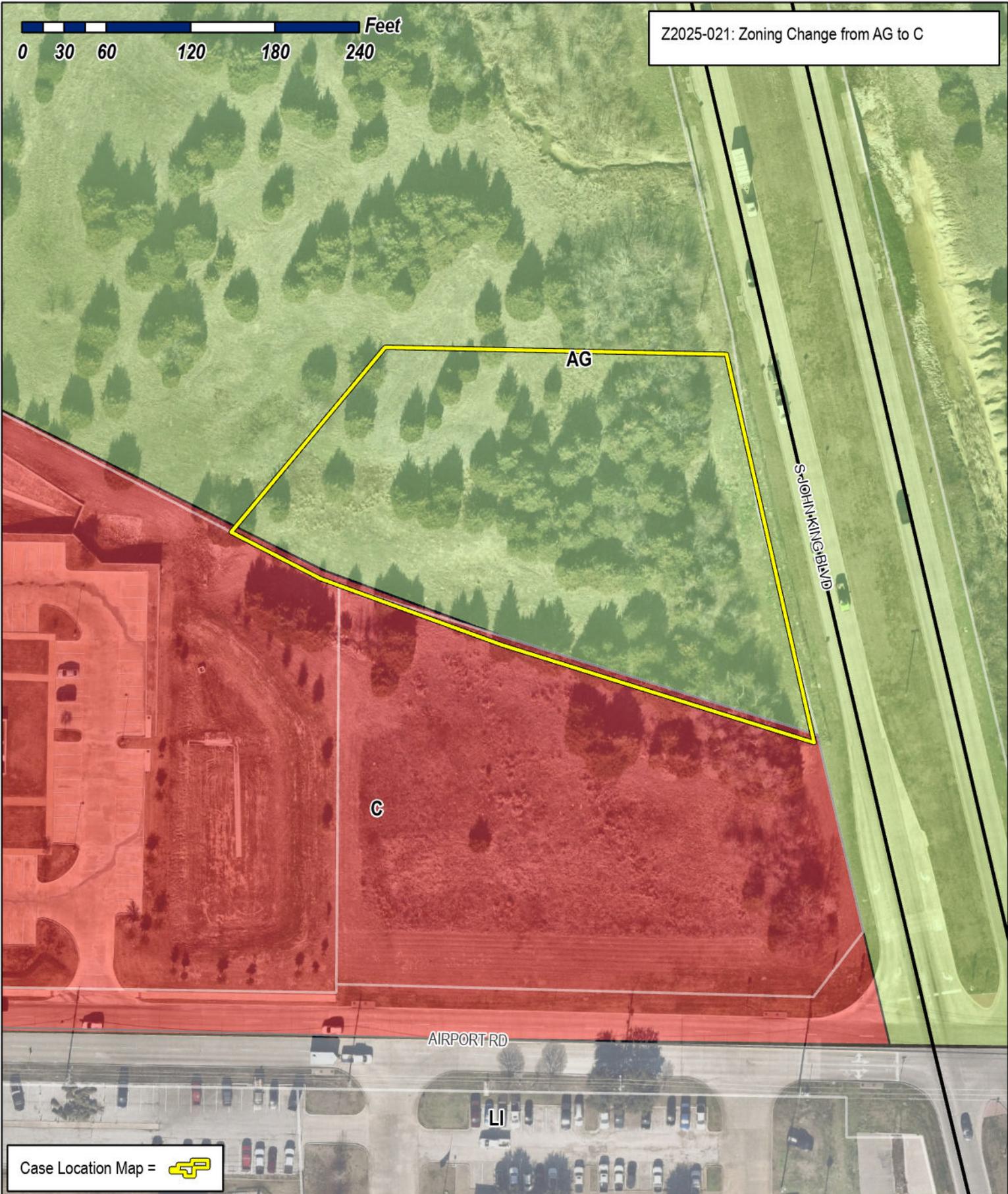
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



MY COMMISSION EXPIRES



Z2025-021: Zoning Change from AG to C



Case Location Map =



City of Rockwall

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

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

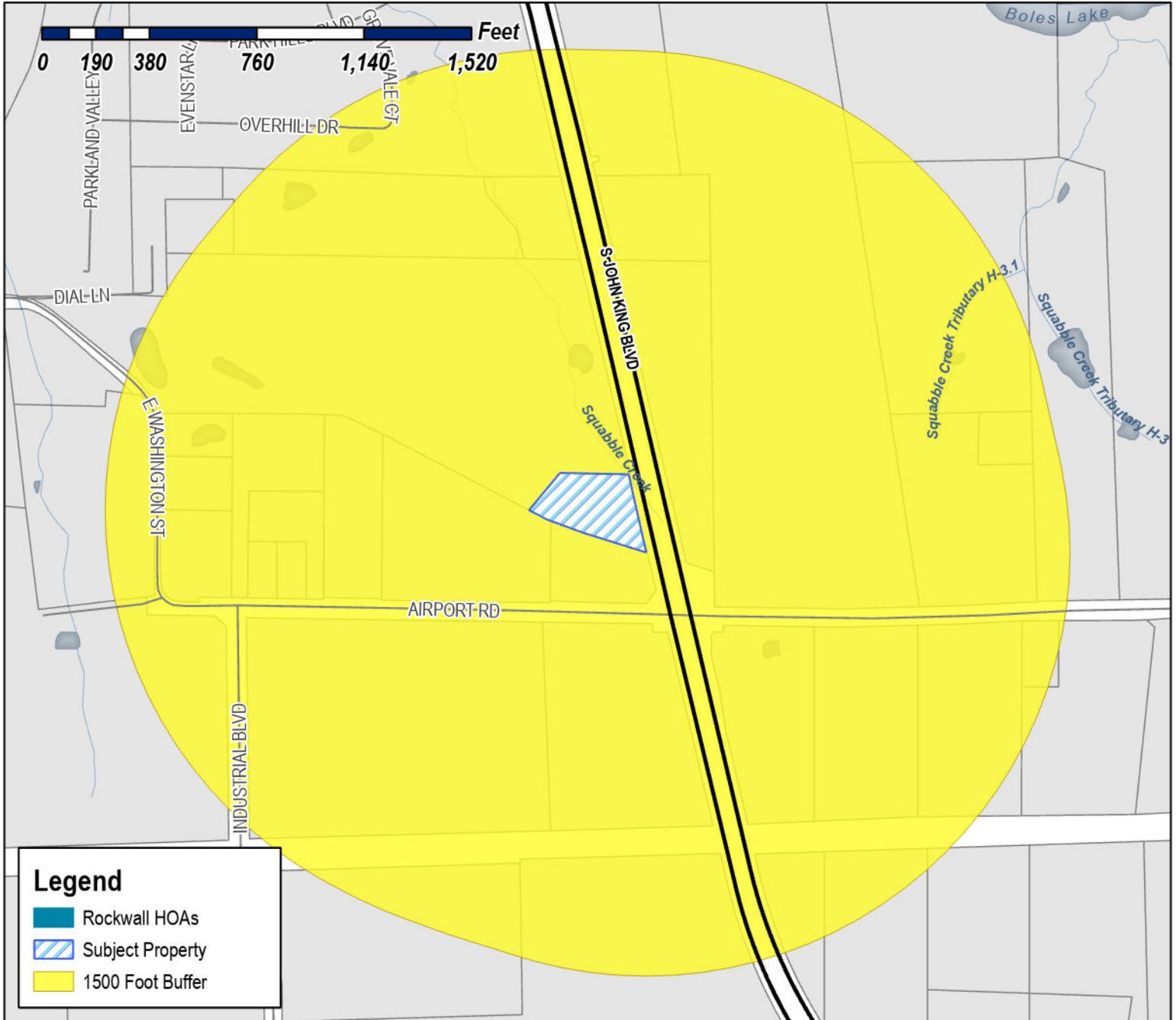




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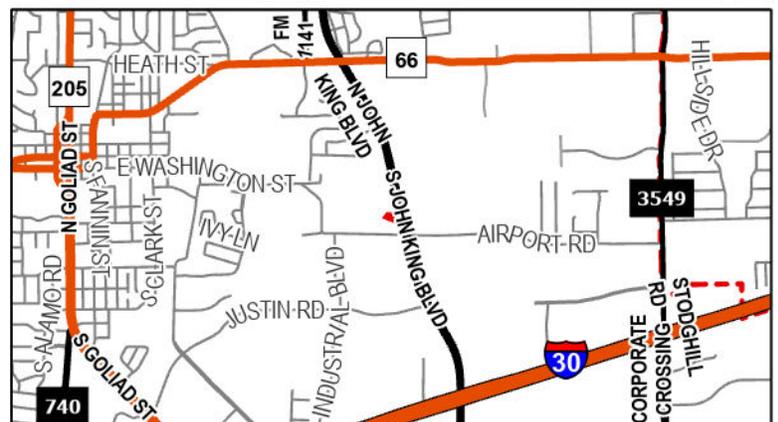
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Case Number: Z2025-021
Case Name: Zoning Change from Agricultural (AG) District to Commercial (C) District
Case Type: Zoning
Zoning: Agricultural (AG) District
Case Address: NW Corner of John King and Airport Road

Date Saved: 4/21/2025

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





City of Rockwall

Planning & Zoning Department
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Case Number: Z2025-021
Case Name: Zoning Change from Agricultural (AG) District to Commercial (C) District
Case Type: Zoning
Zoning: Agricultural (AG) District
Case Address: NW Corner of John King and Airport Road

Date Saved: 4/22/2025
 For Questions on this Case Call: (972) 771-7745



BYJ HOLDINGS, LLC
100 N Central Expy Ste 400
Richardson, TX 75080

SARO PARTNERS LLC
1450 T L TOWNSEND
ROCKWALL, TX 75032

CORNERSTONE COMMUNITY CHURCH OF
ROCKWALL
1565 AIRPORT RD
ROCKWALL, TX 75087

CITY OF ROCKWALL
1600 AIRPORT RD
ROCKWALL, TX 75087

CITY OF ROCKWALL
1600 AIRPORT RD
ROCKWALL, TX 75087

CITY OF ROCKWALL
1701 AIRPORT RD
ROCKWALL, TX 75087

ROCKWALL PROPERTY CORPORATION
ATTN BILL BRICKER
2235 RIDGE RD STE 201
ROCKWALL, TX 75087

CORNERSTONE COMMUNITY CHURCH OF
ROCKWALL
PO BOX 2290
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:

Z2025-021: Zoning Change from Agricultural (AG) District to Commercial (C) District

Hold a public hearing to discuss and consider a request by Joseph Bickham of the Trinity River Development, LLC on behalf of Aaron Albright of BYJ Holdings for the approval of a Zoning Change from an Agricultural (AG) District to a Commercial (C) District for a 1.650-acre portion of a larger 31.393-acre tract of land identified as Tract 3 of the N. Butler Survey, Abstract No. 20, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, generally located north of the intersection of John King Boulevard and Airport Road, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on Tuesday, May 13, 2025 at 6:00 PM, and the City Council will hold a public hearing on Monday, May 19, 2025 2025 at 6:00 PM. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

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

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

Your comments must be received by Monday, May 19, 2025 at 4:00 PM to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning



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

--- PLEASE RETURN THE BELOW FORM ---

Case No. Z2025-021: Zoning Change from Agricultural (AG) District to Commercial (C) District

Please place a check mark on the appropriate line below:

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

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

Name:
Address:

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

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

PUBLIC NOTICE



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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. Z2025-021: Zoning Change from Agricultural (AG) District to Commercial (C) District

Please place a check mark on the appropriate line below:

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

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

This will allow better access to the corner commercial site and should improve traffic flow with a thru rather than to the intersection then into the site. All of the west side of JK should have 250 ft depth commercial, or thereabouts.

Name: **CW Bricker** **bill@colventures.com**
Address: **2235 Ridge Rd, Rockwall, TX 75087**

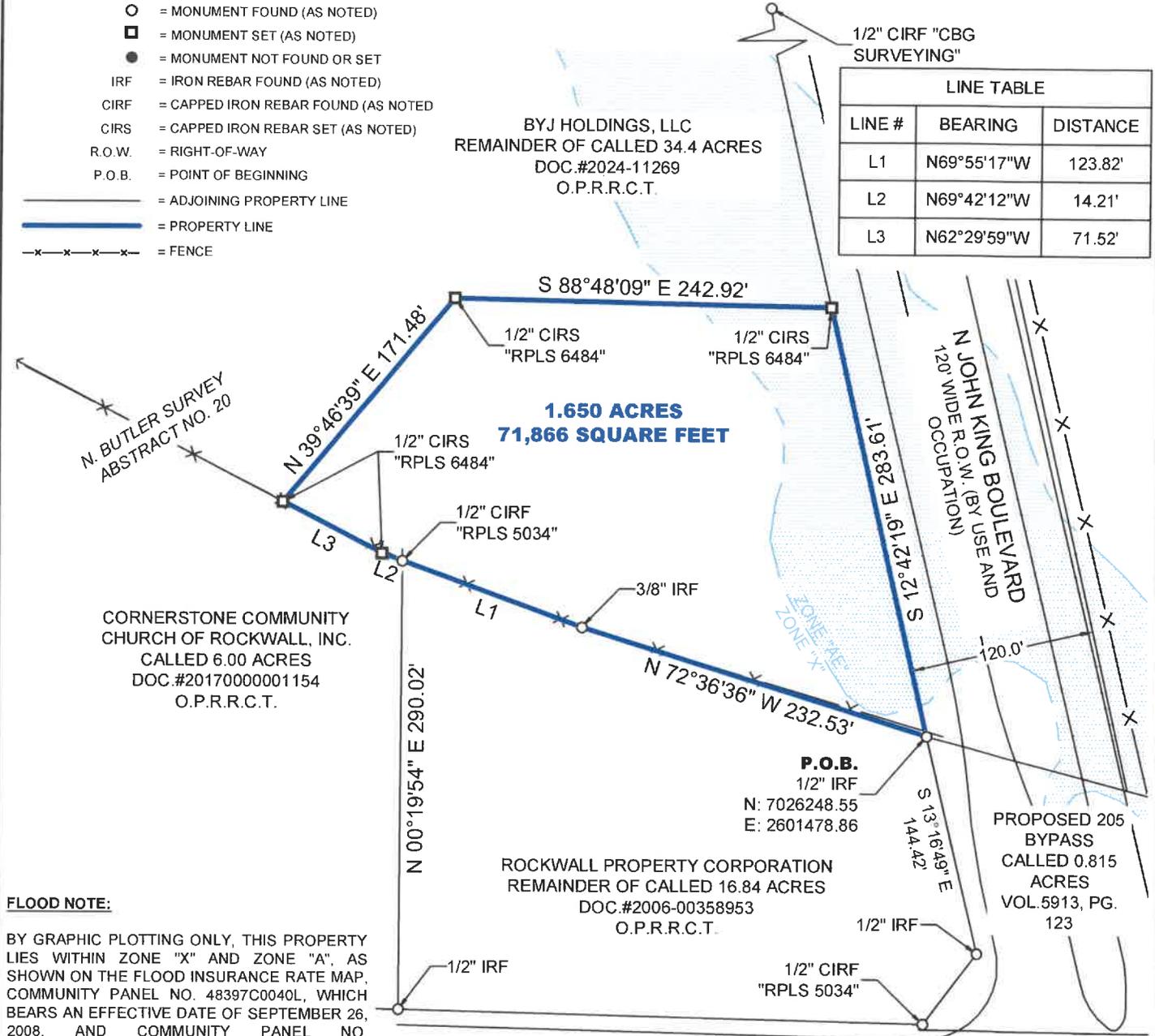
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PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

LEGEND TSPS STANDARD LAND SURVEY

- = MONUMENT FOUND (AS NOTED)
- = MONUMENT SET (AS NOTED)
- = MONUMENT NOT FOUND OR SET
- IRF = IRON REBAR FOUND (AS NOTED)
- CIRF = CAPPED IRON REBAR FOUND (AS NOTED)
- CIRS = CAPPED IRON REBAR SET (AS NOTED)
- R.O.W. = RIGHT-OF-WAY
- P.O.B. = POINT OF BEGINNING
- = ADJOINING PROPERTY LINE
- = PROPERTY LINE
- x-x-x-x- = FENCE

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N69°55'17"W	123.82'
L2	N69°42'12"W	14.21'
L3	N62°29'59"W	71.52'



FLOOD NOTE:
BY GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN ZONE "X" AND ZONE "A", AS SHOWN ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48397C0040L, WHICH BEARS AN EFFECTIVE DATE OF SEPTEMBER 26, 2008, AND COMMUNITY PANEL NO. 48397C0045L, WHICH BEARS AN EFFECTIVE DATE OF SEPTEMBER 26, 2008 AND IS IN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE.

ZONE "X" DENOTES AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

ZONE "A" DENOTES AREAS DETERMINED TO BE SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD EVENT, NO BASE FLOOD ELEVATIONS DETERMINED.

NOTE:
Bearings, coordinates and distances are based on U.S. State Plane NAD 1983 Coordinates, Texas North Central Zone (4202).

This survey was prepared without the benefit of a title commitment. There may be easements of record that are not shown.



AND/AIRPORT RD AND JOHN KING BLVD - Rockwall\DRAWING\AIRPORT RD & JOHN KING BLVD.DWG

PROJECT: AIRPORT RD & JOHN KING BLVD
PROJECT AFE:
TRACT NO.:
LOCATION: ROCKWALL, TEXAS
DRAWN BY: CDM
REVISION:
PAGE NO.: 2 OF 2

PLAT SHOWING 1.650 ACRES IN THE N. BUTLER SURVEY, ABSTRACT NO. 20, IN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SCALE: 1" = 100'

CROWLEY SURVEYING
FRN:10046500
117 West Archer Street
Jacksboro, TX 76458
(469) 850-CPLS(2757)
acrowley@crowleysurveying.com

TSPS STANDARD LAND SURVEY

LEGAL DESCRIPTION OF 1.650 ACRES

All that certain 1.650 acre tract of land being situated in the N. Butler Survey, Abstract Number 20, in the City of Rockwall, Rockwall County, Texas, and being part of a called 34.4 acre tract of land described in a deed to BYJ Holdings, LLC, recorded in Document Number 2024-11269 of the Official Public Records of said county, and said 1.650 acres being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rebar found in the occupied west right-of-way of N John King Boulevard, a 120-foot-wide public right-of-way (by use and occupation), said point being the northwest corner of a called 0.815 acre tract of land described in "Exhibit A" as "Proposed 205 ByPass", recorded in Volume 5913, Page 123 of the Deed Records of said county, and being in the north line of a called 16.84 acre tract of land described in a deed to Rockwall Property Corporation, recorded in Document Number 2006-00358953 of said Official Public Records;

THENCE North 72°36'36" West, with the dividing line of said 34.4 acre tract and said 16.84 acre tract, a distance of 232.53 feet to a 3/8 inch iron rebar found;

THENCE North 69°55'17" West, continuing with said dividing line, a distance of 123.82 feet to a 1/2 inch iron rebar with cap stamped "RPLS 5034" found for the northeast corner of a called 6.00 acre tract of land described in a deed to Cornerstone Community Church of Rockwall, Inc., recorded in Document Number 20170000001154 of said Official Public Records;

THENCE North 69°42'12" West, with the dividing line of said 34.4 acre tract and said 6.00 acre tract, a distance of 14.21 feet to a 1/2 inch iron rebar with cap stamped "RPLS 6484" set;

THENCE North 62°29'59" West, continuing with said dividing line, a distance of 71.52 feet to a 1/2 inch iron rebar with cap stamped "RPLS 6484" set;

THENCE North 39°46'39" East, departing said dividing line, a distance of 171.48 feet to a 1/2 inch iron rebar with cap stamped "RPLS 6484" set;

THENCE South 88°48'09" East, a distance of 242.92 feet to a 1/2 inch iron rebar with cap stamped "RPLS 6484" set in the occupied west right-of-way line of said N John King Boulevard;

THENCE South 12°42'19" East, with said west right-of-way line, a distance of 283.61 feet to the **POINT OF BEGINNING**, containing 1.650 acres or 71,866 square feet, more or less.

STATE OF TEXAS
COUNTY OF ROCKWALL

I hereby certify that this survey substantially complies with the current Texas Society of Professional Surveyors Manual of Practice Requirements for a Category 1A, Condition 3, TSPS Standard Land Survey and was conducted on the ground on March 19, 2025 and is true and correct to the best of my knowledge.

Original signed and stamped in green ink.

ANTHONY RAY CROWLEY R.P.L.S. NO. 6484 DATE



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.

AND/AIRPORT RD AND JOHN KING BLVD - Rockwall\DRAWING\AIRPORT RD & JOHN KING BLVD.DWG

PROJECT: AIRPORT RD & JOHN KING BLVD PROJECT AFE: TRACT NO.: LOCATION: ROCKWALL, TEXAS DRAWN BY: CDM REVISION: PAGE NO.: 1 OF 2	DESCRIPTION OF 1.650 ACRES IN THE N. BUTLER SURVEY, ABSTRACT NO. 20, IN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS	<p style="margin: 0;">CROWLEY SURVEYING</p> <p style="margin: 0;">FRN:10046500 117 West Archer Street Jacksboro, TX 76458 (469) 850-CPLS(2757) acrowley@crowleysurveying.com</p>
---	--	---

LEGEND:

	Land Use <i>NOT</i> Permitted
P	Land Use Permitted <i>By-Right</i>
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 COMMERCIAL (C) DISTRICT

LAND USE SCHEDULE	LAND USE DEFINITION REFERENCE [Reference Article 13, Definitions]	CONDITIONAL USE REFERENCE Reference Article 04, Permissible Uses]	COMMERCIAL (C) DISTRICT
AGRICULTURAL AND ANIMAL RELATED LAND USES	2.02(A)	2.03(A)	
Agricultural Uses on Unplatted Land	(1)		P
Animal Boarding/Kennel without Outside Pens	(2)	(2)	P
Animal Clinic for Small Animals without Outdoor Pens	(3)	(3)	P
Animal Hospital or Clinic	(4)		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
College, University, or Seminary	(5)		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
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)		P
OFFICE AND PROFESSIONAL LAND USES	2.02(D)	2.03(D)	
Financial Institution with Drive-Through	(1)	(1)	P
Financial Institution without Drive-Through	(1)		P
Office or Medical Office Building less than 5,000 SF	(2) & (3)		P

LEGEND:

	Land Use <i>NOT</i> Permitted
P	Land Use Permitted <i>By-Right</i>
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 COMMERCIAL (C) DISTRICT

LAND USE SCHEDULE	LAND USE DEFINITION REFERENCE [Reference Article 13, Definitions]	CONDITIONAL USE REFERENCE Reference Article 04, Permissible Uses]	COMMERCIAL (C) DISTRICT
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)	P
Outdoor Commercial Amusement/Recreation	(3)	(3)	S
Public or Private Community or Recreation Club as an Accessory Use	(4)		P
Private Country Club	(5)		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)	P
Health Club or Gym	(9)		P
Private Club, Lodge or Fraternal Organization	(10)	(6)	P
Private Sports Arena, Stadium, and/or Track	(11)		S
Public Park or Playground	(12)		P
Tennis Courts (<i>i.e. Not Accessory to a Public or Private Country Club</i>)	(14)		S
Theater	(15)		P
RETAIL AND PERSONAL SERVICES LAND USES	2.02(F)	2.03(F)	
Alcoholic Beverage Package Sales	(1)	(1)	P
Alcoholic Beverage Store	(2)	(2)	S
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)		P

LEGEND:

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X	Land Use Prohibited by Overlay District
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PERMITTED LAND USES IN A COMMERCIAL (C) DISTRICT

LAND USE SCHEDULE	LAND USE DEFINITION REFERENCE [Reference Article 13, Definitions]	CONDITIONAL USE REFERENCE Reference Article 04, Permissible Uses	COMMERCIAL (C) DISTRICT
Pawn Shop	(24)		S
Permanent Cosmetics	(25)	(9)	A
Pet Shop	(26)		P
Temporary Real Estate Sales Office	(27)		P
Rental Store without Outside Storage and/or Display	(28)	(10)	P
Restaurant with less than 2,000 SF with Drive-Through or Drive-In	(29)	(11)	S
Restaurant with less than 2,000 SF without Drive-Through or Drive-In	(30)		P
Restaurant with 2,000 SF or more with Drive-Through or Drive-In	(29)	(12)	P
Restaurant with 2,000 SF or more without Drive-Through or Drive-In	(30)		P
Retail Store with Gasoline Sales that has Two (2) or less Dispensers (<i>i.e. a Maximum of Four [4] Vehicles</i>)	(31)	(13)	P
Retail Store with Gasoline Sales that has more than Two (2) Dispensers	(32)	(13)	P
Secondhand Dealer	(33)		P
Art, Photography, or Music Studio	(33)		P
Tailor, Clothing, and/or Apparel Shop	(34)		P
COMMERCIAL AND BUSINESS SERVICES LAND USES	2.02(G)	2.03(G)	
Bail Bond Service	(1)		S
Building and Landscape Material with Limited Outside Storage	(2)	(2)	P
Building Maintenance, Service, and Sales without Outside Storage	(3)		P
Electrical, Watch, Clock, Jewelry and/or Similar Repair	(6)		P
Furniture Upholstery/Refinishing and Resale	(8)	(4)	S
Heavy Machinery and Equipment Rental, Sales, and Service	(10)	(5)	S
Locksmith	(11)		P
Research and Technology or Light Assembly	(15)		S
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
Automobile Rental	(3)		S
New or Used Boat and Trailer Dealership	(4)	(3)	S
Full Service Car Wash and Auto Detail	(5)	(4)	P
Self Service Car Wash	(5)	(4)	P
New and/or Used Indoor Motor Vehicle Dealership/Showroom	(6)	(5)	S
New Motor Vehicle Dealership-for Cars and Light Trucks	(7)	(6)	S
Used Motor Vehicle Dealership for Cars and Light Trucks)	(7)	(7)	A
Commercial Parking	(8)		P
Non-Commercial Parking Lot	(9)		P
Recreational Vehicle (RV) Sales and Service	(10)		S
Service Station	(11)	(8)	P
INDUSTRIAL AND MANUFACTURING LAND USES	2.02(I)	2.03(I)	

LEGEND:

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PERMITTED LAND USES IN A COMMERCIAL (C) DISTRICT

LAND USE SCHEDULE	LAND USE DEFINITION REFERENCE [Reference Article 13, Definitions]	CONDITIONAL USE REFERENCE Reference Article 04, Permissible Uses]	COMMERCIAL (C) DISTRICT
Temporary Asphalt or Concrete Batch Plant	(2)	(2)	P
Mining and Extraction of Sand, Gravel, Oil and/or Other Materials	(12)	(5)	S
WHOLESALE, DISTRIBUTION AND STORAGE LAND USES	2.02(J)	2.03(J)	
Mini-Warehouse	(4)	(1)	S
Wholesale Showroom Facility	(8)		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>i.e. Monopole or a Similar Structure</i>)	(5)	(4)	P
Mounted or Attached Commercial Antenna	(6)	(5)	P
Commercial Drone Delivery Hub	(8)	(6)	S
Helipad	(9)		S
Utilities (<i>Non-Municipally Owned or Controlled</i>), Including Sanitary Landfill, Water Treatment, and Supply, and Wastewater Treatment	(10)		S
Municipally Owned or Controlled Facilities, Utilities and Uses (<i>Includes Utilities with a Franchise Utility Agreement with the City of Rockwall</i>)	(11)		P
Private Streets	(12)		S
Radio Broadcasting	(13)		P
Railroad Yard or Shop	(14)		S
Recording Studio	(15)		P
Satellite Dish	(16)		A
Solar Energy Collector Panels and Systems	(17)	(7)	A
Transit Passenger Facility	(18)		S
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

01 CENTRAL DISTRICT

DISTRICT STRATEGIES

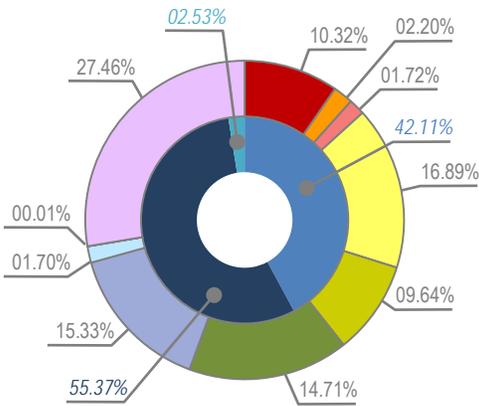
DISTRICT DESCRIPTION

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

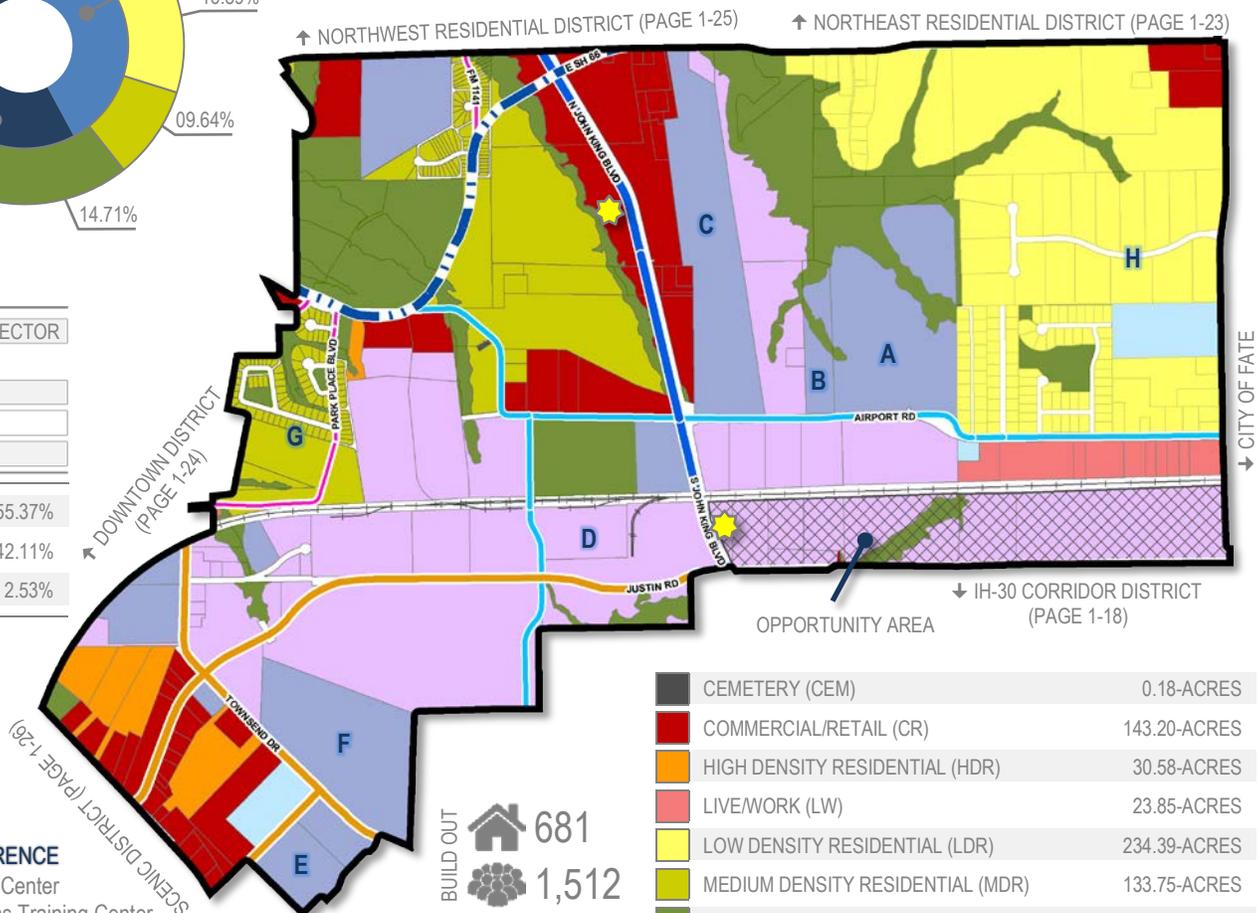
The *Central District* still has some key vacant and underutilized tracts of land that are anticipated to shape the area moving forward. Taking these areas into consideration the following are the strategies for this district:

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

John King Boulevard Trail Plan
Rest Stop/Trailblazer Pylon



Line Style	Category	Percentage
Thin solid line	MINOR COLLECTOR	
Thick solid line	M4U	
Thick solid line	M4D	
Thick solid line	P6D	
Thick solid line	TXDOT 4D	
Dark blue box	COMMERCIAL	55.37%
Light blue box	RESIDENTIAL	42.11%
Light green box	MIXED USE	2.53%



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

BUILD OUT 681

% OF ROCKWALL 1.10%

CURRENT 220

% OF ROCKWALL 3.91%

BUILD OUT 1,512

% OF ROCKWALL 0.82%

CURRENT 488

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

● **COMMERCIAL/RETAIL (CR)**

The *Commercial/Retail* land use category is characterized by single to multi-tenant commercial retail centers along major arterials at key intersections. These areas are typically considered to be convenience shopping centers and service adjacent residential subdivisions. Zoning in conformance with the Commercial/Retail land uses category can be incorporated into a Planned Development (PD) District as part of a larger mix-use master planned community, and may vary in size depending on the adjacent service area. In certain cases where commercial land uses are eminent, it may be appropriate to incorporate zoning in conformance to the Commercial land use category on all four (4) corners of an intersection; however, this is not necessary in all cases. These areas should be designed with the pedestrian in mind, and provide connections between the commercial land use and the adjacent residential subdivision.

DESIGNATION CHARACTERISTICS

- 1 *Primary Land Uses:* Commercial Retail Buildings, Restaurants/Brew Pubs, Multi-Tenant Commercial Centers, Neighborhood Centers and Convenience Centers
- 2 *Secondary Land Uses:* Office/Financial Institutions, Parks, Open Space, and Institutional/Civic Land Uses
- 3 *Zoning Districts:* Neighborhood Services (NS) District, General Retail (GR) District, Commercial (C) District and certain mixed-use Planned Development (PD) Districts

EXISTING LAND USE EXAMPLES

- 1 Shops at Stone Creek
- 2 Corner of the Intersection of N. Lakeshore Drive and N. Goliad Street [SH-205]
- 3 Walmart Neighborhood Market Shopping Center



● **COMMERCIAL/INDUSTRIAL (CI)**

The *Commercial/Industrial* land use category typically is characterized by smaller business and industrial land uses that are focused around assembly, manufacturing and fabrication. This designation may also accommodate land uses that require outside storage. These areas are also appropriate for small business and business incubator arrangements. Land uses under this designation should be heavily screened by landscaping and should be separated from other land uses using large buffers and roadways. These areas are not appropriate adjacent to residential land use designations and should be separated from these areas using transitional land uses.

DESIGNATION CHARACTERISTICS

- 1 *Primary Land Uses:* Small Scale Manufacturing, Assembly, and Fabrication Businesses, Business Incubators, Contractors Shops, and Heavy Equipment/Truck Rental Businesses
- 2 *Secondary Land Uses:* Warehouse and Outside Storage
- 3 *Zoning Districts:* Heavy Commercial (HC) District and Heavy Industrial (HI) District

EXISTING LAND USE EXAMPLES

- 1 Areas Adjacent to National Drive
- 2 Areas Adjacent to Sids Road

● **BUSINESS CENTERS (BC)**

The Business Center land use designation is intended to provide areas with a variety of employment options. While focusing on employment land uses, these areas may also incorporate limited supporting land uses (e.g. *restaurants and commercial-retail*) that complement the primary land uses. These areas should be designed with public amenities and greenspaces, increased landscaping, and unique design features that will help create a sense of place.

DESIGNATION CHARACTERISTICS

- 1 *Primary Land Uses:* Professional Offices, Corporate Offices, General Offices, Institutional Land Uses, Research and Design/Development Businesses, and Technology/Data Centers.
- 2 *Secondary Land Uses:* Supporting Restaurants and Commercial-Retail Land Uses, Hotels, Parks, Open Space and Civic Uses
- 3 *Zoning Districts:* Commercial (C) District, Light Industrial (LI) District, and Planned Development (PD) Districts

EXISTING LAND USE EXAMPLES

- 1 Trend Tower

CITY OF ROCKWALL

ORDINANCE NO. 25-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO APPROVE A CHANGE IN ZONING FROM AN AGRICULTURAL (AG) DISTRICT TO A COMMERCIAL (C) DISTRICT FOR A 1.650-ACRE PORTION OF A LARGER 31.393-ACRE TRACT OF LAND IDENTIFIED AS TRACT 3 OF THE N. BUTLER SURVEY, ABSTRACT NO. 20, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND BEING MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBIT 'A'* AND *EXHIBIT 'B'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Joseph Bickham of the Trinity River Development, LLC on behalf of Aaron Albright of BYJ Holdings for the approval of a Zoning Change from an Agricultural (AG) District to a Commercial (C) District for a 1.650-acre portion of a larger 31.393-acre identified as Tract 3 of the N. Butler Survey, Abstract No. 20, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, and more fully described and depicted in *Exhibit 'A'* and *Exhibit 'B'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

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

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

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

SECTION 2. That the *Subject Property* shall be used only in the manner and for the purposes provided for a *Commercial (C) District* as stipulated in Subsection 01.01, *Use of Land and Buildings*, of Article 04, *Permissible Uses*; and, Subsection 04.01, *General Commercial District Standards*, Subsection 04.05, *Commercial (C) District*, and Subsection 06.02, *General Overlay District Standards*, of Article 05, *District Development Standards*, of the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall as heretofore amended, as amended herein by granting of this zoning change, and as maybe amended in the future;

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

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

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

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

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

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,
THIS THE 2nd DAY OF JUNE, 2025.**

Trace Johannesen, *Mayor*

ATTEST:

Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: May 19, 2025

2nd Reading: June 2, 2025

Exhibit 'A'
Legal Description

All that certain 1.650-acre tract of land being situated in the N. Butler Survey, Abstract Number 20, in the City of Rockwall, Rockwall County, Texas, and being part of a called 34.4-acre tract of land described in a deed to BYJ Holdings, LLC, recorded in Document Number 2024-11269 of the Official Public Records of said county, and said 1.650 acres being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rebar found in the occupied west right-of-way of N John King Boulevard, a 120-foot-wide public right-of-way (by use and occupation), said point being the northwest corner of a called 0.815 acre tract of land described in "Exhibit A" as "Proposed 205 By-pass", recorded in Volume 5913, Page 123 of the Deed Records of said county, and being in the north line of a called 16.84 acre tract of land described in a deed to Rockwall Property Corporation, recorded in Document Number 2006-00358953 of said Official Public Records;

THENCE North 72°36'36" West, with the dividing line of said 34.4-acre tract and said 16.84-acre tract, a distance of 232.53 feet to a 3/8-inch iron rebar found;

THENCE North 69°55'17" West, continuing with said dividing line, a distance of 123.82 feet to a 1/2-inch iron rebar with cap stamped "RPLS 5034" found for the northeast corner of a called 6.00-acre tract of land described in a deed to Cornerstone Community Church of Rockwall, Inc., recorded in Document Number 20170000001154 of said Official Public Records;

THENCE North 69°42'12" West, with the dividing line of said 34.4-acre tract and said 6.00-acre tract, a distance of 14.21 feet to a 1/2-inch iron rebar with cap stamped "RPLS 6484" set;

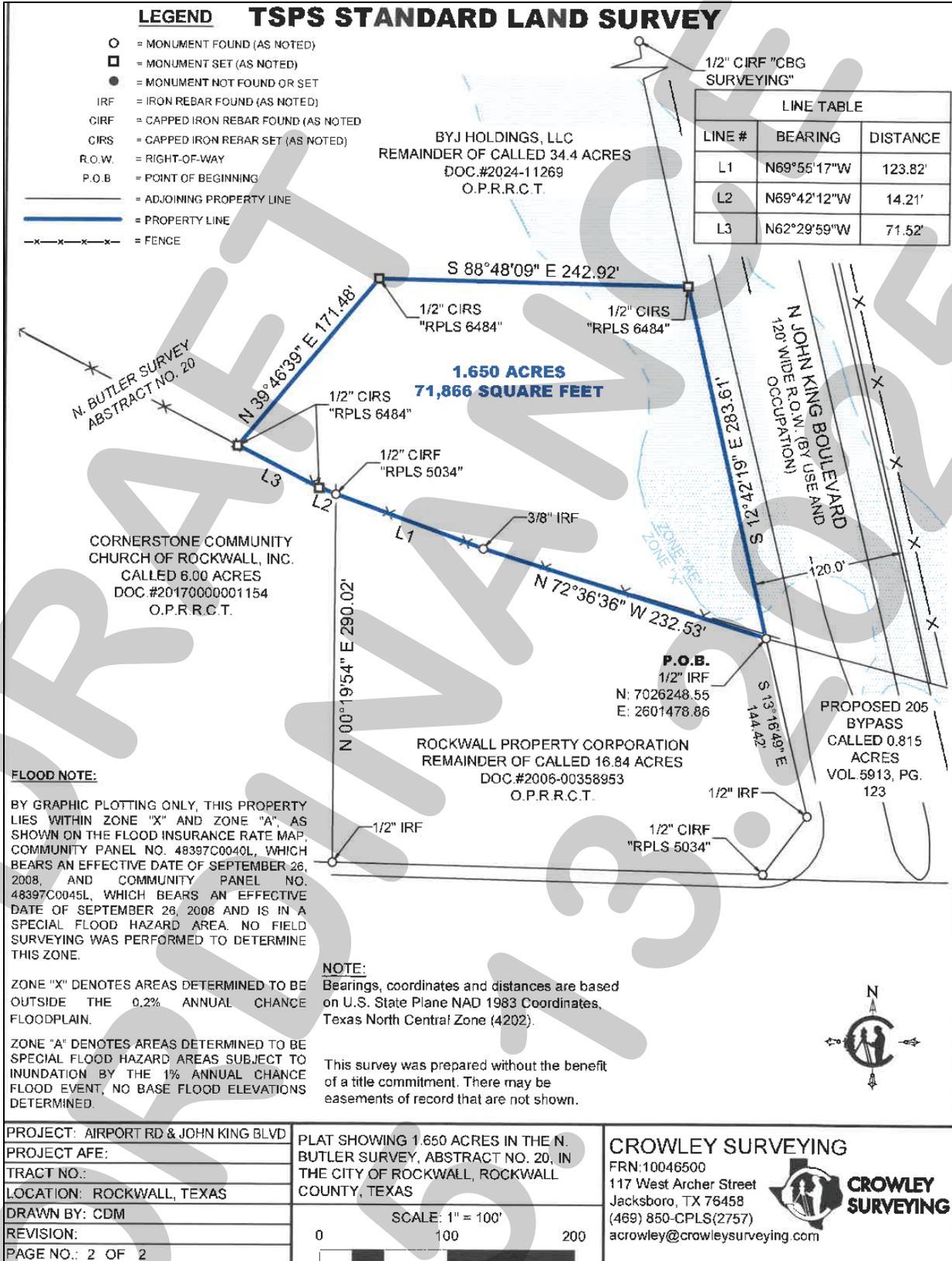
THENCE North 62°29'59" West, continuing with said dividing line, a distance of 71.52 feet to a 1/2-inch iron rebar with cap stamped "RPLS 6484" set;

THENCE North 39°46'39" East, departing said dividing line, a distance of 171.48 feet to a 1/2-inch iron rebar with cap stamped "RPLS 6484" set;

THENCE South 88°48'09" East, a distance of 242.92 feet to a 1/2-inch iron rebar with cap stamped "RPLS 6484" set in the occupied west right-of-way line of said N John King Boulevard

THENCE South 12°42'19" East, with said west right-of-way line, a distance of 283.61 feet to the **POINT OF BEGINNING**, containing 1.650 acres or 71,866 square feet, more or less

Exhibit 'B'
Survey





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: May 13, 2025
APPLICANT: Jerret R. Smith
CASE NUMBER: Z2025-022; *Specific Use Permit (SUP) for a Residential Infill at 704 S. Alamo Road*

SUMMARY

Hold a public hearing to discuss and consider a request by Jerret R. Smith for the approval of a Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* on a 0.1960-acre parcel of land identified as Lot 2, Block A, Highridge Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, and addressed as 704 S. Alamo Road, and take any action necessary.

BACKGROUND

The subject property was annexed into the City of Rockwall on June 20, 1959 by *Ordinance No. 59-02 [Case No. A1959-002]*. According to the January 3, 1972 *Historic Zoning Maps*, the subject property was zoned Single-Family 2 (SF-2) District. Sometime between January 3, 1972 and May 16, 1983, the subject property was rezoned to Single-Family 10 (SF-10) District, and has remained zoned Single-Family 10 (SF-10) District since this change. The subject property has remained vacant since its annexation. On December 10, 2024, the Planning and Zoning Commission approved a motion to recommend approval of the Specific Use Permit (SUP) by a vote of 6-0; however, on December 16, 2024, the City Council approved a motion to deny the *Specific Use Permit (SUP)* by a vote of 6-0. The stated reason for the denial was due to the applicant not being present at the meeting. On March 25, 2025, the Planning and Zoning Commission approved a motion by a vote of 7-0, permitting the applicant to resubmit the original request prior to the standard one (1) year waiting period.

PURPOSE

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

ADJACENT LAND USES AND ACCESS

The subject property is addressed as 704 S. Alamo Road. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is a vacant parcel of land (*i.e. Lot 1, Block A, Highridge Estates Addition*) zoned Single-Family 10 (SF-10) District. Beyond this is W. Boydston Avenue, which is identified as a *Minor Collector* on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. North of this is First Baptist Church of Rockwall (*i.e. Lot 1, Block A, First Baptist Church Addition Phase 3*) which is situated on a 9.43-acre tract of land and is zoned both Single-Family 10 (SF-10) District and General Retail (GR) District.

South: Directly south of the subject property are six (6) parcels of land (*i.e. 706, 710, 804, 806, 808, & 810 S. Alamo Road*) developed with single-family homes that are within the Highridge Estates Subdivision. Beyond this is the Spong Subdivision, which consists of five (5) lots developed with single-family homes. All of these parcels are zoned Single-Family 10 (SF-10) District. South of this is Glenn Avenue, which is identified as a R2U (*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. Alamo Road, which is identified as a R2U (*i.e. residential, two [2] lane, undivided roadway*) on the City’s Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. East of this is the Amachris Subdivision, which consists of seven (7) lots developed with single-family homes and is zoned Planned Development District 12 (PD-12). Beyond this is a 1.9192-acre parcel of land (*i.e. Lot 2, Block 1, Goliad Place Addition*), which consists of the First Baptist Church Student Ministry and is zoned General Retail (GR) District.

West: Directly west of the subject property are six (6) parcels of land (*i.e. 703, 705, 707, 711, 713, & 715 Forest Trace*) developed with single-family homes and one (1) vacant parcel of land (*i.e. 709 Forest Trace*). Beyond this is Forest Trace, which is identified as a R2U (*i.e. residential, two [2] lane, undivided roadway*) on the City’s Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. West of this is the remainder of the Highridge Estates Subdivision, which consists of 99 lots and is zoned Single-Family District 10 (SF-10) District.

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

Article 13, *Definitions*, of the Unified Development Code (UDC) defines *Residential Infill in or Adjacent to an Established Subdivision* as “(t)he new development of a single-family home or duplex on an existing vacant or undeveloped parcel of land or the redevelopment of a developed parcel of land for a new single-family home or duplex within an established subdivision that is mostly or entirely built-out.” An *established subdivision* is further defined in Subsection 02.03(B) (11) of Article 04, *Permissible Uses*, of the UDC as “...a subdivision that consists of five (5) or more lots, that is 90.00% developed, and that has been in existence for more than ten (10) years.” In this case, the subject property is situated within the Highridge Subdivision, which is 98.00% developed, consists of 97 residential lots, and has been in existence since June 1, 1972. The *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the UDC, requires a Specific Use Permit (SUP) for *Residential Infill in or Adjacent to an Established Subdivision* in all single-family zoning districts, the Two-Family (2F) District, the Downtown (DT) District, and the Residential-Office (RO) District. This property, being within an established subdivision, requires a Specific Use Permit (SUP).

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

Housing Design and Characteristics	Existing Housing on S. Alamo Road and in Close Proximity to the Subject Property	Proposed Housing
Building Height	One (1) and Two (2) Story	Two (2) Story
Building Orientation	The homes along S. Alamo face onto S. Alamo Road.	The front elevation of the home will face S. Alamo Road.
Year Built	1978- 2015	N/A
Building SF on Property	2,126 SF – 4,957 SF	5,059 SF
Building Architecture	Single Family Homes and Four (4) Vacant Lots	Comparable Architecture to the surrounding Single-Family Homes
Building Setbacks:		
Front	20-Feet	25-Feet
Side	6-Feet	6-Feet
Rear	10-Feet	X>10-Feet
Building Materials	Brick, Siding, Stone and Stucco	Board and Batten Siding
Paint and Color	Brown, Red, White, Orange	N/A
Roofs	Composite Shingles	Board and Batten
Driveways/Garages	Driveways all front the same street the single-family home faces. Homes consist of rear entry garages or no garages.	The proposed home will incorporate a j-swing garage.

Staff should note that the proposed single-family home meets all of the density and dimensional requirements for the Single Family 10 (SF-10) District as stipulated by the Unified Development Code (UDC). For the purpose of comparing the proposed home to the existing single-family housing located adjacent to or in the vicinity of the subject property, staff has provided photos of the properties along S. Alamo Road and Forest Trace and also provided the proposed building elevations in the attached packet. The approval of this request is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission and a finding that the proposed house will not have a negative impact on the existing subdivision.

NOTIFICATIONS

On April 18, 2025, staff mailed 66 notices to property owners and occupants within 500-feet of the subject property. Staff also notified the Stonebridge Meadows, Bent Creek Condos, and Highridge Estates Homeowners Associations (HOAs), which are the only HOAs within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). At the time this report was drafted, staff had not received any notices back regarding the applicant's request.

CONDITIONS OF APPROVAL

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

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



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. _____

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

DIRECTOR OF PLANNING: _____

CITY ENGINEER: _____

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

PLATTING APPLICATION FEES:

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

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) ¹
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) ^{1&2}
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹

OTHER APPLICATION FEES:

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

NOTES:

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS: 704 S Alamo
 SUBDIVISION: Highridge Est LOT: 2 BLOCK: A
 GENERAL LOCATION: _____

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING: C1 CURRENT USE: _____
 PROPOSED ZONING: _____ PROPOSED USE: _____
 ACREAGE: 0.196 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]

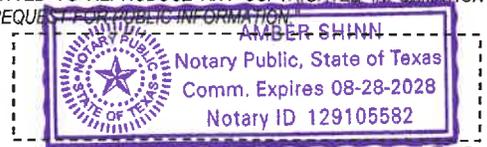
OWNER: Jerret Smith APPLICANT: _____
 CONTACT PERSON: Jerret Smith CONTACT PERSON: _____
 ADDRESS: 9091 Fm 2728 ADDRESS: _____
 CITY, STATE & ZIP: Tenele TX 75141 CITY, STATE & ZIP: _____
 PHONE: 469-409-8515 PHONE: _____
 E-MAIL: JSC@Rockwall@yahoo.com E-MAIL: _____

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Jerret Smith [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."

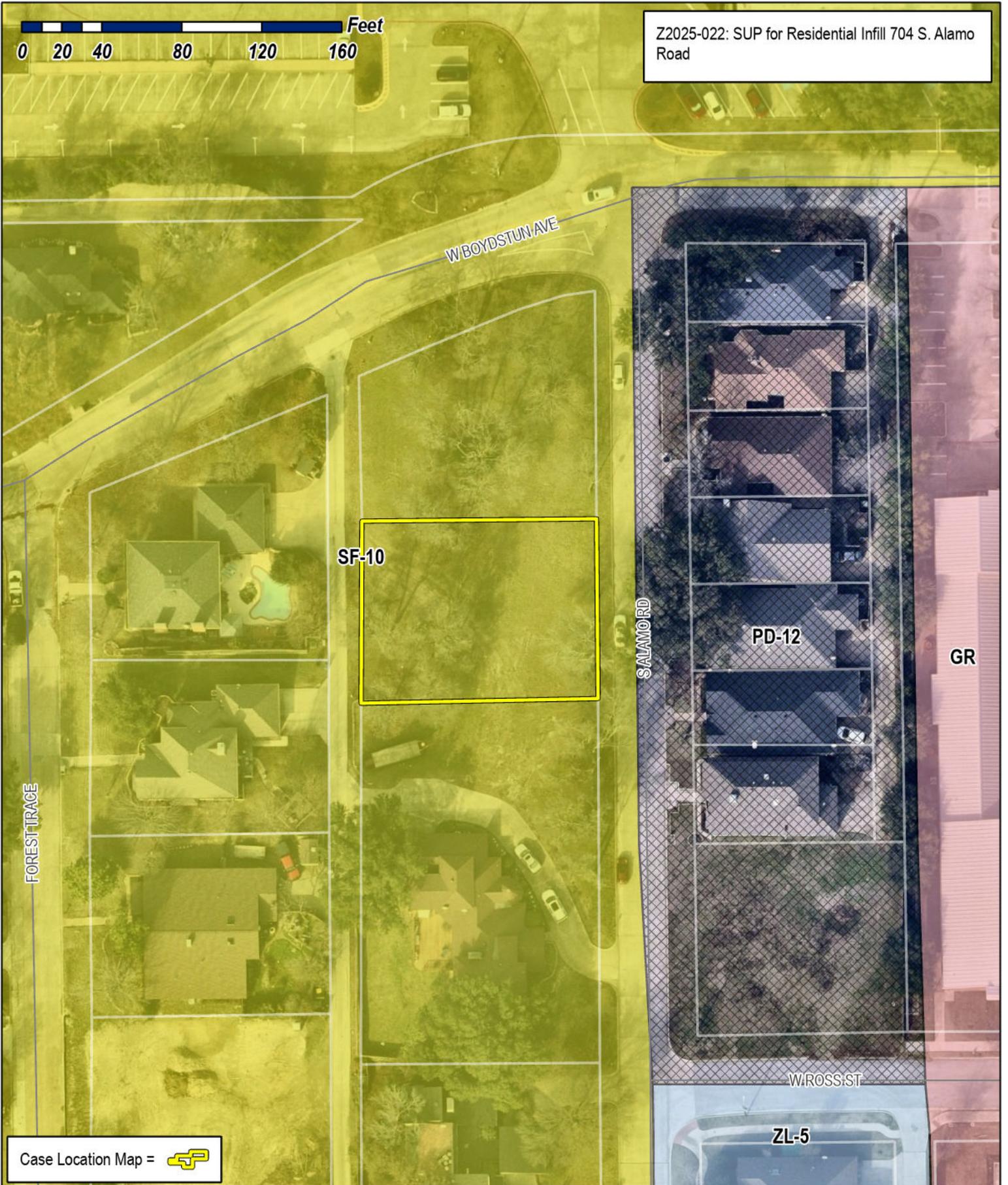
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 17 DAY OF April, 2025
 OWNER'S SIGNATURE: Jerret Smith



NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS: Amber Shinn MY COMMISSION EXPIRES: 8.28.28

0 20 40 80 120 160 Feet

Z2025-022: SUP for Residential Infill 704 S. Alamo Road



Case Location Map = 



City of Rockwall

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

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

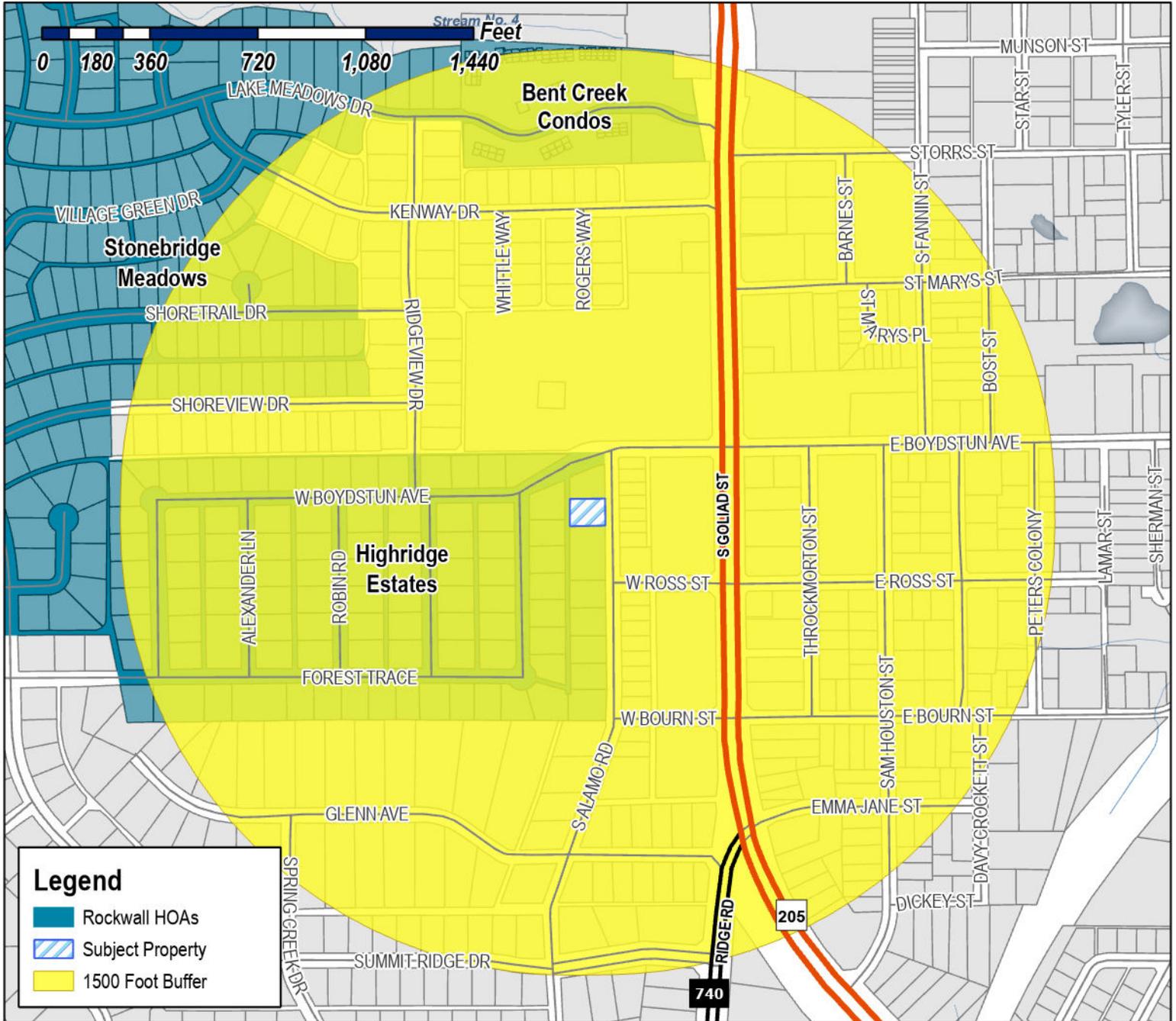




City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
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(P): (972) 771-7745
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Case Number: Z2025-022
Case Name: SUP For Residential Infill
Case Type: Zoning
Zoning: Single-Family 10 (SF-10) District
Case Address: 704 S. Alamo Road

Date Saved: 4/17/2025

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



From: [Zavala, Melanie](#)
Cc: [Miller, Ryan](#); [Lee, Henry](#); [Ross, Bethany](#); [Guevara, Angelica](#)
Subject: Neighborhood Notification Program [Z2025-022]
Date: Wednesday, April 23, 2025 3:19:35 PM
Attachments: [Public Notice \(04.21.2025\).pdf](#)
[HOA Map \(04.17.2025\).pdf](#)

HOA/Neighborhood Association Representative:

Per your participation in the [Neighborhood Notification Program](#), you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning case that will be published in the Rockwall Herald Banner on [Friday, April 25, 2025](#). The Planning and Zoning Commission will hold a public hearing on [Tuesday, May 13, 2025 at 6:00 PM](#), and the City Council will hold a public hearing on [Monday, May 19, 2025 at 6:00 PM](#). Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

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

-
Z2025-022: SUP for a Residential Infill

Hold a public hearing to discuss and consider a request by Jerret R. Smith for the approval of a [Specific Use Permit \(SUP\)](#) for Residential Infill in an Established Subdivision on a 0.1960-acre parcel of land identified as Lot 2, Block A, Highridge Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, and addressed as 704 S. Alamo Road, and take any action necessary.

Thank you,

Melanie Zavala

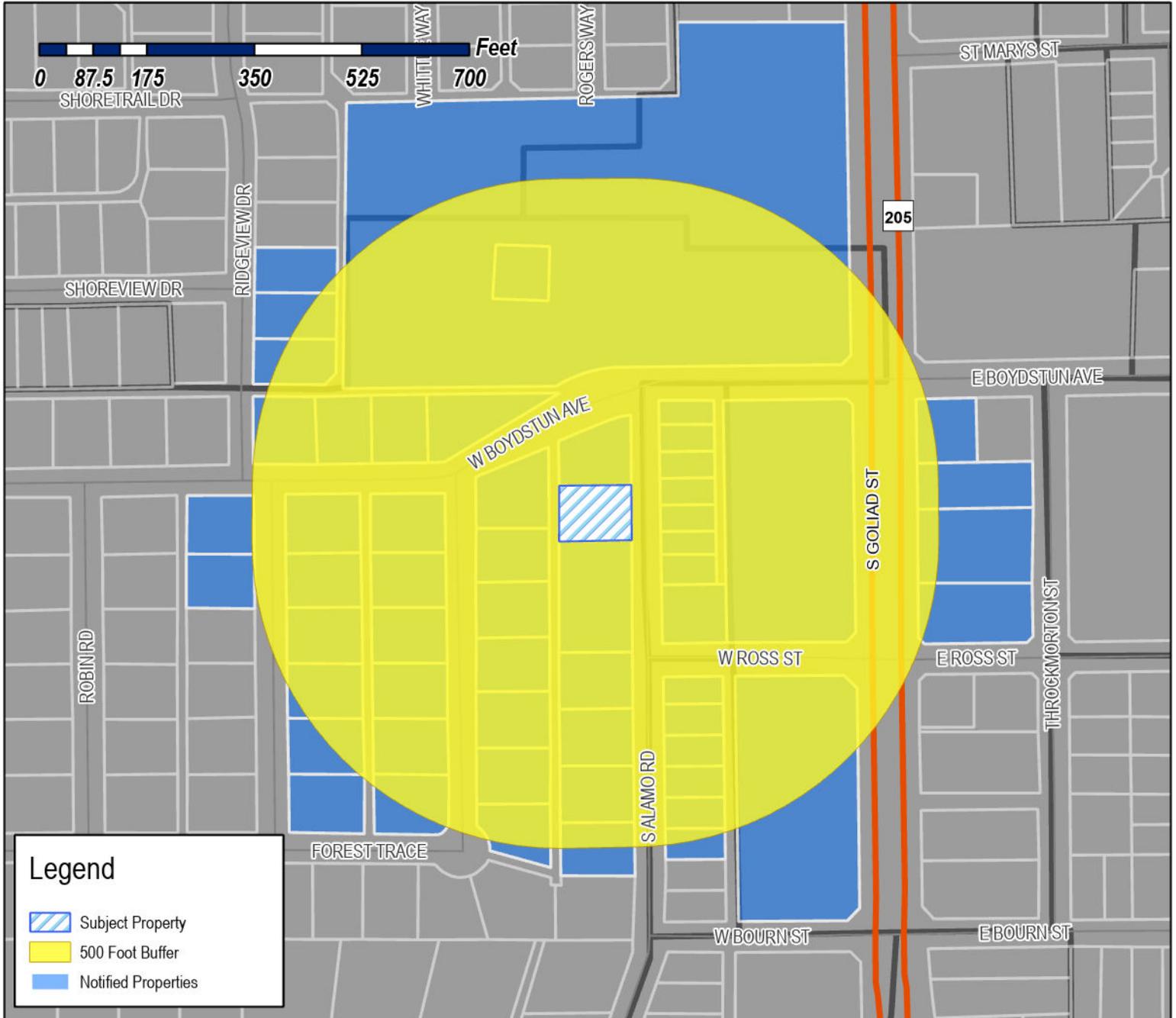
Planning & Zoning Coordinator | Planning Dept. | City of Rockwall
385 S. Goliad Street | Rockwall, TX 75087
[Planning & Zoning Rockwall](#)
972-771-7745 Ext. 6568



City of Rockwall

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

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Case Number: Z2025-022
Case Name: SUP For Residential Infill
Case Type: Zoning
Zoning: Single-Family 10 (SF-10) District
Case Address: 704 S. Alamo Road

Date Saved: 4/17/2025

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



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:

Z2025-022: Specific Use Permit (SUP) for a Residential Infill at 704 S. Alamo Road

Hold a public hearing to discuss and consider a request by Jerret R. Smith for the approval of a *Specific Use Permit (SUP) for Residential Infill in an Established Subdivision* on a 0.1960-acre parcel of land identified as Lot 2, Block A, Highridge Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, and addressed as 704 S. Alamo Road, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on Tuesday, May 13, 2025 at 6:00 PM, and the City Council will hold a public hearing on Monday, May 19, 2025 at 6:00 PM. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

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

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

Your comments must be received by Monday, May 19, 2025 at 4:00 PM to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning



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

PLEASE RETURN THE BELOW FORM

Case No. Z2025-022: Specific Use Permit (SUP) for a Residential Infill at 704 S. Alamo Road

Please place a check mark on the appropriate line below:

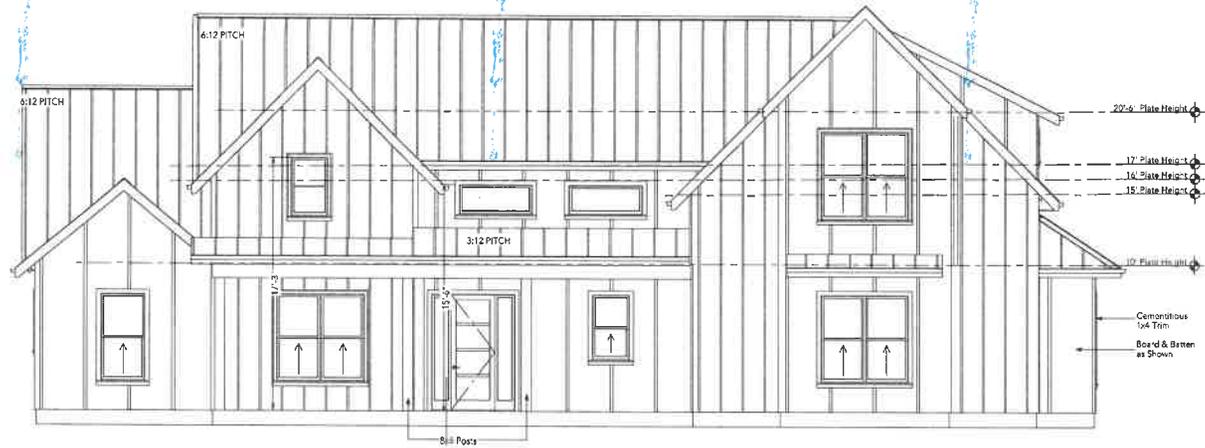
- I am in favor of the request for the reasons listed below.
- I am opposed to the request for the reasons listed below.

Name:

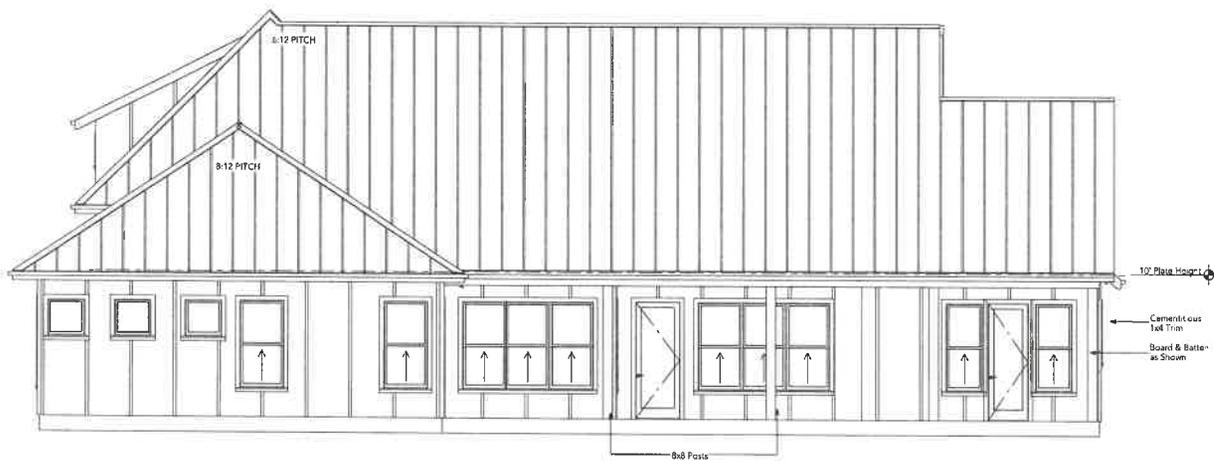
Address:

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 ELEVATION
Scale: 1/4" = 1'-0"



REAR ELEVATION
Scale: 1/4" = 1'-0"

NO.	DATE	BY	DESCRIPTION
1	12/24	CS	REDUCE SIZE FOR BUILDING SETBACK

JS Custom Homes, LLC
704 S. ALAMO DR. ROCKWALL, TX

Front & Rear Elevations

DRAWINGS PROVIDED BY:
Chanda Steele Drafting
Roysse City, TX 409-338-1194

DATE:

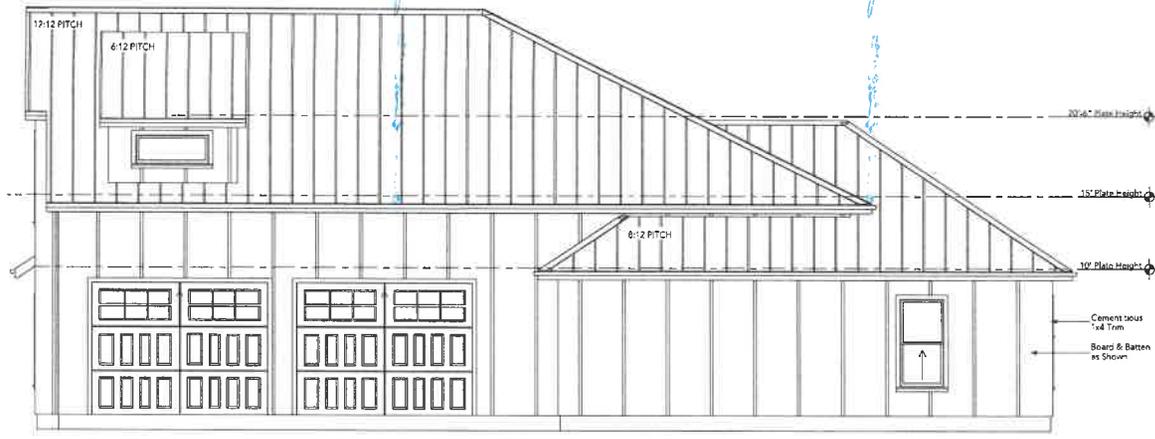
12/11/2024

SCALE:

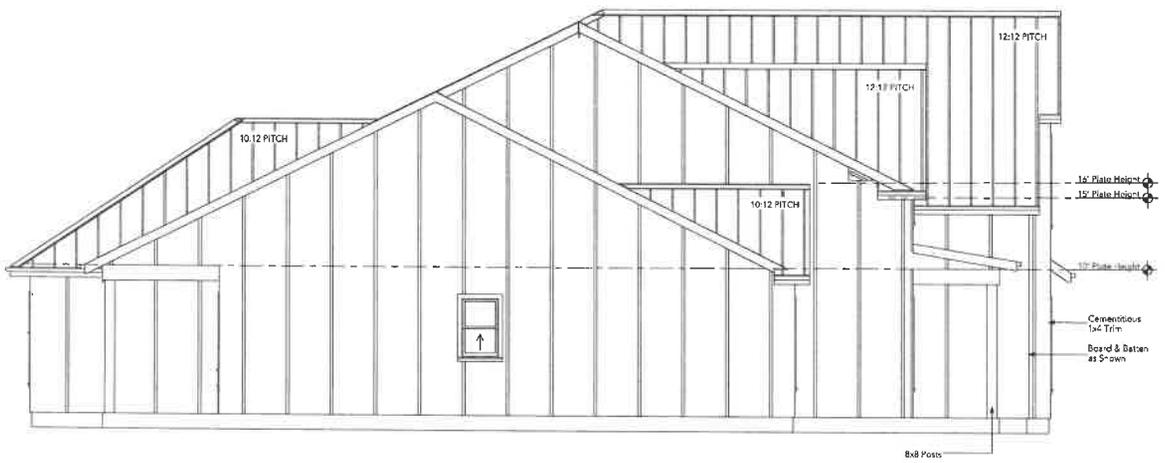
As Noted

SHEET:

A-3



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



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

REVISION TABLE			
NO.	DATE	BY	DESCRIPTION
1	12/24	CS	PERFORM SIZE FOR BUILDING METHOD.

JS Custom Homes, LLC
704 S. ALAMO DR. ROCKWALL, TX

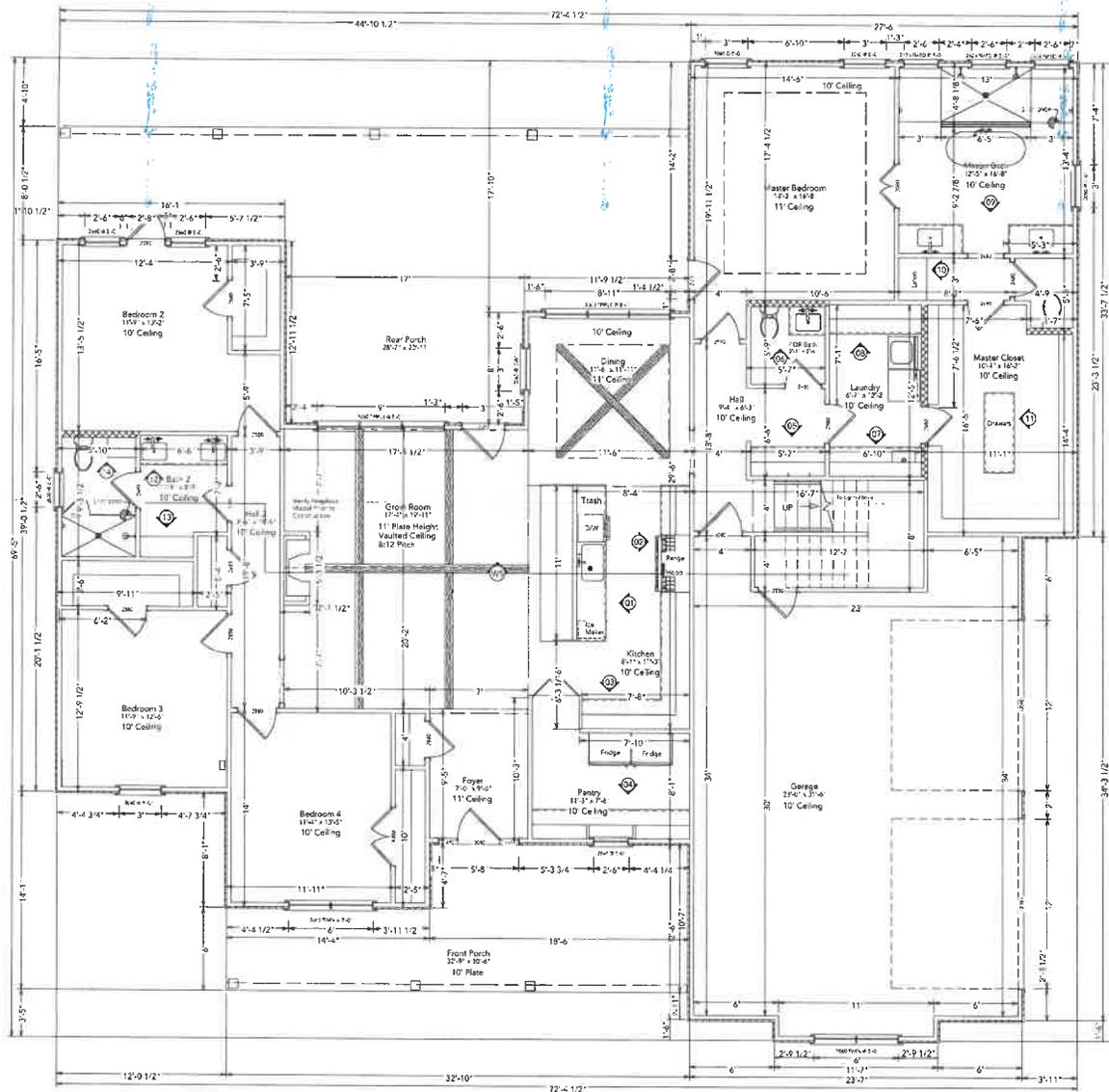
Right & Left Elevations

DRAWINGS PROVIDED BY:
Chanda Steele
Drafting
Royce City, TX 469-238-1194

DATE:
12/11/2024

SCALE:
As Noted

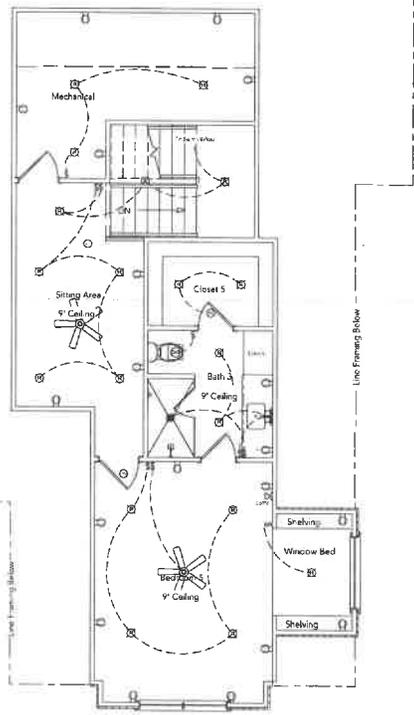
SHEET:
A-4



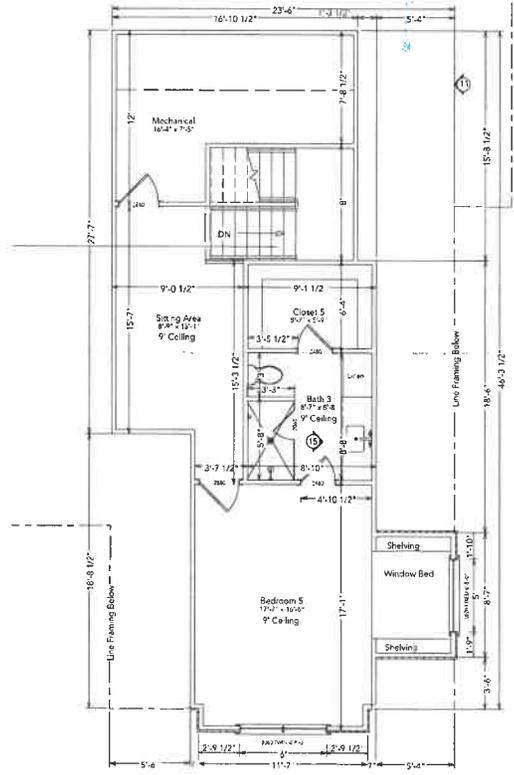
1st FLOOR PLAN

Tabulations		
1st Floor	-	2,635 s.f.
2nd Floor	-	564 s.f.
Ft. Porch	-	285 s.f.
Bk Porch	-	640 s.f.
Mechanical	-	160 s.f.
Garage	-	766 s.f.
Total	-	5,050 s.f.

<p>REVISION TABLE</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>#</th> <th>DATE</th> <th>BY</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>11/27/24</td> <td>CSA</td> <td>REDUCE SIZE EXHIBITING SETBACK.</td> </tr> </tbody> </table>	#	DATE	BY	DESCRIPTION	1	11/27/24	CSA	REDUCE SIZE EXHIBITING SETBACK.	<p>JS Custom Homes, LLC 704 S. ALAMO DR. ROCKWALL, TX</p> <hr/> <p>1st Floor Plan</p> <hr/> <p>DRAWINGS PROVIDED BY: Chanda Steele Drafting Rogers City, TX 469-338-1194</p> <hr/> <p>DATE: 12/11/2024</p> <hr/> <p>SCALE: As Noted</p> <hr/> <p>SHEET: A-5</p>
#	DATE	BY	DESCRIPTION						
1	11/27/24	CSA	REDUCE SIZE EXHIBITING SETBACK.						



2nd FLOOR ELECTRICAL
SCALE: 1/8" = 1'-0"



2nd FLOOR PLAN
SCALE: 1/8" = 1'-0"

Tabulations	
1st Floor	2,635 s.f.
2nd Floor	564 s.f.
Ft. Porch	285 s.f.
Bk Porch	640 s.f.
Mechanical	160 s.f.
Garage	766 s.f.
Total	5,050 s.f.

DATE	BY	DESCRIPTION
12/24	CS	REDUCE LINE FORCE IN ROOMS SETBACK

JS Custom Homes, LLC
700 S. ALAMO DR. ROCKWALL, TX

2nd Floor Plan/
2nd Floor Electrical

DRAWINGS PROVIDED BY:
Chanda Steele
Drafting
Royse City, TX 409-338-1194

DATE:

12/11/2024

SCALE:

As Noted

SHEET:

A-6



CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2025-022

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

ADJACENT HOUSING ATTRIBUTES

ADDRESS	HOUSING TYPE	YEAR BUILT	HOUSE SF	ACCESSORY BUILDING	EXTERIOR MATERIALS
701 S. Alamo Road	Single-Family Home	1983	2,467	N/A	Brick
702 S. Alamo Road	Vacant	N/A	N/A	N/A	N/A
703 S. Alamo Road	Single-Family Home	1983	2,467	N/A	Brick
704 S. Alamo Road	Vacant	N/A	N/A	N/A	N/A
705 S. Alamo Road	Single-Family Home	1983	2,224	N/A	Brick
706 S. Alamo Road	Single-Family Home	1981	4,374	N/A	Brick and Siding
707 S. Alamo Road	Single-Family Home	1982	2,126	N/A	Brick and Siding
710 S. Alamo Road	Single-Family Home	1981	4,957	N/A	Brick and Stucco
804 S. Alamo Road	Vacant	N/A	N/A	N/A	N/A
806 S. Alamo Road	Single-Family Home	2007	3,745	N/A	Brick
808 S. Alamo Road	Single-Family Home	2015	3,814	N/A	Brick
703 Forest Trace	Single-Family Home	1978	4,730	N/A	Brick
705 Forest Trace	Single-Family Home	2003	4,085	N/A	Brick and Stone
707 Forest Trace	Single-Family Home	1976	3,346	90	Brick, Stone, & Siding
709 Forest Trace	Vacant	N/A	N/A	N/A	N/A
711 Forest Trace	Single-Family Home	1985	3,540	N/A	Brick

AVERAGES: 1989 3,583 90



CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2025-022

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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



701 S. Alamo Road



702 S. Alamo Road



CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2025-022

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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



703 S. Alamo Road



704 S. Alamo



CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2025-022

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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



705 S. Alamo Road



706 S. Alamo Road



CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2025-022

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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



707 S. Alamo Road



710 S. Alamo Road



CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2025-022

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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



804 S. Alamo Road



806 S. Alamo Road



CITY OF ROCKWALL

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808 S. Alamo Road



703 Forest Trace



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705 Forest Trace



707 Forest Trace



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709 Forest Trace



711 Forest Trace

CITY OF ROCKWALL

ORDINANCE NO. 25-XX

SPECIFIC USE PERMIT NO. S-3XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR *RESIDENTIAL INFILL IN AN ESTABLISHED SUBDIVISION* TO ALLOW FOR THE CONSTRUCTION OF A SINGLE-FAMILY HOME ON A 0.1960-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 2, BLOCK A, HIGHRIDGE 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 Jerret R. Smith 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 0.1960-acre parcel of land identified as Lot 2, Block A, Highridge Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, addressed as 704 S. Alamo Road, and being more specifically described and depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

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

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

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

SECTION 2. That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 03.01, *General Residential District Standards*, and Subsection 03.07, *Single-Family 10 (SF-10) District*, of Article 05, *District Development Standards*, of the Unified Development

Code (UDC) [*Ordinance No. 20-02*] -- as heretofore amended and may be amended in the future -- and with the following conditions:

2.1 OPERATIONAL CONDITIONS

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

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

2.2 COMPLIANCE

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

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

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

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

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

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

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

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

Tim McCallum, *Mayor*

ATTEST:

Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: May 19, 2025

2nd Reading: June 2, 2025

Exhibit 'A':
Location Map

Address: 704 S. Alamo Road

Legal Description: Lot 2, Block A, Highridge Addition

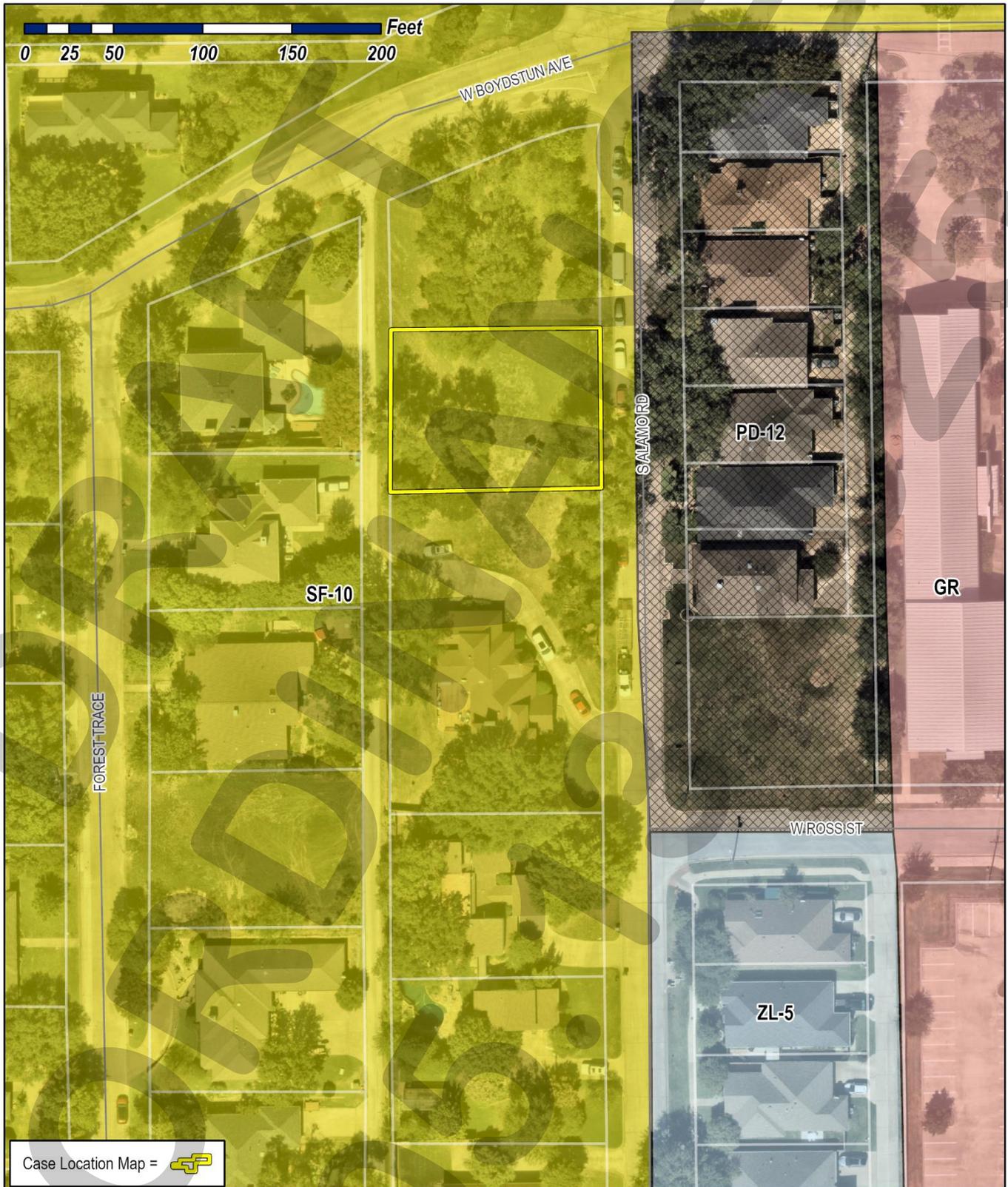


Exhibit 'B':
Residential Plot Plan

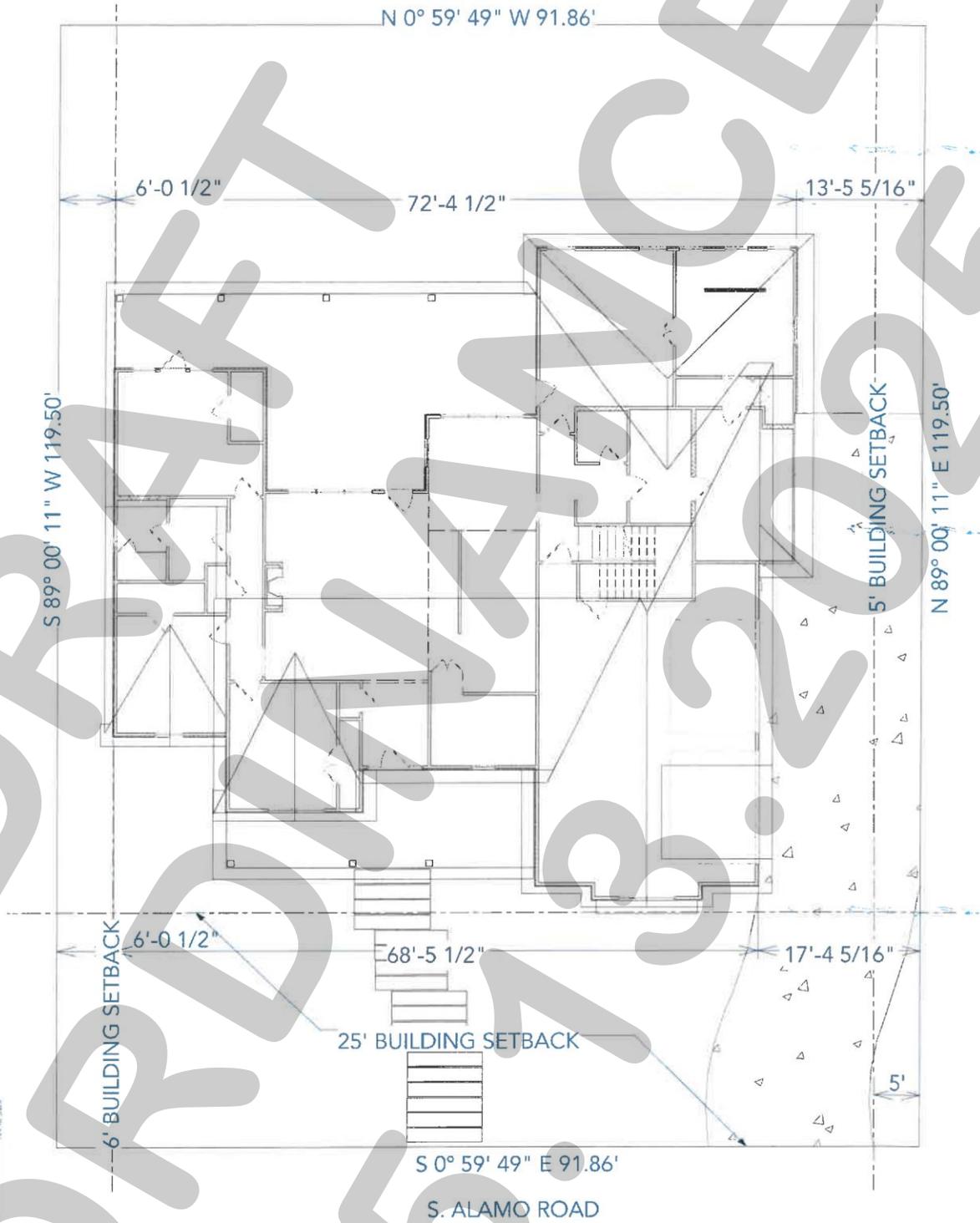
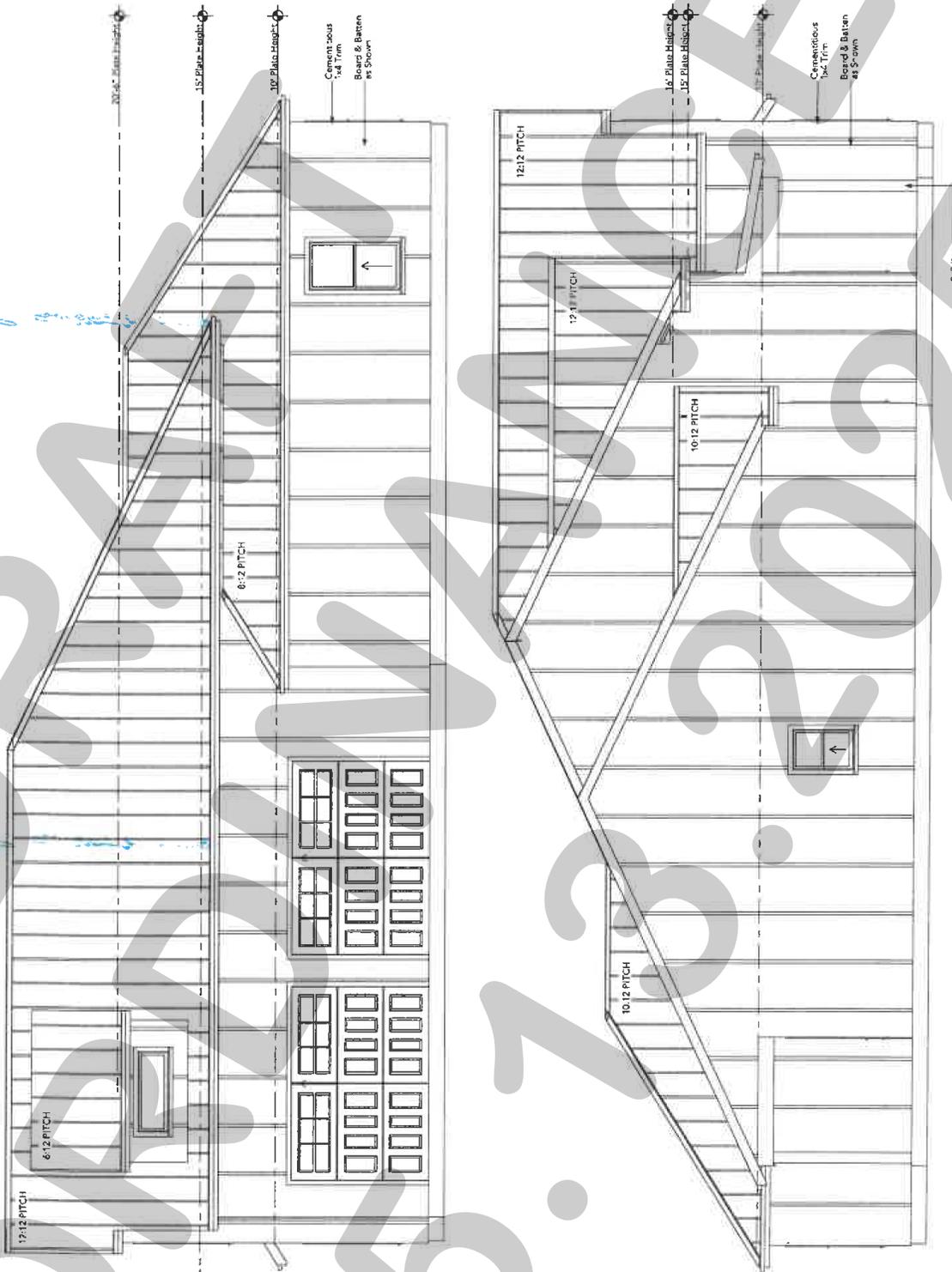


Exhibit 'C':
Building Elevations



Exhibit 'C':
Building Elevations





CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Planning and Zoning Commission
DATE: May 13, 2025
APPLICANT: Drew Donosky; *Claymoore Engineering*
CASE NUMBER: SP2025-011; *Site Plan for 2301 SH-276*

NOTE: Updates from the April 29, 2025 P&Z Work Session Meeting shown in **RED**.

SUMMARY

Discuss and consider a request by Drew Donosky of Claymoore Engineering for the approval of a Site Plan for the expansion of an existing *Mini-Warehouse Facility* on a 5.00-acre tract of land identified as Tract 2-6 of the J. A. Ramsey Survey, Abstract No. 186, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 46 (PD-46) [*Ordinance No. 25-12*] for Commercial (C) District land uses, situated within the SH-276 Overlay (SH-276 OV) District, addressed as 2301 SH-276, and take any action necessary.

BACKGROUND

According to the Rockwall County Appraisal District (RCAD) the existing *Mini-Warehouse Facility* was constructed in 1997, prior to the date of annexation. The subject property was annexed by the City Council on July 21, 1997 by *Ordinance No. 97-14* [*Case No. A1997-001*]. At the time of annexation, the subject property was zoned Agricultural (AG) District. On March 1, 1999, the City Council approved a zoning change [*Ordinance No. 99-05*] from Agricultural (AG) District to Planned Development District 46 (PD-46) for Commercial (C) District land uses, with *Mini-Warehouse* being permitted *by-right* on the subject property. Following this zoning change, the Planned Development District 46 (PD-46) zoning ordinance was amended twice [*Ordinance No. 21-32 & 25-12*]; however, these amendments did not change the requirements for the subject property.

PURPOSE

On March 14, 2025, the applicant -- *Drew Donosky of Claymoore Engineering* -- submitted an application requesting the approval of a Site Plan for the purpose of allowing the expansion of an existing *Mini-Warehouse Facility* on the subject property.

ADJACENT LAND USES AND ACCESS

The subject property is addressed as 2301 SH-276. The land uses adjacent to the subject property are as follows:

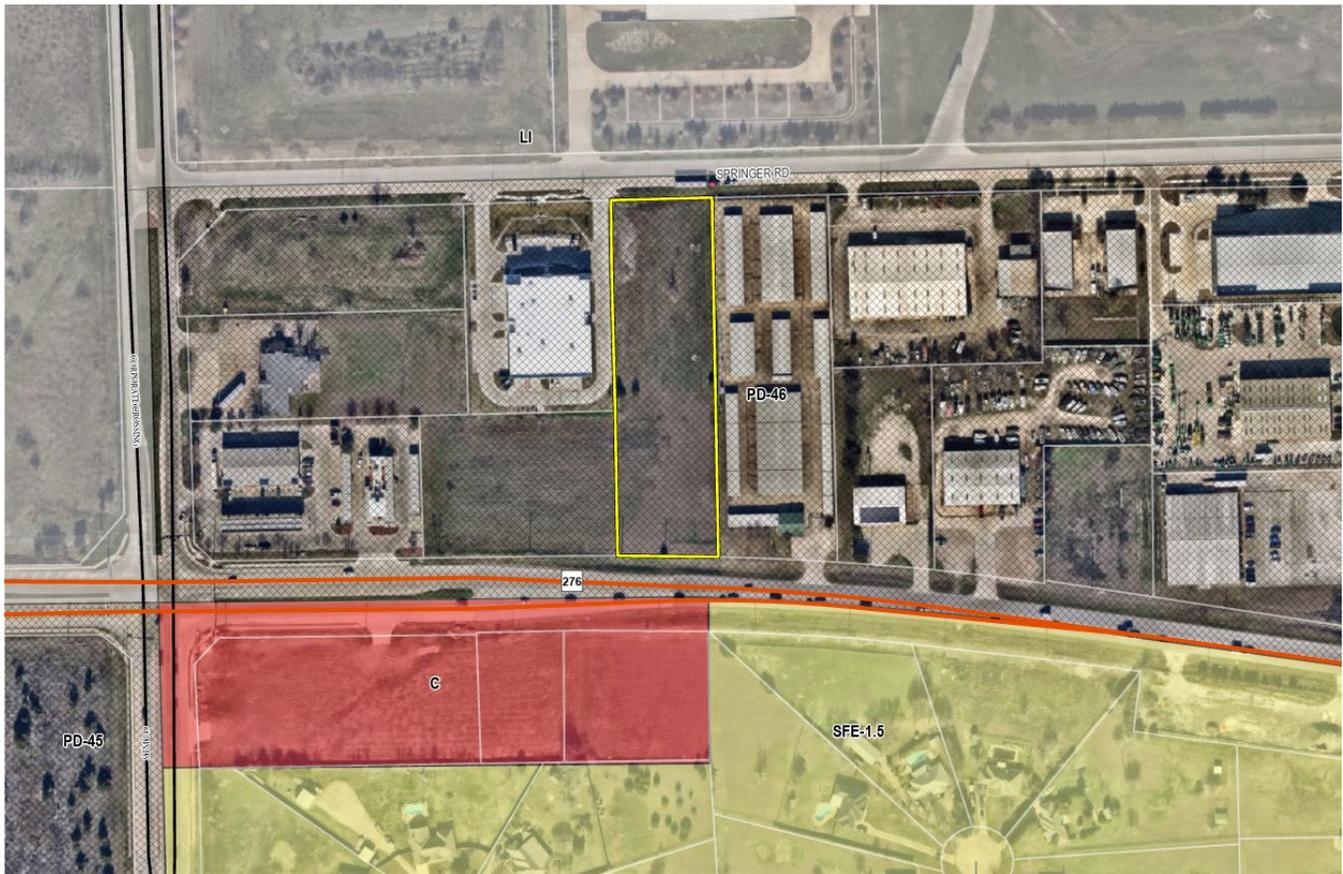
North: Directly north of the subject property is Springer Road, which is identified as a M4D (*i.e. major collector, four [4] lane, undivided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Following this is a 12.00-acre parcel of land (*i.e. Lot 3, Block B, Rockwall Technology Park Phase 2 Addition*) developed with a light-industrial facility, zoned Light Industrial (LI) District. Beyond this is Discovery Boulevard, which is identified as a M4D (*i.e. major collector, four [4] lane, undivided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

South: Directly south of the subject property is SH-276, which is identified as a P6D (*i.e. principal, six [6] lane, divided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Following this is the Sterling Farms Subdivision, which consists of 48 lots on 77.74-acres. This subdivision was established on April 28, 1997 and is zoned Single-Family Estate 1.5 (SFE-1.5) District.

East: Directly east of the subject property are several properties that make up the remainder of Planned Development 46 (PD-46). These properties are developed with primarily light industrial uses (i.e. Warehouse, Heavy Equipment Rental, Mini-Warehouse), which were established before the time of annexation. Following this is a vacant 56.5033-acre parcel of land (i.e. Lot 1, Block C, Rockwall Technology Park Phase V Addition) zoned Light Industrial (LI) District.

West: Directly west of the subject property are five (5) tracts of land (i.e. Lots 1-2, Block A, Interstate Classic Cars Addition; Lot 1, Block A, Pannell Addition; Lot 2, Block A, Subway Gateway Health Food Store Addition; Tract 2 of the J. A. Ramsey Survey, Abstract No. 186) zoned Planned Development District 46 (PD-46) for Commercial (C) District land uses. Following this is Corporate Crossing [FM-549], which is identified as a A4D (i.e. arterial, four [4] lane, divided roadway) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

MAP 1: LOCATION MAP
YELLOW: SUBJECT PROPERTY



DENSITY AND DIMENSIONAL REQUIREMENTS

According to Exhibit ‘C’, PD Development Standards, of Planned Development District 46 (PD-46) [Ordinance No. 25-12], a Mini-Warehouse Facility is permitted by-right on the subject property, which is identified as Tract 5 within the ordinance. The submitted site plan, landscape plan, photometric plan, and building elevations generally conform to the technical requirements contained within Planned Development District 46 (PD-46) and the Unified Development Code (UDC) for a property located within a 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=4.98-Acres; In Conformance

<i>Ordinance Provisions</i>	<i>Zoning District Standards</i>	<i>Conformance to the Standards</i>
<i>Minimum Lot Frontage</i>	<i>60-Feet</i>	<i>X=360.70-feet; In Conformance</i>
<i>Minimum Lot Depth</i>	<i>100-Feet</i>	<i>X=583.97-feet; In Conformance</i>
<i>Minimum Front Yard Setback</i>	<i>15-Feet</i>	<i>X>15-feet; In Conformance</i>
<i>Minimum Rear Yard Setback</i>	<i>10-Feet</i>	<i>X>10-feet; In Conformance</i>
<i>Minimum Side Yard Setback</i>	<i>10-Feet</i>	<i>X>10-feet; In Conformance</i>
<i>Maximum Building Height</i>	<i>60-Feet</i>	<i>X=20.5-feet; In Conformance</i>
<i>Max Building/Lot Coverage</i>	<i>60.00%</i>	<i>X=42.91%; In Conformance</i>
<i>Minimum Number of Parking Spaces</i>	<i>11 Required Spaces</i>	<i>X=13; In Conformance</i>
<i>Minimum Landscaping Percentage</i>	<i>20.00%</i>	<i>X=15.4%; Exception Requested</i>
<i>Maximum Impervious Coverage</i>	<i>85-90%</i>	<i>X=84.6%; In Conformance</i>

TREESCAPE PLAN

The treescape plan provided by the applicant indicates that the development will result in the removal of one (1) protected tree totaling four (4) caliper inches. Based on the landscape plan provided by the applicant, the development is proposing to plant 130 caliper inches of trees or 22 canopy trees on-site, which will satisfy the tree mitigation requirements of the Unified Development Code (UDC).

CONFORMANCE WITH THE CITY'S CODES

The existing *Mini-Warehouse Facility* was constructed in 1997 before the subject property was annexed into the City of Rockwall. Given the age of the existing facility and that it was constructed outside of the city limits, many aspects of the subject property are considered legally non-conforming. One (1) such aspect is that the subject property takes access off of SH-276. According to Subsection 02.03(J)(1), *Wholesale, Distribution, and Storage Land Use*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC), *Mini-Warehouse Facilities* shall not take "...direct access from FM-740, SH-205, SH-66, SH-276, FM-3097, FM-552, FM-549 and John King Boulevard." In this case, the applicant is requesting approval of an additional 45,755 SF *Mini-Warehouse* building that will utilize the existing access drive off of SH-276. Given this the applicant is requesting to increase this non-conforming condition, which is considered to be an exception to the *Conditional Land Use Standards*.

According to Subsection 02.03(J)(1), *Wholesale, Distribution, and Storage Land Use*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC), "(t)he number of storage units per acre shall not exceed 125 ... and the maximum site area shall be five (5) acres." Given this, the subject property is five (5) acres and would be permitted a maximum of 625 storage units. The existing *Mini-Warehouse Facility* is composed of nine (9) buildings with a total of 321 storage units. The proposed 45,755 SF expansion incorporates an additional 385 storage units. This bring the total storage unit count to 706 or 81 more units than permitted for a *Mini-Warehouse Facility*. Given this, the applicant is requesting an exception to this *Conditional Land Use Standards*.

According to Section 02.01 of Article 08, *Landscape and Fence Standards*, of the Unified Development Code (UDC), "(t)he landscape and screening provisions of this *Article [i.e. Article 08]* shall apply to: ... (c) The expansion of a non-residential parking lot that increases the existing impervious area by 30.00% or that adds 2,000 SF of impervious coverage." In this case, the applicant is expanding the existing impervious coverage of the site by more than 2,000 SF or 30.00% of the total site. This means that the landscaping on the full site will need to be updated to meet the current requirements of the Unified Development Code (UDC).

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 variance(s) and exception(s):

(1) *Conditional Land Use Standards*.

(a) *Unit Count*. According to Subsection 02.03(J)(1)(a) of Article 04, *Permissible Uses*, of the Unified Development Code (UDC), "(t)he number of storage units per acre shall not exceed 125, the minimum number of storage units

shall be ten (10), and the maximum site area shall be five (5) acres.” In this case, the subject is five (5) acres and would be permitted a maximum of 625 storage units; however, the applicant is requesting 706 storage units or 81 additional storage units. This will require an exception from the Planning and Zoning Commission.

UPDATE: The applicant has amended the number of units being proposed to 641 storage units (i.e. 321 existing storage units and 320 new storage units), which is 16 additional storage units over the permitted 625 storage units. Staff should note that despite reducing the number of units for this case, the building square footage remained the same. This will still require an exception from the Planning and Zoning Commission.

- (b) Access. According to Subsection 02.03(J)(1)(d) of Article 04, *Permissible Uses*, of the Unified Development Code (UDC), “(n)o direct access from FM-740, SH-205, SH-66, SH-276, FM-3097, FM-552, FM-549, and John King Boulevard. The Planning and Zoning Commission may consider granting direct access from the above-mentioned roadways after review and determination of the availability of access to the specific property.” In this case, the existing *Mini-Warehouse Facility* takes direct access off of SH-276, and this aspect of the site is considered to be legally non-conforming; however, with the proposed expansion the impact of this aspect is increased due to the number of additional units being proposed (i.e. *the applicant is proposing to increase the non-conformity*). As an alternative to maintaining the legally non-conforming condition, the applicant could redesign the facility to take access off of Springer Lane, which would bring the facility into conformance. Regardless, this aspect of the applicant’s case will require an exception from the Planning and Zoning Commission.
- (c) Roof Design. According to Subsection 02.03(J)(1)(n) of Article 04, *Permissible Uses*, of the Unified Development Code (UDC), *Mini-Warehouse Facilities* shall utilize pitched roof systems with “...a minimum pitch of 1:3 and be constructed with a metal standing seam.” In this case, the applicant is proposing a parapet roof system. This will require an exception from the Planning and Zoning Commission.
- (2) Architectural Standards. According to Subsection 06.02(C), *General Overlay District Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), “(a)ll buildings shall be architecturally finished on all four (4) sides utilizing the same materials, detailing, articulation and features.” In this case, the applicant is not providing the same detailing and features (i.e. *glass storefront and windows*) on all four (4) sided. This will require a variance from the Planning and Zoning Commission.
- (3) Landscape Requirements. According to Subsection 05.03, *Landscape Requirements*, of Article 08, *Landscape and Fence Standards*, of the Unified Development Code (UDC), all properties zoned Commercial (C) District are required to have 20.00% of the property be landscaped. In this case, the applicant is proposing 15.40% landscaped area or 4.60% less than the requirement. This will require an exception from the Planning and Zoning Commission.

According to Subsection 09, *Exceptions and Variances*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), an applicant may request the Planning and Zoning Commission grant variances and exceptions to the provisions contained in the Unified Development Code (UDC), where unique or extraordinary conditions exist or where strict adherence to the technical requirements of the Unified Development Code (UDC) would create an undue hardship. In addition, the code requires that the applicant provide compensatory measures that directly offset the requested variances and exceptions. At this time the applicant is proposing the following compensatory measures: [1] relocation of a civil warning siren, [2] increased tree caliper size, [3] increased tree plantings, [4] removal of existing barb wire chain link fence, and [5] bury the existing power lines along SH-276. Staff should note that only compensatory measures 2, 3, and 4 are considered compensatory in nature, and based on the number of exceptions being requested the applicant would need ten (10) compensatory measures. With regard to compensatory measure 1, the City is in the process of moving this siren at its own cost and this cannot be considered compensatory. In addition, the power lines along SH-276 are required to be buried per the *General Overlay District Requirements* and based on this compensatory measure number 5 cannot be counted. With all this being said, requests for exceptions and variances to the *General 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.

UPDATE: The applicant has removed the reference to the emergency siren as a note on the site plan and is no longer considering this a compensatory measure; however, this does not change the number of variances or exceptions being requested and the compensatory measures being proposed.

CONFORMANCE WITH 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 *Technology District* and is designated for *Commercial/Retail* land uses. According to the *District Strategies* this land use designation should "... support the existing and proposed residential developments and should be compatible in scale with the adjacent residential structures." That being said, the subject property is adjacent to the Rockwall Technology Park to the north and other transitional light industrial properties to the east -- *that are designated for Commercial/Retail land uses* --, with no direct residential adjacency. Additionally, the *District Strategies* state that the properties near SH-276 are transitioning and should "...transition to neighborhood/convenience centers in the future." In this case, the proposed site plan for a an additional *Mini-Warehouse Building* expands a land use that is atypical for a *Commercial/Retail* designation. That being said, Planned Development District 46 (PD-46) allows this property to have the *Mini-Warehouse Facility* as a *by-right* land use. The Planning and Zoning Commission is tasked with determining whether it is appropriate for the expansion of an atypical *Commercial/Retail* land use bounded by transitional light industrial properties to the east, despite the *Mini-Warehouse Facility* land use being *by-right*.

In addition, the proposed changes to the subject property either help further or hinder the following goals and objectives contained in the OURHometown Vision 2040 Comprehensive Plan:

- (1) *CH. 07 | Goal 05*: "Allow only high-quality buildings that are constructed for the long-term value of the community, are easily adaptable to the changing market conditions, and that reflect a sense of permanence and public pride." In this case, a *Mini-Warehouse Facility* does not appear to be easily adaptable to the changing market conditions, except for market changes within the self-storage industry.
- (2) *CH. 07 | Goal 05*: In addition to the above, Policy 4 within Goal 05 states that development should "(i)increase the amount of permeable surface area (i.e. landscaping and greenspace) by reducing the amount of concrete or other non-permeable surfaces used for parking areas." In this case, the applicant is requesting an exception to landscape less than the 20% required within a Commercial (C) District.
- (3) *CH. 08 | Goal 04*: Policies 01 and 02 indicate that all non-residential buildings should "contain a minimum of 20% stone on every façade" and be "architecturally finished on all four (4) sides with the same materials, detailing and features." In this case, the applicant only satisfies the store requirement and does not meet four (4) sided architecture requirement.

Based on all of these aspects, the proposed *Mini-Warehouse Facility* does not appear to be in conformance with the vision of the OURHometown Vision 2040 Comprehensive Plan.

ARCHITECTURAL REVIEW BOARD (ARB) RECOMMENDATION

On April 15, 2025, the Architectural Review Board (ARB) approved a motion to recommend denial of the proposed building elevations, by a vote of 3-0, with Board Members McAngus, Hadawi, Mase, and Kirkpatrick absent. The ARB indicated the denial recommendation was due to (1) the materials not meeting the General Overlay District Standards, (2) the design is not consistent with new development in the area, and (3) the building elevations do appear to meet the intent of the architectural standards within the General Overlay District Standards (i.e. four-sided architecture, articulation, architectural elements). Given that the Planned and Zoning Commission tabled this case, the ARB will review the revised building elevations at the April 29, 2025 meeting.

UPDATE: On April 29, 2025, the Architectural Review Board (ARB) reviewed the applicant's request and approved a motion to recommend approval by a vote of 5-0, with Board Members Phillips and Miller absent. Staff should note that this approval also relates to a recommendation for approval of the exception to the roof design standards and the variance to the four (4) sided architecture requirements.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to approve the applicant's *Site Plan* for the expansion of an existing *Mini-Warehouse Facility* on the *subject property*, then staff would propose the following conditions of approval:

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

PLANNING AND ZONING COMMISSION

On April 15, 2025, the Planning and Zoning Commission approved a motion to table the Site Plan by a vote of 6-0, with Commissioner Thompson absent. The purpose of this motion was to allow the applicant additional time to address the Architectural Review Boards (ARB) concerns and further address the variances and exceptions being requested.

On April 29, 2025, the Planning and Zoning Commission approved a motion to table the Site Plan by a vote of 5-0, with Commissioner Hustings absent and one (1) vacant seat. The purpose of this motion was to allow the applicant time to address the Planning and Zoning Commission concerns about the unit count.



DEVELOPMENT APPLICATION

City of Rockwall
Planning and Zoning Department
385 S. Gollad 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	2301 TX-276 Rockwall, TX 75032		
SUBDIVISION	A0186	LOT	BLOCK
GENERAL LOCATION			

ZONING, SITE PLAN AND PLATTING INFORMATION (PLEASE PRINT)

CURRENT ZONING	PD-46	CURRENT USE	Storage Facility	
PROPOSED ZONING	PD-46	PROPOSED USE	Storage Facility	
ACREAGE	4.98	LOTS [CURRENT]	1	LOTS [PROPOSED] 1

SITE PLANS AND PLATS: BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3187 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.

OWNER/APPLICANT/AGENT INFORMATION (PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED)

<input type="checkbox"/> OWNER	Prism Leasing LTD	<input checked="" type="checkbox"/> APPLICANT	Claymoore Engineering
CONTACT PERSON		CONTACT PERSON	Drew Donosky
ADDRESS	625 Sunset Hill Dr	ADDRESS	1903 Central Dr # 406
CITY, STATE & ZIP	Rockwall, TX 75087	CITY, STATE & ZIP	Bedford, TX 76021
PHONE		PHONE	817-281-0572
E-MAIL		E-MAIL	drew@claymooreeng.com

NOTARY VERIFICATION (REQUIRED)

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

¹ 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.²

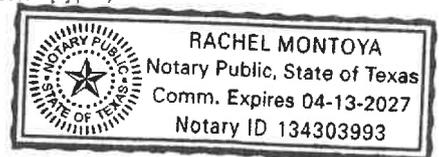
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 11 DAY OF March, 2025

OWNER'S SIGNATURE Roland Cobb

Rachel Montoya

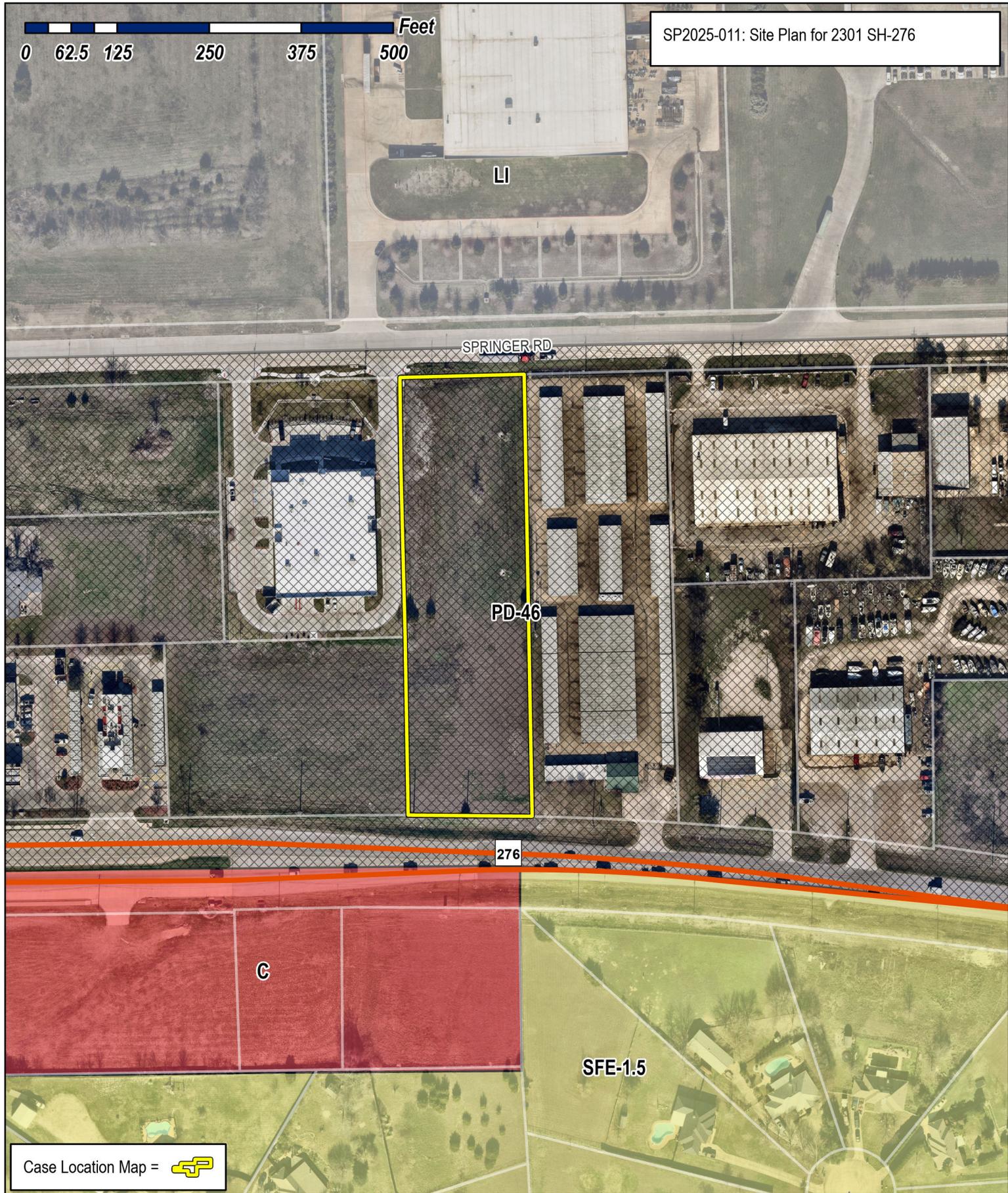
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS _____

MY COMMISSION EXPIRES 4-13-27





SP2025-011: Site Plan for 2301 SH-276



Case Location Map = 



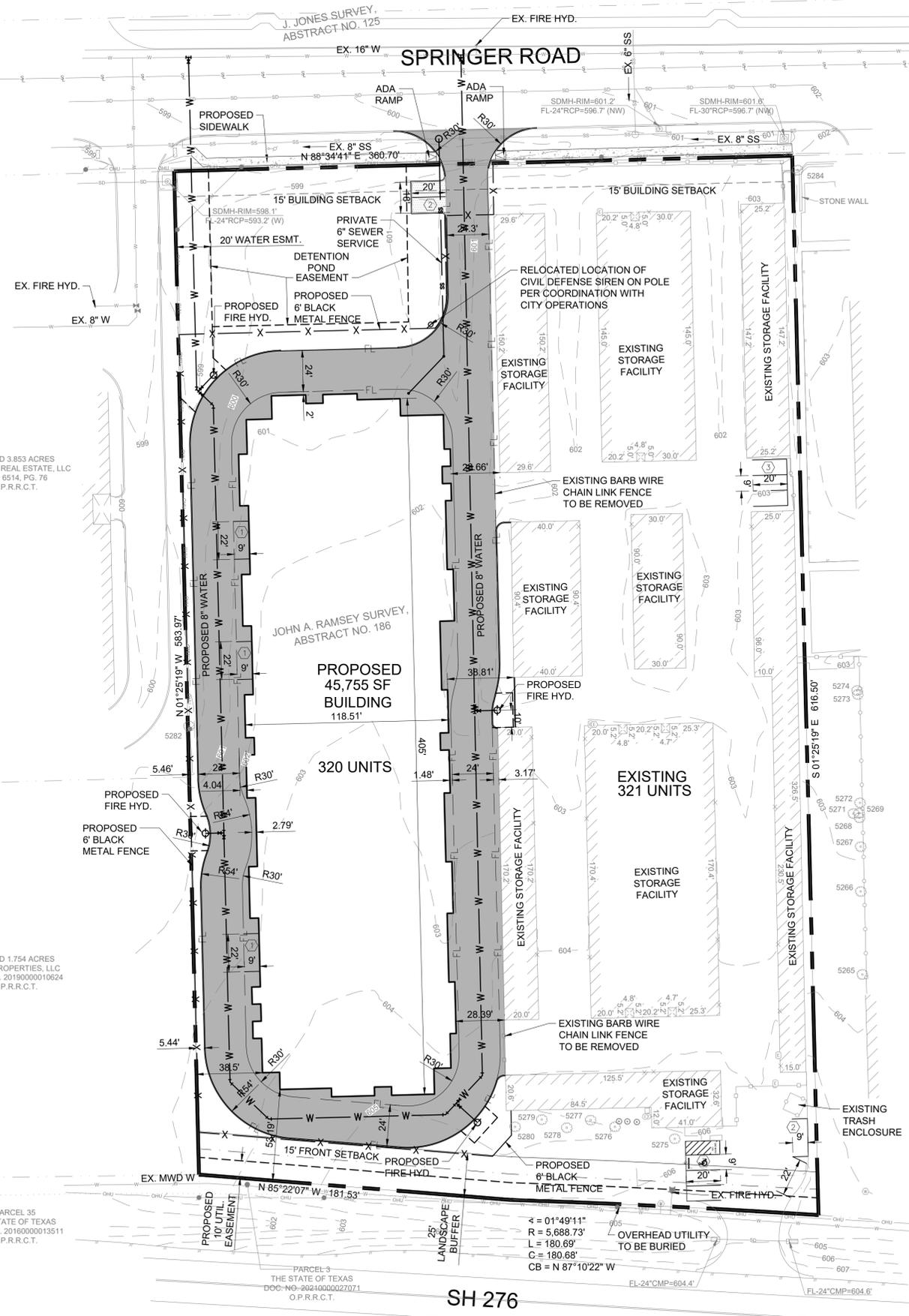
City of Rockwall

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

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

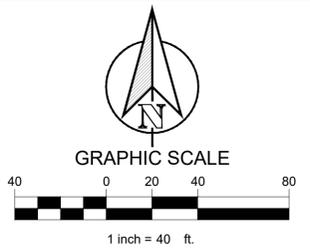


Z:\PROJECTS\PROJECTS\2024-119 MONTFORT CAPITAL PARTNERS SELF STORAGE ROCKWALL\CADD\SHEETS\SP-1 SITE PLAN.DWG DAN CABALLERO 5/6/2025



SITE DATA TABLE	
	TOTAL
SITE AREA	4.98 AC (216,935 SF)
ZONING	PD-46 / SH 276 OVERLAY
PROPOSED USE	SELF STORAGE
BUILDING SIZE	45,755 SF
LOT COVERAGE	42.91 %
FLOOR TO AREA RATIO	0.43 :1
BUILDING STORIES	1 STORY
TOTAL IMPERVIOUS	181,131 SF (83.5%)
OPEN SPACE	0.821 AC (16.5%)

PARKING DATA TABLE	
PARKING REQ.	
MINI-WAREHOUSE 3 SPS. + 1 PER 100 UNITS	11 SPACES
EXISTING 321 UNITS	5 SPACES
PROPOSED 320 UNITS	6 SPACES
PARKING PROVIDED	
STANDARD PARKING	12 SPACES
ADA PARKING	1 SPACES
TOTAL	13 SPACES (1 ADA)



- ADDITIONAL MEASURES TO COMPENSATE FOR VARIANCE REQUEST
- INCREASED TREE SIZE FROM 4" TO 6" CALIPER
 - INCREASED DENSITY BY ADDING ADDITIONAL TREES
 - REMOVED EXISTING BARB WIRE CHAIN LINK FENCE FROM SITE
 - EXISTING OVERHEAD UTILITY ALONG SH 276 TO BE BURIED UNDERGROUND

CONSTRUCTION SCHEDULE	
	PROPOSED 5' STANDARD DUTY CONCRETE PAVEMENT
	PROPOSED 6' HEAVY DUTY CONCRETE PAVEMENT
	PROPOSED 4' SIDEWALK CONCRETE PAVEMENT
	PROPERTY LINE
	PROPOSED CONCRETE CURB AND GUTTER
	PROPOSED FIRE LANE, PUBLIC ACCESS AND UTILITY EASEMENT
	PROPOSED SAWCUT
	PARKING COUNT

- NOTES:
1. A SEPARATE SIGNAGE PERMIT IS REQUIRED BY THE CITY OF ROCKWALL.
 2. ALL WALLS 3' IN HEIGHT OR GREATER SHALL BE DESIGNED BY AN ENGINEER, LICENSED IN THE STATE OF TEXAS.
 3. ALL WALLS MUST BE ROCK OR STONE FACE. NO WALLS SHALL BE SMOOTH CONCRETE.
 4. NO TREES SHALL BE PLANTED WITHIN 10' OF NON-STEEL ENCASED PUBLIC UTILITIES.
 5. SOD MUST BE LAID WITHIN ALL DISTURBED R.O.W. BEFORE ACCEPTANCE OF PROJECT.
 6. NO ABOVE GROUND STORAGE TANKS OR OUTSIDE STORAGE, WHICH INCLUDES VEHICLES.

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

SELF STORAGE ROCKWALL, TX	
LEGAL DESCRIPTION AND OR ADDRESS: BEING 4.98 ACRES OF LAND OUT OF THE JOHN A. RAMSEY SURVEY, ABSTRACT NO. 186 IN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS	
OWNER: PRISM LEASING LTD 625 SUNSET HILL DRIVE ROCKWALL, TX 75087	
APPLICANT: CLAYMOORE ENGINEERING, INC. 1903 CENTRAL DRIVE, SUITE #406 BEDFORD, TX 76021 CONTACT: DREW DONOSKY PH: 817.281.0572	
CASE NUMBER SP2025-011	

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

TEXAS REGISTRATION #14199

CLAYMOORE ENGINEERING

PHONE: 817.281.0572
1903 CENTRAL DRIVE, SUITE #406
BEDFORD, TX 76021
WWW.CLAYMOOREENGINEERING.COM

STATE OF TEXAS

DREW DONOSKY
125651
LICENSED PROFESSIONAL ENGINEER

5/6/2025

ROCKWALL STORAGE EXPANSION
2301 TX-276
ROCKWALL, TX 75032

NO.	DATE	REVISION	BY

CITY SITE PLAN

DESIGN: ASD
DRAWN: DC
CHECKED: ASD
DATE: 5/6/2025

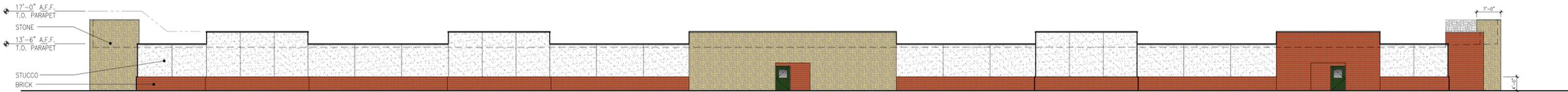
SHEET
SP-1

File No. 2024-119
CASE # SP2025-011

SCHEMATIC DESIGN REVIEW

NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION

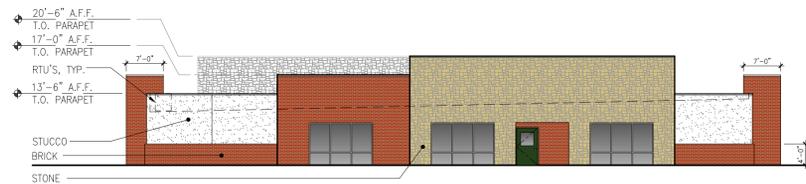
REVISIONS	DATE	
	NO.	DESCRIPTION



4 WEST ELEVATION
SCALE: 1/16" = 1'-0"

EXTERIOR WALL FINISH MATERIALS

BRICK	1,854 SF	30%
STUCCO	2,972 SF	48%
STONE	1,345 SF	22%
TOTAL	6,171 SF	100%



3 NORTH (SPRINGER LN) ELEVATION
SCALE: 1/16" = 1'-0"

EXTERIOR WALL FINISH MATERIALS

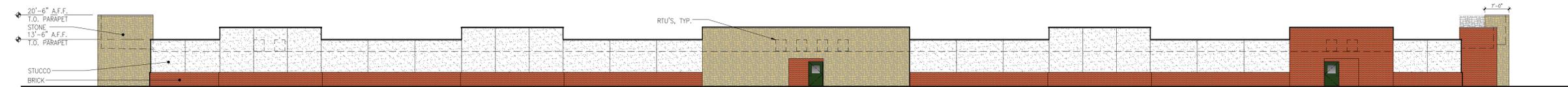
BRICK	698 SF	39%
STUCCO	362 SF	20%
STONE	740 SF	41%
TOTAL	1,800 SF	100%



2 SOUTH (HWY 276) ELEVATION
SCALE: 1/16" = 1'-0"

EXTERIOR WALL FINISH MATERIALS

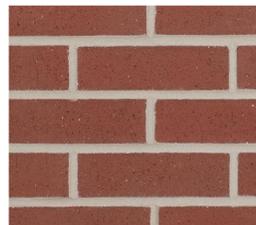
BRICK	631 SF	34%
STUCCO	296 SF	16%
STONE	918 SF	50%
TOTAL	1,845 SF	100%



1 EAST (INTERNAL) ELEVATION
SCALE: 1/16" = 1'-0"

EXTERIOR WALL FINISH MATERIALS

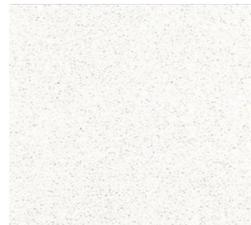
BRICK	1,854 SF	30%
STUCCO	2,972 SF	48%
STONE	1,345 SF	22%
TOTAL	6,171 SF	100%



BRICK - TO MATCH EXISTING



STONE - CHOPPED SANDSTONE



STUCCO - ALABASTER by Dryvit or equal



SPANDREL GLASS - BLACK-GRAY #3-967 by HPG Glazing, or equal



PAINT (DOORS) - DARD HUNTER GREEN; SW0041 or equal

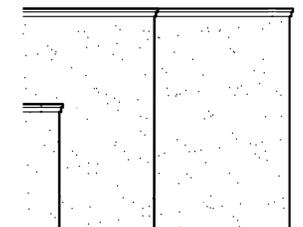


ALUMINUM STOREFRONT - DARK BRONZE



EXISTING HIGHWAY 276 FACADE

ENLARGED CORNICE ARTICULATION DETAIL



EXTERIOR ELEVATIONS GENERAL NOTES:

- The back side of all parapets shall be finished with the same material as the external facing facade.
- All rooftop equipment shall be fully screened by the parapets.

REQUIRED ARCHITECTURAL ELEMENTS:

- RECESSES/PROJECTIONS
- ARTICULATED BASE
- ARTICULATED CORNICE LINE
- DISPLAY WINDOWS

PROJECT NAME: ROCKWALL STORAGE EXPANSION
ADDRESS: 2301 HIGHWAY 276
ROCKWALL, TX 75032

APPLICANT: CLAYMOORE ENGINEERING
CONTACT PERSON: DREW DONOSKY
ADDRESS: 1903 CENTRAL DRIVE #406
BEDFORD, TX 76021
EMAIL: drew@claymooreeng.com
PHONE: 817.281.0572

OWNER: PRISM LEASING, LTD
ADDRESS: 625 SUNSET HILL DR.
ROCKWALL, TX 75087

CASE#: SP2025-011

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN FOR A DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS, AS APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE ____ DAY OF ____.

WITNESS OUR HANDS THIS ____ DAY OF ____.

DIRECTOR OF PLANNING AND ZONING

PLANNING AND ZONING COMMISSION, CHAIRMAN

Rockwall Storage Expansion
An Expansion for The Storage Locker

2301 Hwy 276, Rockwall, Texas

PROJECT NUMBER

2506

DATE

04.21.25

SHEET NUMBER

A1.0

exterior elevations

P:\SHARED PROJECTS\2025\ROCKWALL STORAGE EXPANSION - ROCKWALL TX - TX-276\ROCKWALL STORAGE EXPANSION - ROCKWALL TX - TX-276 TD-LP-4-11-2025.DWG
JEFFREY LUIERS 4/11/2025



GENERAL GRADING AND PLANTING NOTES

- BY SUBMITTING A PROPOSAL FOR THE LANDSCAPE PLANTING SCOPE OF WORK, THE CONTRACTOR CONFIRMS THAT HE HAS READ, AND WILL COMPLY WITH, THE ASSOCIATED NOTES, SPECIFICATIONS, AND DETAILS WITH THIS PROJECT.
- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL EXISTING VEGETATION (EXCEPT WHERE NOTED TO REMAIN).
- IN THE CONTEXT OF THESE PLANS, NOTES, AND SPECIFICATIONS, "FINISH GRADE" REFERS TO THE FINAL ELEVATION OF THE SOIL SURFACE (NOT TOP OF MULCH) AS INDICATED ON THE GRADING PLANS.
 - BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE ROUGH GRADES OF ALL LANDSCAPE AREAS ARE WITHIN +0.1' OF FINISH GRADE. SEE SPECIFICATIONS FOR MORE DETAILED INSTRUCTION ON TURF AREA AND PLANTING BED PREPARATION.
 - CONSTRUCT AND MAINTAIN FINISH GRADES AS SHOWN ON GRADING PLANS. AND CONSTRUCT AND MAINTAIN SLOPES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT AND ON THE GRADING PLANS, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL. THE LANDSCAPE CONTRACTOR SHALL DETERMINE WHETHER OR NOT THE EXPORT OF ANY SOIL WILL BE NEEDED, TAKING INTO ACCOUNT THE ROUGH GRADE PROVIDED, THE AMOUNT OF SOIL AMENDMENTS TO BE ADDED (BASED ON A SOIL TEST PER SPECIFICATIONS), AND THE FINISH GRADES TO BE ESTABLISHED.
 - 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.
 - 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 GRADE OF THE WALKS. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
 - IF 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.
- 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.).
 - THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR DETERMINING PLANT QUANTITIES. PLANT QUANTITIES SHOWN ON LEGENDS AND CALLOUTS ARE FOR GENERAL INFORMATION ONLY. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN AND THE PLANT LEGEND, THE PLANT QUANTITY AS SHOWN ON THE PLAN (FOR INDIVIDUAL SYMBOLS) OR CALLOUT (FOR GROUNDCOVER PATTERNS) SHALL TAKE PRECEDENCE.
 - NO SUBSTITUTIONS OF PLANT MATERIALS SHALL BE ALLOWED WITHOUT THE WRITTEN PERMISSION OF THE LANDSCAPE ARCHITECT. IF SOME OF THE PLANTS ARE NOT AVAILABLE, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING (VIA PROPER CHANNELS).
 - THE CONTRACTOR SHALL, AT A MINIMUM, PROVIDE REPRESENTATIVE PHOTOS OF ALL PLANTS PROPOSED FOR THE PROJECT. THE CONTRACTOR SHALL ALLOW THE LANDSCAPE ARCHITECT AND THE OWNER/OWNER'S REPRESENTATIVE TO INSPECT, AND APPROVE OR REJECT, ALL PLANTS DELIVERED TO THE JOBSITE. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS FOR SUBMITTALS.
- 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 AT THE END OF THE MAINTENANCE PERIOD, AND FOR FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD.
- SEE SPECIFICATIONS AND DETAILS FOR FURTHER REQUIREMENTS.

IRRIGATION CONCEPT

- AN AUTOMATIC IRRIGATION SYSTEM SHALL BE INSTALLED AND OPERATIONAL BY THE TIME OF FINAL INSPECTION. THE ENTIRE IRRIGATION SYSTEM SHALL BE INSTALLED BY A LICENSED AND QUALIFIED IRRIGATION CONTRACTOR.
- THE IRRIGATION SYSTEM WILL OPERATE ON POTABLE WATER, AND THE SYSTEM WILL HAVE APPROPRIATE BACKFLOW PREVENTION DEVICES INSTALLED TO PREVENT CONTAMINATION OF THE POTABLE SOURCE.
- ALL NON-TURF PLANTED AREAS SHALL BE DRIP IRRIGATED. SODDED AND SEEDED AREAS SHALL BE IRRIGATED WITH SPRAY OR ROTOR HEADS AT 100% HEAD-TO-HEAD COVERAGE.
- ALL PLANTS SHARING SIMILAR HYDROZONE CHARACTERISTICS SHALL BE PLACED ON A VALVE DEDICATED TO PROVIDE THE NECESSARY WATER REQUIREMENTS SPECIFIC TO THAT HYDROZONE.
- THE IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED, TO THE MAXIMUM EXTENT POSSIBLE, TO CONSERVE WATER BY USING THE FOLLOWING DEVICES AND SYSTEMS: MATCHED PRECIPITATION RATE TECHNOLOGY ON ROTOR AND SPRAY HEADS (WHEREVER POSSIBLE), RAIN SENSORS, AND MULTI-PROGRAM COMPUTERIZED IRRIGATION CONTROLLERS FEATURING SENSORY INPUT CAPABILITIES.
- COMPLIANCE WITH STATE LAW. ALL IRRIGATION SYSTEMS SHALL COMPLY WITH THE IRRIGATION CODE OF CHAPTER 10, BUILDINGS AND BUILDING REGULATIONS, ARTICLE XVII, IRRIGATION CODE, OF THE CITY OF ROCKWALL CODE OF ORDINANCES, AND ALL APPLICABLE STATE LAWS, AS MAY BE AMENDED.

ROOT BARRIERS

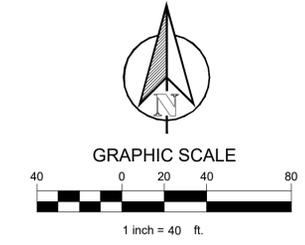
THE CONTRACTOR SHALL INSTALL ROOT BARRIERS NEAR ALL NEWLY-PLANTED TREES THAT ARE LOCATED WITHIN FIVE (5) FEET OF PAVING, CURBS, WATER, STORM, OR SANITARY SEWER UTILITIES. ROOT BARRIERS SHALL BE "CENTURY" OR "DEEP-ROOT" 24" DEEP PANELS (OR EQUAL). BARRIERS SHALL BE LOCATED IMMEDIATELY ADJACENT TO HARDSCAPE.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

MULCHES

AFTER ALL PLANTING IS COMPLETE, CONTRACTOR SHALL INSTALL 3" 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.



LANDSCAPE STANDARDS

05.01 LANDSCAPE BUFFERS - NON-RESIDENTIAL
REQ. ABUTTING A PUBLIC RIGHT-OF-WAY: 10' WIDE LANDSCAPE BUFFER W/ GROUND COVER, BERM, AND SHRUBBERY 30" HIGH + 1 CANOPY TREE & 1 ACCENT TREE PER 50 LIN. FEET OF FRONTAGE
SH 276 - ±362' OF STREET FRONTAGE: 8 CANOPY TREES, 15 ACCENT TREES (6 EXISTING), & SHRUBS PROVIDED
SPRINGER ROAD - ±361' OF STREET FRONTAGE: 8 CANOPY TREES, 8 ACCENT TREES, & SHRUBS PROVIDED

05.03 LANDSCAPE REQUIREMENTS - COMMERCIAL (C) DISTRICT
TOTAL SITE AREA: 216,935 SF
LANDSCAPE AREA REQUIRED SITE: 43,387 SF (20%)
LANDSCAPE PROVIDED: 34,246 SF (15.7%)
NEW CONSTRUCTION SITE AREA: 108,481 SF
LANDSCAPE AREA REQUIRED: 21,696 SF (20%)
LANDSCAPE AREA PROVIDED: 25,272 SF (23%)

LOCATION OF LANDSCAPING: MIN. 50% OF REQ. LANDSCAPING SHALL BE LOCATED IN THE FRONT OF & ALONG THE SIDE OF BUILDINGS W/ STREET FRONTAGE.
MIN. SIZE OF AREAS WIDE AND A MIN. OF 25 SF IN AREA ALL REQ. LANDSCAPING SHALL BE NO LESS THAN 5'
PARKING LOT LANDSCAPING REQUIRED: 1 CANOPY TREE* PER 10 PARKING SPACES, NO PARKING SPACE MORE THAN 80' FROM A CANOPY TREE

DETENTION BASIN SITE AREA: 16,013 SF
DETENTION BASINS PLANTING REQUIRED: NATIVE GRASS & 4 SHRUBS PER 750 SF
DETENTION BASIN PLANTING PROVIDED: 16,013 / 750 = 21.35; 21.35 x 4 = 85 SHRUBS & NATIVE GRASS
XERISCAPE OPTION

ARTICLE 09: TREE PRESERVATION
05: TREE MITIGATION REQUIREMENTS
MITIGATION REQUIRED: YES
MITIGATION PROVIDED: 1 - 4" CALIPER TREE

06.01: REPLACEMENT TREES
ALL REPLACEMENT TREES SHALL BE A MIN. 4" CALIPER 1 REQUIRED

ADDITIONAL LANDSCAPE MEASURES TO COMPENSATE FOR VARIANCE REQUEST
INCREASED TREE SIZE - REQUIRED TREES HAVE BEEN INCREASED FROM 4" - 6" CALIPER
INCREASED DENSITY - ADDITIONAL TREES HAVE BEEN ADDED TO INCREASE DENSITY OF TREES.

* 1 ACCENT TREES USED DUE TO OVERHEAD POWER LINES.

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY
LARGE TREES					
	QM	Quercus muehlenbergii / Chinkapin Oak	4" Cal.	Cont. or B&B	1
	QV	Quercus virginiana / Southern Live Oak	6" Cal.	Cont. or B&B	8
	UC	Ulmus crassifolia / Cedar Elm	6" Cal.	Cont. or B&B	5
MEDIUM TREES					
	FT	Fraxinus texensis / Texas Ash	6" Cal.	Cont. or B&B	8
SMALL TREES					
	CC	Cercis canadensis texensis / Texas Redbud	6" Ht.	Cont. or B&B	10
	CL	Chilopsis linearis / Desert Willow	4" Ht.	Cont. or B&B	4
	RC	Rhus copallinum 'Flameleaf' / Flameleaf Sumac	4" Ht.	Cont. or B&B	4
SHRUBS					
	IVN	Ilex vomitoria 'Nana' / Dwarf Yaupon Holly	5 gal.	Cont.	143
	LFC	Leucophyllum frutescens 'Compacta' / Compact Texas Sage	5 gal.	Cont.	85
	RC	Rhaphelepis indica 'Pinkie' / Indian Hawthorn	5 gal.	Cont.	67
SYMBOL CODE BOTANICAL / COMMON NAME QTY					
SOD/SEED					
	SM	Blackland Prairie Seed Mix / Native American Seed (Seedsources.com)			14,985 sf
	TRF	Cynodon dactylon x transvaalensis 'DT-1' / TifTuf™ Bermudagrass solid sod, staggered joints, thick and green, no gaps between sod pieces			9,400 sf
	EG	Existing Grass Repair and restore as needed.			6,923 sf

LANDSCAPE PLANTING PLAN
National Presence. Local Expertise.

EVERGREEN DESIGN GROUP
800.660.8830
www.evergreendesigngroup.com
LANDSCAPE ARCHITECTURE
LAND PLANNING, IRRIGATION DESIGN

TEXAS REGISTRATION #14199
CLAY MOORE ENGINEERING
1000 CENTRAL DR. SUITE #400
ROCKWALL, TX 75087
PHONE: 972.281.0077
WWW.CMENGINEERING.COM

REQUIRED LANDSCAPE ARCHITECT
STEPHEN W. SALES
STATE OF TEXAS
3470
04/14/2025

ROCKWALL STORAGE EXPANSION
2398 TX-276
ROCKWALL, TX 75032

NO.	DATE	REVISION	BY

DESIGN: JML
DRAWN: JML
CHECKED: SS
DATE: 04-14-25
SHEET
LP-1
File No. 2024-119

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

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.

 1. 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.
 2. 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 CLIMATIC 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 BURLAPPED 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 REPLACED WITH 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 REDWOOD 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 CALIPER 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.
 9. SOD: PROVIDE WELL-ROOTED SOD OF THE VARIETY NOTED ON THE PLANS. SOD SHALL BE CUT FROM HEALTHY, MATURE TURF WITH SOIL THICKNESS OF 3/4" TO 1". EACH PALLET OF SOD SHALL BE ACCOMPANIED BY A CERTIFICATE FROM SUPPLIER STATING THE COMPOSITION OF THE SOD.
 10. TOPSOIL: SANDY TO CLAY LOAM TOPSOIL, FREE OF STONES LARGER THAN 3/4" INCH, FOREIGN MATTER, PLANTS, ROOTS, AND SEEDS.
- C. 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 DECISEMENS/NTS, 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 CUYING
 1. STAKES: 6' LONG GREEN METAL T-POSTS.
 2. GUY AND TIE WIRE: ASTM A 641, CLASS 1, GALVANIZED-STEEL WIRE, 2-STRAND, TWISTED, 0.108 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.
- I. STEEL EDGING: PROFESSIONAL STEEL EDGING, 14 GAUGE THICK X 4 INCHES WIDE, FACTORY PAINTED DARK GREEN. ACCEPTABLE MANUFACTURERS INCLUDE COL-MET OR APPROVED EQUAL.
- J. 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, XERO PLANTS, TURF, AND NATIVE SEED, AS WELL AS PRE-PLANT NURSERY 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:
 - i. TURF: INCORPORATE THE FOLLOWING AMENDMENTS INTO THE TOP 6" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING.
 1. NITROGEN STABILIZED ORGANIC AMENDMENT - 4 CU. YDS. PER 1,000 S.F.
 2. PREPLANT TURF FERTILIZER (10-20-10 OR SIMILAR, SLOW RELEASE, ORGANIC) - 15 LBS PER 1,000 S.F.
 3. "CLAY BUSTER" OR EQUAL - USE MANUFACTURER'S RECOMMENDED RATE
 - ii. TREES, SHRUBS, AND PERENNIALS: INCORPORATE THE FOLLOWING AMENDMENTS INTO THE TOP 6" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING.
 1. NITROGEN STABILIZED ORGANIC AMENDMENT - 4 CU. YDS. PER 1,000 S.F.
 2. 12-12-12 FERTILIZER (OR SIMILAR, ORGANIC, SLOW RELEASE) - 10 LBS. PER CU. YD.
 3. "CLAY BUSTER" OR EQUAL - USE MANUFACTURER'S RECOMMENDED RATE
 - iii. 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, 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.
 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 RECOMMENDED 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. TRENCING 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 TRENCING 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.
4. 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.
 2. 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.
 3. 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.
 4. INSTALL THE TREE ON UNDISTURBED SUBGRADE SO THAT THE TOP OF THE ROOTBALL IS TWO TO FOUR INCHES ABOVE THE SURROUNDING GRADE.
 5. BACKFILL THE TREE HOLE UTILIZING THE EXISTING TOPSOIL FROM ON-SITE. ROCKS LARGER THAN 1" DIA. AND ALL OTHER 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 IMPORTED TOPSOIL FROM OFF-SITE. NO ADDITIONAL COST TO THE OWNER. IMPORTED TOPSOIL SHALL BE OF SIMILAR TEXTURAL CLASS AND COMPOSITION IN THE ON-SITE SOIL.
 6. TREES SHALL NOT BE STAKED UNLESS LOCAL CONDITIONS (SUCH AS HEAVY WINDS OR SLOPES) REQUIRE STAKES TO KEEP TREES UPRIGHT. SHOULD STAKES 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
 - e. 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 THE WEED BARRIER CLOTH AND TOPDRESS WITH MULCH (TYPE AND DEPTH PER PLANS).

E. 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. INSTALL THE WEED BARRIER CLOTH, OVERLAPPING IT AT THE ENDS. UTILIZE STEEL STAPLES TO KEEP THE WEED BARRIER CLOTH IN PLACE.
3. WHEN PLANTING IS COMPLETE, INSTALL MULCH (TYPE AND DEPTH PER PLANS) OVER ALL PLANTING BEDS, COVERING THE ENTIRE PLANTING AREA.

F. SODDING

1. SOIL 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.

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.
3. 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

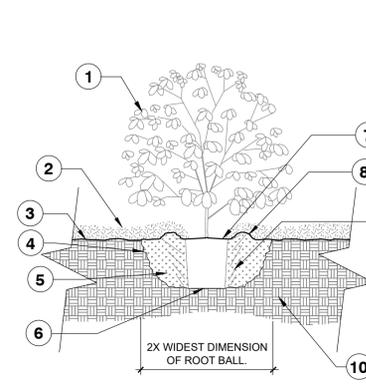
1. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL WORK SHOWN ON THESE PLANS FOR 90 DAYS BEYOND FINAL ACCEPTANCE OF ALL LANDSCAPE WORK BY THE OWNER. LANDSCAPE MAINTENANCE SHALL INCLUDE WEEKLY SITE VISITS FOR THE FOLLOWING ACTIONS (AS APPROPRIATE): PROPER PRUNING, RESTAKING OF TREES, RESETTling OF PLANTS THAT HAVE SETTLED, MOWING AND AERATION OF LAWNS, WEEDING, 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 SEEDING AND/OR SODDING 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. BARE AREAS LARGER THAN TWELVE SQUARE INCHES MUST BE RESEEDDED (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, 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.

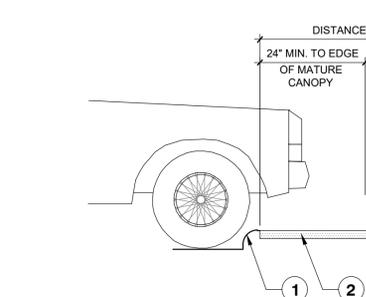
L. RECORD DRAWINGS

1. 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.

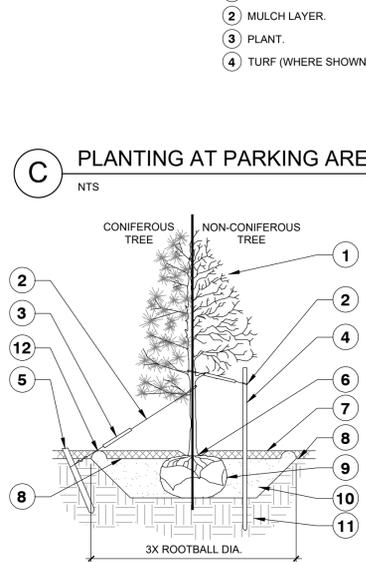


- NOTES:**
1. SHRUBS SHALL BE OF QUALITY PRESCRIBED IN THE ROOT OBSERVATIONS DETAIL AND SPECIFICATIONS.
 2. SEE SPECIFICATIONS FOR FURTHER REQUIREMENTS RELATED TO THIS DETAIL.

A SHRUB PLANTING



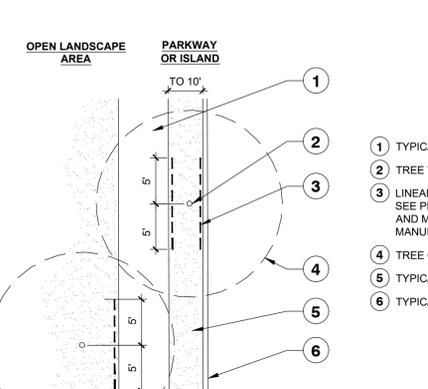
C PLANTING AT PARKING AREA



- NOTES:**
1. SCARIFY SIDES OF PLANTING PIT PRIOR TO SETTING TREE.
 2. REMOVE EXCESS SOIL APPLIED ON 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. 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. TREES SHALL NOT BE STAKED UNLESS LOCAL CONDITIONS REQUIRE STAKES TO KEEP TREES UPRIGHT. STAKING SHALL BE TIGHT ENOUGH TO PREVENT TRUNK FROM BENDING, BUT LOOSE ENOUGH TO ALLOW SOME TRUNK MOVEMENT IN WIND.
 6. FOR TREES 36" BOX/2.5" CAL. AND LARGER, USE THREE STAKES OR DEADMEN (AS APPROPRIATE), SPACED EVENLY AROUND TREE.

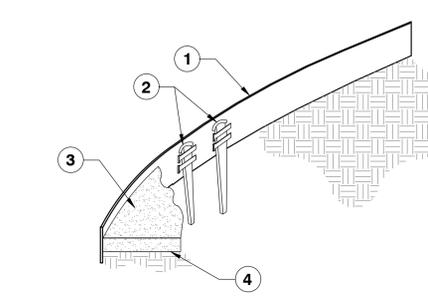
E TREE PLANTING

1. SHRUB.
2. 4" LAYER OF MULCH. NO MORE THAN 1" OF MULCH ON TOP OF ROOT BALL. (SEE SPECS FOR MULCH).
3. FINISHED GRADE.
4. SLOPE SIDES OF LOOSENEED SOIL.
5. LOOSENEED SOIL. DIG AN TURN THE SOIL TO REDUCE THE COMPACTION TO THE AREA AND DEPTH SHOWN.
6. ROOT BALL RESTS ON EXISTING OR RECOMPACTED SOIL.
7. ROOT BALL.
8. 4" HIGH X 8" WIDE ROUND - TOPPED SOIL BERM ABOVE ROOT BALL SURFACE SHALL BE CONSTRUCTED AROUND THE ROOT BALL. BERM SHALL BEGIN AT ROOT BALL PERIPHERY.
9. PRIOR TO MULCHING, LIGHTLY TAMP SOIL AROUND THE ROOT BALL IN 6" LIFTS TO PLACE SHRUB. DO NOT OVER COMPACT. WHEN THE PLANTING HOLE HAS BEEN BACKFILLED, POUR WATER AROUND THE ROOT BALL TO SETTLE THE SOIL.
10. EXISTING SOIL.



- 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.

B ROOT BARRIER - PLAN VIEW



- NOTES:**
1. INSTALL EDGING SO THAT STAKES WILL BE ON INSIDE OF PLANTING BED.
 2. BOTTOM OF EDGING SHALL BE BURIED A MINIMUM OF 1" BELOW FINISH GRADE.
 3. TOP OF MULCH SHALL BE 1" LOWER THAN TOP OF EDGING.
 4. STEEL EDGING SHOULD BE SMOOTH & CONSISTENT AT CURVES & SHOULD JOIN AT 90 DEGREE ANGLES UNLESS OTHERWISE NOTED.

D STEEL EDGING

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 34" 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.

D STEEL EDGING



E TREE PLANTING

1. CURB.
2. MULCH LAYER.
3. PLANT.
4. TURF (WHERE SHOWN ON PLAN).

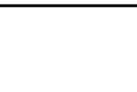
C PLANTING AT PARKING AREA



A SHRUB PLANTING



B ROOT BARRIER - PLAN VIEW



- NOTES:**
1. INSTALL EDGING SO THAT STAKES WILL BE ON INSIDE OF PLANTING BED.
 2. BOTTOM OF EDGING SHALL BE BURIED A MINIMUM OF 1" BELOW FINISH GRADE.
 3. TOP OF MULCH SHALL BE 1" LOWER THAN TOP OF EDGING.
 4. STEEL EDGING SHOULD BE SMOOTH & CONSISTENT AT CURVES & SHOULD JOIN AT 90 DEGREE ANGLES UNLESS OTHERWISE NOTED.

TEXAS REGISTRATION #14199

CLAY MOORE ENGINEERING

1800 CENTRAL EXP. SUITE 400E
ROCKWALL, TX 75087
WWW.CLAYMOOREENGINEERING.COM

REGISTERED LANDSCAPE ARCHITECT
STATE OF TEXAS
3470

04/14/2025

ROCKWALL STORAGE EXPANSION

2398 TX-276
ROCKWALL, TX 75032

NO.	DATE	REVISION	BY

LANDSCAPE DETAILS AND SPECIFICATIONS

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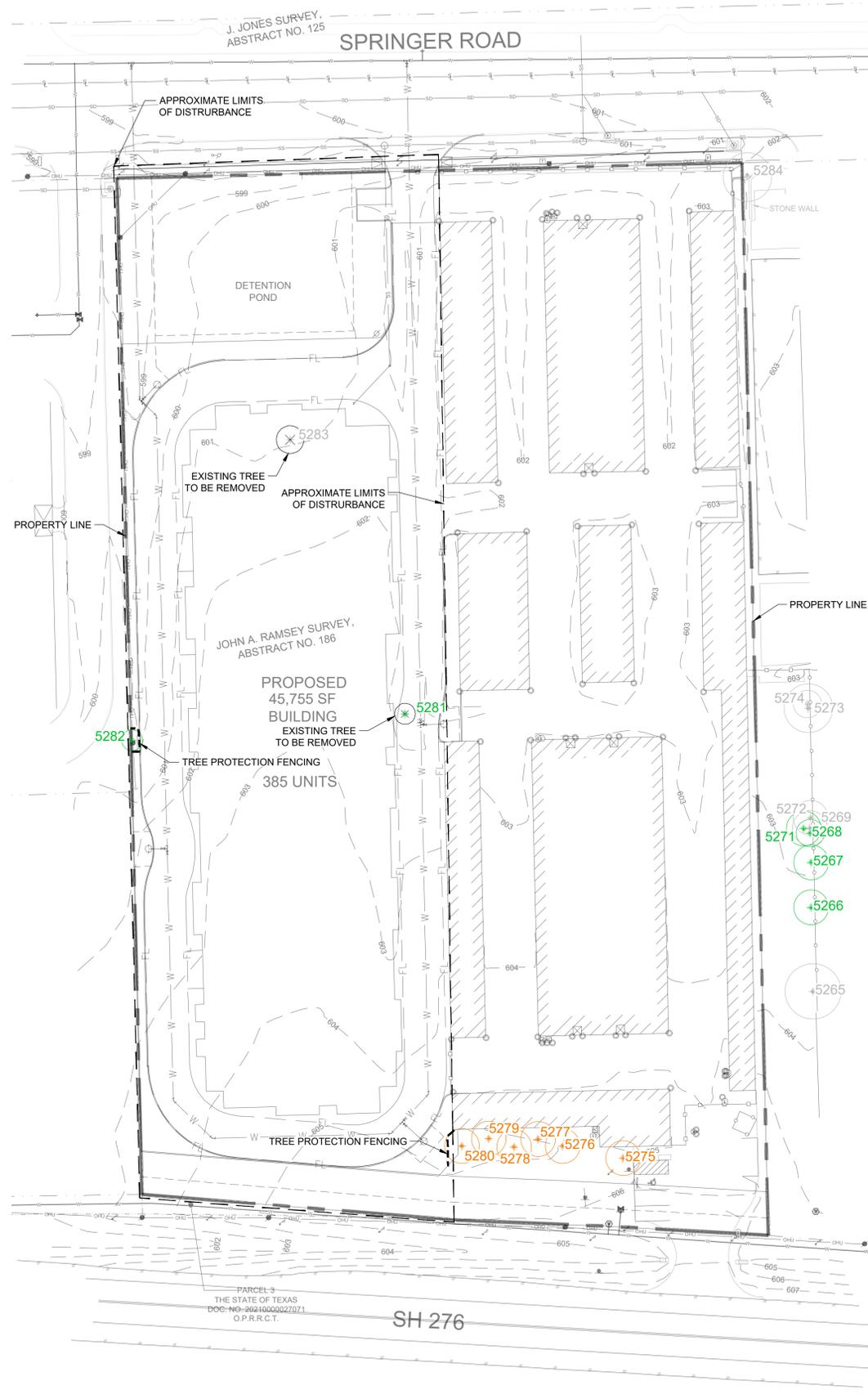
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SHEET
LP-2

File No. 2024-119

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EXISTING TREE LEGEND

- 5XXX Non-Protected Trees
- 5XXX Primary Trees - 1:1 Replacement Ratio
- 5XXX Secondary Trees - 0.5 Replacement Ratio

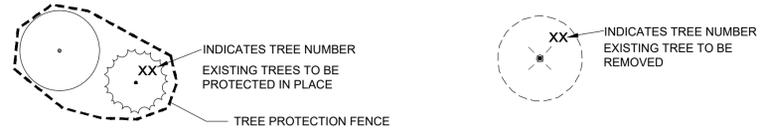
TREE INVENTORY

TREE ID	SPECIES	DBH	STATUS	MITIGATION
5265	HACKBERRY	16	REMAIN	
5266	CEDAR	10	REMAIN	
5267	CEDAR	10	REMAIN	
5268	CEDAR	8	REMAIN	
5269	HACKBERRY	10	REMAIN	
5271	CEDAR	10	REMAIN	
5272	HACKBERRY	10	REMAIN	
5273	HACKBERRY	14	REMAIN	
5274	HACKBERRY	8	REMAIN	
5275	CREPE MYRTLE	10	REMAIN	
5276	CREPE MYRTLE	10	REMAIN	
5277	CREPE MYRTLE	10	REMAIN	
5278	CREPE MYRTLE	10	REMAIN	
5279	CREPE MYRTLE	10	REMAIN	
5280	CREPE MYRTLE	10	REMAIN	
5281	CEDAR	6	REMOVE	YES 4" TREE
5282	CEDAR	8	REMAIN	
5283	HACKBERRY	8	REMOVE	NO
5284	HACKBERRY	14	REMAIN	

TREE PROTECTION GENERAL NOTES

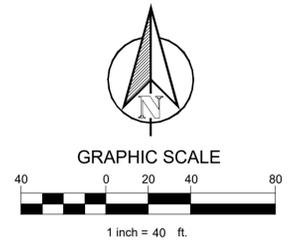
- (A) PRIOR TO THE LAND CLEARING STAGE OF DEVELOPMENT, THE CONTRACTOR SHALL CLEARLY MARK ALL PROTECTED TREES FOR WHICH A TREE REMOVAL PERMIT HAS NOT BEEN ISSUED AND SHALL ERECT BARRIERS FOR THE PROTECTION OF THE TREES ACCORDING TO THE FOLLOWING:
 - (1) AROUND AN AREA AT OR GREATER THAN A SIX-FOOT RADIUS OF ALL SPECIES OF MANGROVES AND PROTECTED CABBAGE PALMS;
 - (2) AROUND AN AREA AT OR GREATER THAN THE FULL DRIPLINE OF ALL PROTECTED NATIVE PINES;
 - (3) AROUND AN AREA AT OR GREATER THAN TWO-THIRDS OF THE DRIPLINE OF ALL OTHER PROTECTED SPECIES.
- (B) 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.
- (C) 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.
- (D) NO PERSON SHALL PERMIT ANY UNNECESSARY FIRE OR BURNING WITHIN 30 FEET OF THE DRIPLINE OF A PROTECTED TREE.
- (E) ANY LANDSCAPING ACTIVITIES WITHIN THE BARRIER AREA SHALL BE ACCOMPLISHED WITH HAND LABOR.
- (F) 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 COUNTY ADMINISTRATOR, BEFORE OCCUPANCY OR USE, UNLESS APPROVAL FOR THEIR REMOVAL HAS BEEN GRANTED UNDER PERMIT.
- (G) THE COUNTY ADMINISTRATOR MAY CONDUCT PERIODIC INSPECTIONS OF THE SITE DURING LAND CLEARANCE AND CONSTRUCTION.
- (H) IF, IN THE OPINION OF THE COUNTY 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.

LEGEND



NOTE: TREE PROTECTION FOR ANY PRESERVED OR RELOCATED TREES MUST BE PROVIDED PER DETAILS AND SPECIFICATIONS ON SHEET TD-2. THESE MUST BE UP PRIOR TO THE COMMENCEMENT OF ANY WORK AND MAINTAINED THROUGHOUT CONSTRUCTION.

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.



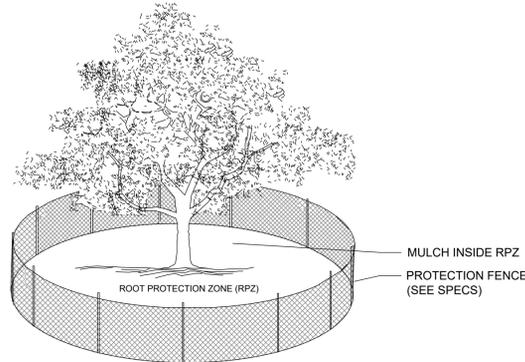
ROCKWALL STORAGE EXPANSION
2398 TX-276
ROCKWALL, TX 75032

NO.	DATE	REVISION	BY



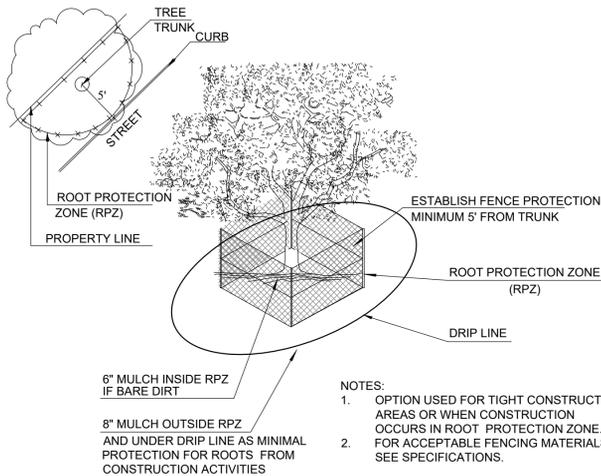
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- NOTES:
1. THE FENCING LOCATION SHOWN ABOVE IS DIAGRAMMATIC ONLY AND WILL CONFORM TO THE DRIP LINE AND BE LIMITED TO PROJECT BOUNDARY. WHERE MULTIPLE ADJACENT TREES WILL BE ENCLOSED BY FENCING, THE FENCING SHALL BE CONTINUOUS AROUND ALL TREES.
 2. FOR ACCEPTABLE FENCING MATERIALS SEE SPECIFICATIONS.

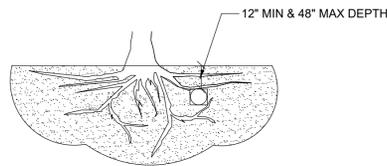
A TREE PROTECTION FENCE
SCALE: NOT TO SCALE



B TREE PROTECTION FENCE - TIGHT CONSTRUCTION
SCALE: NOT TO SCALE

TREES THAT ARE MARKED TO BE PRESERVED ON A SITE PLAN AND FOR WHICH UTILITIES MUST PASS THROUGH THEIR ROOT PROTECTION ZONE 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.



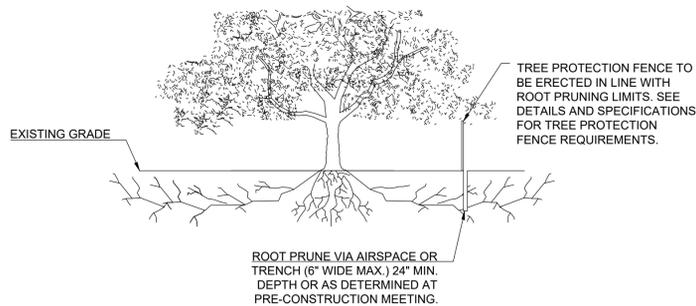
TUNNEL TO MINIMIZE ROOT DAMAGE (TOP) AS OPPOSED TO SURFACE-DUG TRENCHES IN ROOT PROTECTION ZONE WHEN THE 5' MINIMUM DISTANCE FROM TRUNK CAN NOT BE ACHIEVED.



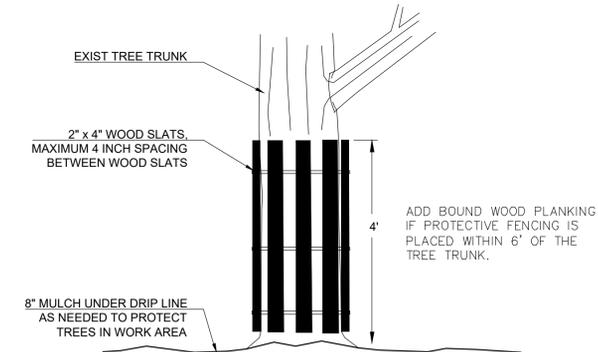
OPEN TRENCHING MAY BE USED IF EXPOSED TREE ROOTS DO NOT EXCEED 3" OR ROOTS CAN BE BENT BACK.

C BORING THROUGH ROOT PROTECTION ZONE
SCALE: NOT TO SCALE

- NOTES
1. RETENTION AREAS WILL BE SET AS PART OF THE REVIEW PROCESS AND PRE-CONSTRUCTION MEETING.
 2. BOUNDARIES OF RETENTION AREAS MUST BE STAKED AT THE PRE-CONSTRUCTION MEETING AND FLAGGED PRIOR TO ROOT PRUNING.
 3. EXACT LOCATION OF ROOT PRUNING SHALL BE DETERMINED IN THE FIELD IN COORDINATION WITH THE FORESTRY INSPECTOR.
 4. TRENCH SHOULD BE IMMEDIATELY BACKFILLED WITH EXCAVATED SOIL OR OTHER ORGANIC SOIL AS SPECIFIED PER PLAN OR BY THE FORESTRY INSPECTOR.
 5. ROOTS SHALL BE CLEANLY CUT USING VIBRATORY KNIFE OR OTHER ACCEPTABLE EQUIPMENT. ROOT PRUNING METHODS AND MEANS MUST BE IN ACCORDANCE WITH ANSI STANDARD A3000.
 6. ALL PRUNING MUST BE EXECUTED AT LOD SHOWN ON PLANS OR AS AUTHORIZED IN WRITING BY THE FORESTRY INSPECTOR.
 7. SUPPLEMENTAL WATERING MAY BE REQUIRED FOR ROOT PRUNED TREES THROUGHOUT THE GROWING SEASON DURING CONSTRUCTION AND SUBSEQUENT WARRANTY AND MAINTENANCE PERIOD.



D ROOT PRUNING DETAIL
SCALE: NOT TO SCALE



NOTE
IN SITUATIONS WHERE A PRESERVED TREE REMAINS IN IMMEDIATE AREA OF INTENDED CONSTRUCTION AND THE CITY FORESTER DETERMINES THE TREE BARK TO BE IN DANGER OF DAMAGE BY DEVELOPMENT ACTIVITIES, THE CONTRACTOR OR SUBCONTRACTOR SHALL PROTECT THE TREE BY WRAPPING TREE TRUNK WITH 2" x 4" STUDS AND ROPE OR BAND IN PLACE AS NEEDED TO PROTECT TREE BARK IN WORK AREAS.

E TREE BARK PROTECTION
SCALE: NOT TO SCALE

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 A VERTICAL 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 (CRZ, EQUAL TO 1' FROM THE TRUNK FOR EVERY 1" OF DBH) AT LOCATIONS SHOWN IN THE PLANS OR AS DIRECTED BY THE LANDSCAPE CONSULTANT AND/OR CITY ARBORIST, AND IN ACCORDANCE WITH THE DETAILS SHOWN ON THE PLANS. FENCING SHALL BE MAINTAINED AND REPAIRED BY THE CONTRACTOR DURING SITE CONSTRUCTION. TREES IN CLOSE PROXIMITY SHALL BE FENCED TOGETHER, RATHER THAN INDIVIDUALLY.
4. PROTECTIVE FENCE LOCATIONS IN CLOSE PROXIMITY TO STREET INTERSECTIONS OR DRIVES SHALL ADHERE TO THE APPLICABLE JURISDICTION'S SIGHT DISTANCE CRITERIA.
5. THE PROTECTIVE FENCING SHALL BE ERECTED BEFORE SITE WORK COMMENCES AND SHALL REMAIN IN PLACE DURING THE ENTIRE CONSTRUCTION PHASE.
6. THE INSTALLATION POSTS SHALL BE PLACED EVERY 6 FEET ON CENTER AND EMBEDDED TO 18 INCHES DEEP. MESH FABRIC SHALL BE ATTACHED TO THE INSTALLATION POSTS BY THE USE OF SUFFICIENT WIRE TIES TO SECURELY FASTEN THE FABRIC TO THE T-POSTS TO HOLD THE FABRIC IN A STABLE AND UPRIGHT POSITION.
7. WITHIN 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.
 - d. DO NOT SET UP ANY CONSTRUCTION OPERATIONS UNDER THE TREE CANOPY (SUCH AS PIPE CUTTING AND THREADING, MORTAR MIXING, PAINTING OR LUMBER CUTTING).
 - e. DO NOT NAIL OR ATTACH TEMPORARY SIGNS METERS, SWITCHES, WIRES, BRACING OR ANY OTHER ITEM TO THE TREES.

TREE RELOCATION GUIDELINES

1. TREES SHALL NOT BE UNNECESSARILY DAMAGED DURING REMOVAL, TRANSPORT OR REPLANTING OF THE TREE.
2. IF THE TREE HAS A DORMANT PERIOD, THEY SHOULD BE TRANSPLANTED DURING THAT TIME. TREES SHOULD NOT BE TRANSPLANTED DURING PERIODS OF STRONG WINDS, DRY WINTER WINDS OR DURING DROUGHT.
3. ADEQUATE SPACES FOR ROOT AND CROWN DEVELOPMENT SHALL BE PROVIDED.
4. TREES SHALL BE ROOT AND CROWN PRUNED IN ACCORDANCE WITH SOUND ARBORICULTURAL STANDARDS PRIOR TO TRANSPLANTING.
5. DURING AND FOLLOWING TRANSPLANTING, THE ROOT BALL AND TRUNK SHALL BE PROTECTED. THE ROOT BALL MUST BE KEPT MOIST AT ALL TIMES.
6. TRANSPLANTED TREES SHALL BE BRACED FOR A MINIMUM OF ONE (1) YEAR.
7. TRANSPLANTED TREES SHALL NOT BE FERTILIZED AT PLANTING TIME, BUT SHALL BE WATERED SUFFICIENTLY UNTIL THE TREE GROWTH IS REESTABLISHED.
8. ALL CROWN PRUNING SHALL BE DONE IN ACCORDANCE WITH "THE AMERICAN NATIONAL STANDARDS INSTITUTE A-300, TREE SHRUB AND OTHER WOODY PLANT MAINTENANCE-STANDARD PRACTICES", AND "Z-133.1 PRUNING, REPAIRING, MAINTAINING AND REMOVING TREES, AND CUTTING BRUSH-SAFETY REQUIREMENTS" OR PALM PRUNING IN ACCORDANCE WITH THE STANDARDS IN RICHARD HARRIS, "ARBORICULTURE INTEGRATED MANAGEMENT OF LANDSCAPE TREES, SHRUBS AND VINES", AS AMENDED.
9. CONTRACTOR IS RESPONSIBLE FOR REGULAR WATERING AND MAINTENANCE OF TRANSPLANTED TREES DURING STORAGE PERIOD.

- f. DO NOT PERMIT 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 UNDER 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 CUT ROOTS LARGER THAN ONE INCH IN DIAMETER WHEN EXCAVATION OCCURS NEAR EXISTING TREES. ALL ROOTS LARGER THAN ONE INCH IN DIAMETER ARE TO BE CUT CLEANLY. FOR OAKS ONLY, ALL WOUNDS SHALL BE PAINTED WITH WOUND SEALER WITHIN 30 MINUTES.
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 DURING CONSTRUCTION AND WHERE HEAVY TRAFFIC IS ANTICIPATED, COVER THE SOIL WITH EIGHT INCHES OF ORGANIC MULCH TO MINIMIZE SOIL COMPACTION. THIS EIGHT INCH DEPTH OF MULCH SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.
16. WATER ALL TREES IMPACTED BY CONSTRUCTION ACTIVITIES, DEEPLY ONCE A WEEK DURING PERIODS OF HOT DRY WEATHER. SPRAY TREE CROWNS WITH WATER PERIODICALLY TO REDUCE DUST ACCUMULATION ON THE LEAVES.
17. WHEN INSTALLING CONCRETE ADJACENT TO THE ROOT ZONE OF A TREE, USE A PLASTIC VAPOR BARRIER BEHIND THE CONCRETE TO PROHIBIT LEACHING OF LIME INTO THE SOIL.
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 DISPOSITION DETAILS AND SPECIFICATIONS

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CLAY MOORE ENGINEERING

1300 CENTRAL DR. SUITE #400
ROCKWALL, TX 75087
PHONE: 972.261.8077
WWW.CLAYMOOREENGINEERING.COM

REGISTERED LANDSCAPE ARCHITECT
STATE OF TEXAS
3470
04/14/2025

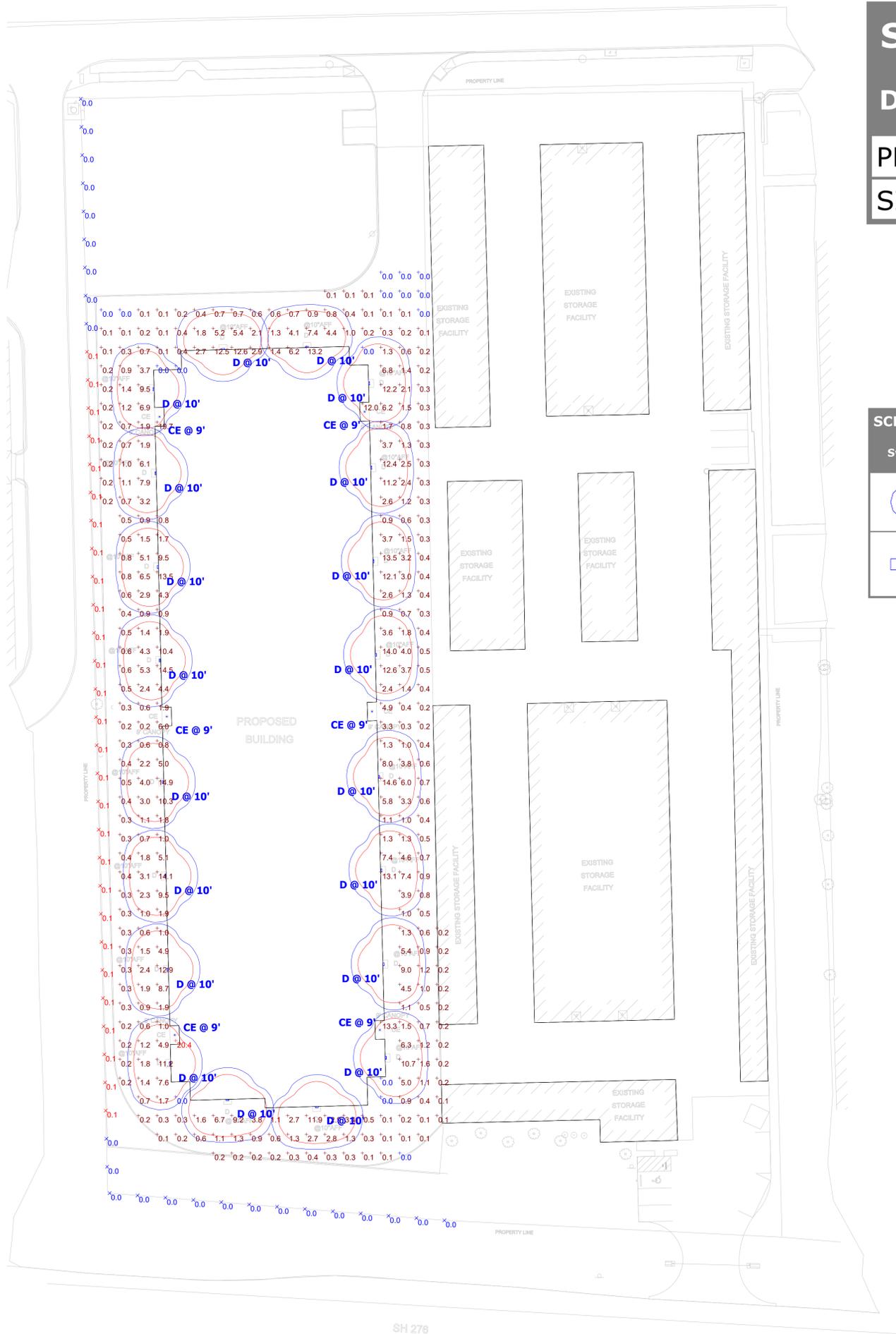
ROCKWALL STORAGE EXPANSION
2398 TX-276
ROCKWALL, TX 75032

NO.	DATE	REVISION	BY

DESIGN: JML
DRAWN: JML
CHECKED: SS
DATE: 04-14-25

SHEET
TD-2

File No. 2024-119



SH 276
Plan View
 Scale - 1" = 32'

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
PROPERTY LINE	✕	0.1 fc	0.1 fc	0.0 fc	N/A	N/A
SITE	+	2.5 fc	20.4 fc	0.0 fc	N/A	N/A

SCHEDULE - NOT FOR USE IN CONSTRUCTION DOCUMENTS

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage	Distribution
○	CE	6	Lithonia Lighting	LDN6 40/25 LO6AR LD	6IN LDN, 4000K, 2500LM, CLEAR, MATTE DIFFUSE REFLECTOR, CR180		1	LDN6_40_25_LO6AR_LD.ies	2244	0.95	28.25	DIRECT, SC-0=1.02, SC-90=1.03
□	D	20	Lithonia Lighting	WPX2 LED 40K Mvolt	WPX2 LED wallpack 6000lm 4000K color temperature 120-277 Volt		1	WPX2_LED_40K_Mvolt.ies	5896	0.95	47.77	TYPE III, VERY SHORT, BUG RATING: B1 - U0 - G1

Contractor Select™ **WPX LED** Wall packs

The WPX LED wall packs are energy efficient, cost effective, and aesthetically appealing full cut off solution for both new construction and HID wall pack replacement/renovation opportunities. Reliable IP66 construction and excellent LED lumen maintenance ensure a long service life.



APPLICANT
 APPLICANT: CLAYMOORE ENGINEERING
 CONTACT PERSON: DREW DONOSKY
 ADDRESS: 1903 CENTRAL DRIVE #406
 BEDFORD, TX 76021
 EMAIL: drew@claymooreeng.com
 PHONE: 817.281.0572

DEVELOPER
 DEVELOPER: MONTFORT CAPITAL PARTNERS, LLC
 CONTACT PERSON: SHRENİK SHAH
 ADDRESS: 5151 BELTLINE RD, #725
 DALLAS, TX 75254
 EMAIL: shrenik.shah@montfortcp.com
 PHONE: 469.368.2035

OWNER
 OWNER: PRISM LEASING, LTD
 CONTACT PERSON: _____
 ADDRESS: 625 SUNSET HILL DR.
 ROCKWALL, TX 75087
 EMAIL: _____
 PHONE: _____

PROJECT
 NAME: ROCKWALL STORAGE EXPANSION
 ADDRESS: 2301 HIGHWAY 276
 ROCKWALL, TX 75032

CASE#: _____

- Note**
- ALL EXTERIOR CALCULATIONS ARE ASSUMED ON EVEN OR FLAT TERRAIN.
 - ALL EXTERIOR CALCULATIONS ARE TAKEN AT 0'-0" AFG.
 - VALUE NEXT TO LUMINAIRE LABEL DRAWING REPRESENTS OVERALL MOUNTING HEIGHT.

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The fixture schedule above does not contain the complete fixture nomenclature required for construction or bidding purposes. The fixture nomenclature listed is the photometric file of the base fixture.

Please contact Spectrum Lighting San Antonio for a complete fixture schedule.

NO.	REVISIONS	DESCRIPTION	DATE

photometrics site plan

Rockwall Storage Expansion

An Expansion for The Storage Locker

2301 Hwy 276, Rockwall, Texas

PROJECT NUMBER
2506
 DATE
03.12.25
 SHEET NUMBER

PM1.0



CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION MEMORANDUM

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Planning and Zoning Commission
FROM: Bethany Ross, *Planner*
DATE: May 13, 2025
SUBJECT: SP2025-016; *Amended Site Plan for 701 E. IH-30*

The applicant, *Todd Martin of Kimley Horn* on behalf of *Tracy Tuttle of Lakepointe Church*, is requesting the approval of an amended site plan to update the plaza area of the property and add two (2) shade structures to the property. In conjunction with these additions, the applicant is requesting to provide artificial turf in the playground and to provide a new commercial building for food service within the plaza area. The subject property is located at 701 E IH-30, is zoned Commercial (C) District, and situated within the IH-30 Overlay (IH-30 OV) District.

Specifically, the applicant is proposing to add a 30' x 45' canopy structure for a dining/seating area and a 96' x 50' canopy structure for a playground. The applicant has provided a site plan and landscape plan that shows the locations of these structures which is provided in your packet. The applicant is also proposing to add a new commercial building for food service that will be vinyl wrapped to look like there is stone on each façade. Since the proposed structure is considered a commercial building it would need to meet all the requirements of the *General Commercial District Standards* and the *General Overlay District Standards*. Since the building does not meet these standards, the applicant will be requesting exceptions to [1] 20% stone, [2] 90% masonry, [3] the primary and secondary articulation, [4] the roof design standards, [5] parapet requirement, [6] four (4)-sided architecture, and [7] mechanical equipment screening, of the *General Commercial District Standards* and *General Overlay District Standards* of the Unified Development Code (UDC).

According to Subsection 06.02(C)(1), *Materials and Masonry Composition*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), "(e)ach exterior wall of a building's façade shall consist of a minimum of 90% Primary Materials..." Primary materials include brick, stone, and cementitious materials. According to Subsection 06.02(C)(1), *Materials and Masonry Composition*, 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 applicant is proposing a metal building with a vinyl wrap that will look like stone on each façade. This will require a variance from the Planning and Zoning Commission.

According to Subsection 04.01(C)(1) of Article 05, *District Development Standards*, of the Unified Development Code (UDC), "(a) primary building façade is any building façade that has a primary entryway for a business or that has an adjacency to a public right-of-way, open space/green space, public/private park, and/or a residential zoning district or residentially used property." In this case, the proposed building does not meet the commercial building articulation standards on any of the facades.

According to Subsection 06.02 (C)(3), *Roof Design Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), states that "(a)ll structures that have a building footprint of less than 6,000 SF shall be constructed with a pitched roof. Those structures having a footprint 6,000 SF or greater shall have the option of being constructed with either a pitched, parapet, or mansard roof system as long as the roof system is enclosed on all sides." In this case, the applicant is requesting to have a flat roof for the structure and not be providing a parapet around the building; however, the proposed building is located within the site and will not be visible from any right-of-way or adjacent property.

According to Article 05, *General Overlay District Standards*, of the Unified Development Code (UDC), "(a)ll buildings shall be architecturally finished on all four (4) sides utilizing the same materials, detailing, articulation and features. In addition, a minimum of one (1) row of trees (*i.e. four [4] or more accent or canopy trees*) shall be planted along perimeter of the subject property to the rear of the building." In this case, the building elevations do not meet the articulation standards and are not

finished with the same finishes and details on all four (4) facades of the building. The applicant is also not screening the roof top equipment on the top of the building which will require a variance from the Planning and Zoning Commission.

According to Subsection 06.02(C)2, *Mechanical Equipment Screening*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), "All buildings shall be designed so that no HVAC, satellite dishes, appurtenances and/or any other mechanical equipment visible from any direction. This shall include equipment located on the roof, on the ground, or otherwise attached to the building or located on the site." In this case, the commercial building for food service has a vent-a-hood at the top of the building which is visible however, the proposed building is located within the site and will not be visible from any right-of-way or adjacent property.

According to the applicant's variance request letter, the proposed commercial building for food service is intended to support church ministries and outreach programs that take place on the church campus. The commercial building for food service will be used primarily on Saturday evenings and will play a vital role in facilitating Saturday evening worship services. Staff should again reiterate that the building is internal to the campus and will not be visible from adjacent properties or rights-of-way.

The applicant is also proposing to add a 96' x 50' artificial turf area for the playground as well as high-traffic areas designated for children's activities, fellowship gatherings, and general recreation. According to Section 04, *Landscape Materials*, of Article 08, *Landscape and Fence Standards*, of the Unified Development Code (UDC), "(a)rtificial or synthetic plant materials (e.g. artificial grass, turf, trees shrubs) shall be prohibited on all non-residentially zoned property; however, the Planning and Zoning Commission can grant an *Exception* in accordance with the procedures contained in Article 09.01, *Exceptions to the General Standards*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC) where it is found that the artificial plant materials are integral to the operations of the proposed non-residential land use or where it will serve as an on-site amenity to the non-residential land use." The applicant has provided a landscape plan showing the locations of the artificial turf and according to the applicant's variance letter, the artificial turf also serves as an ADA accessible surface allowing the plaza space to be utilized and enjoyed by all. As mentioned previously, the applicant has indicated that the proposed additions are integral to the operations of the church and will be located within the site, not visible from any right-of-way.

With all this being said, requests for exceptions and variances 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 an exception or variance. Should the Planning and Zoning Commission have any questions concerning this request, staff will be available at the May 13, 2025 Planning and Zoning Commission meeting.



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. _____

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

DIRECTOR OF PLANNING: _____

CITY ENGINEER: _____

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

PLATTING APPLICATION FEES:

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

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE)¹
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE)^{1&2}
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE)¹

OTHER APPLICATION FEES:

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

NOTES:

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	701 E INTERSTATE 30, ROCKWALL, TX 75087		
SUBDIVISION	LAKE POINTE BAPTIST CHURCH ADDITION	LOT	3
		BLOCK	A
GENERAL LOCATION	PLAZA AREA ADJACENT TO MAIN BUILDING		

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	COMMERCIAL	CURRENT USE	CHURCH PLAZA
PROPOSED ZONING	N/A	PROPOSED USE	CHURCH PLAZA
ACREAGE	2 AC (DISTURBANCE)	LOTS [CURRENT]	N/A
		LOTS [PROPOSED]	N/A

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

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

<input checked="" type="checkbox"/> OWNER	LAKEPOINTE CHURCH	<input type="checkbox"/> APPLICANT	KIMLEY-HORN
CONTACT PERSON	TRACY TUTTLE	CONTACT PERSON	TODD MARTIN, P.E.
ADDRESS	701 E INTERSTATE 30	ADDRESS	203 WEST NASH STREET
			SUITE 100
CITY, STATE & ZIP	ROCKWALL, TX 75087	CITY, STATE & ZIP	TERRELL, TX 75160
PHONE	469-698-2200	PHONE	469-998-8830
E-MAIL	tracy.tuttle@lakepointe.church	E-MAIL	todd.martin@kimley-horn.com

NOTARY VERIFICATION [REQUIRED]

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

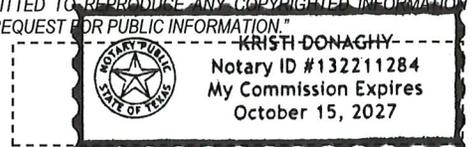
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 250.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 15th DAY OF April, 2025 BY SIGNING THIS APPLICATION, 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 15 DAY OF April, 2025.

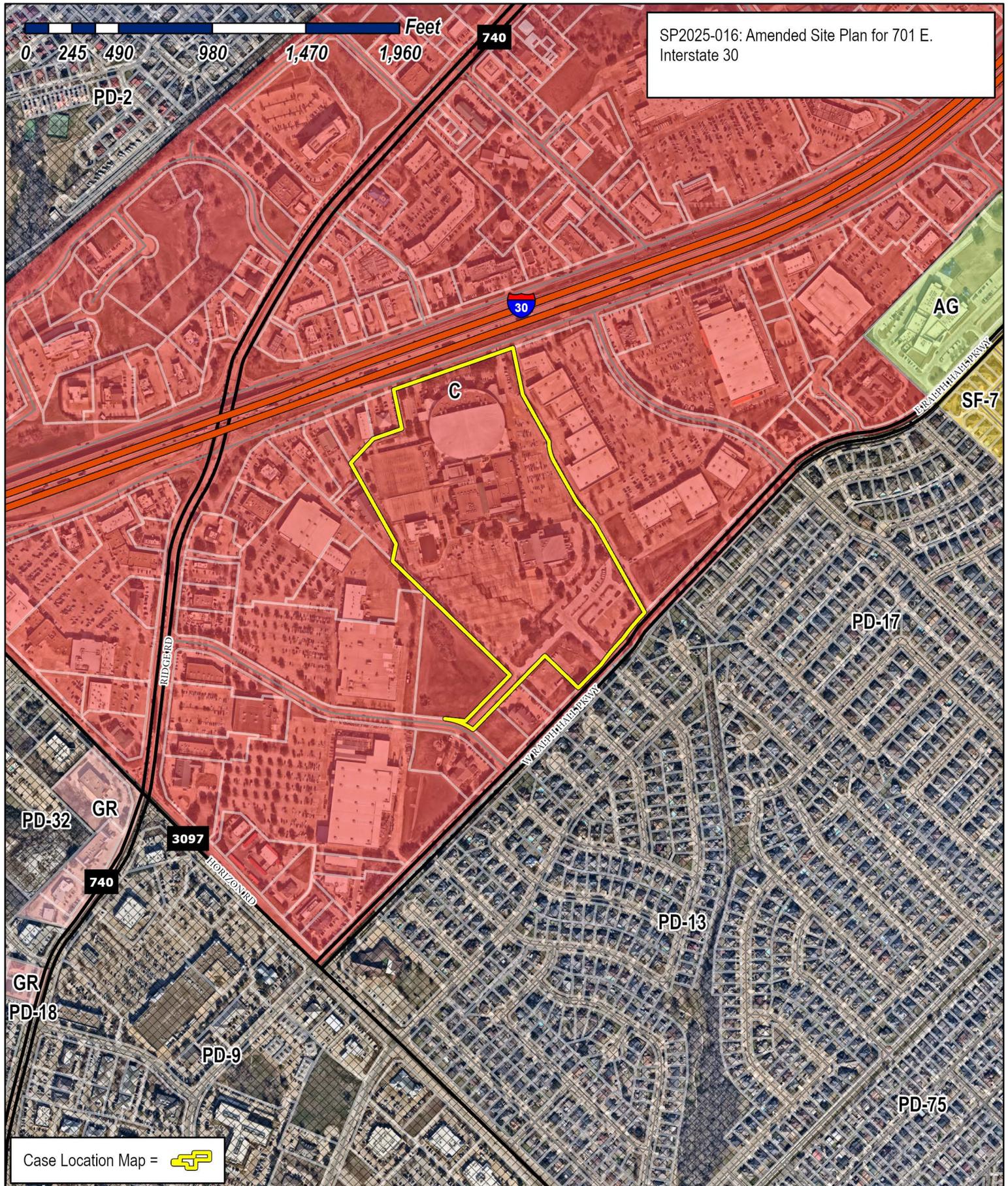
OWNER'S SIGNATURE

Bob Cadenhead
Kristi Donaghy

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



MY COMMISSION EXPIRES 10/15/2027



SP2025-016: Amended Site Plan for 701 E. Interstate 30

Case Location Map = 



City of Rockwall

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

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





SITE PLAN SIGNATURE BLOCK:

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

WITNESS OUR HANDS, this ____ day of ____.

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

CITY OF ROCKWALL LANDSCAPE CODE REQUIREMENTS
SITE: Commerical (C) District
76,692 SF (1.76 AC) (DISTURBED AREA ONLY)

AMOUNT OF LANDSCAPING	REQUIRED	PROVIDED
20% OF THE TOTAL SITE AREA TO BE DEVELOPED SHALL BE LANDSCAPING	15,338 SF	19,904 SF
76,692 SF * 0.2 = 15,338 SF		
AMOUNT OF IMPERVIOUS AREA	REQUIRED	PROVIDED
		56,788 SF
LOCATION OF LANDSCAPING	REQUIRED	PROVIDED
A MINIMUM OF 50% OF THE REQUIRED LANDSCAPING SHALL BE IN FRONT OF AND ALONG THE SIDE OF THE BUILDING	7,669 SF	7,774 SF
15,338 SF * 0.5 = 7,669 SF		
PARKING LOT LANDSCAPING	REQUIRED	PROVIDED
MINIMUM OF 5% SQUARE FEET OF LANDSCAPING SHALL BE INTERIOR TO THE PARKING LOT *EXISTING SITE DOES NOT CURRENTLY MEET REQUIREMENT, PROPOSED SITE MEETS REQUIREMENT WITHIN LIMIT OF WORK	808 SF	2,770 SF
ONE CANOPY TREE PER EVERY TEN PARKING SPACES SHALL BE PLANTED INTERNALLY TO THE PARKING LOT *EXISTING SITE DOES NOT CURRENTLY MEET REQUIREMENT, PROPOSED SITE MEETS	REQUIRED	PROVIDED
		6 TREES
NO PARKING SPACE MAY BE MORE THAN 80 FEET FROM THE TRUNK OF A CANOPY TREE*	REQUIRED	PROVIDED
	YES	YES

PLANT SCHEDULE PLAZA

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME
TREES			
▲	AC	2	Acer saccharum caddo / Caddo Sugar Maple
●	BD	20	Betula nigra / River Birch 'Duraheat'
▲	QC	6	Quercus virginiana 'Cathedral' / Cathedral Live Oak
SHRUBS			
○	ICH	184	Ilex cornuta 'Carissa' / Carissa Holly
○	LL2	122	Ligustrum sinense 'Sunshine' / Sunshine Ligustrum
○	MDT	88	Malvaviscus drummondii / Turk's Cap
○	NC	194	Nepeta x 'Cat's Pajamas' / Cat's Pajamas Catmint
○	SGA	172	Salvia greggii / Autumn Sage
GRASSES			
○	MUH	75	Muhlenbergia capillaris / Pink Muhly
○	NAS	379	Nassella tenuissima / Mexican Feather Grass
○	PEH	342	Pennisetum alopecuroides 'Hameiri' / Hameiri Dwarf Fountain Grass

GROUND COVERS

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME
▨	CDS	725	Carex divulsa / Berkeley Sedge
▩	EUF	597	Euonymus fortunei 'Coloratus' / Purple-leaf Winter Creeper
▧	LVT	991	Liriope muscari 'Variegata' / Variegated Lily Turf
▦	SEA	82	Seasonal Color
▤	TRA	1,060	Trachelospermum asiaticum 'Asiatic' / Asiatic Jasmine

SOD

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME
▨	SOD	3,466 sf	Cynodon dactylon 'TiftTuf' / TiftTuf Bermuda Grass

MISC

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME
—	STEEL EDGING	TBD	Steel Edging
○	MULCH	TBD	Shredded Hardwood Mulch
○	EXISTING TREE	TBD	Ref. Tree Preservation Plan

GRAPHIC SCALE IN FEET
0 10 20 30 40

NOTE: PLANT QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. IN THE CASE OF A DISCREPANCY, THE DRAWING SHALL TAKE PRECEDENCE.

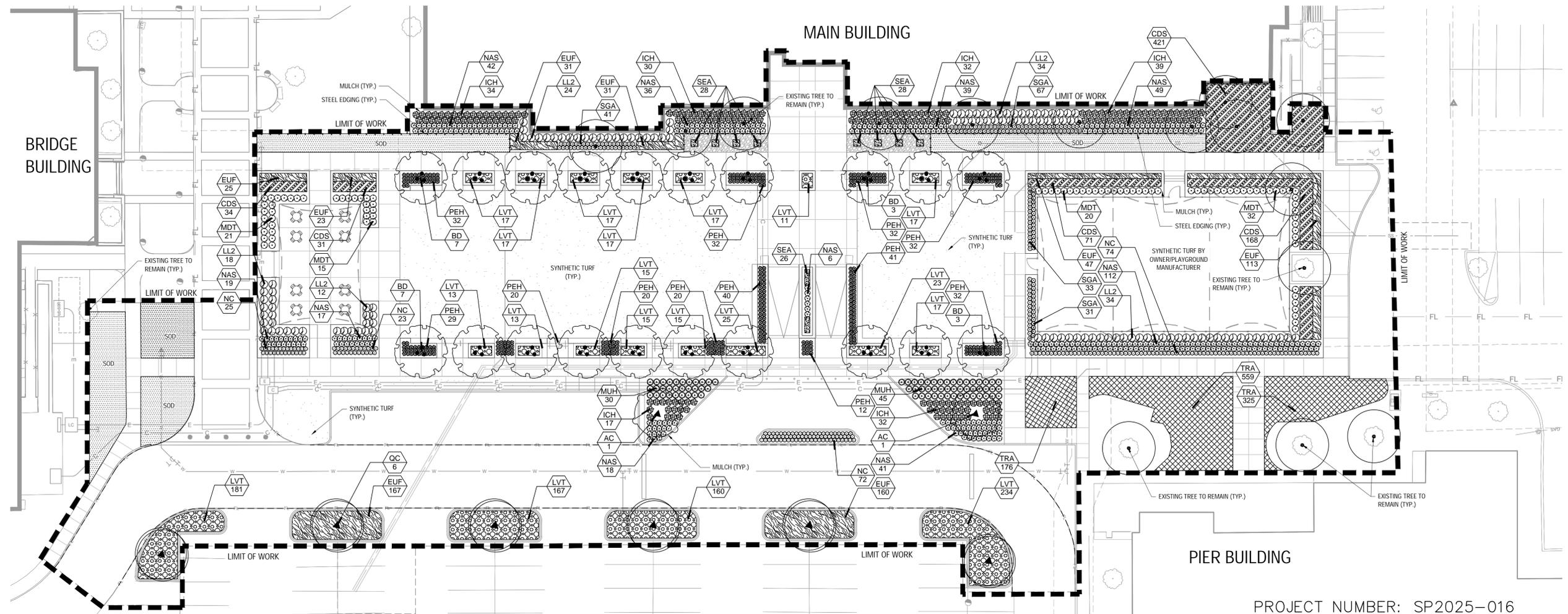
NOTE: PLANTS ARE SPECIFIED BY HEIGHT AND SPREAD. NOT CONTAINER SIZE. ALL PLANTINGS ARE EXPECTED TO MEET ALL SPECIFICATIONS PROVIDED.

NOTE: TREE TRUNKS TO BE WRAPPED FOR THE FIRST YEAR FOLLOWING INSTALLATION TO PREVENT SUN SCALD.

CAUTION!

EXISTING UNDERGROUND UTILITIES IN THE AREA CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY REPAIRS TO EXISTING UTILITIES DUE TO DAMAGE INCURRED DURING CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES ON THE PLANS.

811
Know what's below.
Call before you dig.



PROJECT NUMBER: SP2025-016

SITE PLAN
FOR
LOT 3, BLOCK A
LAKEPOINTE CHURCH - ROCKWALL CAMPUS
PLAZA PROJECT

35.6033 ACRES (1,550,880 SF)
JAMES SMITH SURVEY, ABSTRACT NO. 200 WITHIN THE
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
CURRENT ZONING: C (COMMERICAL) IH30 OVERLAY
PROPOSED USE: PEDESTRIAN PLAZA AREA IMPROVEMENTS

MAY 6, 2025

ENGINEER / SURVEYOR / LANDSCAPE ARCHITECT/APPLICANT
Kimley-Horn
ADDRESS: 203 WEST NASH ST, SUITE 100 TERRELL, TX 75160
EMAIL: TODD.MARTIN@KIMLEY-HORN.COM
PHONE: (972) 770-1300
CONTACT: TODD C. MARTIN, P.E.

OWNER
LAKEPOINTE CHURCH
ADDRESS: 701 I-30 ROCKWALL, TX 75087
EMAIL: ROD.CADENHEAD@LAKEPOINTE.CHURCH
PHONE: (469) 698-2200
CONTACT: ROD CADENHEAD

Kimley-Horn
© 2022 KIMLEY-HORN AND ASSOCIATES, INC.
13455 NOEL ROAD, SUITE 700, DALLAS, TX 75240
PHONE: 972-770-1300 FAX: 972-239-3820
WWW.KIMLEY-HORN.COM
TEXAS REGISTERED ENGINEERING FIRM F-928

Kimley-Horn
FOR REVIEW ONLY
Not for construction or permit purposes.
P.L.A. NIKOLAUS B. ADAMS
L.A. No. 3404 Date: 5/6/2025

KHA PROJECT
DATE: 5/6/2025
SCALE: AS SHOWN
DESIGNED BY: NBA
DRAWN BY: NBA, AKR
CHECKED BY: NBA

LANDSCAPE PLAN

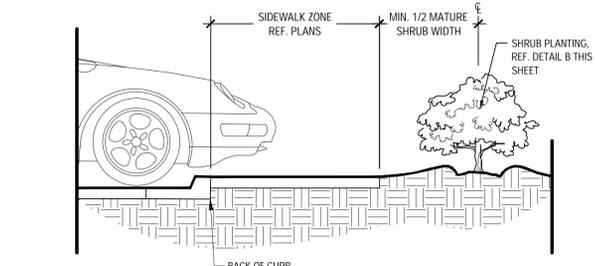
LAKEPOINTE CHURCH PLAZA
TOWN OF ROCKWALL
ROCKWALL COUNTY, TEXAS

SHEET NUMBER
LP 1.01

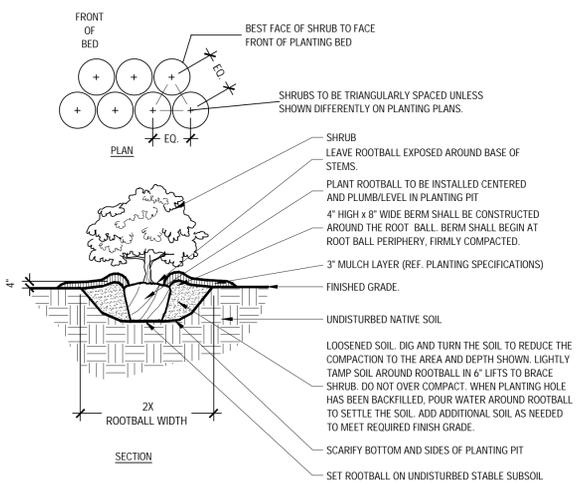
REVISIONS
DATE

This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

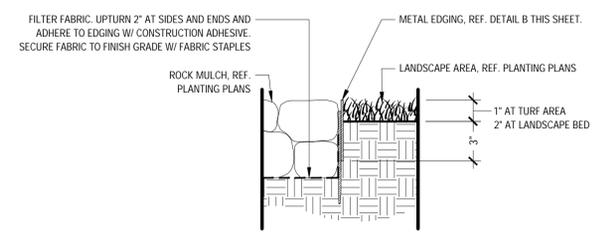
NOTES:
 1. REF. PLANTING AND PLANTING SOIL SPECIFICATIONS FOR ADDITIONAL INFORMATION.
 2. REF. PLANTING SCHEDULE AND PLANTING PLANS FOR SPACING/LAYOUT
 3. WHEN SHRUBS ARE MASSED TOGETHER WITH GROUNDCOVER BEDS, ALL SOIL IN BED TO BE AMENDED. (REF. PLANTING SPECIFICATIONS)



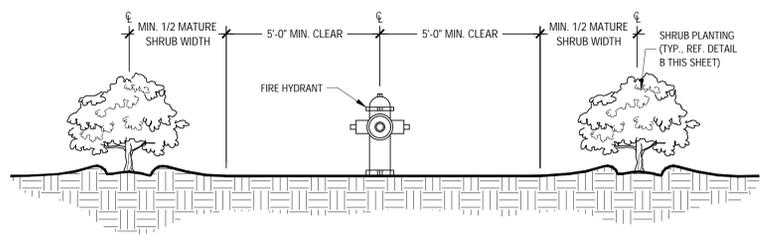
Shrub Planting at Sidewalk
 Scale: NTS



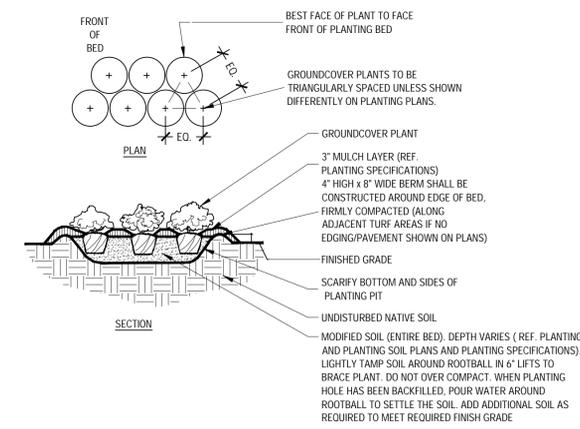
Typical Shrub Planting
 Scale: NTS



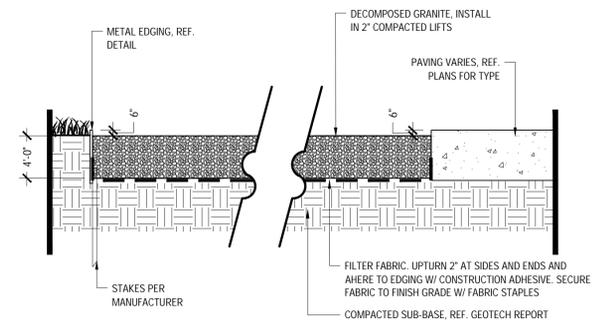
METAL EDGING (AT ROCK COBBLE BED)
 Scale: 1 1/2" = 1'-0"



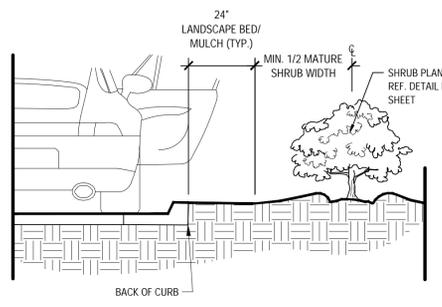
Shrub Planting at Fire Hydrant
 Scale: NTS



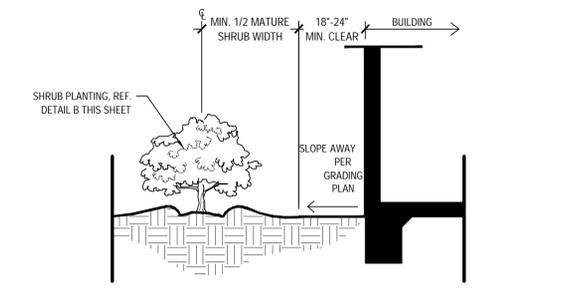
Typical Groundcover Planting
 Scale: NTS



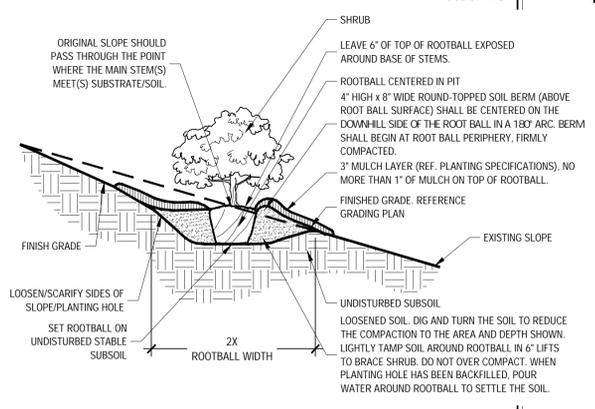
Decomposed Granite
 Scale: 1 1/2" = 1'-0"



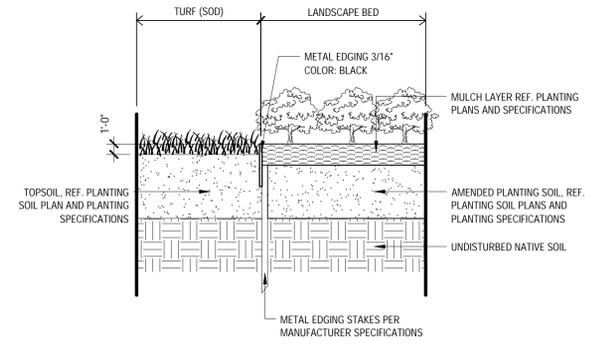
Shrub Planting at Curb
 Scale: NTS



Shrub Planting at Building Edge
 Scale: NTS



Shrub Planting On 5-50% (20:1 TO 2:1) Slope
 Scale: NTS



METAL EDGING (AT TURF & LANDSCAPE BED)
 Scale: 1 1/2" = 1'-0"

PROJECT NUMBER: SP2025-016

SITE PLAN

FOR

LOT 3, BLOCK A

LAKEPOINTE CHURCH - ROCKWALL CAMPUS

PLAZA PROJECT

35.6033 ACRES (1,550,880 SF)

JAMES SMITH SURVEY, ABSTRACT NO. 200 WITHIN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

CURRENT ZONING: C (COMMERCIAL) IH30 OVERLAY

PROPOSED USE: PEDESTRIAN PLAZA AREA IMPROVEMENTS

MAY 6, 2025

ENGINEER / SURVEYOR / LANDSCAPE ARCHITECT/APPLICANT Kimley-Horn ADDRESS: 203 WEST NASH ST., SUITE 100 TERRELL, TX 75160 EMAIL: TODD.MARTIN@KIMLEY-HORN.COM PHONE: (972) 770-1300 CONTACT: TODD C. MARTIN, P.E.	OWNER LAKEPOINTE CHURCH ADDRESS: 701 I-30 ROCKWALL, TX 75087 EMAIL: ROD.CADENHEAD@LAKEPOINTE.CHURCH PHONE: (469) 698-2200 CONTACT: ROD CADENHEAD
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<p>© 2022 KIMLEY-HORN AND ASSOCIATES, INC. 13455 NOEL ROAD, SUITE 700, DALLAS, TX 75240 PHONE: 972-770-1300 FAX: 972-239-3820 WWW.KIMLEY-HORN.COM TEXAS REGISTERED ENGINEERING FIRM F-928</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 10%;">No.</th> <th style="width: 10%;">REVISIONS</th> <th style="width: 10%;">DATE</th> <th style="width: 10%;">BY</th> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </table>	No.	REVISIONS	DATE	BY				
No.	REVISIONS	DATE	BY						
LANDSCAPE DETAILS	LAKEPOINTE CHURCH PLAZA TOWN OF ROCKWALL ROCKWALL COUNTY, TEXAS								
SHEET NUMBER LP 3.02	PROJECT DATE: 5/6/2025 SCALE: AS SHOWN DESIGNED BY: NBA DRAWN BY: NBA, AKR CHECKED BY: NBA								

SITE PLAN SIGNATURE BLOCK:

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

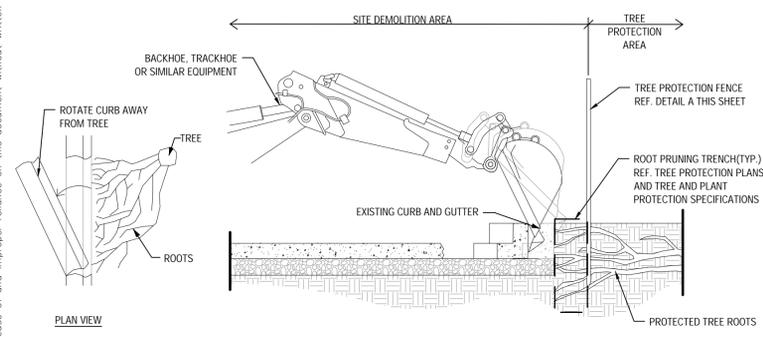
WITNESS OUR HANDS, this ____ day of ____.

Planning & Zoning Commission, Chairman

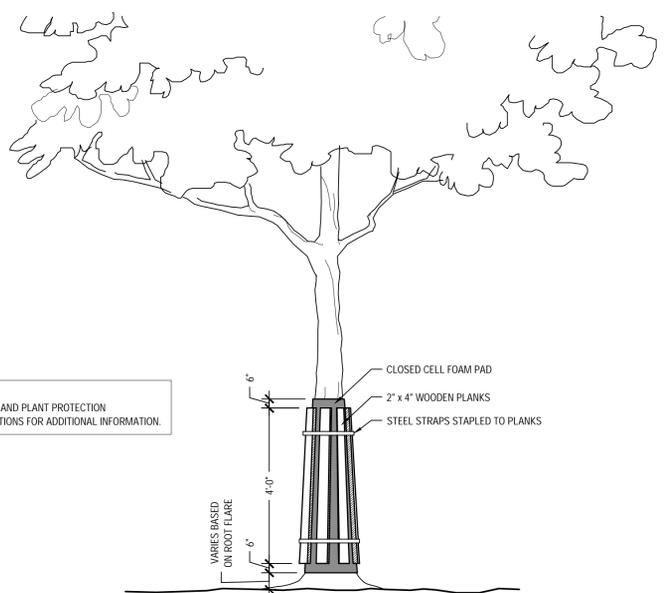
Director of Planning and Zoning

- DEMOLITION SEQUENCE:**
1. PERFORM ANY ROOT PRUNING.
 2. INSTALL TREE PROTECTION FENCING.
 3. BREAK OR CUT 4' SECTIONS OF CURB.
 4. CAREFULLY ROTATE CURB SECTIONS AWAY FROM ROOTS.
 5. COORDINATE ALL DEMOLITION OPERATIONS AROUND PROTECTED TREES WITH ENGINEER AND PROJECT ARBORIST.

- NOTES:**
1. PRIOR TO DEMOLITION ACTIVITIES, COORDINATE WITH OWNER'S REPRESENTATIVE.
 2. ALL TREE PROTECTION MEASURES MUST BE IN PLACE AND APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO DEMOLITION ACTIVITIES.
 3. OWNER'S REPRESENTATIVE TO APPROVE ANY CANOPY THINNING AND/OR CANOPY RAISING PRUNING TO ALLOW FOR DEMOLITION ACTIVITIES PRIOR TO CONSTRUCTION.

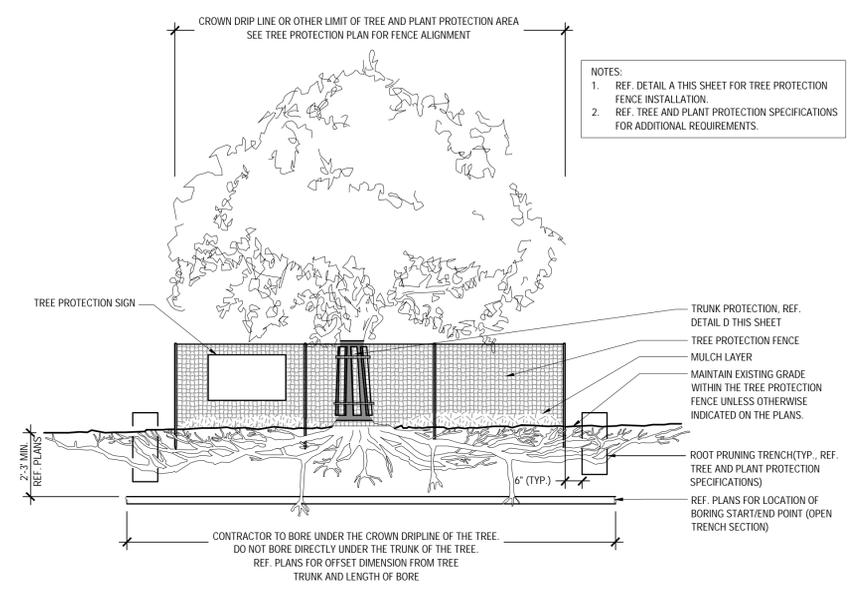


CURB DEMOLITION AROUND EXISTING TREE ROOTS
Scale: NTS



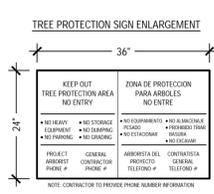
- NOTES:**
1. REF. TREE AND PLANT PROTECTION SPECIFICATIONS FOR ADDITIONAL INFORMATION.

TRUNK PROTECTION
Scale: NTS

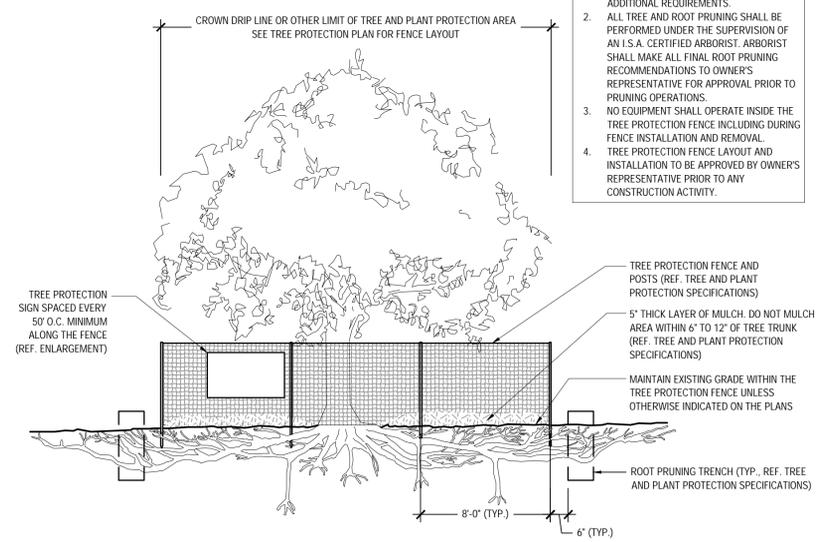


- NOTES:**
1. REF. DETAIL A THIS SHEET FOR TREE PROTECTION FENCE INSTALLATION.
 2. REF. TREE AND PLANT PROTECTION SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.

TREE PROTECTION - UTILITY BORING UNDER CROWN DRIPLINE
Scale: NTS



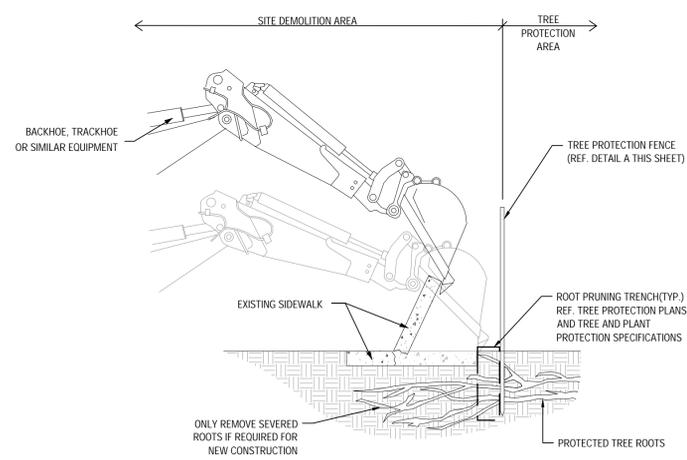
- NOTES:**
1. SEE TREE AND PLANT PROTECTION SPECIFICATIONS FOR WATERING AND OTHER ADDITIONAL REQUIREMENTS.
 2. ALL TREE AND ROOT PRUNING SHALL BE PERFORMED UNDER THE SUPERVISION OF AN I.S.A. CERTIFIED ARBORIST. ARBORIST SHALL MAKE ALL FINAL ROOT PRUNING RECOMMENDATIONS TO OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO PRUNING OPERATIONS.
 3. NO EQUIPMENT SHALL OPERATE INSIDE THE TREE PROTECTION FENCE INCLUDING DURING FENCE INSTALLATION AND REMOVAL.
 4. TREE PROTECTION FENCE LAYOUT AND INSTALLATION TO BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO ANY CONSTRUCTION ACTIVITY.



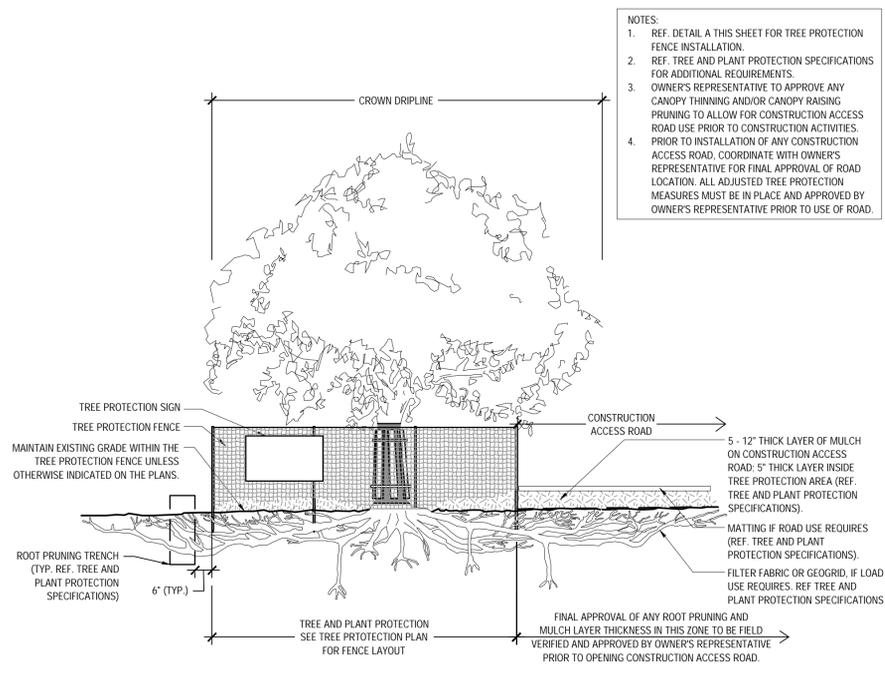
TYPICAL TREE PROTECTION FENCING
Scale: NTS

- DEMOLITION SEQUENCE:**
1. PERFORM ANY ROOT PRUNING.
 2. INSTALL TREE PROTECTION FENCING.
 3. CAREFULLY REMOVE SIDEWALK AND BASE MATERIAL. COORDINATE ALL DEMOLITION OPERATIONS AROUND PROTECTED TREES WITH ENGINEER AND PROJECT ARBORIST.

- NOTES:**
1. PRIOR TO DEMOLITION ACTIVITIES, COORDINATE WITH OWNER'S REPRESENTATIVE.
 2. ALL TREE PROTECTION MEASURES MUST BE IN PLACE AND APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO DEMOLITION ACTIVITIES.
 3. OWNER'S REPRESENTATIVE TO APPROVE ANY CANOPY THINNING AND/OR CANOPY RAISING PRUNING TO ALLOW FOR DEMOLITION ACTIVITIES PRIOR TO CONSTRUCTION.



SIDEWALK DEMOLITION AROUND EXISTING TREE ROOTS
Scale: NTS



- NOTES:**
1. REF. DETAIL A THIS SHEET FOR TREE PROTECTION FENCE INSTALLATION.
 2. REF. TREE AND PLANT PROTECTION SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
 3. OWNER'S REPRESENTATIVE TO APPROVE ANY CANOPY THINNING AND/OR CANOPY RAISING PRUNING TO ALLOW FOR CONSTRUCTION ACCESS ROAD USE PRIOR TO CONSTRUCTION ACTIVITIES.
 4. PRIOR TO INSTALLATION OF ANY CONSTRUCTION ACCESS ROAD, COORDINATE WITH OWNER'S REPRESENTATIVE FOR FINAL APPROVAL OF ROAD LOCATION. ALL ADJUSTED TREE PROTECTION MEASURES MUST BE IN PLACE AND APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO USE OF ROAD.

TREE PROTECTION - CONSTRUCTION ACCESS ROAD
Scale: NTS

PROJECT NUMBER: SP2025-016

SITE PLAN

FOR
LOT 3, BLOCK A

LAKEPOINTE CHURCH - ROCKWALL CAMPUS PLAZA PROJECT

35.6033 ACRES (1,550,880 SF)

JAMES SMITH SURVEY, ABSTRACT NO. 200 WITHIN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

CURRENT ZONING: C (COMMERCIAL) IH30 OVERLAY

PROPOSED USE: PEDESTRIAN PLAZA AREA IMPROVEMENTS

MAY 6, 2025

ENGINEER / SURVEYOR / LANDSCAPE ARCHITECT/APPLICANT
Kimley-Horn
ADDRESS: 203 WEST NASH ST., SUITE 100 TERRELL, TX 75160
EMAIL: TODD.MARTIN@KIMLEY-HORN.COM
PHONE: (972) 770-1300
CONTACT: TODD C. MARTIN, P.E.

OWNER
LAKEPOINTE CHURCH
ADDRESS: 701 I-30 ROCKWALL, TX 75087
EMAIL: ROD.CADENHEAD@LAKEPOINTE.CHURCH
PHONE: (469) 698-2200
CONTACT: ROD CADENHEAD

Kimley-Horn
© 2022 KIMLEY-HORN AND ASSOCIATES, INC.
13455 NOEL ROAD, SUITE 700, DALLAS, TX 75240
PHONE: 972-770-1300 FAX: 972-239-3820
WWW.KIMLEY-HORN.COM
TEXAS REGISTERED ENGINEERING FIRM F-928

LAKEPOINTE CHURCH PLAZA
TOWN OF ROCKWALL
ROCKWALL COUNTY, TEXAS

TREE PRESEVATION DETAILS

SHEET NUMBER
LT 3.01

NO.	REVISIONS	DATE	BY

KHA PROJECT
DATE: 6/6/2025
SCALE: AS SHOWN
DESIGNED BY: NBA
DRAWN BY: NBA_AKR
CHECKED BY: NBA

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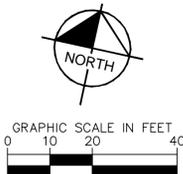
SITE PLAN SIGNATURE BLOCK:

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

WITNESS OUR HANDS, this ___ day of ____.

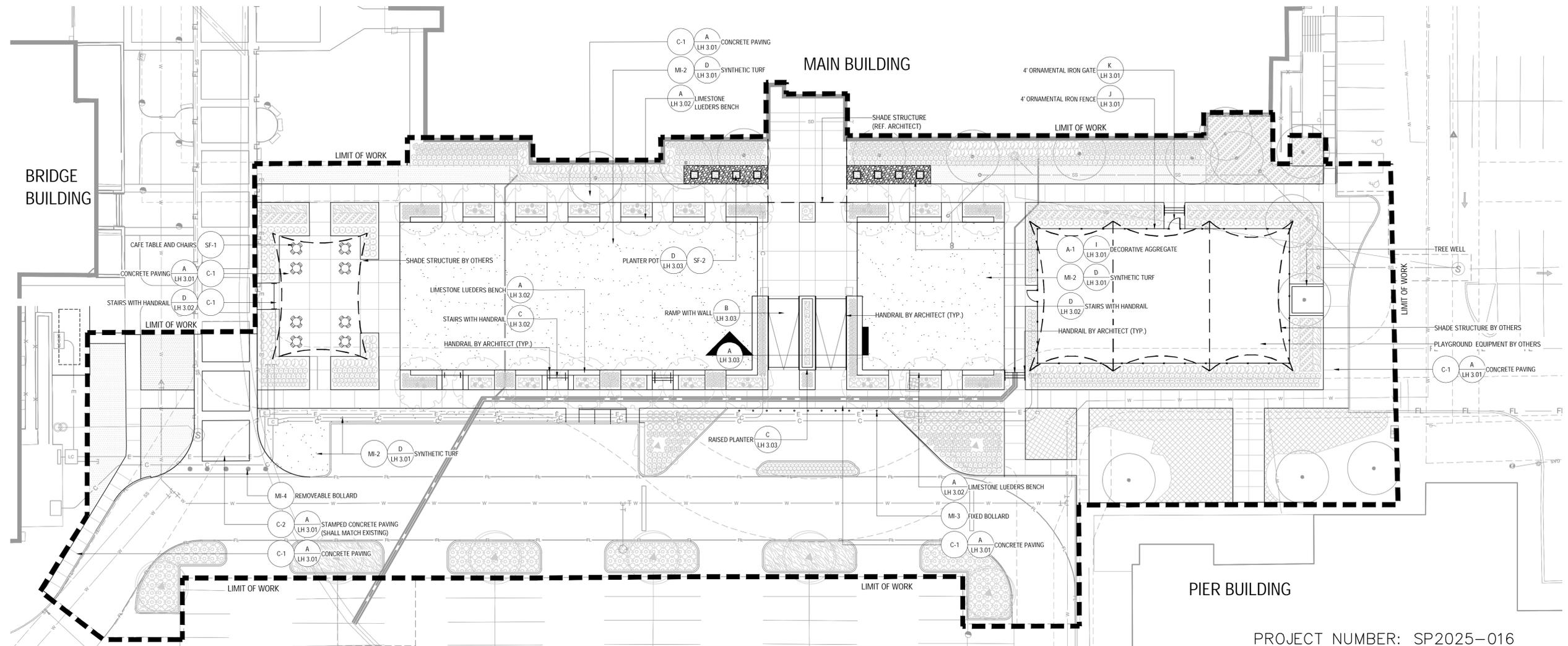
Planning & Zoning Commission, Chairman

Director of Planning and Zoning



CAUTION!!

EXISTING UNDERGROUND UTILITIES IN THE AREA CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY REPAIRS TO EXISTING UTILITIES DUE TO DAMAGE INCURRED DURING CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES ON THE PLANS.



PROJECT NUMBER: SP2025-016

SITE PLAN

FOR
LOT 3, BLOCK A
LAKEPOINTE CHURCH - ROCKWALL CAMPUS
PLAZA PROJECT

35.6033 ACRES (1,550,880 SF)
JAMES SMITH SURVEY, ABSTRACT NO. 200 WITHIN THE
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
CURRENT ZONING: C (COMMERCIAL) IH30 OVERLAY
PROPOSED USE: PEDESTRIAN PLAZA AREA IMPROVEMENTS

MAY 6, 2025

ENGINEER / SURVEYOR / LANDSCAPE ARCHITECT/APPLICANT
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ADDRESS: 203 WEST NASH ST., SUITE 100 TERRELL, TX 75167
EMAIL: TODD.MARTIN@KIMLEY-HORN.COM
PHONE: (972) 770-1300
CONTACT: TODD C. MARTIN, P.E.

OWNER
LAKEPOINTE CHURCH
ADDRESS: 701 I-30 ROCKWALL, TX 75087
EMAIL: ROD.CADENHEAD@LAKEPOINTE.CHURCH
PHONE: (469) 698-2200
CONTACT: ROD CADENHEAD

NO.	REVISIONS	DATE	BY

Kimley-Horn

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WWW.KIMLEY-HORN.COM
TEXAS REGISTERED ENGINEERING FIRM F-928

FOR REVIEW ONLY
Not for construction or permit purposes.

Kimley-Horn

P.L.A. NIKOLAUS B. ADAMS
L.A. No. 3404 Date: 5/6/2025

KHA PROJECT	DATE
	5/6/2025
SCALE: AS SHOWN	DESIGNED BY: NBA
	DRAWN BY: NBA, AKR
	CHECKED BY: NBA

HARDSCAPE PLAN

LAKEPOINTE CHURCH PLAZA
TOWN OF ROCKWALL
ROCKWALL COUNTY, TEXAS

SHEET NUMBER
LH 1.01

SITE PLAN SIGNATURE BLOCK:

APPROVED:
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WITNESS OUR HANDS, this ____ day of ____.

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

NOTE:

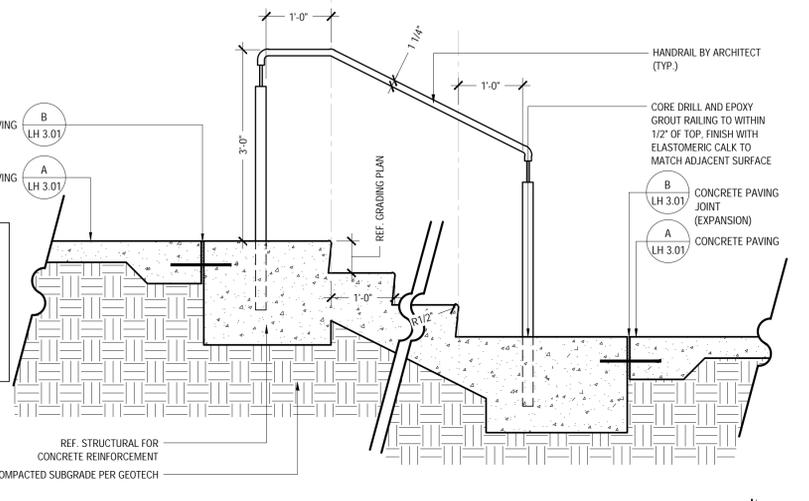
- STRUCTURAL ENGINEERING BY OTHERS.
- ALL EXPOSED STONE / WOOD / CONCRETE SHALL RECEIVE STONE / WOOD / CONCRETE SEALANT. REFER TO MATERIALS SCHEDULE FOR MATERIALS AND SPECIFICATIONS.
- CONTRACTOR SHALL REMOVE ALL EXCESS POLYMERIC SAND PRIOR TO WETTING PAVER AREAS.
- CONCRETE DEPTH VARIES DEPENDING ON USE. REFERENCE CITY OF PLANO STANDARDS.
- REFERENCE LANDSCAPE PLANS FOR MATERIALS AND FINISHES OF STEPS, LANDINGS, AND ELEVATIONS OF ADJACENT WALLS.

NOTE:
THESE DETAILS ARE INTENDED TO SHOW DESIGN INTENT ONLY. THE CONTRACTOR SHALL PREPARE SHOP DRAWINGS, SIGNED AND SEALED BY A PROFESSIONAL ENGINEER, LICENSED TO PRACTICE IN THE STATE OF TEXAS, FOR REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT, PRIOR TO ANY FABRICATION AND/OR CONSTRUCTION.

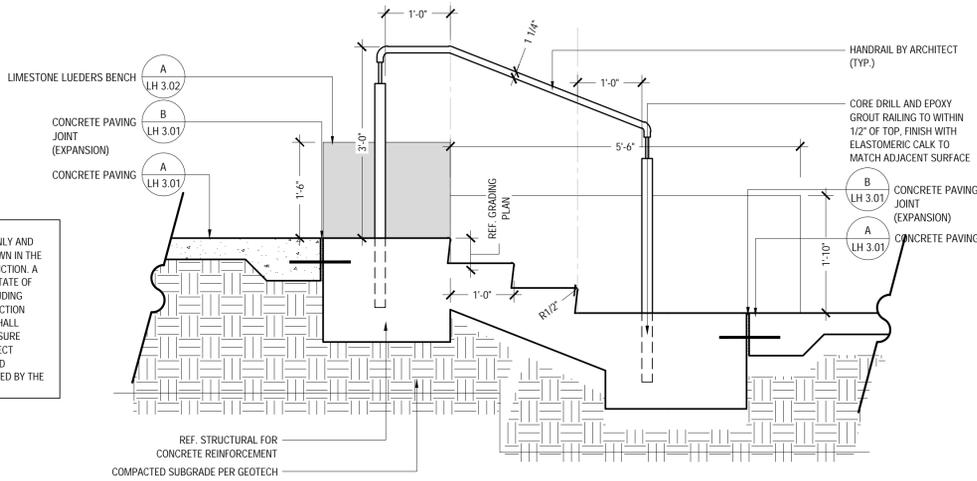
NOTES:
THE PROVIDED DETAIL ILLUSTRATES DESIGN INTENT ONLY AND SERVES TO CLARIFY THE HORIZONTAL LAYOUT AS SHOWN IN THE HARDSCAPE PLANS. IT IS NOT INTENDED FOR CONSTRUCTION. A LICENSED STRUCTURAL ENGINEER, LICENSED IN THE STATE OF TEXAS, SHALL PROVIDE FINAL SHOW DRAWINGS, INCLUDING STRUCTURAL DESIGN REINFORCEMENT, AND CONSTRUCTION METHODS FOR THESE ELEMENTS. THE CONTRACTOR SHALL COORDINATE WITH THE STRUCTURAL ENGINEER TO ENSURE COMPLIANCE WITH ALL APPLICABLE CODES AND PROJECT SPECIFICATIONS. ANY DEVIATIONS FROM THE APPROVED HARDSCAPE LAYOUT MUST BE REVIEWED AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO IMPLEMENTATION.

NOTE:
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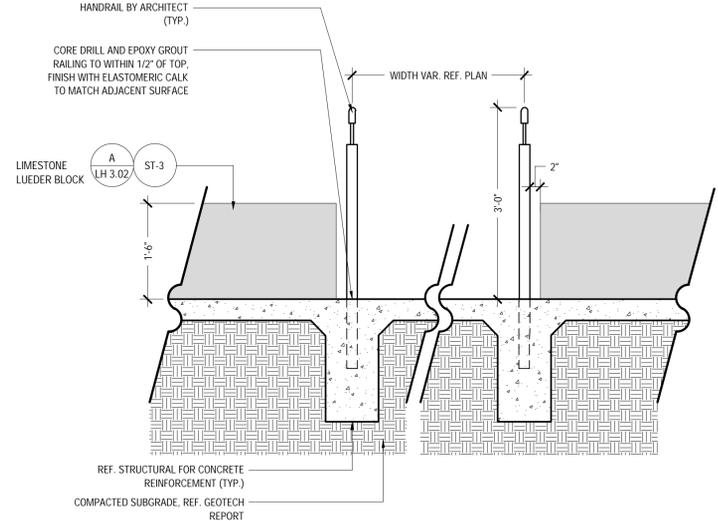
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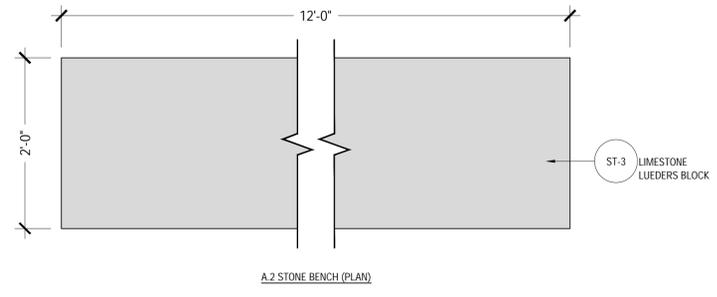
CONCRETE STAIRS WITH HANDRAIL
Scale: 3/4" = 10"



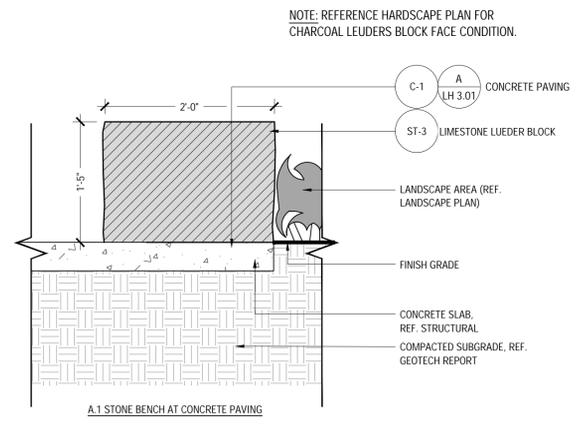
CONCRETE STAIRS AT STONE BLOCK WALL
Scale: 3/4" = 10"



CONCRETE STAIRS AT STONE BLOCK WALL SECTION
Scale: 3/4" = 10"



A.2 STONE BENCH (PLAN)



LIMESTONE LUEDERS BENCH
Scale: 1" = 1'-0"

NOTE: REFERENCE HARDSCAPE PLAN FOR CHARCOAL LUEDERS BLOCK FACE CONDITION.

PROJECT NUMBER: SP2025-016

SITE PLAN
FOR
LOT 3, BLOCK A
LAKEPOINTE CHURCH - ROCKWALL CAMPUS
PLAZA PROJECT

35.6033 ACRES (1,550,880 SF)
JAMES SMITH SURVEY, ABSTRACT NO. 200 WITHIN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
CURRENT ZONING: C (COMMERCIAL) IH30 OVERLAY
PROPOSED USE: PEDESTRIAN PLAZA AREA IMPROVEMENTS

MAY 6, 2025

ENGINEER / SURVEYOR / LANDSCAPE ARCHITECT/APPLICANT
Kimley»Horn
ADDRESS: 203 WEST NASH ST, SUITE 100 TERRELL, TX 75160
EMAIL: TODD.MARTIN@KIMLEY-HORN.COM
PHONE: (972) 770-1300
CONTACT: TODD C. MARTIN, P.E.

OWNER
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ADDRESS: 701 I-30 ROCKWALL, TX 75087
EMAIL: ROD.CADENHEAD@LAKEPOINTE.CHURCH
PHONE: (469) 698-2200
CONTACT: ROD CADENHEAD

NO.	REVISIONS	DATE	BY

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P.L.A. NIKOLAUS B. ADAMS
L.A. No. 3404 Date: 5/6/2025

KHA PROJECT
DATE: 5/6/2025
SCALE: AS SHOWN
DESIGNED BY: NBA
DRAWN BY: NBA_AKR
CHECKED BY: NBA

HARDSCAPE DETAILS

LAKEPOINTE CHURCH PLAZA
TOWN OF ROCKWALL
ROCKWALL COUNTY, TEXAS

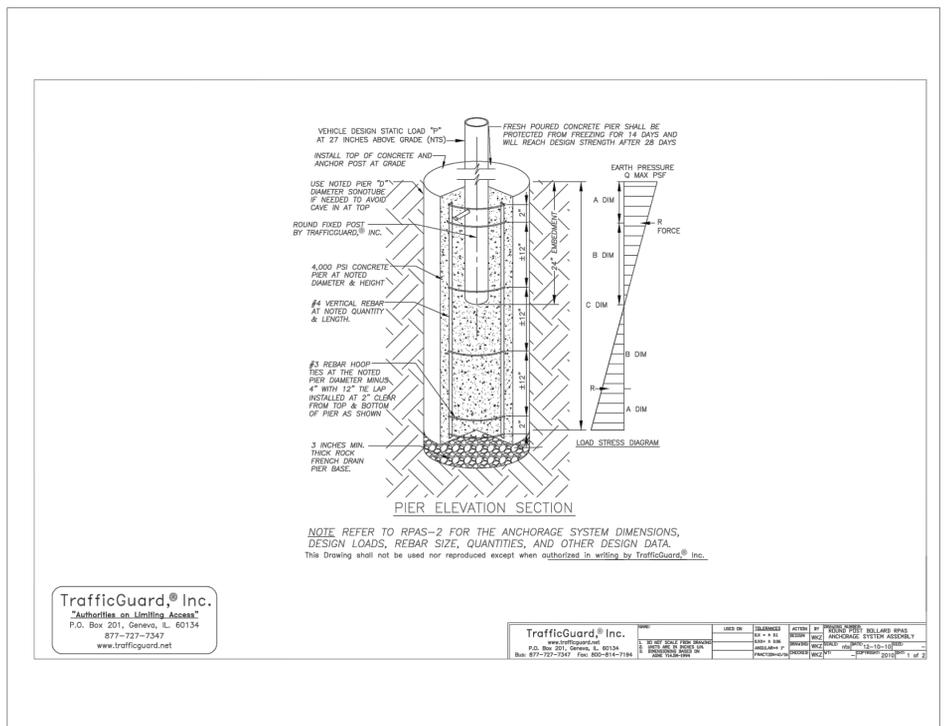
SHEET NUMBER
LH 3.02

SITE PLAN SIGNATURE BLOCK:

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

WITNESS OUR HANDS, this ____ day of ____.

 Planning & Zoning Commission, Chairman Director of Planning and Zoning

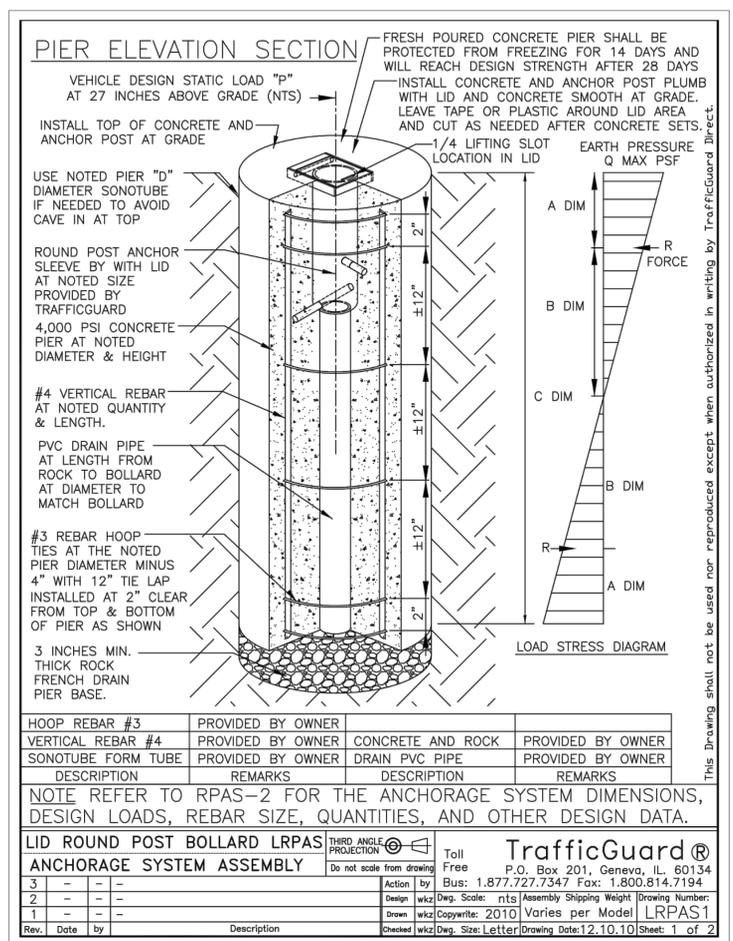


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 877-727-7347 Fax: 800-814-7194

FIXED BOLLARD PIER ELEVATION CUT SHEET

Scale: NTS



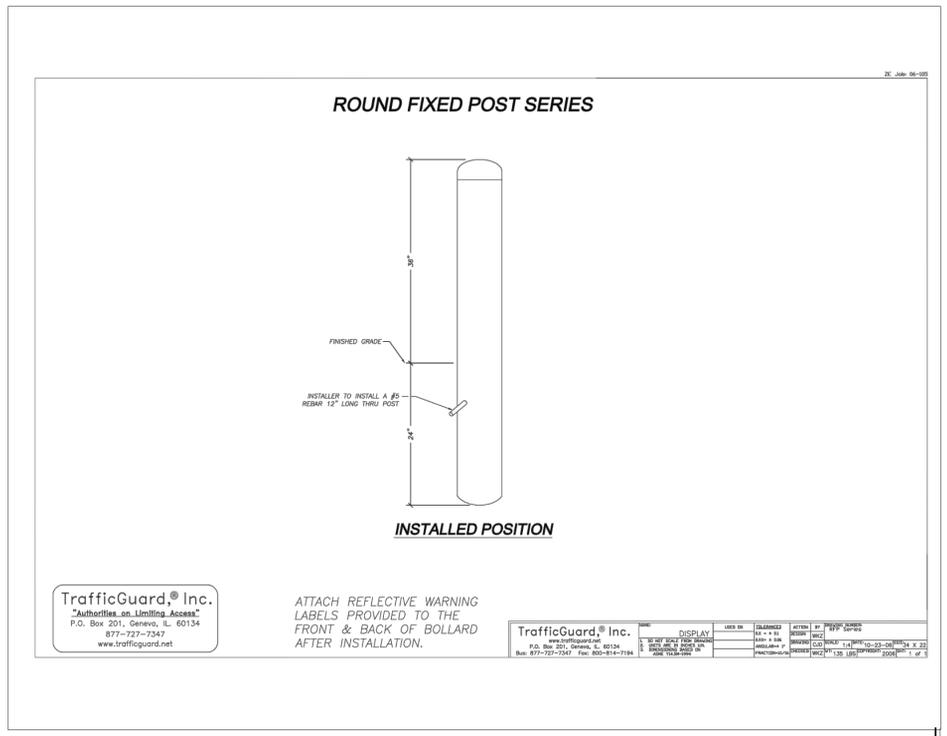
DESCRIPTION	REMARKS	DESCRIPTION	REMARKS
HOOP REBAR #3	PROVIDED BY OWNER		
VERTICAL REBAR #4	PROVIDED BY OWNER	CONCRETE AND ROCK	PROVIDED BY OWNER
SONOTUBE FORM TUBE	PROVIDED BY OWNER	DRAIN PVC PIPE	PROVIDED BY OWNER

NOTE REFER TO RPAS-2 FOR THE ANCHORAGE SYSTEM DIMENSIONS, DESIGN LOADS, REBAR SIZE, QUANTITIES, AND OTHER DESIGN DATA.

REV.	DATE	BY	DESCRIPTION	CHECKED	DATE	BY	DESCRIPTION
1							

REMOVEABLE BOLLARD PIER ELEVATION CUT SHEET

Scale: NTS

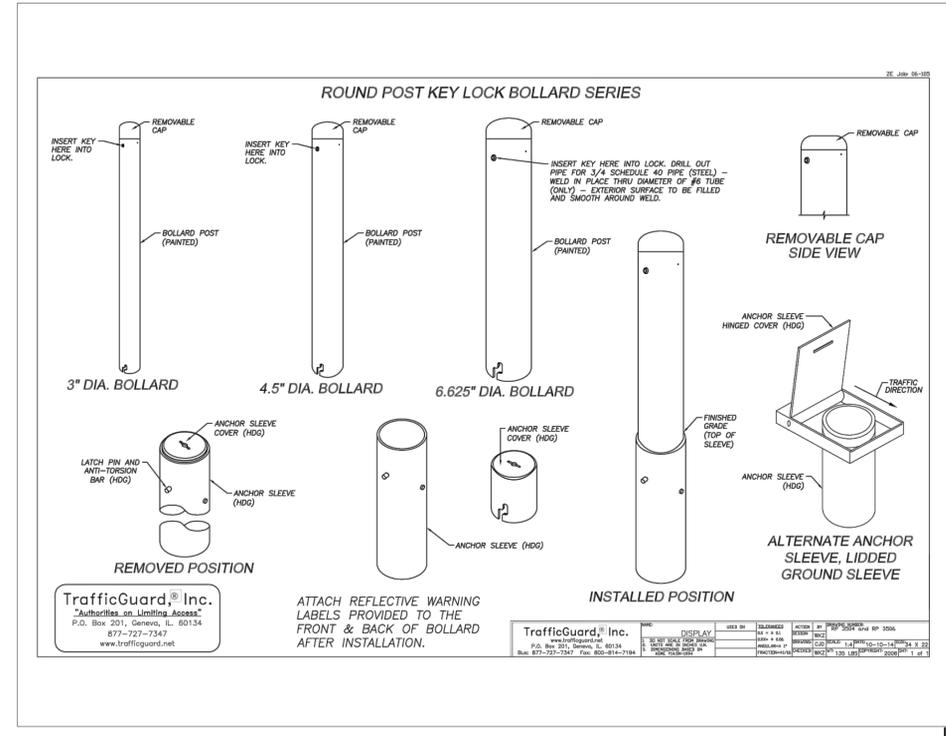


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REMOVEABLE BOLLARD CUT SHEET

Scale: NTS

PROJECT NUMBER: SP2025-016

SITE PLAN

FOR
LOT 3, BLOCK A
LAKEPOINTE CHURCH - ROCKWALL CAMPUS
PLAZA PROJECT

35.6033 ACRES (1,550,880 SF)
 JAMES SMITH SURVEY, ABSTRACT NO. 200 WITHIN THE
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 CURRENT ZONING: C (COMMERCIAL) IH30 OVERLAY
 PROPOSED USE: PEDESTRIAN PLAZA AREA IMPROVEMENTS

MAY 6, 2025

ENGINEER / SURVEYOR / LANDSCAPE ARCHITECT/APPLICANT: **Kimley-Horn**
 ADDRESS: 203 WEST NASH ST, SUITE 100 TERRELL, TX 75160
 EMAIL: TODD.MARTIN@KIMLEY-HORN.COM
 PHONE: (972) 770-1300
 CONTACT: TODD C. MARTIN, P.E.

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 ADDRESS: 701 I-30 ROCKWALL, TX 75087
 EMAIL: ROD.CADENHEAD@LAKEPOINTE.CHURCH
 PHONE: (469) 698-2200
 CONTACT: ROD CADENHEAD

NO.	REVISIONS	DATE	BY

Kimley-Horn

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 TEXAS REGISTERED ENGINEERING FIRM F-928

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Kimley-Horn
 P.L.A. NIKOLAUS B. ADAMS
 L.A. No. 3404 Date: 5/6/2025

KHA PROJECT
 DATE: 5/6/2025
 SCALE: AS SHOWN
 DESIGNED BY: NBA
 DRAWN BY: NBA_AKR
 CHECKED BY: NBA

HARDSCAPE DETAILS

LAKEPOINTE CHURCH PLAZA
 TOWN OF ROCKWALL
 ROCKWALL COUNTY, TEXAS

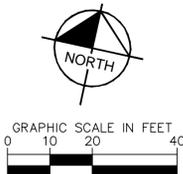
SHEET NUMBER
LH 3.01

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SITE PLAN SIGNATURE BLOCK:

APPROVED:
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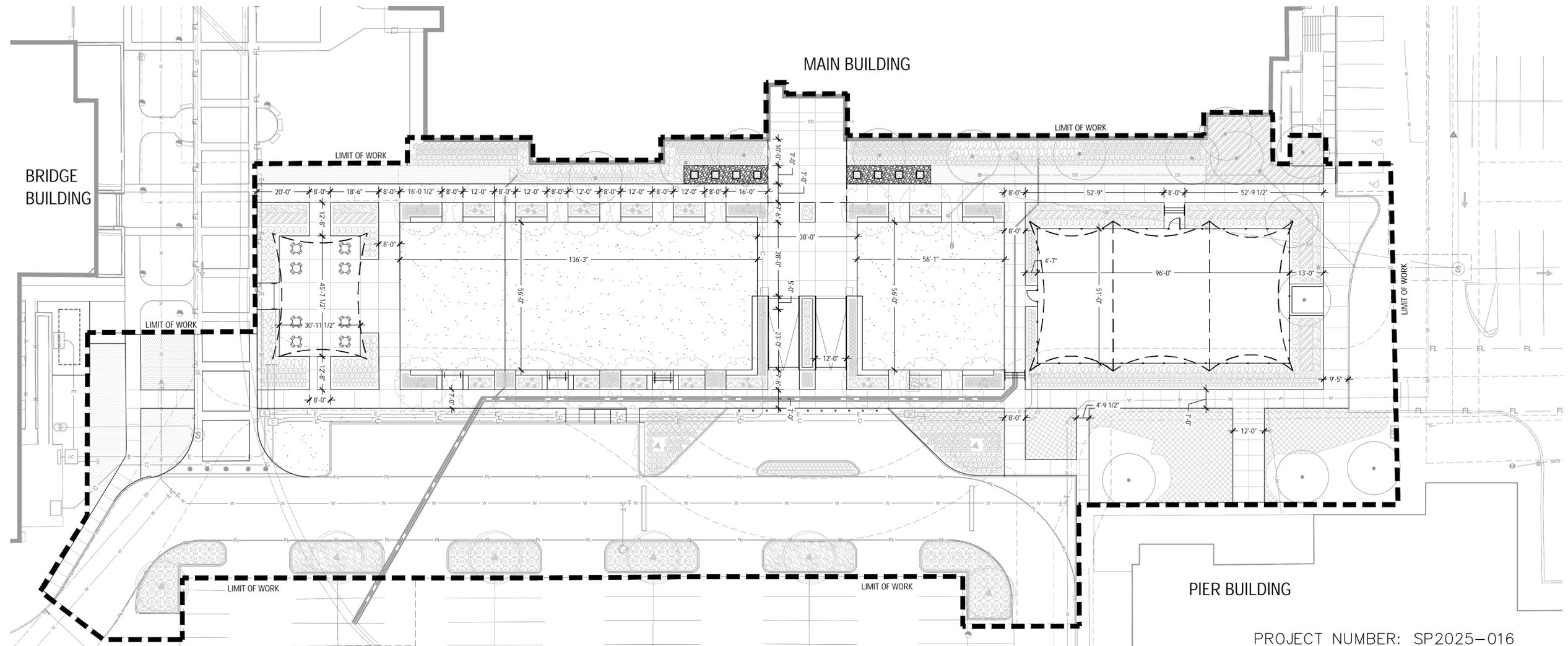
 Planning & Zoning Commission, Chairman Director of Planning and Zoning



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Know what's below.
 Call before you dig.



PROJECT NUMBER: SP2025-016

SITE PLAN
 FOR
LOT 3, BLOCK A
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 MAY 6, 2025

ENGINEER / SURVEYOR/ LANDSCAPE ARCHITECT/APPLICANT:
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 ADDRESS: 203 WEST NASH ST, SUITE 100 TERRELL, TX 75160
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No.	REVISIONS	DATE	BY

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 L.A. No. 3404 Date: 5/6/2025

KHA PROJECT	DATE	SCALE	DESIGNED BY	DRAWN BY	CHECKED BY
	5/6/2025	AS SHOWN	NBA	NBA, AKR	NBA

DIMENSIONAL CONTROL PLAN

LAKEPOINTE CHURCH PLAZA
 TOWN OF ROCKWALL
 ROCKWALL COUNTY, TEXAS

SHEET NUMBER
LH 1.02