AGENDA

PLANNING AND ZONING COMMISSION WORK SESSION MEETING
CITY HALL, 385 SOUTH GOLIAD STREET, ROCKWALL, TEXAS
***JULY 15, 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, 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 *June 24, 2025* Planning and Zoning Commission meeting.

(3) **P2025-021 (HENRY LEE)**
Consider a request by James Martin of Gardner Construction on behalf Khalid Motorwala of Tachtical Investment Group, LLC for the approval of a *Preliminary Plat* for Lot 1, Block A, Goliad Street Addition being a 4.998-acre tract of land identified as Tracts 25-7 & 25-8 of the J. Strickland Survey, Abstract No. 187, Rockwall County, Texas, situated within the City of Rockwall's Extraterritorial Jurisdiction (ETJ), addressed as 4156 N. Goliad Street [*SH-205*], and take any action necessary.

(4) **SP2025-024 (HENRY LEE)**
Consider a request by Tyler Adams of Greenlight Studio on behalf of Matt Zahm of ZAPA Investments, LLC for the approval of a *Site Plan* for seven (7) *Townhomes* on a 0.87-acre parcel of land identified as Lot 3, Block A, Harbor Hills Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32), situated within the *Interior Subdistrict* and the *Residential Subdistrict*, generally located on the northeast side of Glen Hill Way, northwest of the intersection of Glen Hill Way and Ridge Road [*FM-740*], and take any action necessary.

(5) **SP2025-025 (ANGELICA GUEVARA)**
Discuss and consider a request by Grayson Hughes of Sutherland King Consulting, LLC on behalf of Felix Tan of Ridgeview Church for the approval of a *Site Plan* for the expansion of an existing *Church/House of Worship* (*i.e. Ridgeview Church*) on a 7.052-acre parcel of land identified as Lot 28 of the Skyview Country Estates No. 3 Addition, City of Rockwall, Rockwall County, Texas, zoned General Retail (GR) District, addressed as 1362 FM-552, and take any action necessary.

(6) **SP2025-026 (HENRY LEE)**
Consider a request by Todd Martin, P.E. of Kimley-Horn on behalf of Shannon Foltz of the Rockwall Economic Development Corporation (REDC) for the approval of a *Treescape Plan* on a 10.241-acre parcel of land identified as Lots 22 & 23, Block A, La Jolla Pointe, Phase 2 Addition, City of Rockwall, Rockwall County, Texas, situated within the Scenic Overlay (SOV) District and the IH-30 Overlay (IH-30 OV) District, zoned Commercial (C) District, generally located east of the intersection of La Jolla Pointe Drive and Carmel Circle, and take any action necessary.

(7) **SP2025-027 (HENRY LEE)**
Consider a request by Todd Martin, P.E. of Kimley-Horn on behalf of Shannon Foltz of the Rockwall Economic Development Corporation (REDC) for the approval of a *Treescape Plan* on a 12.1148-acre tract of land identified as Tract 2 of the D. Atkins Survey, Abstract No. 1, City of Rockwall, Rockwall County, Texas, situated within the Scenic Overlay (SOV) District, zoned Planned

Development District 4 (PD-4) for limited General Retail (GR) District land uses, generally located east of the intersection of Ridge Road [*FM-740*] and Becky Lane, 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.

(8) **Z2025-029 (HENRY LEE) [*STAFF IS REQUESTING TO TABLE TO THE JULY 29, 2025 MEETING*]**
Hold a public hearing to discuss and consider a request by Johnathan Brown, AIA of JHP Architecture/Urban Design on behalf of Darlene Singleton of the Rockwall Community Playhouse for the approval of a *Zoning Change* from Single-Family 7 (SF-7) District to a Planned Development District for Single-Family 7 (SF-7) District land uses for a 1.0061-acre tract of land identified as a portion of Lot 120D and all of Lots 120C & 120G of the B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Old Town Rockwall (OTR) Historic District, addressed as 609 E. Rusk Street and 606, 610, & 612 Kaufman Street, and take any action necessary.

(9) **Z2025-030 (BETHANY ROSS)**
Hold a public hearing to discuss and consider a request by Dyron Durham, Caroline Harklau, Sheli Hudson, and Mike Crawford for the approval of a *Zoning Change* amending Planned Development District 50 (PD-50) [*Ordinance No. 25-19*] to incorporate an additional 2.57-acre tract of land within the district being a 22.19-acre tract of land situated within the S. S. McCurry Survey, Abstract No. 146 and B. F. Boydston Survey, Abstract No. 14, City of Rockwall, Rockwall County, Texas, zoned: [*1*] Planned Development District 50 (PD-50) for Residential-Office (RO) District land uses, and [*2*] Single-Family 7 (SF-7) District, and [*3*] Single-Family 10 (SF-10) District, situated within the North Goliad Corridor Overlay (NGC OV) District and the Old Town Rockwall (OTR) Historic District, generally located along N. Goliad Street [*SH-205*], north of Olive Street and south of Live Oak Street, and take any action necessary.

(10) **Z2025-031 (BETHANY ROSS)**
Hold a public hearing to discuss and consider a request by Tom and Patti Muggeo for the approval of a *Specific Use Permit (SUP)* for an *Accessory Building* that exceeds the maximum size for a one (1) acre parcel of land identified as Lot 5, Block A, Saddlebrook Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 16 (SF-16) District, addressed as 2317 Saddlebrook Lane, and take any action necessary.

(11) **Z2025-032 (HENRY LEE)**
Hold a public hearing to discuss and consider a request by the City of Rockwall for the approval of a *Zoning Change* amending Planned Development District 11 (PD-11) [*Ordinance No.'s 73-52, 80-13, 93-11, 94.28, 01-08 & 04-37*] for the purpose of consolidating the regulating ordinances for a 118.53-acre tract of land situated within the A. Hanna Survey, Abstract No. 98 and the N. Butler Survey, Abstract No. 21, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 11 (PD-11), generally located west of N. Lakeshore Drive, north of North Hills Drive, south of Shores Boulevard, and take any action necessary.

(12) **Z2025-033 (ANGELICA GUEVARA)**
Hold a public hearing to discuss and consider a request by Cecilia Meca for the approval of a *Specific Use Permit (SUP)* for a *Guest Quarters/Secondary Living Unit* on a 0.2380-acre parcel of land identified as Lot 19, Block B, Wade Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 802 Jackson Street, and take any action necessary.

(13) **Z2025-034 (BETHANY ROSS)**
Hold a public hearing to discuss and consider a request by Himmat Chauhan of Homestay Rentals, LP for the approval of a *Specific Use Permit (SUP)* for a *Non-Owner Occupied Short-Term Rental* on a 0.2250-acre tract of land identified as a portion of Lot 609 and all of Lot 610, Rockwall Lake Estates #1 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 3985 Horizon Road, and take any action necessary.

(14) **Z2025-035 (BETHANY ROSS)**
Hold a public hearing to discuss and consider a request by Gunnar Ledermann on behalf of Divine Peace Evangelical Lutheran Church for the approval of a *Specific Use Permit (SUP)* for a *Daycare Facility* on a 0.344-acre parcel of land identified as Lots 1, 2, 3 & 4, Block T, and Lots 1, 2 & 3, Block W, Rockwall OT Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, addressed as 305 S. Fannin Street, and take any action necessary.

(15) **Z2025-036 (ANGELICA GUEVARA)**
Hold a public hearing to discuss and consider a request by Javier Silva of JMS Custom Homes, LLC for the approval of a *Specific Use Permit (SUP)* for *Residential Infill in an Established Subdivision* for the purpose of constructing a single-family home on a ~0.115-acre tract of land identified as a portion of Lot W, Block J, Sanger Addition, City of Rockwall, Rockwall County, Texas, zoned

Single-Family 7 (SF-7) District, situated within the Southside Residential Neighborhood Overlay (SRO) District, addressed as 803 Sam Houston Street, and take any action necessary.

(16) **Z2025-037 (ANGELICA GUEVARA)**
Hold a public hearing to discuss and consider a request by Javier Silva of JMS Custom Homes, LLC for the approval of a *Specific Use Permit (SUP)* for *Residential Infill in an Established Subdivision* for the purpose of constructing a single-family home on a ~0.115-acre tract of land identified as a portion of Lot W, Block J, Sanger Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Southside Residential Neighborhood Overlay (SRO) District, addressed as 805 Sam Houston Street, and take any action necessary.

(17) **Z2025-038 (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, addressed as 704 S. Alamo Road, and take any action necessary.

(18) **Z2025-040 (HENRY LEE)**
Hold a public hearing to discuss and consider a request by Dylan Adame, PE of Kimley Horn & Associates on behalf of Clay Collier of James Collier Properties, Inc. for the approval of a *Zoning Change* from Agricultural (AG) District to Light Industrial (LI) District for an 80.50-acre tract of land identified as Tract 2-2, 2-5, 2-8, 2-9, & 20 of the D. Harr Survey, Abstract No. 102 and Lot 1, Block A, Rockwall Commercial Addition, City of Rockwall, Rockwall County, Texas, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District and the FM-549 Overlay (FM-549 OV) District, zoned Agricultural (AG) District, generally located on the northside of Justin Road in between John King Boulevard and FM-3549, and take any action necessary.

(19) **Z2025-041 (ANGELICA GUEVARA)**
Hold a public hearing to discuss and consider a request by Paul Arce on behalf of Shirley Soto for the approval of a *Specific Use Permit (SUP)* for a *Guest Quarters/Secondary Living Unit* on a 0.2480-acre parcel of land identified as Lot 1, Block B, Rockwall Lake Estates East 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 340 Evans Road, and take any action necessary.

(20) **Z2025-042 (BETHANY ROSS)**
Hold a public hearing to discuss and consider a request by Tyler Adams of Greenlight Studio on behalf of Bill Bricker of Rockwall Property Corporation the approval of a *Specific Use Permit (SUP)* for *Outdoor Commercial Amusement/Recreation* in conjunction with a proposed *Restaurant with Drive-Through or Drive-In* on a 2.50-acre portion of a larger 4.50-acre parcel of land identified as Lot 1, Block A, Boardwalk Development Addition, City of Rockwall, Rockwall County, Texas, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, zoned Planned Development District 71 (PD-71) for limited Commercial (C) District land uses, generally located at the northwest corner of the intersection of Park Hills Boulevard and John King Boulevard, and take any action necessary.

(21) **Z2025-043 (HENRY LEE)**
Hold a public hearing to discuss and consider a request by Pene Sherman of P. Sherman Construction on behalf of Adam Mitchell the approval of a *Specific Use Permit (SUP)* for *Outside Storage* on a two (2) acre tract of land identified as Tract 23-01 of the R. Irvine Survey, Abstract No. 120, City of Rockwall, Rockwall County, Texas, situated within the IH-30 Overlay (IH-30 OV) District, zoned Light Industrial (LI) District, addressed as 3920 IH-30, 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.

(22) **SP2025-021 (HENRY LEE)**
Discuss and consider a request by Jared Earney of Kimley-Horn on behalf of Joseph Bickham of Fuel City for a *Site Plan* for a *Retail Store with Gasoline Sales* on a 4.34-acre tract of land identified as a portion of Tract 3 and all of Tract 4-06 of the N. Butler Survey, Abstract 20, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-205 By-Pass Overlay (SH-205 BY OV) District, generally located at the northwest corner of the intersection of Airport Road and John King Boulevard, and take any action necessary.

(23) **SP2025-023 (HENRY LEE)**
Discuss and consider a request by Frank A. Polma, PE of R-Delta Engineers, Inc. on behalf of David Naylor of Rayburn Electric Cooperative for the approval of a *Site Plan* for a *Soccer Complex* and *Parking Lot Expansion* for an existing *Corporate Campus* (*i.e. Rayburn Electric Cooperative*) being an 18.00-acre tract of land identified as a portion of Lot 1, 2 & 3, Block A, REC Campus

Addition, City of Rockwall, Rockwall County, Texas, situated within the SH-205 Overlay (SH-205 OV) District, zoned Planned Development District 44 (PD-44) for Heavy Commercial (HC) District and Commercial (C) District land uses, generally located at the northwest corner of the intersection of S. Goliad Street [*SH-205*] and Mims Road, and take any action necessary.

(24) **SP2025-028 (HENRY LEE)**
Consider a request by Todd Martin, P.E. of Kimley-Horn on behalf of Shannon Foltz of the Rockwall Economic Development Corporation (REDC) for the approval of an *Amended Site Plan* on a 23.16-acre parcel of land identified as a part of Lots 5 & 7, and Lot 8, Block A, Rockwall Technology Park Addition, City of Rockwall, Rockwall County, Texas, situated within the SH-276 Overlay (SH-276 OV) District and the FM-549 Overlay (FM-549 OV) District, zoned Light Industrial (LI) District, generally located at the northwest corner of SH-276 and Corporate Crossing [*FM-549*], and take any action necessary.

(VII) DISCUSSION ITEMS

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

- Z2025-023: Specific Use Permit (SUP) for *Detached Covered Porches* at 3326 Royal Ridge Drive **(2ND READING; APPROVED)**
- Z2025-024: Specific Use Permit (SUP) for a *Golf Driving Range* **(2ND READING; APPROVED)**
- Z2025-025: Specific Use Permit (SUP) for a *Wholesale Showroom Facility* at 263 Ranch Trail **(2ND READING; APPROVED)**
- Z2025-026: Specific Use Permit (SUP) for a *Detached Garage* at 2743 Stoney Hollow Lane **(2ND READING; APPROVED)**
- Z2025-027: Specific Use Permit (SUP) for a *Church/House of Worship* at 1362 FM-552 **(2ND READING; APPROVED)**
- Z2025-022: Amendment to Planned Development District 37 (PD-37) **(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 *July 15, 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
***JUNE 24, 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, AND [*2*] TO PROVIDE INPUT ON A ZONING OR SPECIFIC USE PERMIT CASE PLEASE CLICK HERE OR CLICK ON THE LINK ABOVE AND USE THE *ZONING AND SPECIFIC USE PERMIT INPUT FORM* ON THE CITY'S WEBSITE.

I.CALL TO ORDER

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

II.APPOINTMENTS

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

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

III.OPEN FORUM

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

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

IV.CONSENT AGENDA

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

2. Approval of Minutes for the *June 10, 2025* Planning and Zoning Commission meeting.

3. **SP2025-020 (BETHANY ROSS)**
Discuss and consider a request by Cameron Slown of Teague, Nall, and Perkins, Inc. on behalf of Elias Pope for the approval of an *Amended Site Plan* for a *Restaurant Without a Drive-Through* on a 0.90-acre parcel of land identified as Lot 5, Block A, Harbor District Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32) [*Ordinance No. 17-22*], situated within the IH-30 Overlay (IH-30 OV) District, generally located at the southeast corner of the intersection of the IH-30 Frontage Road and Sunset Ridge Drive, and take any action necessary.

Chairman Dr.Conway made a motion to approve the Consent Agenda. Commissioner Thompson seconded the motion which passed by a vote of 4-0.

V.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.

4. **SP2025-011 (HENRY LEE) [*THE APPLICANT HAS WITHDRAWN THE REQUEST*]**
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.

5. **SP2025-021 (HENRY LEE) [*TABLED TO THE JULY 15, 2025 PLANNING AND ZONING COMMISSION MEETING*]**
Discuss and consider a request by Jared Earney of Kimley-Horn on behalf of Joseph Bickham of Fuel City for a *Site Plan* for a *Retail Store with Gasoline Sales* on a 4.34-acre tract of land identified as a portion of Tract 3 and all of Tract 4-06 of the N. Butler Survey, Abstract 20, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-205 By-Pass Overlay (SH-205 BY OV) District, generally located at the northwest corner of the intersection of Airport Road and John King Boulevard, and take any action necessary.

VI.DISCUSSION ITEMS

These items are for discussion between staff and the Planning and Zoning Commission and relate to administrative information and/or cases that will come forward for action or public hearing at a future Planning and Zoning Commission meeting. Public comment on these cases can take place when these items are considered for action by the Planning and Zoning Commission. The anticipated Planning and Zoning Commission public hearing and/or action date for the following cases is July 15, 2025.

6. **Z2025-029 (HENRY LEE)**

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

Director of Planning and Zoning Ryan Miller explained this is required to go through the Historic Preservation Advisory Board (HPAB) before it comes through the Planning and Zoning Commission. The HPAB had multiple comments and ultimately tabled the case. This will be coming back at the next meeting but will currently be requesting it be tabled for at least one meeting in order to allow the HPAB to make a recommendation.

7. **Z2025-030 (BETHANY ROSS)**

Hold a public hearing to discuss and consider a request by Dyron Durham, Caroline Harklau, Sheli Hudson, and Mike Crawford for the approval of a *Zoning Change* amending Planned Development District 50 (PD-50) [*Ordinance No. 25-19*] to incorporate an additional 2.57-acre tract of land within the district being a 22.19-acre tract of land situated within the S. S. McCurry Survey, Abstract No. 146 and B. F. Boydston Survey, Abstract No. 14, City of Rockwall, Rockwall County, Texas, zoned: [*1*] Planned Development District 50 (PD-50) for Residential-Office (RO) District land uses, and [*2*] Single-Family 7 (SF-7) District, and [*3*] Single-Family 10 (SF-10) District, situated within the North Goliad Corridor Overlay (NGC OV) District and the Old Town Rockwall (OTR) Historic District, generally located along N. Goliad Street [*SH-205*], north of Olive Street and south of Live Oak Street, and take any action necessary.

Senior Planner Bethany Ross provided a brief summary in regard to the applicants request. Explained that the four properties will be incorporated into PD-50 if this gets approved and the future land use is currently medium density residential. Through this PD it will need to be revised.

Caroline Harklau
924 N Alamo Road
Rockwall, TX 75087

Mrs. Harklau came forward and explained she wants to have the opportunity to have it possibly be incorporated into Planned Development District 50 (PD-50).

Dyron Durham
975 N Alamo Road
Rockwall, TX 75087

Mr. Durham explained he would like the option to expand into PD-50.

Mike Crawford
925 N Alamo Road
Rockwall, TX 75087

Mr. Crawford explained he would like the opportunity to go Commercial/ Residential later on.

Director of Planning and Zoning Ryan Miller explained that PD-50 is a unique district in which there are multiple single-family homes facing onto Goliad Street and it has grown in the past few years.

Commissioner Hagaman asked if in the other times the homeowners also came forward to ask to be in PD-50.

Chairman Dr. Conway advised that this item will come back before the Commission for discussion or action on July 15, 2025.

8. **Z2025-031 (BETHANY ROSS)**

Hold a public hearing to discuss and consider a request by Tom and Patti Muggeo for the approval of a *Specific Use Permit (SUP)* for an *Accessory Building* that exceeds the maximum size for a one (1) acre parcel of land identified as Lot 5, Block A, Saddlebrook Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 16 (SF-16) District, addressed as 2317 Saddlebrook Lane, and take any action necessary.

Senior Planner Bethany Ross provided a brief summary in regard to the applicants request. The applicant is requesting a SUP for an accessory structure. Its 48 SF over the maximum allowable and are requesting it as part of SUP. They also have three (3) accessory structures this would be the fourth accessory structure.

Patti Muggeo & Tom Muggeo
2317 Saddlebrook Lane
Rockwall, TX 75087

Mrs. Muggeo came forward and explained this would be a garden shed to keep them safe during the winter season.

Commissioner Thompson asked if this would be for commercial use.

Commissioner Hagaman asked if this would be there fourth building.

Director of Planning and Zoning Ryan Miller explained there are multiple accessory structures on bigger lots.

Chairman Dr. Conway advised that this item will come back before the Commission for discussion or action on July 15, 2025.

9. **Z2025-032 (HENRY LEE)**

Hold a public hearing to discuss and consider a request by the City of Rockwall for the approval of a *Zoning Change* amending Planned Development District 11 (PD-11) [*Ordinance No.'s 73-52, 80-13, 93-11, 94.28, 01-08 & 04-37*] for the purpose of consolidating the regulating ordinances for a 118.53-acre tract of land situated within the A. Hanna Survey, Abstract No. 98 and the N. Butler Survey, Abstract No. 21, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 11 (PD-11), generally located west of N. Lakeshore Drive, north of North Hills Drive, south of Shores Boulevard, and take any action necessary.

Senior Planner Henry Lee provided a brief summary in regard to the applicants request. In June 2023 City Council directed staff to look at older districts and consolidating them. This was done previously with Chandlers Landing, The shores, Windmill Ridge Subdivision, Lakeside Village and Turtle Cove. In this case it is currently split into seven (7) different ordinances and approximately 30 pages. Staff is just consolidating this ordinance nothing will be changing in the zoning requirements and it is not changing the uses allowed.

Chairman Dr. Conway advised that this item will come back before the Commission for discussion or action on July 15, 2025.

10. **Z2025-033 (ANGELICA GUEVARA)**

Hold a public hearing to discuss and consider a request by Cecilia Meca for the approval of a *Specific Use Permit (SUP)* for a *Guest Quarters/Secondary Living Unit* on a 0.2380-acre parcel of land identified as Lot 19, Block B, Wade Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 802 Jackson Street, and take any action necessary.

Planning Technician Angelica Guevara provided a brief summary in regard to the applicants request. The proposed guest quarters/ secondary living unit will have a building footprint of 800 SF exceeding the maximum allowable size of 498SF by 302 SF. It is slightly less than 50% of the primary structure which is 1660 SF. Additionally, the floor plan provided by the applicant indicates that the proposed structure will have two (2) bedrooms, two (2) baths, kitchen, living room and laundry room. Staff should note that the only one (1) dwelling unit is allowed per lot in a Single Family 7 (SF-7) District.

Commissioner Hagaman explained he was not in favor of this request.

Commissioner Hagaman asked if there was a regulation of who would be able to live there.

Director of Planning and Zoning Ryan Miller explained they could not regulate who lived there or who they rented it out too.

Commissioner Thompson asked if there were any properties nearby that have been approved.

Chairman Dr. Conway advised that this item will come back before the Commission for discussion or action on July 15, 2025.

11. **Z2025-034 (BETHANY ROSS)**

Hold a public hearing to discuss and consider a request by Himmat Chauhan of Homestay Rentals, LP for the approval of a *Specific Use Permit (SUP)* for a *Non-Owner Occupied Short-Term Rental* on a 0.2250-acre tract of land identified as a portion of Lot 609 and all of Lot 610, Rockwall Lake Estates #1 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 3985 Horizon Road, and take any action necessary.

Senior Planner Bethany Ross provided a brief summary in regard to the applicants request. The applicant is requesting a Specific Sue Permit (SUP) for a Short-Term Rental and is within 1,000 feet of another STR. Specifically the subject property is 815 feet away from an existing STR.

Himmat Chauhan
996 E. I-30
Rockwall, TX 75087

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

Chairman Dr. Conway advised that this item will come back before the Commission for discussion or action on July 15, 2025.

12. **Z2025-035 (BETHANY ROSS)**

Hold a public hearing to discuss and consider a request by Gunnar Ledermann on behalf of Divine Peace Evangelical Lutheran Church for the approval of a *Specific Use Permit (SUP)* for a *Daycare Facility* on a 0.344-acre parcel of land identified as Lots 1, 2, 3 & 4, Block T, and Lots 1, 2 & 3, Block W, Rockwall OT Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, addressed as 305 S. Fannin Street, and take any action necessary.

Senior Planner Bethany Ross provided a brief summary in regard to the applicants request. A Church/ House of Worship and Daycare are all required to have a SUP. They currently have a SUP for the Church/ House of Worship and are now asking for a SUP for the Daycare facility.

Gunnar Ledermann
2434 Hankinson Lane
Fate, TX 75189

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

Chairman Dr. Conway advised that this item will come back before the Commission for discussion or action on July 15, 2025.

13. **Z2025-036 (ANGELICA GUEVARA)**
Hold a public hearing to discuss and consider a request by Javier Silva of JMS Custom Homes, LLC for the approval of a *Specific Use Permit (SUP)* for *Residential Infill in an Established Subdivision* for the purpose of constructing a single-family home on a ~0.115-acre tract of land identified as a portion of Lot W, Block J, Sanger Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Southside Residential Neighborhood Overlay (SRO) District, addressed as 803 Sam Houston Street, and take any action necessary.

Planning Technician Angelica Guevara provided a brief summary in regard to the applicants request. The proposed home meets all the requirements for a home in SF-7 district with the exception of the garage orientation and building coverage requirements. The proposed garage will be approximately 4-feet , 8 inches in front of the front façade of the home as opposed to the required 20-feet behind the front façade of the home. Additionally, the proposed home is a total of 2,564 SF, exceeding the maximum coverage by 564 SF.

Austin
58 Windsor Drive
Rockwall, TX 75032

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

Chairman Dr. Conway advised that this item will come back before the Commission for discussion or action on July 15, 2025.

14. **Z2025-037 (ANGELICA GUEVARA)**
Hold a public hearing to discuss and consider a request by Javier Silva of JMS Custom Homes, LLC for the approval of a *Specific Use Permit (SUP)* for *Residential Infill in an Established Subdivision* for the purpose of constructing a single-family home on a ~0.115-acre tract of land identified as a portion of Lot W, Block J, Sanger Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Southside Residential Neighborhood Overlay (SRO) District, addressed as 805 Sam Houston Street, and take any action necessary.

Planning Technician Angelica Guevara provided additional details in regard to the applicants request. The proposed home meets all of the requirements for a SF-7 District with the exception of the garage orientation . The proposed garage will be approximately 16-feet, 3-inches in front of the front façade of the home opposed to the required 20-feet behind the front façade of the home.

Commissioner Hagaman asked if this meets the lot coverage.

Chairman Dr. Conway advised that this item will come back before the Commission for discussion or action on July 15, 2025.

15. **Z2025-038 (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, addressed as 704 S. Alamo Road, and take any action necessary.

Planning Technician Angelica Guevara provided a brief summary in regard to the applicant's request. The proposed home meets all the density and dimensional requirements for a single-family 10 (SF-10) district.

Jerret Smith
704 S. Alamo Road
Rockwall, TX 75087

Mr. Smith came forward and explained he is trying to build his personal home.

Chairman Dr. Conway advised that this item will come back before the Commission for discussion or action on July 15, 2025.

16. **Z2025-040 (HENRY LEE)**
Hold a public hearing to discuss and consider a request by Dylan Adame, PE of Kimley Horn & Associates on behalf of Clay Collier of James Collier Properties, Inc. for the approval of a *Zoning Change* from Agricultural (AG) District to Light Industrial (LI) District for an 80.50-acre tract of land identified as Tract 2-2, 2-5, 2-8, 2-9, & 20 of the D. Harr Survey, Abstract No. 102 and Lot 1, Block A, Rockwall Commercial Addition, City of Rockwall, Rockwall County, Texas, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District and the FM-549 Overlay (FM-549 OV) District, zoned Agricultural (AG) District, generally located on the northside of Justin Road in between John King Boulevard and FM-3549, and take any action necessary.

Senior Planner Henry Lee provided a brief summary in regard to the applicants request. This is a rezoning case they are requesting to change from Agricultural (AG) District to a Light Industrial (LI) District. In the future land use map, it is already marked for technology employment to meet that light industrial district.

Dylan Adame
2600N Central expressway
Richardson TX 75080

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

Chairman Dr. Conway advised that this item will come back before the Commission for discussion or action on July 15, 2025.

17. **Z2025-041 (ANGELICA GUEVARA)**
Hold a public hearing to discuss and consider a request by Paul Arce on behalf of Shirley Soto for the approval of a *Specific Use Permit (SUP)* for a *Guest Quarters/Secondary Living Unit* on a 0.2480-acre parcel of land identified as Lot 1, Block B, Rockwall Lake Estates East 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 340 Evans Road, and take any action necessary.

Planning Technician Angelica Guevara provide a brief summary in regard to the applicants request. The proposed guest quarters/secondary living unit will be two (2) stories for a total of 1,561 SF which is also slightly less than 50% of the primary home exceeds the maximum allowable size 982.8 SF and it exceeds the height requirements and it does not meet the material requirements.

Paul Arce
5807 Ranger Drive
Rockwall, TX 75087

Mr. Arce came forward and provided additional details in regard to the applicant request.

Chairman Dr. Conway advised that this item will come back before the Commission for discussion or action on July 15, 2025.

18. **Z2025-042 (BETHANY ROSS)**
Hold a public hearing to discuss and consider a request by Tyler Adams of Greenlight Studio on behalf of Bill Bricker of Rockwall Property Corporation the approval of a *Specific Use Permit (SUP)* for *Outdoor Commercial Amusement/Recreation* in conjunction with a proposed *Restaurant with Drive-Through or Drive-In* on a 2.50-acre portion of a larger 4.50-acre parcel of land identified as Lot 1, Block A, Boardwalk Development Addition, City of Rockwall, Rockwall County, Texas, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, zoned Planned Development District 71 (PD-71) for limited Commercial (C) District land uses, generally located at the northwest corner of the intersection of Park Hills Boulevard and John King Boulevard, and take any action necessary.

Senior Planner Bethany Ross provided a brief summary in regard to the applicants request. The applicant is requesting a SUP or a private pickleball court in conjunction with a restaurant with a drive-through. The applicant is required to provide a 20-foot landscape buffer for residential adjacency.

Tyler Adams
100 N. Cottonwood Drive
Suite 104
Richardson, TX 75080

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

Commissioner Thompson asked what the distance was from the back of the pickleball court to the neighborhood behind.

Commissioner Hagaman asked if there was adequate parking outside of the restaurant area.

Commissioner Hagamam asked if they will have two restaurants on the building.

Bill Bricker
505 West Way
Drive Rockwall, TX 75087

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

Chairman Dr. Conway advised that this item will come back before the Commission for discussion or action on July 15, 2025.

19. **Z2025-043 (HENRY LEE)**
Hold a public hearing to discuss and consider a request by Pene Sherman of P. Sherman Construction on behalf of Adam Mitchell the approval of a *Specific Use Permit (SUP)* for *Outside Storage* on a two (2) acre tract of land identified as Tract 23-01 of the R. Irvine Survey, Abstract No. 120, City of Rockwall, Rockwall County, Texas, situated within the IH-30 Overlay (IH-30 OV) District, zoned Light Industrial (LI) District, addressed as 3920 IH-30, and take any action necessary.

Senior Planner Henry Lee provided a brief summary in regard to the applicants request. Typically, within the IH-30 overlay district outside storage is not permitted, however, it does say the properties that are zoned Light Industrial (LI) District may seek a specific use permit (SUP) for outside storage. In January of this year Building Inspections and Neighborhood Improvement Services informed that the business owner that outside storage was not permitted on the property and in addition they would need a Certificate of Occupancy (CO) to operate. The business owner continued to operate without a CO and in addition they stored equipment on the property and complete work without permits.

Pene Sherman
5707 Yacht Club Drive
Rockwall, TX 75087

Mrs. Sherman came forward and provided additional details in regard to the applicants request….

Director of Planning and Zoning Ryan Miller explained since they're requesting the request they would need to submit the materials they would like to use. It would also be beneficial to bring the operator in since they didn't apply for the CO's and Building Permits.

Chairman Dr. Conway advised that this item will come back before the Commission for discussion or action on July 15, 2025.

20. **P2025-021 (HENRY LEE)**
Discuss and consider a request by James Martin of Gardner Construction on behalf Khalid Motorwala of Tachtical Investment Group, LLC for the approval of a *Preliminary Plat* for Lot 1, Block A, Goliad Street Addition being a 4.998-acre tract of land identified as Tract 25-7 of the J. Strickland Survey, Abstract No. 187, Rockwall County, Texas, situated within the City of Rockwall's Extraterritorial Jurisdiction (ETJ), addressed as 4156 N. Goliad Street [*SH-205*], and take any action necessary.

Senior Planner Henry Lee came forward and provided additional details in regard to the applicants request. This is being reviewed by our staff and Rockwall County Staff to make sure it is in conformance.

Chairman Dr. Conway advised that this item will come back before the Commission for discussion or action on July 15, 2025.

21. **SP2025-023 (HENRY LEE)**
Discuss and consider a request by Frank A. Polma, PE of R-Delta Engineers, Inc. on behalf of David Naylor of Rayburn Electric Cooperative for the approval of a *Site Plan* for a *Soccer Complex* and *Parking Lot Expansion* for an existing *Corporate Campus* (*i.e. Rayburn Electric Cooperative*) being an 18.00-acre tract of land identified as a portion of Lot 1, 2 & 3, Block A, REC Campus Addition, City of Rockwall, Rockwall County, Texas, situated within the SH-205 Overlay (SH-205 OV) District, zoned Planned Development District 44 (PD-44) for Heavy Commercial (HC) District and Commercial (C) District land uses, generally located at the northwest corner of the intersection of S. Goliad Street [*SH-205*] and Mims Road, and take any action necessary.

Senior Planner Henry Lee provided a brief summary in regard to the applicants request. Architectural Review Board reviewed the elevations for the concession building and approved them. They do have variances associated with them. They are requesting a Tree Mitigation Agreement.

Frank Polma
150 Peninsula Drive
Rowlett, TX 75087

Mr. Polma came forward and explained they are proposing to construct an athletic facility consisting of ten soccer fields of various sizes, a small playground and a building with concessions, storage and restroom. The facility will be available to use by Rockwall youth soccer, Rockwall Schools and other local organizations. There will be no air conditioning in the concession/ restroom. The proposed building does not conform to roof pitch , four-sided architecture requirements.

Chairman Dr. Conway advised that this item will come back before the Commission for discussion or action on July 15, 2025.

22. **SP2025-024 (HENRY LEE)**
Discuss and consider a request by Tyler Adams of Greenlight Studio on behalf of Matt Zahm of ZAPA Investments, LLC for the approval of a *Site Plan* for seven (7) *Townhomes* on a 0.87-acre parcel of land identified as Lot 3, Block A, Harbor Hills Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32), situated within the *Interior Subdistrict* and the *Residential Subdistrict*, generally located on the northeast side of Glen Hill Way, northwest of the intersection of Glen Hill Way and Ridge Road [*FM-740*], and take any action necessary.

Senior Planner Henry Lee provided a brief summary in regard to the request. Based off the comments staff did not see any variances associated with this request. Staff is working through comments with the applicant. ARB did review this and made a recommendation of approval.

Tyler Adams
100 N. Cottonwood Drive
Suite 104
Richardson, TX 75080

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

Chairman Dr. Conway advised that this item will come back before the Commission for discussion or action on July 15, 2025.

23. **SP2025-025 (ANGELICA GUEVARA)**
Discuss and consider a request by Grayson Hughes of Sutherland King Consulting, LLC on behalf of Felix Tan of Ridgeview Church for the approval of a *Site Plan* for the expansion of an existing *Church/House of Worship* (*i.e. Ridgeview Church*) on a 7.052-acre parcel of land identified as Lot 28 of the Skyview Country Estates No. 3 Addition, City of Rockwall, Rockwall County, Texas, zoned General Retail (GR) District, addressed as 1362 FM-552, and take any action necessary.

Planning Technician Angelica Guevara provided a brief summary in regard to the applicants request. The applicant is requesting approval of a site plan for the expansion of existing Church/House of Worship. The Commission and City Council previously approved a SUP for the expansion. Staff had questions in regard to the building elevations, based on what was submitted they do not match what was approved through the SUP ordinance. ARB did review the elevations and made a recommendation for the applicant to match what was originally presented and approved by the City Council. They also asked for a different material sample board.

Greyson Hughes
6430 Meadowcreek Drive
Dallas, TX 75254

Mr. Hughes came forward and explained his intent is to meet the ordinance.

Chairman Dr. Conway advised that this item will come back before the Commission for discussion or action on July 15, 2025.

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

- P2025-016: Preliminary Plat for Erwin Farms Subdivision **(APPROVED)**
- P2025-018: Master Plat for the Erwin Farms Subdivision **(APPROVED)**
- Z2025-023: Specific Use Permit (SUP) for *Detached Covered Porches* at 3326 Royal Ridge Drive **(1st READING; APPROVED)**
- Z2025-024: Specific Use Permit (SUP) for a *Golf Driving Range* **(1ST READING; APPROVED)**
- Z2025-025: Specific Use Permit (SUP) for a *Wholesale Showroom Facility* at 263 Ranch Trail **(1ST READING; APPROVED)**
- Z2025-026: Specific Use Permit (SUP) for a *Detached Garage* at 2743 Stoney Hollow Lane **(1ST READING; APPROVED)**
- Z2025-027: Specific Use Permit (SUP) for a *Church/House of Worship* at 1362 FM-552 **(1ST READING; APPROVED)**
- Z2025-022: Amendment to Planned Development District 37 (PD-37) **(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.

VII. ADJOURNMENT

Chairman Dr. Conway adjourned the meeting at 7:18PM

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

_____
Dr. Jean Conway, Chairman

Attest:

_____
Melanie Zavala, Planning Coordinator

CITY OF ROCKWALL

PLANNING AND ZONING COMMISION 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:	July 15, 2025
APPLICANT:	James Martin; *Gardner Construction*
CASE NUMBER:	P2025-021; *Preliminary Plat for Lot 1, Block A, Goliad Street Addition*

SUMMARY

Consider a request by James Martin of Gardner Construction on behalf Khalid Motorwala of Tachtical Investment Group, LLC for the approval of a *Preliminary Plat* for Lot 1, Block A, Goliad Street Addition being a 4.998-acre tract of land identified as Tracts 25-7 & 25-8 of the J. Strickland Survey, Abstract No. 187, Rockwall County, Texas, situated within the City of Rockwall's Extraterritorial Jurisdiction (ETJ), addressed as 4156 N. Goliad Street [*SH-205*], and take any action necessary.

PLAT INFORMATION

☑ *Purpose*. The purpose of the applicant's request is to *Preliminary Plat* a 4.998-acre tract of land for the purpose of consolidating two (2) tracts of land (*i.e. Tracts 25-7 & 25-8 of the J. Strickland Survey, Abstract No. 187*) into one (1) parcel of land (*i.e. Lot 1, Block A, Goliad Street Addition*). The proposed *Preliminary Plat* also lays out the necessary easements (*e.g. right-of-way, utilities, and drainage*) for the future development of the subject property.

☑ *Requirements*. The proposed *Preliminary Plat* is subject to the requirements of Chapter 38, *Subdivisions*, of the City's Municipal Code of Ordinances, the City's *Standards of Design and Construction Manual*, and *Exhibit 'A'*, *Subdivision Regulations for Review of Plats in the Extraterritorial Jurisdiction (ETJ) of the City of Rockwall*, of the *Interlocal Agreement* between Rockwall County and the City of Rockwall.

☑ *Conformance to the Rockwall County Interlocal Agreement*. With the exception of the items listed in the *Conditions of Approval* section of this case memo, this plat is in substantial compliance with the requirements of *Exhibit 'A'* of the *Interlocal Cooperation Agreement between Rockwall County and the City of Rockwall*.

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

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

CONDITIONS OF APPROVAL

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

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

(2) The applicant shall have the city approved plat mylar signed by the Rockwall County Judge prior to staff accepting the plat for filing purposes; and,

(3) Any construction resulting from the approval of this ***Preliminary 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	4156 North Goliad St, Rockwall, Texas 75087				
SUBDIVISION	Goliad Street Addition	LOT	1	BLOCK	1
GENERAL LOCATION	East side of N. Goliad St and South of John King Blvd. The site is directly adjacent to the Rockwall Hills Equestrian Center.				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	ETJ	CURRENT USE	Vacant Land
PROPOSED ZONING	N/A - to remain in ETJ	PROPOSED USE	Flex Business Park / Office / Warehouse
ACREAGE	4.998	LOTS [CURRENT]	2
		LOTS [PROPOSED]	1

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

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

☐ OWNER	Tachtical Investment Group LLC	☒ APPLICANT	Gardner Construction
CONTACT PERSON	Khalid Motorwala	CONTACT PERSON	James Martin
ADDRESS	2224 Courtland Dr	ADDRESS	15950 State Hwy 205
CITY, STATE & ZIP	Frisco, Texas 75034	CITY, STATE & ZIP	Terrell, Texas 75160
PHONE	[redacted]	PHONE	[redacted]
E-MAIL	[redacted]	E-MAIL	[redacted]

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED James Martin [*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 $ 400.00, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 13 DAY OF June, 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."

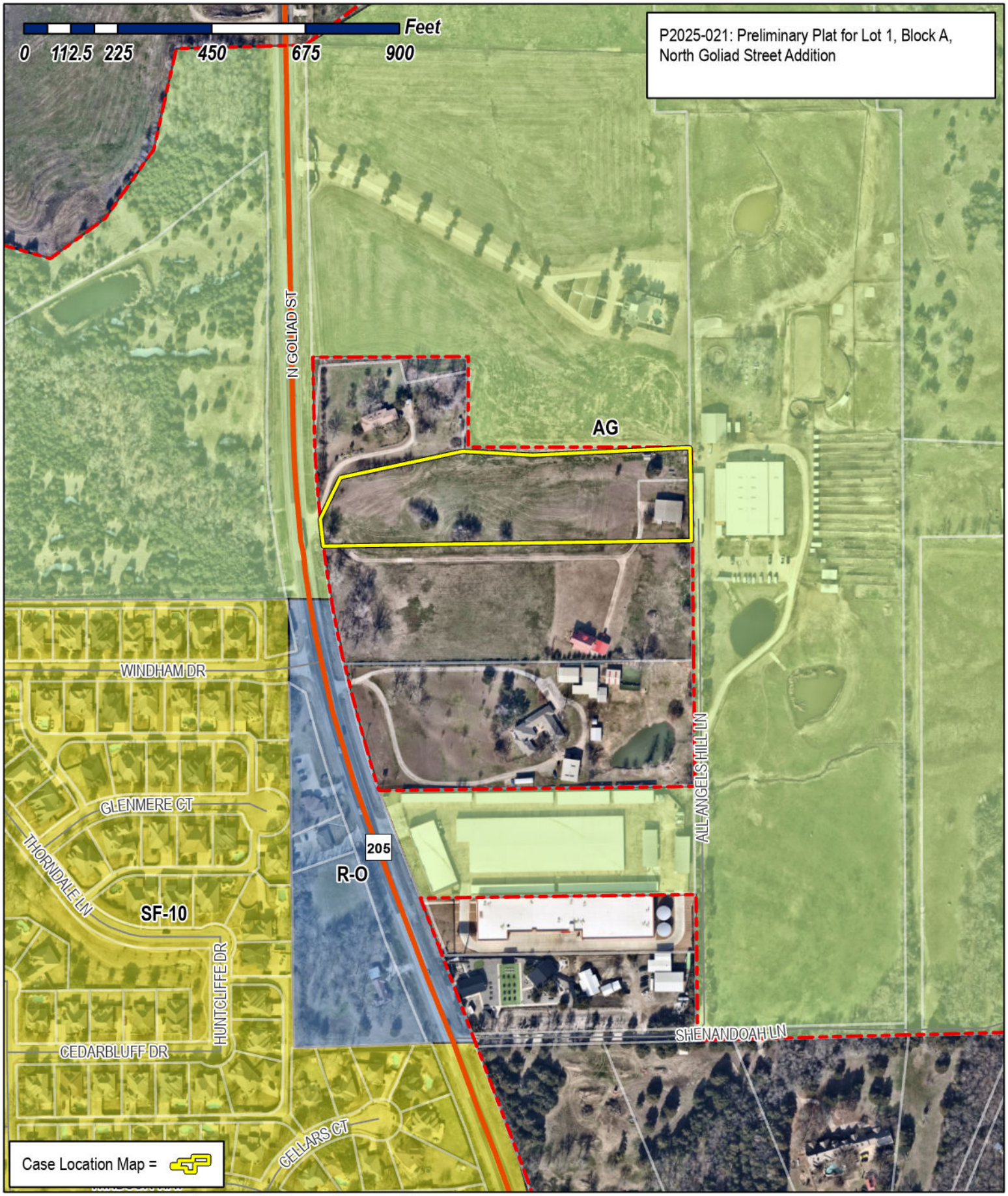
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 13 *DAY OF* June, 2025

OWNER'S SIGNATURE James Martin

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Heather Hale

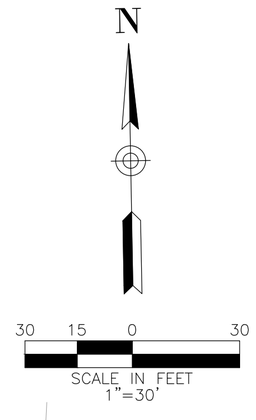
HEATHER HALE
Notary Public, State of Texas
Comm. Expires 10-05-2027
Notary ID 134591048

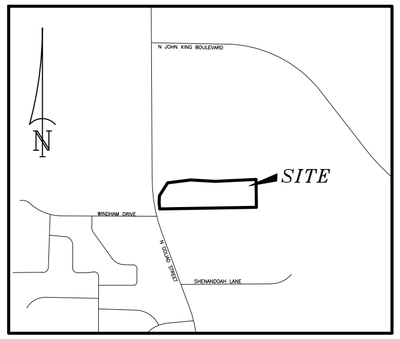
MY COMMISSION EXPIRES



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

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





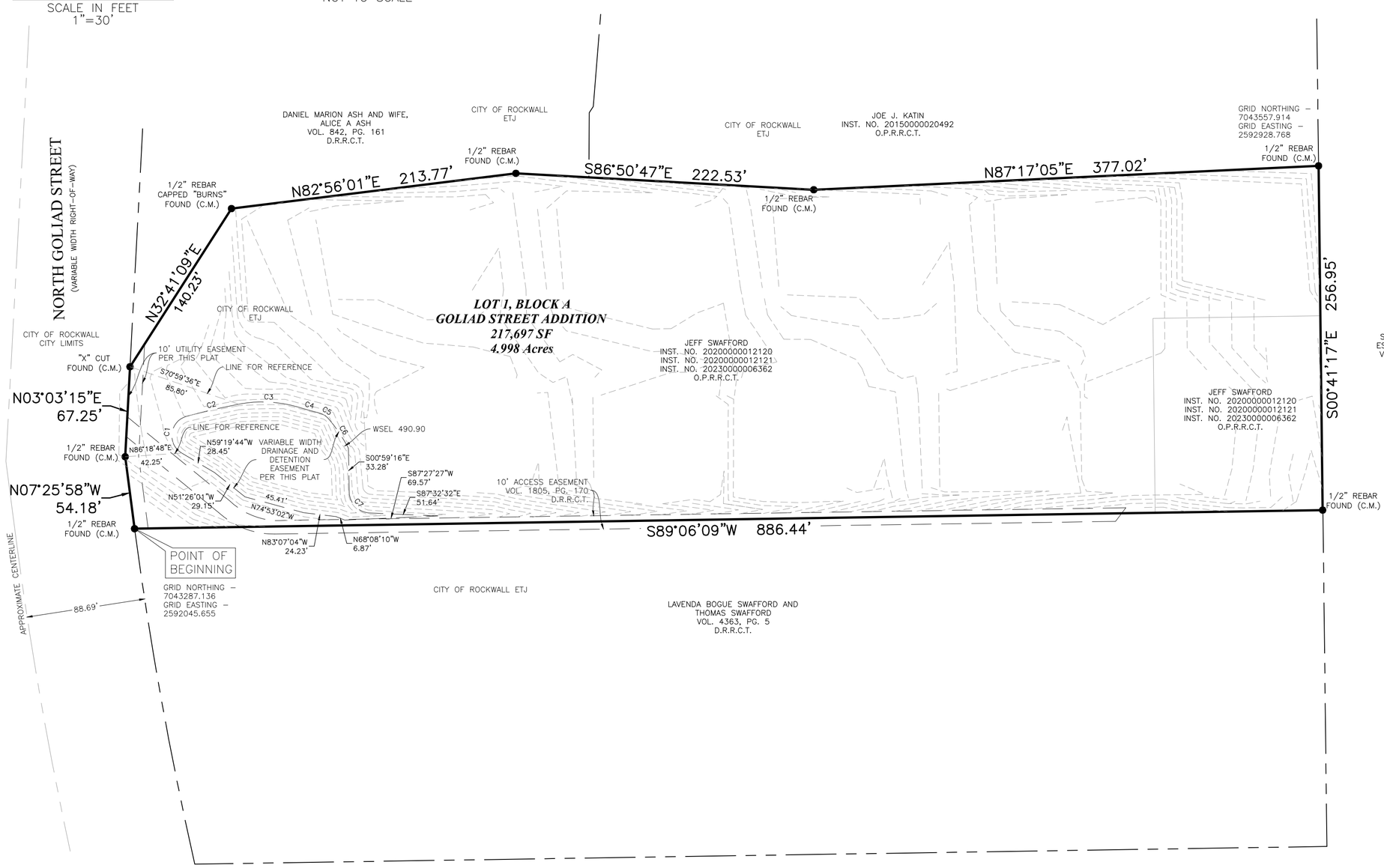
NOT TO SCALE

GENERAL NOTES

1. The Basis of Bearings is from the Texas State Plane Coordinate System, NAD83, North Central Zone is derived from GPS Observations using the Allterra RTK Network and adjusted to surface using a scale factor of 1.000146135.
2. Notice: Selling a portion of this addition by metes and bounds is a violation of the Subdivision Ordinance of the CIty of Rockwall and Chapter 212, Municipal Regulations of Subdivision and Property Development, of the Texas Local Government Code and shall be subject to the City of Rockwall withholding utilities and building permits.
3. The purpose of this plat is to create one recorded lot out of a tract of land.
4. 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.

FLOOD NOTES

No portion of the subject property shown hereon lies within the 100 year flood hazard area according to the Flood Insurance Rate Map, Community Panel No. 48397C0030L, dated September 26, 2008. The subject property is located in the area designated as Zone "X", (areas determined to be outside the 0.2% annual chance floodplain).



Curve Data Table					
Curve #	Arc	Radius	Delta	Chord Bearing	Chord
C1	35.26'	15.07'	134°05'34"	N07°43'03"E	27.75'
C2	39.85'	523.62'	004°21'39"	N76°56'40"E	39.84'
C3	44.59'	93.53'	027°19'01"	S87°13'00"E	44.17'
C4	16.30'	480.79'	001°56'34"	S74°31'47"E	16.30'
C5	8.81'	14.41'	035°01'24"	S57°59'22"E	8.67'
C6	26.29'	116.17'	012°58'07"	S33°59'36"E	26.24'
C7	22.75'	16.02'	081°24'15"	S43°50'03"E	20.89'

PRELIMINARY PLAT
LOT 1, BLOCK A GOLIAD STREET ADDITION

BEING
1 LOT
4.998-ACRES OR 217,697 SF
SITUATED IN THE J. STRICKLAND SURVEY
ABSTRACT NUMBER 187
CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS

ENGINEER
Civil Point Engineering
5900 South Lake Forest Drive, Suite 300
McKinney, Texas 75070

OWNER/DEVELOPER
Jeff Swafford
4078 N. Goliad Street
Rockwall, Texas 75087

TRAVERSE LAND SURVEYING LLC
359 Lake Park Road, Suite 102, Lewisville, Texas 75057 T: 469.784.9321
W: TraverseLandSurveying.com | Texas Firm No. 10194631
Surveying | Construction Staking | Platting

Date: 2025.06.11
Project No.: TR-337-25

CITY CASE NO: P2025-021

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS Jeff Swafford is the owner of a 4.998 acre tract of land within the Joseph Strickland Survey, Abstract Number 187, Rockwall County, Texas and being all of a tract of land described to Jeff Swafford by deed recorded in Instrument Number 202000012120, Instrument Number 20200000012121, Official Public Records, Rockwall County, Texas and being corrected in Instrument Number 2023000006362, Official Public Records, Rockwall County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch rebar found for the northwest corner of a tract of land described to Lavenda Bogue Swafford and Thomas Swafford by deed recorded in Volume 4363, Page 5, Deed Records, Rockwall County, Texas and lying on the east right-of-way line of North Goliad Street (Variable Width right-of-way);

THENCE North 07 degrees 25 minutes 58 seconds West, with the east right-of-way line of said North Goliad Street, a distance of 54.18 feet to a 1/2 inch rebar found for corner;

THENCE North 03 degrees 03 minutes 15 seconds East, with the east right-of-way line of said North Goliad Street, a distance of 67.25 feet to an "X" Cut found for the southwestern most corner of a tract of land described to Daniel Marion Ash and Wife, Alice A Ash by deed recorded in Volume 842, Page 161, Deed Records, Rockwall County, Texas;

THENCE North 32 degrees 41 minutes 09 seconds East, departing the east right-of-way line of said North Goliad Street, with the south line of said Ash tract, a distance of 140.23 feet to a 1/2 inch rebar capped "BURNS" found for corner;

THENCE North 82 degrees 56 minutes 01 seconds East, with a south line of said Ash tract, a distance of 213.77 feet to a 1/2 inch rebar found for corner;

THENCE South 86 degrees 50 minutes 47 seconds East, with the south line of said Ash tract, continuing with the south line of a tract of land described to Joe J. Katin by deed recorded in Instrument Number 20150000020492, Official Public Records, Rockwall County, Texas, a total distance of 222.53 feet to a 1/2 inch rebar found for corner;

THENCE North 87 degrees 17 minutes 05 seconds East, with the south line of said Katin tract, a distance of 377.02 feet to a 1/2 inch rebar found for the southeast corner of said Katin tract, same being a point on the west line of a tract of land described to Shennendoah Real Estate Partners, LP by deed recorded in Volume 3351, Page 114, Deed Records, Rockwall County, Texas;

THENCE South 00 degrees 41 minutes 17 seconds East, with a west line of said Shennendoah tract, a distance of 256.95 feet to a 1/2 inch rebar found for the northeast corner of said Lavenda and Thomas tract;

THENCE South 89 degrees 06 minutes 09 seconds West, departing the west line of said Shennendoah tract, with the north line of said Lavenda and Thomas tract, a distance of 886.44 feet to THE POINT OF BEGINNING and containing 217,697 square feet or 4.998 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS

THAT we Jeff Swafford do hereby adopt this plat designating the hereinabove described property as Goliad Street Addition, an addition to the City of Rockwall, and do hereby dedicate to the public use forever the streets and alleys shown thereon and do hereby reserve the easement strips shown on this plat for the mutual use and accommodation of garbage collection agencies and all public utilities desiring to use or using same. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths which in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easement strips and any public utility shall at all times have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other improvements or growths which in any way endanger or interfere with the constructions, maintenance or efficiency of its respective systems on any of these easement strips and any public utility shall at all times have the right of ingress and egress to and from and upon the said easement strip for the purpose of constructing, reconstructing, inspecting, and patrolling without the necessity at any time of procuring the permission of anyone. This plat approved subject to the platting ordinances, rules, regulations and resolutions of the City of Rockwall, Texas.

We further understand the following:

1. No building 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, 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 establishgment of grade of streets or improvements.
4. The developer/property owner and subdivision engineer shall bear total responsiblity for storm drain improvements.
5. The developer/property owner shall be responsible for the necessary facitlities and maintenance to provided 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 the 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 required base and paving, curb and gutter, water and sewer, drainage structures, storm structures and storm sewers all according to the specifications of the City of Rockwall.

Witness, my hand at _____, _____, This _____ day of _____, 20_____.

_____
Signature – Jeff Swafford Representative

_____
Printed Name

_____
Title / Date

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared_____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____day of _____ 20_____.

_____
Notary Public in and for the State of Texas

General Items:
- This property is currently not located within the City of Rockwall, but is within the City's ETJ. If you plan on subdividing the property or re-platting, you would then be required to meet all of the City's engineering regulations.
- Must meet City's 2023 Standards of Design and Construction Manual
- Minimum easement width is 20' for new easements. No structures including walls allowed in easements.
- Retaining walls 3' and over must be engineered.
- All retaining walls (18" or taller) must be rock, stone, or stone face. No smooth concrete walls.
- No signage is allowed within easements or ROW.
- No structures or fences with easements.
- Tree mitigation will be required for the removal of any existing trees on site.
- All utilities must be underground.
- Additional comments may be provided at time of Site Plan and Engineering.

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

Water and Wastewater Items:
- Site plan must show existing/proposed utility lines (Water, Sewer, etc.)
- The site is located within the Mt. Zion water district, but must meet all of City of Rockwall's fire flow requirements, if annexed into the City. Must have a letter from Mt. Zion stating that they can serve with required fire flows and pressure.
- For Rockwall to serve water or sewer, site must be annexed into the City. To serve water, site must be annexed into the City, and removed from Mt. Zion's CCN.
- There is an existing 8" City water main located along SH 205 approximately 600± feet south of the property line. If you want to opt out of the Mt. Zion water district we will need a letter of approval from them.
- A 12" water line must be installed along the SH 205 roadway frontage to match the City master water plan. Easements must be dedicated.
- Any public water lines must be a minimum of 8", looped, and must be in a 20' wide easement. (Meet City of Rockwall Standards of Design and Construction)
- Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)
- There is currently no existing City sewer available for this site. All proposed septic systems will need to be reviewed and permitted through Rockwall County.
- Min 20' utility easements.
- Water to be 10' separated from storm and sewer lines.
- All public utilities must be centered in easement.
- Site plan must show existing/proposed utility lines (Water, Sewer, etc.)
- Any utility crossings under a roadway must be by dry bore and be steel encased. Open cutting is not allowed.

Roadway Paving Items:
- A TXDOT Permit will be required for all utility, drainage, and pavement improvements within SH 205.
- All driveways must meet City and TXDOT spacing requirements.
- All parking, storage, drive aisles must be steel reinforced concrete. (No rock, gravel, or asphalt allowed)
- No gravel or asphalt allowed in any area.
- All Parking to be 20'x9' minimum.
- No dead-end parking allowed without an City approved turnaround.
- Drive isles to be minimum 24' wide.
- Fire lane (if needed) to have 20' min radius if buildings are less than 30' tall. If any of the buildings are 30' or more, the fire lane will be 30' radius minimum.
- Fire lane (if needed) to be in a platted easement.
- Fire lane (if needed) to end in a fire department approved turn around.
- Driveway Culverts (If needed) must be engineer designed, 18" minimum, and reinforced concrete pipe.

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

SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

That I, David F. McCullah, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as set were properly placed under my personal supervision.

_____
David F. McCullah
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4023

DATE: _____

STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE ME, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared David F. McCullah, 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.

Given under my hand and seal of office this _____ day of _____ _____, 202__

_____
Notary Public in and for the State of Texas

CERTIFICATE OF APPROVAL:

Approved:

I hereby certify that the above and foregoing subdivision plat of an addition to Rockwall County, Texas was approved by the City Council of the CIty of Rockwall on the ____ day of _____, 20__ in accordance with the requirements of the interlocal cooperation agreement for subdivision regulations in the Extraterritorial Jurisdiction (ETJ) of the City entered into by the City of Rockwall and Rockwall County.

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

_____
Mayor, City of Rockwall

_____
City Secretary

_____
City Engineer

_____
Rockwall County Judge Date

ENGINEER
Civil Point Engineering
5900 South Lake Forest Drive, Suite 300
McKinney, Texas 75070

OWNER/DEVELOPER
Jeff Swafford
4078 N. Goliad Street
Rockwall, Texas 75087

TRAVERSE LAND SURVEYING LLC
359 Lake Park Road, Suite 102, Lewisville, Texas 75057 T: 469.784.9321
W: TraverseLandSurveying.com | Texas Firm No. 10194631

Surveying | Construction Staking | Platting

Date: 2025.06.11 Project No.: TR-337-25

PRELIMINARY PLAT

LOT 1, BLOCK A GOLIAD STREET ADDITION

1 LOT
BEING 4.998 ACRES OR 217,712 SF
SITUATED IN THE JOSEPH STRICKLAND SURVEY
ABSTRACT NUMBER 187
CITY OF ROCKWALL ETJ,
ROCKWALL COUNTY, TEXAS
JUNE 2025

CITY CASE NO: P2025-021

MT ZION WATER SUPPLY CORPORATION

PO Box 2034
5763 SH 205 South
Rockwall, Texas 75087
469.377.1399

June 27, 2025

RE: 4156 North Goliad
Rockwall, Texas

Mt. Zion WSC looks forward to serving the above project. We have the water capacity and facilities to serve this address with two meters. If you have any questions, please contact our office.

Sincerely,

Steve Rinner

Steve Rinner
President

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:	July 15, 2025
APPLICANT:	Tyler Adams; *Greenlight Studio*
CASE NUMBER:	SP2025-024; *Site Plan for Townhomes*

SUMMARY

Consider a request by Tyler Adams of Greenlight Studio on behalf of Matt Zahm of ZAPA Investments, LLC for the approval of a *Site Plan* for seven (7) *Townhomes* on a 0.87-acre parcel of land identified as Lot 3, Block A, Harbor Hills Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32), situated within the *Interior Subdistrict* and the *Residential Subdistrict*, generally located on the northeast side of Glen Hill Way, northwest of the intersection of Glen Hill Way and Ridge Road [*FM-740*], and take any action necessary.

BACKGROUND

The City Council annexed the subject property into the City of Rockwall on January 9, 1984 through the adoption of *Ordinance No. 84-05*. Upon annexation, the subject property was zoned Agricultural (AG) District. On June 19, 1989, the subject property was rezoned to Planned Development District 32 (PD-32) [*Ordinance No. 02-55*] for Commercial (C) District land uses. On December 2, 2002, the City Council approved an amendment to Planned Development District 32 (PD-32) [*Ordinance No. 02-55*] that changed the underlying zoning to General Retail (GR) District. This Planned Development District was again amended on February 4, 2008 by *Ordinance No. 08-11*. This ordinance increased the boundaries of the district, and established a limited set of land uses for the district. On September 20, 2010, the City Council passed *Ordinance No. 10-21*, which superseded all previous ordinances associated with Planned Development District 32 (PD-32) and established a concept plan and development standards for an approximate 78.89-acre tract of land that included the subject property. Today, this land is now commonly referred to as *PD-32* or the *Harbor District*. Included within this ordinance was a concept plan that divided the district into ten (10) subdistrict, each of which contained its own set of development and land use standards. In addition, a pool of 1,161 *urban residential units* (*i.e. condominiums and/or townhomes*) and 49 *single-family residential units* (*i.e. zero-lot-line or patio homes*) was created. On October 19, 2020, the City Council approved a final plat [*Case No. P2020-036*] establishing the subject property as Lot 3, Block A, Harbor Hills Addition. On May 5, 2025, the City Council approved a *PD Development Plan* [*Case No. Z2025-011; Ordinance No. 25-21*] to changing seven (7) of the 49 single-family residential units to townhomes and allocating them to the subject property.

PURPOSE

On June 13, 2025, the applicant -- *Tyler Adams of Greenlight Studio* -- submitted an application requesting the approval of a *Site Plan* for the purpose of allowing the construction of seven (7) townhomes on the subject property.

ADJACENT LAND USES AND ACCESS

The subject property is generally located northwest of the intersection of Ridge Road and Glen Hill Way. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is a vacant 4.076-acre parcel of land (*i.e. Lot 4, Block A, Harbor Village Addition*). Beyond this is a 2.12-acre parcel of land (*i.e. Lot 5, Block 5, Harbor Village Addition*) developed with a *Limited Service Hotel* (*i.e. Tru Hilton*). These properties are situated within the *Residential and Interior Subdistricts* of Planned Development District 32 (PD-32). Following this is Summer Lee Drive, which is identified

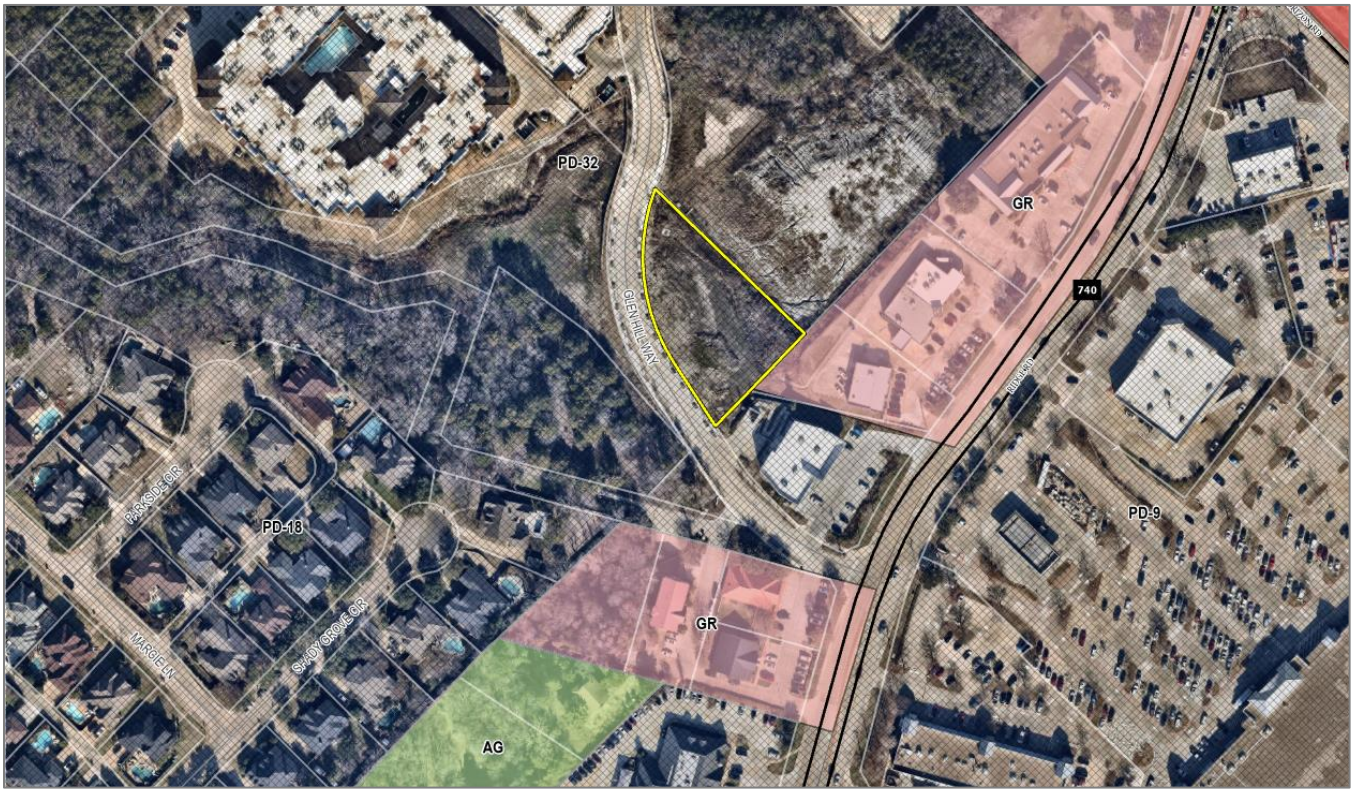
as a *Minor Collector* on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

South: Directly south of the subject property is a 0.8320-acre parcel of land (*i.e. Lot 1, Block A, Lakeridge Est Addition*) developed with a multi-tenant retail building (*i.e. Feng Cha, Athletico, & Hollywood Feed*) located within the *Ridge Road Retail Subdistrict* of Planned Development District 32 (PD-32). Beyond this is Glen Hill Way, 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. Following this are three (3) parcels of land (*i.e. Lots 1-3, Block A, Willis-Sealock Addition*) developed with retail buildings (*i.e. Family Dentistry Rockwall & Ridge Road Animal Hospital*) zoned General Retail (GR) District. South of this is a 1.46-acre parcel of land (*i.e. Lot 1, Block A, AJ Squared Addition*) developed with a multi-tenant *Medical Office Building*, zoned Planned Development District 18 (PD-18).

East: Directly east of the subject property are two (2) parcel of land (*i.e. Lot 1, Block A, Murphy Plaza No. 2 Addition & Lot 1, Block A, Murphy Plaza*) developed with multi-tenant *Office Buildings*, zoned General Retail (GR) District. Beyond this is Ridge Road [*SH-740*], 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. Following this is a 2.0034-acre parcel of land (*i.e. Lot 1, Block A, RDI Retail Addition*) developed with a *General Retail Building* (*i.e. Walgreens*) zoned Planned Development District 9 (PD-9) for General Retail (GR) District land uses.

West: Directly west of the subject property is Glen Hill Way, which is identified as a R2 (*i.e. residential, two [2] lane, undivided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is a vacant 2.1690-acre parcel of land (*i.e. Lot 2, Block A, Harbor Hills Addition*) situated within the *Interior Subdistrict* of Planned Development District 32 (PD-32). Following this is a 1.25-acre tract of land (*i.e. Tract 137 of the E. Teal Survey, Abstract No. 207*) that serves as the Glen Hills Cemetery. West of this is the Lago Vista Subdivision, which contains 92 single-family homes and is zoned Planned Development District 18 (PD-18) for Single-Family 10 (SF-10) District land uses.

MAP 1: LOCATION MAP
YELLOW: SUBJECT PROPERTY



DENSITY AND DIMENSIONAL REQUIREMENTS

According to the *Subdistrict Plan* contained in Planned Development District 32 (PD-32) [*Ordinance No. 17-22*] the subject property is situated within the *Residential Subdistrict*, which -- *according to Ordinance No. 17-22* -- is intended "…for zero lot line single-family residential housing." That being said, the approved *PD Development Plan* [*Case No. Z2025-011; Ordinance No. 25-21*] for the subject property changed the zero lot lines into townhomes. The submitted site plan, landscape plan, treescape plan, photometric plan, and building elevations conform to the technical requirements contained within the Unified Development Code (UDC) and Planned Development District 32 (PD-32) for a property located within the *Residential Subdistrict*. In addition, the *PD Development Plan* established density and dimensional requirements for the subject property as shown in *Table 1*:

TABLE 1: BUILDING PLACEMENT AND PARKING COMPLIANCE THE RESIDENTIAL SUBDISTRICT

ORDINANCE PROVISIONS	*ZONING DISTRICT STANDARDS*	*CONFORMANCE TO THE STANDARDS*
BUILD TO LINE:	10-Feet	~10-Feet; *IN CONFORMANCE*
BUILDING FORM:	Minimum Lot Size is 30' x 50'	The are 35' Wide, but are as Short as 50-Feet; *IN CONFORMANCE*
MAXIMUM LOT COVERAGE	61%	<61%; *IN CONFORMANCE*
LAND USE:		
GROUND FLOOR	Residential	*Residential; IN CONFORMANCE*
UPPER FLOORS	Residential	*Residential; IN CONFORMANCE*
BUILDING HEIGHT:		
MAXIMUM BUILDING HEIGHT	3-Stories and 36-Feet	*3-Stories and <36-Feet; IN CONFORMANCE*
GARAGE ENCROACHMENTS	5-Feet	*No Encroachments*; *IN CONFORMANCE*

TREESCAPE PLAN

The landscape plan provided by the applicant indicates that no trees are to be removed. Given this, the applicant was not required to provide a treescape plan.

CONFORMANCE WITH THE CITY'S CODES

The subject property is zoned Planned Development District 32 (PD-32) and is subject to the *Concept Plan* within the ordinance [*Ordinance No. 02-55*]. That being said, the applicant completed a *PD Development Plan* that amended the *Concept Plan* for the subject property. As part of this *PD Development Plan* the applicant made changes to the unit type (*i.e. zero lot line to townhomes*), side setbacks, lot size, garage orientation, and the mew design standards. Based on this, the proposed site plan conforms to the requirements of Planned Development District 32 (PD-32) and the Unified Development Code (UDC).

VARIANCES AND EXCEPTIONS BY THE APPLICANT

The proposed site plan is in conformance with the requirements contained within the Unified Development Code (UDC), Planned Development District 32 (PD-32) [*Ordinance No. 17-22*], and the *PD Development Plan* [*Case No. Z2025-011; Ordinance No. 25-21*]. Given this, the applicant's request is being placed on the consent agenda.

CONFORMANCE WITH OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN

According to the *Land Use Plan* contained in the OURHometown Vision 2040 Comprehensive Plan, the subject property is located within the *Harbor District* and is designated for *Mixed Use (MU)* land uses on the Future Land Use Plan. According to the *District Strategies*, the residential unit within the district shall be primarily built as *Urban Residential Units* or *Townhomes*, that provide a pedestrian friendly, walkable, mixed-use district. In this case, the applicant is proposing townhomes that tie into the existing pedestrian network and provide addition pedestrian level amenities (*i.e. lighting, benches, and landscaping*). Based on all this information, the proposed townhomes appear to be in conformance with the Comprehensive Plan.

In addition, the proposed changes to the subject property help further 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 … [*Policy 1*] All building should be architecturally significant, reflecting characteristics of the community.

(2) *CH. 08 | Goal 01 | Policy 1*: Townhome developments should differ in appearance through the use of varying entry features, architectural features, materials, articulation and building setbacks.

(3) *CH. 08 | Goal 01 | Policy 2*: Townhomes should incorporate rear entry garages accessible from mews or alleyways, and provide direct pedestrian access to the street from the front of each unit.

In this case, the proposed townhomes utilize similar design and architectural styles as the adjacent *Urban Residential* developments, provides variations in materials and entry features, and utilizes rear entry garages when possible. Based on this, the applicant's proposal appears to be in substantial conformance to many of the policies and goals that relate to townhome developments.

ARCHITECTURAL REVIEW BOARD (ARB) RECOMMENDATION

On June 24, 2025, the Architecture Review Board approved a motion to approve the building elevations by a vote of 3-0, with Board Members Phillips, McAngus, Dalton, Hadawi, and Kirkpatrick absent.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to approve the applicant's *Site Plan* for the seven (7) townhomes on the *subject property*, then staff would propose the following conditions of approval:

(1) All staff comments provided by the Planning, Engineering and Fire Department must be addressed prior to the submittal of engineering plans; and,

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

DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

PLATTING APPLICATION FEES:
- ☐ MASTER PLAT ($100.00 + $15.00 ACRE) [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	Glen Hill Way				
SUBDIVISION	Harbor Hills Addition	LOT	3	BLOCK	A
GENERAL LOCATION	Parcel on Glen Hill Way north adjacent of 2930 South Ridge Road				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	PD-32 Residential as amended	CURRENT USE	Vacant		
PROPOSED ZONING	Unchanged	PROPOSED USE	Single Family Attachd		
ACREAGE	.87	LOTS [CURRENT]	1	LOTS [PROPOSED]	12

☐ ***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	ZAPA Investments LLC	☐ APPLICANT	Greenlight Studio
CONTACT PERSON	Matt Zahm	CONTACT PERSON	Tyler Adams
ADDRESS	201 W Kaufman St	ADDRESS	100 N. Cottonwood Drive Suite 104
CITY, STATE & ZIP	Richardson, Texas 75081	CITY, STATE & ZIP	Richardson, Texas 75080
PHONE	[redacted]	PHONE	[redacted]
E-MAIL	[redacted]	E-MAIL	[redacted]

NOTARY VERIFICATION [REQUIRED]

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

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF $ 270.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 11th DAY OF June, 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."

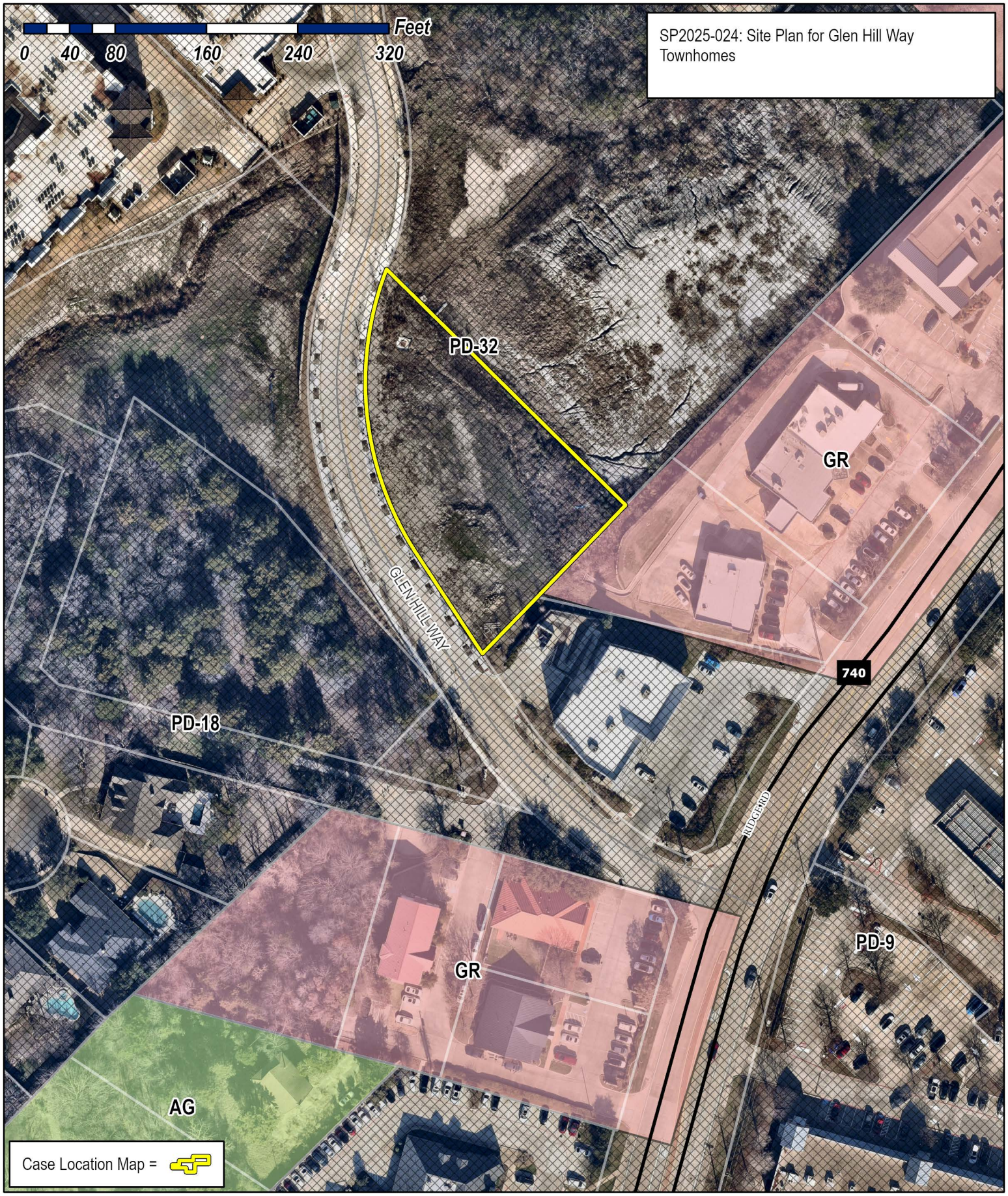
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 11th DAY OF June, 2025.

OWNER'S SIGNATURE Matt D. Zahm

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Jan Leckie

MY COMMISSION EXPIRES

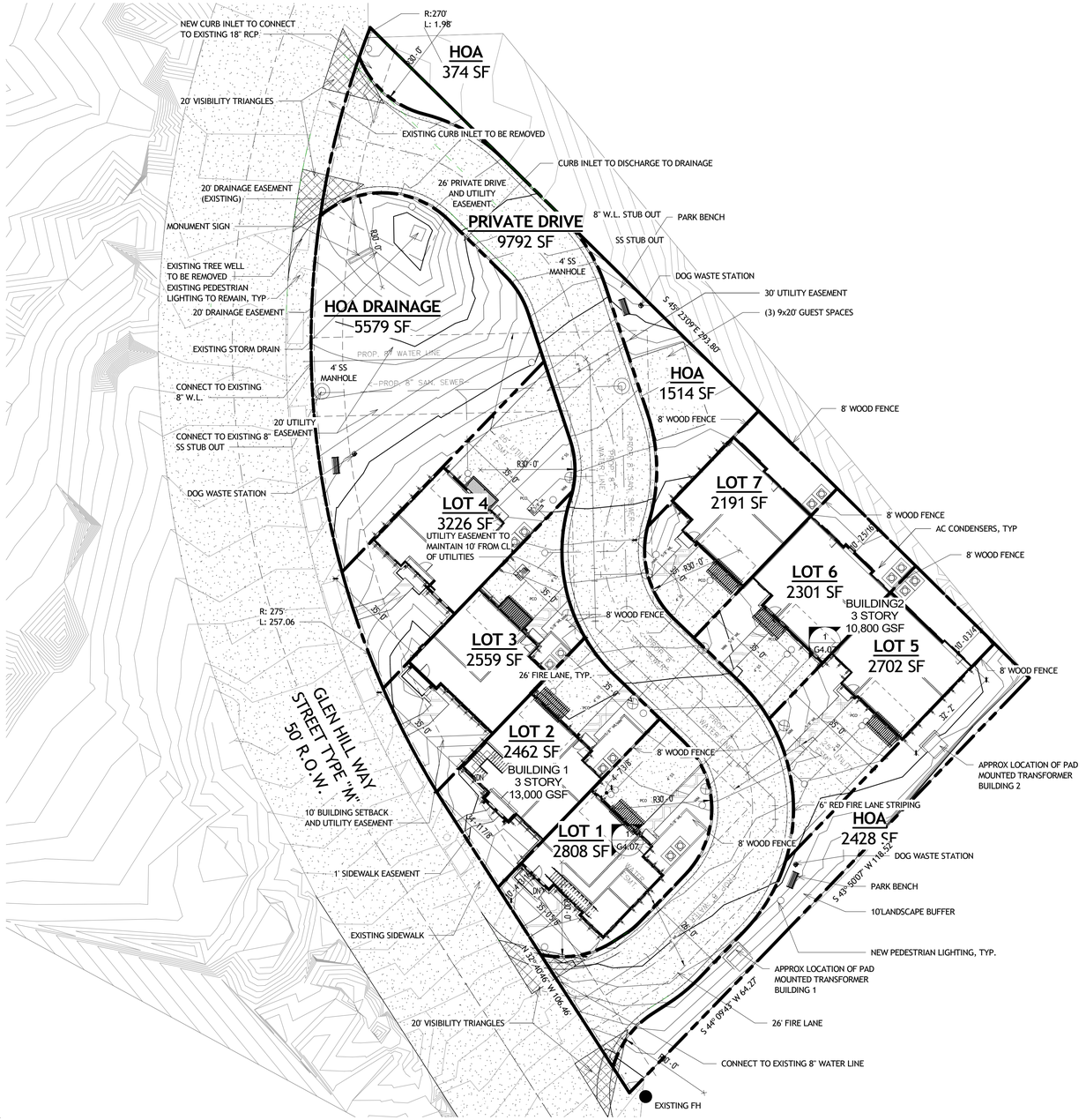
JAN LECKIE
Notary ID #131568490
My Commission Expires
May 15, 2026



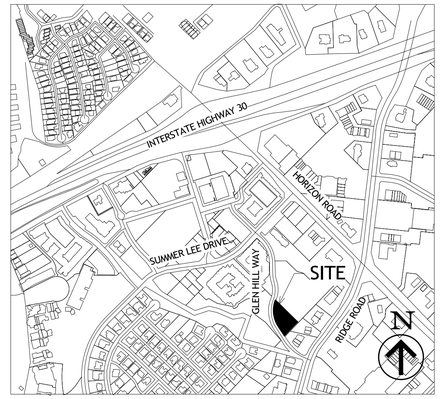
City of Rockwall

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

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



VICINITY MAP



Property Schedule	
Name	Area
HOA	2428 SF
HOA	1514 SF
HOA	374 SF
HOA DRAINAGE	5579 SF
LOT 1	2808 SF
LOT 2	2462 SF
LOT 3	2559 SF
LOT 4	3226 SF
LOT 5	2702 SF
LOT 6	2301 SF
LOT 7	2191 SF
PRIVATE DRIVE	9792 SF
Total	37936 SF

SITE PLAN GENERAL NOTES
1. ALL WORK MUST MEET CITY 2023 STANDARDS OF DESIGN AND CONSTRUCTION.
2. RETAINING WALLS OVER 3' MUST BE ENGINEERED.
3. ALL RETAINING WALLS OVER 18" MUST BE ROCK OR STONE FACED.
4. ALL UTILITIES MUST BE UNDERGROUND.
5. ALL PROPOSED UTILITIES SHOWN ARE CONCEPTUAL IN NATURE.

DRAINAGE NOTES
1. GLEN HILL WAY AS-BUILT FLOWS SHALL BE MAINTAINED.
2. PROPERTY OWNER RESPONSIBLE FOR MAINTENANCE, REPAIR, AND REPLACEMENT OF DETENTION/DRAINAGE SYSTEMS.

WATER AND WASTEWATER NOTES
1. ANY UTILITY CONNECTION MADE UNDERNEATH AN EXISTING ROADWAY BUST BE BORED.
2. ALL UTILITY CROSSINGS MUST BE DRY BORE AND STEEL ENCASED.
3. NO TREES SHALL BE WITHIN 10' OF ANY PUBLIC WATER, SEWER, OR STORM LINE THAT IS 10" IN DIAMETER OR LARGER.
4. NO TREES TO BE WITHIN 5' OF ANY PUBLIC WATER, SEWER, OR STORM LINE THAT IS LESS THAN 10".
5. NO LANDSCAPE BERMS OR TREE PLANTINGS SHALL BE LOCATED ON TOP OF CITY UTILITIES OR WITHIN EASEMENTS.

LIFE SAFETY GENERAL NOTES
1. EACH UNIT TO BE SEPARATED BY A CONTINUOUS ONE HOUR FIRE BARRIER.
2. BUILDINGS SHALL BE EQUIPPED WITH AN NFPA13D FIRE SPRINKLER SYSTEMS.

Site Data Summary Table	
General Site Data	
Zoning	PD-32 Residential Subdistrict
Existing Use	Vacant
Proposed Land Use	Single Family Attached (Townhomes)
Lot Area Combined (SF)	37,935
Lot Area Combined (Acrage)	0.87
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Area Covered by Canopy	0
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Unit Density Per Acre	9.2
Building 1 Area	16,506
Building 2 Area	10,521
Total Building Area	27,027
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Maximum Building Height (Feet)	50' to Roof Ridge
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Required Parking 2 Per unit	16
Parking Provided	
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Open Space Required	
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Sidewalks, Pavement, and other Impervious Flatwork	9,896
Other Impervious Area (Decorative Stamped Concrete)	3,182
Total Impervious Area	22,441
Total Landscape Area, Impervious Area, Permeable Area	37,935
Total Area for Outdoor Storage	None

0' 10' 20' 40' 80'

GREENLIGHT
STUDIO, LLC
www.greenlight.company

Applicant:
Greenlight Studio LLC
100 N. Cottonwood Drive
Suite 104
Richardson, Texas 75080
v: 214.810.4535

Owner:
Zapa Investments, LLC
201 W Kaufman St.
Richardson, Texas 75081
v: 972.682.1435

Site Plan

Rockwall Townhomes

Glen Hill Way
Lot 3 Block A Harbor Hills Addition
Rockwall, Texas

City of Rockwall, Texas
E. Teal Survey Abstract A207

Prepared June 13, 2025

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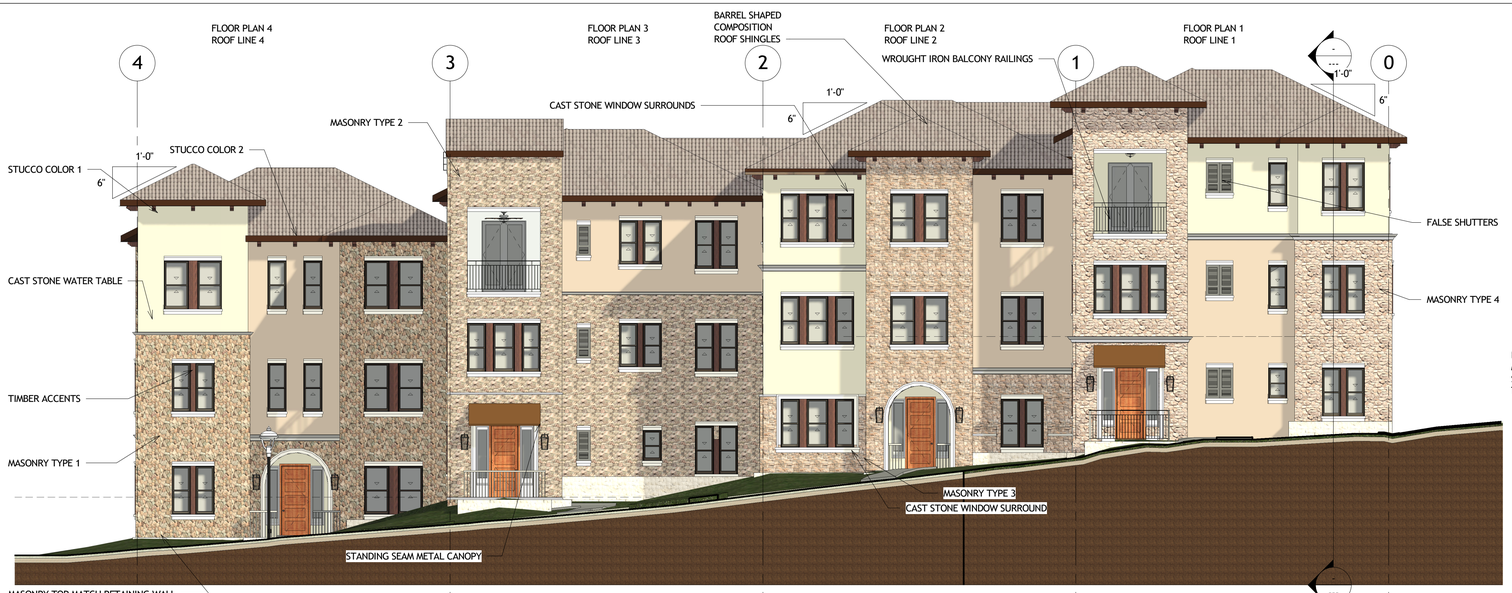
City of Rockwall Case Number: Z2025-011



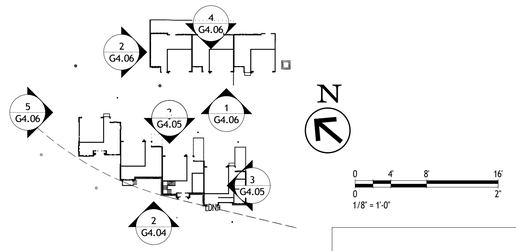
2 Building 1 Facade - West
1/8" = 1'-0"

Building 1 Elevation West

Masonry	1982	60%
Stucco	1333	40%
Total	3315	



1 Articulation Plan West
1/8" = 1'-0"



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Color Elevations

Rockwall Townhomes

Glen Hill Way
Lot 3 Block A Harbor Hills Addition
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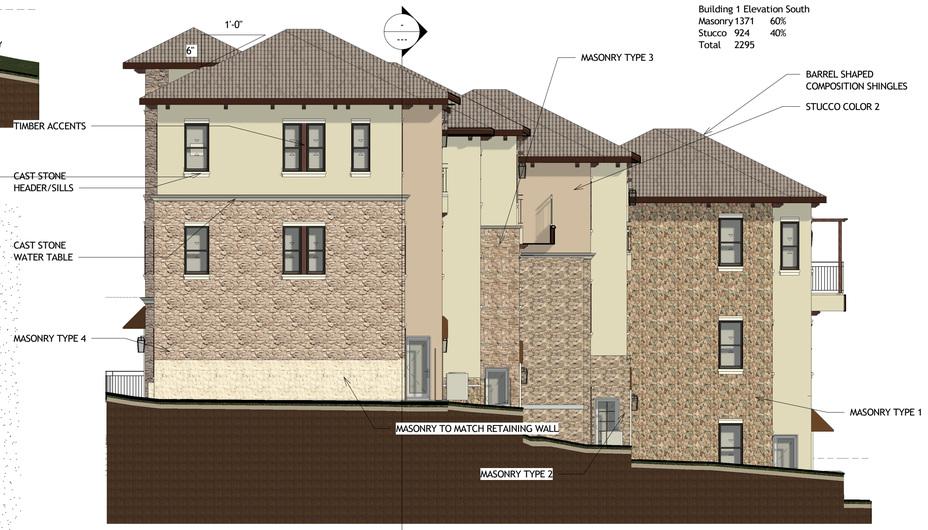
Building 1 Elevation East

Masonry	1756	61%
Stucco	1114	39%
Total	2870	

2 Building 1 Facade - East
1/8" = 1'-0"



Building 1 Elevation South

Masonry	1371	60%
Stucco	924	40%
Total	2295	

3 Building 1 Facade - South
1/8" = 1'-0"



1 Articulation Plan East
1/8" = 1'-0"

GREENLIGHT

STUDIO, LLC

www.greenlight.company

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Color Elevations

Rockwall Townhomes

Glen Hill Way
Lot 3 Block A Harbor Hills Addition
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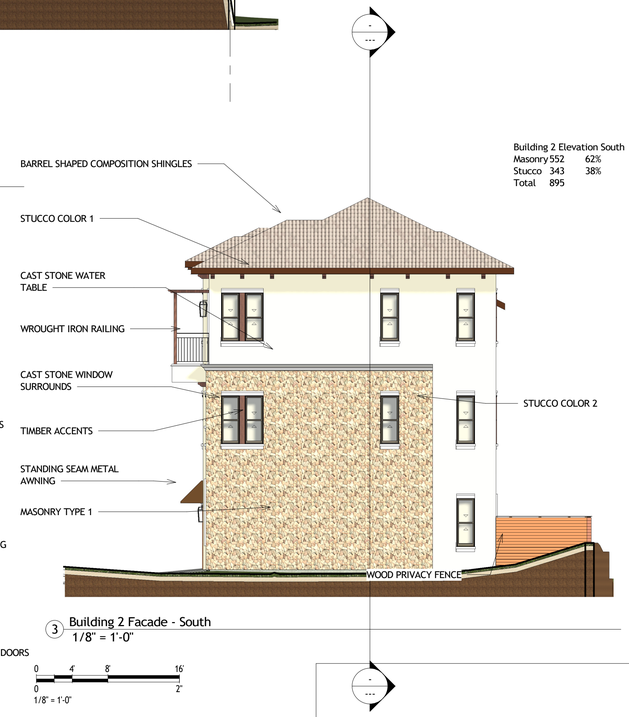
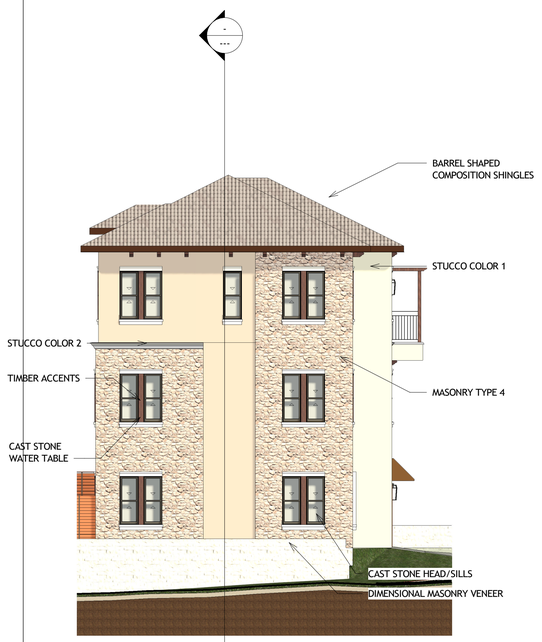
5 Building 1 Facade - North
1/8" = 1'-0"



4 Building 2 Facade - East
1/8" = 1'-0"



3 Building 2 Facade - South
1/8" = 1'-0"



2 Building 2 Facade - North
1/8" = 1'-0"



1 Building 2 Facade - West
1/8" = 1'-0"

0 4' 8' 16'
0 2"
1/8" = 1'-0"

GREENLIGHT
STUDIO, LLC
www.greenlight.company

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Richardson, Texas 75081
v: 972.682.1435

Color Elevations

Rockwall Townhomes
Glen Hill Way
Lot 3 Block A Harbor Hills Addition
Rockwall, Texas

City of Rockwall, Texas
E. Teal Survey Abstract A207

Prepared June 13, 2025

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City of Rockwall Case Number: Z2025-011



OVERALL VIEW



VIEW ALONG GLEN HILL WAY



INTERIOR ACCESS DRIVE

GREENLIGHT

STUDIO, LLC

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Owner:

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Color Renderings

Rockwall Townhomes

Glen Hill Way
Lot 3 Block A Harbor Hills Addition
Rockwall, Texas

City of Rockwall, Texas
E. Teal Survey Abstract A207

Prepared June 13, 2025

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VIEW FROM GLEN HILL WAY



INTERIOR ACCESS DRIVE

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Color Renderings

Rockwall Townhomes

Glen Hill Way
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LANDSCAPE LEGEND

COMMON
BERMUDA SOD
(CYNODON DACTYLON)

SOD INSTALLATION NOTES:
a. ALL SUBGRADE SHALL BE ACCEPTED AT ROUGH FINISH GRADE. IF ANY EXISTING VEGETATION IS EVIDENT, LANDSCAPE CONTRACTOR SHALL SPRAY AREA WITH BROAD SPECTRUM HERBICIDE APPLICATION TO REMOVE ANY VEGETATION.
b. AFTER APPROPIATE TIME TO ENSURE A VEGETATION IS DEAD, TILL SUBGRADE AND RAKE SMOOTH, REMOVING ALL DEAD VEGETATION, STONES, CLODS AND DEBRIS.
c. SOD SHALL BE VIGOROUS, WELL-ROOTED AND SHALL BE DELIVERED AT A UNIFORM SOIL THICKNESS.
d. SOD SHALL BE LAID WITH ALTERNATING JOINTS.
e. ALL SOD SHALL BE ROLLED TO CONSISTENT SURFACE, FILLING JOINTS WITH COARSE SAND AS REQUIRED.
f. ALL SOD AREAS SHALL BE WATERED BY PERMANENT AUTOMATIC IRRIGATION SYSTEM.

CITY REQUIREMENTS

STREET FRONTAGE
10' LANDSCAPE BUFFER REQUIRED
10' LANDSCAPE BUFFER PROVIDED

STREET TREES
1 PER 50 LF STREET FRONTAGE
364' - 45' (esmt's) - 40' (drives) = 279'

GLEN HILL WAY
279' / 50 = 5.58 = 6 SHADE TREES REQUIRED
6 SHADE TREES PROPOSED
6 ORNAMENTAL TREES REQUIRED
6 ORNAMENTAL TREES PROPOSED

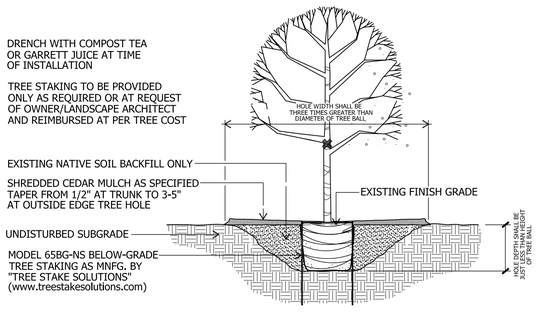
TOTAL LANDSCAPE AREA
35% TOTAL LANDSCAPE REQUIRED
TOTAL SITE
37,935 SF x 35% = 13,278 SF REQUIRED
13,568 SF PROVIDED (35.77%)

PLANTLIST

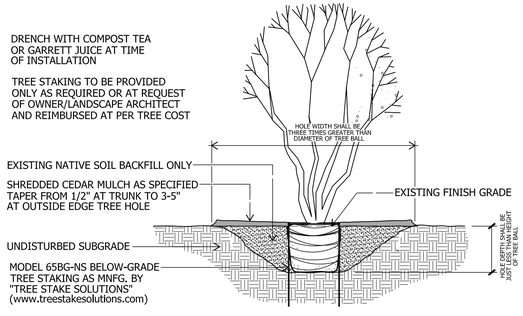
SYM	MATERIAL	QNTY	SIZE	HT	SP	NOTES	SPACING
BO	BURR OAK QUERCUS MACROCARPA	6	3" CAL.	10-12'	5-6'	NURSERY GROWN	
LB	LACEBARK ELM ULMUS PARVIFOLIA SEMPERVIRENS	8	3" CAL.	10-12'	6-7'	NURSERY GROWN	
VT	VITEX VITEX AGNUS-CASTUS	6	30 GAL.	8-10'	4-5'	CONTAINER GROWN	
ERC	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	5	30 GAL.	8-10'	4-5'	CONTAINER GROWN	
KF	KARL FOERSTER GRASS CALAMAGROSTIS x ACUTIFLORA 'KARL FOERSTER'	19	5 GAL.	24"	18"	FULL	42"oc
ADM	ADAM'S NEEDLE YUCCA YUCCA FILAMENTOSA	2	5 GAL.	12"	15"	FULL	30"oc
DB	DWF BURFORD HOLLY ILEX CORNUTA 'BURFORDI' NANA	43	5 GAL.	15"	15"	FULL	30"oc
GSN	GULFSTREAM NANDINA NANDINA DOMESTICA 'GULF STREAM'	7	3 GAL.	12"	12"	FULL	24"oc
BRJ	BLUE RUG JUNIPER JUNIPERUS HORIZONTALIS 'WILTONI'	35	1 GAL.	4"	12"	FULL	24"oc
SE	STEEL EDGING	134	LIN. FT.	REF. DETAIL			

LANDSCAPE NOTES

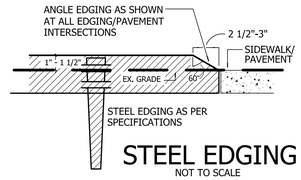
1. PLANT LIST FOR THIS SHEET ONLY.
2. PLANT LIST TO BE USED AS AIDE TO BIDDER ONLY. LANDSCAPE CONTRACTOR TO VERIFY ALL QUANTITIES.
3. ALL BEDS SHALL BE ACCEPTED AT ROUGH FINISH GRADE. IF ANY EXISTING VEGETATION IS EVIDENT, LANDSCAPE CONTRACTOR SHALL SPRAY AREA WITH BROAD SPECTRUM HERBICIDE APPLICATION TO REMOVE ANY VEGETATION.
4. AFTER APPROPIATE TIME TO ENSURE A VEGETATION IS DEAD, TILL SUBGRADE AND RAKE SMOOTH, REMOVING ALL DEAD VEGETATION, STONES, CLODS AND DEBRIS.
5. AFTER INSTALLATION OF STEEL EDGING, ALL BEDS SHALL BE TILLED TO A DEPTH OF 4-6", RAKING OUT ALL DEAD VEGETATION.
6. APPLY A 2-3" DEPTH OF ORGANIC MATERIAL OVER ENTIRE BED AND TILL INTO EXISTING SOIL. ORGANIC MATERIAL SHALL BE ONE OF FOLLOWING:
   - VITAL EARTH COMPOST
   - BACK-TO-EARTH SOIL CONDITIONER
   - LIVING EARTH COMPOST
   - SOIL BUILDING SYSTEMS COMPOST
   - SILVER CREEK MATERIALS COMPOST
7. TOPDRESS ENTIRE BED WITH MINIMUM 2" DEPTH SHREDDED NATIVE CEDAR MULCH.
8. ALL SHADE TREES AND ORNAMENTAL TREES SHALL BE PLANTED AS PER DETAILS ON THIS SHEET.
9. ALL LANDSCAPE AREAS SHALL BE WATERED WITH AUTOMATIC IRRIGATION SYSTEM, COMPLETE WITH FREEZE SENSOR, RAIN STAT, AND CONTROLLER. SYSTEM SHALL BE DESIGNED TO UTILIZE WATER-SAVING TECHNIQUES AND EQUIPMENT. INSTALLATION OF SYSTEM SHALL BE MADE BY A FIRM DULY LICENSED UNDER ARTICLE NO. 8751 VTCS (LICENSED IRRIGATORS ACT), S.B. NO. 259.



TREE PLANTING
SHADE TREE - 3" CAL. and smaller
not to scale



TREE PLANTING
TYPICAL MULTI-TRUNK TREE
not to scale



STEEL EDGING
NOT TO SCALE

appr. by:
drawn by:
date: 06-03-25

revisions
06-11-25

REGISTERED LANDSCAPE ARCHITECT ☆ WILLIAM H. LEEMING III ☆ 1133 ☆ STATE OF TEXAS

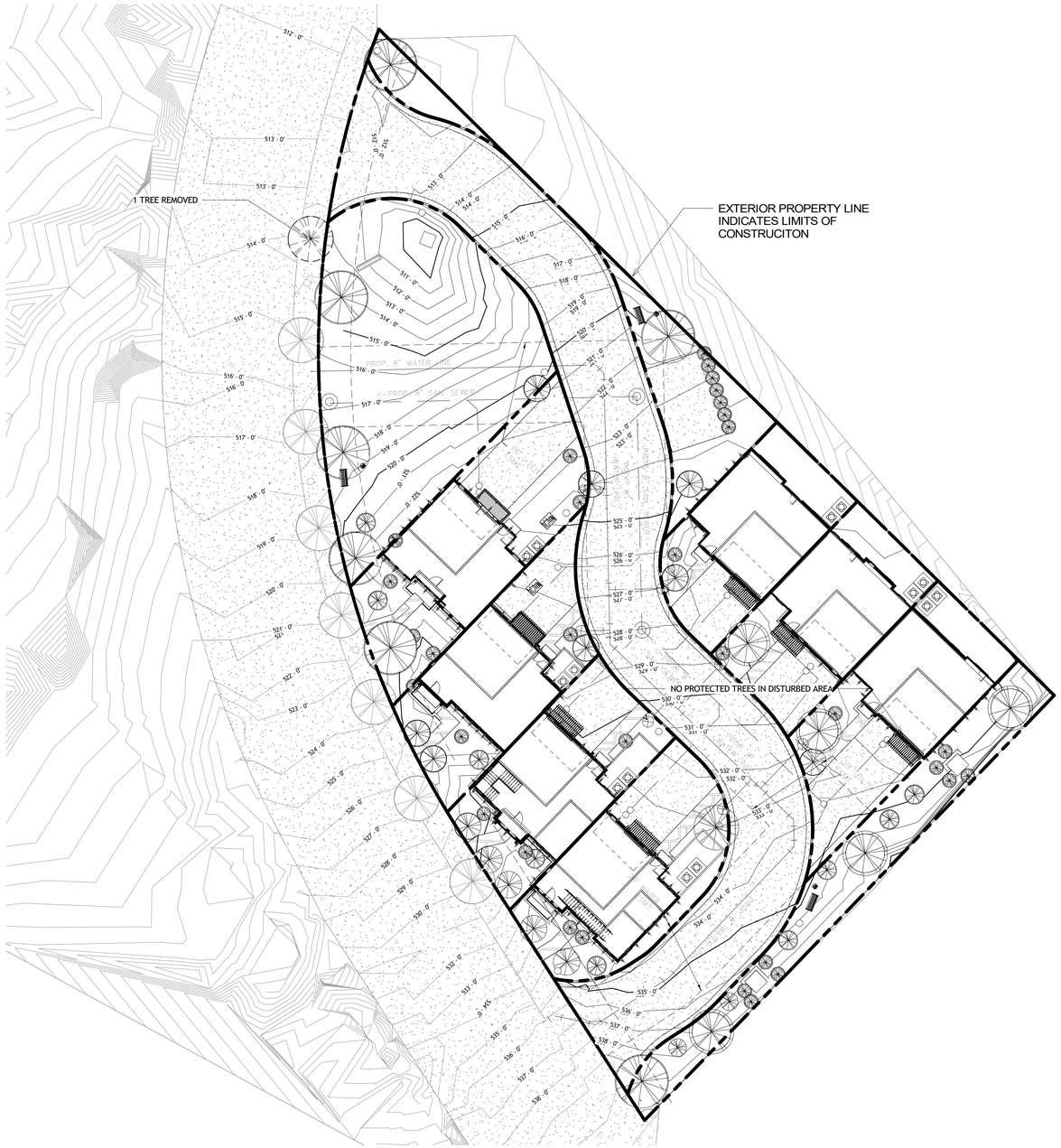
Leeming Design Group
Landscape Architecture
4913 Bulls Stone Drive, Suite 101-B North Richland Hills, Texas 76180
(817) 577-6869 Fax (817) 577-6896
leemingdesigngroup@sbcglobal.net

LANDSCAPE PLAN

GLEN HILL TOWNHOMES
GLEN HILL WAY
ROCKWALL, TEXAS

file name:
c:\Rockwall-Glen Hill Townhomes\ ldg-base_GlenHillTownhomes.dwg

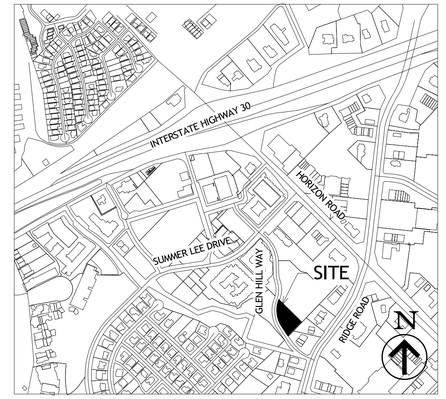
sheet
L-1



N

1 Treescape Plan
1" = 20'-0"

VICINITY MAP



Site Data Summary Table	
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Treescape Plan

Rockwall Townhomes

Glen Hill Way
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E. Teal Survey Abstract A207

Prepared June 13, 2025

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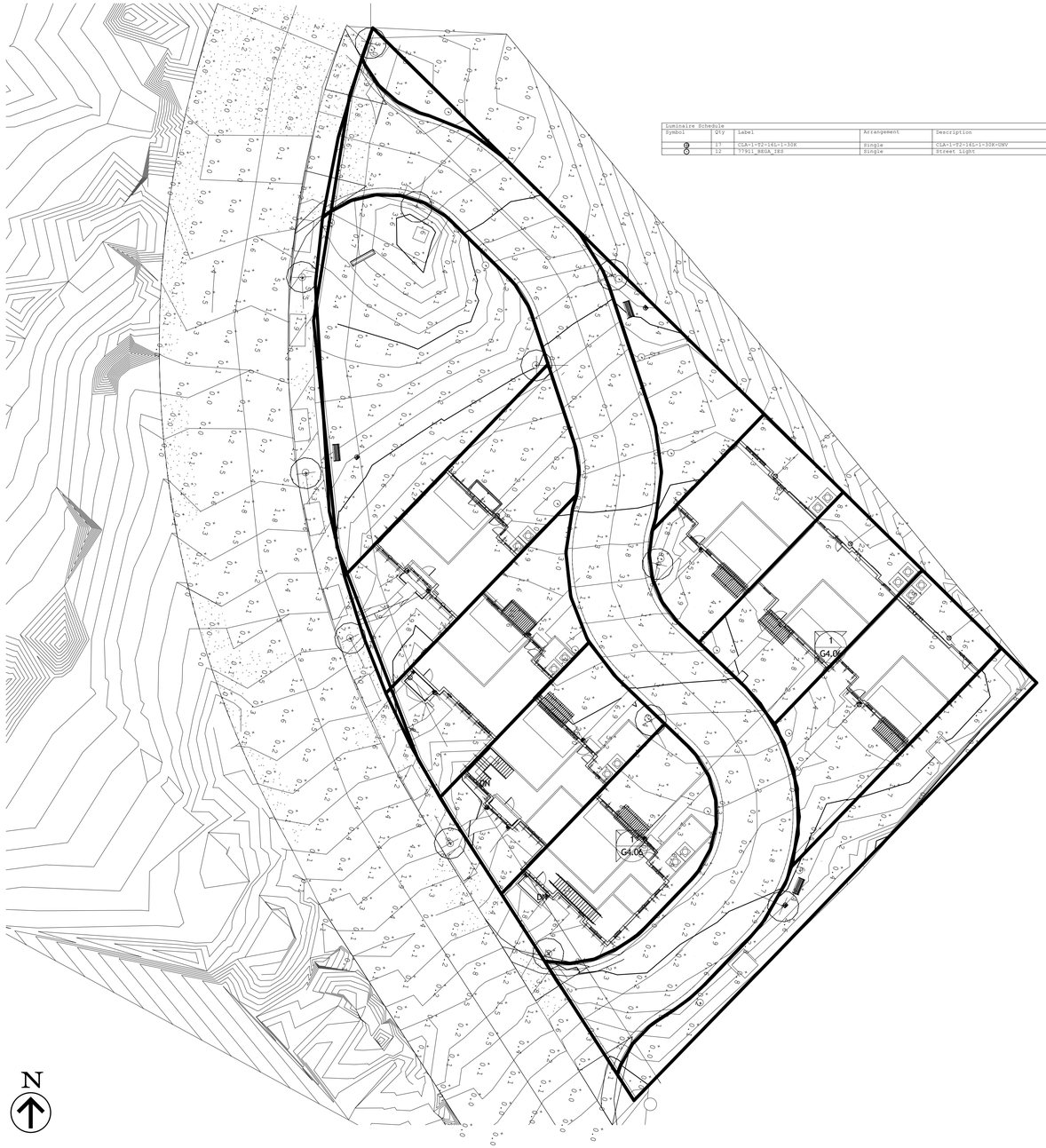
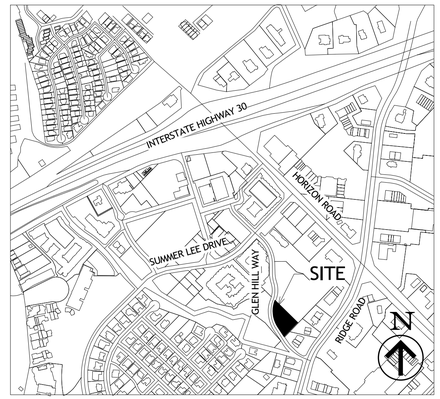


Luminaire Schedule

Symbol	Qty	Label	Arrangement	Description	LLF	Luminaire Lumens	Luminaire Watts	Total Watts	Arrangement Watts
	17	CLA-1-72-14G-1-30K	Single	CLA-1-72-14G-1-30K-UNV	1.000	5858	56	952	56
	12	77911_REGA_IES	Single	Street Light	1.000	3558	28	336	28

1 Photometric Study
1" = 20'-0"

VICINITY MAP



0' 10' 20' 40' 80'

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GREENLIGHT
STUDIO, LLC
www.greenlight.company

Applicant:
Greenlight Studio LLC
100 N. Cattonwood Drive
Suite 104
Richardson, Texas 75080
v: 214.810.4535

Owner:
Zapa Investments, LLC
201 W Kaufman St.
Richardson, Texas 75081
v: 972.682.1435

Photometric Study

Rockwall Townhomes

Glen Hill Way
Lot 3 Block A Harbor Hills Addition
Rockwall, Texas

City of Rockwall, Texas
E. Teal Survey Abstract A207

Prepared June 13, 2025

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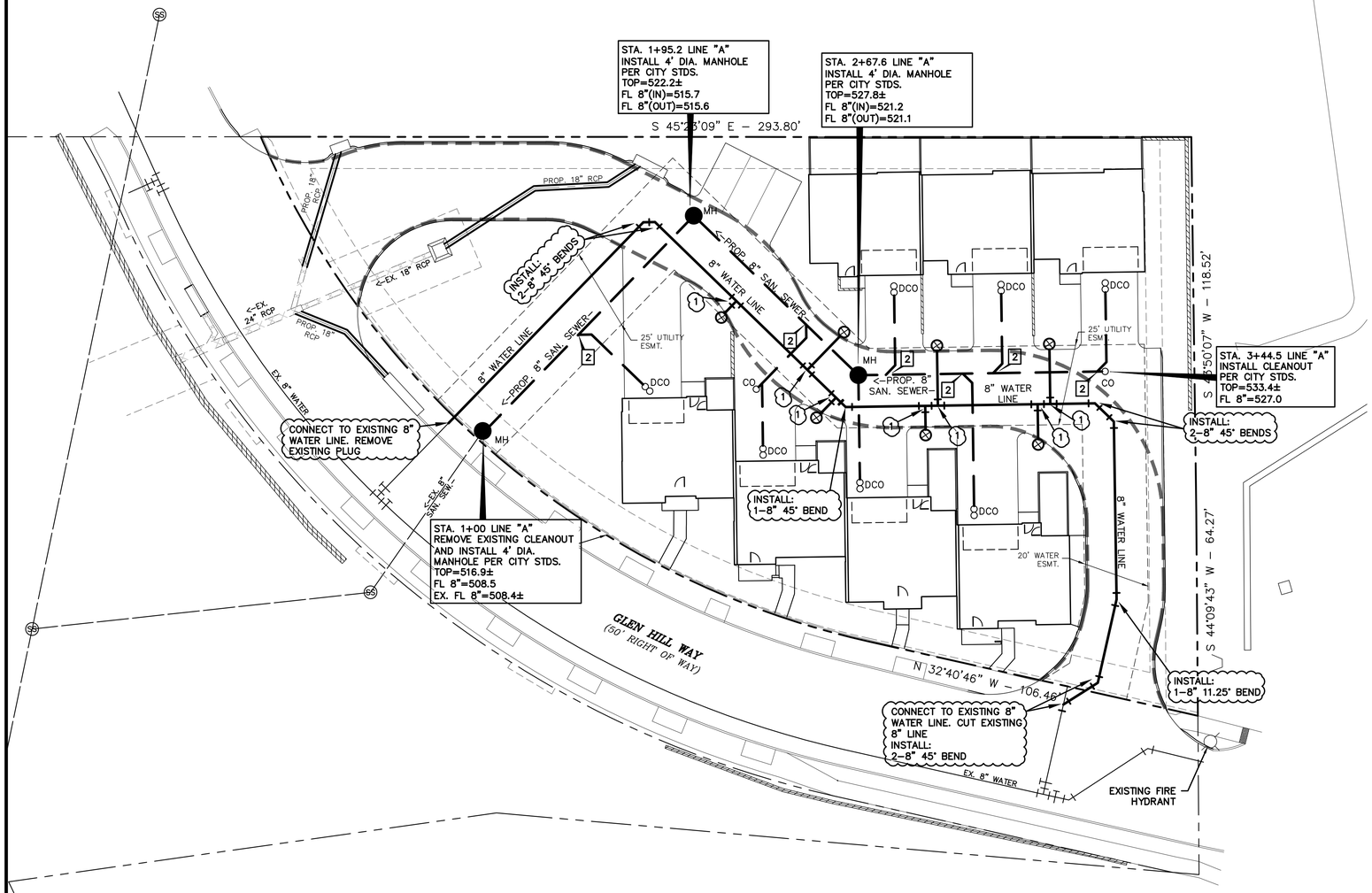
City of Rockwall Case Number: Z2025-011



NOTE:
OVERHEAD UTILITIES ACROSS SITE. CONTRACTOR SHALL COMPLY WITH ALL CLEARANCES AND SAFETY PROCEDURES WHILE WORKING AROUND AND UNDER POWER LINES, POLE, AND ANY OTHER ELEMENT.

N

0 20 40

DRAWING SCALE
1"=20'

LEGEND

- EXISTING CURB
- PROPOSED CURB
- PROPOSED SANITARY SEWER PIPE
- EXISTING SANITARY SEWER PIPE
- PROPOSED SANITARY SEWER CLEANOUT
- PROPOSED WATER PIPE
- EXISTING WATER PIPE
- EXISTING STORM PIPE
- PROPOSED STORM SEWER PIPE

1. INSTALL:
   1–1" TAPPING SLEEVE
   1–8" METER AND BOX
2. INSTALL:
   1–4" SEWER LATERAL

GENERAL NOTES

1. THE SIZE AND LOCATION OF ALL UNDERGROUND UTILITIES ON THESE PLANS WERE OBTAINED FROM AVAILABLE RECORDS AND ARE APPROXIMATE. THE CONTRACTOR, PRIOR TO CONSTRUCTION, MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL PUBLIC UTILITIES AND SHALL BE RESPONSIBILITY FOR CONTACTING ALL FRANCHISE AND MUNICIPAL UTILITIES. THE ENGINEER DOES NOT ASSUME RESPONSIBILITY FOR UTILITIES NOT SHOWN OR NOT IN THE LOCATION SHOWN.
2. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT ALL PUBLIC UTILITIES IN THE CONSTRUCTION OF THIS PROJECT. ALL MANHOLES, CLEANOUTS, VALVE BOXES, FIRE HYDRANTS, ETC. MUST BE ADJUSTED TO PROPER LINE AND GRADE BY THE CONTRACTOR PRIOR TO AND AFTER THE PLACING OF FINAL GRADE AND/OR PAVEMENT. ANY REMOVAL OR DAMAGE TO EXISTING IMPROVEMENTS SHALL BE REPLACED OR REPAIRED BY THE CONTRACTOR AT HIS OR HER EXPENSE AND SHALL BE APPROVED BY THE OWNER. SAID EXISTING IMPROVEMENTS INCLUDE BERMS, DITCHES, FENCES, VEGETABLE, ETC.
3. DURING THE CONSTRUCTION OF THIS PROJECT, ANY INTERPRETATION OF THE STANDARD SPECIFICATIONS AND ANY MATTER WHICH REQUIRES THE APPROVAL OF THE OWNER, MUST BE RESOLVED BEFORE ANY CONSTRUCTION INVOLVING THAT DECISION COMMENCES. ASSUMPTIONS ABOUT WHAT THESE DECISIONS MIGHT BE, WHICH ARE MADE DURING THE BIDDING PHASE, WILL HAVE NO BEARING ON THE DECISION.
4. ANY UTILITY TEST THAT FAILS TO MEET CITY/STATE REQUIREMENTS SHALL BE RE–TESTED AT THE CONTRACTOR'S EXPENSE. ALL PARTIES WILL ONLY ACCEPT SIGNED ORIGINAL COPIES OF ALL TESTING REPORTS FOR REVIEW.
5. CONCRETE BLOCKING SHALL BE PROVIDED ON WATER MAINS AT ALL TEES, WYES, BENDS, CROSSES AND FIRE HYDRANTS. ALL CONCRETE FOR BLOCKING SHALL BE MINIMUM 3000 PSI CONCRETE. POLYETHYLENE WRAP SHALL BE INSTALLED AROUND ALL DUCTILE IRON FITTINGS AND VALVES. THE WRAP SHALL HAVE AN 8 MIL. THICKNESS AND BE WRAPPED AND HELD IN PLACE BY 2" WIDE PLASTIC BACKED ADHESIVE TAPE (POLYKEN 900, SCOTCHRAP NO. 50 OR EQUAL). THE WRAP SHALL BE INSTALLED WTHOUT BREAKS, TEARS OR HOLES IN THE FILM.
6. ALL WATER MAINS 12" AND SMALLER SHALL BE PVC A.W.W.A. C900, DR–14, CLASS 200 WATER PIPE.
7. ALL TAPPING SLEEVES, VALVES AND VALVE BOXES, FITTINGS AND THRUST BLOCKING SHALL BE PER THE DESIGN AND SPECIFICATIONS.
8. ALL MATERIALS, CONSTRUCTION, TESTING AND WORKMANSHIP SHALL CONFORM TO CITY STANDARD CONSTRUCTION DETAILS AND SPECIFICATIONS.
9. WATER LINES CROSSING UNDER STORM SEWER AND SANITARY SEWER LINES SHALL HAVE A MINIMUM VERTICAL CLEARANCE OF 24" OR AS GOVERNED BY TCEQ. PARALLEL WATER LINES SHALL BE AT LEAST 9' CLEAR HORIZONTALLY TO SANITARY SEWER LINES AND MANHOLES. WHERE MINIMUM CLEARANCE CANNOT BE ACHIEVED, WATER LINES SHALL BE ENCASED BY A MINIMUM 6" 3000 PSI (MIN. 5.5 SACK) CONCRETE TO 10' EITHER SIDE OF UTILITY CROSSING. WHERE WATER LINES CROSS CREEKS OR DITCHES, THE WATER LINE SHALL BE PROTECTED BY CONCRETE ENCASEMENT AT LEAST 10' PAST THE EMBANKMENT SLOPE ON EACH SIDE.
10. ANY PLUMBING INSTALLED OUTSIDE OF R.O.W. OR AN EASEMENT SHALL BE INSTALLED BY A LICENSED PLUMBER AND INSPECTED BY BUILDING INSPECTIONS.
11. ALL WATER LINES SHALL BE STERILIZED AND PRESSURE TESTED TO 200 PSI FOR A 3–HOUR CONTINUOUS PERIOD OR LONGER PER CITY STANDARDS. ALL TESTING AND STERILIZATION SHALL MEET OR EXCEED CITY SPECIFICATIONS.
12. ALL SANITARY SEWER PIPES 4" TO 15" SHALL BE PVC SDR 35 MEETING ASTM D3034 AND HAVE RUBBER GASKET JOINTS. ALL SANITARY SEWER PIPES 18" AND LARGER SHALL BE PVC MEETING ASTM F679.
13. ALL SANITARY SEWER LINES SHALL BE TESTED FOR INFILTRATION AND EXFILTRATION IN ACCORDANCE WITH STANDARDS. TV INSPECTIONS, LOW PRESSURE AIR TESTING, VACUUM TESTING OF THE MANHOLES, AND MANDREL TESTING ARE REQUIRED ON ALL SEWER LINES.
14. CONTRACTOR SHALL BE RESPONSIBLE FOR PRODUCING ANY REQUIRED TRENCH SAFETY PLAN OR TRAFFIC CONTROL PLAN.
15. MECHANICAL JOINT VALVES AND FITTINGS AND ALL PIPE JOINTS LESS THAN 20 FEET FROM A VALVE OR FITTING SHALL BE EQUIPPED WITH JOINT RESTRAINT DEVICES. RESTRAINT DEVICES SHALL BE EBAA IRON, 2000 PV SERIES OR APPROVED EQUAL.
16. CONTRACTOR SHALL INSTALL LOCATING TAPE ON TOP OF ALL NEW UTILITY INSTALLATION. TAPE SHALL BE A MINIMUM OF 5.0 MIL OVERALL THICKNESS AND BE A MINIMUM OF 3" WIDE. CONTRACTOR SHALL USE STANDARD INDUSTRY COLORS FOR THE INSTALLATION (BLUE FOR WATER LINES, GREEN FOR SANITARY SEWER, ORANGE FOR COMMUNICATION, ETC.)
17. THE FIRE LINE, FDC LINE (IF APPLICABLE) AND ALL FIRE APERTURES SHALL BE DESIGN AND PERMITTED THROUGH THE JURISDICTIONAL AUTHORITY BY A STATE LICENSED FIRE SPRINKLER DESIGNER/CONTRACTOR. THE FIRE LINE IS SHOWN FOR REFERENCE ONLY.
18. WATER MAINS SHALL HAVE BLUE EMS LOCATOR PADS EVERY 250', CHANGE IN DIRECTION, VALVE, CURB STOP, AND SERVICE CONNECTION TO MAIN WATER MAIN.
19. GREEN EMS LOCATOR PAD IS TO BE INSTALLED AT EVERY MANHOLE, CLEANOUT, AND SERVICE CONNECTION TO THE WASTEWATER MAIN.
20. NO TREES SHALL BE PLANTED WITHIN 5' HORIZONTALLY FROM ANY PUBLIC UTILITIES.
21. ALL MANHOLES TO BE RAVEN LINED OR APPROVED EQUAL.
22. ALL WATER METERS SHALL HAVE A DOUBLE CHECK/BACKFLOW PREVENTION DEVICE INSTALLED ON THE PRIVATE SITE OF THE METER.

!!! CAUTION !!!
UNDERGROUND UTILITIES

EXISTING UTILITIES AND UNDERGROUND FACILITIES INDICATED ON THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION SUPPLIED BY VARIOUS PARTIES. THE ENGINEER DOES NOT ASSUME THE RESPONSIBILITY FOR THE UTILITY LOCATIONS SHOWN. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR(S) TO VERIFY THE HORIZONTALLY AND VERTICALLY LOCATION OF ALL UTILITIES AND UNDERGROUND FACILITIES PRIOR TO CONSTRUCTION, TO TAKE PRECAUTIONS IN ORDER TO PROTECT ALL FACILITIES ENCOUNTERED AND NOTIFY THE ENGINEER OF ALL CONFLICTS OF THE WORK WITH EXISTING FACILITIES. THE CONTRACTOR SHALL PROTECT AND MAINTAIN ALL UTILITIES FROM DAMAGE DURING CONSTRUCTION. ANY DAMAGE BY THE CONTRACTOR TO UTILITIES SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT THEIR OWN EXPENSE.

CALL: TEXAS ONE CALL @ 811 AT LEAST 72 HRS PRIOR TO CONSTRUCTION.

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

REVISIONS		
REV. NO.	DATE	DESCRIPTION

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF REVIEW UNDER THE AUTHORITY OF PAUL CRAGUN, P.E. NO. 112767 ON 06/11/25.

FOR REVIEW ONLY. NOT FOR CONSTRUCTION

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Cumulus Design Firm #14810
2080 N. Highway 360, Suite 240 Grand Prairie, Texas 75050
Tel. 214.235.0367

UTILITY PLAN

GLEN HILL WAY TOWNHOMES
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS
LOT 3, BLOCK A, HARBOR HILLS ADDITION

DATE	PROJECT NO	DRAWING SCALE	SHEET
6/11/25	CD24022	1" = 20'	C10.0

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:	July 15, 2025
APPLICANT:	Grayson Hughes; *Sutherland King Consulting, LLC.*
CASE NUMBER:	SP2025-025; *Site Plan for an existing House of Worship (i.e. Ridgeview Church)*

SUMMARY

Discuss and consider a request by Grayson Hughes of Sutherland King Consulting, LLC on behalf of Felix Tan of Ridgeview Church for the approval of a *Site Plan* for the expansion of an existing *Church/House of Worship* (*i.e. Ridgeview Church*) on a 7.052-acre parcel of land identified as Lot 28 of the Skyview Country Estates No. 3 Addition, City of Rockwall, Rockwall County, Texas, zoned General Retail (GR) District, addressed as 1362 FM-552, and take any action necessary.

BACKGROUND

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

PURPOSE

On June 13, 2025, the applicant -- *Grayson Hughes of Sutherland King, LLC.* -- submitted an application requesting the approval of a site plan for an expansion of an existing *Church/House of Worship* on the subject property.

ADJACENT LAND USES AND ACCESS

The subject property is addressed as 1362 FM-552. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property are the corporate limits of the City of Rockwall. Beyond this is a residential subdivision (*i.e. Skyview Country Estates #2 Addition*) that is situated within the City's Extraterritorial Jurisdiction (ETJ).

East: Directly east of the subject property are the corporate limits for the City of Rockwall. Beyond this are five (5) parcels of land (*i.e. Lots 23-27 of the Skyview Country Estates #3 Addition*) developed with single-family homes that are situated within the City's Extraterritorial Jurisdiction (ETJ).

South: Directly south of the subject property are the corporate limits of the City of Rockwall. Beyond this is FM-552, which is identified as a A4D (*i.e. major arterial, four [4] lane, divided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is the Windmill Valley Subdivision, which is situated within the City's Extraterritorial Jurisdiction (ETJ).

West: Directly west of the subject property is Breezy Hill Lane, which is identified as a *Minor Collector* on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is Phase 9 of the Breezy Hill Subdivision, which consists of 59 residential lots on 16.82-acres of land. This subdivision has been in existence since January 29, 2016. West of this is a vacant 17.3750-acre tract of land (*i.e. Tract 7-5 of the T.R. Bailey Survey, Abstract No. 30*). All of these properties are zoned Planned Development District 74 (PD-74) for Single-Family 10 (SF-10) District and limited General Retail (GR) District land uses.

DENSITY AND DIMENSIONAL REQUIREMENTS

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 a General Retail (GR) District. On July 7, 2025, the City Council approved *Ordinance No. 25-37, S-368* [*i.e. Case No. Z2025-027*] to allow the expansion of an existing *Church/House of Worship* and a building that will exceed 25,000 SF in a General Retail (GR) District. The submitted site plan, landscape plan, treescape plan, photometric plan, and building elevations generally conform to the technical requirements contained within the Unified Development Code (UDC) for a property located within a General Retail (GR) District. 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	*6,000 SF*	*X=7.03-acres; In Conformance*
Minimum Lot Frontage	*60-Feet*	*X>60-feet; In Conformance*
Minimum Lot Depth	*100-Feet*	*X>100-feet; In Conformance*
Minimum Front Yard Setback	*15-Feet*	*X>10-feet; In Conformance*
Minimum Rear Yard Setback	*10-Feet*	*X>10-feet; In Conformance*
Minimum Side Yard Setback	*10-Feet*	*X>10-feet; In Conformance*
Maximum Building Height	*36-Feet*	*X=25-feet; In Conformance*
Max Building/Lot Coverage	*40%*	*X<17.5%; In Conformance*
Minimum Number of Parking Spaces	*1 Space/ 4 Worship Seats = 254 spaces*	*X=286; In Conformance*
Minimum Landscaping Percentage	*15%*	*X=22%; In Conformance*
Maximum Impervious Coverage	*85-90%*	*X=78%; In Conformance*

TREESCAPE PLAN

The *Treescape Plan* provided by the applicant indicates that a total of *38-inches* of unprotected Willow and Hackberry trees are to be removed from the site. Due to this, mitigation is not required by the applicant.

CONFORMANCE WITH THE CITY'S CODES

According to 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. Staff should point out that there is currently an existing *Church/House of Worship* already located at 1362 FM-552 that was constructed in 1980, prior to the property being annexed into the City of Rockwall, and much of the existing structure is considered to be legally non-conforming.

In reference to the site plan submitted by the applicant, a proposed parking area is shown in front of the building façade along FM-552 and Breezy Hill Lane. According to the General Retail (GR) District standards outlined in the chart under Subsection 07.03, *Non-Residential District Development Standards*, of Article 05, of the *Unified Development Code (UDC)*, "(p)arking should not be located between the front façade and the property line." As such, the proposed parking areas located between the front facades of the building and FM-552/Breezy Hill Lane represent a deviation from the UDC requirements. To mitigate this deviation, the applicant has proposed enhanced landscaping along both FM-552 and Breezy Hill Lane, as well as a 20-foot-wide residential adjacency buffer that includes a three-tiered screening system for the properties located north of the

subject site. These mitigation measures have been approved through the applicant's Specific Use Permit (SUP), [*i.e. Ordinance No. 25-37, S-368*], and are reflected in the submitted Landscape Plan.

Additionally, Subsection 07.03, *Non-Residential District Development Standards*, of Article 05 of the UDC, limits the maximum building size in the General Retail (GR) District to 25,000 square feet. In this case, the existing church/house of worship comprises 21,658 square feet, and the proposed expansion will add 35,653 square feet, resulting in a total building area of 53,904 square feet. Despite exceeding the maximum allowable size, the proposed expansion -- *comprising of additional interior space and associated parking areas* -- was approved by the City Council on July 7, 2025, through *Ordinance No. 25-37, S-368*.

VARIANCES AND EXCEPTIONS BY THE APPLICANT

As previously noted, the applicant's request generally conforms to the requirements of the General Retail (GR) District and the Unified Development Code (UDC). Although the proposal does not fully satisfy the technical standards for primary and secondary façade articulation, the overall building elevations were approved through the Specific Use Permit (SUP) process, as outlined in *Ordinance No. 25-37* (*S-368*). To further enhance the architectural character of the building, the applicant has incorporated the following design features: [*1*] different awnings around entry, [*2*] varied roof heights, [*3*] additional architectural articulation, and [*4*] a covered outdoor patio.

ARCHITECTURAL REVIEW BOARD (ARB) RECOMMENDATION

The Architectural Review Board (ARB) reviewed the building elevations originally submitted by the applicant on June 24, 2025. Following their review, the Board recommended that the applicant align the proposed elevations with those previously approved by City Council during the Specific Use Permit (SUP) process. Additionally, the Board requested the submission of a revised material sample board. In response, the applicant has provided updated building elevations and a new material sample board, which are scheduled for review by the ARB at the Planning and Zoning Commission meeting on *July 15, 2025*.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to approve the applicant's *Site Plan* for a medical office building on the subject property, then staff would propose the following conditions of approval:

(1) All staff comments provided by the Planning, Engineering and Fire Department must be addressed prior to the submittal of engineering plans.

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

DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

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

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

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

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

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

PROPERTY INFORMATION [PLEASE PRINT]

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

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	General Retail		CURRENT USE	Worship Center	
PROPOSED ZONING	General Retail		PROPOSED USE	Worship Center	
ACREAGE	7.05	LOTS [CURRENT]	1	LOTS [PROPOSED]	1

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

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

☐ OWNER	Ridgeview Church	☒ APPLICANT	Sutherland King Consulting, LLC
CONTACT PERSON	Felix Tan	CONTACT PERSON	Grayson Hughes
ADDRESS	1362 FM Road 552	ADDRESS	6430 Meadowcreek Drive
CITY, STATE & ZIP	Rockwall, TX 75087	CITY, STATE & ZIP	Dallas, TX 75254
PHONE	[redacted]	PHONE	[redacted]
E-MAIL	[redacted]	E-MAIL	[redacted]

NOTARY VERIFICATION [REQUIRED]

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

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF $ 410.00 *, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 13th *DAY OF* June *, 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."*

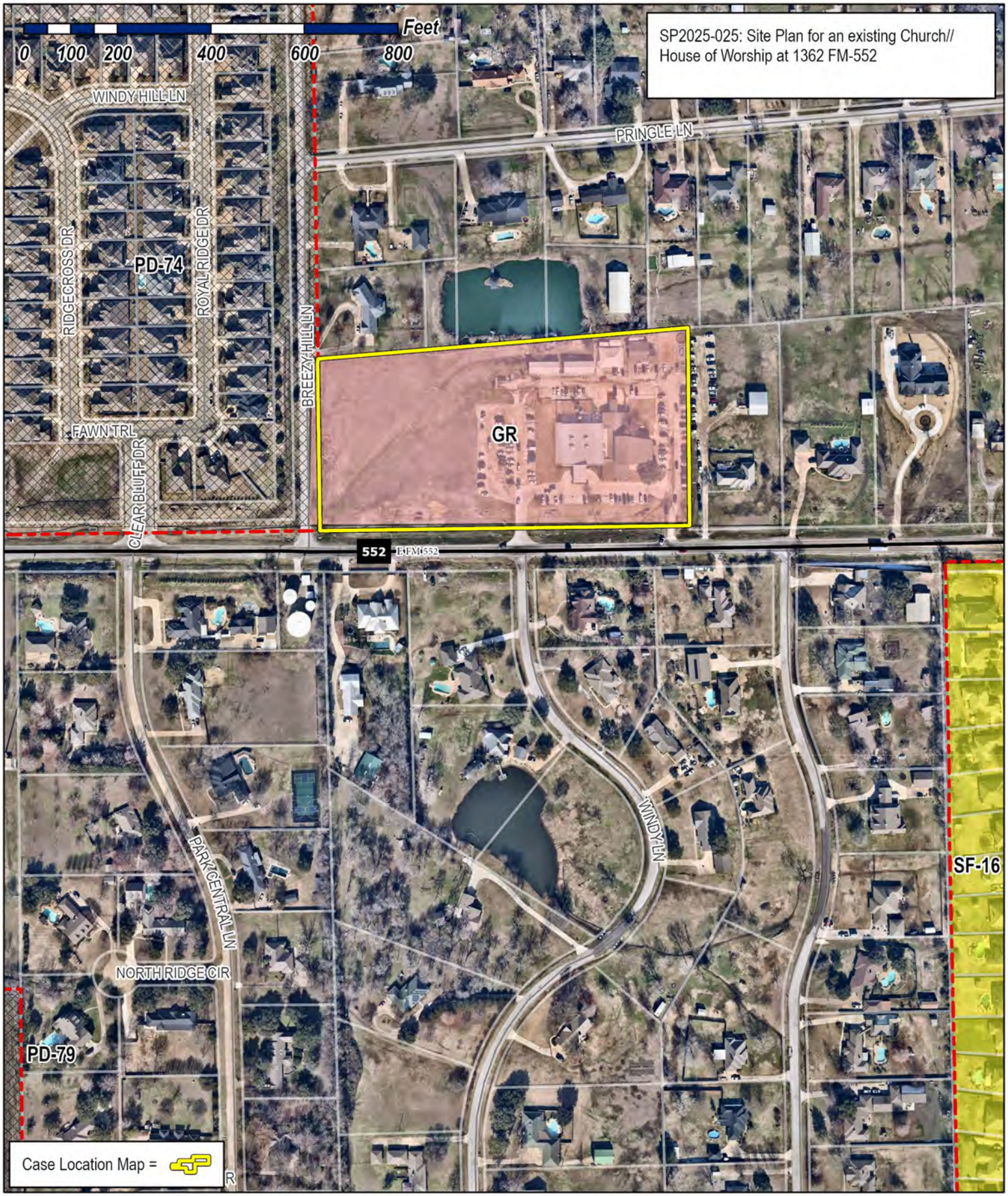
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 12th *DAY OF* June *, 20* 25.

OWNER'S SIGNATURE Felix Tan

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

NATASHA C CHANG YEN
Notary Public
State of Texas
ID # 135502636
My Comm. Expires 04-21-2029

MY COMMISSION EXPIRES



City of Rockwall

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

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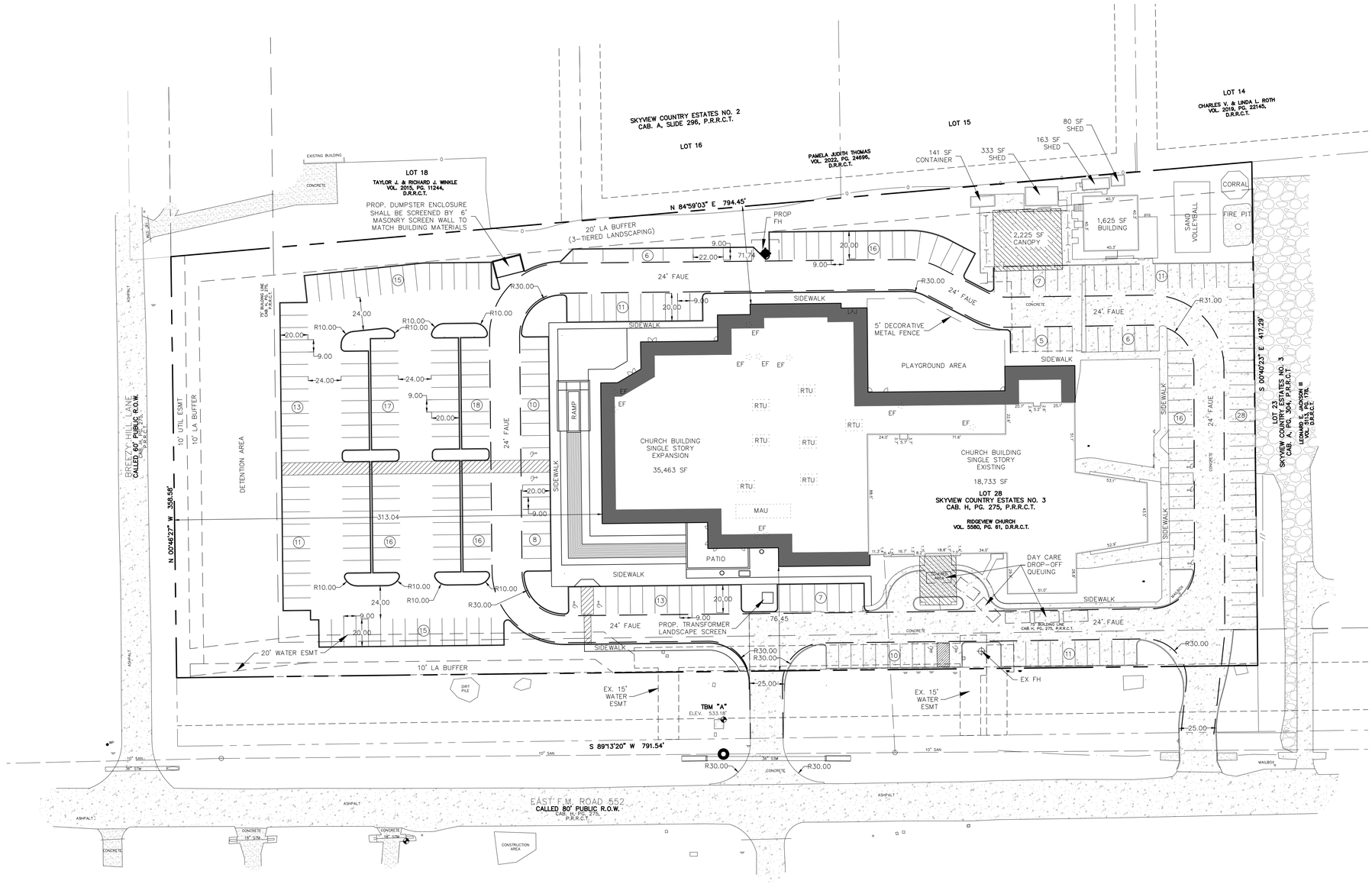



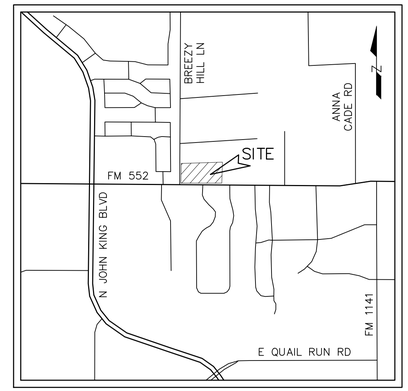

VICINITY MAP
N.T.S.

SITE DATA TABLE	
ZONING	GENERAL RETAIL
LAND USE	CHURCH / HOUSE OF WORSHIP
LOT AREA	7.03 AC (307,196 SF)
BUILDING AREA	53,904 SF
EXISTING SANCTUARY SEATS	194
PROPOSED SANCTUARY SEATS	819
TOTAL SANCTUARY SEATS	1,013
PROPOSED BUILDING HEIGHT	25 FEET
BUILDING STORIES	SINGLE STORY
FINISH FLOOR ELEVATION	540.3
LOT COVERAGE	17.50%
FLOOR AREA RATIO	0.1750
TOTAL PARKING REQUIRED	1 SPACE PER 4 WORSHIP SEATS
TOTAL PARKING REQUIRED	254
TOTAL PARKING PROVIDED	286
TOTAL HC PARKING REQ'D	7
TOTAL HC PARKING PROVIDED	9

NOTE:
1. THE PROPOSED BUILDING EXPANSION SHALL BE ARCHITECTURALLY COMPATIBLE IN MATERIALS AND ARCHITECTURAL ELEMENTS TO THE EXISTING CHURCH FACILITY.
2. PROPOSED PARKING STALLS ARE MEASURED TO 9 FOOT WIDTH BY 20 FOOT LENGTH.
3. FIRELANE SHALL BE 6" DEPTH REINFORCED CONCRETE PAVEMENT OVER 6 INCHES OF LIME STABILIZED SUBGRADE.
3. PARKING AREAS SHALL BE 5" DEPTH REINFORCED CONCRETE PAVEMENT OVER 6 INCHES OF LIME STABILIZED SUBGRADE.
3. DUMPSTER PAD SHALL BE 7" DEPTH REINFORCED CONCRETE PAVEMENT OVER 6 INCHES OF LIME STABILIZED SUBGRADE.
4. ANY ROOF MOUNTED EQUIPMENT SHALL BE SCREENED EITHER BY MOUNTED SCREENS OR BY ROOF PARAPET.
5. THERE SHALL NOT BE ANY OUTSIDE STORAGE OR ABOVE GROUND STORAGE TANKS ON THE SUBJECT PROPERTY WITHOUT A SEPARATE PERMIT.
6. NOTATION FOR FAUE REFERS TO FIRE LANE, PUBLIC ACCESS, AND UTILITY EASEMENT.
7. LOCATIONS OF RTUs, EFs, AND MAU ARE APPROXIMATE, REFER TO MEP PLANS FOR ACTUAL LOCATIONS. EQUIPMENT SHALL BE SCREENED BY BUILDING PARAPET.

ROCKWALL SITE PLAN CASE No. SP2025-025

SITE PLAN SIGNATURE BLOCK

APPROVED:
I HEARBY 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 FOLLOWING DATE:

APPROVAL DATE: _____

WITNESS OUR HANDS ON THIS _____ DAY OF _____, 2025

_____ PLANNING & ZONING COMMISSION, CHAIR

_____ PLANNING DIRECTOR

NOTE:

LINEWORK BASED ON TOPOGRAPHIC SURVEY INFORMATION ACQUIRED ON 4/04/2025 BY WINDROSE SURVEYING AND LAND SERVICES, LLC

TEXAS ONE CALL

CONTRACTOR SHALL CALL 811 (DIGTESS) PRIOR TO DISTURBANCE OF ANY ITEMS ON SITE FOR UTILITY LOCATES

OWNER:

RIDGEVIEW CHURCH
1362 FM ROAD 552
ROCKWALL, TEXAS 75087
PHONE: 972.771.2661
ATTN: FELIX TAN

ENGINEER:

SUTHERLAND KING CONSULTING, LLC
6430 MEADOWCREEK DRIVE
DALLAS, TEXAS 75254
PHONE: 214,208,0519
ATTN: GRAYSON HUGHES, PE

SURVEYOR:

WINDROSE SURVEYING & LAND SERVICES, LLC
1959 LAKEWAY DRIVE
LEWISVILLE, TEXAS 75057
PHONE: 325.217.2544
ATTN: CHAD ODEN

No.	DATE	DESCRIPTION

SUTHERLAND KING
6430 MEADOWCREEK DR
DALLAS, TX
75254
SUTHERLANDKING.COM
TX FIRM No. F-22938
PHONE: 214.208.0519

PRELIMINARY
FOR PRELIMINARY REVIEW, PERMIT, OR PRICING PURPOSES ONLY.

PREPARED BY:
GRAYSON K. HUGHES, PE

SITE PLAN

RIDGEVIEW CHURCH EXPANSION
1362 EAST FM ROAD 552
ROCKWALL, TEXAS

PROJECT NUMBER
2024.011
DRAWING DATE
2025.07.01
SCALE
1"=40'
DESIGNED BY
GKH

SHEET NUMBER
C1.0

Owner

RIDGEVIEW CHURCH EXPANSION

FM 552
ROCKWALL, TX 75087



1 ISO

ROCKWALL SITE PLAN CASE No. SP2025-025

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APPROVAL DATE: _____

WITNESS OUR HANDS ON THIS ____ DAY OF _____, 2025

PLANNING & ZONING COMMISSION, CHAIR PLANNING DIRECTOR

ISSUE/ REVISION

NO.	DATE	ISSUE/ REVISION
1	06-13-2025	ISSUED FOR SITE PLAN APPROVAL

OLER SENTZ
TEXAS FIRM NO: F-26123
2715 E. STONE ROAD, WYLIE, TEXAS 75098

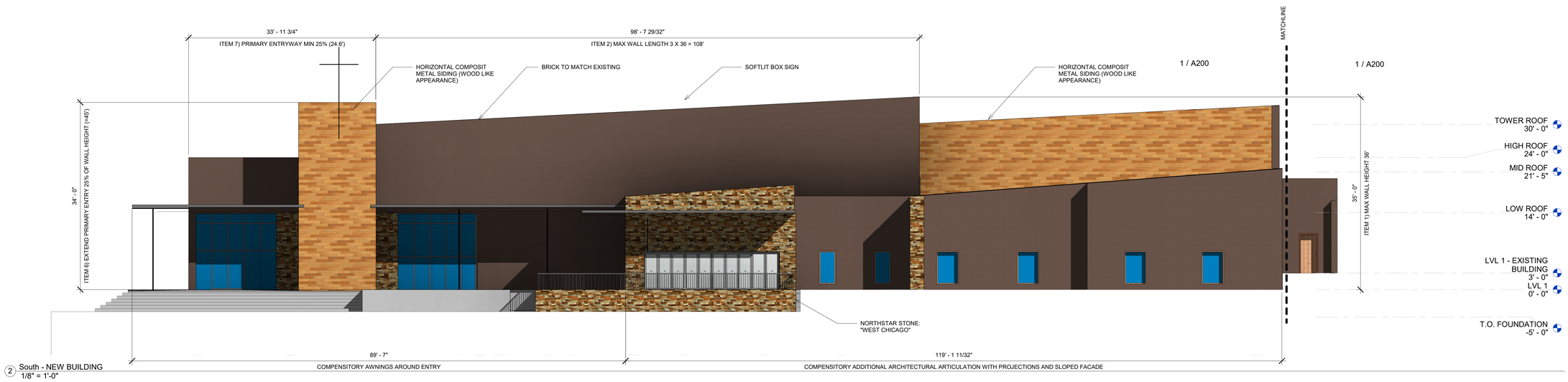
REGISTERED ARCHITECT
MARK J SENTZ
24671
STATE OF TEXAS

PROJECT: RIDGEVIEW CHURCH EXPANSION
FM 552
ROCKWALL, TX 75087

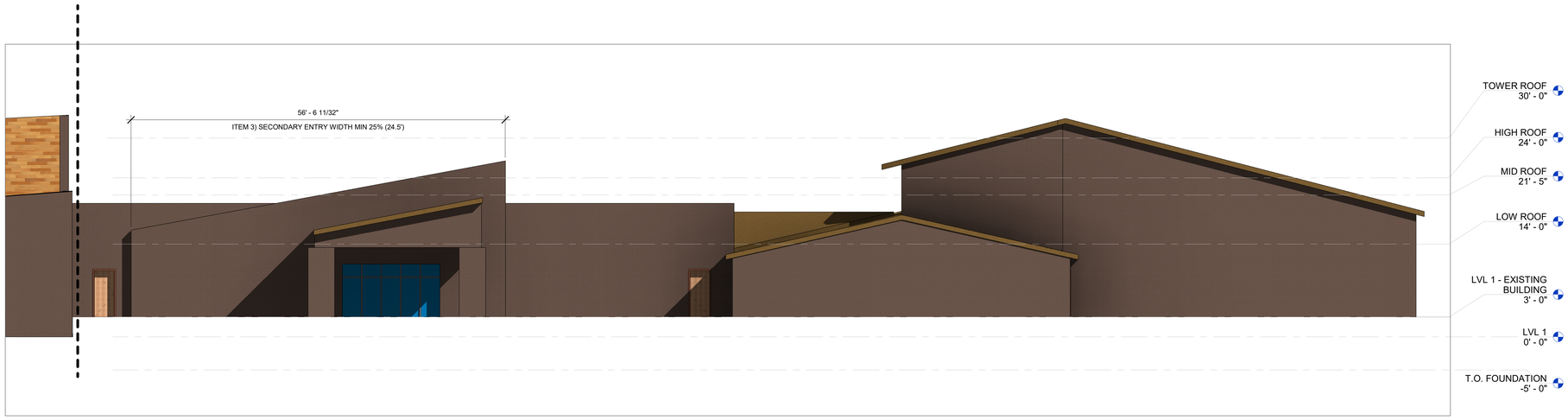
SHEET TITLE: COVER SHEET

-

SCALE:



2 South - NEW BUILDING
1/8" = 1'-0"



1 South - EXISTING BUILDING
1/8" = 1'-0"

ROCKWALL SITE PLAN CASE No. SP2025-025

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APPROVAL DATE: _____

WITNESS OUR HANDS ON THIS ____ DAY OF _____, 2025

PLANNING & ZONING COMMISSION, CHAIR PLANNING DIRECTOR

ISSUE/ REVISION
ISSUED FOR SITE PLAN APPROVAL

DATE
06-13-2025

NO.
1

TEXAS FIRM NO: F-26123
OLER SENTZ
2715 E. STONE ROAD, WYLIE, TEXAS 75098

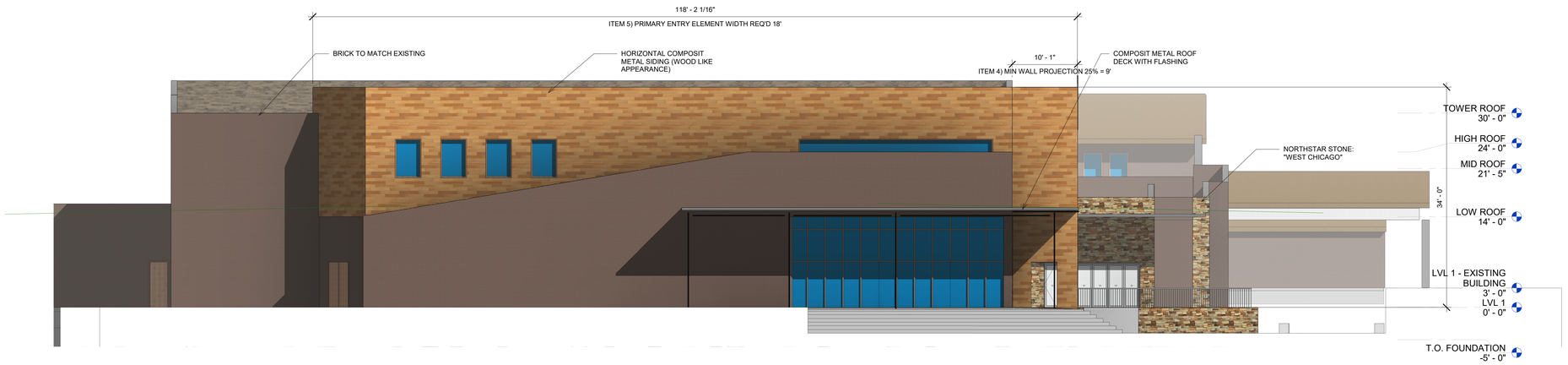
REGISTERED ARCHITECT
MARK J SENTZ
24671
STATE OF TEXAS

PROJECT:
RIDGEVIEW CHURCH EXPANSION
FM 552
ROCKWALL, TX 75087

SHEET TITLE:
ELEVATIONS SOUTH FACE

A200

SCALE: 1/8" = 1'-0"



4 West
1/8" = 1'-0"



3 East
1/8" = 1'-0"

ROCKWALL SITE PLAN CASE No. SP2025-025

SITE PLAN SIGNATURE BLOCK

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APPROVAL DATE: _____

WITNESS OUR HANDS ON THIS ____ DAY OF _____, 2025

PLANNING & ZONING COMMISSION, CHAIR PLANNING DIRECTOR

ISSUE/ REVISION
ISSUED FOR SITE PLAN APPROVAL

DATE
06-13-2025

NO.
1

TEXAS FIRM NO: F-26123
OLER SENTZ
2715 E. STONE ROAD, WYLIE, TEXAS 75098

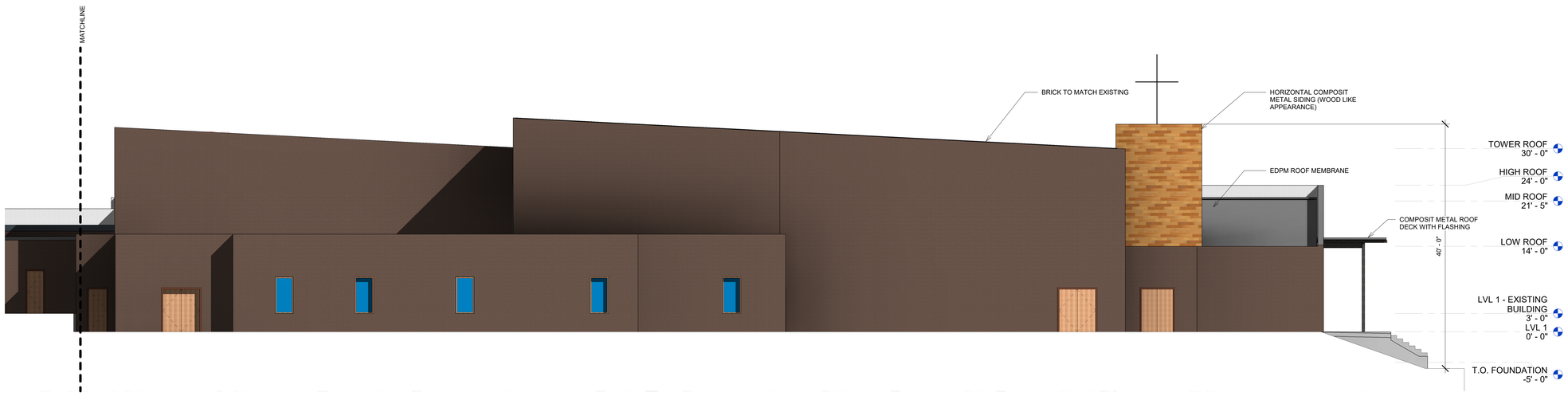
REGISTERED ARCHITECT
MARK J SENTZ
24671
STATE OF TEXAS

PROJECT:
RIDGEVIEW CHURCH EXPANSION
FM 552
ROCKWALL, TX 75087

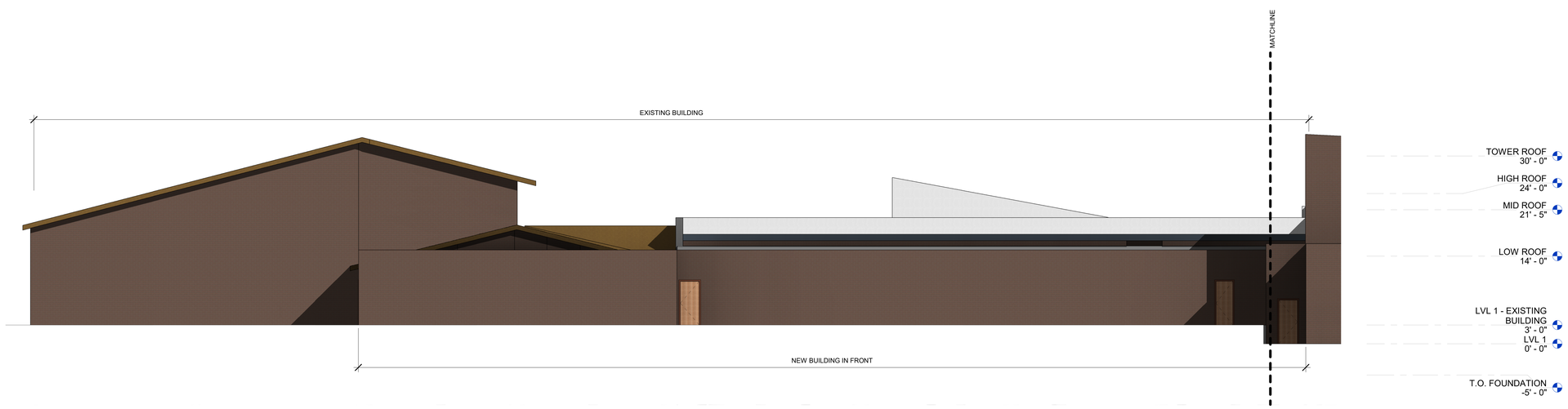
SHEET TITLE:
ELEVATIONS (EAST AND WEST)

A201

SCALE: 1/8" = 1'-0"



2 North - NEW BUILDING
1/8" = 1'-0"



1 North - EXISITNG BUILDING
1/8" = 1'-0"

ROCKWALL SITE PLAN CASE No. SP2025-025

SITE PLAN SIGNATURE BLOCK

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APPROVAL DATE: _____

WITNESS OUR HANDS ON THIS ____ DAY OF _____, 2025

PLANNING & ZONING COMMISSION, CHAIR PLANNING DIRECTOR

ISSUE/ REVISION
ISSUED FOR SITE PLAN APPROVAL

DATE
06-13-2025

NO.
1

TEXAS FIRM NO: F-26123
OLER SENTZ
2715 E. STONE ROAD, WYLIE, TEXAS 75098

REGISTERED ARCHITECT
MARK J SENTZ
24671
STATE OF TEXAS

PROJECT:
RIDGEVIEW CHURCH EXPANSION
FM 552
ROCKWALL, TX 75087

SHEET TITLE:
ELEVATIONS NORTH FACE

A202

SCALE: 1/8" = 1'-0"

Room Schedule			
Number	Name	Area	Comments
1	CHILDREN'S RM	608 SF	
2	CHILDREN'S RM	484 SF	
3	CHILDREN'S RM	479 SF	
4	CHILDREN'S RM	501 SF	
5	CHILDREN'S RM	548 SF	
6	CHILDREN'S RM	530 SF	
8	ADULT CHILD FLEX	301 SF	
9	ADULT CHILD FLEX	268 SF	
10	ADULT CHILD FLEX	271 SF	
11	MULTI-PURPOSE ROOM	5520 SF	
12	STORAGE	260 SF	
13	NURSING	153 SF	
14	ADULT CLASSROOM	1608 SF	
15	KITCHEN	335 SF	
16	COFFEE BREAK AREA	598 SF	
17	OVERFLOW	391 SF	
18	AUDITORIUM	8967 SF	
19	STORAGE	687 SF	
20	STORAGE	511 SF	
21	GREEN ROOM	270 SF	
22	AV ROOM	98 SF	
23	OFFICE	211 SF	
24	OFFICE	187 SF	
25	OFFICE	140 SF	
26	OFFICE	130 SF	
27	OFFICE	125 SF	
28	OFFICE	126 SF	
29	OFFICE	128 SF	
30	OFFICE	128 SF	
31	MENS RESTROOM	144 SF	
31	OFFICE	128 SF	
32	COUNCELING	207 SF	
33	LOBBY/RECEPTION	254 SF	
34	CLOSET	65 SF	
35	JAN	37 SF	
39	MEP	61 SF	
101	CHILDREN'S CLASSROOM	458 SF	
102	CHILDREN'S CLASSROOM	480 SF	
103	BOYS	91 SF	
104	CHILDREN'S CLASSROOM	485 SF	
105	CHILDREN'S CLASSROOM	489 SF	
106	TOILET	53 SF	
107	GIRLS	91 SF	
108	CHILDREN'S CLASSROOM	595 SF	
109	CATERING	234 SF	
111	JANITOR	56 SF	
112	WORKROOM	224 SF	
113	MECHANICAL	37 SF	
114	CLASSROOM	690 SF	
115	FELLOWSHIP HALL	818 SF	
118	ADULT CLASSROOM	679 SF	
119	RISER	124 SF	
127	NURSERY	252 SF	
128	classroom	285 SF	
129	classroom	277 SF	
130	classroom	320 SF	
131	classroom	262 SF	
132	classroom	240 SF	
133	EXISTING SANCTUARY	3867 SF	
134	office	188 SF	
135	office	226 SF	
136	office	234 SF	
137	office	131 SF	
138	Room	72 SF	
139	womens rm	164 SF	
140	mens rm	152 SF	
141	kitchen	99 SF	
142	toilet	73 SF	



1 LVL 1 - EXISTING BUILDING
1/8" = 1'-0"

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PLANNING & ZONING COMMISSION, CHAIR PLANNING DIRECTOR

ISSUE/ REVISION | DATE | NO.

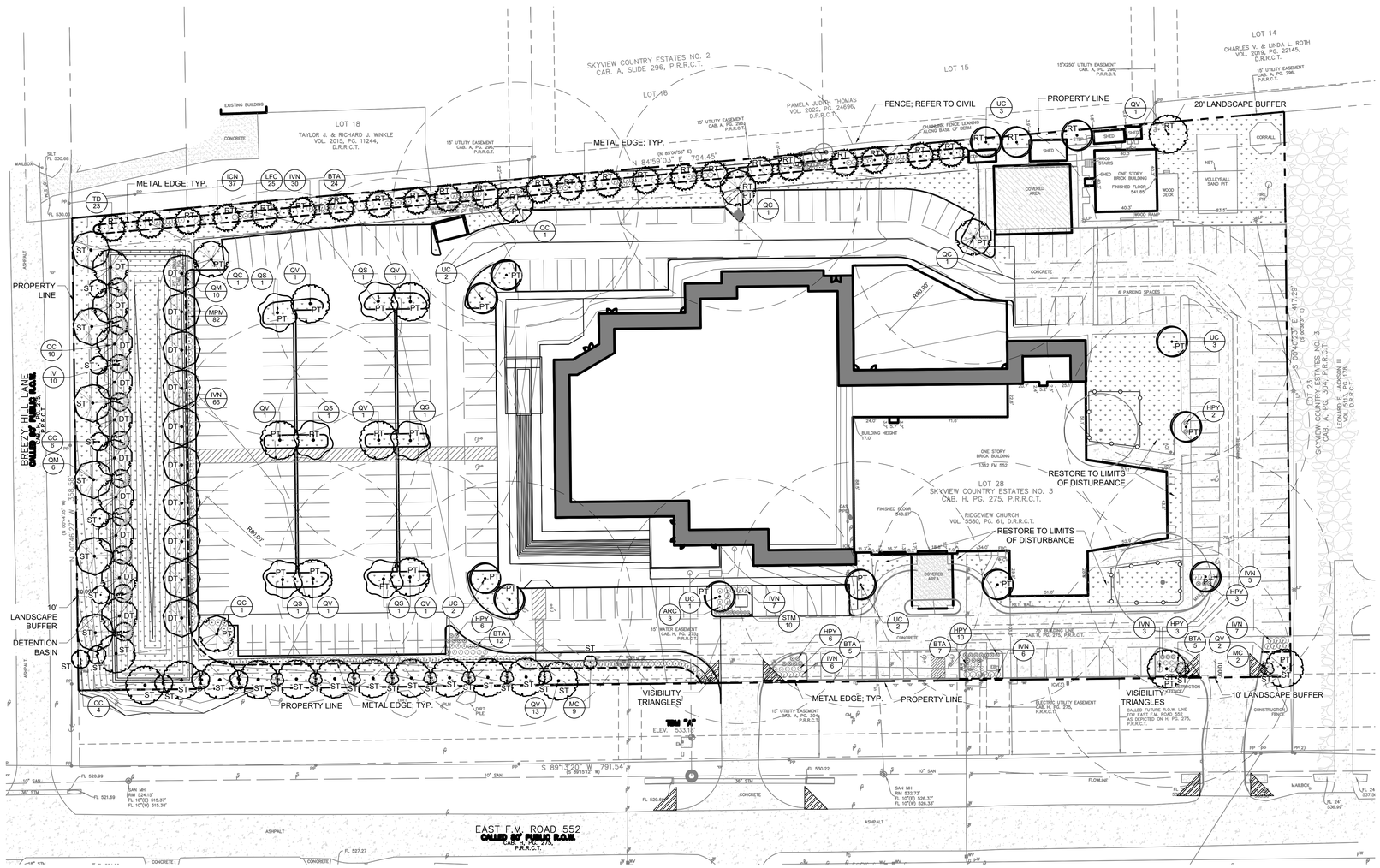
OLER SENTZ
TEXAS FIRM NO: F-26123
2715 E. STONE ROAD, WYLIE, TEXAS 75098
REGISTERED ARCHITECT MARK J SENTZ 24671 STATE OF TEXAS

PROJECT:
RIDGEVIEW CHURCH EXPANSION
FM 552
ROCKWALL, TX 75087

SHEET TITLE:
EXISTING BUILDING

A003

SCALE: 1/8" = 1'-0"



LEGEND

EXISTING TREES OR PALMS TO BE PRESERVED & PROTECTED IN PLACE

TREE PROTECTION FENCE

ST - STREET FRONTAGE BUFFER TREE
PT - PARKING LOT TREE
RT - RESIDENTIAL LANDSCAPE BUFFER TREE

ROOT BARRIERS

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

MULCHES

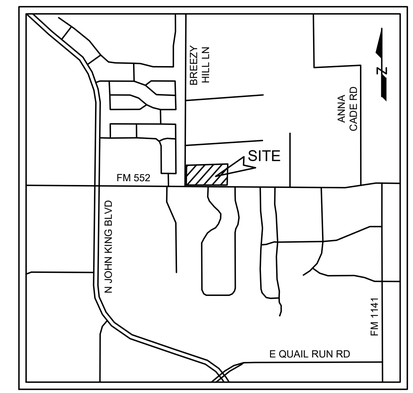
AFTER ALL PLANTING IS COMPLETE, CONTRACTOR SHALL INSTALL 3" THICK LAYER OF 1-1/2" SHREDDED WOOD MULCH, NATURAL (UNDYED), IN ALL PLANTING AREAS (EXCEPT FOR TURF AND SEEDED AREAS). CONTRACTOR SHALL SUBMIT SAMPLES OF ALL MULCHES TO LANDSCAPE ARCHITECT AND OWNER FOR APPROVAL PRIOR TO CONSTRUCTION. ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED (SUBJECT TO THE CONDITIONS AND REQUIREMENTS OF THE "GENERAL GRADING AND PLANTING NOTES" AND SPECIFICATIONS).

PLANTING & IRRIGATION GUARANTEE

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

IRRIGATION CONCEPT

1. AN AUTOMATIC IRRIGATION SYSTEM SHALL BE INSTALLED AND OPERATIONAL BY THE TIME OF FINAL INSPECTION. THE ENTIRE IRRIGATION SYSTEM SHALL BE INSTALLED BY A LICENSED AND QUALIFIED IRRIGATION CONTRACTOR.
2. THE IRRIGATION SYSTEM WILL OPERATE ON POTABLE WATER, AND THE SYSTEM WILL HAVE APPROPRIATE BACKFLOW PREVENTION DEVICES INSTALLED TO PREVENT CONTAMINATION OF THE POTABLE SOURCE.
3. 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.
4. ALL PLANTS SHARING SIMILAR HYDROZONE CHARACTERISTICS SHALL BE PLACED ON A VALVE DEDICATED TO PROVIDE THE NECESSARY WATER REQUIREMENTS SPECIFIC TO THAT HYDROZONE.
5. THE IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED, TO THE MAXIMUM EXTENT POSSIBLE, TO CONSERVE WATER BY USING THE FOLLOWING DEVICES AND SYSTEMS: MATCHED PRECIPITATION RATE TECHNOLOGY ON ROTOR AND SPRAY HEADS (WHEREVER POSSIBLE), RAIN SENSORS, AND MULTI-PROGRAM COMPUTERIZED IRRIGATION CONTROLLERS FEATURING SENSORY INPUT CAPABILITIES.
6. ALL IRRIGATION SHALL MEET THE REQUIREMENTS OF THE CITY OF ROCKWALL'S UDC (SUBSECTION 05.04, OF ARTICLE 08)



VICINITY MAP
N.T.S.

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	SIZE	QTY
ACCENT TREE					
	CC	*Cercis canadensis texensis* Deciduous | Preferred	Texas Redbud	4' Ht.	10
	IV	*Ilex vomitoria* Evergreen | Preferred	Yaupon Holly	4' Ht.	10
	MC	*Myrica cerifera* Evergreen | Preferred	Wax Myrtle	4' Ht.	11
CANOPY TREES					
	QM	*Quercus macrocarpa* @ MIN. HT. Deciduous | Preferred	Burr Oak	4' Cal.	16
	QC	*Quercus muehlenbergii* @ MIN. HT. Deciduous | Preferred	Chinkapin Oak	4' Cal.	15
	QS	*Quercus shumardii* @ MIN. HT. Deciduous | Preferred	Shumard Oak	4' Cal.	6
	QV	*Quercus virginiana* @ MIN. HT. Deciduous | Preferred	Southern Live Oak	4' Cal.	22
	TD	*Taxodium distichum* @ MIN. HT. Deciduous | Preferred	Bald Cypress	4' Cal.	23
	UC	*Ulmus crassifolia* @ MIN. HT. Deciduous | Preferred	Cedar Elm	4' Cal.	13

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	SIZE	QTY
SHRUBS					
	ARC	*Abelia x 'Rose Creek'*	Rose Creek Abelia	5 gal.	3
	BTA	*Berberis thunbergii 'Atropurpurea Nana'*	Dwarf Red Leaf Japanese Barberry	5 gal.	53
	HPY	*Hesperaloe parviflora* 24" HT. MIN. Evergreen	Red Yucca	5 gal.	30
	IGN	*Ilex cornuta 'Burfordii Nana'*	Dwarf Burford Holly	5 gal.	37
	IVN	*Ilex vomitoria 'Nana'* 24" HT. MIN. Evergreen	Dwarf Yaupon Holly	5 gal.	128
	LFC	*Leucophyllum frutescens 'Compacta'*	Compact Texas Sage	5 gal.	25
	MPM	*Myrica pusilla* 24" HT. MIN. Evergreen	Dwarf Wax Myrtle	5 gal.	82
	STM	*Stipa tenuissima (Nassella tenuissima)*	Mexican Feather Grass	3 gal.	10
SOD/SEED					
	TRF	*Cynodon dactylon x transvaalensis 'DT-1' Preferred*	TifTuff Bermudagrass	sod	54,518 sf

LANDSCAPE CALCULATIONS / STANDARDS

ARTICLE 08: 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 LF OF FRONTAGE.*

E FM RD 552: 725' LF
CANOPY TREES REQUIRED: 15 CANOPY TREES
CANOPY TREES PROVIDED: **15 CANOPY TREES**
ACCENT TREES REQUIRED: 15 ACCENT TREES
ACCENT TREES PROVIDED: **15 ACCENT TREES**
ENHANCED LANDSCAPING: ***EXTRA SHRUBS PROVIDED***

BREEZY HILL LN: 308' LF
CANOPY TREES REQUIRED: 6 CANOPY TREES
CANOPY TREES PROVIDED: **6 CANOPY TREES**
ACCENT TREES REQUIRED: 6 ACCENT TREES
ACCENT TREES PROVIDED: **6 ACCENT TREES**

05.02, 05.06 LANDSCAPE SCREENING
STREET FRONTAGE SCREENING:
REQ. HEADLIGHT SCREENING: *HEAD-IN PARKING ADJ. TO STREETS & RESIDENTIAL DISTRICTS SHALL INCORP. MIN. 36" EVERGREEN SHRUBS ALONG ENTIRE PARKING AREAS.*
PROVIDED SCREENING (STREET): **36" HT. EVERGREEN PLANTING**
GROUND-MOUNTED EQUIPMENT: **ATMOS-APPROVED SCREENING AROUND TRANSFORMER PROVIDED**

RESIDENTIAL SCREENING: *3-TIER LANDSCAPING: MIN 15'+ LANDSCAPE BUFFER, MIN. 6' FENCE, 1 TREE PER 40 LF, 1 LARGE SHRUB PER 10 LF, & TURF GROUNDCOVER.*
PROVIDED SCREENING (RESIDENTIAL): **20' LANDSCAPE BUFFER**
795' LF (NORTH), 369' LF (EAST) = 1,164' LF
FENCE OR BERM PROVIDED: **FENCE; REFER TO CIVIL**
CANOPY TREES REQUIRED: 29 CANOPY TREES
CANOPY TREES PROVIDED: **29 CANOPY TREES**
LARGE SHRUBS REQUIRED: 116 LARGE SHRUBS
LARGE SHRUBS PROVIDED: **116 LARGE SHRUBS**

05.03, 05.09, 5.12 LANDSCAPE REQUIREMENTS - GENERAL RETAIL
TOTAL SITE AREA: **307,196 SF** (7.03 AC)
LANDSCAPE AREA REQUIRED, TOTAL SITE: 46,079 SF (15%)
LANDSCAPE PROVIDED, TOTAL SITE: **67,761 SF (22%)**

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: *ALL REQ. LANDSCAPING SHALL BE NO LESS THAN 5' WIDE AND A MIN. OF 25 SF IN AREA.*

PARKING LOT LANDSCAPING: *MIN. 5% OR 200 SF OF LANDSCAPING, WHICHEVER IS GREATER, IN THE INTERIOR OF THE PARKING LOT. IF OVER 20,000 SF: 1 TREE PER 10 SPACES REQ. 1 TREE WITHIN 80' OF EACH PARKING SPACE REQ.*
PROPOSED PARKING AREA: **±107,486 SF**
REQ. PARKING LOT LANDSCAPING: 5,374 SF (5%)
PROPOSED PARKING LOT LANDSCAPING; **8,251 SF (8%)**
PARKING LOT SPACES PROPOSED: 286 SPACES
CANOPY TREES REQUIRED: 29 CANOPY TREES
CANOPY TREES PROVIDED: **29 CANOPY TREES**
1 TREE WITHIN 80' OF EACH SPACE: **PROVIDED**

DETENTION BASIN SITE AREA: **14,608 SF**
CANOPY TREES REQUIRED: 20 CANOPY TREES *(1 PER 750 SF)*
CANOPY TREES PROVIDED: **20 CANOPY TREES**
ACCENT TREES REQUIRED: 9.7ACCENT TREES *(1 PER 1,500 SF)*
ACCENT TREES PROVIDED: **10 ACCENT TREES**
NATIVE GRASSES: **PROVIDED**

ARTICLE 09: TREE PRESERVATION
06: TREE REPLACEMENT AND PLANTING REQUIREMENTS
MITIGATION REQUIRED: 0"
MITIGATION PROVIDED: 0"

07: TREE REPLACEMENT CREDITS
ALL REPLACEMENT TREES SHALL BE A MIN. 4" CALIPER.

NOTE: REFER TO TD PLANS FOR MORE INFORMATION.

SITE DATA TABLE	
ZONING	GENERAL RETAIL
LAND USE	CHURCH / HOUSE OF WORSHIP
LOT AREA	7.03 AC (307,196 SF)
BUILDING AREA	53,904 SF
EXISTING SANCTUARY SEATS	194
PROPOSED SANCTUARY SEATS	819
TOTAL SANCTUARY SEATS	1,013
PROPOSED BUILDING HEIGHT	25 FEET
BUILDING STORIES	SINGLE STORY
FINISH FLOOR ELEVATION	540.3
LOT COVERAGE	17.50%
FLOOR AREA RATIO	0.1750
TOTAL PARKING REQUIRED	1 SPACE PER 4 WORSHIP SEATS
TOTAL PARKING REQUIRED	254
TOTAL PARKING PROVIDED	286
TOTAL HC PARKING REQ'D	7
TOTAL HC PARKING PROVIDED	9

ROCKWALL SITE PLAN CASE No. SP2025-025

SITE PLAN SIGNATURE BLOCK

APPROVED:
I HEARBY 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 FOLLOWING DATE:

APPROVAL DATE: _____

WITNESS OUR HANDS ON THIS _____ DAY OF _____, 2025

_____ _____
PLANNING & ZONING COMMISSION, CHAIR PLANNING DIRECTOR

NOTE:
LINEWORK BASED ON TOPOGRAPHIC SURVEY INFORMATION ACQUIRED ON 4/04/2025 BY WINDROSE SURVEYING AND LAND SERVICES, LLC

TEXAS ONE CALL

CONTRACTOR SHALL CALL 811 (DIGTESS) PRIOR TO DISTURBANCE OF ANY ITEMS ON SITE FOR UTILITY LOCATES

OWNER:

RIDGEVIEW CHURCH
1362 FM ROAD 552
ROCKWALL, TEXAS 75087
PHONE: 972.771.2661
ATTN: FELIX TAN

ENGINEER:

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SURVEYOR:

WINDROSE SURVEYING & LAND SERVICES, LLC
1959 LAKEWAY DRIVE
LEWISVILLE, TEXAS 75057
PHONE: 325.217.2544
ATTN: CHAD ODEN

NORTH
0 40' 80'
1" = 40'-0"

National Presence. Local Expertise.
EVERGREEN DESIGN GROUP
800.680.6630
www.evergreendesigngroup.com
LANDSCAPE ARCHITECTURE
LAND PLANNING · IRRIGATION DESIGN

No.	DATE	DESCRIPTION

SUTHERLAND KING
6430 MEADOWCREEK DR
DALLAS, TX
75254
SUTHERLANDKING.COM
TX FIRM No. F-22938
PHONE: 214.208.0519

REGISTERED LANDSCAPE ARCHITECT
STEPHEN W. SALES
3470
STATE OF TEXAS

06/27/2025

LANDSCAPE PLAN

RIDGEVIEW CHURCH EXPANSION
1362 EAST FM ROAD 552
ROCKWALL, TEXAS

PROJECT NUMBER
2024.011
DRAWING DATE
2025.06.27
SCALE
AS NOTED
DESIGNED BY

SHEET NUMBER
LP-1

PLANTING SPECIFICATIONS

GENERAL

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

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

PRODUCTS

A. ALL MANUFACTURED PRODUCTS SHALL BE NEW.

B. CONTAINER AND BALLED-AND-BURLAPPED PLANTS:
1. FURNISH NURSERY-GROWN PLANTS COMPLYING WITH ANSI Z60.1-2014. PROVIDE WELL-SHAPED, FULLY BRANCHED, HEALTHY, VIGOROUS STOCK FREE OF DISEASE, INSECTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN SCALD, INJURIES, ABRASIONS, AND DISFIGUREMENT. ALL PLANTS WITHIN A SPECIES SHALL HAVE SIMILAR SIZE, AND SHALL BE OF A FORM TYPICAL FOR THE SPECIES. ALL TREES SHALL BE OBTAINED FROM SOURCES WITHIN 200 MILES OF THE PROJECT SITE, AND WITH SIMILAR 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. ANY PLANT DEEMED UNACCEPTABLE BY THE LANDSCAPE ARCHITECT OR OWNER SHALL BE IMMEDIATELY REMOVED FROM THE SITE AND SHALL BE REPLACED WITH AN ACCEPTBLE PLANT OF LIKE TYPE AND SIZE AT THE CONTRACTOR'S OWN EXPENSE. ANY PLANTS APPEARING TO BE UNHEALTHY, EVEN IF DETERMINED TO STILL BE ALIVE, SHALL NOT BE ACCEPTED. THE LANDSCAPE ARCHITECT AND OWNER SHALL BE THE SOLE JUDGES AS TO THE ACCEPTABILITY OF PLANT MATERIAL.
4. 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.
5. CALIPER MEASUREMENTS FOR STANDARD (SINGLE TRUNK) TREES SHALL BE AS FOLLOWS: SIX INCHES ABOVE THE ROOT FLARE FOR TREES UP TO AND INCLUDING FOUR INCHES IN CALIPER, AND TWELVE INCHES ABOVE THE ROOT FLARE FOR TREES EXCEEDING FOUR INCHES IN CALIPER.
6. MULTI-TRUNK TREES SHALL BE MEASURED BY THEIR OVERALL HEIGHT, MEASURED FROM THE TOP OF THE ROOT BALL.
7. ANY TREE OR SHRUB SHOWN TO HAVE EXCESS SOIL PLACED ON TOP OF THE ROOT BALL, SO THAT THE ROOT FLARE HAS BEEN COMPLETELY COVERED, SHALL BE REJECTED.

C. 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.

D. SEED: PROVIDE BLEND OF SPECIES AND VARIETIES AS NOTED ON THE PLANS, WITH MAXIMUM PERCENTAGES OF PURITY, GERMINATION, AND MINIMUM PERCENTAGE OF WEED SEED AS INDICATED ON PLANS. EACH BAG OF SEED SHALL BE ACCOMPANIED BY A TAG FROM THE SUPPLIER INDICATING THE COMPOSITION OF THE SEED.

E. TOPSOIL: SANDY TO CLAY LOAM TOPSOIL, FREE OF STONES LARGER THAN ½ INCH, FOREIGN MATTER, PLANTS, ROOTS, AND SEEDS.

F. 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 DECISIEMENSIM; NOT EXCEEDING 0.5 PERCENT INERT CONTAMINANTS AND FREE OF SUBSTANCES TOXIC TO PLANTINGS. NO MANURE OR ANIMAL-BASED PRODUCTS SHALL BE USED.

G. 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).

H. MULCH: SIZE AND TYPE AS INDICATED ON PLANS, FREE FROM DELETERIOUS MATERIALS AND SUITABLE AS A TOP DRESSING OF TREES AND SHRUBS.

I. WEED FABRIC: 5 OUNCE, WOVEN, NEEDLE-PUNCHED FABRIC, SUCH AS DEWITT PRO5 LANDSCAPE FABRIC (OR APPROVED EQUAL).

J. TREE STAKING AND GUYING
1. STAKES: 6' LONG GREEN METAL T-POSTS.
2. GUY AND TIE WIRE: ASTM A 641, CLASS 1, GALVANIZED-STEEL WIRE, 2-STRAND, TWISTED, 0.106 INCH DIAMETER.
3. STRAP CHAFING GUARD: REINFORCED NYLON OR CANVAS AT LEAST 1-1/2 INCH WIDE, WITH GROMMETS TO PROTECT TREE TRUNKS FROM DAMAGE.

M. STEEL EDGING: PROFESSIONAL STEEL EDGING, 10 GAUGE THICK X 4 INCHES WIDE, FACTORY PAINTED DARK GREEN. ACCEPTABLE MANUFACTURERS INCLUDE COL-MET OR APPROVED EQUAL.

N. 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 TESTED BY AN ESTABLISHED SOIL TESTING LABORATORY FOR THE FOLLOWING: SOIL TEXTURAL CLASS, GENERAL SOIL FERTILITY, pH, ORGANIC MATTER CONTENT, SALT (CEC), LIME, SODIUM ADSORPTION RATIO (SAR) AND BORON CONTENT. EACH SAMPLE SUBMITTED SHALL CONTAIN NO LESS THAN ONE QUART OF SOIL.
   b. CONTRACTOR SHALL ALSO SUBMIT THE PROJECT'S PLANT LIST TO THE LABORATORY ALONG WITH THE SOIL SAMPLES.
   c. THE SOIL REPORT PRODUCED BY THE LABORATORY SHALL CONTAIN RECOMMENDATIONS FOR THE FOLLOWING (AS APPROPRIATE): GENERAL SOIL PREPARATION AND BACKFILL MIXES, PRE-PLANT FERTILIZER APPLICATIONS, AND ANY OTHER SOIL RELATED ISSUES. THE REPORT SHALL ALSO PROVIDE A FERTILIZER PROGRAM FOR THE ESTABLISHMENT PERIOD AND FOR LONG-TERM MAINTENANCE.
3. THE CONTRACTOR SHALL INSTALL SOIL AMENDMENTS AND FERTILIZERS PER THE SOILS REPORT RECOMMENDATIONS. ANY CHANGE IN COST DUE TO THE SOIL REPORT RECOMMENDATIONS, EITHER INCREASE OR DECREASE, SHALL BE SUBMITTED TO THE OWNER WITH THE REPORT.
4. FOR BIDDING PURPOSES ONLY, THE SOIL PREPARATION SHALL CONSIST OF THE FOLLOWING:
   a. TURF: INCORPORATE THE FOLLOWING AMENDMENTS INTO THE TOP 8" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING:
      i. NITROGEN STABILIZED ORGANIC AMENDMENT - 4 CU. YDS. PER 1,000 S.F.
      ii. PREPLANT TURF FERTILIZER (10-20-10 OR SIMILAR, SLOW RELEASE, ORGANIC) - 15 LBS PER 1,000 S.F.
      iii. "CLAY BUSTER" OR EQUAL - USE MANUFACTURER'S RECOMMENDED RATE
   b. TREES, SHRUBS, AND PERENNIALS: INCORPORATE THE FOLLOWING AMENDMENTS INTO THE TOP 8" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING:
      i. NITROGEN STABILIZED ORGANIC AMENDMENT - 4 CU. YDS. PER 1,000 S.F.
      ii. 12-12-12 FERTILIZER (OR SIMILAR, ORGANIC, SLOW RELEASE) - 10 LBS. PER CU. YD.
      iii. "CLAY BUSTER" OR EQUAL - USE MANUFACTURER'S RECOMMENDED RATE
      iv. IRON SULPHATE - 2 LBS. PER CU. YD.
5. CONTRACTOR SHALL ENSURE THAT THE GRADE IN SOD AREAS SHALL BE 1" BELOW FINISH GRADE BEFORE INSTALLING SOIL AMENDMENTS, AND 2" BELOW FINISH GRADE IN SHRUB AREAS BEFORE INSTALLING SOIL AMENDMENTS. MULCH COVER WITHIN 6" OF CONCRETE WALKS AND CURBS SHALL NOT PROTRUDE ABOVE THE FINISH SURFACE OF THE WALKS AND CURBS. MULCH COVER WITHIN 12" OF WALLS SHALL BE AT LEAST 3" LOWER THAN THE TOP OF WALL.
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. GENERAL PLANTING
1. REMOVE ALL NURSERY TAGS AND STAKES FROM PLANTS.
2. EXCEPT IN AREAS TO BE PLANTED WITH ORNAMENTAL GRASSES, APPLY PRE-EMERGENT HERBICIDES AT THE MANUFACTURER'S RECOMMENDED RATE.
3. TRENCHING NEAR EXISTING TREES:
   a. CONTRACTOR SHALL NOT DISTURB ROOTS 1-1/2" AND LARGER IN DIAMETER WITHIN THE CRITICAL ROOT ZONE (CRZ) OF EXISTING TREES, AND SHALL EXERCISE ALL POSSIBLE CARE AND PRECAUTIONS TO AVOID INJURY TO TREE ROOTS, TRUNKS, AND BRANCHES. THE CRZ IS DEFINED AS A CIRCULAR AREA EXTENDING OUTWARD FROM THE TREE TRUNK, WITH A RADIUS EQUAL TO 1' FOR EVERY 1" OF TRUNK DIAMETER-AT-BREAST-HEIGHT (4.5' ABOVE THE AVERAGE GRADE AT THE TRUNK).
   b. ALL EXCAVATION WITHIN THE CRZ SHALL BE PERFORMED USING HAND TOOLS. NO MACHINE EXCAVATION OR TRENCHING OF ANY KIND SHALL BE ALLOWED WITHIN THE CRZ.
   c. ALTER ALIGNMENT OF PIPE TO AVOID TREE ROOTS 1-1/2" AND LARGER IN DIAMETER. WHERE TREE ROOTS 1-1/2" AND LARGER IN DIAMETER ARE ENCOUNTERED IN THE FIELD, TUNNEL UNDER SUCH ROOTS. WRAP EXPOSED ROOTS WITH SEVERAL LAYERS OF BURLAP AND KEEP MOIST. CLOSE ALL TRENCHES WITHIN THE CANOPY DRIP LINES WITHIN 24 HOURS.
   d. ALL SEVERED ROOTS SHALL BE HAND PRUNED WITH SHARP TOOLS AND ALLOWED TO AIR-DRY. DO NOT USE ANY SORT OF SEALERS OR WOUND PAINTS.

C. TREE PLANTING
1. TREE PLANTING HOLES SHALL BE EXCAVATED TO MINIMUM WIDTH OF TWO TIMES THE WIDTH OF THE ROOTBALL, AND TO A DEPTH EQUAL TO THE DEPTH OF THE ROOTBALL LESS TWO TO FOUR INCHES.
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 IMPORT ADDITIONAL TOPSOIL FROM OFF-SITE AT NO ADDITIONAL COST TO THE OWNER. IMPORTED TOPSOIL SHALL BE OF SIMILAR TEXTURAL CLASS AND COMPOSITION IN THE ON-SITE SOIL.
6. THE TOTAL NUMBER OF TREE STAKES (BEYOND THE MINIMUMS LISTED BELOW) WILL BE LEFT TO THE LANDSCAPE CONTRACTOR'S DISCRETION. SHOULD ANY TREES FALL OR LEAN, THE LANDSCAPE CONTRACTOR SHALL STRAIGHTEN THE TREE, OR REPLACE IT SHOULD IT BECOME DAMAGED. TREE STAKING SHALL ADHERE TO THE FOLLOWING GUIDELINES:

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

7. UPON COMPLETION OF PLANTING, CONSTRUCT AN EARTH WATERING BASIN AROUND THE TREE. COVER THE INTERIOR OF THE TREE RING WITH THE WEED BARRIER CLOTH AND TOPDRESS WITH MULCH (TYPE AND DEPTH PER PLANS).

D. SHRUB, PERENNIAL, AND GROUNDCOVER PLANTING
1. DIG THE PLANTING HOLES TWICE AS WIDE AND 2" LESS DEEP THAN EACH PLANT'S ROOTBALL. INSTALL THE PLANT IN THE HOLE. BACKFILL AROUND THE PLANT WITH SOIL AMENDED PER SOIL TEST RECOMMENDATIONS.
2. 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.

E. SODDING
1. SOD VARIETY TO BE AS SPECIFIED ON THE LANDSCAPE PLAN.
2. LAY SOD WITHIN 24 HOURS FROM THE TIME OF STRIPPING. DO NOT LAY IF THE GROUND IS FROZEN.
3. LAY THE SOD TO FORM A SOLID MASS WITH TIGHTLY FITTED JOINTS. BUTT ENDS AND SIDES OF SOD STRIPS - DO NOT OVERLAP. STAGGER STRIPS TO OFFSET JOINTS IN ADJACENT COURSES.
4. ROLL THE SOD TO ENSURE GOOD CONTACT OF THE SOD'S ROOT SYSTEM WITH THE SOIL UNDERNEATH.
5. WATER THE SOD THOROUGHLY WITH A FINE SPRAY IMMEDIATELY AFTER PLANTING TO OBTAIN AT LEAST SIX INCHES OF PENETRATION INTO THE SOIL BELOW THE SOD.

G. 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.

H. 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.

I. LANDSCAPE MAINTENANCE
1. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL WORK SHOWN ON THESE PLANS FOR 90 DAYS BEYOND FINAL ACCEPTANCE OF ALL LANDSCAPE WORK BY THE OWNER. LANDSCAPE MAINTENANCE SHALL INCLUDE WEEKLY SITE VISITS FOR THE FOLLOWING ACTIONS (AS APPROPRIATE): PROPER PRUNING, RESTAKING OF TREES, RESETTING OF PLANTS THAT HAVE SETTLED, MOWING AND AERATION OF LAWNS, WEEDING, RESEEDING AREAS WHICH HAVE NOT GERMINATED WELL, TREATING FOR INSECTS AND DISEASES,REPLACEMENT OF MULCH, REMOVAL OF LITTER, REPAIRS TO THE IRRIGATION SYSTEM DUE TO FAULTY PARTS AND/OR WORKMANSHIP, AND THE APPROPRIATE WATERING OF ALL PLANTINGS. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE IRRIGATION SYSTEM IN PROPER WORKING ORDER, WITH SCHEDULING ADJUSTMENTS BY SEASON TO MAXIMIZE WATER CONSERVATION.
2. SHOULD SEEDED AND/OR SODDED AREAS NOT BE COVERED BY AN AUTOMATIC IRRIGATION SYSTEM, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING THESE AREAS AND OBTAINING A FULL, HEALTHY STAND OF GRASS AT NO ADDITIONAL COST TO THE OWNER.
3. TO ACHIEVE FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD, ALL OF THE FOLLOWING CONDITIONS MUST OCCUR:
   a. THE LANDSCAPE SHALL SHOW ACTIVE, HEALTHY GROWTH (WITH EXCEPTIONS MADE FOR SEASONAL DORMANCY). ALL PLANTS NOT MEETING THIS CONDITION SHALL BE REJECTED AND REPLACED BY HEALTHY PLANT MATERIAL PRIOR TO FINAL ACCEPTANCE.
   b. ALL HARDSCAPE SHALL BE CLEANED PRIOR TO FINAL ACCEPTANCE.
   c. SODDED AREAS MUST BE ACTIVELY GROWING AND MUST REACH A MINIMUM HEIGHT OF 1 1/2 INCHES BEFORE FIRST MOWING. HYDROMULCHED AREAS SHALL SHOW ACTIVE, HEALTHY GROWTH. BARE AREAS LARGER THAN TWELVE SQUARE INCHES MUST BE RESODDED OR RESEEDED (AS APPROPRIATE) PRIOR TO FINAL ACCEPTANCE. ALL SODDED TURF SHALL BE NEATLY MOWED.

J. WARRANTY PERIOD, PLANT GUARANTEE AND REPLACEMENTS
1. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL TREES, SHRUBS, PERENNIALS, SOD, SEEDED/HYDROMULCHED AREAS, AND IRRIGATION SYSTEMS FOR A PERIOD OF ONE YEAR FROM THE DATE OF THE OWNER'S FINAL ACCEPTANCE (90 DAYS FOR ANNUAL PLANTS). THE CONTRACTOR SHALL REPLACE, AT HIS OWN EXPENSE AND TO THE SATISFACTION OF THE OWNER, ANY PLANTS WHICH DIE IN THAT TIME, OR REPAIR ANY PORTIONS OF THE IRRIGATION SYSTEM WHICH OPERATE IMPROPERLY.
2. AFTER THE INITIAL MAINTENANCE PERIOD AND DURING THE GUARANTEE PERIOD, THE LANDSCAPE CONTRACTOR SHALL ONLY BE RESPONSIBLE FOR REPLACEMENT OF PLANTS WHEN PLANT DEATH CANNOT BE ATTRIBUTED DIRECTLY TO OVERWATERING OR OTHER DAMAGE BY HUMAN ACTIONS.

K. 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.

GENERAL GRADING & PLANTING NOTES

1. 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.
2. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL EXISTING VEGETATION (EXCEPT WHERE NOTED TO REMAIN).
3. IN THE CONTEXT OF THESE PLANS, NOTES, AND SPECIFICATIONS, "FINISH GRADE" REFERS TO THE FINAL ELEVATION OF THE SOIL SURFACE (NOT TOP OF MULCH) AS INDICATED ON THE GRADING PLANS.
   a. BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE ROUGH GRADES OF ALL LANDSCAPE AREAS ARE WITHIN +/-0.1' OF FINISH GRADE. SEE SPECIFICATIONS FOR MORE DETAILED INSTRUCTION ON TURF AREA AND PLANTING BED PREPARATION.
   b. CONSTRUCT AND MAINTAIN FINISH GRADES AS SHOWN ON GRADING PLANS, AND CONSTRUCT AND MAINTAIN SLOPES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT AND ON THE GRADING PLANS, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL.
   c. THE LANDSCAPE CONTRACTOR SHALL DETERMINE WHETHER OR NOT THE EXPORT OF ANY SOIL WILL BE NEEDED, TAKING INTO ACCOUNT THE ROUGH GRADE PROVIDED, THE AMOUNT OF SOIL AMENDMENTS TO BE ADDED (**BASED ON A SOIL TEST**, PER SPECIFICATIONS), AND THE FINISH GRADES TO BE ESTABLISHED.
   d. ENSURE THAT THE FINISH GRADE IN SHRUB AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 3" BELOW THE ADJACENT FINISH SURFACE, IN ORDER TO ALLOW FOR PROPER MULCH DEPTH. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
   e. ENSURE THAT THE FINISH GRADE IN TURF AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 1" BELOW THE FINISH SURFACE OF THE WALKS. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
   f. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS, GEOTECHNICAL REPORT, THESE NOTES AND PLANS, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT, GENERAL CONTRACTOR, AND OWNER.
4. ALL PLANT LOCATIONS ARE DIAGRAMMATIC. ACTUAL LOCATIONS SHALL BE VERIFIED WITH THE LANDSCAPE ARCHITECT OR DESIGNER PRIOR TO PLANTING. THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT ALL REQUIREMENTS OF THE PERMITTING AUTHORITY ARE MET (I.E., MINIMUM PLANT QUANTITIES, PLANTING METHODS, TREE PROTECTION METHODS, ETC.).
   a. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR DETERMINING PLANT QUANTITIES; PLANT QUANTITIES SHOWN ON LEGENDS AND CALLOUTS ARE FOR GENERAL INFORMATION ONLY. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN AND THE PLANT LEGEND, THE PLANT QUANTITY AS SHOWN ON THE PLAN (FOR INDIVIDUAL SYMBOLS) OR CALLOUT (FOR GROUNDCOVER PATTERNS) SHALL TAKE PRECEDENCE.
   b. **NO SUBSTITUTIONS OF PLANT MATERIALS SHALL BE ALLOWED WITHOUT THE WRITTEN PERMISSION OF THE LANDSCAPE ARCHITECT.** IF SOME OF THE PLANTS ARE NOT AVAILABLE, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING (VIA PROPER CHANNELS).
   c. THE CONTRACTOR SHALL, AT A MINIMUM, PROVIDE REPRESENTATIVE PHOTOS OF ALL PLANTS PROPOSED FOR THE PROJECT. THE CONTRACTOR SHALL ALLOW THE LANDSCAPE ARCHITECT AND THE OWNER/OWNER'S REPRESENTATIVE TO INSPECT, AND APPROVE OR REJECT, ALL PLANTS DELIVERED TO THE JOBSITE. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS FOR SUBMITTALS.
5. CONTRACTOR SHALL PROVIDE AND INSTALL SOLID SOD IN ALL RIGHT-OF-WAYS AND PARKWAYS (UNLESS NOT ALLOWED BY THE LOCAL JURISDICTION) AND SHALL PROVIDE WATERING AND MAINTENANCE UNTIL THE TURF IS ESTABLISHED AND HAS BEEN ACCEPTED BY OWNER.
6. THE CONTRACTOR SHALL MAINTAIN THE LANDSCAPE IN A HEALTHY CONDITION FOR 90 DAYS AFTER ACCEPTANCE BY THE OWNER. REFER TO SPECIFICATIONS FOR CONDITIONS OF ACCEPTANCE FOR THE START OF THE MAINTENANCE PERIOD, AND FOR FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD.
7. SEE SPECIFICATIONS AND DETAILS FOR FURTHER REQUIREMENTS.

NOTE:
LINEWORK BASED ON TOPOGRAPHIC SURVEY INFORMATION ACQUIRED ON 4/04/2025 BY WINDROSE SURVEYING AND LAND SERVICES, LLC

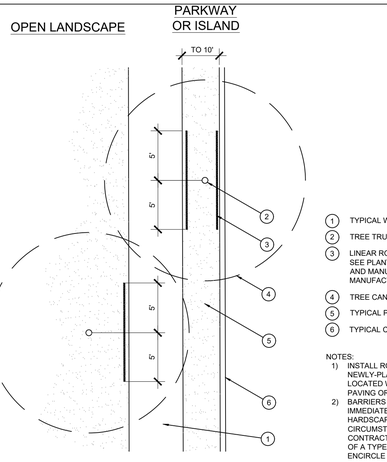
TEXAS ONE CALL

CONTRACTOR SHALL CALL 811 (DIGTESS) PRIOR TO DISTURBANCE OF ANY ITEMS ON SITE FOR UTILITY LOCATES

OWNER:
RIDGEVIEW CHURCH
1362 FM ROAD 552
ROCKWALL, TEXAS 75087
PHONE: 972.771.2661
ATTN: FELIX TAN

ENGINEER:
SUTHERLAND KING CONSULTING, LLC
6430 MEADOWCREEK DRIVE
DALLAS, TEXAS 75254
PHONE: 214,208,0519
ATTN: GRAYSON HUGHES, PE

SURVEYOR:
WINDROSE SURVEYING & LAND SERVICES, LLC
1959 LAKEWAY DRIVE
LEWISVILLE, TEXAS 75057
PHONE: 325.217.2544
ATTN: CHAD ODEN

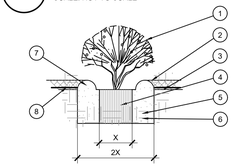


1. TYPICAL WALKWAY OR PAVING
2. TREE TRUNK
3. LINEAR ROOT BARRIER MATERIAL. SEE PLANTING NOTES FOR TYPE AND MANUFACTURER. INSTALL PER MANUFACTURER'S SPECIFICATIONS.
4. TREE CANOPY
5. TYPICAL PLANTING AREA
6. TYPICAL CURB AND GUTTER

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

C ROOT BARRIER - PLAN VIEW

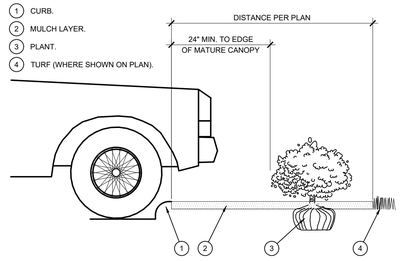
SCALE: NOT TO SCALE



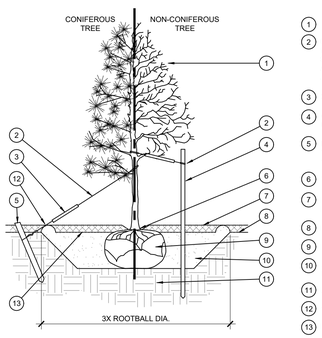
1. SHRUB, PERENNIAL, OR ORNAMENTAL GRASS.
2. MULCH, TYPE AND DEPTH PER PLANS. PLACE NO MORE THAN 1" OF MULCH WITHIN 6" OF PLANT CENTER.
3. FINISH GRADE.
4. ROOT BALL.
5. BACKFILL. AMEND AND FERTILIZE ONLY AS RECOMMENDED IN SOIL FERTILITY ANALYSIS.
6. UNDISTURBED NATIVE SOIL.
7. 3" HIGH EARTHEN WATERING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

D SHRUB AND GROUNDCOVER PLANTING

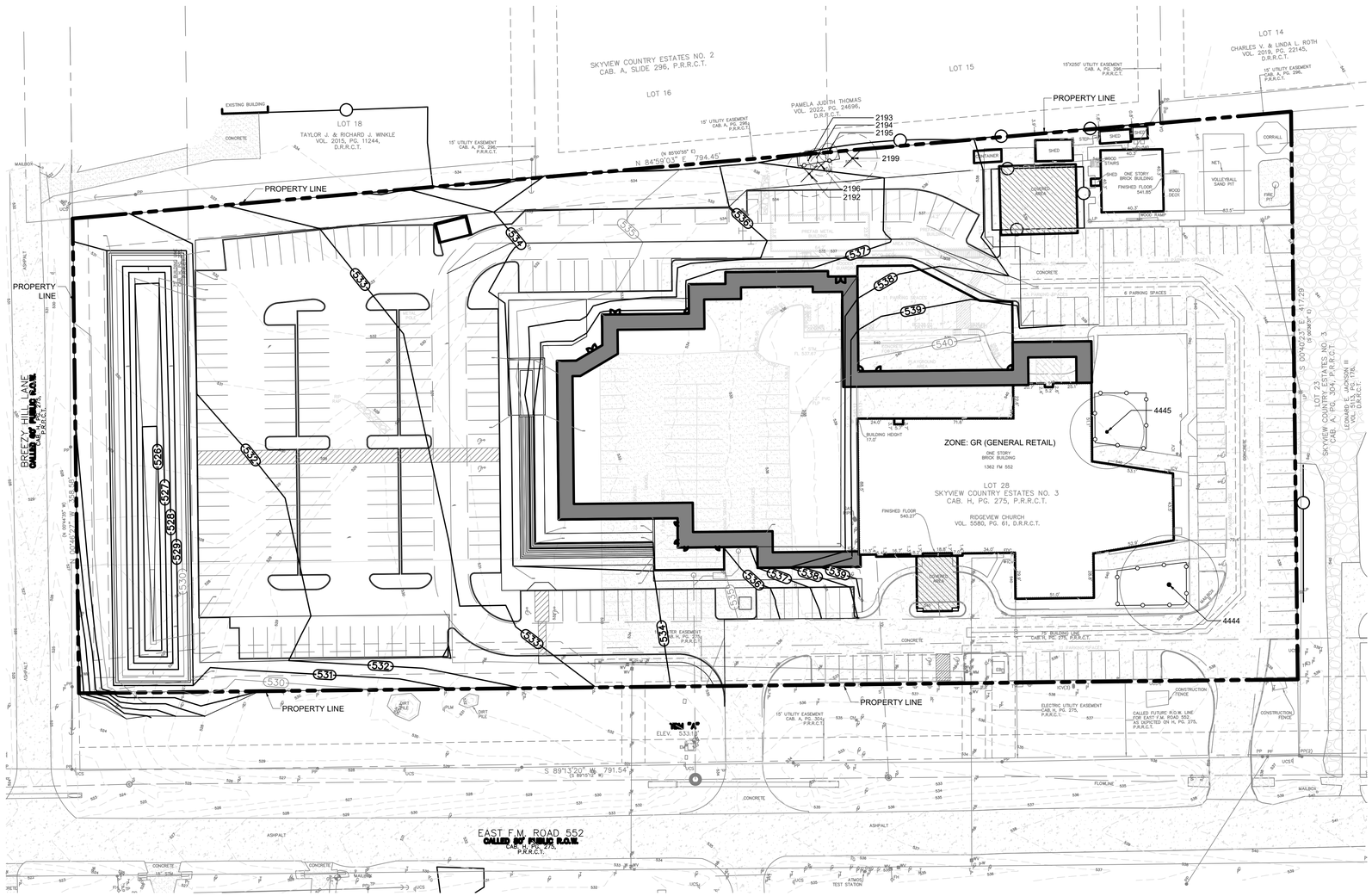
SCALE: NTS



1. CURB.
2. MULCH LAYER.
3. PLANT.
4. TURF (WHERE SHOWN ON PLAN).



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



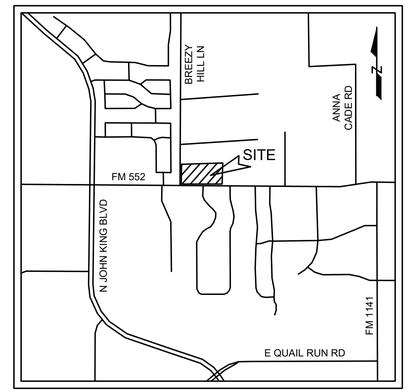
LEGEND

TREE # — EXISTING TREES OR PALMS TO BE PRESERVED & PROTECTED IN PLACE

TREE PROTECTION FENCE

TREE # — EXISTING TREE OR PALM TO BE REMOVED

THE DEVELOPER SHALL ERECT AN ORANGE PLASTIC MESH FENCE, OR OTHER APPROVED FENCING MATERIAL, A MINIMUM OF FOUR FEET IN HEIGHT AROUND EACH TREE OR GROUP OF TREES TO PREVENT THE PLACEMENT OF DEBRIS, EQUIPMENT, OR FILL WITHIN THE DRIPLINE OR CRITICAL ROOT ZONE. THE FENCE SHALL BE INSTALLED PRIOR TO THE RELEASE OF ANY PERMIT. IF THE PROTECTION FENCE IS FOUND REMOVED, DAMAGED, OR ALTERED AT ANY TIME DURING CONSTRUCTION PRIOR TO FINAL INSPECTION OR LANDSCAPE INSTALLATION, A STOP WORK ORDER MAY BE ISSUED BY THE BUILDING OFFICIAL.



VICINITY MAP
N.T.S.

SITE DATA TABLE	
ZONING	GENERAL RETAIL
LAND USE	CHURCH / HOUSE OF WORSHIP
LOT AREA	7.03 AC (307,196 SF)
BUILDING AREA	53,904 SF
EXISTING SANCTUARY SEATS	194
PROPOSED SANCTUARY SEATS	819
TOTAL SANCTUARY SEATS	1,013
PROPOSED BUILDING HEIGHT	25 FEET
BUILDING STORIES	SINGLE STORY
FINISH FLOOR ELEVATION	540.3
LOT COVERAGE	17.50%
FLOOR AREA RATIO	0.1750
TOTAL PARKING REQUIRED	1 SPACE PER 4 WORSHIP SEATS
TOTAL PARKING REQUIRED	254
TOTAL PARKING PROVIDED	286
TOTAL HC PARKING REQ'D	7
TOTAL HC PARKING PROVIDED	9

TREE PROTECTION GENERAL NOTES

(A) REMOVED
(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 CITY STAFF, BEFORE OCCUPANCY OR USE, UNLESS APPROVAL FOR THEIR REMOVAL HAS BEEN GRANTED UNDER PERMIT.
(G) THE CITY STAFF MAY CONDUCT PERIODIC INSPECTIONS OF THE SITE DURING LAND CLEARANCE AND CONSTRUCTION.
(H) IF, IN THE OPINION OF THE CITY STAFF, 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.

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.

TREE INVENTORY

RIDGEVIEW CHURCH, ROCKWALL TX						
LAST UPDATED:	25-06-12					
TREE ID	**SPECIES**	**DBH (INCHES)**	**STATUS**	**MITIGATION (INCHES)**	**PRESERVATION CREDIT**	**NOTES**
2192	WILLOW	15	TO REMOVE			NOT PROTECTED/ FEATURE TREE
2193	CEDAR	6	REMAIN			NOT PROTECTED (<11")
2194	OAK	6	REMAIN			
2195	OAK	6	REMAIN			
2196	HACKBERRY	7	TO REMOVE			NOT PROTECTED (<11")
2199	WILLOW	16	TO REMOVE			NOT PROTECTED/ FEATURE TREE
4444	AMERICAN	32	REMAIN			
4445	OAK	24	REMAIN			
TOTAL DBH		112				
TOTAL DBH REMOVED		**38**				ALL REMOVED TREES ARE NOT PROTECTED
MITIGATION				**0**	**0**	MAX PRESERVATION IS 20% OF TOTAL REPLACEMENT INCHES
TOTAL MITIGATION REQUIRED				**0**		

NOTE: "PLEASE NOTE THAT IF ANY TREES ARE BEING REMOVED FROM THE PROPERTY, A TREE DAY IS REQUIRED TO BE HELD."

NOTE:
LINEWORK BASED ON TOPOGRAPHIC SURVEY INFORMATION ACQUIRED ON 4/04/2025 BY WINDROSE SURVEYING AND LAND SERVICES, LLC

TEXAS ONE CALL

CONTRACTOR SHALL CALL 811 (DIGTESS) PRIOR TO DISTURBANCE OF ANY ITEMS ON SITE FOR UTILITY LOCATES

OWNER:
RIDGEVIEW CHURCH
1362 FM ROAD 552
ROCKWALL, TEXAS 75087
PHONE: 972.771.2661
ATTN: FELIX TAN

ENGINEER:
SUTHERLAND KING CONSULTING, LLC
6430 MEADOWCREEK DRIVE
DALLAS, TEXAS 75254
PHONE: 214,208,0519
ATTN: GRAYSON HUGHES, PE

SURVEYOR:
WINDROSE SURVEYING & LAND SERVICES, LLC
1959 LAKEWAY DRIVE
LEWISVILLE, TEXAS 75057
PHONE: 325.217.2544
ATTN: CHAD ODEN

0 40' 80'
1" = 40'-0"

NORTH

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EVERGREEN DESIGN GROUP
800.680.6630
www.evergreendesigngroup.com
LANDSCAPE ARCHITECTURE
LAND PLANNING · IRRIGATION DESIGN

ROCKWALL SITE PLAN CASE No. SP2025-025

SITE PLAN SIGNATURE BLOCK

APPROVED:
I HEARBY 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 FOLLOWING DATE:

APPROVAL DATE: _____

WITNESS OUR HANDS ON THIS _____ DAY OF _____, 2025

_____ _____
PLANNING & ZONING COMMISSION, CHAIR PLANNING DIRECTOR

No.	DATE	DESCRIPTION

SUTHERLAND KING
6430 MEADOWCREEK DR
DALLAS, TX
75254
SUTHERLANDKING.COM
TX FIRM No. F-22938
PHONE: 214.208.0519

REGISTERED LANDSCAPE ARCHITECT
STEPHEN W. SALES
3470
STATE OF TEXAS

06/27/2025

TREE DISPOSITION PLAN

RIDGEVIEW CHURCH EXPANSION
1362 EAST FM ROAD 552
ROCKWALL, TEXAS

PROJECT NUMBER
2024.011

DRAWING DATE
2025.06.27

SCALE
AS NOTED

DESIGNED BY

SHEET NUMBER
TD-1

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.
   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 DUING 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 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 OR 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.

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 CANOPY 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.

NOTE:
LINEWORK BASED ON TOPOGRAPHIC SURVEY INFORMATION ACQUIRED ON 4/04/2025 BY WINDROSE SURVEYING AND LAND SERVICES, LLC

TEXAS ONE CALL

CONTRACTOR SHALL CALL 811 (DIGTESS) PRIOR TO DISTURBANCE OF ANY ITEMS ON SITE FOR UTILITY LOCATES

OWNER:

RIDGEVIEW CHURCH
1362 FM ROAD 552
ROCKWALL, TEXAS 75087
PHONE: 972.771.2661
ATTN: FELIX TAN

ENGINEER:

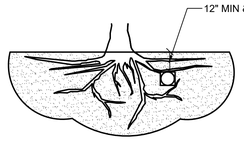
SUTHERLAND KING CONSULTING, LLC
6430 MEADOWCREEK DRIVE
DALLAS, TEXAS 75254
PHONE: 214,208,0519
ATTN: GRAYSON HUGHES, PE

SURVEYOR:

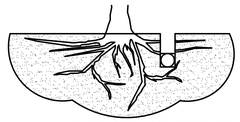
WINDROSE SURVEYING & LAND SERVICES, LLC
1959 LAKEWAY DRIVE
LEWISVILLE, TEXAS 75057
PHONE: 325.217.2544
ATTN: CHAD ODEN

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

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



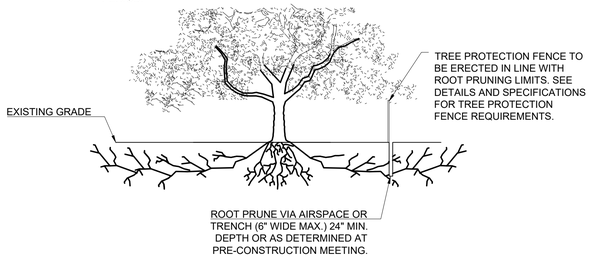
TUNNEL TO MINIMIZE ROOT DAMAGE (TOP) AS OPPOSED TO SURFACE-DUG TRENCHES IN ROOT PROTECTION ZONE WHEN THE 5' MINIMUM DISTANCE FROM TRUNK CAN NOT BE ACHIEVED.



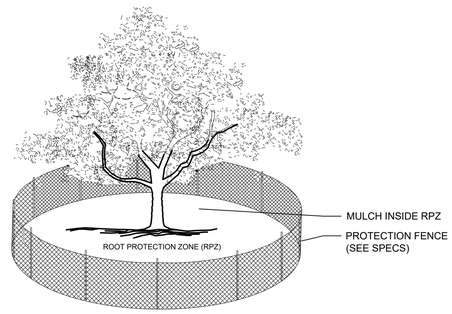
OPEN TRENCHING MAY BE USED IF EXPOSED TREE ROOTS DO NOT EXCEED 3" OR ROOTS CAN BE BENT BACK.

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. ROT 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.

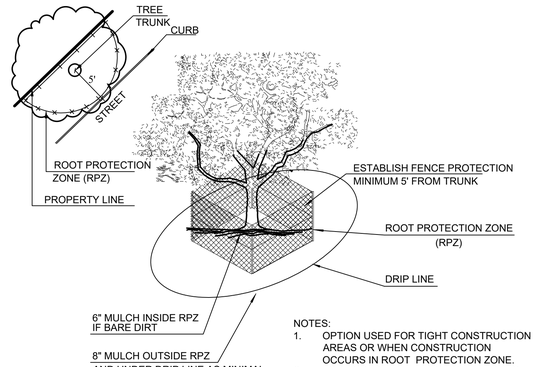


D ROOT PRUNING DETAIL
SCALE: NOT TO SCALE



NOTES:
1. THE FENCING LOCATION SHOWN ABOVE IS DIAGRAMATIC 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



NOTES:
1. OPTION USED FOR TIGHT CONSTRUCTION AREAS OR WHEN CONSTRUCTION OCCURS IN ROOT PROTECTION ZONE.
2. FOR ACCEPTABLE FENCING MATERIALS SEE SPECIFICATIONS.

B TREE PROTECTION FENCE - TIGHT CONSTRUCTION
SCALE: NOT TO SCALE

SITE DATA TABLE	
ZONING	GENERAL RETAIL
LAND USE	CHURCH / HOUSE OF WORSHIP
LOT AREA	7.03 AC (307,196 SF)
BUILDING AREA	53,904 SF
EXISTING SANCTUARY SEATS	194
PROPOSED SANCTUARY SEATS	819
TOTAL SANCTUARY SEATS	1,013
PROPOSED BUILDING HEIGHT	25 FEET
BUILDING STORIES	SINGLE STORY
FINISH FLOOR ELEVATION	540.3
LOT COVERAGE	17.50%
FLOOR AREA RATIO	0.1750
TOTAL PARKING REQUIRED	1 SPACE PER 4 WORSHIP SEATS
TOTAL PARKING REQUIRED	254
TOTAL PARKING PROVIDED	286
TOTAL HC PARKING REQ'D	7
TOTAL HC PARKING PROVIDED	9

ROCKWALL SITE PLAN CASE No. SP2025-025

SITE PLAN SIGNATURE BLOCK

APPROVED:
I HEARBY 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 FOLLOWING DATE:

APPROVAL DATE: _____

WITNESS OUR HANDS ON THIS ____ DAY OF _____, 2025

_____ _____
PLANNING & ZONING COMMISSION, CHAIR PLANNING DIRECTOR

National Presence. Local Expertise.
EVERGREEN DESIGN GROUP
800.680.6630
www.evergreendesigngroup.com
LANDSCAPE ARCHITECTURE
LAND PLANNING IRRIGATION DESIGN

No.	DATE	DESCRIPTION

SUTHERLAND KING
6430 MEADOWCREEK DR
DALLAS, TX
75254
SUTHERLANDKING.COM
TX FIRM No. F-22938
PHONE: 214.208.0519

STEPHEN W. SALES — REGISTERED LANDSCAPE ARCHITECT — 3479 — STATE OF TEXAS

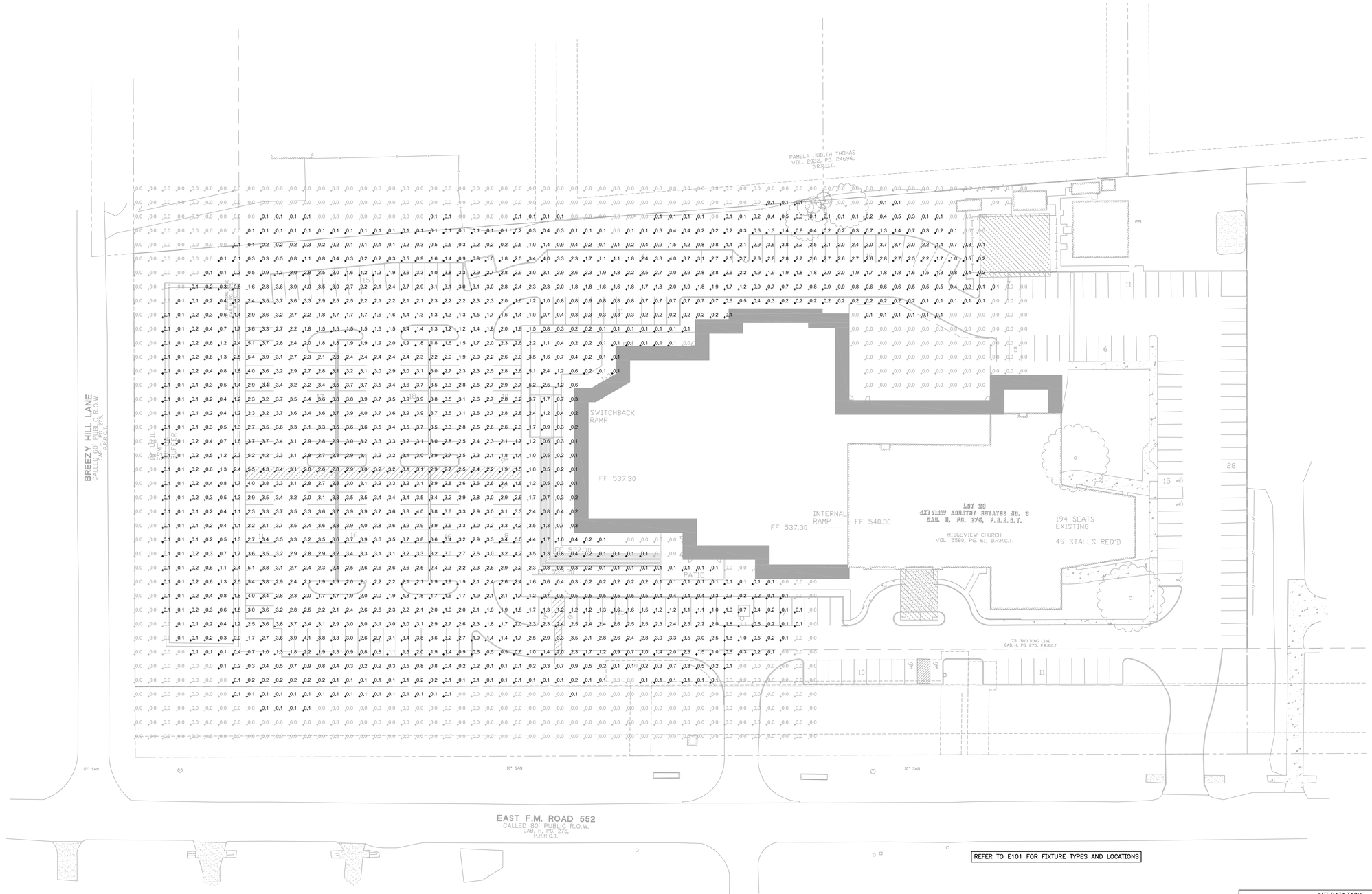
06/27/2025

TREE PROTECTION SPECIFICATIONS & DETAILS

RIDGEVIEW CHURCH EXPANSION
1362 EAST FM ROAD 552
ROCKWALL, TEXAS

PROJECT NUMBER 2024.011
DRAWING DATE 2025.06.27
SCALE AS NOTED
DESIGNED BY

SHEET NUMBER
TD-2



REFER TO E101 FOR FIXTURE TYPES AND LOCATIONS

1 SITE PLAN - PHOTOMETRIC
SCALE: 1"=30'-0"

SITE DATA TABLE	
ZONING	GENERAL RETAIL
LAND USE	CHURCH / HOUSE OF WORSHIP
LOT AREA	7.03 AC (307,196 SF)
BUILDING AREA	53,904 SF
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PROPOSED SANCTUARY SEATS	819
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ROCKWALL SITE PLAN CASE No. SP2025-025

SITE PLAN SIGNATURE BLOCK

APPROVED:
I HEARBY 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 FOLLOWING DATE:

APPROVAL DATE: _____

WITNESS OUR HANDS ON THIS ____ DAY OF _____ 2025

PLANNING & ZONING COMMISSION, CHAIR PLANNING DIRECTOR

V3 CONSULTING ENGINEERS
VIGILANT - VIABLE - VIRTUOUS
TEXAS REGISTRATION # F-20374
V3 PROJECT #: 24080

NO.	DATE	ISSUE/ REVISION
1	05-13-2025	ISSUED FOR SITE PLAN APPROVAL
2	06-30-2025	SITE PLAN COMMENTS

OLER SENTZ
TEXAS FIRM NO: F-26123
2715 E. STONE ROAD, WYLIE, TEXAS 75098

STATE OF TEXAS
STRIDER E. STEELE
108903
LICENSED
PROFESSIONAL ENGINEER
06/30/2025

PROJECT: RIDGEVIEW CHURCH EXPANSION
FM 552
ROCKWALL, TX 75087

SHEET TITLE: SITE PLAN - PHOTOMETRIC

E102

SCALE: AS NOTED



RSX2 LED
Area Luminaire

Catalog Number

Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements.

Introduction

The new RSX LED Area family delivers maximum value by providing significant energy savings, long life and outstanding photometric performance at an affordable price. The RSX2 delivers 11,000 to 31,000 lumens allowing it to replace 250W to 1000W HID luminaires.

The RSX features an integral universal mounting mechanism that allows the luminaire to be mounted on most existing drill hole patterns. This "no-drill" solution provides significant labor savings. An easy-access door on the bottom of mounting arm allows for wiring without opening the electrical compartment. A mast arm adaptor, adjustable integral slipfitter and other mounting configurations are available.

Specifications

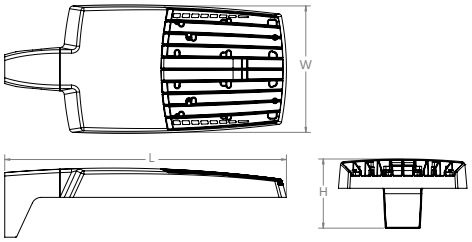
EPA (ft²@0°): 0.69 ft² (0.06 m²)

Length: 29.3" (74.4 cm) (SPA mount)

Width: 13.4" (34.0 cm)

Height: 3.0" (7.6 cm) Main Body 7.2" (18.3 cm) Arm

Weight (SPA mount): 30.0 lbs (13.6 kg)



design select

Items marked by a shaded background qualify for the Design Select program and ship in 15 days or less. To learn more about Design Select, visit www.acuitybrands.com/designselect.
*See ordering tree for details

Design Select options indicated by this color background.

Ordering Information

EXAMPLE: RSX2 LED P6 40K R3 MVOLT SPA DDBXD

RSX2 LED

Series	Performance Package	Color Temperature	Distribution	Voltage	Mounting
RSX2 LED	P1	30K 3000K	R2 Type 2 Wide	MVOLT (120V-277V) [2]	SPA Square pole mounting (3.0" min. SQ pole for 1 at 90°, 3.5" min. SQ pole for 2, 3, 4 at 90°)
	P2	40K 4000K	R3 Type 3 Wide	HVOLT (347V-480V) [3]	RPA Round pole mounting (3.2" min. dia. RND pole for 2, 3, 4 at 90°, 3.0" min. dia. RND pole for 1 at 90°, 2 at 180°, 3 at 120°)
	P3	50K 5000K	R3S Type 3 Short	XVOLT (277V-480V) [4]	MA Mast arm adaptor (fits 2-3/8" OD horizontal tenon)
	P4		R4 Type 4 Wide	(use specific voltage for options as noted)	IS Adjustable slipfitter (fits 2-3/8" OD tenon) [6]
	P5		R4S Type 4 Short	120 [3] 277 [5]	WBA Wall bracket [1]
	P6		R5 Type 5 Wide [1]	208 [3] 347 [5]	WBASC Wall bracket with surface conduit box
			R5S Type 5 Short [1]	240 [3] 480 [5]	AASP Adjustable tilt arm square pole mounting [6]
			AFR Automotive Front Row		AARP Adjustable tilt arm round pole mounting [6]
			AFRR90 Automotive Front Row Right Rotated		AAWB Adjustable tilt arm with wall bracket [6]
			AFRL90 Automotive Front Row Left Rotated		AAWSC Adjustable tilt arm wall bracket and surface conduit box [6]

Options

Shipped Installed

HS	House-side shield [7]
PE	Photocontrol, button style [8,9]
PER7	Seven-wire twist-lock receptacle only (no controls) [9, 10, 11]
SF	Single fuse (120, 277, 347) [5]
DF	Double fuse (208, 240, 480) [5]
SPD20KV	20KV Surge pack (10KV standard)
FAO	Field adjustable output [9]
DMG	0-10V dimming extend out back of housing for external control (control ordered separate) [9]
DS	Dual switching [9,12]

Shipped Installed

***Standalone and Networked Sensors/Controls (factory default settings, see table page 9)**

NLTAIR2 PIRHN	nLight AIR generation 2 ,with Networked, Bi-Level motion/ambient sensor [9, 13, 14, 15]
BAA	Buy America(n) Act and/or Build America Buy America Qualified
CCE	Coastal Construction [16]

*Note: NLTAIR2 PIRHN with nLight Air can be used as a standalone dimming sensor with out-of-box settings or as a wireless networked solution. See factory default settings table. Sensor coverage pattern is affected when luminaire is tilted.

Shipped Separately (requires some field assembly)

EGS	External glare shield [7]
EGFV	External glare full visor (360° around light aperture) [7]
BS	Bird spikes [17]

Finish

DDBXD	Dark Bronze
DBLXD	Black
DNAXD	Natural Aluminum
DWHXD	White
DDBTXD	Textured Dark Bronze
DBLBXD	Textured Black
DNATXD	Textured Natural Aluminum
DWHGXD	Textured White

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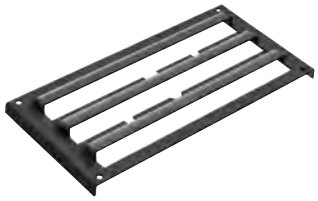
Ordering Information

Accessories
Ordered and shipped separately.

RSX2HS	RSX2 House side shield (includes 2 shields)
RSX2EGS (FINISH) U	External glare shield (specify finish)
RSX2HSAFRR (FINISH) U	RSX2 House side shields for AFR rotated optics (includes 2 shields)
RSX2EGFV (FINISH) U	External glare full visor (specify finish)
RSXRPA (FINISH) U	RSX Universal round pole adaptor plate (specify finish)
RSXWBA (FINISH) U	RSX WBA wall bracket (specify finish) [1]
RSXSCB (FINISH) U DLL127F 1.5 JU	RSX Surface conduit box (specify finish, for use with WBA, WBA not included) Photocell -SSL twist-lock (120-277V) [18]
DLL347F 1.5 CUL JU	Photocell -SSL twist-lock (347V) [18]
DLL480F 1.5 CUL JU	Photocell -SSL twist-lock (480V) [18]
DSHORT SBK U	Shorting cap [18]

NOTES
1 Any Type 5 distribution, is not available with WBA.
2 MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
3 HVOLT driver operates on any line voltage from 347-480V (50/60 Hz).
4 XVOLT driver not available with P1. XVOLT driver operates on any line voltage from 277V-480V (50/60 Hz). XVOLT not available with fusing (SF or DF) and not available with PE.
5 Single fuse (SF) requires 120V, 277V or 347V. Double fuse (DF) requires 208V, 240V or 480V.
6 Maximum tilt is 90° above horizontal.
7 It may be ordered as an accessory.
8 Requires MVOLT or 347V.
9 Two or more of the following options cannot be combined including PE, DMG, PER7, FAO, DS and NLTAIR2 PIRHN. (Exception: PE and FAO can be combined; also PE and DMG can be combined.)
10 Compatible with standard twist-lock photocells for dusk to dawn operation or advanced control nodes that provide 0-10V dimming signals. Wire 4/Wire 5 wired to dimming leads on driver. Wire6/Wire7 capped inside luminaire. Twistlock photocell ordered and shipped as a separate line item from Acuity Brands Controls. See accessories. Shorting Cap included.
11 For units with option PER7, the mounting must be restricted to +/- 45° from horizontal aim per ANSI C136.10-2010.
12 DS requires (2) separately switched circuits. DS provides 50/50 fixture operation via (2) different sets of leads using (2) drivers. DS only available with packages P5 and P6.
13 Must be ordered with PIRHN.
14 Requires MVOLT or HVOLT.
15 Must be ordered with NLTAIR2. For additional information on PIRHN visit here.
16 CCE option not available with WBA, WBASC, AASP, AARP, AAWB, AAWBSC, EGS, EGFV and BS.
17 Must be ordered with fixture for factory pre-drilling.
18 Requires luminaire to be specified with PER7 option. Ordered and shipped as a separate line item from Acuity Brands Controls.

External Shields



House Side Shield



External Glare Shield

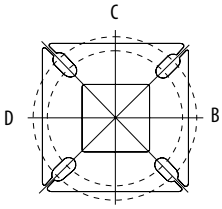


External 360 Full Visor

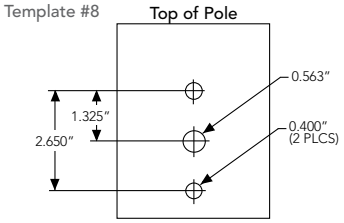
Pole/Mounting Informatiion

Accessories including bullhorns, cross arms and other adpaters are available under the accessories tab at Lithonia's Outdoor Poles and Arms product page. Click here to visit Accessories.

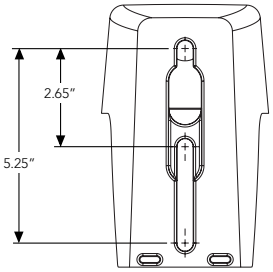
HANDHOLE ORIENTATION



RSX POLE DRILLING



RSX STANDARD ARM & ADJUSTABLE ARM



Round Tenon Mount - Pole Top Slipfitters

Tenon O.D.	RSX Mounting	Single	2 at 180°	2 at 90°	3 at 120°	3 at 90°	4 at 90°
2 - 3/8"	RPA, AARP	AS3-5 190	AS3-5 280	AS3-5 290	AS3-5 320	AS3-5 390	AS3-5 490
2 - 7/8"	RPA, AARP	AST25-190	AST25-280	AST25-290	AST25-320	AST25-390	AST25-490
4"	RPA, AARP	AST35-190	AST35-280	AST35-290	AST35-320	AST35-390	AST35-490

Drill/Side Location by Configuration Type

Drilling Template	Mounting Option	Single	2 @ 180	2 @ 90	3 @ 120	3 @ 90	4 @ 90
	Head Location	Side B	Side B & D	Side B & C	Round Pole Only	Side B, C & D	Side A, B, C & D
#8	**Drill Nomenclature**	DM19AS	DM28AS	DM29AS	DM32AS	DM39AS	DM49AS

RSX2 - Luminaire EPA

*Includes luminaire and integral mounting arm. Other tenons, arms, brackets or other accessories are not included in this EPA data.

Fixture Quantity & Mounting Configuration		Single	2 @ 90	2 @ 180	3 @ 90	3 @ 120	4 @ 90	2 Side by Side	3 Side by Side	4 Side by Side
Mounting Type	**Tilt**									
SPA - Square Pole Adaptor	0°	0.69	1.22	1.27	1.8	1.61	2.39	1.37	2.06	2.74
RPA - Round Pole Adaptor		0.74	1.27	1.37	1.9	1.71	2.49	1.42	2.16	2.84
MA - Mast Arm Adaptor		0.61	1.14	1.11	1.64	1.45	2.23	1.29	1.9	2.58
IS - Integral Slipfitter AASP/AARP - Adjustable Arm Square/Round Pole	0°	0.69	1.22	1.27	1.8	1.61	2.39	1.37	2.06	2.74
	10°	0.53	1.06	1.05	1.58	1.37	2.08	1.06	1.59	2.12
	20°	0.52	1.02	1.03	1.52	1.33	2.02	1.03	1.55	2.07
	30°	0.64	1.11	1.18	1.63	1.45	2.21	1.27	1.91	2.54
	40°	0.81	1.21	1.35	1.74	1.65	2.39	1.62	2.43	3.23
	45°	0.91	1.25	1.5	1.81	1.75	2.48	1.82	2.73	3.64
	50°	1.34	1.83	2.17	2.61	2.56	3.62	2.68	4.02	5.36
	60°	2.2	2.97	3.57	4.24	4.17	5.89	4.41	6.61	8.82
	70°	2.86	4.13	4.7	5.89	5.71	8.21	5.71	8.57	11.42
	80°	3.4	5.13	5.67	7.34	7.09	10.21	6.79	10.19	13.59
	90°	3.85	5.96	6.55	8.58	8.31	11.88	7.70	11.56	15.41

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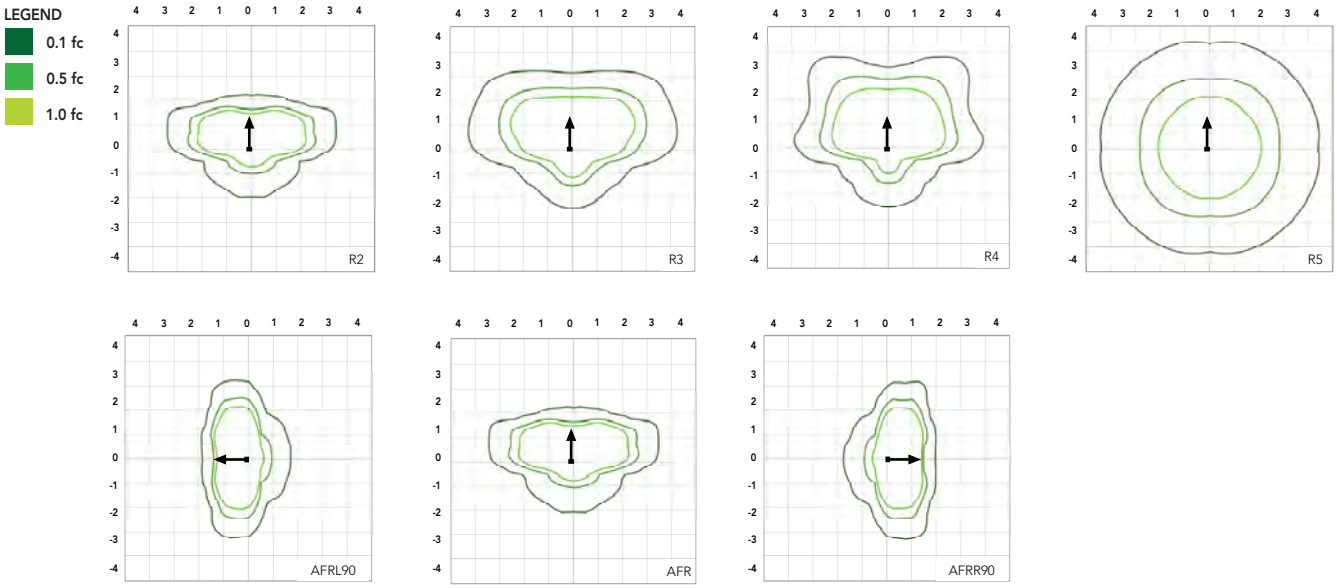
Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's RSX Area homepage.

Isofootcandle plots for the RSX2 LED P6 40K. Distances are in units of mounting height (30').



Performance Data

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-50°C (32-122°F).

Ambient	Ambient	Lumen Multiplier
0°C	32°F	1.05
5°C	41°F	1.04
10°C	50°F	1.03
15°C	59°F	1.02
20°C	68°F	1.01
25°C	77°F	1.00
30°C	86°F	0.99
35°C	95°F	0.98
40°C	104°F	0.97
45°C	113°F	0.96
50°C	122°F	0.95

Electrical Load

		Current (A)					
Performance Package	System Watts (W)	120V	208V	240V	277V	347V	480V
P1	71W	0.59	0.34	0.30	0.26	0.20	0.15
P2	111W	0.93	0.53	0.46	0.40	0.32	0.23
P3	147W	1.23	0.70	0.61	0.53	0.42	0.31
P4	187W	1.55	0.90	0.78	0.68	0.53	0.38
P5	210W	1.75	1.01	0.87	0.76	0.60	0.44
P6	244W	2.03	1.17	1.01	0.88	0.70	0.51

Projected LED Lumen Maintenance

Operating Hours	50,000	75,000	100,000
Lumen Maintenance Factor	>0.97	>0.95	>0.92

Values calculated according to IESNA TM-21-11 methodology and valid up to 40°C.

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Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

Performance Package	System Watts	Distribution. Type	30K (3000K, 70 CRI)					40K (4000K, 70 CRI)					50K (5000K, 70 CRI)				
			Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
P1	71W	R2	10,040	2	0	1	139	11,031	2	0	1	153	11,031	2	0	1	153
		R3	10,005	2	0	2	141	10,992	2	0	2	155	10,992	2	0	2	155
		R3S	10,271	2	0	2	143	11,285	2	0	2	157	11,285	2	0	2	157
		R4	10,136	2	0	2	143	11,136	2	0	2	157	11,136	2	0	2	157
		R4S	9,779	2	0	2	138	10,744	2	0	2	151	10,744	2	0	2	151
		R5	10,271	4	0	2	145	11,285	4	0	2	159	11,285	4	0	2	159
		R5S	10,544	3	0	1	149	11,585	3	0	2	163	11,585	3	0	2	163
		AFR	10,026	2	0	1	141	11,016	2	0	1	155	11,016	2	0	1	155
		AFRR90	10,122	3	0	2	140	11,121	3	0	2	154	11,121	3	0	2	154
		AFRL90	10,164	3	0	2	141	11,167	3	0	2	155	11,167	3	0	2	155
P2	111W	R2	15,712	2	0	2	138	17,263	2	0	2	151	17,263	2	0	2	151
		R3	15,657	2	0	3	141	17,202	3	0	3	155	17,202	3	0	3	155
		R3S	16,075	2	0	2	141	17,661	2	0	2	155	17,661	2	0	2	155
		R4	15,862	2	0	3	143	17,427	2	0	3	157	17,427	2	0	3	157
		R4S	15,304	2	0	2	138	16,815	2	0	2	151	16,815	2	0	2	151
		R5	16,075	4	0	2	145	17,661	5	0	3	159	17,661	5	0	3	159
		R5S	16,502	4	0	2	149	18,130	4	0	2	163	18,130	4	0	2	163
		AFR	15,691	2	0	2	141	17,240	2	0	2	155	17,240	2	0	2	155
		AFRR90	15,841	3	0	3	139	17,404	4	0	3	153	17,404	4	0	3	153
		AFRL90	15,907	3	0	3	139	17,477	4	0	3	153	17,477	4	0	3	153
P3	147W	R2	19,855	3	0	2	132	21,814	3	0	2	145	21,814	3	0	2	145
		R3	19,785	3	0	3	135	21,737	3	0	4	148	21,737	3	0	4	148
		R3S	20,312	3	0	3	135	22,317	3	0	3	149	22,317	3	0	3	149
		R4	20,044	3	0	3	136	22,022	3	0	4	150	22,022	3	0	4	150
		R4S	19,339	3	0	3	132	21,247	3	0	3	145	21,247	3	0	3	145
		R5	20,313	5	0	3	138	22,317	5	0	3	152	22,317	5	0	3	152
		R5S	20,852	4	0	2	142	22,910	4	0	2	156	22,910	4	0	2	156
		AFR	19,828	3	0	2	135	21,785	3	0	2	148	21,785	3	0	2	148
		AFRR90	20,017	4	0	3	133	21,992	4	0	3	147	21,992	4	0	3	147
		AFRL90	20,101	4	0	3	134	22,084	4	0	3	147	22,084	4	0	3	147
P4	187W	R2	22,836	3	0	2	120	25,090	3	0	2	132	25,090	3	0	2	132
		R3	22,756	3	0	4	122	25,002	3	0	4	134	25,002	3	0	4	134
		R3S	23,363	3	0	3	123	25,668	3	0	3	135	25,668	3	0	3	135
		R4	23,054	3	0	4	123	25,329	3	0	4	135	25,329	3	0	4	135
		R4S	22,243	3	0	3	119	25,059	3	0	3	134	25,059	3	0	3	134
		R5	23,363	5	0	3	125	25,669	5	0	4	137	25,669	5	0	4	137
		R5S	23,983	4	0	2	128	26,350	4	0	2	141	26,350	4	0	2	141
		AFR	22,806	3	0	2	122	25,056	3	0	2	134	25,056	3	0	2	134
		AFRR90	23,023	4	0	3	121	25,295	4	0	3	133	25,295	4	0	3	133
		AFRL90	23,120	4	0	3	122	25,401	4	0	3	134	25,401	4	0	3	134
P5	210W	R2	26,141	3	0	2	122	28,721	3	0	2	135	28,721	3	0	2	135
		R3	26,049	3	0	4	124	28,620	3	0	4	136	28,620	3	0	4	136
		R3S	26,744	3	0	3	125	29,383	3	0	4	138	29,383	3	0	4	138
		R4	26,390	3	0	4	126	28,994	3	0	4	138	28,994	3	0	4	138
		R4S	25,462	3	0	3	121	27,974	3	0	3	133	27,974	3	0	3	133
		R5	26,744	5	0	4	127	29,383	5	0	4	140	29,383	5	0	4	140
		R5S	27,454	4	0	2	131	30,163	4	0	2	144	30,163	4	0	2	144
		AFR	26,106	3	0	2	124	28,682	3	0	2	137	28,682	3	0	2	137
		AFRR90	26,354	4	0	3	123	28,955	5	0	3	136	28,955	5	0	3	136
		AFRL90	26,465	4	0	3	124	29,077	5	0	3	136	29,077	5	0	3	136
P6	244W	R2	27,646	3	0	2	112	30,374	3	0	2	123	30,374	3	0	2	123
		R3	27,549	3	0	4	113	30,267	3	0	4	124	30,267	3	0	4	124
		R3S	28,283	3	0	3	115	31,075	3	0	4	126	31,075	3	0	4	126
		R4	27,909	3	0	4	114	30,663	3	0	4	126	30,663	3	0	4	126
		R4S	26,928	3	0	3	110	29,585	3	0	3	121	29,585	3	0	3	121
		R5	28,284	5	0	4	116	31,075	5	0	4	127	31,075	5	0	4	127
		R5S	29,035	4	0	2	119	31,900	5	0	3	131	31,900	5	0	3	131
		AFR	27,608	3	0	2	112	30,332	3	0	2	123	30,332	3	0	2	123
		AFRR90	27,872	4	0	3	113	30,622	5	0	3	124	30,622	5	0	3	124
		AFRL90	27,989	4	0	3	113	30,751	5	0	3	125	30,751	5	0	3	125

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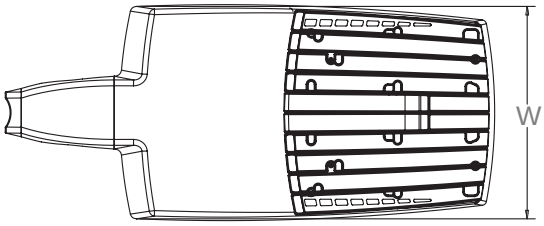
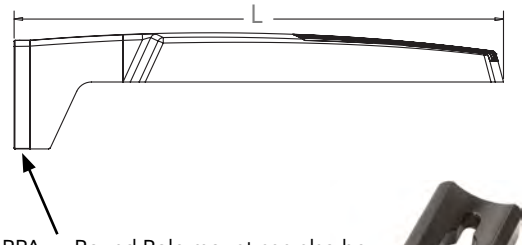
Dimensions & Weights

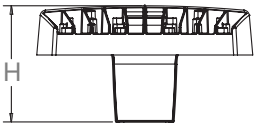
Luminaire Weight by Mounting Type

Mounting Configuration	Total Luminaire Weight
SPA	30 lbs
RPA	32 lbs
MA	30 lbs
WBA	33 lbs
WBASC	36 lbs
IS	33 lbs
AASP	33 lbs
AARP	35 lbs
AAWB	36 lbs
AAWSC	39 lbs

RSX2 with Round Pole Adapter (RPA)





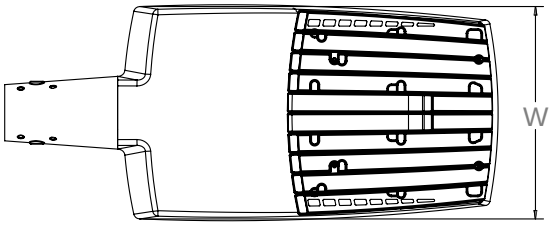


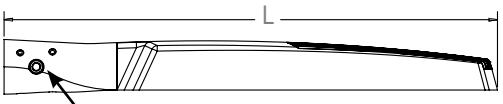
Length: 30.3" (77.0 cm)
Width: 13.4" (34.0 cm)
Height: 3.0" (7.6 cm) Main Body
7.2" (18.3 cm) Arm

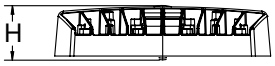
Note: RPA — Round Pole mount can also be used to mount on square poles by omitting the round pole adapter plate shown here.



RSX2 with Mast Arm Adapter (MA)



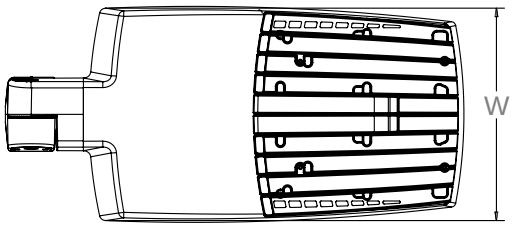


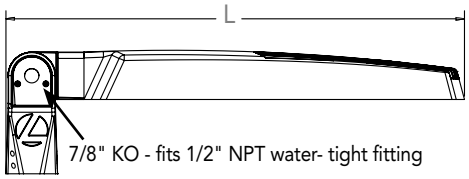


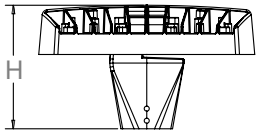
7/16" locking thru bolt/nut provided

Length: 30.6" (77.7 cm)
Width: 13.4" (34.0 cm)
Height: 3.0" (7.6 cm) Main Body
3.5" (8.9 cm) Arm

RSX2 with Adjustable Slipfitter (IS)







7/8" KO - fits 1/2" NPT water- tight fitting

Length: 28.3" (71.9 cm)
Width: 13.4" (34.0 cm)
Height: 3.0" (7.6 cm) Main Body
7.6" (19.3 cm) Arm

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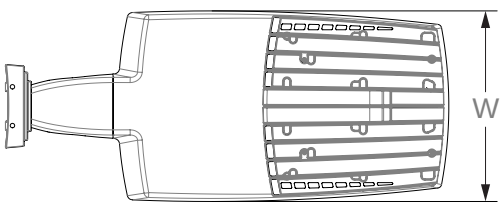
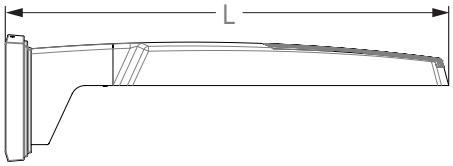
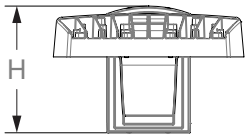
Dimensions

RSX2 with Wall Bracket (WBA)

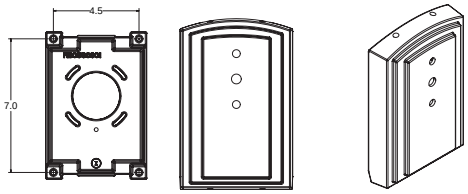




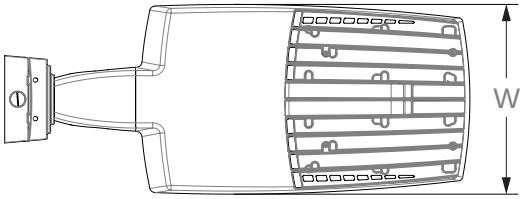


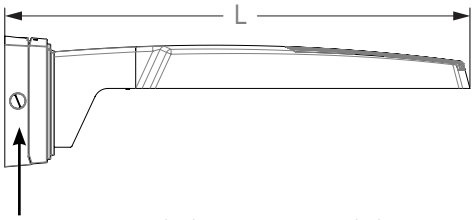
Length: 31.2" (79.2 cm)
Width: 13.4" (41.7 cm)
Height: 3.0" (7.6 cm) Main Body
8.9" (22.6 cm) Arm

Wall Bracket (WBA) Mounting Detail

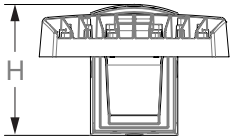


RSX2 with Wall Bracket with Surface Conduit Box (WBASC)



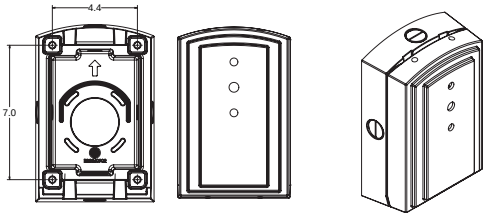


3/4" NPT taps with plugs - Qty (4) provided



Length: 32.8" (83.3 cm)
Width: 13.4" (41.7 cm)
Height: 3.0" (7.6 cm) Main Body
9.2" (23.4 cm) Arm

Surface Conduit Box (SCB) Mounting Detail



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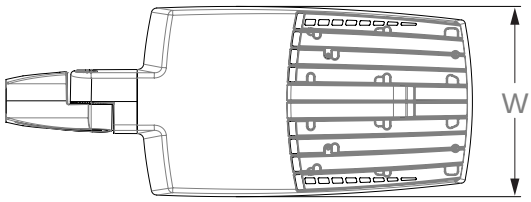
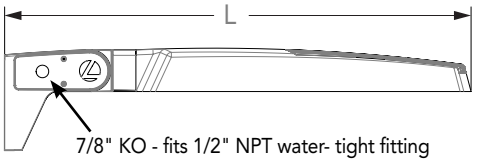
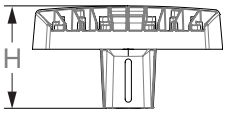
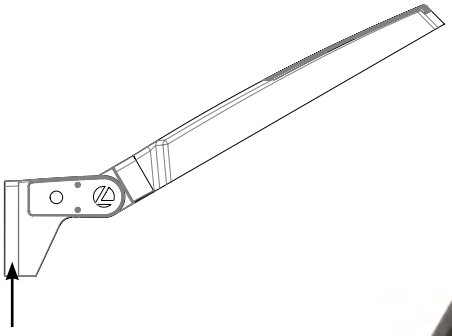
Dimensions

RSX2 with Adjustable Tilt Arm - Square or Round Pole (AASP or AARP)









Length: 32.8" (83.3 cm) **AASP**
33.8" (85.9 cm) **AARP**
Width: 13.4" (34.0 cm)
Height: 3.0" (7.6 cm) Main Body
7.2" (18.2 cm) Arm

NOTE:
RPA - Round Pole mount can also be used to mount on square poles by omitting the round pole adapter plate shown here.

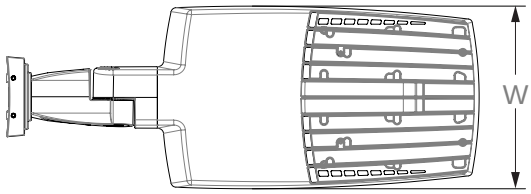


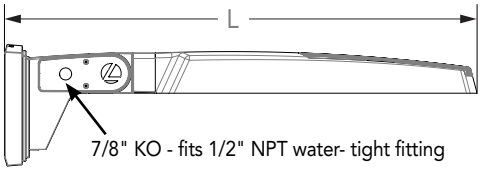
Notes

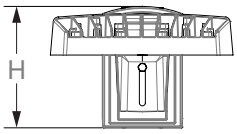
AASP: Requires 3.0" min. square pole for 1 at 90°. Requires 3.5" min. square pole for mounting 2, 3, 4 at 90°.

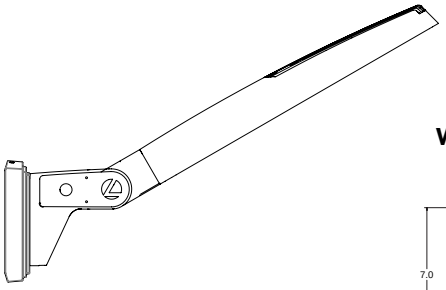
AARP: Requires 3.2" min. dia. round pole for 2, 3, 4 at 90°. Requires 3.0" min. dia. round pole for mounting 1 at 90°, 2 at 180°, 3 at 120°.

RSX2 with Adjustable Tilt Arm with Wall Bracket (AAWB)



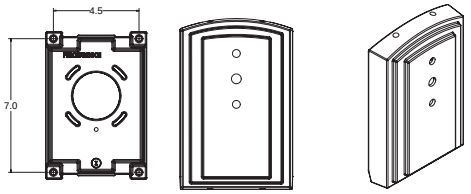






Length: 34.7" (88.0 cm)
Width: 13.4" (34.0 cm)
Height: 3.0" (7.6 cm) Main Body
8.9" (22.6 cm) Arm

Wall Bracket (WBA) Mounting Detail



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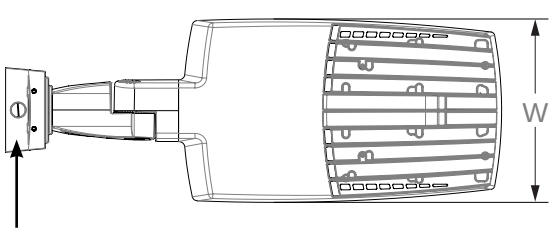
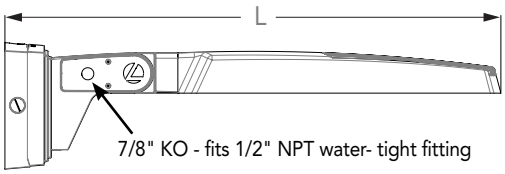
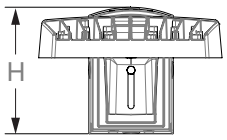
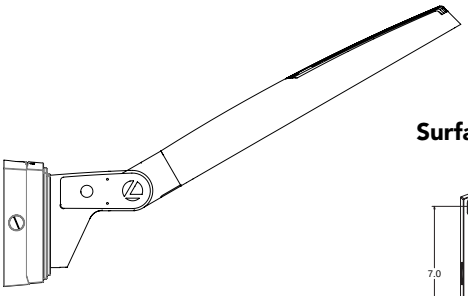
Dimensions

RSX2 with Adjustable Tilt Arm with Wall Bracket and Surface Conduit Box (AAWSC)



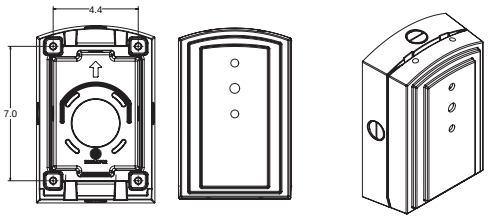




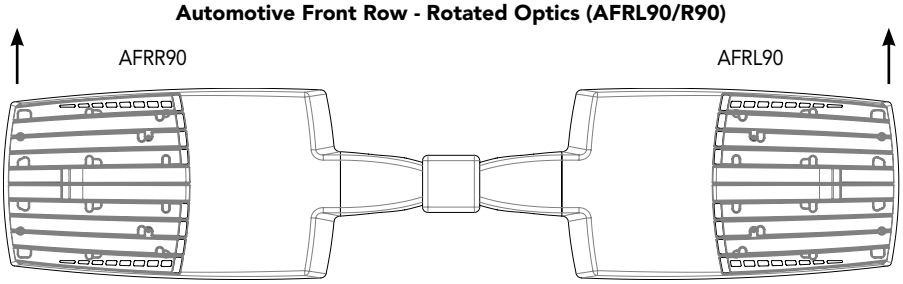


Length: 36.2" (91.9 cm)
Width: 13.4" (40.0 cm)
Height: 3.0" (7.6 cm) Main Body
9.2" (23.4 cm) Arm

Surface Conduit Box (SCB) Mounting Detail



Automotive Front Row - Rotated Optics (AFRL90/R90)



(Example: 2@180 - arrows indicate direction of light exiting the luminaire)

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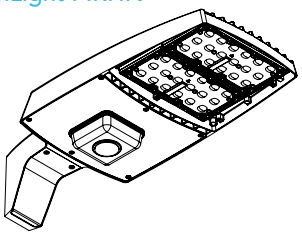
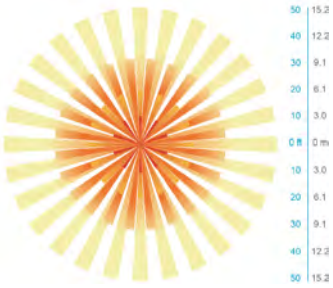
nLight Control - Sensor Coverage and Settings

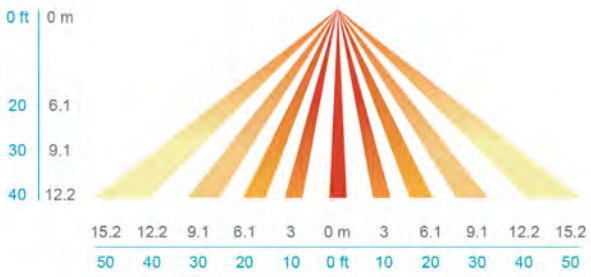
NLTAIR2 PIRHN nLight Sensor Coverage Pattern

nLight PIRHN





Top



Side

Motion Sensor Default Settings - Option PIRHN						
Option	Dimmed State (unoccupied)	High Level (when occupied)	Photocell Operation	Dwell Time (occupancy time delay)	Ramp-up Time (from unoccupied to occupied)	Ramp-down Time (from occupied to unoccupied)
NLTAIR2 PIRHN	Approx. 30% Output	100% Output	Enabled @ 1.5FC	7.5 minutes	3 seconds	5 minutes

*Note: NLTAIR2 PIRHN default settings including photocell set-point, high/low dim rates, and occupancy sensor time delay are all configurable using the Clairity Pro App. Sensor coverage pattern shown with luminaire at 0°. Sensor coverage pattern is affected when luminaire is titled.

FEATURES & SPECIFICATIONS

INTENDED USE
The RSX LED area family is designed to provide a long-lasting, energy-efficient solution for the one-for-one replacement of existing metal halide or high pressure sodium lighting. The RSX2 delivers 11,000 to 31,000 lumens and is ideal for replacing 250W to 1000W HID pole-mounted luminaires in parking lots and other area lighting applications.

CONSTRUCTION AND DESIGN
The RSX LED area luminaire features a rugged die-cast aluminum main body that uses heat-dissipating fins and flow-through venting to provide optimal thermal management that both enhances LED performance and extends component life. Integral "no drill" mounting arm allows the luminaire to be mounted on existing pole drillings, greatly reducing installation labor. The light engines and housing are sealed against moisture and environmental contaminants to IP66. The low-profile design results in a low EPA, allowing pole optimization. Vibration rated per ANSI C136.31: 3G Mountings: Include SPA, RPA, MA, IS, AASP, AARP rated for 3G vibration. 1.5G Mountings: Include WBA, WBASC, AAWB and AAWSC rated for 1.5G vibration.

FINISH
Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures superior adhesion as well as a minimum finish thickness of 3 mils. The result is a high-quality finish that is warrantied not to crack or peel.

OPTICS
Precision acrylic refractive lenses are engineered for superior application efficiency, distributing the light to where it is needed most. Available in short and wide pattern distributions including Type 2, Type 3, Type 3S, Type 4, Type 4S, Type 5, Type 5S, AFR (Automotive Front Row) and AFR rotated AFRR90 and ARFL90.

COASTAL CONSTRUCTION (CCE)
Optional corrosion resistant construction is engineered with added corrosion protection in materials and/or pre-treatment of base material under super durable paint. Provides additional corrosion protection for applications near coastal areas. Finish is salt spray tested to over 5,000 hours per ASTM B117 with scribe rating of 10. Additional lead-times apply.

ELECTRICAL
Light engine(s) configurations consist of high-efficacy LEDs mounted on metal-core circuit boards and aluminum heat sinks to maximize heat dissipation. Light engines are IP66 rated. LED lumen maintenance is >L92/100,000 hours. CCT's of 3000K, 4000K and 5000K (minimum 70 CRI) are available. Fixtures ship standard with 0-10v dimming driver. Class 1 electronic drivers ensure system power factor >90% and THD <20%. Easily serviceable 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).

STANDARD CONTROLS
The RSX LED area luminaire has a wide assortment of control options. Dusk to dawn controls include MVOLT and 347V button-type photocells and NEMA twist-lock photocell receptacles.

nLIGHT AIR CONTROLS
The RSX LED area luminaire is also available with nLight® AIR for the ultimate in wireless control. This powerful controls platform provides out-of-the-box basic motion sensing with photocontrol functionality and is suitable for mounting heights up to 40 feet. No commissioning is required when using factory default settings that provide basic stand-alone motion occupancy dimming that is switched on and off with a built-in photocell. See chart above for motion sensor default out-of-box settings. For more advanced wireless functionality, such as group dimming, nLight AIR can be commissioned using a smartphone and the easy-to-use CLAIRITY app. nLight AIR equipped luminaries can be grouped, resulting in motion sensor and photocell group response without the need for additional equipment. Scheduled dimming with motion sensor over-ride can be achieved when used with the nLight Eclypse. Additional information about nLight Air can be found here.

INSTALLATION
Integral "no-drill" mounting arm allows for fast, easy mounting using existing pole drillings. Select the "SPA" option for square poles and the "RPA" option to mount to round poles. Note, the RPA mount can also be used for mounting to square poles by omitting the RPA adapter plate. Select the "MA" option to attach the luminaire to a 2 3/8" horizontal mast arm or the "IS" option for an adjustable slipfitter that mounts on a 2 3/8" OD tenon. The adjustable slipfitter has an integral junction box and offers easy installation. Can be tilted up to 90° above horizontal. Additional mountings are available including a wall bracket, adjustable tilt arm for direct-to-pole and wall and a surface conduit box for wall mount applications.

LISTINGS
CSA Certified to meet U.S. and Canadian standards. Suitable for wet locations. Rated for -40°C minimum ambient. DesignLights Consortium® (DLC) Premium qualified product and DLC qualified product. Not all versions of this product may be DLC Premium qualified or DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.
International Dark-Sky Association (IDA) Fixture Seal of Approval (FSA) is available for all products on this page utilizing 3000K color temperature only. US Patent No. D882, 146S

GOVERNMENT PROCUREMENT
BAA – Buy America(n) Act: Product with the BAA option qualifies as a domestic end product under the Buy American Act as implemented in the FAR and DFARS. Product with the BAA option also qualifies as manufactured in the United States under DOT Buy America regulations.
BABA – Build America Buy America: Product with the BAA option also qualifies as produced in the United States under the definitions of the Build America, Buy America Act.
Please refer to www.acuitybrands.com/buy-american for additional information.

WARRANTY
5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at:
www.acuitybrands.com/support/warranty/terms-and-conditions

Note: Actual performance may differ as a result of end-user environment and application.
All values are design or typical values, measured under laboratory conditions at 25 °C.
Specifications subject to change without notice.

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CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION MEMORANDUM

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

TO:	Planning and Zoning Commission
FROM:	Henry Lee, *Senior Planner*
DATE:	July 15, 2025
SUBJECT:	SP2025-026; *Treescape Plan for La Jolla Pointe Drive*

The applicant -- *Todd Martin, P.E. of Kimley-Horn on behalf of the Rockwall Economic Development Corporation (REDC)* --, is requesting the approval of a Treescape Plan for the purpose of removing trees and establishing a mitigation balance against the future development on the subject property. The subject property is a 10.241-acre vacant tract of land (*i.e. Lots 22 & 23, Block A, La Jolla Pointe Phase 2 Addition*) zoned Commercial (C) District, situated within Scenic Overlay (SOV) District and the IH-30 Overlay (IH-30 OV) District, and generally located east of the intersection of La Jolla Pointe and Carmel Circle. On January 2, 2024, the City Council approved a Specific Use Permit (SUP) to allow the maximum permissible building height to be increased in order to facilitate the future construction of multi-story *Office Building* on the subject property. Following this approval, the REDC is preparing the subject property to be pad ready for development by completing the necessary grading and detention work. As part of this process trees will need to be removed, which is prompting the applicant to submit a Treescape Plan.

According to Section 03, *Treescape Plan*, of Article 09, *Tree Preservation*, of the Unified Development Code (UDC), before any trees may be removed from a non-residential property a Treescape Plan must be submitted to the Director of Planning and Zoning or his/her designee and go before the Planning and Zoning Commission for action. According to Subsection 03.01, *Treescape Plan*, of Article 09, *Tree Preservation*, of the Unified Development Code (UDC), "(a) treescape plan is a plan showing the exact location, size (*i.e. trunk diameter and height*), and common name of all trees, four (4) inches and greater and indicating the trees that are proposed to be removed, transplanted or replaced." Based on this, the applicant has submitted a Treescape Plan indicating the location, size, and species for every tree on the subject property. In accordance with the *Tree Mitigation Requirements -- outlined in Section 05, of Article 09, of the UDC* -- the applicant has indicated that the total mitigation balance is 1,074.40 caliper inches. In addition, the applicant has indicated that the required detention pond landscaping will be provided at this time, for a total of seven (7), four (4) inch caliper canopy trees (*i.e. 7 canopy trees x 4 caliper inches = 28 caliper inches*). This reduces the mitigation balance to 1,046.4 caliper inches. Since the site is being made pad ready and the REDC does not have a prospect for this property, it is not possible to ascertain what landscaping will be provided in the future. Given this, the outstanding mitigation balance of 1,046.4 caliper inches will remain with the subject property and be applied against the Landscape Plan at the time of Site Plan. Based on future conformance to the requirements -- *and the fact that the applicant is not requesting variances, exceptions, or relief from the tree planting requirements* -- this item is being placed on the consent agenda. Should the Planning and Zoning Commission have any questions concerning the applicant's request, staff will be available at the *July 15, 2025* Planning and Zoning Commission meeting.

PROJECT COMMENTS

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

DATE: 7/9/2025

PROJECT NUMBER: SP2025-026
PROJECT NAME: Amended Site Plan for 550 La Jolla Pointe Drive
SITE ADDRESS/LOCATIONS: 550 LA JOLLA POINTE DR

CASE CAPTION: Consider a request by Todd Martin, P.E. of Kimley-Horn on behalf of Shannon Foltz of the Rockwall Economic Development Corporation (REDC) for the approval of a Treescape Plan on a 10.241-acre parcel of land identified as Lots 22 & 23, Block A, La Jolla Pointe, Phase 2 Addition, City of Rockwall, Rockwall County, Texas, situated within the Scenic Overlay (SOV) District and the IH-30 Overlay (IH-30 OV) District, zoned Commercial (C) District, generally located east of the intersection of La Jolla Pointe Drive and Carmel Circle, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Henry Lee	07/09/2025	Approved w/ Comments

07/09/2025: Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a Treescape Plan on a 10.241-acre parcel of land identified as Lots 22 & 23, Block A, La Jolla Pointe Phase 2 Addition, City of Rockwall, Rockwall County, Texas, situated within the Scenic Overlay (SOV) District and the IH-30 Overlay (IH-30 OV) District, zoned Commercial (C) District, generally located east of the intersection of La Jolla Pointe and Carmel Circle.

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

M.3 For reference, include the case number (SP2025-026) in the lower right-hand corner of all pages of all revised plan submittals. (Subsection 01.02(D), Article 11, UDC)

M.4 Provide the standard signature block with signature space for the Planning and Zoning Chairman and the Planning Director on all pages of the plans. Also remove the red placeholder text from the signature block. (Subsection 03.04. A, of Article 11)

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

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

_____ _____
Planning & Zoning Commission, Chairman Director of Planning and Zoning

I.5 According to Subsection 03.01, Treescape Plan, of Article 09, Tree Preservation, of the Unified Development Code (UDC), “(a) treescape plan is a plan showing the exact location, size (i.e. trunk diameter and height), and common name of all trees, four (4) inches and greater and indicating the trees that are proposed to be removed, transplanted or replaced.”

M.6 Based on the proposed Treescape Plan 1,074.4 caliper inches are being removed from the subject property. This number varies from the total mitigation indicated on the plan

as the trees over 25 caliper inches being removed were not mitigated for double their size. Trees 3853, 3988, 4766, and 4779 require double mitigation given they are over 25-inches in diameter. This requirement is detailed in Section 05(C), of Article 09, of the Unified Development Code (UDC). Please update the Treescape Plan to reflect this.

I.7 The applicant has indicated that seven (7) canopy trees will be planted with the detention pond, and they are committing to planting the minimum of 24 canopy trees required for the La Jolla Pointe landscape buffer at the time of development. Given this, the applicant will plant seven (7) canopy trees with the development of the detention pond. This reduces the mitigation balance to 1,046.4. The applicant is then deferring this remaining balance until the subject property is developed; at that time the applicant will plant the La Jolla Pointe landscape buffer trees and any additional trees required by Unified Development Code (UDC).

I.8 Please note the scheduled meetings for this case:

(1) Planning & Zoning meeting/public hearing meeting will be held on July 15, 2025.

I.9 All meetings will be held in person and in the City's Council Chambers. All meetings listed above are scheduled to begin at 6:00 p.m. (P&Z). The City requires that a representative(s) be present for these meetings. During the upcoming work session meeting with the Planning and Zoning Commission, representative(s) are required to present their case and answer any questions the Planning Commission may have regarding this request.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Henry Lee	07/09/2025	N/A

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Henry Lee	07/09/2025	N/A

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Henry Lee	07/09/2025	N/A

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Henry Lee	07/09/2025	N/A

No Comments

DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

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

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

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

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

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	550 La Jolla Pointe Dr, Rockwall, TX 75087				
SUBDIVISION	La Jolla Pointe Addition	LOT	22 & 23	BLOCK	A
GENERAL LOCATION	Northeast Corner of La Jolla Pointe Dr & Carmel Circle				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	C	CURRENT USE	Undeveloped		
PROPOSED ZONING	C	PROPOSED USE	Office		
ACREAGE	9.94	LOTS [CURRENT]	2	LOTS [PROPOSED]	1

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

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

☒ OWNER	Rockwall EDC	☒ APPLICANT	Kimley-Horn
CONTACT PERSON	Shannon Foltz	CONTACT PERSON	Todd Martin, P.E.
ADDRESS	2610 Observation Trail	ADDRESS	203 West Nash Street
	Suite 104		Suite 100
CITY, STATE & ZIP	Rockwall, TX 75032	CITY, STATE & ZIP	Terrell, TX 75160
PHONE	[redacted]	PHONE	[redacted]
E-MAIL	[redacted]	E-MAIL	[redacted]

NOTARY VERIFICATION [REQUIRED]

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

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF $ 100.00 *TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 19th *DAY OF* June, 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."*

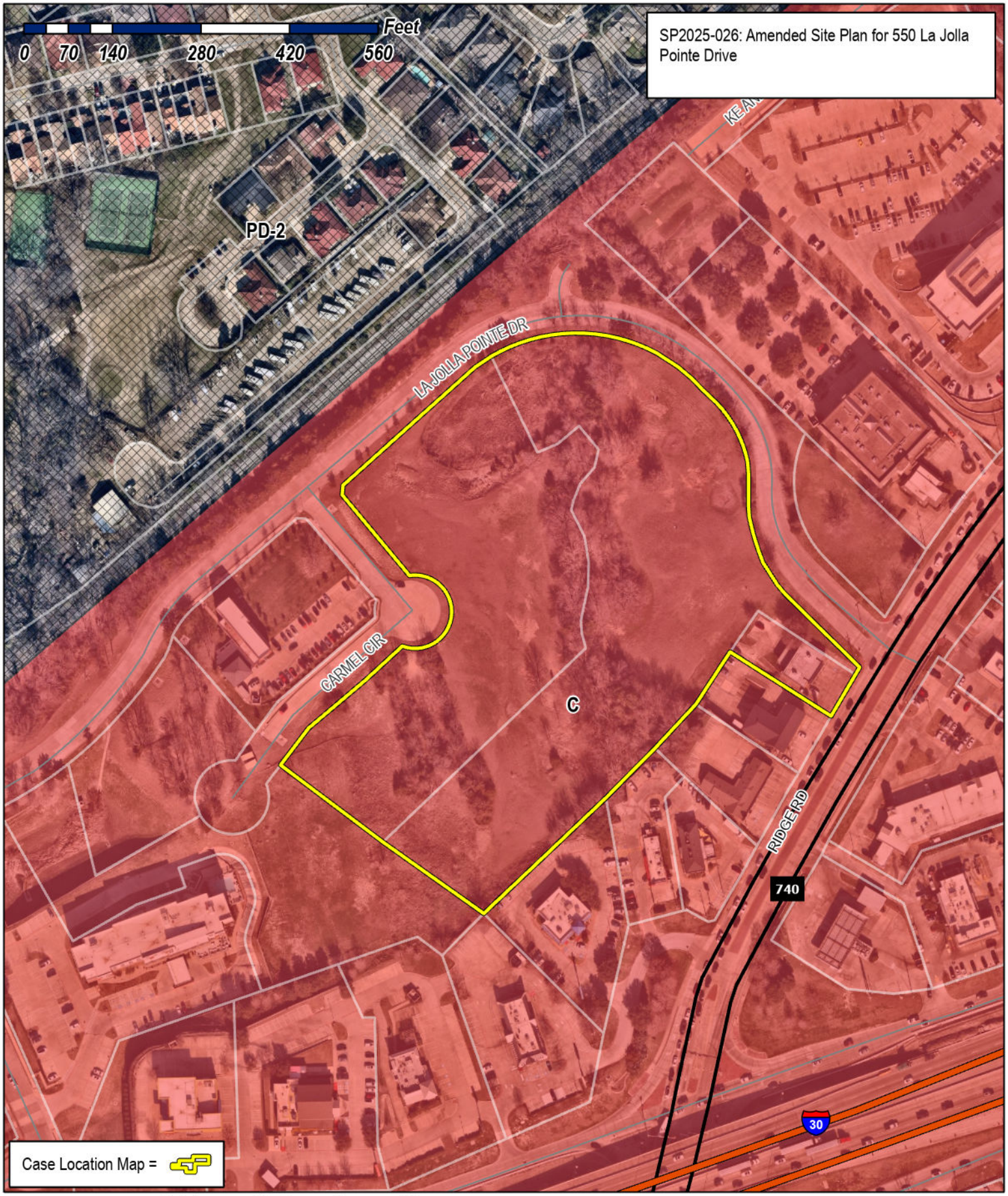
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 19 DAY OF June, 20 25

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

JENNIFER L. HAMMONDS
Notary Public, State of Texas
ID # 13230083-8
My Comm. Exp. 01-06-2028

MY COMMISSION EXPIRES 1/6/28



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

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LANDSCAPE CONSTRUCTION PLANS

FOR

LA JOLLA POINTE DRIVE
PAD READY DEVELOPMENT
550 LA JOLLA POINTE DR. ROCKWALL, TX 75087
BLOCK A, LOT 22 & 23

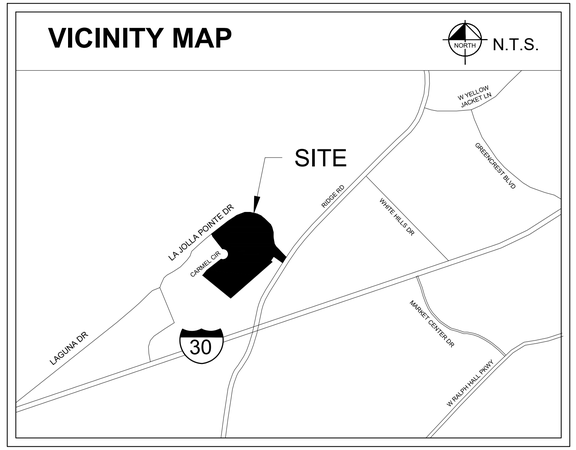
IN

THE CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS

PLANS SUBMITTAL/REVIEW LOG

FIRST CITY SUBMITTAL -NOT FOR CONSTRUCTION	10/09/2024
SECOND CITY SUBMITTAL -NOT FOR CONSTRUCTION	03/28/2025
THIRD CITY SUBMITTAL -NOT FOR CONSTRUCTION	05/16/2025
FOURTH CITY SUBMITTAL -NOT FOR CONSTRUCTION	06/18/2025

VICINITY MAP



LANDSCAPE SHEET LIST TABLE

Sheet Number	Sheet Title
LC 0.00	COVER SHEET
TP 1.00	TREE PRESERVATION & REMOVAL PLAN
TP 2.00	TREE PRESERVATION DETAILS & NOTES
LP 0.00	PLANTING SCHEDULE & NOTES
LP 1.00	LANDSCAPE PLAN
LP 2.00	PLANTING DETAILS
LP 2.01	PLANTING DETAILS
LP 2.02	PLANTING DETAILS

OWNER

ROCKWALL ECONOMIC DEVELOPEMENT CORPORATION
2610 OBSERVATION TRAIL, SUITE 104
ROCKWALL, TX 75032
CONTACT: PHIL WAGNER

LANDSCAPE ARCHITECT

Kimley»Horn

2500 PACIFIC AVENUE, SUITE 1100
DALLAS, TEXAS 75240
PHONE: (972) 910 2925
CONTACT: BEN RANKIN, PLA

LA JOLLA POINTE ADDITION PH2
JUNE 18, 2025

This document, together with the concepts and designs presented herein, as an instrument of service, 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.

IMAGES
XREFS
Rockwall Logo
<Attachment Path>
LAST SAVED
PLOTTED BY
PLOT DATE
DWG NAME

No.	REVISIONS	DATE	BY

Kimley»Horn
13455 NOEL RD. TWO GALLERIA OFFICE TOWER
SUITE 700 DALLAS, TX 75240
PHONE: 972-770-1300 FAX: 972-239-3820
WWW.KIMLEY-HORN.COM TX F-928
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PRELIMINARY
FOR REVIEW ONLY
Not for construction or permit purposes.
Kimley»Horn
R.L.A. BEN L. RANKIN
L.A. No. 2904 Date 06/18/2025

KHA PROJECT	064584402
DATE	06/18/2025
SCALE	AS SHOWN
DESIGNED BY	DHL
DRAWN BY	DHL
CHECKED BY	BLR

LA JOLLA POINTE DRIVE
PAD READY DEVELOPMENT
PREPARED FOR
ROCKWALL ECONOMIC
DEVELOPMENT COPORATION
CITY OF ROCKWALL, TX

COVER SHEET

SHEET NUMBER
LC 0.00

LA JOLLA POINTE DRIVE
(A 60-FOOT WIDE PUBLIC RIGHT-OF-WAY)

CARMEL CIRCLE
(A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY)

LOT 3, BLOCK A
LA JOLLA POINTE ADDITION, PHASE 2
CAB. F, PG. 255
O.P.R.R.C.T.

LOT 10, BLOCK A
LA JOLLA POINTE ADDITION, PHASE 2
CAB. G, PG. 131
O.P.R.R.C.T.

LOT 19, BLOCK A
LA JOLLA POINTE ADDITION
INST. NO. 20180000018728
O.P.R.R.C.T.

OVERALL
9.9406 ACRES
433,011 SQ. FT.

36 WAGON ROAD, LLC
INST. NO. 20220000001317
O.P.R.R.C.T.

AKSHAR 10, LLC
INST. NO. 20180000018030
O.P.R.R.C.T.

LOT 1, BLOCK 1
IHOP NO. 9448 ADDITION
CAB. D, PG. 199
O.P.R.R.C.T.

CALLED 0.523AC
WAFFLE HOUSE, INC.
INST. NO.
19960000166645
O.P.R.R.C.T.

LOT 1, BLOCK 1
WAFFLE HOUSE ADDITION
CAB. C, PG. 371
O.P.R.R.C.T.

CALLED 0.448 AC
GOOD CLUCK LLC
INST. NO.
20210000010886
O.P.R.R.C.T.

CALLED 0.548 ACRES
RICHARD HARRIS AND
JUDY HARRIS
INST. NO. 20200000001445
O.P.R.R.C.T.

RICHARD HARRIS
ADDITION
CAB. A, PG. 224
O.P.R.R.C.T.

CALLED 0.43AC
TIM BROOKS
INST. NO.
20210000004212
O.P.R.R.C.T.

DAVID HOGG
SUBDIVISION
CAB. A, PG. 222
O.P.R.R.C.T.

CALLED 0.285AC
BELAC PROPERTIES,
LLC
VOL. 4974, PG. 265
O.P.R.R.C.T.

VILLAGE ONE
CAB. A, PG. 265
O.P.R.R.C.T.

LOT 1, BLOCK A
STEAK 'N SHAKE ADDITION
CAB. F, PG. 229
O.P.R.R.C.T.

CI
WYE

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

LEGEND

- EXISTING TREE TO BE REMOVED
- EXISTING TREE TO REMAIN
- TREE PROTECTION FENCE

No.	REVISIONS	DATE	BY

Kimley»Horn
13455 NOEL RD. TWO GALLERIA OFFICE TOWER
SUITE 700 DALLAS, TX 75240
PHONE: 972-770-1300 FAX: 972-239-3820
WWW.KIMLEY-HORN.COM TX F-928

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Kimley»Horn
R.L.A. BEN L. RANKIN
L.A. No. 2904 Date 06/18/2025

KHA PROJECT	064584402
DATE	06/18/2025
SCALE	AS SHOWN
DESIGNED BY	DHL
DRAWN BY	DHL
CHECKED BY	BLR

LA JOLLA POINTE DRIVE PAD READY DEVELOPMENT

PREPARED FOR
ROCKWALL ECONOMIC DEVELOPMENT COPORATION
CITY OF ROCKWALL, TX

TREE PRESERVATION & REMOVAL PLAN

SHEET NUMBER
TP 1.00

This document, together with the concepts and designs presented herein, as an instrument of service, 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.

IMAGES
WORKSET
LAST SAVED
PLOTTED BY
PLOTTED ON
DWG NAME

I:\ksh-064584402 - Basic\064584402 - Civil\064584402 - Exhibits\064584402 - Exhibits\064584402 - Exhibits\064584402 - Xrefs\064584402 - Architecture\064584402 - Landscape\064584402 - Plans\064584402 - Sheets\064584402 - Xrefs\064584402 - Xrefs\064584402 - XVPLinks\064584402 - Xrefs\064584402 - XTree-Landscape - XTree-Lscp
6/18/2025 9:11 PM
LYANG, DANIEL.WANG@KIMLEY-HORN.COM
TP1.00 (TREE PRESERVATION & REMOVAL PLAN)

SITE TREES REMOVED FOR GRADING

TAG #	DBH	COMMON NAME	*SCIENTIFIC NAME*	CONDITION	MULTIPLE-STEMMED	PROTECTED	STATUS	MITIGATE
3843	10.2	green ash	*Fraxinus pennsylvanica*	Healthy	Single	Yes	Removed	10.2
3844	8.1	green ash	*Fraxinus pennsylvanica*	Healthy	Single	Yes	Removed	8.1
3845	15.8	green ash	*Fraxinus pennsylvanica*	Healthy	Forked	Yes	Removed	15.8
3846	9.0	green ash	*Fraxinus pennsylvanica*	Healthy	Single	Yes	Removed	9.0
3847	5.9	green ash	*Fraxinus pennsylvanica*	Healthy	Single	Yes	Removed	5.9
3848	4.2	Hercules-club	*Zanthoxylum clava-herculis*	Declining	Single	No	Removed	0.0
3849	6.2	Hercules-club	*Zanthoxylum clava-herculis*	Healthy	Multi	Yes	Removed	6.2
3850	4.5	green ash	*Fraxinus pennsylvanica*	Healthy	Single	Yes	Removed	4.5
3851	4.3	black hickory	*Carya texana*	Healthy	Multi	Yes	Removed	4.3
3852	4.8	green ash	*Fraxinus pennsylvanica*	Healthy	Single	Yes	Removed	4.8
3853	25.8	green ash	*Fraxinus pennsylvanica*	Healthy	Multi	Yes	Removed	25.8
3854	10.2	green ash	*Fraxinus pennsylvanica*	Healthy	Single	Yes	Removed	10.2
3855	9.2	green ash	*Fraxinus pennsylvanica*	Healthy	Single	Yes	Removed	9.2
3856	12.9	green ash	*Fraxinus pennsylvanica*	Healthy	Single	Yes	Removed	12.9
3857	9.5	green ash	*Fraxinus pennsylvanica*	Healthy	Single	Yes	Removed	9.5
3858	9.7	green ash	*Fraxinus pennsylvanica*	Healthy	Single	Yes	Removed	9.7
3859	13.8	green ash	*Fraxinus pennsylvanica*	Healthy	Single	Yes	Removed	13.8
3860	4.7	Hercules-club	*Zanthoxylum clava-herculis*	Healthy	Forked	Yes	Removed	4.7
3861	4.6	Hercules-club	*Zanthoxylum clava-herculis*	Healthy	Single	Yes	Removed	4.6
3862	7.6	Hercules-club	*Zanthoxylum clava-herculis*	Healthy	Forked	Yes	Removed	7.6
3863	6.9	cedar elm	*Ulmus crassifolia*	Healthy	Multi	Yes	Removed	6.9
3864	4.1	Hercules-club	*Zanthoxylum clava-herculis*	Healthy	Multi	Yes	Removed	4.1
3865	22.1	hackberry	*Celtis laevigata*	Declining	Forked	No	Removed	0.0
3866	5.3	cedar elm	*Ulmus crassifolia*	Healthy	Single	Yes	Removed	5.3
3867	6.3	cedar elm	*Ulmus crassifolia*	Healthy	Single	Yes	Removed	6.3
3868	10.2	green ash	*Fraxinus pennsylvanica*	Healthy	Multi	Yes	Removed	10.2
3869	19.9	cedar elm	*Ulmus crassifolia*	Healthy	Multi	Yes	Removed	19.9
3870	9.3	green ash	*Fraxinus pennsylvanica*	Healthy	Single	Yes	Removed	9.3
3871	11.1	cedar elm	*Ulmus crassifolia*	Healthy	Single	Yes	Removed	11.1
3872	13.8	cedar elm	*Ulmus crassifolia*	Hazard	Single	No	Removed	0.0
3873	11.4	green ash	*Fraxinus pennsylvanica*	Healthy	Single	Yes	Removed	11.4
3874	11.8	green ash	*Fraxinus pennsylvanica*	Healthy	Single	Yes	Removed	11.8
3875	11.0	green ash	*Fraxinus pennsylvanica*	Healthy	Single	Yes	Removed	11.0
3876	6.4	sweetgum	*Liquidambar styraciflua*	Healthy	Single	Yes	Removed	6.4
3877	11.2	green ash	*Fraxinus pennsylvanica*	Healthy	Single	Yes	Removed	11.2
3878	12.9	cedar elm	*Ulmus crassifolia*	Hazard	Single	No	Removed	0.0
3879	4.0	cedar elm	*Ulmus crassifolia*	Healthy	Single	Yes	Removed	4.0
3880	4.5	black hickory	*Carya texana*	Healthy	Multi	Yes	Removed	4.5
3881	20.7	green ash	*Fraxinus pennsylvanica*	Healthy	Forked	Yes	Removed	20.7
3882	9.1	green ash	*Fraxinus pennsylvanica*	Healthy	Single	Yes	Removed	9.1
3883	10.9	green ash	*Fraxinus pennsylvanica*	Healthy	Single	Yes	Removed	10.9
3884	8.1	green ash	*Fraxinus pennsylvanica*	Healthy	Single	Yes	Removed	8.1
3885	11.2	green ash	*Fraxinus pennsylvanica*	Healthy	Single	Yes	Removed	11.2
3886	7.7	green ash	*Fraxinus pennsylvanica*	Healthy	Single	Yes	Removed	7.7
3887	8.9	green ash	*Fraxinus pennsylvanica*	Healthy	Single	Yes	Removed	8.9
3888	14.7	green ash	*Fraxinus pennsylvanica*	Healthy	Single	Yes	Removed	14.7
3889	4.7	green ash	*Fraxinus pennsylvanica*	Healthy	Single	Yes	Removed	4.7
3890	4.0	Hercules-club	*Zanthoxylum clava-herculis*	Healthy	Single	Yes	Removed	4.0
3891	13.3	green ash	*Fraxinus pennsylvanica*	Healthy	Single	Yes	Removed	13.3
3892	12.2	hackberry	*Celtis laevigata*	Healthy	Multi	No	Removed	0.0
3893	6.9	green ash	*Fraxinus pennsylvanica*	Healthy	Forked	Yes	Removed	6.9
3894	4.9	Hercules-club	*Zanthoxylum clava-herculis*	Healthy	Forked	Yes	Removed	4.9
3895	10.9	cedar elm	*Ulmus crassifolia*	Healthy	Forked	Yes	Removed	10.9
3911	5.5	tree of heaven	*Ailanthus altissima*	Healthy	Single	Yes	Remain	0.0
3914	6.2	tree of heaven	*Ailanthus altissima*	Healthy	Single	Yes	Remain	0.0
3915	6.5	tree of heaven	*Ailanthus altissima*	Healthy	Single	Yes	Remain	0.0
3918	9.3	box elder	*Acer negundo*	Healthy	Single	Yes	Remain	0.0
3923	7.1	pecan	*Carya illinoinensis*	Healthy	Single	Yes	Remain	0.0
3946	6.4	cedar elm	*Ulmus crassifolia*	Healthy	Single	Yes	Removed	6.4
3947	7.2	cedar elm	*Ulmus crassifolia*	Healthy	Single	Yes	Removed	7.2
3948	10.2	cedar elm	*Ulmus crassifolia*	Healthy	Single	Yes	Removed	10.2
3970	10.7	pecan	*Carya illinoinensis*	Healthy	Single	Yes	Remain	0.0
3971	9.1	pecan	*Carya illinoinensis*	Healthy	Single	Yes	Remain	0.0
3972	11.5	hackberry	*Celtis laevigata*	Healthy	Single	No	Remain	0.0
3973	17.6	pecan	*Carya illinoinensis*	Healthy	Multi	Yes	Remain	0.0
3974	20.9	green ash	*Fraxinus pennsylvanica*	Healthy	Single	Yes	Remain	0.0
3975	22.5	southern red oak	*Quercus falcata*	Healthy	Single	Yes	Remain	0.0
3976	4.0	green ash	*Fraxinus pennsylvanica*	Healthy	Single	Yes	Removed	4.0
3977	6.6	green ash	*Fraxinus pennsylvanica*	Healthy	Multi	Yes	Removed	6.6
3978	4.4	green ash	*Fraxinus pennsylvanica*	Healthy	Forked	Yes	Removed	4.4
3979	6.6	green ash	*Fraxinus pennsylvanica*	Healthy	Single	Yes	Removed	6.6
3980	19.1	green ash	*Fraxinus pennsylvanica*	Healthy	Single	Yes	Remain	0.0
3981	21.6	American elm	*Ulmus americana*	Healthy	Forked	Yes	Remain	0.0
3982	9.2	pecan	*Carya illinoinensis*	Healthy	Single	Yes	Remain	0.0
3983	9.8	pecan	*Carya illinoinensis*	Healthy	Single	Yes	Remain	0.0
3984	5.3	pecan	*Carya illinoinensis*	Healthy	Single	Yes	Remain	0.0
3985	16.1	green ash	*Fraxinus pennsylvanica*	Hazard	Single	No	Remain	0.0
3986	4.4	American elm	*Ulmus americana*	Healthy	Single	Yes	Remain	0.0
3987	4.3	green ash	*Fraxinus pennsylvanica*	Healthy	Single	Yes	Removed	4.3
3988	25.0	green ash	*Fraxinus pennsylvanica*	Healthy	Forked	Yes	Removed	25.0
3989	8.4	American elm	*Ulmus americana*	Healthy	Multi	Yes	Remain	0.0
3990	13.2	green ash	*Fraxinus pennsylvanica*	Healthy	Single	Yes	Remain	0.0
3991	4.9	American elm	*Ulmus americana*	Healthy	Single	Yes	Remain	0.0
3992	8.9	pecan	*Carya illinoinensis*	Healthy	Single	Yes	Remain	0.0
3993	9.1	pecan	*Carya illinoinensis*	Healthy	Single	Yes	Remain	0.0
3994	4.4	American elm	*Ulmus americana*	Healthy	Single	Yes	Remain	0.0
3996	9.2	pecan	*Carya illinoinensis*	Healthy	Single	Yes	Remain	0.0
3997	20.9	green ash	*Fraxinus pennsylvanica*	Healthy	Forked	Yes	Remain	0.0
3998	16.1	American elm	*Ulmus americana*	Healthy	Single	Yes	Remain	0.0
3999	21.6	American elm	*Ulmus americana*	Healthy	Single	Yes	Remain	0.0
4000	16.9	green ash	*Fraxinus pennsylvanica*	Healthy	Single	Yes	Remain	0.0
Tree tags 4001 - 4722 were not used.								
4723	21.2	American elm	*Ulmus americana*	Healthy	Single	Yes	Remain	0.0
4724	16.2	American elm	*Ulmus americana*	Healthy	Single	Yes	Remain	0.0
4725	18.1	green ash	*Fraxinus pennsylvanica*	Healthy	Single	Yes	Remain	0.0
4726	24.6	American elm	*Ulmus americana*	Healthy	Single	Yes	Remain	0.0
4727	7.3	green ash	*Fraxinus pennsylvanica*	Healthy	Single	Yes	Remain	0.0
4728	4.8	green ash	*Fraxinus pennsylvanica*	Healthy	Single	Yes	Remain	0.0
4729	4.5	Mexican plum	*Prunus mexicana*	Declining	Forked	No	Remain	0.0
4730	4.0	green ash	*Fraxinus pennsylvanica*	Healthy	Single	Yes	Remain	0.0
4731	4.0	green ash	*Fraxinus pennsylvanica*	Healthy	Single	Yes	Remain	0.0
4732	18.7	hackberry	*Celtis laevigata*	Declining	Forked	No	Remain	0.0
4733	8.4	persimmon	*Diospyros virginiana*	Healthy	Single	Yes	Remain	0.0
4734	5.6	American elm	*Ulmus americana*	Healthy	Single	Yes	Remain	0.0
4735	5.2	green ash	*Fraxinus pennsylvanica*	Healthy	Single	Yes	Remain	0.0
4736	4.1	persimmon	*Diospyros virginiana*	Healthy	Single	Yes	Remain	0.0
4737	6.7	persimmon	*Diospyros virginiana*	Healthy	Single	Yes	Remain	0.0
4738	7.5	black cherry	*Prunus serotina*	Healthy	Single	Yes	Remain	0.0
4739	4.0	American elm	*Ulmus americana*	Healthy	Single	Yes	Remain	0.0
4740	5.7	persimmon	*Diospyros virginiana*	Healthy	Single	Yes	Remain	0.0
4741	16.5	hackberry	*Celtis laevigata*	Healthy	Single	No	Remain	0.0
4742	5.5	persimmon	*Diospyros virginiana*	Declining	Single	No	Remain	0.0
4743	11.6	pecan	*Carya illinoinensis*	Healthy	Single	Yes	Remain	0.0
4744	6.5	persimmon	*Diospyros virginiana*	Healthy	Single	Yes	Remain	0.0
4745	4.3	persimmon	*Diospyros virginiana*	Healthy	Single	Yes	Remain	0.0
4746	4.8	persimmon	*Diospyros virginiana*	Healthy	Single	Yes	Remain	0.0
4747	7.2	persimmon	*Diospyros virginiana*	Healthy	Single	Yes	Remain	0.0
4748	6.9	persimmon	*Diospyros virginiana*	Healthy	Single	Yes	Remain	0.0

TAG #	DBH	COMMON NAME	*SCIENTIFIC NAME*	CONDITION	MULTIPLE-STEMMED	PROTECTED	STATUS	MITIGATE
4749	7.5	persimmon	*Diospyros virginiana*	Healthy	Single	Yes	Remain	0.0
4750	7.1	persimmon	*Diospyros virginiana*	Healthy	Single	Yes	Remain	0.0
4751	4.1	live oak	*Quercus virginiana*	Healthy	Single	Yes	Removed	4.1
4752	4.0	live oak	*Quercus virginiana*	Declining	Forked	No	Removed	0.0
4753	4.2	cedar elm	*Ulmus crassifolia*	Declining	Single	No	Removed	0.0
4754	9.1	cedar elm	*Ulmus crassifolia*	Healthy	Single	Yes	Removed	9.1
4755	5.8	cedar elm	*Ulmus crassifolia*	Healthy	Multi	Yes	Removed	5.8
4756	5.6	cedar elm	*Ulmus crassifolia*	Healthy	Forked	Yes	Removed	5.6
4757	4.5	cedar elm	*Ulmus crassifolia*	Healthy	Forked	Yes	Removed	4.5
4758	9.2	cedar elm	*Ulmus crassifolia*	Healthy	Forked	Yes	Removed	9.2
4759	6.8	cedar elm	*Ulmus crassifolia*	Healthy	Single	Yes	Removed	6.8
4760	12.9	cedar elm	*Ulmus crassifolia*	Healthy	Forked	Yes	Removed	12.9
4761	7.9	live oak	*Quercus virginiana*	Healthy	Single	Yes	Removed	7.9
4762	12.8	live oak	*Quercus virginiana*	Healthy	Multi	Yes	Removed	12.8
4763	9.6	live oak	*Quercus virginiana*	Healthy	Forked	Yes	Removed	9.6
4764	12.9	live oak	*Quercus virginiana*	Healthy	Multi	Yes	Removed	12.9
4765	10.1	live oak	*Quercus virginiana*	Healthy	Forked	Yes	Removed	10.1
4766	32.6	pecan	*Carya illinoinensis*	Healthy	Single	Yes	Removed	32.6
4767	14.2	live oak	*Quercus virginiana*	Healthy	Single	Yes	Removed	14.2
4768	16.8	hackberry	*Celtis laevigata*	Hazard	Single	No	Remain	0.0
4769	12.2	hackberry	*Celtis laevigata*	Healthy	Forked	No	Remain	0.0
4770	6.8	Hercules-club	*Zanthoxylum clava-herculis*	Healthy	Forked	Yes	Remain	0.0
4771	6.4	American elm	*Ulmus americana*	Healthy	Single	Yes	Remain	0.0
4772	4.1	American elm	*Ulmus americana*	Healthy	Single	Yes	Remain	0.0
4773	5.8	American elm	*Ulmus americana*	Healthy	Single	Yes	Remain	0.0
4774	5.1	American elm	*Ulmus americana*	Healthy	Single	Yes	Removed	5.1
4775	4.2	green ash	*Fraxinus pennsylvanica*	Healthy	Single	Yes	Removed	4.2
4776	5.4	American elm	*Ulmus americana*	Healthy	Single	Yes	Removed	5.4
4777	6.8	eastern redbud	*Cercis canadensis*	Healthy	Forked	Yes	Removed	6.8
4778	6.0	American elm	*Ulmus americana*	Healthy	Single	Yes	Remain	0.0
4779	42.5	pecan	*Carya illinoinensis*	Healthy	Forked	Yes	Removed	42.5
4780	4.4	green ash	*Fraxinus pennsylvanica*	Healthy	Single	Yes	Removed	4.4
4781	18.3	hackberry	*Celtis laevigata*	Healthy	Single	No	Remain	0.0
4784	8.6	green ash	*Fraxinus pennsylvanica*	Declining	Single	No	Remain	0.0
4785	4.5	green ash	*Fraxinus pennsylvanica*	Healthy	Single	Yes	Remain	0.0
4786	4.1	green ash	*Fraxinus pennsylvanica*	Healthy	Single	Yes	Removed	4.1
4787	5.0	green ash	*Fraxinus pennsylvanica*	Healthy	Single	Yes	Remain	0.0
4788	4.6	green ash	*Fraxinus pennsylvanica*	Healthy	Single	Yes	Removed	4.6
4789	4.8	green ash	*Fraxinus pennsylvanica*	Healthy	Single	Yes	Removed	4.8
4790	5.3	green ash	*Fraxinus pennsylvanica*	Healthy	Single	Yes	Removed	5.3
4791	4.3	green ash	*Fraxinus pennsylvanica*	Healthy	Single	Yes	Remain	0.0
4792	5.9	green ash	*Fraxinus pennsylvanica*	Healthy	Single	Yes	Remain	0.0
4793	5.6	green ash	*Fraxinus pennsylvanica*	Healthy	Single	Yes	Remain	0.0
4794	5.1	green ash	*Fraxinus pennsylvanica*	Healthy	Single	Yes	Remain	0.0
4795	6.0	green ash	*Fraxinus pennsylvanica*	Healthy	Single	Yes	Remain	0.0
4796	7.6	green ash	*Fraxinus pennsylvanica*	Healthy	Forked	Yes	Remain	0.0
4797	4.4	green ash	*Fraxinus pennsylvanica*	Healthy	Single	Yes	Removed	4.4
4798	4.0	green ash	*Fraxinus pennsylvanica*	Healthy	Single	Yes	Removed	4.0
4799	5.1	Hercules-club	*Zanthoxylum clava-herculis*	Healthy	Forked	Yes	Removed	5.1
4800	4.9	green ash	*Fraxinus pennsylvanica*	Healthy	Single	Yes	Removed	4.9
4801	16.4	pecan	*Carya illinoinensis*	Declining	Single	No	Removed	0.0
4802	9.2	pecan	*Carya illinoinensis*	Healthy	Single	Yes	Removed	9.2
4803	7.4	pecan	*Carya illinoinensis*	Healthy	Single	Yes	Remain	0.0
4804	7.9	pecan	*Carya illinoinensis*	Healthy	Single	Yes	Remain	0.0
4805	8.5	pecan	*Carya illinoinensis*	Healthy	Single	Yes	Remain	0.0
4806	11.0	hackberry	*Celtis laevigata*	Declining	Single	No	Remain	0.0
4807	10.7	pecan	*Carya illinoinensis*	Healthy	Single	Yes	Remain	0.0
4808	9.3	pecan	*Carya illinoinensis*	Healthy	Single	Yes	Remain	0.0
4809	4.9	pecan	*Carya illinoinensis*	Healthy	Single	Yes	Remain	0.0
4810	13.6	pecan	*Carya illinoinensis*	Healthy	Forked	Yes	Remain	0.0
4811	8.9	southern red oak	*Quercus falcata*	Healthy	Single	Yes	Removed	8.9
4818	5.3	green ash	*Fraxinus pennsylvanica*	Healthy	Single	Yes	Removed	5.3
4819	6.5	green ash	*Fraxinus pennsylvanica*	Healthy	Single	Yes	Removed	6.5
4820	4.6	green ash	*Fraxinus pennsylvanica*	Healthy	Single	Yes	Removed	4.6
4821	7.9	green ash	*Fraxinus pennsylvanica*	Healthy	Single	Yes	Removed	7.9
4822	7.3	green ash	*Fraxinus pennsylvanica*	Healthy	Single	Yes	Removed	7.3
4823	8.7	American elm	*Ulmus americana*	Healthy	Single	Yes	Removed	8.7
4824	5.6	green ash	*Fraxinus pennsylvanica*	Healthy	Single	Yes	Removed	5.6
4825	10.5	American elm	*Ulmus americana*	Healthy	Single	Yes	Removed	10.5
4826	12.2	American elm	*Ulmus americana*	Healthy	Single	Yes	Removed	12.2
4827	5.4	American elm	*Ulmus americana*	Healthy	Single	Yes	Removed	5.4
4828	4.5	green ash	*Fraxinus pennsylvanica*	Healthy	Single	Yes	Removed	4.5
4829	4.4	green ash	*Fraxinus pennsylvanica*	Healthy	Single	Yes	Removed	4.4
4830	8.4	green ash	*Fraxinus pennsylvanica*	Healthy	Single	Yes	Removed	8.4
4831	4.5	American elm	*Ulmus americana*	Healthy	Single	Yes	Removed	4.5
4832	5.9	green ash	*Fraxinus pennsylvanica*	Healthy	Single	Yes	Removed	5.9
4833	8.0	American elm	*Ulmus americana*	Healthy	Single	Yes	Removed	8.0
4834	11.5	American elm	*Ulmus americana*	Healthy	Forked	Yes	Removed	11.5
4835	8.4	green ash	*Fraxinus pennsylvanica*	Healthy	Single	Yes	Removed	8.4
4836	6.4	tree of heaven	*Ailanthus altissima*	Healthy	Single	Yes	Remain	0.0
4837	9.7	tree of heaven	*Ailanthus altissima*	Healthy	Single	Yes	Remain	0.0
4838	14.1	pecan	*Carya illinoinensis*	Healthy	Single	Yes	Remain	0.0
4839	4.2	American elm	*Ulmus americana*	Healthy	Single	Yes	Remain	0.0
4840	9.9	green ash	*Fraxinus pennsylvanica*	Healthy	Single	Yes	Remain	0.0
4841	12.9	hackberry	*Celtis laevigata*	Healthy	Single	No	Remain	0.0
4842	17.2	green ash	*Fraxinus pennsylvanica*	Healthy	Single	Yes	Remain	0.0
4843	7.8	American elm	*Ulmus americana*	Declining	Single	No	Remain	0.0
4844	27.3	pecan	*Carya illinoinensis*	Healthy	Single	Yes	Remain	0.0
4845	6.4	pecan	*Carya illinoinensis*	Healthy	Single	Yes	Remain	0.0
4846	6.9	pecan	*Carya illinoinensis*	Healthy	Single	Yes	Remain	0.0
4847	6.5	pecan	*Carya illinoinensis*	Declining	Single	No	Remain	0.0
4848	6.0	pecan	*Carya illinoinensis*	Declining	Single	No	Remain	0.0
4849	15.7	American elm	*Ulmus americana*	Healthy	Single	Yes	Remain	0.0
4853	8.8	eastern redbud	*Cercis canadensis*	Healthy	Multi	Yes	Removed	8.8
4854	21.2	hackberry	*Celtis laevigata*	Healthy	Forked	No	Removed	0.0
4856	17.1	sweetgum	*Liquidambar styraciflua*	Healthy	Forked	Yes	Removed	17.1
4857	15.5	sweetgum	*Liquidambar styraciflua*	Healthy	Forked	Yes	Removed	15.5
							TOTAL	**973.7**

3995	11.3	eastern redcedar	*Juniperus virginiana*	Healthy	Single	Yes	Remain	0.0
4782	13.8	eastern redcedar	*Juniperus virginiana*	Declining	Single	No	Remain	0.0
4783	10.2	eastern redcedar	*Juniperus virginiana*	Healthy	Single	Yes	Remain	0.0
4812	11.4	eastern redcedar	*Juniperus virginiana*	Healthy	Single	Yes	Removed	4.0
4813	11.1	eastern redcedar	*Juniperus virginiana*	Declining	Forked	No	Remain	0.0
4814	12.1	eastern redcedar	*Juniperus virginiana*	Declining	Single	No	Remain	0.0
4815	14.3	eastern redcedar	*Juniperus virginiana*	Healthy	Single	Yes	Removed	4.0
4816	12.2	eastern redcedar	*Juniperus virginiana*	Healthy	Single	Yes	Remain	0.0
4817	21.9	eastern redcedar	*Juniperus virginiana*	Healthy	Single	Yes	Removed	4.0
4855	11.6	eastern redcedar	*Juniperus virginiana*	Healthy	Multi	Yes	Removed	4.0
							TOTAL	**16.0**
TOTAL MITIGATION INCHES THAT'S PROTECTED								**-948.5**
PROPOSED INCHES								**+122**
TOTAL INCHES								**-867.7**
TOTAL MITIGATION COST (867.7x$200)								**$173,540.00**

STREET TREE (LA JOLLA POINTE DRIVE)

TAG #	DBH	COMMON NAME	*SCIENTIFIC NAME*	CONDITION	MULTIPLE-STEMMED	PROTECTED	STATUS	MITIGATE
3924	6.9	live oak	*Quercus virginiana*	Healthy	Multi	Yes	Remain	0.0
3925	8.6	live oak	*Quercus virginiana*	Healthy	Multi	Yes	Remain	0.0
3926	4.5	live oak	*Quercus virginiana*	Healthy	Single	Yes	Remain	0.0
3927	8.9	cedar elm	*Ulmus crassifolia*	Healthy	Multi	Yes	Remain	0.0
3928	4.6	cedar elm	*Ulmus crassifolia*	Healthy	Single	Yes	Remain	0.0
3929	6.6	cedar elm	*Ulmus crassifolia*	Healthy	Single	Yes	Remain	0.0
3930	10.6	cedar elm	*Ulmus crassifolia*	Healthy	Forked	Yes	Remain	0.0
3931	6.3	cedar elm	*Ulmus crassifolia*	Healthy	Single	Yes	Remain	0.0
3932	12.6	cedar elm	*Ulmus crassifolia*	Healthy	Single	Yes	Remain	0.0
3933	7.0	cedar elm	*Ulmus crassifolia*	Healthy	Single	Yes	Remain	0.0
3934	12.7	cedar elm	*Ulmus crassifolia*	Healthy	Forked	Yes	Remain	0.0
3935	9.1	live oak	*Quercus virginiana*	Healthy	Single	Yes	Remain	0.0
3936	8.3	willow oak	*Quercus phellos*	Healthy	Forked	No	Remain	0.0
3937	12.8	live oak	*Quercus virginiana*	Healthy	Single	Yes	Remain	0.0
3938	10.1	live oak	*Quercus virginiana*	Healthy	Single	Yes	Remain	0.0
3939	14.7	live oak	*Quercus virginiana*	Healthy	Single	Yes	Remain	0.0
3940	5.1	cedar elm	*Ulmus crassifolia*	Healthy	Multi	Yes	Remain	0.0
3941	13.9	cedar elm	*Ulmus crassifolia*	Declining	Single	No	Remain	0.0
3942	10.4	cedar elm	*Ulmus crassifolia*	Healthy	Single	Yes	Remain	0.0
3943	10.4	cedar elm	*Ulmus crassifolia*	Healthy	Single	Yes	Remain	0.0
3944	7.0	cedar elm	*Ulmus crassifolia*	Healthy	Single	Yes	Remain	0.0
3945	12.1	cedar elm	*Ulmus crassifolia*	Healthy	Single	Yes	Remain	0.0
3949	10.9	live oak	*Quercus virginiana*	Healthy	Multi	Yes	Remain	0.0
3950	18.4	live oak	*Quercus virginiana*	Healthy	Multi	Yes	Remain	0.0
3951	9.7	cedar elm	*Ulmus crassifolia*	Healthy	Single	Yes	Remain	0.0
3952	11.6	cedar elm	*Ulmus crassifolia*	Healthy	Forked	Yes	Remain	0.0
3953	10.1	cedar elm	*Ulmus crassifolia*	Healthy	Single	Yes	Remain	0.0
3954	12.4	cedar elm	*Ulmus crassifolia*	Healthy	Forked	Yes	Remain	0.0
3955	9.4	cedar elm	*Ulmus crassifolia*	Healthy	Single	Yes	Remain	0.0
3956	13.1	cedar elm	*Ulmus crassifolia*	Healthy	Multi	Yes	Remain	0.0
3957	9.2	cedar elm	*Ulmus crassifolia*	Healthy	Single	Yes	Remain	0.0
3958	10.4	live oak	*Quercus virginiana*	Healthy	Single	Yes	Remain	0.0
3959	9.8	live oak	*Quercus virginiana*	Healthy	Single	Yes	Remain	0.0
3960	12.6	live oak	*Quercus virginiana*	Healthy	Forked	Yes	Remain	0.0
3961	10.0	cedar elm	*Ulmus crassifolia*	Healthy	Single	Yes	Remain	0.0
3962	12.9	cedar elm	*Ulmus crassifolia*	Healthy	Single	Yes	Remain	0.0
3963	11.1	cedar elm	*Ulmus crassifolia*	Healthy	Single	Yes	Remain	0.0
3964	9.1	live oak	*Quercus virginiana*	Healthy	Single	Yes	Remain	0.0
3965	11.1	live oak	*Quercus virginiana*	Healthy	Multi	Yes	Remain	0.0
3966	8.0	cedar elm	*Ulmus crassifolia*	Healthy	Forked	Yes	Remain	0.0
3967	12.3	cedar elm	*Ulmus crassifolia*	Healthy	Multi	Yes	Remain	0.0
3968	7.5	cedar elm	*Ulmus crassifolia*	Healthy	Multi	Yes	Remain	0.0
3969	12.4	cedar elm	*Ulmus crassifolia*	Healthy	Single	Yes	Remain	0.0
							TOTAL	**0.0**
TOTAL MITIGATION INCHES THAT'S PROTECTED								**0.0**
TOTAL MITIGATION COST								**$0.00**

TREE REMOVAL NOTES:

A. REMOVE ALL TREES INDICATED BY THE DRAWINGS AND SPECIFICATIONS, AS REQUIRING REMOVAL, IN A MANNER THAT WILL NOT DAMAGE ADJACENT TREES OR STRUCTURES OR COMPACTS THE SOIL.

B. REMOVE TREES THAT ARE ADJACENT TO TREES OR STRUCTURES TO REMAIN, IN SECTIONS, TO LIMIT THE OPPORTUNITY OF DAMAGE TO ADJACENT CROWNS, TRUNKS, GROUND PLANE ELEMENTS AND STRUCTURES.

C. DO NOT DROP TREES WITH A SINGLE CUT UNLESS THE TREE WILL FALL IN AN AREA NOT INCLUDED IN THE TREE PROTECTION AREA.

D. NO TREE TO BE REMOVED WITHIN 50 FEET OF OR INSIDE THE TREE PROTECTION AREA SHALL BE PUSHED OVER OR UP-ROOTED USING A PIECE OF GRADING EQUIPMENT. NO HEAVY EQUIPMENT IS ALLOWED INSIDE THE TREE PROTECTION AREA.

E. PROTECT ADJACENT PAVING, SOIL, TREES, SHRUBS, GROUND COVER PLANTINGS AND UNDERSTORY PLANTS TO REMAIN FROM DAMAGE DURING ALL TREE REMOVAL OPERATIONS, AND FROM CONSTRUCTION OPERATIONS. PROTECTION SHALL INCLUDE THE ROOT SYSTEM, TRUNK, LIMBS, AND CROWN FROM BREAKAGE OR SCARRING, AND THE SOIL FROM COMPACTION.

F. REMOVE STUMPS AND IMMEDIATE ROOT PLATE FROM EXISTING TREES TO BE REMOVED. GRIND TRUNK BASES AND LARGE BUTTRESS ROOTS TO A DEPTH OF THE LARGEST BUTTRESS ROOT OR AT LEAST 18 INCHES BELOW THE TOP MOST ROOTS WHICHEVER IS LESS AND OVER THE AREA OF THREE TIMES THE DIAMETER OF THE TRUNK (DBH).

F.A. FOR TREES WHERE THE STUMP WILL FALL UNDER NEW PAVED AREAS, GRIND ROOTS TO A TOTAL DEPTH OF 18 INCHES BELOW THE EXISTING GRADE. IF THE SIDES OF THE STUMP HOLE STILL HAVE GREATER THAN APPROXIMATELY 20% WOOD VISIBLE, CONTINUE GRINDING OPERATION DEEPER AND OR WIDER UNTIL THE RESULTING HOLE HAS LESS THAN 20% WOOD. REMOVE ALL WOOD CHIPS PRODUCED BY THE GRINDING OPERATION AND BACK FILL IN 8 INCH LAYERS WITH CONTROLLED FILL OF A QUALITY ACCEPTABLE TO THE SITE ENGINEER F

IMAGES
NOTICE
xTech-064584402 rBase-064584402 rEnvir-064584402 rEcBase-064584402 rEcUtil-064584402 rHerbtape-064584402 rLabel-064584402 rPlan-064584402 rSite-064584402 xSM-064584402 xVPLines-064584402 rBndy-064584402 xDATA1 Landscape rTree-Leg xTree-Leg
LAST SAVED
6/18/2025 5:49 PM
PLOTTED BY
LIANG, DANIEL, 6/18/2025 5:24 PM
PLOTTED ON
LP1 (ARCH36 - 1 UP 0.00) K:\DAL\LA POINTE\LA\DP\PLANSHEETS\LANDSCAPE
DWG NAME
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PLANTING NOTES:

1. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATIONS OF ALL UNDERGROUND UTILITIES, PIPES, STRUCTURES, AND LINE RUNS IN THE FIELD PRIOR TO THE INSTALLATION OF ANY PLANT MATERIAL.
2. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ADVISE THE LANDSCAPE ARCHITECT OF ANY CONDITION FOUND ON SITE WHICH PERMITS INSTALLATION AS SHOWN ON THESE DRAWINGS.
3. ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY, GROWING CONDITION AND MUST BE REPLACED WITHIN 30 DAYS WITH PLANT MATERIAL OF THE SAME VARIETY AND SIZE IF DAMAGED, DESTROYED, OR REMOVED.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR FINE GRADING AND REMOVAL OF DEBRIS PRIOR TO PLANTING IN ALL AREAS.
5. FINAL FINISH GRADING SHALL BE REVIEWED AND APPROVED BY THE LANDSCAPE ARCHITECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY ADDITIONAL TOPSOIL REQUIRED TO CREATE A SMOOTH CONDITION PRIOR TO PLANTING.
6. CONTRACTOR SHALL VERIFY ALL PLANT QUANTITIES. ALL PLANT QUANTITIES ARE LISTED FOR INFORMATION PURPOSES ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE FULL COVERAGE IN ALL PLANTING AREAS AS SHOWN ON THE PLANS AND SPECIFIED IN THE PLANT SCHEDULE.
7. CONTRACTOR TO PROVIDE STEEL EDGING BETWEEN ALL PLANTING BEDS AND TURF AREAS UNLESS OTHERWISE INDICATED ON THE DRAWINGS.
8. ALL PLANT MATERIAL SHALL CONFORM TO THE SPECIFICATIONS GIVEN IN THE PLANT SCHEDULE, PLANTING DETAILS, AND PLANTING SPECIFICATIONS.
9. ALL PLANT MATERIAL SHALL MEET INDUSTRY STANDARDS AS INDICATED IN THE CURRENT EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1).
10. ALL PLANT MATERIAL SUBSTITUTIONS SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO PURCHASE.
11. CONTRACTOR IS RESPONSIBLE FOR ALL COORDINATION WITH OTHER CONTRACTORS ON SITE AS REQUIRED TO ACCOMPLISH ALL PLANTING OPERATIONS.
12. ALL PLANTING AREAS SHALL RECEIVE SOIL AMENDMENTS.
13. PLANT MATERIAL SHALL BE PRUNED PER PLANTING DETAILS UNLESS OTHERWISE NOTED ON DRAWINGS.
14. PLANTING AREAS SHALL BE KEPT FREE OF TRASH, WEEDS, DEBRIS, AND DEAD PLANT MATERIAL.
15. ALL LIME STABILIZED SOIL AND INORGANIC SELECT FILL FOR BUILDING OR PAVING CONSTRUCTION SHALL BE REMOVED FROM ALL PLANTING BEDS TO A MINIMUM DEPTH OF 24" UNLESS OTHERWISE NOTED. REPLACE MATERIAL REMOVED WITH IMPORTED TOPSOIL.
16. TREES OVERHANGING PEDESTRIAN WALKS AND WITHIN VISIBILITY TRIANGLES AS NOTED ON THE PLANS SHALL BE LIMBED TO A HEIGHT OF SEVEN FEET (7'). TREE OVERHANGING PUBLIC STREETS AND FIRELANES SHALL BE LIMBED TO A HEIGHT OF FOURTEEN FEET (14').
17. TREES PLANTED NEXT TO ACCESSIBLE ROUTES AND ACCESSIBLE AREAS SHALL BE LIMBED TO 7'6" (80" MIN.) AFF.
18. ALL PROPOSED TREES SHALL BE STAKED WITH AN AT-GRADE ROOT BALL SECURING SYSTEM AS SHOWN IN THE PLANTING DETAILS AND SPECIFICATIONS. NO ABOVE-GROUND STAKING SYSTEMS, GUY WIRES/WIRES, HOSES, STRAPS, POSTS (METAL OR WOOD) SHALL BE ALLOWED UNLESS AUTHORIZED IN WRITING BY THE LANDSCAPE ARCHITECT.

PLANTING SCHEDULE:

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	ROOT	CAL.	SIZE	REMARKS
CANOPY TREES							
	QM	4	QUERCUS MACROCARPA / BUR OAK	B & B	4" CAL.	12`-14` HT.	STRONG, CENTRAL LEADER, FULL
	QC	1	QUERCUS MUEHLENBERGII / CHINKAPIN OAK	B & B	4" CAL.	16` - 18` HT.	SINGLE STRAIGHT CENTRAL LEADER, FULL AND MATCHING
	QS	2	QUERCUS SHUMARDII / SHUMARD RED OAK	B & B	4" CAL.	12` - 14` HT.	STRONG, CENTRAL LEADER, FULL
ORNAMENTAL TREES							
	TD	2	TAXODIUM DISTICHUM / BALD CYPRESS	B & B	4" CAL.	16` - 18` HT.	SINGLE STRAIGHT CENTRAL LEADER, FULL AND MATCHING
	CL	2	CHILOPSIS LINEARIS / DESERT WILLOW	CONT.	2" CAL.	8`-10` HT.	SINGLE STRAIGHT CENTRAL LEADER, FULL AND MATCHING

No.	REVISIONS	DATE	BY

Kimley»Horn
13455 NOEL RD. TWO GALLERIA OFFICE TOWER
SUITE 700 DALLAS, TX 75240
PHONE: 972-770-1300 FAX: 972-239-3820
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PRELIMINARY
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Kimley»Horn
R.L.A. BEN L. RANKIN
L.A. No. 2904 Date 06/18/2025

KHA PROJECT	064584402
DATE	06/18/2025
SCALE	AS SHOWN
DESIGNED BY	DHL
DRAWN BY	DHL
CHECKED BY	BLR

LA JOLLA POINTE DRIVE
PAD READY DEVELOPMENT
PREPARED FOR
ROCKWALL ECONOMIC
DEVELOPMENT COPORATION
CITY OF ROCKWALL, TX

PLANTING SCHEDULE & NOTES

SHEET NUMBER
LP 0.00

LA JOLLA POINTE DRIVE
(A 60-FOOT WIDE PUBLIC RIGHT-OF-WAY)

LOT 3, BLOCK A
LA JOLLA POINTE
ADDITION, PHASE 2
CAB. F, PG. 255
O.P.R.R.C.T.

LOT 10, BLOCK A
LA JOLLA POINTE
ADDITION, PHASE 2
CAB. G, PG. 131
O.P.R.R.C.T.

CARMEL CIRCLE
(A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY)

EXISTING TREE
TO REMAIN, TYP

DETENTION POND ADDED AREA
5,218 SF

OVERALL
9.9406 ACRES
433,011 SQ. FT.

EXISTING TREE
TO REMAIN, TYP

EXISTING TREE
TO REMAIN, TYP

LOT 19, BLOCK A
LA JOLLA
POINTE ADDITION
INST. NO. 20180000018728
O.P.R.R.C.T.

36 WAGON ROAD, LLC
INST. NO. 20220000001317
O.P.R.R.C.T.

AKSHAR 10, LLC
INST. NO. 20180000018030
O.P.R.R.C.T.

LOT 1, BLOCK 1
IHOP NO. 9448 ADDITION
CAB. D, PG. 199
O.P.R.R.C.T.

CALLED 0.523AC
WAFFLE HOUSE, INC.
INST. NO.
19960000166645
O.P.R.R.C.T.

LOT 1, BLOCK 1
WAFFLE
HOUSE ADDITION
CAB. C, PG. 371
O.P.R.R.C.T.

CALLED 0.448 AC
GOOD CLUCK LLC
INST. NO.
20210000010886
O.P.R.R.C.T.

CALLED 0.548 ACRES
RICHARD HARRIS AND
JUDY HARRIS
INST. NO. 20200000001445
O.P.R.R.C.T.

RICHARD HARRIS
ADDITION
CAB. A, PG. 224
O.P.R.R.C.T.

CALLED 0.43AC
TIM BROOKS
INST. NO.
20210000004212
O.P.R.R.C.T.

DAVID HOGG
SUBDIVISION
CAB. A, PG. 222
O.P.R.R.C.T.

CALLED 0.285AC
BELAC PROPERTIES,
LLC
VOL. 4974, PG. 265
O.P.R.R.C.T.

VILLAGE ONE
CAB. A, PG. 265
O.P.R.R.C.T.

LOT 1, BLOCK A
STEAK 'N SHAKE
ADDITION
CAB. F, PG. 229
O.P.R.R.C.T.

WYE

GRAPHIC SCALE IN FEET
0 20 40 80

NORTH

City of Rockwall Landscape Requirements		
TOTAL SITE AREA: 433,011 SF (9.9406 ACRES); DETENTION POND ADDED AREA 5,218 SF (0.12 ACRES)		
Zoning: SCENIC OVERLAY and IH-30 OVERLAY, C, COMMERCIAL DISTRICT		
Landscape Buffers - (Senic Overlay District and IH-30 Overlay District, Article 5, Subsection 06.02, General Overlay District Standards (E)	Required	Provided
(a) Scenic Overlay (SOV) District: 20' landscape buffer (c) IH-30 Overlay (IH-30 OV) District: 20' landscape buffer	20' wide landscape buffer along La Jolla Pointe Drive	20' wide landscape buffer along La Jolla Pointe Drive
All landscape buffers shall incorporate ground cover, a built-up berm and shrubbery or a combination thereof along the entire length of the frontage. Berms and shrubbery shall each have a minimum height of 30-inches and a maximum height of 48- inches.	Yes	N/A
Two (2) canopy trees and four (4) accent tree shall be planted per 100-feet of linear footage along the Primary Roadway. *(1,195 LF / 100) * 2 = 24 Canopy Trees* *(1,195 LF / 100) * 4 = 48 Accent Trees*	24 Canopy Trees 48 Accent Trees	N/A
Detention Basins (Article 08, Section 05, Subsection 05.03, Landscape Screening)	Required	Provided
Detention basins shall be landscaped in a natural manner using ground cover, grasses, shrubs, berms, accent and canopy trees. There shall be a minimum of 1 canopy tree per 750 SF and 1 accent tree per 1,500 SF of detention area. 5,218 SF / 750 SF = 7 canopy trees 5,218 SF / 1,500 SF = 4 accent trees	7 canopy trees 4 accent trees	7 canopy trees 4 accent trees

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME
CANOPY TREES		
	QM	QUERCUS MACROCARPA / BUR OAK
	QC	QUERCUS MUEHLENBERGII / CHINKAPIN OAK
	QS	QUERCUS SHUMARDII / SHUMARD RED OAK
ORNAMENTAL TREES		
	TD	TAXODIUM DISTICHUM / BALD CYPRESS
	CL	CHILOPSIS LINEARIS / DESERT WILLOW

NOTE:
1. CONTRACTOR TO SEED LIMITS OF DISTURBANCE.
2. ALL REQUIRED LANDSCAPE AREAS SHALL BE PROVIDED WITH A TEMPORARY AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WITH RAIN AND FREEZE SENSORS. THE IRRIGATION SYSTEM SHALL BE DESIGNED BY A QUALIFIED PROFESSIONAL, INSTALLED BY A LICENSED IRRIGATOR, AND COMPLY WITH THE CITY OF ROCKWALL IRRIGATION STANDARDS.
3. CONTRACTOR TO ESTABLISH, MAINTAIN, AND IRRIGATE ALL SEEDED/SODDED AREAS UNTIL A "PERMANENT STAND OF GRASS" IS OBTAINED AT WHICH TIME THE PROJECT WILL BE ACCEPTED BY THE CITY. A "STAND OF GRASS" SHALL CONSIST OF 75% TO 80% COVERAGE AND A MINIMUM OF ONE-INCH (1") IN HEIGHT AS DETERMINED BY THE CITY. (SECTION 4.2, ENGINEERING STANDARDS OF DESIGN AND CONSTRUCTION).

Lot	Required Mitigation (Inches removed) (1" : 1")	Required Cedar Trees Mitigation (8' Height or Greater) (1x4" Cal Tree)	Total Mitigation Inches Removed	Provided Trees (Inches)	Total Excess (Inches)
La Jolla Lot	973.7	16	989.7	0	989.7 Under
Detention Basin	0	0	0	36	36
				Total	953.7 Under

No.	REVISIONS	DATE	BY

Kimley»Horn
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PHONE: 972-770-1300 FAX: 972-239-3820
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R.L.A. BEN L. RANKIN
L.A. No. 2904 Date 06/18/2025

KHA PROJECT 064584402
DATE 06/18/2025
SCALE AS SHOWN
DESIGNED BY DHL
DRAWN BY DHL
CHECKED BY BLR

LA JOLLA POINTE DRIVE PAD READY DEVELOPMENT

PREPARED FOR
ROCKWALL ECONOMIC
DEVELOPMENT COPORATION
CITY OF ROCKWALL, TX

LANDSCAPE PLAN

SHEET NUMBER
LP 1.00

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IMAGES
XREFS
LAST SAVED 6/18/2025 3:48 PM
PLOTTED BY LIAM.DANIEL
PLOT DATE 6/18/2025 3:49 PM
DWG NAME L:\064584402-LA JOLLA POINTE\CAD\PLANS\SHEETS\LANDSCAPE LP 1.00.DWG (1 OF 1 OF)

xRefs: 064584402 - Base; 064584402 - Base-Site; 064584402 - EExist; 064584402 - EExist-Site; 064584402 - EExist-Util; 064584402 - EExist-Util-Site; 064584402 - EExist-Util-Water; 064584402 - EExist-Util-Wastewater; 064584402 - EExist-Util-Storm; 064584402 - EExist-Util-Dry; 064584402 - EExist-Util-Gas; 064584402 - EExist-Util-Power; 064584402 - EExist-Util-Telecom; 064584402 - EExist-Util-Misc; 064584402 - EExist-Util-Misc-Site; 064584402 - EExist-Util-Misc-Site-Site; 064584402 - EExist-Util-Misc-Site-Site-Site; 064584402 - EExist-Util-Misc-Site-Site-Site-Site; 064584402 - EExist-Util-Misc-Site-Site-Site-Site-Site; 064584402 - EExist-Util-Misc-Site-Site-Site-Site-Site-Site; 064584402 - EExist-Util-Misc-Site-Site-Site-Site-Site-Site-Site; 064584402 - EExist-Util-Misc-Site-Site-Site-Site-Site-Site-Site-Site; 064584402 - EExist-Util-Misc-Site-Site-Site-Site-Site-Site-Site-Site-Site; 064584402 - EExist-Util-Misc-Site-Site-Site-Site-Site-Site-Site-Site-Site-Site; 064584402 - EExist-Util-Misc-Site-Site-Site-Site-Site-Site-Site-Site-Site-Site-Site; 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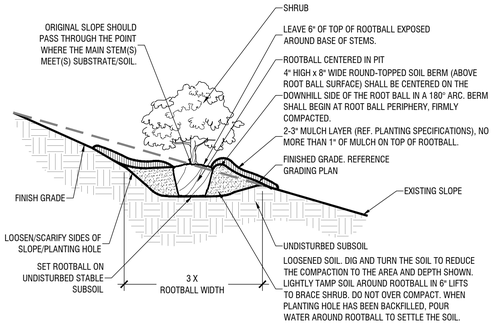
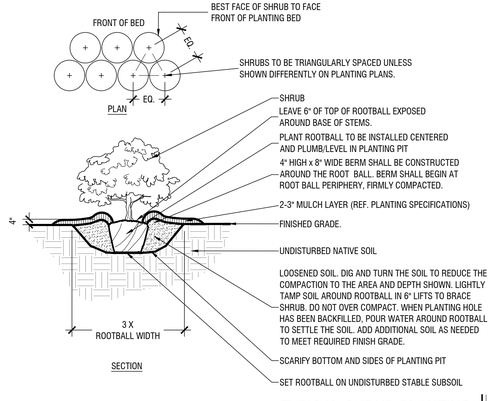


SHRUB PLANTING ON 5-50% (20:1 to 2:1) SLOPE

Scale: NTS

G

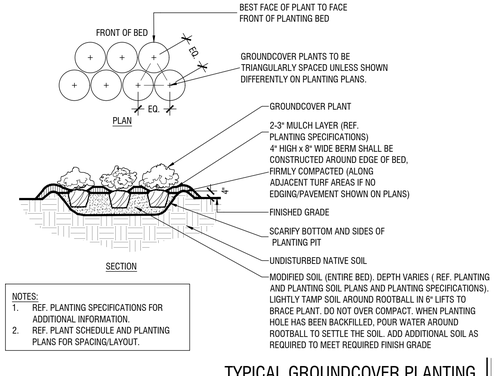
NOTES:
1. REF. PLANTING SPECIFICATIONS FOR ADDITIONAL INFORMATION.
2. WHEN SHRUBS MASSED TOGETHER WITH GROUNDCOVER BEDS, ALL SOIL IN BED TO BE AMENDED. (REF. PLANTING SPECIFICATIONS)
3. WHEN SHRUBS ARE USED IN MASSES, PRUNE ALL SHRUBS TO ACHIEVE UNIFORM MASS/HEIGHT.
4. REF. TO PLANT SCHEDULE AND PLANTING PLANS FOR SPACING/LAYOUT.



TYPICAL SHRUB PLANTING

Scale: NTS

F



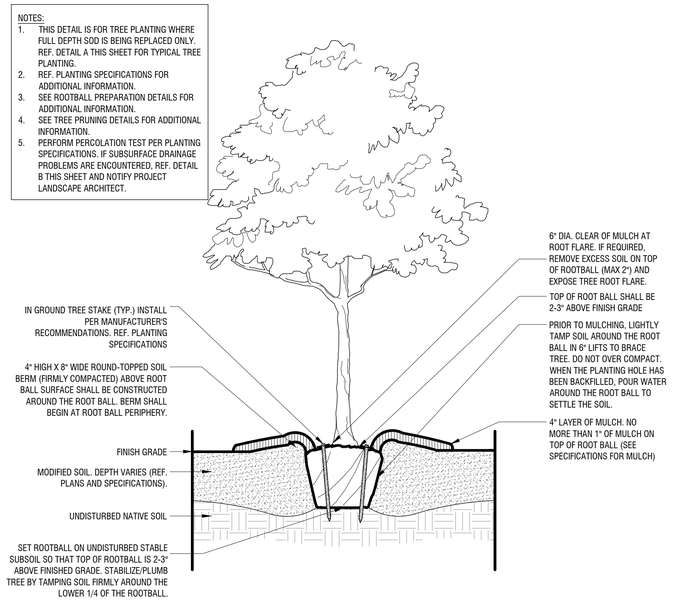
NOTES:
1. REF. PLANTING SPECIFICATIONS FOR ADDITIONAL INFORMATION.
2. REF. PLANT SCHEDULE AND PLANTING PLANS FOR SPACING/LAYOUT.

TYPICAL GROUNDCOVER PLANTING

Scale: NTS

E

NOTES:
1. THIS DETAIL IS FOR TREE PLANTING WHERE FULL DEPTH SOD IS BEING REPLACED ONLY. REF. DETAIL A THIS SHEET FOR TYPICAL TREE PLANTING.
2. REF. PLANTING SPECIFICATIONS FOR ADDITIONAL INFORMATION.
3. SEE ROOTBALL PREPARATION DETAILS FOR ADDITIONAL INFORMATION.
4. SEE TREE PRUNING DETAILS FOR ADDITIONAL INFORMATION.
5. PERFORM PERCOLATION TEST PER PLANTING SPECIFICATIONS. IF SUBSURFACE DRAINAGE PROBLEMS ARE ENCOUNTERED, REF. DETAIL B THIS SHEET AND NOTIFY PROJECT LANDSCAPE ARCHITECT.

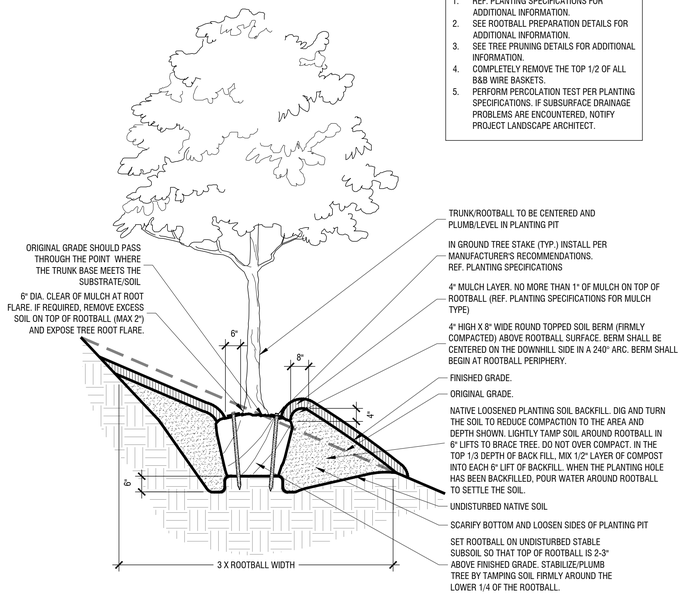


TYPICAL TREE PLANTING (IN SOIL MODIFIED LANDSCAPE BED)

Scale: NTS

D

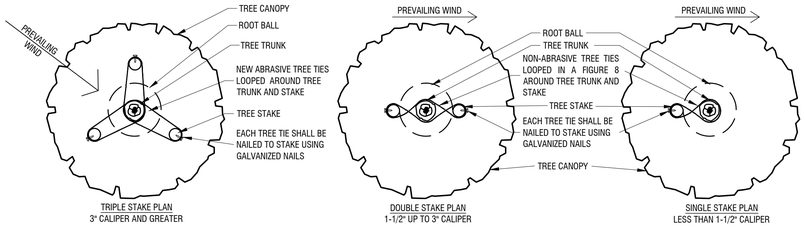
NOTES:
1. REF. PLANTING SPECIFICATIONS FOR ADDITIONAL INFORMATION.
2. SEE ROOTBALL PREPARATION DETAILS FOR ADDITIONAL INFORMATION.
3. SEE TREE PRUNING DETAILS FOR ADDITIONAL INFORMATION.
4. COMPLETELY REMOVE THE TOP 1/2 OF ALL B&B WIRE BASKETS.
5. PERFORM PERCOLATION TEST PER PLANTING SPECIFICATIONS. IF SUBSURFACE DRAINAGE PROBLEMS ARE ENCOUNTERED, NOTIFY PROJECT LANDSCAPE ARCHITECT.



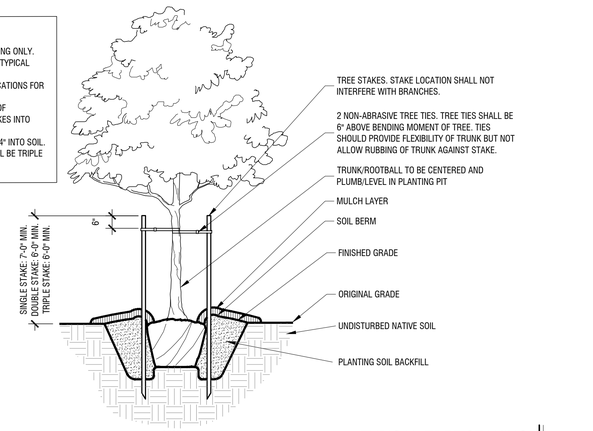
TREE PLANTING ON 5-50% SLOPE'S (20:1 TO 2:1 SLOPES)

Scale: NTS

C



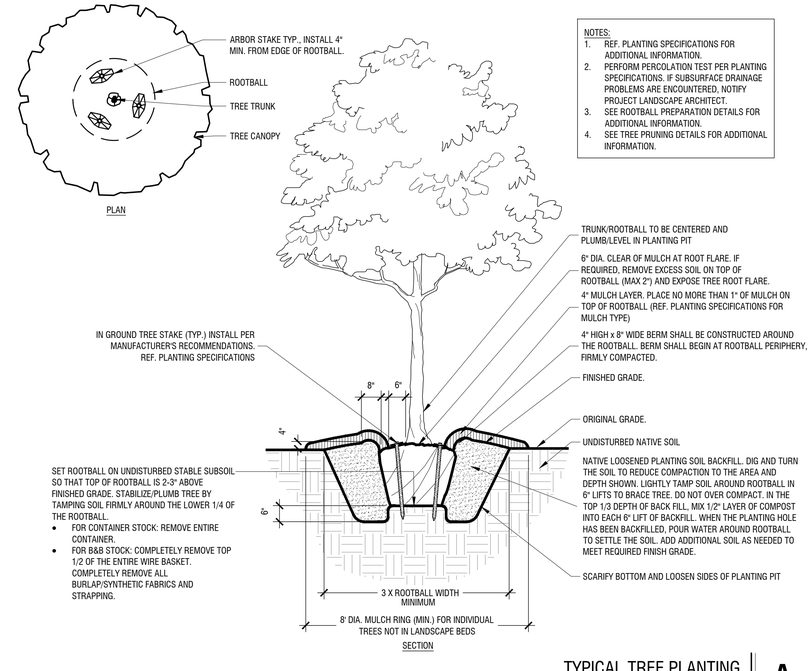
NOTES:
1. THIS DETAIL IS FOR TREE STAKING ONLY. REF. DETAIL A THIS SHEET FOR TYPICAL TREE PLANTING.
2. REFERENCE PLANTING SPECIFICATIONS FOR ADDITIONAL INFORMATION.
3. LOCATE ALL STAKES OUTSIDE OF ROOTBALL. DO NOT DRIVE STAKES INTO ROOTBALL.
4. STAKE MUST BE DRIVEN MIN. 24" INTO SOIL.
5. ALL MULTI-TRUNK TREES SHALL BE TRIPLE STAKED.



TYPICAL TREE STAKING

Scale: NTS

B



TYPICAL TREE PLANTING

Scale: NTS

A

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CP/XR/ Landscape

No.	REVISIONS	DATE	BY

Kimley»Horn
13455 NOEL RD. TWO GALLERIA OFFICE TOWER
SUITE 700 DALLAS, TX 75240
PHONE: 972-770-1300 FAX: 972-239-3820
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Kimley»Horn
R.L.A. BEN L. RANKIN
L.A. No. 2904 Date 06/18/2025

KHA PROJECT	SCALE	DESIGNED BY	DRAWN BY	CHECKED BY
064584402	AS SHOWN	DHL	DHL	BLR
DATE 06/18/2025				

LA JOLLA POINTE DRIVE PAD READY DEVELOPMENT

PREPARED FOR
ROCKWALL ECONOMIC DEVELOPMENT COPORATION
CITY OF ROCKWALL, TX

PLANTING DETAILS

SHEET NUMBER
LP 2.00

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IMAGES
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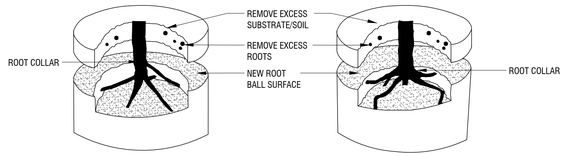
LIANG, DANIEL R
6/18/2025 6:24 PM
L:\LA POINTE\CAD\PLANSHEETS\LANDSCAPE
LP 2.00.DWG [LP 2.01]

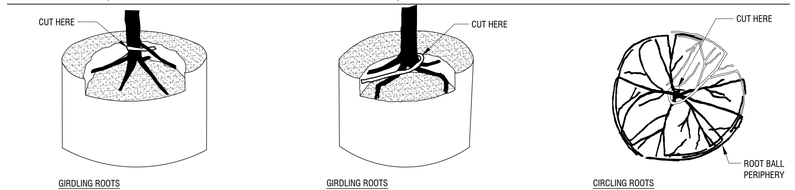
NOTES:
1. IF DEFECTS ARE NOTED DURING SITE OBSERVATIONS AND DEEMED CORRECTABLE BY OWNER'S REPRESENTATIVE (NOT REQUIRING TREE REPLACEMENT), CONTRACTOR MAY USE THESE MINOR ROOT PRUNING PROCEDURES TO CORRECT ROOTBALL DEFECTS. IF DEFECTS REPRESENT A LARGE LOSS OF STRUCTURAL ROOTS, TREE REPLACEMENT WILL BE REQUIRED PER PLANTING SPECIFICATIONS.TREE ROOTBALL CONDITIONS MAY VARY FROM TREE TO TREE.
2. ALL TREES NOTED DURING SITE OBSERVATIONS AS NOT MEETING THE TREE ROOTBALL SPECIFICATIONS CRITERIA AS NOTED IN THESE DETAILS AND IN THE PLANTING SPECIFICATIONS ARE REJECTABLE UNLESS THEY UNDERGO RECOMMENDED CORRECTION.
3. ROOTS AND SOIL MAY BE REMOVED DURING THE CORRECTION PROCESS; SUBSTRATE/SOIL SHALL BE REPLACED AFTER CORRECTION HAS BEEN COMPLETED.
4. TREES SHALL MEET ROOTBALL SPECIFICATIONS CRITERIA DETAIL FOLLOWING CORRECTION.
5. SMALL ROOTS (1/4" OR LESS) ON THE PERIPHERY OF THE ROOT BALL ARE COMMON WITH CONTAINER PLANT PRODUCTION. THESE SMALL ROOTS ARE NOT DEFINED AS "DEFECTS" AND CAN BE ADDRESSED AT THE TIME OF INSTALLATION (SEE ROOT BALL SHAVING CONTAINER DETAIL).
6. REF. PLANTING SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.

STEP 1 - REMOVE SUBSTRATE OVER ROOT COLLAR (EXAMPLES OF POSSIBLE FIELD CONDITIONS TO BE CORRECTED IF ENCOUNTERED)



IF TREE PLANTED TOO DEEPLY IN ROOT BALL, REMOVE EXCESS SOIL (2" MAX) AND ROOTS TO MEET ROOTBALL SPECIFICATIONS CRITERIA DETAIL AND PLANT SPECIFICATIONS.

STEP 2 - REMOVE DEFECTS (EXAMPLES OF POSSIBLE FIELD CONDITIONS TO BE CORRECTED IF ENCOUNTERED)



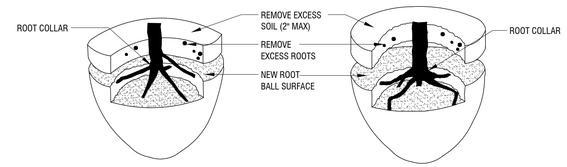
ROOTBALL CORRECTIONS - CONTAINER STOCK

Scale: NTS

D

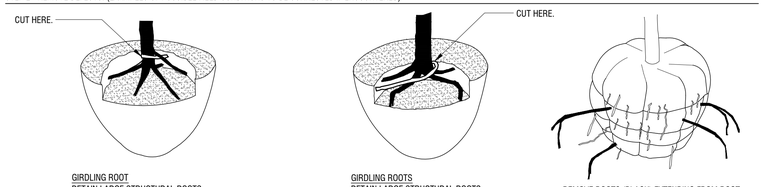
NOTES:
1. IF DEFECTS ARE NOTED DURING SITE OBSERVATIONS AND DEEMED CORRECTABLE BY OWNER'S REPRESENTATIVE (NOT REQUIRING TREE REPLACEMENT), CONTRACTOR MAY USE THESE MINOR ROOT PRUNING PROCEDURES TO CORRECT ROOTBALL DEFECTS. IF DEFECTS REPRESENT A LARGE LOSS OF STRUCTURAL ROOTS, TREE REPLACEMENT WILL BE REQUIRED PER PLANTING SPECIFICATIONS. TREE ROOTBALL CONDITIONS MAY VARY FROM TREE TO TREE.
2. ALL TREES NOTED DURING SITE OBSERVATIONS AS NOT MEETING THE ROOTBALL SPECIFICATION CRITERIA AS NOTED IN THESE DETAILS AND IN THE PLANTING SPECIFICATIONS ARE REJECTABLE UNLESS THEY UNDERGO RECOMMENDED CORRECTION.
3. ADJUST HOLE DEPTH TO ALLOW FOR THE REMOVAL OF EXCESS SOIL AND ROOTS OVER THE ROOT COLLAR.
4. ROOTS AND SOIL MAY BE REMOVED DURING THE CORRECTION PROCESS; SUBSTRATE/SOIL SHALL BE REPLACED AFTER THE CORRECTION HAS BEEN COMPLETED.
5. TREES SHALL MEET ROOTBALL SPECIFICATIONS CRITERIA DETAIL FOLLOWING CORRECTION.
6. REF. PLANTING SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.

STEP 1 - REMOVE SOIL AND ROOTS OVER THE ROOT COLLAR. (EXAMPLES OF POSSIBLE FIELD CONDITIONS TO BE CORRECTED IF ENCOUNTERED)



IF TREE PLANTED TOO DEEPLY IN ROOT BALL. REMOVE EXCESS SOIL (2"MAX) AND ROOTS TO MEET ROOTBALL SPECIFICATIONS CRITERIA DETAIL AND PLANT SPECIFICATIONS.

STEP 2 - REMOVE DEFECTS. (EXAMPLES OF POSSIBLE FIELD CONDITIONS TO BE CORRECTED IF ENCOUNTERED)

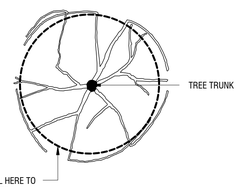


ROOTBALL CORRECTIONS - BALLED AND BURLAPPED STOCK

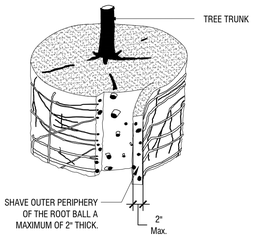
Scale: NTS

B

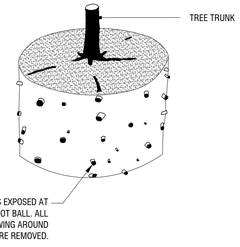
BEFORE SHAVING
PLAN VIEW



SHAVING PROCESS



SHAVING COMPLETE



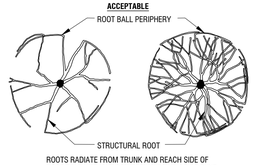
NOTES:
1. ROOTBALL SHAVING TO BE CONDUCTED USING A SHARP BLADE OR HAND SAW ELIMINATING NO MORE THAN NEEDED TO REMOVE ALL ROOTS ON THE PERIPHERY OF ROOT BALL.
2. ROOTBALL SHAVING CAN BE PERFORMED JUST PRIOR TO PLANTING OR AFTER PLACING ROOTBALL INTO PLANTING HOLE.
3. ROOTBALL SHAVING SHOULD ONLY BE DONE IF CIRCLING ROOTS ARE ENCOUNTERED AS SHOWN IN ROOTBALL SPECIFICATIONS CRITERIA DETAIL.

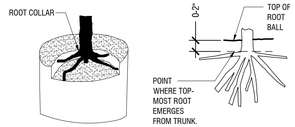
ROOT BALL SHAVING - (CONTAINER STACK)

Scale: NTS

E

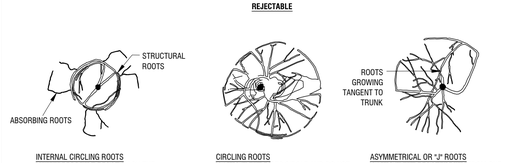
ACCEPTABLE

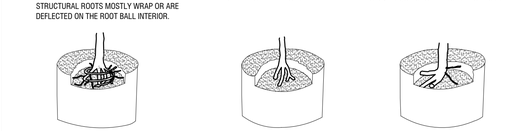




THE POINT WHERE TOP-MOST ROOT(S) EMERGES FROM THE TRUNK (ROOT COLLAR) SHOULD BE WITHIN THE TOP 2" OF SUBSTRATE. THE ROOT COLLAR AND THE ROOT BALL INTERIOR SHOULD BE FREE OF DEFECTS INCLUDING CIRCLING, KINKED, ASCENDING, AND STEM GIRDLING ROOTS. STRUCTURAL ROOTS SHALL REACH THE PERIPHERY NEAR THE TOP OF THE ROOT BALL.

REJECTABLE





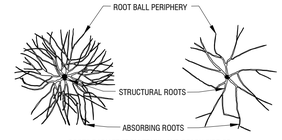
NOTES:
1. OBSERVATIONS OF ROOTBALL SHALL OCCUR PRIOR TO ACCEPTANCE TO ASSURE QUALITY PLANT MATERIAL MEETS ANSI Z60.1 STANDARDS FOR INDSUTRY STANDARD. ROOTS AND SUBSTRATE MAY BE REMOVED DURING THE OBSERVATION PROCESS; SUBSTRATE/SOIL SHALL BE REPLACED AFTER OBSERVATION HAS BEEN COMPLETED.
2. SMALL ROOTS (1/4" OR LESS) THAT GROW AROUND, UP, OR DOWN THE ROOT BALL PERIPHERY ARE CONSIDERED A NORMAL CONDITION IN CONTAINER PRODUCTION AND ARE ACCEPTABLE HOWEVER THEY SHOULD BE ELIMINATED AT THE TIME OF PLANTING. ROOTS ON THE PERIPHERY CAN BE REMOVED AT THE TIME OF PLANTING. (SEE ROOT BALL SHAVING CONTAINER DETAIL).
3. SEE PLANTING SPECIFICATIONS FOR OBSERVATION PROCESS AND REQUIREMENTS.

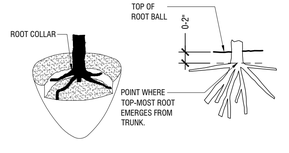
ROOTBALL CRITERIA SPECIFICATIONS - CONTAINER STOCK

Scale: NTS

C

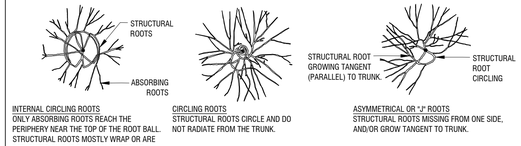
ACCEPTABLE

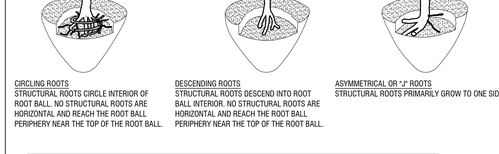




THE POINT WHERE TOP-MOST ROOT(S) EMERGES FROM THE TRUNK (ROOT COLLAR) SHOULD BE WITHIN THE TOP 2" OF SUBSTRATE. THE ROOT COLLAR AND THE ROOT BALL INTERIOR SHOULD BE FREE OF DEFECTS INCLUDING CIRCLING, KINKED, ASCENDING, AND STEM GIRDLING ROOTS. STRUCTURAL ROOTS SHALL REACH THE PERIPHERY NEAR THE TOP OF THE ROOT BALL.

REJECTABLE





NOTES:
1. OBSERVATIONS OF ROOTBALL SHALL OCCUR PRIOR TO ACCEPTANCE TO ASSURE QUALITY PLANT MATERIAL MEETS INDUSTRY STANDARD PER ANSI Z60.1. ROOTS AND SOIL MAY BE REMOVED DURING THE OBSERVATION PROCESS; SUBSTRATE/SOIL SHALL BE REPLACED AFTER THE OBSERVATIONS HAVE BEEN COMPLETED.
2. SEE PLANTING SPECIFICATIONS FOR OBSERVATION PROCESS AND REQUIREMENTS.

ROOTBALL SPECIFICATIONS CRITERIA (QUALITY REQUIREMENTS) - BALLED AND BURLAPPED STOCK

Scale: NTS

A

No.	REVISIONS	DATE	BY

Kimley»Horn
13455 NOEL RD. TWO GALLERIA OFFICE TOWER
SUITE 700 DALLAS, TX 75240
PHONE: 972-770-1300 FAX: 972-239-3820
WWW.KIMLEY-HORN.COM TX F-928
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Kimley»Horn
R.L.A. BEN L. RANKIN
L.A. No. 2904 Date 06/18/2025

KHA PROJECT 064584402
DATE 06/18/2025
SCALE AS SHOWN
DESIGNED BY DHL
DRAWN BY DHL
CHECKED BY BLR

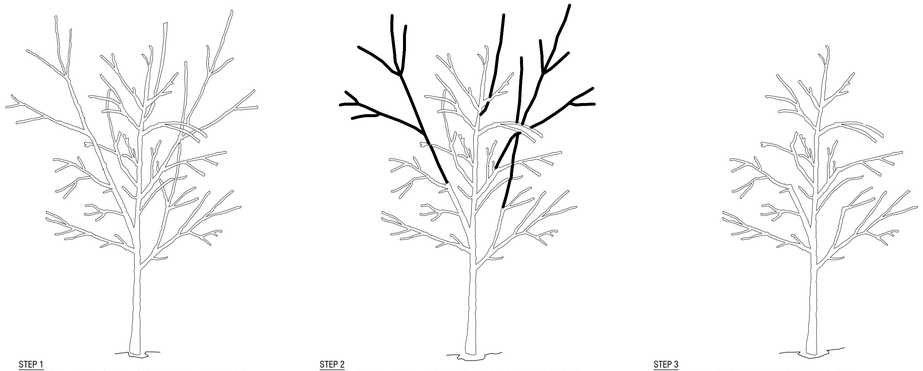
LA JOLLA POINTE DRIVE PAD READY DEVELOPMENT

PREPARED FOR
ROCKWALL ECONOMIC DEVELOPMENT COPORATION
CITY OF ROCKWALL, TX

PLANTING DETAILS

SHEET NUMBER
LP 2.01

NOTES:
1. IF DEFECTS ARE NOTED DURING SITE OBSERVATIONS AND DEEMED CORRECTABLE BY OWNER'S REPRESENTATIVE (NOT REQUIRING TREE REPLACEMENT), CONTRACTOR TO FOLLOW ANSI 300, PART 1 (PRUNING), AND I.S.A. BEST MANAGEMENT PRACTICES - TREE PRUNING (MOST CURRENT EDITION) AS SHOWN IN THIS EXAMPLE OF CORRECTIVE PRUNING TO CORRECT TREE CROWN DEFECTS. CANOPY CONDITIONS WILL VARY FROM TREE TO TREE.
2. ALL TREES NOTED DURING SITE OBSERVATIONS AS NOT MEETING THE TREE CROWN SPECIFICATION CRITERIA AS NOTED IN THESE DETAILS AND IN THE PLANTING SPECIFICATIONS ARE REJECTABLE UNLESS THEY UNDERGO RECOMMENDED TREATMENT.
3. TREE SHALL MEET TREE CROWN SPECIFICATIONS CRITERIA DETAIL FOLLOWING CORRECTION.
4. REF. PLANTING SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.



STEP 1
BEFORE PLANTING, TREE HAS THREE CODOMINANT STEMS. THE TWO THAT COMPETE WITH THE ONE IN THE CENTER SHOULD BE PRUNED TO SUPRESS THEIR GROWTH.

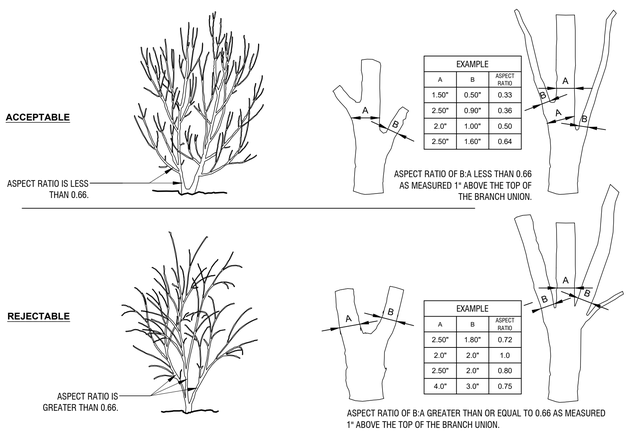
STEP 2
TWO COMPETING STEMS WERE REDUCED SUBSTANTIALLY, IN THIS CASE REMVOING ABOUT 70% OF THEIR FOILAGE USING REDUCTION CUTS.

STEP 3
AFTER PRUNING, TREE HAS ONLY ONE DOMINANT STEM.

TREE CROWN CORRECTION (EXAMPLE)

Scale: NTS

D



ASPECT RATIO OF B:A LESS THAN 0.66 AS MEASURED 1" ABOVE THE TOP OF THE BRANCH UNION.

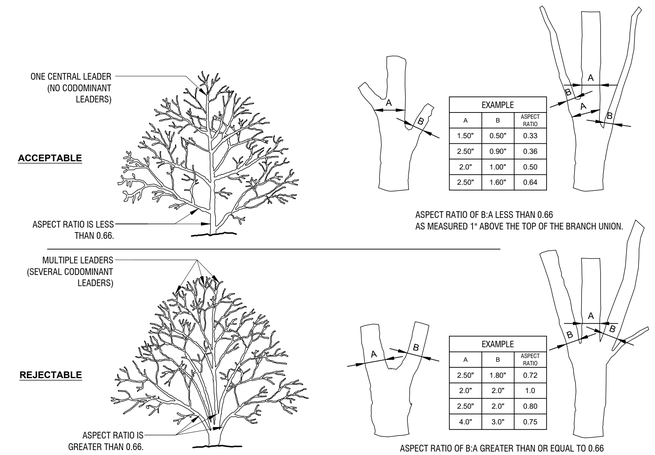
ASPECT RATIO OF B:A GREATER THAN OR EQUAL TO 0.66 AS MEASURED 1" ABOVE THE TOP OF THE BRANCH UNION.

NOTES:
1. OBSERVATIONS OF TREE CANOPY SHALL OCCUR PRIOR TO ACCEPTANCE TO ASSURE QUALITY PLANT MATERIAL MEETS INDUSTRY STANDARD PER ANSI Z60.1.
2. ASPECT RATIO SHALL BE LESS THAN 0.66 ON ALL BRANCH UNIONS. ASPECT RATIO IS THE DIAMETER OF BRANCH (B) DIVIDED BY THE DIAMETER OF THE TRUNK (A) AS MEASURED 1" ABOVE THE TOP OF THE BRANCH UNION.
3. ANY TREE NOT MEETING THE CROWN OBSERVATIONS DETAIL MAY BE REJECTED.
4. REF. PLANTING SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.

CROWN OBSERVATIONS (MULTI-STEM TREE)

Scale: NTS

C



ASPECT RATIO OF B:A LESS THAN 0.66 AS MEASURED 1" ABOVE THE TOP OF THE BRANCH UNION.

ASPECT RATIO OF B:A GREATER THAN OR EQUAL TO 0.66

NOTES:
1. OBSERVATIONS OF TREE CANOPY SHALL OCCUR PRIOR TO ACCEPTANCE TO ASSURE QUALITY PLANT MATERIAL MEETS INDUSTRY STANDARD PER ANSI Z60.1.
2. ASPECT RATIO SHALL BE LESS THAN 0.66 ON ALL BRANCH UNIONS. ASPECT RATIO IS THE DIAMETER OF BRANCH (B) DIVIDED BY THE DIAMETER OF THE TRUNK (A) AS MEASURED 1" ABOVE THE TOP OF THE BRANCH UNION.
3. ANY TREE NOT MEETING THE CROWN OBSERVATIONS DETAIL MAY BE REJECTED.
4. REF. PLANTING SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.

TREE CROWN SPECIFICATIONS CRITERIA (LOW BRANCHED - CENTRAL LEADER TREE)

Scale: NTS

B

TREE CROWN SPECIFICATIONS CRITERIA (QUALITY REQUIRMENTS) FOR HIGH BRANCHED - CENTRAL LEADER TREE

Scale: NTS

A

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WWW.KIMLEY-HORN.COM TX F-928

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LA JOLLA POINTE DRIVE PAD READY DEVELOPMENT

PREPARED FOR
ROCKWALL ECONOMIC DEVELOPMENT COPORATION
CITY OF ROCKWALL, TX

PLANTING DETAILS

SHEET NUMBER
LP 2.02

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XDONE Lambert
K:\DAL_Civil\064584402 - LA JOLLA POINTE\CAD\PLANSHEETS\LANDSCAPE

CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION MEMORANDUM

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

TO:	Planning and Zoning Commission
FROM:	Henry Lee, *Senior Planner*
DATE:	July 15, 2025
SUBJECT:	SP2025-027; *Treescape Plan for Ridge Road*

The applicant -- *Todd Martin, P.E. of Kimley-Horn on behalf of the Rockwall Economic Development Corporation (REDC)* --, is requesting the approval of a Treescape Plan for the purpose of removing trees and providing landscaping on the subject property. The subject property is a 12.1148-acre vacant tract of land (*i.e. Tract 2 of the D. Atkins Survey, Abstract No. 1*) zoned Planned Development District 4 (PD-4) for limited General Retail (GR) District land uses, situated within Scenic Overlay (SOV) District, and generally located east of the intersection of Ridge Road [*FM-740*] and Becky Lane. On January 2, 2024, the City Council approved an amendment to Planned Development District 4 (PD-4) to [*1*] limit the permitted uses within Planned Development District 4 (PD-4), [*2*] allow *Office Buildings* greater than 25,000 SF, and [*3*] allow the maximum permissible building height to be increased in order to facilitate the future construction of multi-story *Office Building* on the subject property. Following this approval, the REDC is preparing the subject property to be pad ready for development by completing the necessary grading and detention work. As part of this process trees will need to be removed, which is prompting the applicant to submit a Treescape Plan.

According to Section 03, *Treescape Plan*, of Article 09, *Tree Preservation*, of the Unified Development Code (UDC), before any trees may be removed from a non-residential property a Treescape Plan must be submitted to the Director of Planning and Zoning or his/her designee and go before the Planning and Zoning Commission for action. According to Subsection 03.01, *Treescape Plan*, of Article 09, *Tree Preservation*, of the Unified Development Code (UDC), "(a) treescape plan is a plan showing the exact location, size (*i.e. trunk diameter and height*), and common name of all trees, four (4) inches and greater and indicating the trees that are proposed to be removed, transplanted or replaced." Based on this, the applicant has submitted a Treescape Plan indicating the location, size, and species for every tree on the subject property. In accordance with the *Tree Mitigation Requirements -- outlined in Section 05, of Article 09, of the UDC* -- the applicant has indicated that the total mitigation balance is 130.20 caliper inches. Since the site is being made pad ready and the REDC does not have a prospect for this property, it is not possible to ascertain what landscaping will be provided in the future. Given this, the outstanding mitigation balance of 130.20 caliper inches will remain with the subject property and be applied against the Landscape Plan at the time of Site Plan. Based on future conformance to the requirements -- *and the fact that the applicant is not requesting variances, exceptions, or relief from the tree planting requirements* -- this item is being placed on the consent agenda. Should the Planning and Zoning Commission have any questions concerning the applicant's request, staff will be available at the *July 15, 2025* Planning and Zoning Commission meeting.

PROJECT COMMENTS

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

DATE: 7/10/2025

PROJECT NUMBER: SP2025-027
PROJECT NAME: Amended Site Plan for 1661 Ridge Road
SITE ADDRESS/LOCATIONS: 1661 Ridge Road

CASE CAPTION: Consider a request by Todd Martin, P.E. of Kimley-Horn on behalf of Shannon Foltz of the Rockwall Economic Development Corporation (REDC) for the approval of a Treescape Plan on a 12.1148-acre tract of land identified as Tract 2 of the D. Atkins Survey, Abstract No. 1, City of Rockwall, Rockwall County, Texas, situated within the Scenic Overlay (SOV) District, zoned Planned Development District 4 (PD-4) for limited General Retail (GR) District land uses, generally located east of the intersection of Ridge Road [FM-740] and Becky Lane, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Henry Lee	07/09/2025	Approved w/ Comments

07/09/2025: Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a Treescape Plan on a 12.1148-acre tract of land identified as Tract 2 of the D. Atkins Survey, Abstract No. 1, City of Rockwall, Rockwall County, Texas, situated within the Scenic Overlay (SOV) District, zoned Planned Development District 4 (PD-4) for limited General Retail (GR) District land uses, generally located east of the intersection of Ridge Road [FM-740] and Becky Lane.

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

M.3 For reference, include the case number (SP2025-027) in the lower right-hand corner of all pages of all revised plan submittals. (Subsection 01.02(D), Article 11, UDC)

M.4 Provide the standard signature block with signature space for the Planning and Zoning Chairman and the Planning Director on all pages of the plans. Also remove the red placeholder text from the signature block. (Subsection 03.04. A, of Article 11)

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

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

_____ _____
Planning & Zoning Commission, Chairman Director of Planning and Zoning

I.5 According to Subsection 03.01, Treescape Plan, of Article 09, Tree Preservation, of the Unified Development Code (UDC), “(a) treescape plan is a plan showing the exact location, size (i.e. trunk diameter and height), and common name of all trees, four (4) inches and greater and indicating the trees that are proposed to be removed, transplanted or replaced.” Based on the proposed Treescape Plan, 130.2 caliper inches are being removed and the balance will be deferred until the subject property is developed

I.6 Please note the scheduled meetings for this case:

(1) Planning & Zoning meeting/public hearing meeting will be held on July 15, 2025.

I.7 All meetings will be held in person and in the City's Council Chambers. All meetings listed above are scheduled to begin at 6:00 p.m. (P&Z). The City requires that a representative(s) be present for these meetings. During the upcoming work session meeting with the Planning and Zoning Commission, representative(s) are required to present their case and answer any questions the Planning Commission may have regarding this request.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Henry Lee	07/09/2025	N/A

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Henry Lee	07/09/2025	N/A

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	07/10/2025	N/A

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Henry Lee	07/09/2025	N/A

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Henry Lee	07/09/2025	N/A

No Comments

DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

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

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

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

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

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	1661 Ridge Road, Rockwall, TX 75087				
SUBDIVISION	David Atkins Survey, Abstract No. 1	LOT	N/A	BLOCK	N/A
GENERAL LOCATION	1661 Ridge Road, Rockwall, TX 75087				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	PD-4		CURRENT USE	Undeveloped	
PROPOSED ZONING	PD-4		PROPOSED USE	Office	
ACREAGE	12.15	LOTS [CURRENT]	N/A	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	Rockwall EDC	☒ APPLICANT	Kimley-Horn
CONTACT PERSON	Shannon Foltz	CONTACT PERSON	Todd Martin, P.E.
ADDRESS	2610 Observation Trail	ADDRESS	203 West Nash Street
	Suite 104		Suite 100
CITY, STATE & ZIP	Rockwall, TX 75032	CITY, STATE & ZIP	Terrell, TX 75160
PHONE	[redacted]	PHONE	[redacted]
E-MAIL	[redacted]	E-MAIL	[redacted]

NOTARY VERIFICATION [REQUIRED]

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

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF $ 100.00 *TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 19th *DAY OF* June, 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."*

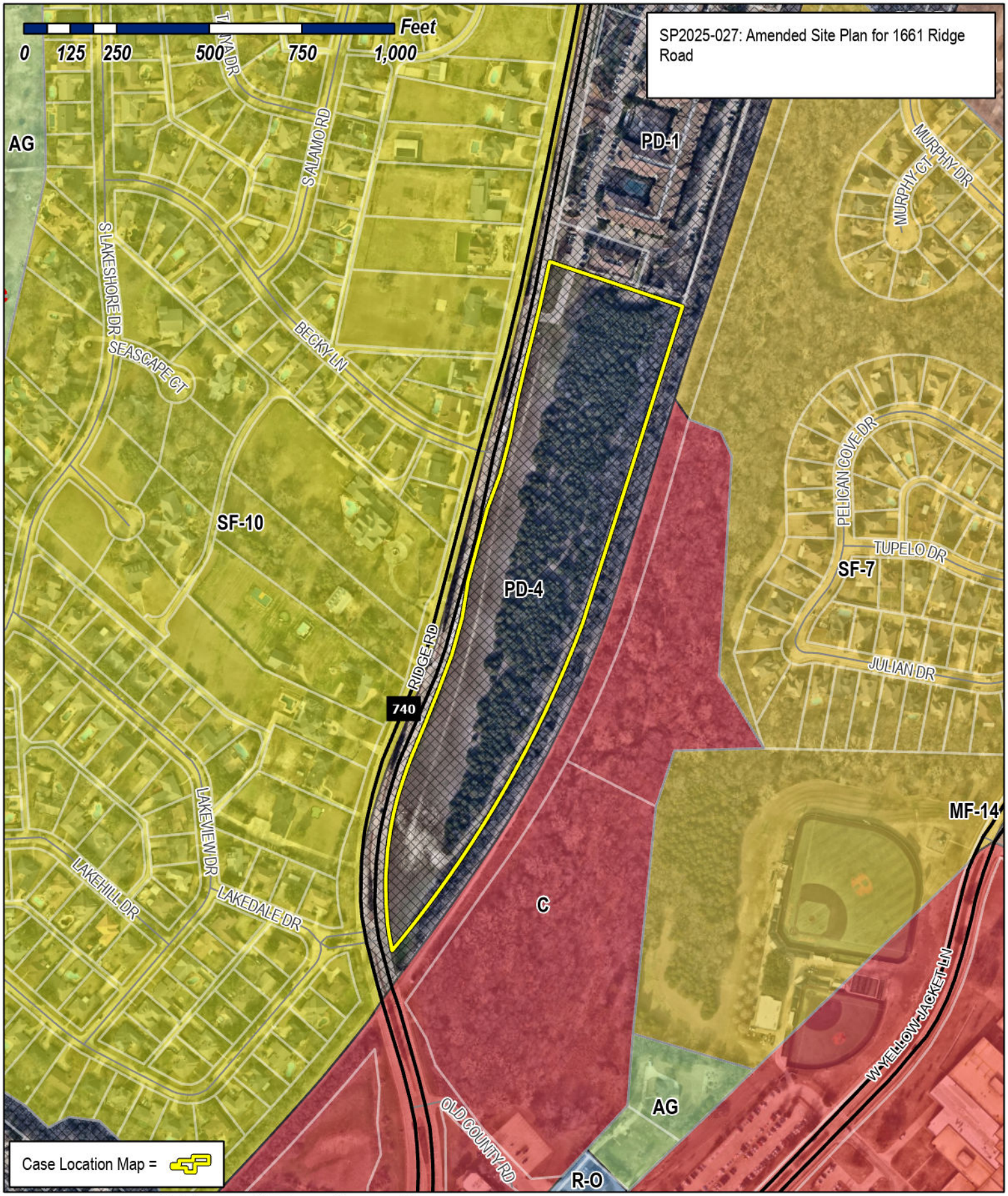
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 19 DAY OF June, 2025.

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Jennifer L. Hammonds

JENNIFER L. HAMMONDS
Notary Public, State of Texas
ID # 13230083-8
My Comm. Exp. 01-06-2028

MY COMMISSION EXPIRES 1/6/28



City of Rockwall

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

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GRAPHIC SCALE IN FEET
0 40 80 160

NORTH

No.	REVISIONS	DATE	BY

Kimley»Horn
13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER, SUITE 700
DALLAS, TEXAS 75240
PHONE: 972-770-1300 FAX: 972-239-3820
TEXAS REGISTERED ENGINEERING FIRM F-928

PRELIMINARY
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Not for construction or permit purposes.
Kimley»Horn
R.L.A. BEN L. RANKIN
L.A. No. 2904 Date 06/17/2025

PROJECT No.	064384403
DATE:	JUNE 2025
SCALE:	AS SHOWN
DESIGNED BY:	MLM
DRAWN BY:	MLM
CHECKED BY:	BLR

1661 RIDGE ROAD
1661 RIDGE ROAD
ROCKWALL, TX

KEY MAP

SHEET NUMBER
TP 0.00

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RIDGE ROAD

NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

WATER LINE EASEMENT

PROPERTY LINE

20' LANDSCAPE BUFFER ZONE

SANITARY SEWER EASEMENT

DRAINAGE EASEMENT

PROPERTY LINE

MATCHLINE SHEET TP 1.01

6315 6317 6318 6319 6320 6321 6322 6323 6324 6326 6427 6426 6425 6424 6300 6325 6301 6299 6327 6328 6329 6330 6335 6332 6331 6333 6337 6338 6336 6334 6293 6290 6423 6339 6285

LEGEND

EXISTING TREE TO BE REMOVED

EXISTING TREE TO REMAIN

TREE PROTECTION FENCE

No.	REVISIONS	DATE	BY

Kimley»Horn
13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER, SUITE 700
DALLAS, TEXAS 75240
PHONE: 972-770-1300 FAX: 972-239-3820
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PROJECT No. 069384403
DATE: JUNE 2025
SCALE: AS SHOWN
DESIGNED BY: MLM
DRAWN BY: MLM
CHECKED BY: BLR

1661 RIDGE ROAD
1661 RIDGE ROAD
ROCKWALL, TX

TREE PRESERVATION & REMOVAL PLAN

SHEET NUMBER
TP 1.00

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MATCHLINE SHEET TP 1.00



MATCHLINE SHEET TP 1.02

LEGEND
EXISTING TREE TO BE REMOVED
EXISTING TREE TO REMAIN
TREE PROTECTION FENCE

GRAPHIC SCALE IN FEET
0 20 40

NORTH

TP 1.01
SHEET NUMBER

TREE PRESERVATION & REMOVAL PLAN

1661 RIDGE ROAD
1661 RIDGE ROAD
ROCKWALL, TX

PROJECT No.	064584403
DATE:	JUNE 2025
SCALE:	AS SHOWN
DESIGNED BY:	MLM
DRAWN BY:	MLM
CHECKED BY:	BLR

Kimley»Horn
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BLR, P.E. TEXAS 128XXX
6/18/2025

Kimley»Horn
13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER, SUITE 700
DALLAS, TEXAS 75240
PHONE: 972-770-1300 FAX: 972-239-3820
TEXAS REGISTERED ENGINEERING FIRM F-928

No.	REVISIONS	DATE	BY

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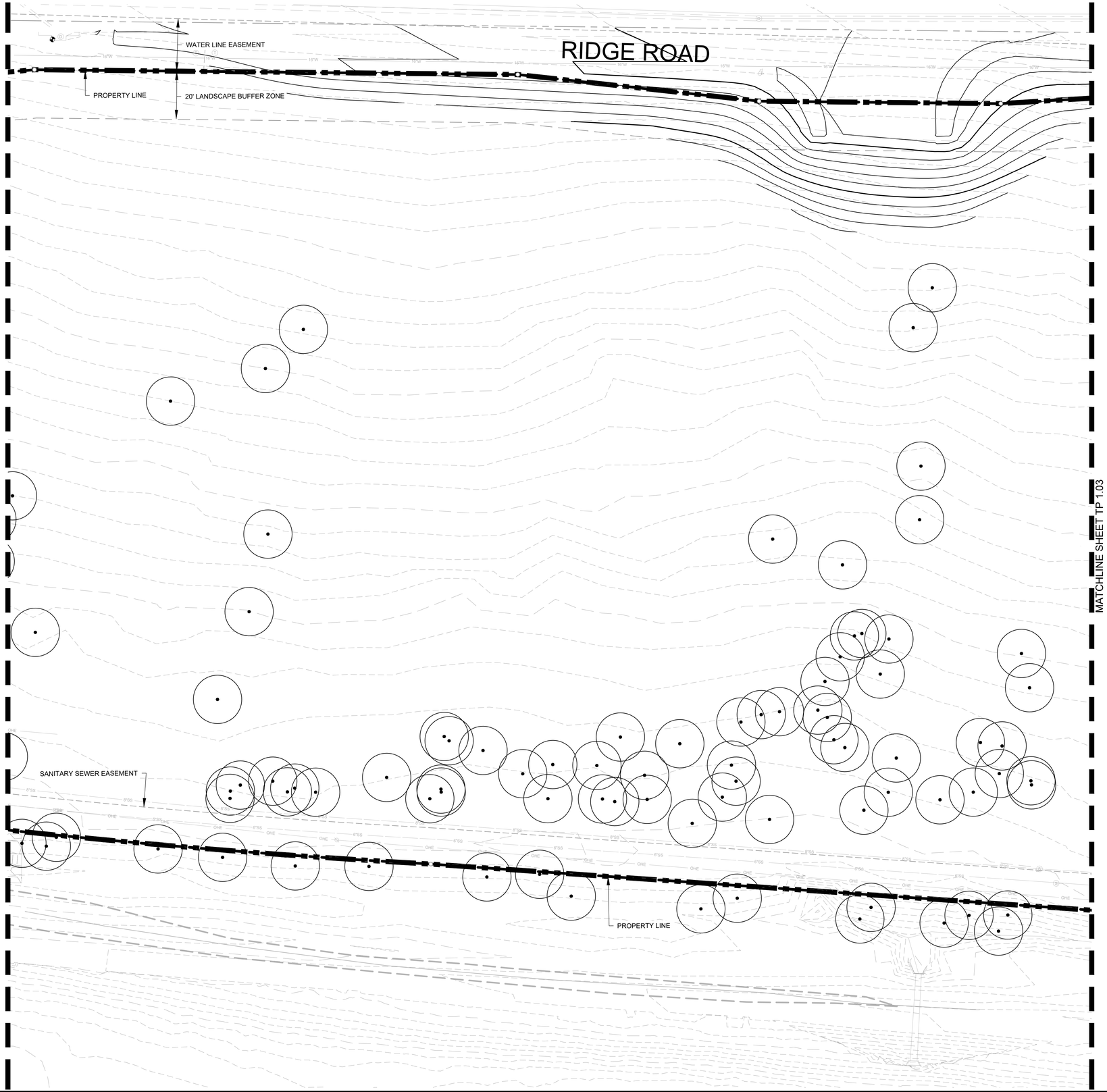

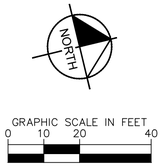

LEGEND

- EXISTING TREE TO BE REMOVED
- EXISTING TREE TO REMAIN
- TREE PROTECTION FENCE

No.	REVISIONS	DATE	BY

Kimley»Horn
13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER, SUITE 700
DALLAS, TEXAS 75240
PHONE: 972-770-1300 FAX: 972-239-3820
TEXAS REGISTERED ENGINEERING FIRM F-928

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R.L.A. BEN L. RANKIN
L.A. No. 2904 Date 06/17/2025

PROJECT No.	064584403
DATE:	JUNE 2025
SCALE:	AS SHOWN
DESIGNED BY:	MLM
DRAWN BY:	MLM
CHECKED BY:	BLR

1661 RIDGE ROAD
1661 RIDGE ROAD
ROCKWALL, TX

TREE PRESERVATION & REMOVAL PLAN

SHEET NUMBER
TP 1.02

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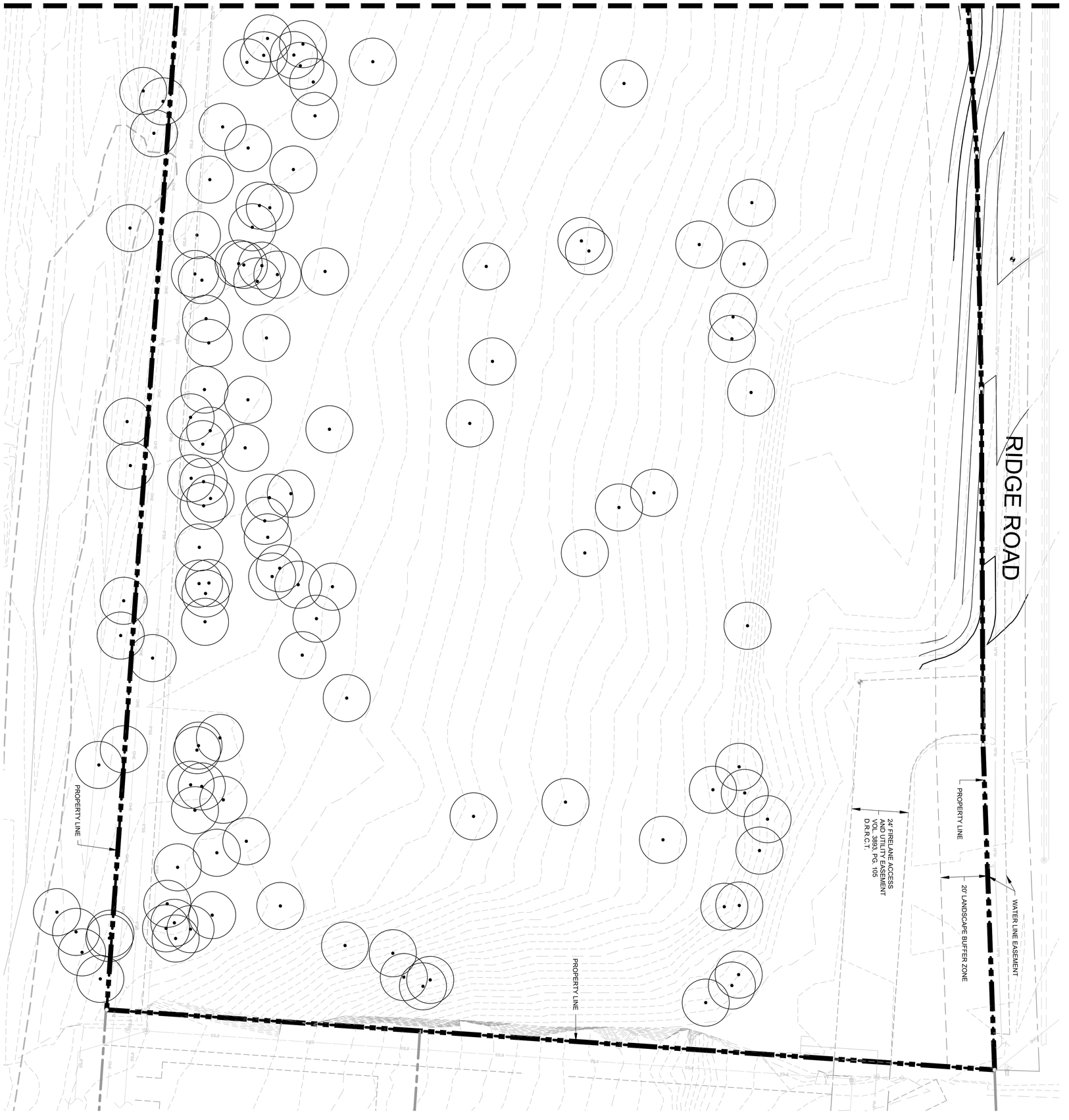
MATCHLINE SHEET TP 1.02



LEGEND
EXISTING TREE TO BE REMOVED
EXISTING TREE TO REMAIN
TREE PROTECTION FENCE

GRAPHIC SCALE IN FEET
0 20 40

NORTH

SHEET NUMBER
TP 1.03

TREE PRESERVATION & REMOVAL PLAN

1661 RIDGE ROAD
1661 RIDGE ROAD
ROCKWALL, TX

PROJECT No.	064584403
DATE:	JUNE 2025
SCALE:	AS SHOWN
DESIGNED BY:	MLM
DRAWN BY:	MLM
CHECKED BY:	BLR

Kimley»Horn
BENJAMIN L. RAMOS
104744
6/18/2025
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TEXAS REGISTERED ENGINEERING FIRM F-928

No.	REVISIONS	DATE	BY

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TAG#	DBH	COMMON NAME	*SCIENTIFIC NAME*	CONDITION	PROTECTED	STATUS	MITIGATE	REMARKS
6280	6.9	CEDAR ELM	*ULMUS CRASSIFOLIA*	HEALTHY	YES	REMAIN	0.0	POND
6285	13.8	HACKBERRY	*CELTIS LAEVIGATA*	DECLINING	NO	REMAIN	0.0	POND
6290	5.0	SLIPPERY ELM	*ULMUS RUBRA*	HEALTHY	YES	REMAIN	0.0	POND
6293	14.8	HACKBERRY	*CELTIS LAEVIGATA*	HEALTHY	NO	REMAIN	0.0	POND
6299	8.2	SLIPPERY ELM	*ULMUS RUBRA*	HEALTHY	YES	REMAIN	0.0	POND
6300	5.7	SLIPPERY ELM	*ULMUS RUBRA*	HEALTHY	YES	REMAIN	0.0	POND
6301	6.1	SLIPPERY ELM	*ULMUS RUBRA*	HEALTHY	YES	REMAIN	0.0	POND
6315	4.7	HERCULES-CLUB	*ZANTHOXYLUM CLAVA - HERCULIS*	HEALTHY	NO	REMAIN	0.0	POND
6317	6.7	SLIPPERY ELM	*ULMUS RUBRA*	HEALTHY	YES	REMOVED	6.7	POND
6318	5.3	SLIPPERY ELM	*ULMUS RUBRA*	HEALTHY	YES	REMOVED	5.3	POND
6319	4.9	SLIPPERY ELM	*ULMUS RUBRA*	HEALTHY	YES	REMOVED	4.9	POND
6320	4.0	CEDAR ELM	*ULMUS CRASSIFOLIA*	HEALTHY	YES	REMAIN	0.0	POND
6322	6.9	SLIPPERY ELM	*ULMUS RUBRA*	HEALTHY	YES	REMOVED	6.9	POND
6325	9.7	SLIPPERY ELM	*ULMUS RUBRA*	HEALTHY	YES	REMOVED	9.7	POND
6329	5.3	SLIPPERY ELM	*ULMUS RUBRA*	HEALTHY	YES	REMOVED	5.3	POND
6330	5.7	SLIPPERY ELM	*ULMUS RUBRA*	HEALTHY	YES	REMOVED	5.7	POND
6331	4.5	SLIPPERY ELM	*ULMUS RUBRA*	HEALTHY	YES	REMOVED	4.5	POND
6332	6.4	SLIPPERY ELM	*ULMUS RUBRA*	HEALTHY	YES	REMOVED	6.4	POND
6336	4.5	SLIPPERY ELM	*ULMUS RUBRA*	HEALTHY	YES	REMOVED	4.5	POND
6339	9.5	CALLERY PEAR	*PYRUS CALLERYANA*	HEALTHY	YES	REMOVED	9.5	POND
6341	5.3	SLIPPERY ELM	*ULMUS RUBRA*	HEALTHY	YES	REMOVED	5.3	POND
6342	5.2	SLIPPERY ELM	*ULMUS RUBRA*	HEALTHY	YES	REMOVED	5.2	POND
6378	4.1	CHITTAMWOOD	*SIDEROXYLON LANUGINOSUM*	HEALTHY	NO	REMAIN	0.0	POND
6419	6.3	BLACK WALNUT	*JUGLANS NIGRA*	HEALTHY	YES	REMOVED	6.3	POND
						TOTAL	**86.2**	

TAG#	DBH	COMMON NAME	*SCIENTIFIC NAME*	CONDITION	PROTECTED	STATUS	MITIGATE	REMARKS
6321	12.5	EASTERN RED CEDAR	*JUNIPERUS VIRGINIANA*	HEALTHY	YES	REMOVED	4.0	POND
6323	11.1	EASTERN RED CEDAR	*JUNIPERUS VIRGINIANA*	DECLINING	NO	REMOVED	0.0	POND
6324	11.7	EASTERN RED CEDAR	*JUNIPERUS VIRGINIANA*	DECLINING	NO	REMOVED	0.0	POND
6326	11.9	EASTERN RED CEDAR	*JUNIPERUS VIRGINIANA*	HEALTHY	YES	REMOVED	4.0	POND
6327	11.0	EASTERN RED CEDAR	*JUNIPERUS VIRGINIANA*	DECLINING	YES	REMOVED	0.0	POND
6328	11.0	EASTERN RED CEDAR	*JUNIPERUS VIRGINIANA*	DECLINING	YES	REMOVED	0.0	POND
6333	11.0	EASTERN RED CEDAR	*JUNIPERUS VIRGINIANA*	DECLINING	NO	REMOVED	0.0	POND
6334	14.5	EASTERN RED CEDAR	*JUNIPERUS VIRGINIANA*	DECLINING	NO	REMOVED	0.0	POND
6335	17.2	EASTERN RED CEDAR	*JUNIPERUS VIRGINIANA*	DECLINING	NO	REMOVED	0.0	POND
6337	15.2	EASTERN RED CEDAR	*JUNIPERUS VIRGINIANA*	HEALTHY	YES	REMOVED	4.0	POND
6338	13.2	EASTERN RED CEDAR	*JUNIPERUS VIRGINIANA*	HEALTHY	YES	REMOVED	4.0	POND
6340	12.5	EASTERN RED CEDAR	*JUNIPERUS VIRGINIANA*	HEALTHY	YES	REMOVED	4.0	POND
6414	12.3	EASTERN RED CEDAR	*JUNIPERUS VIRGINIANA*	HEALTHY	YES	REMAIN	0.0	POND
6416	11.2	EASTERN RED CEDAR	*JUNIPERUS VIRGINIANA*	DECLINING	NO	REMAIN	0.0	POND
6420	11.2	EASTERN RED CEDAR	*JUNIPERUS VIRGINIANA*	DECLINING	NO	REMOVED	0.0	POND
6421	11.6	EASTERN RED CEDAR	*JUNIPERUS VIRGINIANA*	DECLINING	NO	REMOVED	0.0	POND
6422	11.7	EASTERN RED CEDAR	*JUNIPERUS VIRGINIANA*	HEALTHY	YES	REMOVED	4.0	POND
6423	12.3	EASTERN RED CEDAR	*JUNIPERUS VIRGINIANA*	HEALTHY	YES	REMOVED	4.0	POND
6424	12.4	EASTERN RED CEDAR	*JUNIPERUS VIRGINIANA*	HEALTHY	YES	REMOVED	4.0	POND
6425	12.7	EASTERN RED CEDAR	*JUNIPERUS VIRGINIANA*	HEALTHY	YES	REMOVED	4.0	POND
6426	12.9	EASTERN RED CEDAR	*JUNIPERUS VIRGINIANA*	HEALTHY	YES	REMOVED	4.0	POND
6427	12.2	EASTERN RED CEDAR	*JUNIPERUS VIRGINIANA*	HEALTHY	YES	REMOVED	4.0	POND
						TOTAL	**44.0**	

TOTAL MITIGATION INCHES THAT'S PROTECTED	**-130.2**	
PROPOSED INCHES	**+440**	
TOTAL INCHES	**+309.8**	

TREE REMOVAL NOTES:

A. REMOVE ALL TREES INDICATED BY THE DRAWINGS AND SPECIFICATIONS, AS REQUIRING REMOVAL, IN A MANNER THAT WILL NOT DAMAGE ADJACENT TREES OR STRUCTURES OR COMPACTS THE SOIL.

B. REMOVE TREES THAT ARE ADJACENT TO TREES OR STRUCTURES TO REMAIN, IN SECTIONS, TO LIMIT THE OPPORTUNITY OF DAMAGE TO ADJACENT CROWNS, TRUNKS, GROUND PLANE ELEMENTS AND STRUCTURES.

C. DO NOT DROP TREES WITH A SINGLE CUT UNLESS THE TREE WILL FALL IN AN AREA NOT INCLUDED IN THE TREE PROTECTION AREA.

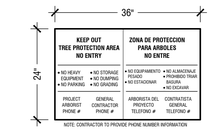
D. NO TREE TO BE REMOVED WITHIN 50 FEET OF OR INSIDE THE TREE PROTECTION AREA SHALL BE PUSHED OVER OR UP-ROOTED USING A PIECE OF GRADING EQUIPMENT. NO HEAVY EQUIPMENT IS ALLOWED INSIDE THE TREE PROTECTION AREA.

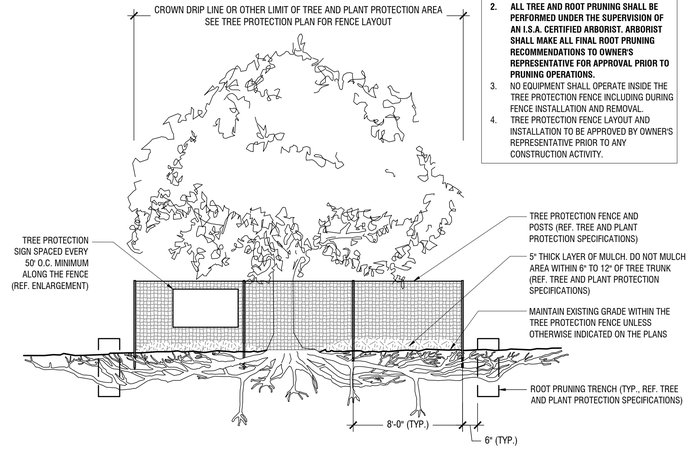
E. PROTECT ADJACENT PAVING, SOIL, TREES, SHRUBS, GROUND COVER PLANTINGS AND UNDERSTORY PLANTS TO REMAIN FROM DAMAGE DURING ALL TREE REMOVAL OPERATIONS, AND FROM CONSTRUCTION OPERATIONS. PROTECTION SHALL INCLUDE THE ROOT SYSTEM, TRUNK, LIMBS, AND CROWN FROM BREAKAGE OR SCARRING, AND THE SOIL FROM COMPACTION.

F. REMOVE STUMPS AND IMMEDIATE ROOT PLATE FROM EXISTING TREES TO BE REMOVED. GRIND TRUNK BASES AND LARGE BUTTRESS ROOTS TO A DEPTH OF THE LARGEST BUTTRESS ROOT OR AT LEAST 18 INCHES BELOW THE TOP MOST ROOTS WHICHEVER IS LESS AND OVER THE AREA OF THREE TIMES THE DIAMETER OF THE TRUNK (DBH).

F.A. FOR TREES WHERE THE STUMP WILL FALL UNDER NEW PAVED AREAS, GRIND ROOTS TO A TOTAL DEPTH OF 18 INCHES BELOW THE EXISTING GRADE. IF THE SIDES OF THE STUMP HOLE STILL HAVE GREATER THAN APPROXIMATELY 20% WOOD VISIBLE, CONTINUE GRINDING OPERATION DEEPER AND OR WIDER UNTIL THE RESULTING HOLE HAS LESS THAN 20% WOOD. REMOVE ALL WOOD CHIPS PRODUCED BY THE GRINDING OPERATION AND BACK FILL IN 8 INCH LAYERS WITH CONTROLLED FILL OF A QUALITY ACCEPTABLE TO THE SITE ENGINEER FOR FILL MATERIAL UNDER STRUCTURES, COMPACTED TO 95% OF THE MAXIMUM DRY DENSITY STANDARD PROCTOR. THE OWNER'S REPRESENTATIVE SHALL APPROVE EACH HOLE AT THE END OF THE GRINDING OPERATION.

F.B. IN AREAS WHERE THE TREE LOCATION IS TO BE A PLANTING BED OR LAWN, REMOVE ALL WOODCHIPS AND BACKFILL STUMP HOLES WITH PLANTING SOIL AS DEFINED IN SPECIFICATION SECTION PLANTING SOIL, IN MAXIMUM OF 12 INCH LAYERS AND COMPACT TO 80 - 85% OF THE MAXIMUM DRY DENSITY STANDARD PROCTOR.





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

A

No.	REVISIONS	DATE	BY

Kimley»Horn
13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER, SUITE 700
DALLAS, TEXAS 75240
PHONE: 972-770-1300 FAX: 972-239-3820
TEXAS REGISTERED ENGINEERING FIRM F-928

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Kimley»Horn
R.L.A. BEN L. RANKIN
L.A. No. 2904 Date 06/17/2025

PROJECT No. 064584403	
DATE:	JUNE 2025
SCALE:	AS SHOWN
DESIGNED BY:	MLM
DRAWN BY:	MLM
CHECKED BY:	BLR

1661 RIDGE ROAD
1661 RIDGE ROAD
ROCKWALL, TX

TREE PRESERVATION
DETAILS & NOTES

SHEET NUMBER
TP 2.00

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CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION MEMORANDUM

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

TO:	Planning and Zoning Commission
DATE:	July 15, 2025
APPLICANT:	Jonathan Brown, AIA; *JHP Architecture/Urban Design*
CASE NUMBER:	Z2025-029; *Rockwall Community Playhouse (SF-7 to PD)*

On June 19, 2025, the Historic Preservation Advisory Board (HPAB) held a public hearing on *Case No. H2025-013*, and approved a motion to table the case to the July 17, 2025 Historic Preservation Advisory Board (HPAB) meeting. The purpose of this action was to allow the applicant time to address concerns related to their concept plan and building elevations raised by the Historic Preservation Advisory Board (HPAB) during the public hearing. According to Subsection 02.03, *Procedures for Zoning Applications*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), "(a) public hearing may be continued by the Planning and Zoning Commission or City Council any time after the public hearing has commenced. The continuation of a public hearing shall be to a specific time and date no later than 30-days from the first or most recent public hearing. A continued public hearing shall be presumed to be held in the same location as the initial public hearing, unless a different location is announced. The announcement of a continuation at a public hearing shall be sufficient notice and no additional notice is required." Given that the Historic Preservation Advisory Board (HPAB) tabled *Case No. H2025-013*, and this *Zoning Change* request is dependent on a Historic Preservation Advisory Board (HPAB) recommendation, the Planning and Zoning Commission will need to announce the new public hearing date of *July 29, 2025*. No further action or motions are required. Should the Planning and Zoning Commission have any questions, staff will be available at the *July 15, 2025* Planning and Zoning Commission Meeting.

CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION MEMORANDUM

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

TO:	Planning and Zoning Commission
DATE:	July 15, 2025
APPLICANT:	Caroline Harklay, Dyron Durham, Sheli Hudson, and Mike Crawford
SUBJECT:	Z2025-030; *Amendment to Planned Development District 50 (PD-50)*

On June 13, 2025, the applicants -- *Caroline Harklay, Dyron Durham, Sheli Hudson, and Mike Crawford* -- submitted a request to amend Planned Development District 50 (PD-50) to incorporate a 2.57-acre tract of land into the existing 22.19-acre district. The subject property is located within the S. S. McCurry Survey, Abstract No. 146, and the B. F. Boydston Survey, Abstract No. 14, and is addressed as 924, 975, 923, and 925 N. Alamo Road. The 2.57-acre tract is currently zoned Single-Family 7 (SF-7) and Single-Family 10 (SF-10) Districts, and lies within the North Goliad Corridor Overlay (NGC OV) District. The applicants intend to allow the existing single-family homes on the tract to transition to Residential Office (RO) District land uses in accordance with the requirements of Planned Development District 50 (PD-50) in the future.

According to the *Future Land Use Plan* contained in the OURHometown Vision 2040 Comprehensive Plan, the subject property lies within both the *Downtown* and *North Lakeshore Districts*. The *Future Land Use Map* designates this area as *Medium Density Residential (MDR)*. The *Downtown District* is described as "…the cultural heart of the community and embodies the small-town atmosphere that is characteristic of the City of Rockwall…," and it highlights Planned Development District (PD-50) as "…a unique *Live/Work* corridor that supports small boutiques (*with a SUP*) and offices." The North Lakeshore District is characterized as a stable, developed area with medium density suburban housing, where major development changes are not anticipated.

The requested amendment would necessitate a change to the *Future Land Use Map*, reclassifying the properties from *Medium Density Residential (MDR*) to *Live/Work (LW*). The *Live/Work (LW*) designation is defined as a transitional area intended to maintain a small-town aesthetic and buffer residential neighborhoods from major roadways or more intense commercial uses. Although the proposal conflicts with the current *Future Land Use Map* designation, it may warrant consideration due to the adjacent *Live/Work (LW*) designation directly east of the property and the precedent set by the establishment of Planned Development District (PD-50); however, it is important for staff to note that Planned Development District 50 (PD-50) does not currently extend to properties that have structures that face directly onto Alamo Street and Alamo Street is currently considered a residential street. With this being said, the base zoning district for Planned Development District (PD-50) is Residential-Office (RO) District, which is the City's most restrictive non-residential classification. This zoning district limits the land uses to predominantly low-impact offices. Planned Development District (PD-50) does include some provisions for limited retail, restaurant, and banquet facilities, but only allows these land uses on a case-by-case basis through a Specific Use Permits (SUPs). In addition, Planned Development District 50 (PD-50) also has allowances for residential land uses and live/work arrangements (*i.e. where a property owner can both live and work in a single-family home*). Based on this, if the City Council chooses to approve this zoning change the actual permitted uses -- *while being less restrictive than the Single-Family 7 (SF-7) District* -- would remain limited and controlled compared to other non-residential zoning districts.

In accordance with Subsection 02.03(A), *Notice of Public Hearing*, of Article 11, *Development Application and Review Procedures*, of the Unified Development Code (UDC), staff mailed notifications to property owners and occupants within 500-feet of both the existing Planned Development District (PD-50) boundary and the proposed 2.57-acre addition. Additionally, all property owners and residents within the current Planned Development District (PD-50) boundary and all Homeowners' Associations (HOAs) within 1,500 feet (*i.e., Lakeview Summit, the Preserve, and Caruth Lakes HOAs*) were notified. Of the 406 notices mailed on June 18, 2025, staff has received one (1) notice in opposition of the applicant's request.

With all that being said, this request is a discretionary zoning decision for the City Council pending a recommendation from the Planning and Zoning Commission. The City Council retains full authority to approve or deny the amendment based on conformance with broader policy goals of the City's plans, neighborhood compatibility, and community feedback. The Planning and Zoning Commission is tasked with evaluating whether the proposed change furthers the public interest and supports the

vision set forth in the Comprehensive Plan. If the request is approved, the City Council will effectively be amending the Future Land Use Map for these properties in the 2.57-acre subject property from a *Medium Density Residential* designation to a *Live/Work* designation. Should the Planning and Zoning Commission have any questions, staff will be available at the *July 15, 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: 924 North Alamo Rd Rockwall, TX 75087
SUBDIVISION: LOT: BLOCK:
GENERAL LOCATION:

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING: Residential A-1
CURRENT USE: Residential A-1
PROPOSED ZONING: PD50
PROPOSED USE: Residential A-1
ACREAGE: .2080
LOTS [CURRENT]:
LOTS [PROPOSED]:

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

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

	OWNER	APPLICANT
☒	Caroline Harklau	Caroline Harklau
CONTACT PERSON		
ADDRESS	312 Dartbrook	312 Dartbrook
CITY, STATE & ZIP	Rockwall, TX 75087	Rockwall, Texas 75087
PHONE	[redacted]	[redacted]
E-MAIL	[redacted]	[redacted]

NOTARY VERIFICATION [REQUIRED]

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

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF $_____, 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 9th *DAY OF* June, 2025.

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

EMMA RODRIGUEZ
Notary ID # 134942678
My Commission Expires
06/12/2028

MY COMMISSION EXPIRES

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:
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- ☐ 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:
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[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: 975 N. Alamo Rd. Rockwall, Tx 75087

SUBDIVISION: LOT: BLOCK:

GENERAL LOCATION:

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING: Residential A-1 | CURRENT USE: Residential A-1

PROPOSED ZONING: PD50 | PROPOSED USE: Residential A-1

ACREAGE: .885 | 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	Strategic Management Services	☑ APPLICANT	
CONTACT PERSON	Dyron Durham	CONTACT PERSON	Dyron Durham
ADDRESS	14124 Edgecrest Dr	ADDRESS	14124 Edgecrest Dr.
CITY, STATE & ZIP	Dallas, Tx 75254	CITY, STATE & ZIP	Dallas, Tx 75254
PHONE	[redacted]	PHONE	[redacted]
E-MAIL	[redacted]	E-MAIL	[redacted]

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Dyron Durham [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 5th DAY OF JUNE, 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 AND COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

PAULA MCDONNELL-WOMBLE
My Notary ID # 10559040
Expires June 24, 2028

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 5th DAY OF JUNE, 2025.

OWNER'S SIGNATURE Dyron Durham

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Paula McDonnell-Womble | *MY COMMISSION EXPIRES* 06-24-28

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:

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PLATTING APPLICATION FEES:
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- ☐ 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)
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[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: 923 N ALAMO RD, Rockwall, Tx 75087

SUBDIVISION: LOT: BLOCK:

GENERAL LOCATION: A0124 JHB JONES, TRACT 34, ACRES .50

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING: Residential A1 — CURRENT USE: Residential A1

PROPOSED ZONING: PD 50 — PROPOSED USE: Residential A1

ACREAGE: .50 — LOTS [CURRENT]: — LOTS [PROPOSED]:

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

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

☑ OWNER	SHELI HUDSON	☑ APPLICANT	SAME
CONTACT PERSON	SHELI HUDSON	CONTACT PERSON	SAME
ADDRESS	923 N ALAMO RD	ADDRESS	SAME
CITY, STATE & ZIP	Rockwall TX 75087	CITY, STATE & ZIP	SAME
PHONE	[redacted]	PHONE	SAME
E-MAIL	[redacted]	E-MAIL	SAME

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Shali Hudson [*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 5th DAY OF June, 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 5TH DAY OF JUNE, 20 25.

OWNER'S SIGNATURE [signature]

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

DONNA LYNN CASTLE
Notary Public, State of Texas
Comm. Expires 07-01-2026
Notary ID 128316151

MY COMMISSION EXPIRES

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:
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- ☐ FINAL PLAT ($300.00 + $20.00 ACRE) [1]
- ☐ REPLAT ($300.00 + $20.00 ACRE) [1]
- ☐ AMENDING OR MINOR PLAT ($150.00)
- ☐ PLAT REINSTATEMENT REQUEST ($100.00)

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

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

OTHER APPLICATION FEES:
- ☐ TREE REMOVAL ($75.00)
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS ($100.00) [1]

NOTES:
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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: 925 N. Alamo Rd. Rockwall, Tx 75087

SUBDIVISION: LOT: BLOCK:

GENERAL LOCATION:

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING: Residential A1
PROPOSED ZONING: PD 50
ACREAGE: .50 LOTS [CURRENT]:

CURRENT USE: Residential A1
PROPOSED USE: Residential A1
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: Mike Crawford
CONTACT PERSON: Mike Crawford
ADDRESS: 925 N. Alamo Rd
CITY, STATE & ZIP: Rockwall, Tx 75087
PHONE: [redacted]
E-MAIL: [redacted]

☑ APPLICANT: Mike Crawford
CONTACT PERSON: Mike Crawford
ADDRESS:
CITY, STATE & ZIP: Rockwall, Tx 75087
PHONE: [redacted]
E-MAIL: [redacted]

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MIKE CRAWFORD [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 5th DAY OF JUNE, 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."

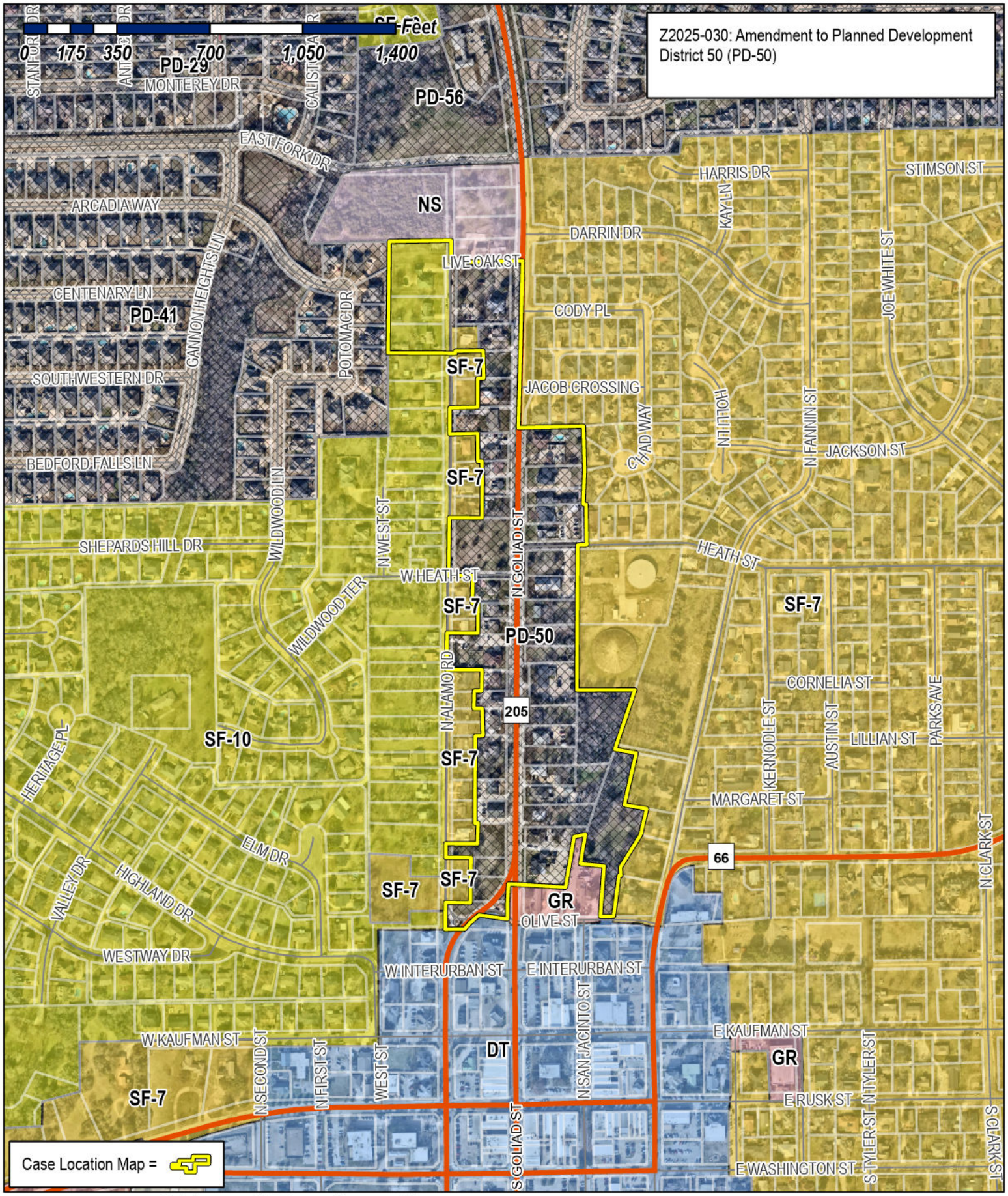
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 5th DAY OF JUNE, 2025

OWNER'S SIGNATURE Mike Crawford

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Paula McConnell-Womble

PAULA MCCONNELL-WOMBLE
My Notary ID # 10559040
Expires June 24, 2028

MY COMMISSION EXPIRES 06-24-28



City of Rockwall

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

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

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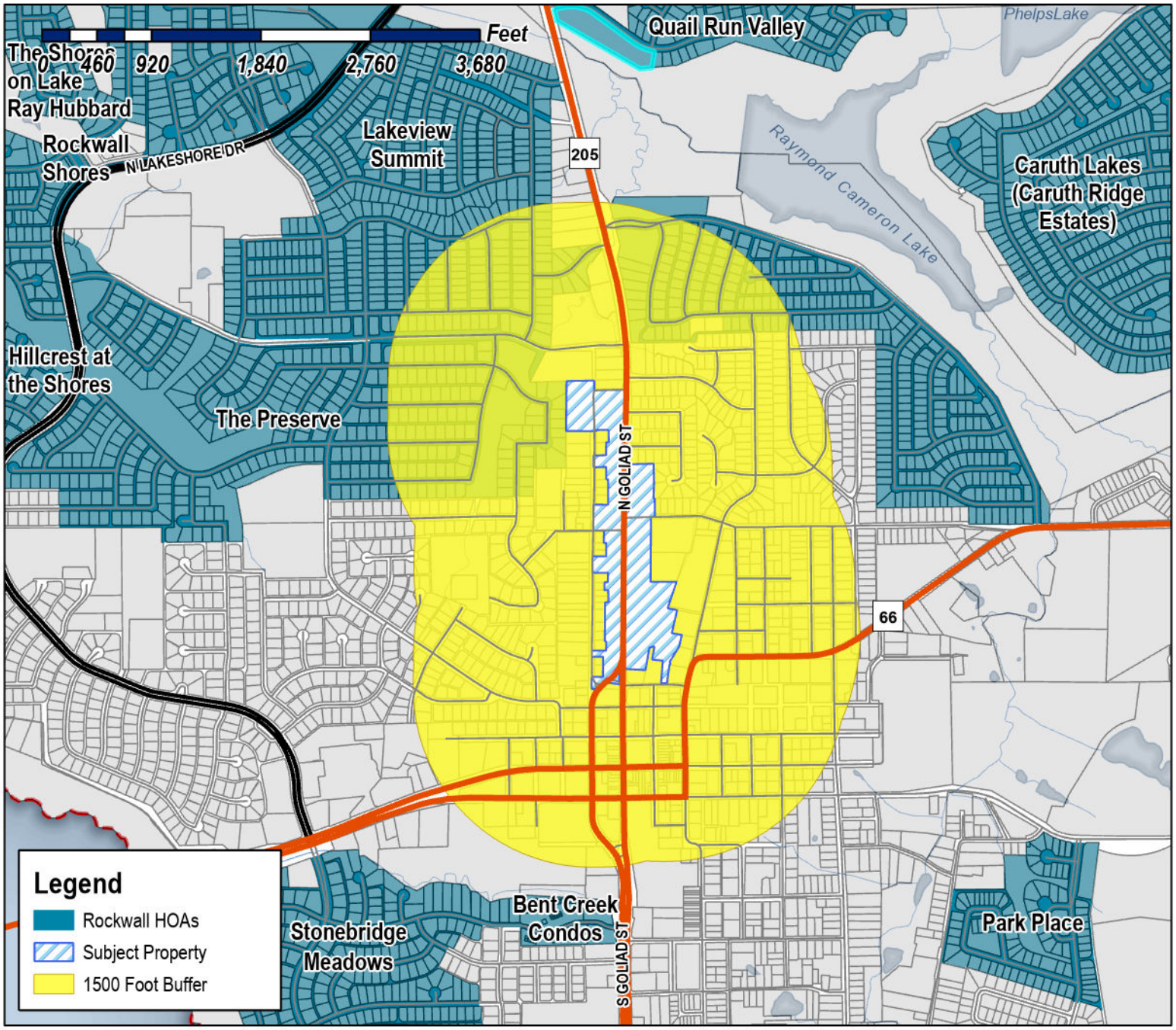

Case Number: Z2025-030
Case Name: Amendment to Planned Development District 50(PD-50)
Case Type: Zoning
Zoning: Planned Development District 50 (PD-50)
Case Address: 923,924,925 & 975 N. Alamo

Date Saved: 6/9/2025
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 [Z2025-030]
Date:	Friday, June 20, 2025 10:37:47 AM
Attachments:	Public Notice (06.16.2025).pdf HOA Map (06.10.2025).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, June 20, 2025. The Planning and Zoning Commission will hold a public hearing on Tuesday, July 15, 2025 at 6:00 PM, and the City Council will hold a public hearing on Monday, July 21, 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.

Z2025-030: Amendment to PD-50
Hold a public hearing to discuss and consider a request by Dyron Durham, Caroline Harklau, Sheli Hudson, and Mike Crawford for the approval of a Zoning Change amending Planned Development District 50 (PD-50) [Ordinance No. 25-19] to incorporate an additional 2.57-acre tract of land within the district being a 22.19-acre tract of land situated within the S. S. McCurry Survey, Abstract No. 146 and B. F. Boydston Survey, Abstract No. 14, City of Rockwall, Rockwall County, Texas, zoned: [1] Planned Development District 50 (PD-50) for Residential-Office (RO) District land uses, and [2] Single-Family 7 (SF-7) District, and [3] Single-Family 10 (SF-10) District, situated within the North Goliad Corridor Overlay (NGC OV) District and the Old Town Rockwall (OTR) Historic District, generally located along N. Goliad Street [SH-205], north of Olive Street and south of Live Oak Street, and take any action necessary.

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

City of Rockwall

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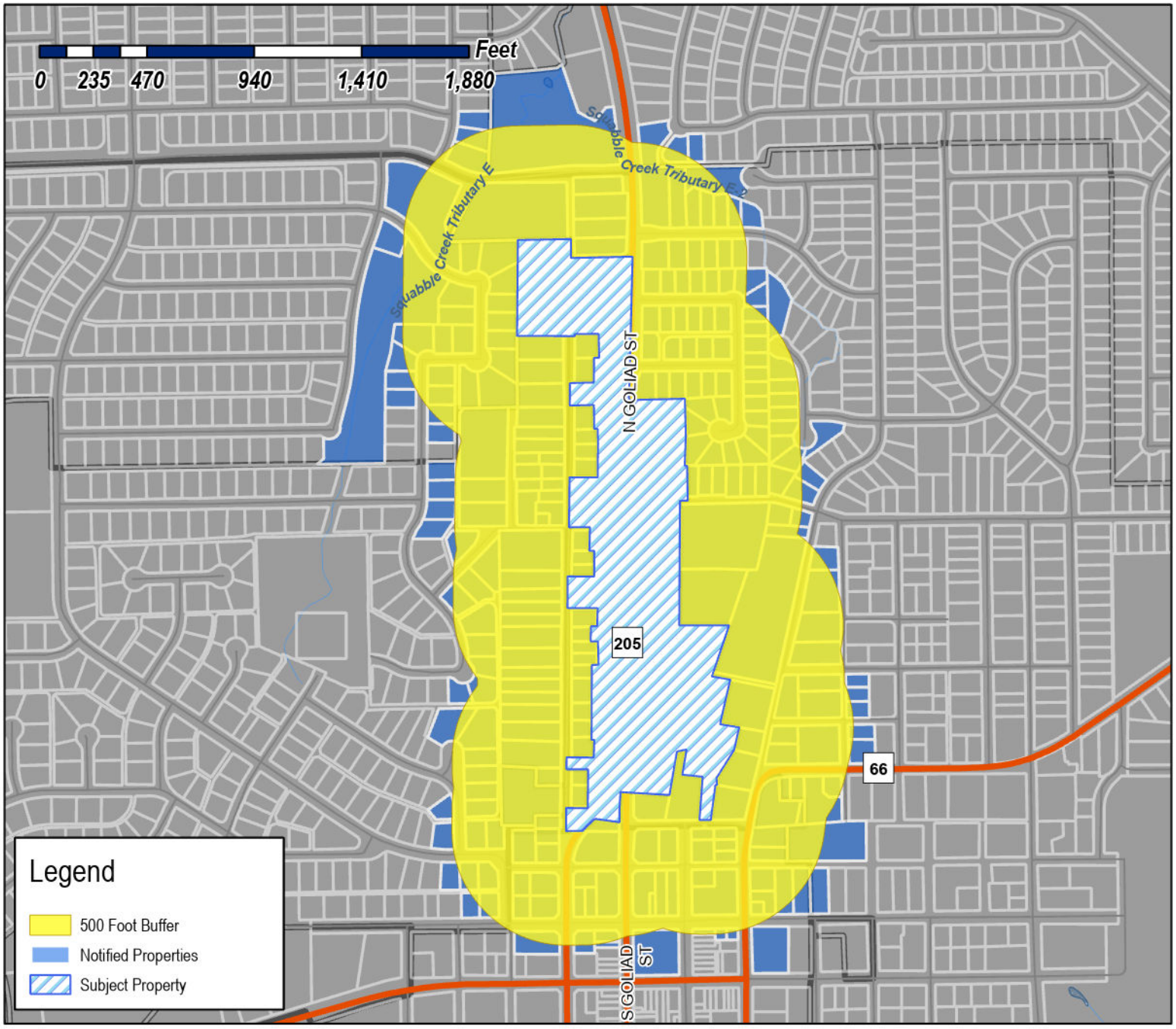
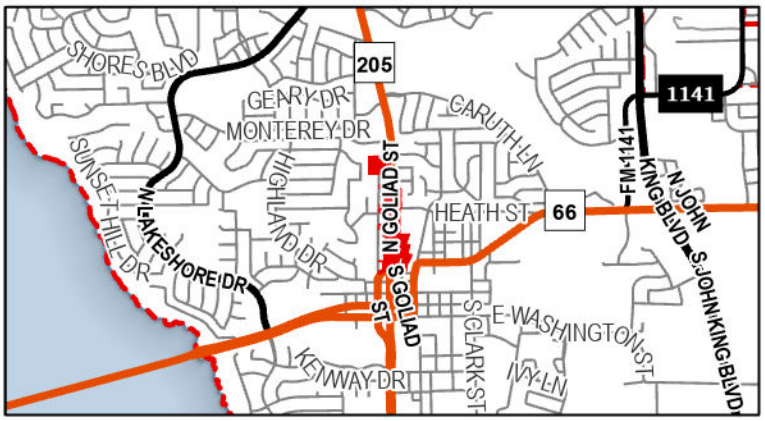


Case Number: Z2025-030
Case Name: Amendment to Planned Development District 50(PD-50)
Case Type: Zoning
Zoning: Planned Development District 50 (PD-50)
Case Address: 923,924,925 & 975 N. Alamo

Date Saved: 6/9/2025
For Questions on this Case Call: (972) 771-7745



RESIDENT
100 E HEATH
ROCKWALL, TX 75087

PAREDES FERNANDO
1001 HOLLI LANE
ROCKWALL, TX 75087

RESIDENT
1001 N GOLIAD
ROCKWALL, TX 75087

RHODES NANCY CLAYCOMB
1003 HOLLI LN
ROCKWALL, TX 75087

RESIDENT
1005 HOLLI LN
ROCKWALL, TX 75087

RESIDENT
101 E RUSK
ROCKWALL, TX 75087

MUMMEY MAURICE E ETUX
1010 HOLLI LANE
ROCKWALL, TX 75087

HIS COVENANT CHILDREN INC
102 N FANNIN ST
ROCKWALL, TX 75087

RESIDENT
102 W KAUFMAN
ROCKWALL, TX 75087

THE CANO REAL ESTATE INVESTMENT GROUP, LLC
1025 Michael Gdns
Rockwall, TX 75087

CALLIER JENNA AND LOGAN
104 RUSH CREEK
HEATH, TX 75032

RESIDENT
104 W KAUFMAN
ROCKWALL, TX 75087

CONFIDENTIAL OWNER
105 E KAUFMAN ST
ROCKWALL, TX 75087

RESIDENT
105 N ALAMO
ROCKWALL, TX 75087

RESIDENT
105 N FANNIN ST
ROCKWALL, TX 75087

MBK3 PROPERTY HOLDING CO LLC
105 OLIVE ST
ROCKWALL, TX 75087

WIMPEE JOE
105 W KAUFMAN ST
ROCKWALL, TX 75087

PRECISION GLOBAL CORPORATION
106 W Kaufman St
Rockwall, TX 75087

MANLEY MICHAEL J AND MARY F
1065 MIDNIGHT PASS
ROCKWALL, TX 75087

RESIDENT
107 E KAUFMAN
ROCKWALL, TX 75087

MORGAN JEFFREY E
1071 MIDNIGHT PASS
ROCKWALL, TX 75087

TANG SHIFANG AND
HAO DENG
1079 MIDNIGHT PASS
ROCKWALL, TX 75087

RESIDENT
108 INTERURBAN
ROCKWALL, TX 75087

RESIDENT
109 E KAUFMAN
ROCKWALL, TX 75087

CURANOVIC JOHN
109 ELM CREST DR
ROCKWALL, TX 75087

RESIDENT
109 N GOLIAD
ROCKWALL, TX 75087

RESIDENT
111 N GOLIAD ST
ROCKWALL, TX 75087

WAGNER GERALD P
112 LOS PECES
GUN BARRELL, TX 75156

HILL TOBY VERN H & ANGELA DAWN
113 E HEATH ST
ROCKWALL, TX 75087

KING BOBBY R ETUX
113 Summit Ridge Dr
Rockwall, TX 75087

RESIDENT
115 E HEATH ST
ROCKWALL, TX 75087

JARED LANDON CAIN 2005 TRUST
1150 CRESTCOVE DR
ROCKWALL, TX 75087

RESIDENT
116 N SAN JACINTO
ROCKWALL, TX 75087

STORY CATHERINE C
117 E HEATH ST
ROCKWALL, TX 75087

GARRISON MONA AND RONALD
119 E HEATH STREET
ROCKWALL, TX 75087

HPA TEXAS SUB 2017-1 LLC
120 S RIVERSIDE PLZ STE 2000
CHICAGO, IL 60606

SFR TEXAS ACQUISITIONS 3 LLC
120 S Riverside Plz Ste 2000
Chicago, IL 60606

FITE CENTRE LLC
1200 FRONTIER TRAIL
ROCKWALL, TX 75032

RAC OF ROCKWALL LLC
1220 CRESTCOVE
ROCKWALL, TX 75087

DAFFRON JAMES R AND DEBBIE A
12207 DARK HOLLOW RD
ROCKWALL, TX 75087

380 PROPERTY INC
12207 DARK HOLLOW RD
ROCKWALL, TX 75087

PELLERIN DAVID P & JODY J
1260 CALISTOGA DRIVE
ROCKWALL, TX 75087

HARRIS CYNTHIA ANN
1266 CALISTOGA DR
ROCKWALL, TX 75087

FORBIS WILLIAM RUSSELL III & LYNN
1272 CALISTOGA DR
ROCKWALL, TX 75087

GROOVYS BUSINESS PROPERTIES LLC
138 SAWGRASS DR
ROCKWALL, TX 75032

VANDERSLICE R D AND LYNN
1408 S LAKESHORE DR
ROCKWALL, TX 75087

VANDERSLICE ROBERT
1408 S LAKESHORE DRIVE
ROCKWALL, TX 75087

ESTATE OF DOSVILLE PEOPLES
1410 S GOLIAD ST APT 1707
ROCKWALL, TX 75087

STRATEGIC MANAGEMNET SERVICES LLC
14124 EDGECREST DR
DALLAS, TX 75254

DOUBLE T VENTURES LLC
1500 S KREYMER LN
WYLIE, TX 75098

RAYWAY PROPERTIES LLC
1572 N MUNSON RD
ROYSE CITY, TX 75189

WRIGHT JOHN M & SUSAN L
1605 SEASCAPE CT
ROCKWALL, TX 75087

CGC GROUP INC
1690 LAKE FOREST DR
ROCKWALL, TX 75087

ARISTA KAUFMAN LLC
1717 Main St Ste 2950
Dallas, TX 75201

BARNETT JOSEPH RODNEY & LADONNA
1855 HIDDEN HILLS
ROCKWALL, TX 75087

CARLON WILLIAM ANDREW
192 JACOB CROSSING
ROCKWALL, TX 75087

FRYER WILLIAM L III AND LAUREN S
193 JACOB CROSSING
ROCKWALL, TX 75087

BLACK SHIRLEY M
193 PORT SAINT CLAIRE
ARANSAS PASS, TX 78336

RESIDENT
194 CODY PLACE
ROCKWALL, TX 75087

CROY DANNY L
195 CODY PL
ROCKWALL, TX 75087

RESIDENT
196 JACOB CROSSING
ROCKWALL, TX 75087

STEWART DEBORAH LYNN
196 DARRIN DR
ROCKWALL, TX 75087

GALLEGOS JUAN ADOLFO
197 DARRIN DR
ROCKWALL, TX 75087

RESIDENT
198 CODY PLACE
ROCKWALL, TX 75087

KANSIER GAYLE
198 DARRIN DR
ROCKWALL, TX 75087

RESIDENT
199 DARRIN DR
ROCKWALL, TX 75087

KEANE PARKER F
199 Cody Pl
Rockwall, TX 75087

CHARLES & JANE SIEBERT LIVING TRUST
CHRISTOPHER CHARLES SIEBERT & JANE M
SIEBERT - TRUSTEES
199 JACOB XING
ROCKWALL, TX 75087

917 PROPERTIES LLC
2 MANOR COURT
HEATH, TX 75032

VANILLA BEAN PROPERTIES SERIES 5 LLC
2 MANOR COURT
HEATH, TX 75032

RESIDENT
200 JACOB CROSSING
ROCKWALL, TX 75087

SELLERS ROBERT STEVEN
200 DARRIN DRIVE
ROCKWALL, TX 75087

RESIDENT
201 OLIVE ST
ROCKWALL, TX 75087

MCWHIRTER CRAIG L
201 DARRIN DR
ROCKWALL, TX 75087

COMMUNITY BANK
201 E KAUFMAN ST
ROCKWALL, TX 75087

CITY LIFT STATION
201 E WASHINGTON ST
ROCKWALL, TX 75087

LUSH BEAUTY SALON
201 N ALAMO RD
ROCKWALL, TX 75087

MEYERS STUART A & BRENDA S
2010 INDUSTRIAL BLVD STE 611
ROCKWALL, TX 75087

RESIDENT
202 INTERURBAN ST
ROCKWALL, TX 75087

MILLER ROBERT AND KATY
202 CODY PL
ROCKWALL, TX 75087

GANDY GEORGIA KNEL
202 DARRIN DR
ROCKWALL, TX 75087

LOVELL CHRISTINE MARRE AND JOSHUA
202 E HEATH
ROCKWALL, TX 75087

RESIDENT
202 N FANNIN ST
ROCKWALL, TX 75087

RESIDENT
202 N WEST ST
ROCKWALL, TX 75087

LAZY DALE PARTNERS LP
202 NORTH SAN JACINTO
ROCKWALL, TX 75087

RESIDENT
203 JACOB CROSSING
ROCKWALL, TX 75087

CLAY KAREN L
203 CODY PL
ROCKWALL, TX 75087

DAVIS ROBERT C
203 DARRIN
ROCKWALL, TX 75087

BLANKENSHIP JAMES WISE & LISA
203 E HEATH ST
ROCKWALL, TX 75087

RESIDENT
203 N ALAMO
ROCKWALL, TX 75087

NELSON THERESE D
204 DARRIN DR
ROCKWALL, TX 75087

RESIDENT
204 E KAUFMAN
ROCKWALL, TX 75087

PENRY TROY D AND ELIZABETH A
204 HARRIS DR
ROCKWALL, TX 75087

PHILLIPS TERESA
204 JACOB CROSSING
ROCKWALL, TX 75087

RESIDENT
204 N FANNIN ST
ROCKWALL, TX 75087

RESIDENT
204 N WEST ST
ROCKWALL, TX 75087

RESIDENT
204 W HEATH ST
ROCKWALL, TX 75087

DHANBAD MINING INFOMATICS LLC
2040 N BELT LINE RD STE 400
MESQUITE, TX 75150

DRAKE EDWARD J II & JENNIFER R
205 DARRIN DRIVE
ROCKWALL, TX 75087

BASCO JUSTIN AND PAMELA
206 Cody Pl
Rockwall, TX 75087

RUDOLPH COLLIN J
206 DARRIN DRIVE
ROCKWALL, TX 75087

RESIDENT
206 N FANNIN ST
ROCKWALL, TX 75087

CRISWELL BARBARA
206 S Clark St
Rockwall, TX 75087

PRITCHETT JOHNETTA
206 W HEATH ST
ROCKWALL, TX 75087

RESIDENT
207 JACOB CROSSING
ROCKWALL, TX 75087

MITCHELL KELLI A &
RYAN S WENZEL
207 CODY PL
ROCKWALL, TX 75087

RESIDENT
208 JACOB CROSSING
ROCKWALL, TX 75087

ADAMS FAITH INVESTMENT LLC
208 SUMMIT RIDGE
ROCKWALL, TX 75087

RESIDENT
208 W HEATH ST
ROCKWALL, TX 75087

HENSON ORA LOUISE
209 DARRIN DR
ROCKWALL, TX 75087

CONFIDENTIAL
210 CODY PL
ROCKWALL, TX 75087

CALDWELL KARISSA A
211 CODY PLACE
ROCKWALL, TX 75087

MOFFATT DANA MICHELLE
211 JACOB CROSSING
ROCKWALL, TX 75087

SHIPLEY JASON P & ELIZABETH
212 JACOB XING
ROCKWALL, TX 75087

FOSTER EDWARD M & TERI L
214 CODY PL
ROCKWALL, TX 75087

WELLS LEE E & LYNDA S
2146 HARRELL STREET
GREENVILLE, TX 75402

MURRAY JOHN DAVID
215 CODY PLACE
ROCKWALL, TX 75087

DAVIS RICHARD S & LYNDELL R
2175 LAKE FOREST DR
ROCKWALL, TX 75087

DUZAN TIMOTHY AND ANGELA
219 CODY PL
ROCKWALL, TX 75087

HILLTOP ESCAPES INC
2234 RANDAS WAY
ROCKWALL, TX 75087

KHATER CHARLES ETUX
2368 E FM 552
ROCKWALL, TX 75087

ROCKWALL RUSTIC RANCH LLC
240 WILLOWCREST
ROCKWALL, TX 75032

SEYMORE INVESTMENTS LLC
242 C NATIONAL DR
ROCKWALL, TX 75032

HOLLON GREGORY D
2778 S FM 549
ROCKWALL, TX 75032

TTAAM N ALAMO SERIES LLC
2801 NETWORK BLVD STE 300
FRISCO, TX 75034

WEST MICHAEL
299 SHENNENDOAH LANE
ROCKWALL, TX 75087

RESIDENT
301 HIGHLAND DR
ROCKWALL, TX 75087

AUSTIN MICHAEL CAIN 2005 TRUST
301 COOPER COURT
ROCKWALL, TX 75087

ORTAMOND DONALD J & JANA R
301 MARGARET ST
ROCKWALL, TX 75087

BEDFORD TERRI W
301 N ALAMO RD
ROCKWALL, TX 75087

RESIDENT
301 N FANNIN ST
ROCKWALL, TX 75087

RESIDENT
301 N GOLIAD ST
ROCKWALL, TX 75087

RESIDENT
301 N SAN JACINTO
ROCKWALL, TX 75087

FERRIS BETH
301 WILDWOOD LN
ROCKWALL, TX 75087

MATTINGLY LESLIE G AND JENNIFER S TRUSTEES
2023 G J MATTINGLY REVOCABLE TRUST
302 ARCADIA WAY
ROCKWALL, TX 75087

LOFTUS GERALDINE J
302 E MARGARET ST
ROCKWALL, TX 75087

JOHNSON AMANDA DAWN
302 ELM DRIVE
ROCKWALL, TX 75087

WARREN PEGGY E
302 HIGHLAND DR
ROCKWALL, TX 75087

RESIDENT
302 N FANNIN ST
ROCKWALL, TX 75087

JOY LUTHERAN CHURCH
302 N GOLIAD ST
ROCKWALL, TX 75087

JOY LUTHERAN CHURCH
302 N GOLIAD ST
ROCKWALL, TX 75087

RESIDENT
302 N SAN JACINTO
ROCKWALL, TX 75087

CRANE KATHERINE LYNN
302 W KAUFMAN ST
ROCKWALL, TX 75087

RESIDENT
303 WILLIAMS ST
ROCKWALL, TX 75087

SMITH WENDY
303 DERICK DR
FATE, TX 75189

RESIDENT
303 E RUSK
ROCKWALL, TX 75087

WILLIAMS PATRICIA M
303 ELM DR
ROCKWALL, TX 75087

WHITE SANDRA JEAN
303 HIGHLAND DR
ROCKWALL, TX 75087

LEAL CAROL RHEA
303 N Alamo Rd
Rockwall, TX 75087

ANGLE GLENDA ANNE
303 WILDWOOD LN
ROCKWALL, TX 75087

CRAWFORD STEVE
3033 NECHES
CORPUS CHRISTI, TX 78414

RESIDENT
304 HIGHLAND DR
ROCKWALL, TX 75087

RESIDENT
304 WILLIAMS ST
ROCKWALL, TX 75087

GLASS KATHLEEN J
304 ELM DR
ROCKWALL, TX 75087

BLANCK SETH AND LACY
304 N Clark St
Rockwall, TX 75087

RESIDENT
304 N SAN JACINTO
ROCKWALL, TX 75087

STEFANKIEWICZ STEPHANIE MARIE & JASON DUANE
304 W Kaufman St
Rockwall, TX 75087

RESIDENT
305 WILDWOOD LN
ROCKWALL, TX 75087

KRONTZ CHRISTIAN MICHAEL & JILLIAN ABIGAIL WRIGHT
305 E KAUFMAN ST
ROCKWALL, TX 75087

WHITE RUNELLE
305 HIGHLAND DR
ROCKWALL, TX 75087

RESIDENT
305 N FANNIN ST
ROCKWALL, TX 75087

DEWAYNE CAIN CHILD'S TRUST, DEWAYNE CAIN-TRUSTEE, AMY DAWN CAIN 2012 L
PAT BEAIRD-TRUSTEE, CHRISTOPHER PAUL CAIN 2012 LONG TERM TRU
305 STONEBRIDGE DRIVE
ROCKWALL, TX 75087

RESIDENT
306 WILLIAMS ST
ROCKWALL, TX 75087

ROWAN KENNETH W & MELONY A
306 ELM DR
ROCKWALL, TX 75087

STANLEY PAUL & SHERI
306 HIGHLAND DR
ROCKWALL, TX 75087

RESIDENT
306 N FANNIN ST
ROCKWALL, TX 75087

SHIPMAN CLAYTON AUSTIN
306 Williams St
Rockwall, TX 75087

WILLESS JAMES L
307 E KAUFMAN ST
ROCKWALL, TX 75087

RESIDENT
307 N FANNIN ST
ROCKWALL, TX 75087

WATCHMEN REAL ESTATE LLC
3077 N GOLIAD
ROCKWALL, TX 75087

RESIDENT
308 FANNIN
ROCKWALL, TX 75087

SCHWEIKERT FERN ELLEN
308 ELM DR
ROCKWALL, TX 75087

PATRICIA A MAY LIVING TRUST
PATRICIA A MAY - TRUSTEES
308 Williams St
Rockwall, TX 75087

RESIDENT
310 WILLIAMS ST
ROCKWALL, TX 75087

FORTI CRYSTAL NICOLE & MICHAEL
310 Elm Dr
Rockwall, TX 75087

RESIDENT
312 ELM DR
ROCKWALL, TX 75087

UNION BANK & TRUST CO
SUCCESSOR TRUSTEE EMILY SUE WHITEHEAD REV TRUST
312 Central Ave SE Ste 200
Minneapolis, MN 55414

HARKLAU CAROLINE
312 DARTBROOK
ROCKWALL, TX 75087

SOUTHERN ROOTS LLC
312 DARTBROOK
ROCKWALL, TX 75087

METOYER GREGORY K AND FRANCES M
317 COOPER STREET
ROCKWALL, TX 75087

WEAST BRIAN J AND
CYNTHIA C BROWN
318 ARCADIA WAY
ROCKWALL, TX 75087

WEBER MARY JANE
318 COOPER CT
ROCKWALL, TX 75087

BOLER RICKY D JR AND
NANCY L GUTIERREZ
334 COOPER COURT
ROCKWALL, TX 75087

HEALDAN GROUP INC
3460 Marron Rd Ste 103-144
Oceanside, CA 92056

RESIDENT
348 COOPER CT
ROCKWALL, TX 75087

RB40 INVESTMENTS LLC
400 CHIPPENDALE DRIVE
HEATH, TX 75032

TURNER KYLE RADEY
4002 BROWNSTONE CT
DALLAS, TX 75204

KMA LLC
401 COUNTRY RIDGE RD
ROCKWALL, TX 75087

GODINEZ RAUL K AND
MAGDALENA M GALVAN-DIAZ
401 E KAUFMAN ST
ROCKWALL, TX 75087

RESIDENT
401 N ALAMO
ROCKWALL, TX 75087

RESIDENT
401 N FANNIN ST
ROCKWALL, TX 75087

MORENO ANTONIO AND SUZANNE T
402 WILDWOOD LANE
ROCKWALL, TX 75087

RESIDENT
404 N GOLIAD
ROCKWALL, TX 75087

REED CHARLES & LISHA
404 WILDWOOD LN
ROCKWALL, TX 75087

RESIDENT
405 N ALAMO
ROCKWALL, TX 75087

NICHOLSON JACQUELYN SUE AND PAUL
EDWARD
405 N FANNIN STREET
ROCKWALL, TX 75087

RESIDENT
405 N GOLIAD
ROCKWALL, TX 75087

JONES GERWYN AND JANE
406 N ALAMO ROAD
ROCKWALL, TX 75087

RESIDENT
406 N GOLIAD
ROCKWALL, TX 75087

DAVENPORT RENTAL PROPERTIES LLC
407 CASTLE PINES DRIVE
HEATH, TX 75032

HOWELL RONALD & MICHELE
434 JORDAN FARM CIRCLE
ROCKWALL, TX 75087

CM FANNIN I LP
4514 Travis St Ste 326
Dallas, TX 75205

RICKY JOHN SMITH AND DEBORAH KAY SMITH
LIVING TRUST - 09/27/2008
AND AS AMENDED AND RESTATED ON
08/22/2016
4602 Candlestick Dr
Garland, TX 75043

105 N ALAMO LLC
4793 Secret Cv
Rockwall, TX 75032

ADAT ESTATE LLC
482 ARCADIA WAY
ROCKWALL, TX 75087

EVOLVE ESTATES LLC
489 MONTEREY DRIVE
ROCKWALL, TX 75087

TREVINO BERTHA & LOUIS
4917 SAINT JAMES CT
MESQUITE, TX 75150

BAF ASSETS 5 LLC
5001 Plaza on the Lk Ste 200
Austin, TX 78746

RESIDENT
501 KERNODLE
ROCKWALL, TX 75087

HISTORIC OUR HOUSE-ROCKWALL LLC
501 Camp Creek Rd
Rockwall, TX 75087

RESIDENT
501 N ALAMO
ROCKWALL, TX 75087

RESIDENT
501 N GOLIAD
ROCKWALL, TX 75087

HERNANDEZ BLAS MEJIA AND ANA K
502 KERNODLE STREET
ROCKWALL, TX 75087

RESIDENT
502 N ALAMO
ROCKWALL, TX 75087

RESIDENT
502 N GOLIAD
ROCKWALL, TX 75087

SMITH MARY SUE
502 W RUSK ST
ROCKWALL, TX 75087

WOODARD CARL E ET UX
502 WILDWOOD TER
ROCKWALL, TX 75087

STRINGFELLOW HOLDINGS, LLC
5023 PARKVIEW PLACE
ADDISON, TX 75001

RESIDENT
503 N ALAMO
ROCKWALL, TX 75087

SEREGOW JAMES AND KATHLEEN
503 N FANNIN ST
ROCKWALL, TX 75087

RESIDENT
503 N GOLIAD ST
ROCKWALL, TX 75087

CONFIDENTIAL OWNER
504 N Alamo Rd
Rockwall, TX 75087

RESIDENT
504 N GOLIAD
ROCKWALL, TX 75087

NASH M CALVIN ETUX
504 WILDWOOD TER
ROCKWALL, TX 75087

RESIDENT
505 WILDWOOD TERRACE
ROCKWALL, TX 75087

TUCKER PAMELA
505 N ALAMO RD
ROCKWALL, TX 75087

RESIDENT
505 N GOLIAD
ROCKWALL, TX 75087

SOUTHERN ROOTS LLC
505 N GOLIAD STREET
ROCKWALL, TX 75087

SMITH ALAN E & JUDY ROPER SMITH
506 KERNODLE ST
ROCKWALL, TX 75087

LAYTON ERIC A AND APRIL L
506 N ALAMO
ROCKWALL, TX 75087

RESIDENT
506 N GOLIAD
ROCKWALL, TX 75087

HICKERSON JON D
506 WILDWOOD TER
ROCKWALL, TX 75087

RESIDENT
507 N GOLIAD
ROCKWALL, TX 75087

FLEMING HALLIE B
508 N ALAMO RD
ROCKWALL, TX 75087

ALTA VISTA BNB, LLC
519 E I30 PMB 422
ROCKWALL, TX 75087

RNDI COMPANIES INC
519 E INTERSATE 30 # 157
ROCKWALL, TX 75087

GRAY PEGGY JO
521 KATHY DR
MESQUITE, TX 75149

FANG PROPERTIES LLC
536 LOMA VISTA
HEATH, TX 75032

FANG PROPERTIES LLC
536 LOMA VISTA
HEATH, TX 75032

FANG PROPERTIES LLC
536 LOMA VISTA
HEATH, TX 75032

SIDDALL RYAN AND
TAYLOR GILSTRAP
5469 JEFFERSON DR
SACHSE, TX 75048

FRENCH MELISSA AND JACOB AARON
5582 YARBOROUGH DR
FORNEY, TX 75126

THE PRESERVE HOMEOWNERS ASSOCIATION INC
5763 STATE HIGHWAY 205 SUITE 102-B
ROCKWALL, TX 75032

STAR 2022 SFR3 BORROWER LP
591 WEST PUTNAM AVE
GREENWICH, CT 6830

GEN 39:2-6 LLC
599 BORDEAUX DRIVE
ROCKWALL, TX 75087

BROWN JONATHAN R & CHRISTY A
601 KERNODLE ST
ROCKWALL, TX 75087

RESIDENT
601 N ALAMO
ROCKWALL, TX 75087

ODOM JAY L AND ALISON N
601 N Fannin St
Rockwall, TX 75087

RESIDENT
602 WILDWOOD LN
ROCKWALL, TX 75087

GASKIN STEVE AND
MICHAEL FLANARY
602 KERNODLE STREET
ROCKWALL, TX 75087

CARDENAS CECILIO & CARMEN
602 N ALAMO ROAD
ROCKWALL, TX 75087

RESIDENT
602 N GOLIAD
ROCKWALL, TX 75087

CANUP DAVID & PATRICIA
602 W RUSK ST
ROCKWALL, TX 75087

HANSARD STANLEY E ETUX DALE
602 WILDWOOD LN
ROCKWALL, TX 75087

HAMILTON JOANN
603 N ALAMO RD
ROCKWALL, TX 75087

RESIDENT
603 N GOLIAD
ROCKWALL, TX 75087

RESIDENT
604 GOLIAD
ROCKWALL, TX 75087

FUNK TED FREDRICK AND REBECCA LYNN
604 KERNODLE
ROCKWALL, TX 75087

DOMINGUEZ, JOSE AND JOHANNA
604 N ALAMO RD
ROCKWALL, TX 75087

RESIDENT
604 N GOLIAD
ROCKWALL, TX 75087

KENDALL JESSICA
604 WILDWOOD LANE
ROCKWALL, TX 75087

RESIDENT
605 N ALAMO
ROCKWALL, TX 75087

POINTER PRICE
605 NAKOMA DR
ROCKWALL, TX 75087

MILLS WENDY K & MARC A
606 KERNODLE ST
ROCKWALL, TX 75087

WIGGINS BRIAN C
606 WILDWOOD LN
ROCKWALL, TX 75087

MULLINS CHRISTOPHER CHARLES AND ARYN ELISE
607 KERNODLE ST
ROCKWALL, TX 75087

JORDAN LARK & CAMERAN
608 Wildwood Ln
Rockwall, TX 75087

PEOPLES BILLY W JR
614 COVEY TRL
ROCKWALL, TX 75087

ROY LAWRENCE HANCE JR TRUST
ROY LAWRENCE HANCE JR- TRUSTEE
6946 SPERRY STREET
DALLAS, TX 75214

CASTRO MICHAEL AND RENE
700 WINDSONG LN
ROCKWALL, TX 75087

CTC TEXAN PROPERTIES LLC
7005 Chase Oaks Blvd Ste 180
Plano, TX 75025

SMITH G DAVID
702 N GOLIAD ST
ROCKWALL, TX 75087

DEBORAH C WINES FAMILY TRUST
DEBORAH C WINES - TRUSTEE
7025 Spanish Oaks Dr
North Richland Hills, TX 76182

TIBBETTS ELAINE
703 KERNODLE ST
ROCKWALL, TX 75087

RESIDENT
703 N ALAMO RD
ROCKWALL, TX 75087

RESIDENT
703 N ALAMO RD
ROCKWALL, TX 75087

REYNOLDS RACHEL AND WAYNE MARK
703 NORTH GOLIAD STREET
ROCKWALL, TX 75087

J-PEG PROPERTIES LLC
704 N GOLIAD
ROCKWALL, TX 75087

J-PEG PROPERTIES LLC
704 N GOLIAD
ROCKWALL, TX 75087

2021 B L GRAVES REVOCABLE TRUST
BRYAN JOSEPH GRAVES & LAUREN CHRISTINE GRAVES - TRUSTEES
705 KERNODLE ST
ROCKWALL, TX 75087

RESIDENT
705 N ALAMO RD
ROCKWALL, TX 75087

RESIDENT
705 N GOLIAD ST
ROCKWALL, TX 75087

RESIDENT
706 N ALAMO
ROCKWALL, TX 75087

CALABRESE CORINNA RAE
707 N ALAMO RD
ROCKWALL, TX 75087

RESIDENT
708 N ALAMO
ROCKWALL, TX 75087

RESIDENT
710 N ALAMO
ROCKWALL, TX 75087

SANDERSON SCOTT FREDERICK AND CELESTIAL DAWN
718 WILDWOOD LANE
ROCKWALL, TX 75087

PHILIPS SHIBU & LEJI
734 Wildwood Ln
Rockwall, TX 75087

HENDRICKSON PAUL A AND PATRICIA A
747 WILDWOOD LANE
ROCKWALL, TX 75087

RECSA 911 NORTH GOLIAD STREET SERIES
750 Justin Rd
Rockwall, TX 75087

MCDONALD JR EDWARD & KAYLA
752 WILDWOOD LN
ROCKWALL, TX 75087

BRUCE LIVING TRUST
DANA GLENN BRUCE & JEANNE L BRUCE-TRUSTEES
757 AVALON DR
HEATH, TX 75032

CRAWFORD HAROLD E JR
763 WILDWOOD LANE
ROCKWALL, TX 75087

OLDEN FREDERICK EINER AND LISA HALSTEAD
768 WILDWOOD LN
ROCKWALL, TX 75087

MATTINGLY MICHAEL ANTHONY AND EMILY P
779 WILDWOOD LANE
ROCKWALL, TX 75087

CHRISTENSEN VALERIE
801 N GOLIAD
ROCKWALL, TX 75087

RESIDENT
802 N ALAMO
ROCKWALL, TX 75087

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

RESIDENT
802 N GOLIAD
ROCKWALL, TX 75087

MASON MARK S & TAMARA M
802 POTOMAC DRIVE
ROCKWALL, TX 75087

JOHNSON BRADLEY K AND GINGER M
803 KERNODLE ST
ROCKWALL, TX 75087

KUCERA TIMOTHY M
803 N ALAMO RD
ROCKWALL, TX 75087

RESIDENT
803 N GOLIAD ST
ROCKWALL, TX 75087

CONSELMAN EQUITIES LLC
804 N GOLIAD STREET
ROCKWALL, TX 75087

BUSHNELL MICHAEL S & TIFFANIE C
805 KERNODLE ST
ROCKWALL, TX 75087

NAVARRO FRANCISCO OCHOA AND
MELISSA ANN REDD
805 N ALAMO RD
ROCKWALL, TX 75087

ORTIZ ENRIQUE AROZLA
805 N FANNIN ST
ROCKWALL, TX 75087

RESIDENT
806 N GOLIAD
ROCKWALL, TX 75087

RESIDENT
807 N ALAMO RD
ROCKWALL, TX 75087

MEJIA JULIO & MARIA R
807 N FANNIN ST
ROCKWALL, TX 75087

RESIDENT
807 N GOLIAD
ROCKWALL, TX 75087

LEMMON LANDON &
CAITLIN WALKER
808 N ALAMO RD
ROCKWALL, TX 75087

RESIDENT
808 N GOLIAD
ROCKWALL, TX 75087

GARY DENNIS AND DIANNE
809 COUNTY CLUB DRIVE
HEATH, TX 75032

MARTINEZ RAQUEL P
809 N GOLIAD ST
ROCKWALL, TX 75087

SWIERCINSKY LEXUS M
810 N ALAMO RD
ROCKWALL, TX 75087

RESIDENT
810 N GOLIAD
ROCKWALL, TX 75087

AOUN PIERRE E
811 N GOLIAD ST
ROCKWALL, TX 75087

RESIDENT
812 N ALAMO
ROCKWALL, TX 75087

RESIDENT
812 N GOLIAD
ROCKWALL, TX 75087

CAIN JAMES O
815 N ALAMO RD
ROCKWALL, TX 75087

CAIN JAMES O
815 N ALAMO RD
ROCKWALL, TX 75087

STEPHEN PRAMELA AND STEPHEN JOHN
818 POTOMAC DR
ROCKWALL, TX 75087

AIBKHANOV ASHOT AND JOLI RASHID
834 POTOMAC DR
ROCKWALL, TX 75087

MCCULLEY LIVING TRUST
DARREN WAYNE MCCULLEY & MICHELE JUNE
MCCULLEY - CO-TRUSTEES
837 POTOMAC DR
ROCKWALL, TX 75087

KUNJACHEN BLESSY AND SHIBU
852 POTOMAC DRIVE
ROCKWALL, TX 75087

MAYTAK LINA & MARK HILSTAD
853 POTOMAC DRIVE
ROCKWALL, TX 75087

PALMER WINDY E AND DONALD L
868 POTOMAC DRIVE
ROCKWALL, TX 75087

WARDELL JAKE P AND MEREDITH K
880 SHORES BLVD
ROCKWALL, TX 75087

DE LOS SANTOS JENNIFER MENCHACA &
ARMANDO GUADALUPE
901 N ALAMO RD
ROCKWALL, TX 75087

CROWDER GERALDINE
901 N FANNIN ST
ROCKWALL, TX 75087

ASHMOREX2 LLC
902 N GOLIAD ST
ROCKWALL, TX 75087

EAGLE SEIKI SALES LTD
C/O ELIZABETH BURKS
902 PALO PINTO ST
WEATHERFORD, TX 76086

MOMSEN KIMBERLY
903 N ALAMO ROAD
ROCKWALL, TX 75087

HEMPHILL REBECCA AND TODD
903 NORTH FANNIN STREET
ROCKWALL, TX 75087

RESIDENT
904 N GOLIAD ST
ROCKWALL, TX 75087

HAM JOSHUA L
905 N ALAMO RD
ROCKWALL, TX 75087

RESIDENT
905 N WEST ST
ROCKWALL, TX 75087

WILLIAMS RICKY AND ELIZABETH
906 N ALAMO RD
ROCKWALL, TX 75087

WILLIAMS RICKY AND ELIZABETH
906 N ALAMO RD
ROCKWALL, TX 75087

TCB CONSTRUCTION GROUP LLC
MANNY LOZANO
906 N GOLIAD ST
ROCKWALL, TX 75087

BRIONES RONALD AND THERESA
906 N WEST
ROCKWALL, TX 75087

RESIDENT
907 N GOLIAD ST
ROCKWALL, TX 75087

JC GAERLAN LLC
907 NORTH ALAMO ROAD
ROCKWALL, TX 75087

PIERCE CAROLYN AND RUSSELL DAVID
908 N Alamo Rd
Rockwall, TX 75087

HEAVENLY HANDS BIRTHING CENTER PLLC
908 N GOLIAD ST
ROCKWALL, TX 75087

MARTINKUS NICOLE
908 N WEST ST
ROCKWALL, TX 75087

MOLINA JOE C II
909 N ALAMO
ROCKWALL, TX 75087

RESIDENT
909 N GOLIAD
ROCKWALL, TX 75087

MCFADIN SARA TERESA
909 N WEST STREET
ROCKWALL, TX 75087

ZAVALA VICTOR V
910 N ALAMO RD
ROCKWALL, TX 75087

PERRY RUBY DELL
910 N WEST ST
ROCKWALL, TX 75087

WHITE TIMOTHY E
9104 PRIVATE ROAD 2325
TERRELL, TX 75160

LEWIS BEN
911 N ALAMO
ROCKWALL, TX 75087

RESIDENT
911 N GOLIAD
ROCKWALL, TX 75087

JONES PAMELA J
912 N ALAMO RD
ROCKWALL, TX 75087

RESIDENT
912 N GOLIAD
ROCKWALL, TX 75087

RESIDENT
913 N ALAMO RD
ROCKWALL, TX 75087

ROGERS JOSHUA WAYNE & EMELIA &
DAVIS JOHN DANIEL & EMELIA SUZANNE
915 N ALAMO RD
ROCKWALL, TX 75087

RESIDENT
915 N GOLIAD
ROCKWALL, TX 75087

RESIDENT
917 N ALAMO
ROCKWALL, TX 75087

RESIDENT
917 N GOLIAD
ROCKWALL, TX 75087

RESIDENT
918 N ALAMO
ROCKWALL, TX 75087

RESIDENT
919 N ALAMO
ROCKWALL, TX 75087

RESIDENT
919 N GOLIAD
ROCKWALL, TX 75087

BLOCK AMY AND TRAVIS
921 N Alamo Rd
Rockwall, TX 75087

BARRY BARBARA
922 N ALAMO RD
ROCKWALL, TX 75087

HUDSON SHELI O
923 N ALAMO
ROCKWALL, TX 75087

CHAVEZ ENRIQUE
923 N GOLIAD ST
ROCKWALL, TX 75087

RESIDENT
924 N ALAMO
ROCKWALL, TX 75087

CRAWFORD JUANITA LIFE ESTATE AND
MICHAEL CRAWFORD
925 N ALAMO
ROCKWALL, TX 75087

RESIDENT
925 N GOLIAD
ROCKWALL, TX 75087

TAILLAC JEAN ANTHONY
944 CHAD WAY
ROCKWALL, TX 75087

RICE JOSHUA M
947 CHAD WAY
ROCKWALL, TX 75087

PRINGLE PHYLLIS M
948 CHAD WAY
ROCKWALL, TX 75087

CORENO FRANCISCO R
951 CHAD WAY
ROCKWALL, TX 75087

BRUMIT COURTNEY M AND DARREN D
952 CHAD WAY
ROCKWALL, TX 75087

MCCROSKEY DEE DEE RAYE
955 CHAD WAY
ROCKWALL, TX 75087

ALLEN MARK C AND
DONNA K BOYD
956 CHAD WAY
ROCKWALL, TX 75087

LEFTEROV MARTIN AND
JESSICA LADD
960 CHAD WAY
ROCKWALL, TX 75087

TO TUAN QUOC
964 CHAD WAY
ROCKWALL, TX 75087

JENSEN MIKEL K & MICHELLE
968 CHAD WAY
ROCKWALL, TX 75087

WILCOX GORDON RICHARD AND GINGER R
974 CHAD WAY
ROCKWALL, TX 75087

RESIDENT
975 N ALAMO
ROCKWALL, TX 75087

LOWRY BRENDA
978 CHAD WAY
ROCKWALL, TX 75087

CLARK RYAN W & AMY B
982 CHAD WAY
ROCKWALL, TX 75087

GIBSON MONTE ROY & BELINDA K
986 CHAD WAY
ROCKWALL, TX 75087

SCHMIDT STEVEN R AND CORINNA A
990 CHAD WAY
ROCKWALL, TX 75087

RESIDENT
993 HOLLI LN
ROCKWALL, TX 75087

GAFFNEY BRIAN & HOPE
994 CHAD WAY
ROCKWALL, TX 75087

INGLE RHONDA NELL DOOLEY
995 HOLLI LN
ROCKWALL, TX 75087

RAWLINS DAN AND MERRIANNE
997 HOLLI LN
ROCKWALL, TX 75087

GAFFNEY RICHARD BENNETT AND MARY ANNE
998 CHAD WAY
ROCKWALL, TX 75087

MESSENGER BARNARD A & BONNIE
998 HOLLI LN
ROCKWALL, TX 75087

NELSON MICHAEL D
999 HOLLI LN
ROCKWALL, TX 75087

COUNTY OF ROCKWALL
COURTHOUSE
ROCKWALL, TX 75087

BOWEN JAMES A
P.O. BOX 385
CADDO MILLS, TX 75135

K'S ADVERTISING DALLAS INC THE
PO BOX 1238
ROCKWALL, TX 75087

BUTCHER MELVIN R
PO BOX 147
QUINLAN, TX 75474

CFPC INVESTMENTS LLC
PO BOX 1731
MARBLE FALLS, TX 78654

CONSELMAN EQUITIES LLC
PO BOX 2284
ROCKWALL, TX 75087

ROCK N' ROLL REALTY LLC
PO BOX 2571
ROCKWALL, TX 75087

WOMEN IN NEED INC
PO BOX 349
GREENVILLE, TX 75403

MILE HIGH BORROW 1 LLC
PO BOX 4090
SCOTTSDALE, AZ 85261

LAND HEADQUARTERS COMPANY INC
C/O FAIR ROAD PROPERTIES INC
PO BOX 69
KEY BISCAYNE, FL 33149

RUTH DOWER LIVING TRUST DATED JUNE 3, 2014
RUTH DOWER TRUSTEE
PO BOX 871239
MESQUITE, TX 75187

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:

Z2025-030: Amendment to Planned Development District 50 (PD-50)

Hold a public hearing to discuss and consider a request by Dyron Durham, Caroline Harklau, Sheli Hudson, and Mike Crawford for the approval of a Zoning Change amending Planned Development District 50 (PD-50) [Ordinance No. 25-19] to incorporate an additional 2.57-acre tract of land within the district being a 22.19-acre tract of land situated within the S. S. McCurry Survey, Abstract No. 146 and B. F. Boydston Survey, Abstract No. 14, City of Rockwall, Rockwall County, Texas, zoned: [1] Planned Development District 50 (PD-50) for Residential-Office (RO) District land uses, and [2] Single-Family 7 (SF-7) District, and [3] Single-Family 10 (SF-10) District, situated within the North Goliad Corridor Overlay (NGC OV) District and the Old Town Rockwall (OTR) Historic District, generally located along N. Goliad Street [SH-205], north of Olive Street and south of Live Oak Street, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on *Tuesday, July 15, 2025 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, July 21, 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, July 21, 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

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. Z2025-030: Amendment to Planned Development District 50 (PD-50)

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.

Case No. Z2025-030: Amendment to Planned Development District 50 (PD-50)

Please place a check mark on the appropriate line below:

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

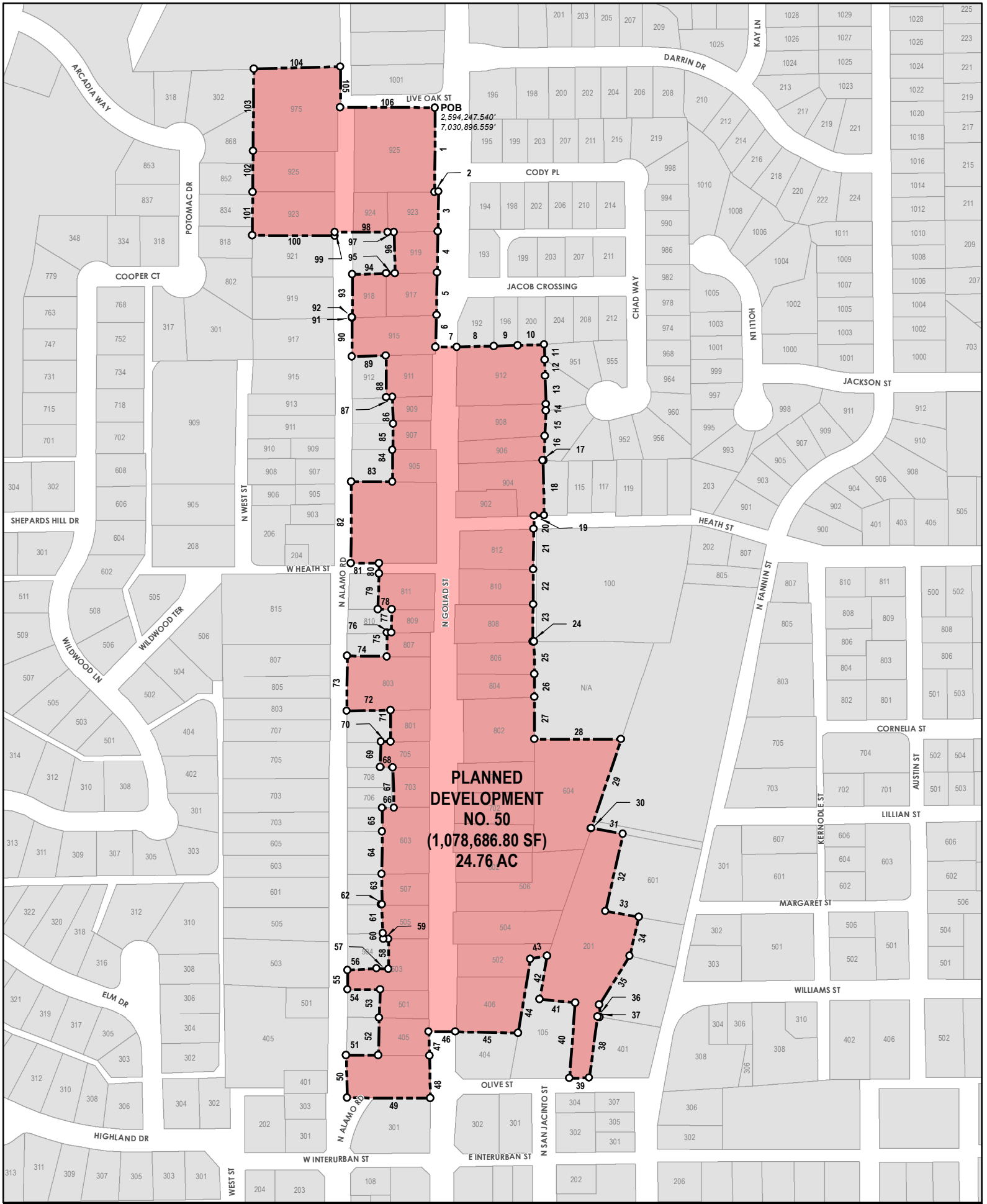
☒ I am opposed to the request for the reasons listed below.

No More businesses of any sort in this area until a turn lane is put in. People cannot get in or out of their driveways or neighborhoods in a timely manner.

Name: Michele Jensen

Address: [redacted]

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



City of Rockwall

0 200 Feet

Date: 6/11/2025 1 inch = 300 feet

PLANNED DEVELOPMENT NO. 50

Planned Development No. 50

BEING 24.76 acres of land situated in Abstract 146, S.S. McCurry Survey and Abstract 14, B.F. Boydstun Survey in the County of Rockwall, Texas and being more particularly described by metes and bounds as follows:
BEGINNING at a point in the northeast corner of Block A, Lot 1 of the Isaac Pena Addition (925 N. Goliad St.), or Texas State Plane Coordinates E 2,594,247.540', N 7,030,896.557' (Grid);

1 **THENCE** South 00°-15'-13" West, along the West Right of Way of North Goliad Street, a distance of 212.01 feet for a corner;
2 **THENCE** North 89°-29'-21" East, continuing along the West Right of Way of North Goliad Street, a distance of 9.348 feet for a corner;
3 **THENCE** South 00°-42'-57" West, a distance of 100.01 feet for a point;
4 **THENCE** South 01°-05'-44" West, a distance of 103.776 feet for a point;
5 **THENCE** South 00°-53'-50" West, a distance of 106.804 feet for a point;
6 **THENCE** South 01°-53'-06" West, a distance of 80.307 feet for a corner;
7 **THENCE** North 89°-29'-23" East, crossing North Goliad Street to the Southwestern corner of the North Towne Addition, a distance of 54.443 feet for a point;
8 **THENCE** North 88°-39'-12" East, along the North property line of Lot 3 of the Austin Addition, distance of 92.607 feet for a point;
9 **THENCE** North 88°-26'-16" East, a distance of 59.875 feet for a point;
10 **THENCE** North 88°-40'-43" East, a distance of 67.521 feet for a corner;
11 **THENCE** South 00°-44'-24" East, along the East property line of Lot 3 of the Austin Addition, a distance of 37.417 feet for a point;
12 **THENCE** South 01°-50'-12" East, a distance of 41.682 feet for a point;
13 **THENCE** South 01°-42'-25" East, a distance of 70.308 feet for a point;
14 **THENCE** South 01°-25'-05" West, a distance of 16.294 feet for a point;
15 **THENCE** South 02°-24'-05" West, a distance of 64.26 feet for a point;
16 **THENCE** South 01°-55'-17" West, a distance of 61.135 feet for a point;
17 **THENCE** North 86°-53'-45" West, a distance of 2.769 feet for a point;
18 **THENCE** South 01°-28'-03" East, a distance of 139.26 feet for a corner;
19 **THENCE** South 88°-34'-56" West, a distance of 26.08 feet for a corner;
20 **THENCE** South 00°-34'-11" West, crossing Heath Street, a distance of 32.761 feet for a point;
21 **THENCE** South 00°-43'-05" West, a distance of 101.948 feet for a point;
22 **THENCE** South 00°-23'-39" West, a distance of 88.33 feet for a point;
23 **THENCE** South 00°-20'-35" West, a distance of 92.791 feet for a point;
24 **THENCE** North 89°-28'-33" East, a distance of 3.192 feet for a point;
25 **THENCE** South 00°-27'-32" East, a distance of 82.208 feet for a point;
26 **THENCE** South 00°-20'-15" West, a distance of 57.808 feet for a point;
27 **THENCE** South 00°-18'-02" East, a distance of 106.852 feet for a corner;
28 **THENCE** North 89°-54'-16" East, along the North property line of Block 123, Lot F of the BF Boydstun Addition, a distance of 218.38 feet for a corner;
29 **THENCE** South 18°-44'-34" West, along the East property line of Block 123, Lot F of the BF Boydstun Addition, a distance of 237.657 feet for a corner;
30 **THENCE** North 38°-55'-51" East, a distance of 1.766 feet for a point;
31 **THENCE** South 79°-50'-00" East, a distance of 81.423 feet for a corner;
32 **THENCE** South 12°-54'-58" West, a distance of 200.01 feet for a corner;
33 **THENCE** South 80°-26'-27" East, a distance of 85.162 feet for a corner;
34 **THENCE** South 12°-49'-45" West, a distance of 100.827 feet for a point;
35 **THENCE** South 31°-59'-28" West, a distance of 144.954 feet for a point;
36 **THENCE** South 03°-33'-21" East, a distance of 30.835 feet for a point;
37 **THENCE** North 80°-23'-28" West, a distance of 6.6 feet for a corner;
38 **THENCE** South 07°-38'-23" West, a distance of 155.583 feet for a corner;
39 **THENCE** South 89°-15'-33" West, along the North Right of Way of Olive Street, a distance of 49.727 feet for a corner;
40 **THENCE** North 04°-15'-36" East, a distance of 190.176 feet for a corner;
41 **THENCE** North 84°-16'-51" West, a distance of 89.8 feet for a corner;
42 **THENCE** North 09°-43'-09" East, a distance of 111 feet for a corner;
43 **THENCE** South 79°-25'-20" West, a distance of 42.84 feet for a corner;
44 **THENCE** South 09°-15'-34" West, a distance of 188.846 feet for a corner;
45 **THENCE** North 88°-58'-49" West, a distance of 159.029 feet for a point;
46 **THENCE** North 89°-54'-24" West, crossing North Goliad Street, a distance of 66.081 feet for a corner;
47 **THENCE** South 01°-22'-36" East, along the West Right of Way of North Goliad Street, a distance of 60.108 feet for a point;
48 **THENCE** South 01°-09'-56" East, a distance of 107.267 feet for a corner;

THENCE North 89°-38'-32" West, along the North property line of Block A, Lot1 of the Dirkse Addition, a distance of 208.802 feet for a corner;
THENCE North 01°-34'-14" West, along the East Right of Way of North Alamo Road, a distance of 107.015 feet for a corner;
THENCE South 89°-48'-28" East, a distance of 81.111 feet for a corner;
THENCE North 01°-01'-35" East, a distance of 94.583 feet for a point;
THENCE North 02°-11'-56" East, a distance of 70.566 feet for a corner;
THENCE North 89°-29'-36" West, a distance of 82.39 feet for a corner;
THENCE North 00°-20'-39" East, a distance of 48.38 feet for a corner;
THENCE North 86°-48'-58" East, a distance of 73.1 feet for a point;
THENCE South 88°-56'-56" East, a distance of 30.19 feet for a corner;
THENCE North 00°-05'-56" West, following along property lines, a distance of 75.328 feet for a corner;
THENCE South 89°-41'-11" West, a distance of 13.306 feet for a corner;
THENCE North 01°-43'-14" West, a distance of 14.259 feet for a point;
THENCE North 03°-42'-44" West, a distance of 72.701 feet for a corner;
THENCE South 88°-32'-39" East, a distance of 2.44 feet for a corner;
THENCE North 00°-38'-31" West, a distance of 77.321 feet for a point;
THENCE North 00°-44'-24" East, a distance of 106.811 feet for a point;
THENCE North 00°-04'-02" West, a distance of 58.427 feet for a corner;
THENCE North 88°-36'-34" East, a distance of 29.61 feet for a corner;
THENCE North 01°-35'-35" West, a distance of 102.087 feet for a corner;
THENCE North 89°-07'-40" West, a distance of 31.895 feet for a corner;
THENCE North 01°-15'-26" East, a distance of 64.198 feet for a corner;
THENCE North 89°-16'-05" East, a distance of 24.602 feet for a corner;
THENCE North 00°-08'-40" East, a distance of 78.548 feet for a corner;
THENCE South 89°-15'-57" West, a distance of 110.141 feet for a corner;
THENCE North 00°-14'-19" East, a distance of 138.192 feet for a corner;
THENCE South 89°-14'-11" East, a distance of 100.056 feet for a corner;
THENCE North 00°-28'-22" East, a distance of 59.629 feet for a corner;
THENCE North 88°-47'-25" East, a distance of 10.941 feet for a corner;
THENCE North 00°-27'-45" East, a distance of 58.522 feet for a corner;
THENCE North 89°-31'-38" West, a distance of 34.39 feet for a corner;
THENCE North 01°-37'-43" East, a distance of 90.437 feet for a point;
THENCE North 00°-05'-15" West, a distance of 25.776 feet for a corner;
THENCE South 89°-58'-13" West, a distance of 70.505 feet for a corner;
THENCE North 00°-15'-03" East, a distance of 205.322 feet for a corner;
THENCE South 89°-37'-04" East, a distance of 103.923 feet for a corner;
THENCE North 00°-06'-55" East, a distance of 80.142 feet for a point;
THENCE North 01°-05'-13" East, a distance of 66.682 feet for a point;
THENCE North 01°-43'-52" West, a distance of 66.37 feet for a corner;
THENCE South 88°-08'-14" West, a distance of 15.221 feet for a corner;
THENCE North 00°-33'-05" West, a distance of 104.855 feet for a corner;
THENCE South 88°-38'-25" West, along the South property line of Block 29 of the Garner Addition, a distance of 85.688 feet for a corner;
THENCE North 00°-20'-01" East, along the East Right of Way of North Alamo Road, a distance of 98.019 feet for a point;
THENCE North 88°-10'-39" East, a distance of 0.97 feet for a point;
THENCE North 63°-02'-46" West, a distance of 1.081 feet for a point;
THENCE North 00°-35'-17" East, a distance of 108.322 feet for a corner;
THENCE North 88°-52'-14" East, a distance of 84.238 feet for a point;
THENCE North 88°-29'-31" East, a distance of 22.662 feet for a corner;
THENCE North 01°-14'-44" West, a distance of 104.349 feet for a corner;
THENCE South 89°-40'-23" West, a distance of 16.16 feet for a corner;
THENCE South 89°-52'-21" West, a distance of 133.009 feet for a corner;
THENCE South 00°-03'-55" West, a distance of 9.2 feet for a corner;
THENCE North 89°-46'-36" West, a distance of 208.213 feet for a corner;
THENCE North 00°-35'-23" East, a distance of 109.389 feet for a corner;
THENCE North 00°-31'-30" East, a distance of 103.492 feet for a corner;
THENCE North 00°-31'-24" East, a distance of 206.701 feet for a corner;
THENCE North 88°-41'-01" East, a distance of 218.752 feet for a corner;
THENCE South 00°-34'-03" West, a distance of 102.403 feet for a corner;
THENCE South 89°-54'-55" East, along said boundary and the South Right of Way of Live Oak Street, a distance of 238.849 feet to the **POINT OF BEGINNING** containing approximately **24.76 acres** (1,078,686.80 sf) of land more or less.

CITY OF ROCKWALL

ORDINANCE NO. 25-19

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS AMENDING PLANNED DEVELOPMENT DISTRICT 50 (PD-50) [*ORDINANCE NO. 25-07*] AND THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, FOR THE PURPOSE OF AMENDING PLANNED DEVELOPMENT DISTRICT 50 (PD-50) TO INCORPORATE AN ADDITIONAL 1.65-ACRE PARCEL OF LAND INTO THE DISTRICT BEING A 22.19-ACRE TRACT OF LAND SITUATED WITHIN THE S. S. McCURRY SURVEY, ABSTRACT NO. 146 AND B. F. BOYDSTON SURVEY, ABSTRACT NO. 14, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED HEREIN BY *EXHIBIT 'A'* AND DEPICTED IN *EXHIBIT 'B'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF A FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (*$2,000.00*) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Price Pointer of TCB Construction, on behalf of Jay Odom, requesting the approval of an amendment to Planned Development District 50 (PD-50) [*Ordinance No. 25-07*] for the purpose of incorporating an additional 1.65-acre parcel of land into the district being a 22.19-acre tract of land situated within the S. S. McCurry Survey, Abstract No. 146 and B. F. Boydston Survey, Abstract No. 14, City of Rockwall, Rockwall County, Texas, more fully described in *Exhibit 'A'* and depicted in *Exhibit 'B'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that Planned Development District 50 (PD-50) [*Ordinance No. 25-07*] and the Unified Development Code [*Ordinance No. 20-02*] should be amended as follows:

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

SECTION 1. That the approval of this ordinance shall supersede all requirements stipulated in *Ordinance No. 25-07*;

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

SECTION 3. That the *Subject Property* shall be developed and/or used only in the manner and for the purposes described in *Exhibit 'C'* of this ordinance, and unless specifically modified within this ordinance the *Subject Property* shall adhere to all development standards stipulated by the Residential Office (RO) District as specified in Subsection 04.02, *Residential-Office (RO) District*, of Article 05, *District Development Standards*, of the Unified Development Code [*Ordinance No. 20-02*] as heretofore amended, as amended herein by the granting of this zoning change, and as may be amended in the future;

SECTION 4. That the official zoning map of the City of Rockwall, Texas be corrected to reflect the change in zoning described here in.

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

SECTION 6. That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code [*Ordinance No. 04-38*], and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;

SECTION 7. The standards in this ordinance shall control in the event of a conflict between this ordinance and any provision of the Unified Development Code [*Ordinance No. 04-38*] of any provision of the *City Code*, ordinance, resolution, rule, regulation, or procedure that provides a specific standard that is different from and inconsistent with this ordinance. References to zoning district regulations or other standards in the Unified Development Code [*Ordinance No. 04-38*] (*including references to the Unified Development Code*), and references to overlay districts, in this ordinance or any of the *Exhibits* hereto are those in effect on the date this ordinance was passed and approved by the City Council of the City of Rockwall, Texas;

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 7TH DAY OF APRIL, 2025.

Trace Johannesen, Mayor

ATTEST:

Kristy Teague, City Secretary

CITY OF ROCKWALL TEXAS

APPROVED AS TO FORM:

Frank J. Garza, City Attorney

1st Reading: March 17, 2025

2nd Reading: April 7, 2025

EXHIBIT 'A':
Legal Description

BEING 22.19 acres of land situated in Abstract 146, S.S. McCurry Survey and Abstract 14, B.F. Boydstun Survey in the County of Rockwall, Texas and being more particularly described by metes and bounds as follows:

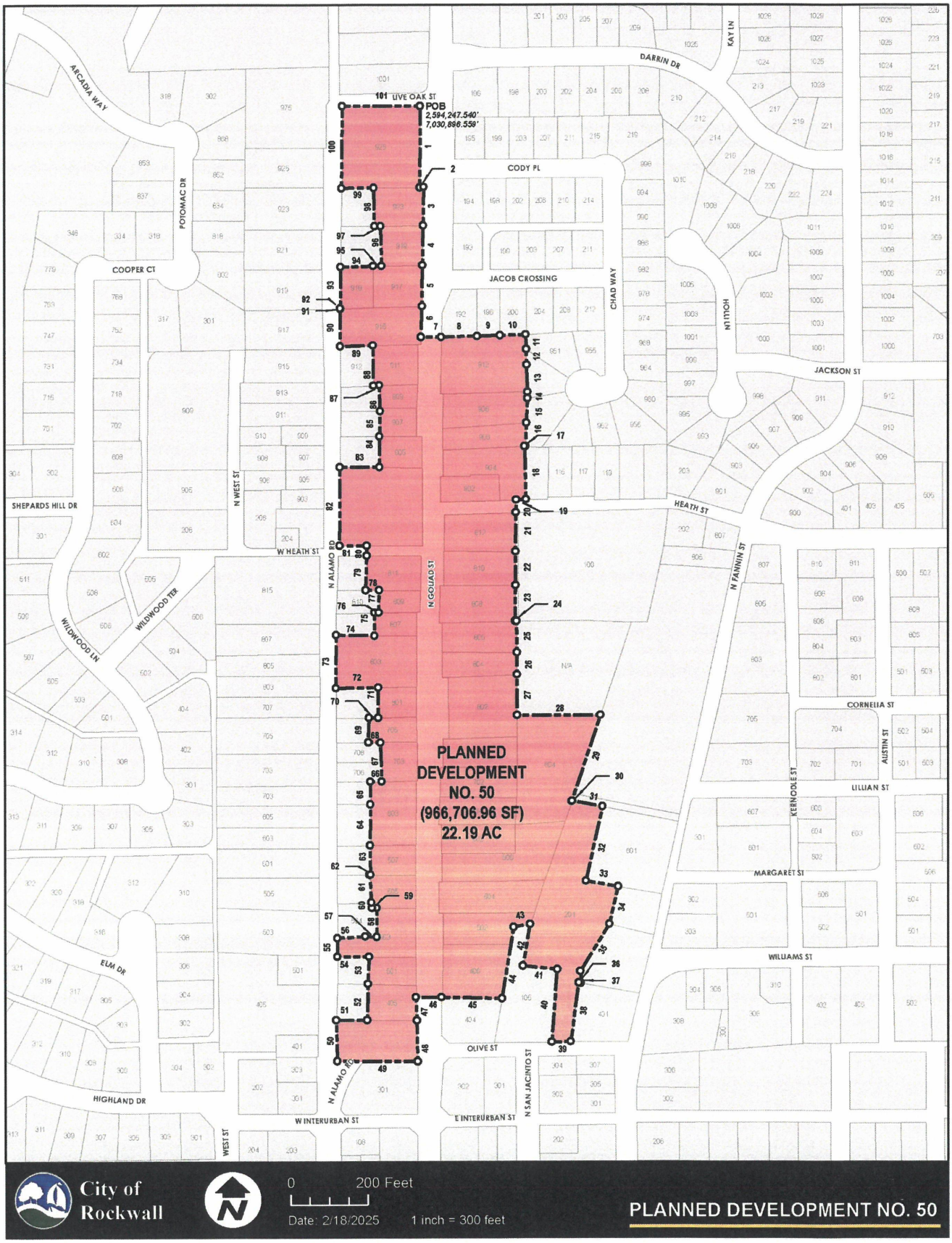
BEGINNING at a point in the northeast corner of Block A, Lot 1 of the Isaac Pena Addition (925 N. Goliad St.), or Texas State Plane Coordinates E 2,594,247.540', N 7,030,896.557' (Grid);

1 ***THENCE*** South 00°-15'-13" West, along the West Right of Way of North Goliad Street, a distance of 212.01 feet for a corner;
2 ***THENCE*** North 89°-29'-21" East, continuing along the West Right of Way of North Goliad Street, a distance of 9.348 feet for a corner;
3 ***THENCE*** South 00°-42'-57" West, a distance of 100.01 feet for a point;
4 ***THENCE*** South 01°-05'-44" West, a distance of 103.776 feet for a point;
5 ***THENCE*** South 00°-53'-50" West, a distance of 106.804 feet for a point;
6 ***THENCE*** South 01°-53'-06" West, a distance of 80.307 feet for a corner;
7 ***THENCE*** North 89°-29'-23" East, crossing North Goliad Street to the Southwestern corner of the North Towne Addition, a distance of 54.443 feet for a point;
8 ***THENCE*** North 88°-39'-12" East, along the North property line of Lot 3 of the Austin Addition, distance of 92.607 feet for a point;
9 ***THENCE*** North 88°-26'-16" East, a distance of 59.875 feet for a point;
10 ***THENCE*** North 88°-40'-43" East, a distance of 67.521 feet for a corner;
11 ***THENCE*** South 00°-44'-24" East, along the East property line of Lot 3 of the Austin Addition, a distance of 37.417 feet for a point;
12 ***THENCE*** South 01°-50'-12" East, a distance of 41.682 feet for a point;
13 ***THENCE*** South 01°-42'-25" East, a distance of 70.308 feet for a point;
14 ***THENCE*** South 01°-25'-05" West, a distance of 16.294 feet for a point;
15 ***THENCE*** South 02°-24'-05" West, a distance of 64.26 feet for a point;
16 ***THENCE*** South 01°-55'-17" West, a distance of 61.135 feet for a point;
17 ***THENCE*** North 86°-53'-45" West, a distance of 2.769 feet for a point;
18 ***THENCE*** South 01°-28'-03" East, a distance of 139.26 feet for a corner;
19 ***THENCE*** South 88°-34'-56" West, a distance of 26.08 feet for a corner;
20 ***THENCE*** South 00°-34'-11" West, crossing Heath Street, a distance of 32.761 feet for a point;
21 ***THENCE*** South 00°-43'-05" West, a distance of 101.948 feet for a point;
22 ***THENCE*** South 00°-23'-39" West, a distance of 88.33 feet for a point;
23 ***THENCE*** South 00°-20'-35" West, a distance of 92.791 feet for a point;
24 ***THENCE*** North 89°-28'-33" East, a distance of 3.192 feet for a point;
25 ***THENCE*** South 00°-27'-32" East, a distance of 82.208 feet for a point;
26 ***THENCE*** South 00°-20'-15" West, a distance of 57.808 feet for a point;
27 ***THENCE*** South 00°-18'-02" East, a distance of 106.852 feet for a corner;
28 ***THENCE*** North 89°-54'-16" East, along the North property line of Block 123, Lot F of the BF Boydstun Addition, a distance of 218.38 feet for a corner;
29 ***THENCE*** South 18°-44'-34" West, along the East property line of Block 123, Lot F of the BF Boydstun Addition, a distance of 237.657 feet for a corner;
30 ***THENCE*** North 38°-55'-51" East, a distance of 1.766 feet for a point;
31 ***THENCE*** South 79°-50'-00" East, a distance of 81.423 feet for a corner;
32 ***THENCE*** South 12°-54'-58" West, a distance of 200.01 feet for a corner;
33 ***THENCE*** South 80°-26'-27" East, a distance of 85.162 feet for a corner;
34 ***THENCE*** South 12°-49'-45" West, a distance of 100.827 feet for a point;
35 ***THENCE*** South 31°-59'-28" West, a distance of 144.954 feet for a point;
36 ***THENCE*** South 03°-33'-21" East, a distance of 30.835 feet for a point;
37 ***THENCE*** North 80°-23'-28" West, a distance of 6.6 feet for a corner;
38 ***THENCE*** South 07°-38'-23" West, a distance of 155.583 feet for a corner;
39 ***THENCE*** South 89°-15'-33" West, along the North Right of Way of Olive Street, a distance of 49.727 feet for a corner;
40 ***THENCE*** North 04°-15'-36" East, a distance of 190.176 feet for a corner;
41 ***THENCE*** North 84°-16'-51" West, a distance of 89.8 feet for a corner;

THENCE North 09°-43'-09" East, a distance of 111 feet for a corner;
THENCE South 79°-25'-20" West, a distance of 42.84 feet for a corner;
THENCE South 09°-15'-34" West, a distance of 188.846 feet for a corner;
THENCE North 88°-58'-49" West, a distance of 159.029 feet for a point;
THENCE North 89°-54'-24" West, crossing North Goliad Street, a distance of 66.081 feet for a corner;
THENCE South 01°-22'-36" East, along the West Right of Way of North Goliad Street, a distance of 60.108 feet for a point;
THENCE South 01°-09'-56" East, a distance of 107.267 feet for a corner;
THENCE North 89°-38'-32" West, along the North property line of Block A, Lot1 of the Dirkse Addition, a distance of 208.802 feet for a corner;
THENCE North 01°-34'-14" West, along the East Right of Way of North Alamo Road, a distance of 107.015 feet for a corner;
THENCE South 89°-48'-28" East, a distance of 81.111 feet for a corner;
THENCE North 01°-01'-35" East, a distance of 94.583 feet for a point;
THENCE North 02°-11'-56" East, a distance of 70.566 feet for a corner;
THENCE North 89°-29'-36" West, a distance of 82.39 feet for a corner;
THENCE North 00°-20'-39" East, a distance of 48.38 feet for a corner;
THENCE North 86°-48'-58" East, a distance of 73.1 feet for a point;
THENCE South 88°-56'-56" East, a distance of 30.19 feet for a corner;
THENCE North 00°-05'-56" West, following along property lines, a distance of 75.328 feet for a corner;
THENCE South 89°-41'-11" West, a distance of 13.306 feet for a corner;
THENCE North 01°-43'-14" West, a distance of 14.259 feet for a point;
THENCE North 03°-42'-44" West, a distance of 72.701 feet for a corner;
THENCE South 88°-32'-39" East, a distance of 2.44 feet for a corner;
THENCE North 00°-38'-31" West, a distance of 77.321 feet for a point;
THENCE North 00°-44'-24" East, a distance of 106.811 feet for a point;
THENCE North 00°-04'-02" West, a distance of 58.427 feet for a corner;
THENCE North 88°-36'-34" East, a distance of 29.61 feet for a corner;
THENCE North 01°-35'-35" West, a distance of 102.087 feet for a corner;
THENCE North 89°-07'-40" West, a distance of 31.895 feet for a corner;
THENCE North 01°-15'-26" East, a distance of 64.198 feet for a corner;
THENCE North 89°-16'-05" East, a distance of 24.602 feet for a corner;
THENCE North 00°-08'-40" East, a distance of 78.548 feet for a corner;
THENCE South 89°-15'-57" West, a distance of 110.141 feet for a corner;
THENCE North 00°-14'-19" East, a distance of 138.192 feet for a corner;
THENCE South 89°-14'-11" East, a distance of 100.056 feet for a corner;
THENCE North 00°-28'-22" East, a distance of 59.629 feet for a corner;
THENCE North 88°-47'-25" East, a distance of 10.941 feet for a corner;
THENCE North 00°-27'-45" East, a distance of 58.522 feet for a corner;
THENCE North 89°-31'-38" West, a distance of 34.39 feet for a corner;
THENCE North 01°-37'-43" East, a distance of 90.437 feet for a point;
THENCE North 00°-05'-15" West, a distance of 25.776 feet for a corner;
THENCE South 89°-58'-13" West, a distance of 70.505 feet for a corner;
THENCE North 00°-15'-03" East, a distance of 205.322 feet for a corner;
THENCE South 89°-37'-04" East, a distance of 103.923 feet for a corner;
THENCE North 00°-06'-55" East, a distance of 80.142 feet for a point;
THENCE North 01°-05'-13" East, a distance of 66.682 feet for a point;
THENCE North 01°-43'-52" West, a distance of 66.37 feet for a corner;
THENCE South 88°-08'-14" West, a distance of 15.221 feet for a corner;
THENCE North 00°-33'-05" West, a distance of 104.855 feet for a corner;
THENCE South 88°-38'-25" West, along the South property line of Block 29 of the Garner Addition, a distance of 85.688 feet for a corner;
THENCE North 00°-20'-01" East, along the East Right of Way of North Alamo Road, a distance of 98.019 feet for a point;
THENCE North 88°-10'-39" East, a distance of 0.97 feet for a point;

THENCE North 63°-02'-46" West, a distance of 1.081 feet for a point;
THENCE North 00°-35'-17" East, a distance of 108.322 feet for a corner;
THENCE North 88°-52'-14" East, a distance of 84.238 feet for a point;
THENCE North 88°-29'-31" East, a distance of 22.662 feet for a corner;
THENCE North 01°-14'-44" West, a distance of 104.349 feet for a corner;
THENCE South 89°-40'-23" West, a distance of 16.16 feet for a corner;
THENCE North 01°-12'-30" West, a distance of 99.892 feet for a corner;
THENCE South 89°-23'-38" West, a distance of 83.627 feet for a corner;
THENCE North 00°-31'-24" East, along the boundary of the Isaac Pena Addition, a distance of 214.21 feet for a corner;
THENCE South 89°-59'-26" East, along said boundary and the South Right of Way of Live Oak Street, a distance of 203.05 feet to the ***POINT OF BEGINNING*** containing approximately **22.19 acres** (966,706.96 sf) of land more or less.

EXHIBIT 'B':
Location Map



Development Standards.

(1) *Permitted Uses*. Unless specifically provided by this Planned Development District ordinance, only those land uses permitted within the Residential Office (RO) District, as stipulated by the *Permissible Use Charts* contained in Article IV, *Permissible Uses*, of the Unified Development Code [*Ordinance No. 20-02*], are allowed on the *Subject Property*; however, the following additions and conditions shall apply:

(a) *Antique/Collectable Sales*. The retail sales of antiques and collectables shall be permitted through the approval of a Specific Use Permit (SUP) by the City Council; however, such use shall be subject to the following conditions:

(1) *Antique Sales* is defined as the sale of an object having value because of its age, especially a domestic item or piece of furniture or handicraft esteemed for its artistry, beauty, craftsmanship, or period of origin.

(2) *Collectable Sales* is defined as the sale of an object that can be collected, or is suitable or desirable for collecting by hobbyist, or any of a class of old things (*but not antiques*) that people collect as a hobby.

(3) The sale of new or used clothing and appliances shall be prohibited.

(4) The maximum floor area permitted for *Antique/Collectable Sales* be limited to 2,000 square feet.

(5) That individual lease areas within the *Antique/Collectable Sales* use be prohibited.

(b) *Banquet Facility (Event Venue)*. A banquet facility or event venue shall be permitted through the approval of a Specific Use Permit (SUP) by the City Council; however, such use shall be subject to the following conditions:

(1) *Banquet Facility* or *Event Venue* is defined as a commercial facility that can be rented out for the purpose of hosting private events (*e.g. birthday parties, wedding receptions, meetings, etc.*). These events shall not be open to the general public.

(c) *Animal Clinic for Small Animals*. An animal clinic for small animals shall be permitted through the approval of a Specific Use Permit (SUP) by the City Council; however, such use shall be subject to the following conditions.

(1) An *Animal Clinic for Small Animals* is defined as a place where animals or pets are given medical or surgical treatments and care.

(2) The accessory use as a kennel shall be limited to short-term boarding and shall be only incidental to the *Animal Clinic for Small Animals* use.

(3) No outdoor pens or kennels shall be permitted.

(d) *General Personal Service*. A general personal service shall be as defined in Article 13, *Definitions*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] and be

permitted through the approval of a Specific Use Permit (SUP) on a case-by-case basis by the City Council.

(e) *Church/House of Worship*. A church/house of worship shall be as defined in Article 13, *Definitions*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] and be permitted through the approval of a Specific Use Permit (SUP) on a case-by-case basis by the City Council.

(2) *Cross Access Easements*. Joint or shared access shall be required on all adjoining lots if any property is used for office development or any other non-residential use permitted by this ordinance.

(3) *Parking*. That all non-residential land uses shall adhere to the following parking requirements:

(a) All parking shall be located behind the front façade of the primary structure and parking within the front yard of any property shall be prohibited.

(b) The parking requirements for all uses shall be subject to the requirements stipulated by Article VI, *Parking and Loading*, of the Unified Development Code [*Ordinance No. 04-38*] with the exception of *Professional Offices* (*excluding medical offices*) and *Banquet Facilities*. *Professional Offices* shall be subject to one (1) parking space per 500 SF of floor area and *Banquet Facilities* shall be subject to one (1) parking space per 100 SF of floor area.

(c) All drive aisles and parking areas required for the conversion and/or redevelopment of existing structures within the Planned Development District shall be paved in concrete. An exception for asphalt may be approved by the City Engineer.

(4) *Site Plan*. All properties within the Planned Development District shall be subject to site plan review prior to changing the use from single-family residential.

(5) *Variances*. In the event that unique or extraordinary conditions exist on the property such that the applicant cannot comply with the strict interpretation of this ordinance a variance can be requested from the City Council.

TECHNOLOGY/EMPLOYMENT CENTERS (TEC)

The *Technology/Employment Centers* land use category is characterized by employment-oriented businesses, which are generally situated in larger centers (*e.g. Rockwall Technology Park*) with access to key transportation networks. These uses should utilize large setbacks, campus style green spaces and large berms/buffers to shrink the scale of the buildings and provide park-like amenities that are complementary to the City's other land use districts. Generally, these areas should not be directly adjacent to Low or Medium Density Residential land use designations and should be buffered from low-density single-family subdivisions utilizing transitional land uses.

DESIGNATION CHARACTERISTICS

1. *Primary Land Uses:* Clean Manufacturing Centers, Technology/Data Centers, Research and Design/Development Businesses, General Office Land Uses, Flexible Space (i.e. Office/Warehouse Combinations Land Uses), and Light Assembly Businesses
2. *Secondary Land Uses:* Parks, Open Space, Civic/Institutional and Certain Complementary Commercial Land Uses (e.g. Office/Showroom)
3. *Zoning Districts:* Light Industrial (LI) District and Planned Development (PD) Districts

EXISTING LAND USE EXAMPLES

1. Rockwall Technology Park
2. Channell Commercial Corporation







SPECIAL DISTRICTS

LIVE/WORK (LW)

The *Live/Work* land use designation is characterized by the reuse of single-family properties as low-intensity office or retail land uses. These areas are considered to be transitional and require added flexibility for the purpose of maintaining a specific small town aesthetic along major roadways. These areas are used to buffer residential areas from major roadways or more intense commercial land uses. This designation also allows live/work arrangements where a single-family structure may continue to serve as residence, while also supporting a low-intensity office or retail store.

DESIGNATION CHARACTERISTICS

1. *Primary Land Uses:* Professional Offices, Boutiques, Art/Music Studios, and Antique and Collectable Shops.
2. *Secondary Land Uses:* Banquet Facilities, Small Restaurants, Veterinarian Clinics for Small Animals, and Open Space
3. *Zoning Districts:* Residential-Office (RO) District and Planned Development (PD) Districts

EXISTING LAND USE EXAMPLES

1. N. Goliad Street Between East Fork Road and the Downtown
2. West Side of Ridge Road after the SH-205/Ridge Road Split
3. N. Goliad Street Across from the YMCA





MIXED-USE (MU)

The *Mixed-Use* land use designation is characterized by mixed-use developments that typically offer a mix of housing types and residential densities with integrated retail, personal services and/or office. These areas can be both vertically and horizontally integrated with a mix of land uses, and are generally designed as walkable/pedestrian freindly developments. The residential component can include single-family homes, townhouses, condominiums, urban housing, lofts, or multi-family. Vertically integrated mixed-use developments typically incorporate structured parking at the center of the block, recreational and pedestrian amenities and have ground floor commercial/retail, office or personal services.

DESIGNATION CHARACTERISTICS

1. *Primary Land Uses:* Retail, Office, Restaurant and Residential Land Uses
2. *Secondary Land Uses:* Parks, Open Space, Trails, and Institutional/Civic Land Uses
3. *Zoning Districts:* Downtown (DT) District and Planned Development (PD) Districts

EXISTING LAND USE EXAMPLES

1. Rockwall Commons
2. Harbor District







DOWNTOWN (DT)

10 NORTH LAKESHORE DISTRICT

DISTRICT DESCRIPTION

The *North Lakeshore District* is an established district that is significantly developed with medium density, suburban housing. Many of the subdivisions in this district are considered established and it is not anticipated that this district's development patterns will drastically change moving forward.

DISTRICT STRATEGIES

Currently, the *North Lakeshore District* is nearing its buildout capacity with only a few parcels of vacant land left in the northern areas of the district. Considering this, the following are the recommended strategies for this district moving forward:

1. *Infill Development*. Residential infill development within this district should be compatible with the surrounding structures and should generally follow the guidelines for medium density, suburban housing products. Non-residential infill development should be designed utilizing an architectural style and scale that will complement the adjacent residential structures.
2. *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.
3. *Live/Work*. The live/work designations in this district are intended to provide a low intensity transition from residential properties to N. Goliad Street [*SH-205*]. These centers should be constructed to a similar residential scale as the adjacent residential properties.
4. *Land Use Scenarios*. Depending on adjacent development this area could also transition to a *Live/Work* or *Commercial* designation.
5. *Northern Lake Access*. The City should continue to explore opportunities for public access to the waterfront for the creation of public parks, passive greenway spaces, and trails. This is specifically important in the areas indicated by the red dashed line (---).

POINTS OF REFERENCE

A. Nebbie Williams Elementary School
B. Rockwall Golf & Athletic Club
C. Grace Hartman Elementary School
D. Virginia Reinhardt Elementary School
E. SH-66 Boat Ramp

LAND USE PALETTES

☐ Current Land Use
☐ Future Land Use



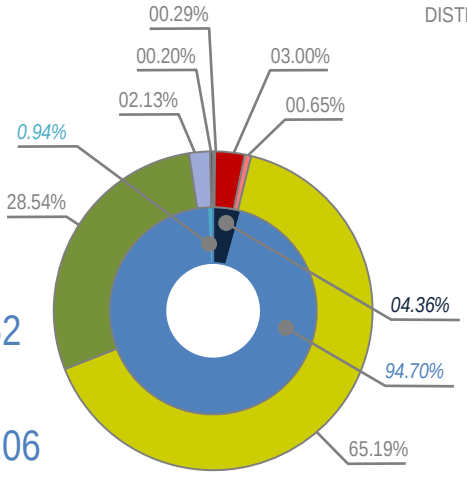
1 Current Suburban Residential



1 Current Suburban Residential



1 Current Suburban Residential



COMMERCIAL	4.36%
RESIDENTIAL	94.70%
MIXED USE	0.94%

MINOR COLLECTOR
M4U
M4D

CEMETERY (CEM)	3.76-ACRES
COMMERCIAL/RETAIL (CR)	56.94-ACRES
LIVE/WORK (LW)	12.29-ACRES
MEDIUM DENSITY RESIDENTIAL (MDR)	1,237.76-ACRES
PARKS AND OPEN SPACE (OS)	541.83-ACRES
PUBLIC (P)	40.53-ACRES
QUASI-PUBLIC (QP)	5.58-ACRES

	BUILD OUT	CURRENT
	4,358	4,052
	13,135	12,206
% OF ROCKWALL	20.26%	
	3.58%	
	20.50%	

02 DOWNTOWN DISTRICT

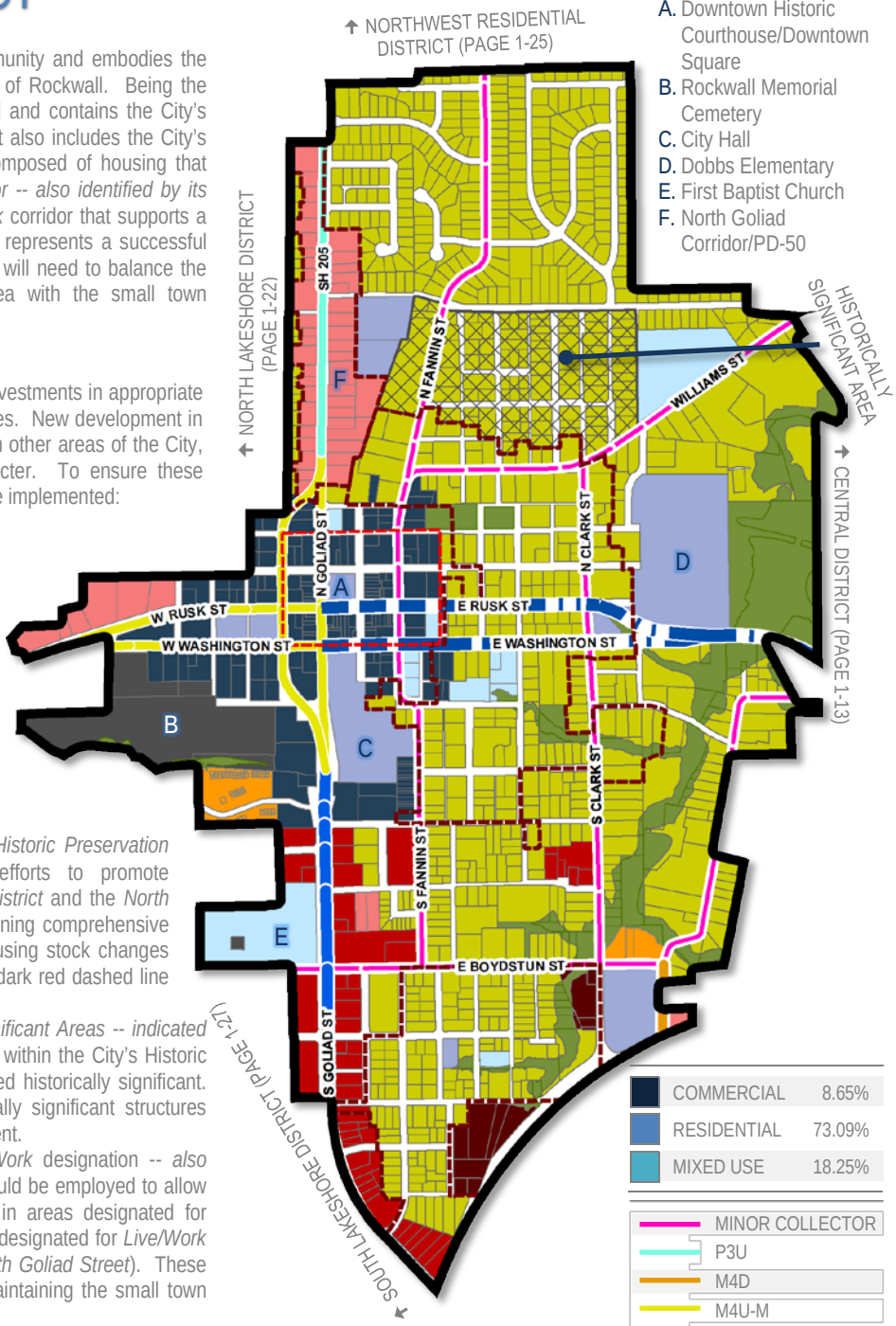
DISTRICT DESCRIPTION

The *Downtown District* is the cultural heart of the community and embodies the small town atmosphere that is characteristic of the City of Rockwall. Being the original town area, this district is significantly developed and contains the City's oldest residential and commercial buildings. This district also includes the City's Old Town Rockwall (OTR) Historic District, which is composed of housing that dates back to the late 1800's. The *North Goliad Corridor -- also identified by its zoning classification (i.e. PD-50)* -- is a unique *Live/Work* corridor that supports a range of small boutiques (*with a SUP*) and offices, and represents a successful adaptive reuse effort by the City. In the future, the City will need to balance the attractiveness of redevelopment in the Downtown area with the small town atmosphere that makes Rockwall unique to its residents.

DISTRICT STRATEGIES

The *Downtown District* will continue to prosper through investments in appropriate infill development and adaptive reuse of existing structures. New development in this area should be held to a higher level of scrutiny than other areas of the City, to ensure that the district retains its small-town character. To ensure these objectives are achieved, the following strategies should be implemented:

1. *Downtown Square*. The *Downtown Square* should be preserved as a historical mixed-use area. Adaptive reuse strategies should be employed to protect and preserve the historic architecture and significance in the district, and redevelopment should be discouraged. In cases where redevelopment is appropriate, architecture and design standards that take into account the form, function and time-period of the existing of the downtown square should be implemented. The downtown square is indicated by the red dashed line (---).
2. *Historic District and North Goliad Corridor*. The *Historic Preservation Advisory Board (HPAB)* should continue its efforts to promote preservation and appropriate infill in the *Historic District* and the *North Goliad Corridor* (*i.e. PD-50*). This includes maintaining comprehensive and accurate records of how this area and its housing stock changes over time. The Historic District is indicated by the dark red dashed line on the district map (---).
3. *Historically Significant Areas*. The *Historically Significant Areas -- indicated in the crosshatched area* --- are areas that are not within the City's Historic District, but contain housing stock that is considered historically significant. This area should look to preserve these historically significant structures while continuing to allow appropriate infill development.
4. *Live/Work*. The flexibility provided by the *Live/Work* designation -- *also allowed in the Downtown (DT) zoning district* -- should be employed to allow for adaptive reuse of the existing housing stock in areas designated for Downtown (DT) District land uses and in the areas designated for *Live/Work* land uses *(i.e. adjacent to W. Rusk Street and North Goliad Street*). These districts are important to allowing change while maintaining the small town atmosphere of the Downtown area.

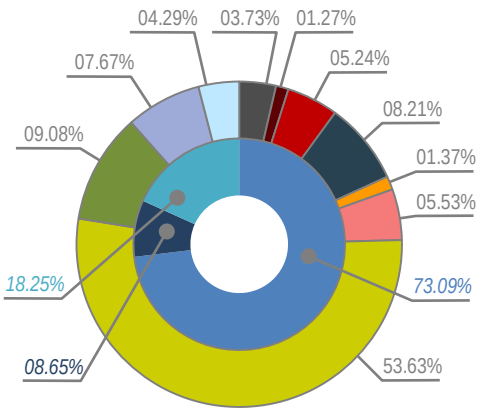


POINTS OF REFERENCE

- A. Downtown Historic Courthouse/Downtown Square
- B. Rockwall Memorial Cemetery
- C. City Hall
- D. Dobbs Elementary
- E. First Baptist Church
- F. North Goliad Corridor/PD-50

COMMERCIAL	8.65%
RESIDENTIAL	73.09%
MIXED USE	18.25%

MINOR COLLECTOR
P3U
M4D
M4U-M
P6D
TXDOT 4D



BUILD OUT		1,037
		2,639
CURRENT		926
		248
		2,370
% OF ROCKWALL		4.63%
		13.64%
		3.98%

CEMETERY (CEM)	17.11-ACRES
COMMERCIAL/INDUSTRIAL (CI)	5.82-ACRES
COMMERCIAL/RETAIL (CR)	24.06-ACRES
DOWNTOWN (DT)	37.67-ACRES
HIGH DENSITY RESIDENTIAL (HDR)	6.27-ACRES
LIVE/WORK (LW)	25.38-ACRES
MEDIUM DENSITY RESIDENTIAL (MDR)	246.20-ACRES
PARKS AND OPEN SPACE (OS)	41.69-ACRES
PUBLIC (P)	35.21-ACRES
QUASI-PUBLIC (QP)	19.70-ACRES

CITY OF ROCKWALL

ORDINANCE NO. 25-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS AMENDING PLANNED DEVELOPMENT DISTRICT 50 (PD-50) [*ORDINANCE NO. 25-19*] AND THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, FOR THE PURPOSE OF AMENDING PLANNED DEVELOPMENT DISTRICT 50 (PD-50) TO INCORPORATE AN ADDITIONAL 2.57-ACRE PARCEL OF LAND INTO THE DISTRICT BEING A 22.19-ACRE TRACT OF LAND SITUATED WITHIN THE S. S. McCURRY SURVEY, ABSTRACT NO. 146 AND B. F. BOYDSTON SURVEY, ABSTRACT NO. 14, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED HEREIN BY *EXHIBIT 'A'* AND DEPICTED IN *EXHIBIT 'B'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF A FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (*$2,000.00*) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Dyron Durham, Caroline Harklau, Sheli Hudson, and Mike Crawford, requesting the approval of an amendment to Planned Development District 50 (PD-50) [*Ordinance No. 25-19*] for the purpose of incorporating an additional 2.57-acre parcel of land into the district being a 22.19-acre tract of land situated within the S. S. McCurry Survey, Abstract No. 146 and B. F. Boydston Survey, Abstract No. 14, City of Rockwall, Rockwall County, Texas, more fully described in *Exhibit 'A'* and depicted in *Exhibit 'B'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that Planned Development District 50 (PD-50) [*Ordinance No. 25-19*] and the Unified Development Code [*Ordinance No. 20-02*] should be amended as follows:

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

SECTION 1. That the approval of this ordinance shall supersede all requirements stipulated in *Ordinance No. 25-19*;

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

DRAFT ORDINANCE 07.15.2025

SECTION 3. That the *Subject Property* shall be developed and/or used only in the manner and for the purposes described in *Exhibit 'C'* of this ordinance, and unless specifically modified within this ordinance the *Subject Property* shall adhere to all development standards stipulated by the Residential Office (RO) District as specified in Subsection 04.02, *Residential-Office (RO) District*, of Article 05, *District Development Standards*, of the Unified Development Code [*Ordinance No. 20-02*] as heretofore amended, as amended herein by the granting of this zoning change, and as may be amended in the future;

SECTION 4. That the official zoning map of the City of Rockwall, Texas be corrected to reflect the change in zoning described here in.

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

SECTION 6. That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code [*Ordinance No. 04-38*], and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;

SECTION 7. The standards in this ordinance shall control in the event of a conflict between this ordinance and any provision of the Unified Development Code [*Ordinance No. 04-38*] of any provision of the *City Code*, ordinance, resolution, rule, regulation, or procedure that provides a specific standard that is different from and inconsistent with this ordinance. References to zoning district regulations or other standards in the Unified Development Code [*Ordinance No. 04-38*] (*including references to the Unified Development Code*), and references to overlay districts, in this ordinance or any of the *Exhibits* hereto are those in effect on the date this ordinance was passed and approved by the City Council of the City of Rockwall, Texas;

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 4TH DAY OF AUGUST, 2025.

_____

Tim McCallum, *Mayor*

ATTEST:

_____

Kristy Teague, *City Secretary*

DRAFT ORDINANCE 07.15.2025

APPROVED AS TO FORM:

_____

Frank J. Garza, *City Attorney*

1st Reading: July 21, 2025

2nd Reading: August 4, 2025

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EXHIBIT 'A':
Legal Description

BEING 24.76 acres of land situated in Abstract 146, S.S. McCurry Survey and Abstract 14, B.F. Boydstun Survey in the County of Rockwall, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a point in the northeast corner of Block A, Lot 1 of the Isaac Pena Addition (925 N. Goliad St.), or Texas State Plane Coordinates E 2,594,247.540', N 7,030,896.557' (Grid);

1 **THENCE** South 00°-15'-13" West, along the West Right of Way of North Goliad Street, a distance of 212.01 feet for a corner;
2 **THENCE** North 89°-29'-21" East, continuing along the West Right of Way of North Goliad Street, a distance of 9.348 feet for a corner;
3 **THENCE** South 00°-42'-57" West, a distance of 100.01 feet for a point;
4 **THENCE** South 01°-05'-44" West, a distance of 103.776 feet for a point;
5 **THENCE** South 00°-53'-50" West, a distance of 106.804 feet for a point;
6 **THENCE** South 01°-53'-06" West, a distance of 80.307 feet for a corner;
7 **THENCE** North 89°-29'-23" East, crossing North Goliad Street to the Southwestern corner of the North Towne Addition, a distance of 54.443 feet for a point;
8 **THENCE** North 88°-39'-12" East, along the North property line of Lot 3 of the Austin Addition, distance of 92.607 feet for a point;
9 **THENCE** North 88°-26'-16" East, a distance of 59.875 feet for a point;
10 **THENCE** North 88°-40'-43" East, a distance of 67.521 feet for a corner;
11 **THENCE** South 00°-44'-24" East, along the East property line of Lot 3 of the Austin Addition, a distance of 37.417 feet for a point;
12 **THENCE** South 01°-50'-12" East, a distance of 41.682 feet for a point;
13 **THENCE** South 01°-42'-25" East, a distance of 70.308 feet for a point;
14 **THENCE** South 01°-25'-05" West, a distance of 16.294 feet for a point;
15 **THENCE** South 02°-24'-05" West, a distance of 64.26 feet for a point;
16 **THENCE** South 01°-55'-17" West, a distance of 61.135 feet for a point;
17 **THENCE** North 86°-53'-45" West, a distance of 2.769 feet for a point;
18 **THENCE** South 01°-28'-03" East, a distance of 139.26 feet for a corner;
19 **THENCE** South 88°-34'-56" West, a distance of 26.08 feet for a corner;
20 **THENCE** South 00°-34'-11" West, crossing Heath Street, a distance of 32.761 feet for a point;
21 **THENCE** South 00°-43'-05" West, a distance of 101.948 feet for a point;
22 **THENCE** South 00°-23'-39" West, a distance of 88.33 feet for a point;
23 **THENCE** South 00°-20'-35" West, a distance of 92.791 feet for a point;
24 **THENCE** North 89°-28'-33" East, a distance of 3.192 feet for a point;
25 **THENCE** South 00°-27'-32" East, a distance of 82.208 feet for a point;
26 **THENCE** South 00°-20'-15" West, a distance of 57.808 feet for a point;
27 **THENCE** South 00°-18'-02" East, a distance of 106.852 feet for a corner;
28 **THENCE** North 89°-54'-16" East, along the North property line of Block 123, Lot F of the BF Boydstun Addition, a distance of 218.38 feet for a corner;
29 **THENCE** South 18°-44'-34" West, along the East property line of Block 123, Lot F of the BF Boydstun Addition, a distance of 237.657 feet for a corner;
30 **THENCE** North 38°-55'-51" East, a distance of 1.766 feet for a point;
31 **THENCE** South 79°-50'-00" East, a distance of 81.423 feet for a corner;
32 **THENCE** South 12°-54'-58" West, a distance of 200.01 feet for a corner;
33 **THENCE** South 80°-26'-27" East, a distance of 85.162 feet for a corner;
34 **THENCE** South 12°-49'-45" West, a distance of 100.827 feet for a point;
35 **THENCE** South 31°-59'-28" West, a distance of 144.954 feet for a point;
36 **THENCE** South 03°-33'-21" East, a distance of 30.835 feet for a point;
37 **THENCE** North 80°-23'-28" West, a distance of 6.6 feet for a corner;
38 **THENCE** South 07°-38'-23" West, a distance of 155.583 feet for a corner;
39 **THENCE** South 89°-15'-33" West, along the North Right of Way of Olive Street, a distance of 49.727 feet for a corner;
40 **THENCE** North 04°-15'-36" East, a distance of 190.176 feet for a corner;
41 **THENCE** North 84°-16'-51" West, a distance of 89.8 feet for a corner;
42 **THENCE** North 09°-43'-09" East, a distance of 111 feet for a corner;

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THENCE South 79°-25'-20" West, a distance of 42.84 feet for a corner;
THENCE South 09°-15'-34" West, a distance of 188.846 feet for a corner;
THENCE North 88°-58'-49" West, a distance of 159.029 feet for a point;
THENCE North 89°-54'-24" West, crossing North Goliad Street, a distance of 66.081 feet for a corner;
THENCE South 01°-22'-36" East, along the West Right of Way of North Goliad Street, a distance of 60.108 feet for a point;
THENCE South 01°-09'-56" East, a distance of 107.267 feet for a corner;
THENCE North 89°-38'-32" West, along the North property line of Block A, Lot1 of the Dirkse Addition, a distance of 208.802 feet for a corner;
THENCE North 01°-34'-14" West, along the East Right of Way of North Alamo Road, a distance of 107.015 feet for a corner;
THENCE South 89°-48'-28" East, a distance of 81.111 feet for a corner;
THENCE North 01°-01'-35" East, a distance of 94.583 feet for a point;
THENCE North 02°-11'-56" East, a distance of 70.566 feet for a corner;
THENCE North 89°-29'-36" West, a distance of 82.39 feet for a corner;
THENCE North 00°-20'-39" East, a distance of 48.38 feet for a corner;
THENCE North 86°-48'-58" East, a distance of 73.1 feet for a point;
THENCE South 88°-56'-56" East, a distance of 30.19 feet for a corner;
THENCE North 00°-05'-56" West, following along property lines, a distance of 75.328 feet for a corner;
THENCE South 89°-41'-11" West, a distance of 13.306 feet for a corner;
THENCE North 01°-43'-14" West, a distance of 14.259 feet for a point;
THENCE North 03°-42'-44" West, a distance of 72.701 feet for a corner;
THENCE South 88°-32'-39" East, a distance of 2.44 feet for a corner;
THENCE North 00°-38'-31" West, a distance of 77.321 feet for a point;
THENCE North 00°-44'-24" East, a distance of 106.811 feet for a point;
THENCE North 00°-04'-02" West, a distance of 58.427 feet for a corner;
THENCE North 88°-36'-34" East, a distance of 29.61 feet for a corner;
THENCE North 01°-35'-35" West, a distance of 102.087 feet for a corner;
THENCE North 89°-07'-40" West, a distance of 31.895 feet for a corner;
THENCE North 01°-15'-26" East, a distance of 64.198 feet for a corner;
THENCE North 89°-16'-05" East, a distance of 24.602 feet for a corner;
THENCE North 00°-08'-40" East, a distance of 78.548 feet for a corner;
THENCE South 89°-15'-57" West, a distance of 110.141 feet for a corner;
THENCE North 00°-14'-19" East, a distance of 138.192 feet for a corner;
THENCE South 89°-14'-11" East, a distance of 100.056 feet for a corner;
THENCE North 00°-28'-22" East, a distance of 59.629 feet for a corner;
THENCE North 88°-47'-25" East, a distance of 10.941 feet for a corner;
THENCE North 00°-27'-45" East, a distance of 58.522 feet for a corner;
THENCE North 89°-31'-38" West, a distance of 34.39 feet for a corner;
THENCE North 01°-37'-43" East, a distance of 90.437 feet for a point;
THENCE North 00°-05'-15" West, a distance of 25.776 feet for a corner;
THENCE South 89°-58'-13" West, a distance of 70.505 feet for a corner;
THENCE North 00°-15'-03" East, a distance of 205.322 feet for a corner;
THENCE South 89°-37'-04" East, a distance of 103.923 feet for a corner;
THENCE North 00°-06'-55" East, a distance of 80.142 feet for a point;
THENCE North 01°-05'-13" East, a distance of 66.682 feet for a point;
THENCE North 01°-43'-52" West, a distance of 66.37 feet for a corner;
THENCE South 88°-08'-14" West, a distance of 15.221 feet for a corner;
THENCE North 00°-33'-05" West, a distance of 104.855 feet for a corner;
THENCE South 88°-38'-25" West, along the South property line of Block 29 of the Garner Addition, a distance of 85.688 feet for a corner;
THENCE North 00°-20'-01" East, along the East Right of Way of North Alamo Road, a distance of 98.019 feet for a point;
THENCE North 88°-10'-39" East, a distance of 0.97 feet for a point;

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ORDINANCE
2025

THENCE North 63°-02'-46" West, a distance of 1.081 feet for a point;
THENCE North 00°-35'-17" East, a distance of 108.322 feet for a corner;
THENCE North 88°-52'-14" East, a distance of 84.238 feet for a point;
THENCE North 88°-29'-31" East, a distance of 22.662 feet for a corner;
THENCE North 01°-14'-44" West, a distance of 104.349 feet for a corner;
THENCE South 89°-40'-23" West, a distance of 16.16 feet for a corner;
THENCE South 89°-52'-21" West, a distance of 133.009 feet for a corner;
THENCE South 00°-03'-55" West, a distance of 9.2 feet for a corner;
THENCE North 89°-46'-36" West, a distance of 208.213 feet for a corner;
THENCE North 00°-35'-23" East, a distance of 109.389 feet for a corner;
THENCE North 00°-31'-30" East, a distance of 103.492 feet for a corner;
THENCE North 00°-31'-24" East, a distance of 206.701 feet for a corner;
THENCE North 88°-41'-01" East, a distance of 218.752 feet for a corner;
THENCE South 00°-34'-03" West, a distance of 102.403 feet for a corner;
THENCE South 89°-54'-55" East, along said boundary and the South Right of Way of Live Oak Street, a distance of 238.849 feet to the **POINT OF BEGINNING** containing approximately **24.76 acres** (1,078,686.80 sf) of land more or less.

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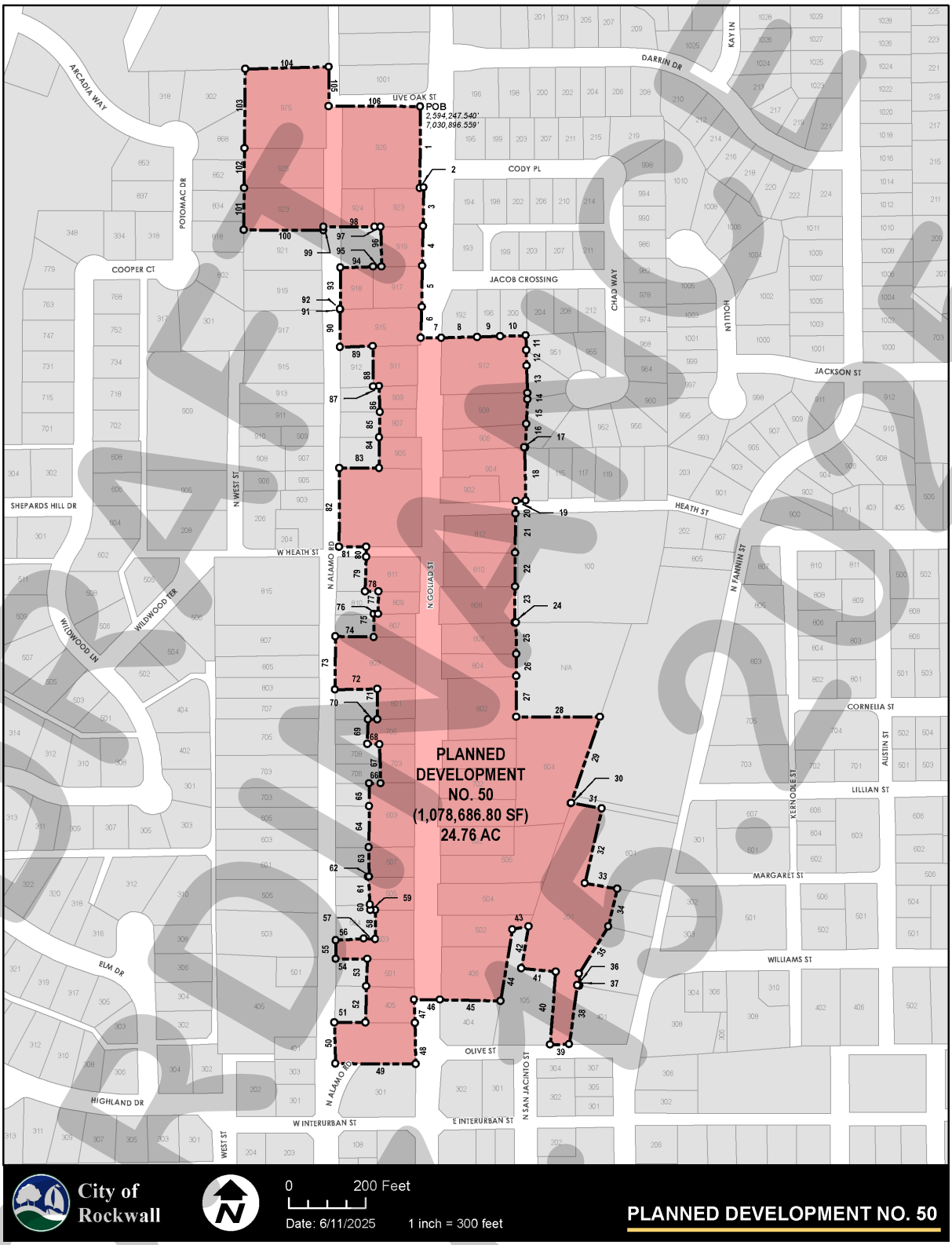
EXHIBIT 'B':
Location Map



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Development Standards.

(1) *Permitted Uses*. Unless specifically provided by this Planned Development District ordinance, only those land uses permitted within the Residential Office (RO) District, as stipulated by the *Permissible Use Charts* contained in Article IV, *Permissible Uses*, of the Unified Development Code [*Ordinance No. 20-02*], are allowed on the *Subject Property*; however, the following additions and conditions shall apply:

(a) *Antique/Collectable Sales*. The retail sales of antiques and collectables shall be permitted through the approval of a Specific Use Permit (SUP) by the City Council; however, such use shall be subject to the following conditions:

(1) *Antique Sales* is defined as the sale of an object having value because of its age, especially a domestic item or piece of furniture or handicraft esteemed for its artistry, beauty, craftsmanship, or period of origin.

(2) *Collectable Sales* is defined as the sale of an object that can be collected, or is suitable or desirable for collecting by hobbyist, or any of a class of old things (*but not antiques*) that people collect as a hobby.

(3) The sale of new or used clothing and appliances shall be prohibited.

(4) The maximum floor area permitted for *Antique/Collectable Sales* be limited to 2,000 square feet.

(5) That individual lease areas within the *Antique/Collectable Sales* use be prohibited.

(b) *Banquet Facility (Event Venue)*. A banquet facility or event venue shall be permitted through the approval of a Specific Use Permit (SUP) by the City Council; however, such use shall be subject to the following conditions:

(1) *Banquet Facility* or *Event Venue* is defined as a commercial facility that can be rented out for the purpose of hosting private events (*e.g. birthday parties, wedding receptions, meetings, etc.*). These events shall not be open to the general public.

(c) *Animal Clinic for Small Animals*. An animal clinic for small animals shall be permitted through the approval of a Specific Use Permit (SUP) by the City Council; however, such use shall be subject to the following conditions.

(1) An *Animal Clinic for Small Animals* is defined as a place where animals or pets are given medical or surgical treatments and care.

(2) The accessory use as a kennel shall be limited to short-term boarding and shall be only incidental to the *Animal Clinic for Small Animals* use.

(3) No outdoor pens or kennels shall be permitted.

(d) *General Personal Service*. A general personal service shall be as defined in Article 13, *Definitions*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] and be

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permitted through the approval of a Specific Use Permit (SUP) on a case-by-case basis by the City Council.

(e) *Church/House of Worship*. A church/house of worship shall be as defined in Article 13, *Definitions*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] and be permitted through the approval of a Specific Use Permit (SUP) on a case-by-case basis by the City Council.

(2) *Cross Access Easements*. Joint or shared access shall be required on all adjoining lots if any property is used for office development or any other non-residential use permitted by this ordinance.

(3) *Parking*. That all non-residential land uses shall adhere to the following parking requirements:

(a) All parking shall be located behind the front façade of the primary structure and parking within the front yard of any property shall be prohibited.

(b) The parking requirements for all uses shall be subject to the requirements stipulated by Article VI, *Parking and Loading*, of the Unified Development Code [*Ordinance No. 04-38*] with the exception of *Professional Offices* (*excluding medical offices*) and *Banquet Facilities*. *Professional Offices* shall be subject to one (1) parking space per 500 SF of floor area and *Banquet Facilities* shall be subject to one (1) parking space per 100 SF of floor area.

(c) All drive aisles and parking areas required for the conversion and/or redevelopment of existing structures within the Planned Development District shall be paved in concrete. An exception for asphalt may be approved by the City Engineer.

(4) *Site Plan*. All properties within the Planned Development District shall be subject to site plan review prior to changing the use from single-family residential.

(5) *Variances*. In the event that unique or extraordinary conditions exist on the property such that the applicant cannot comply with the strict interpretation of this ordinance a variance can be requested from the City Council.

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CITY OF ROCKWALL

PLANNING AND ZONING 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:	July 15, 2025
APPLICANT:	Tom and Patti Muggeo
CASE NUMBER:	Z2025-031; *Specific Use Permit (SUP) for an Accessory Structure at 2317 Saddlebrook Lane*

SUMMARY

Hold a public hearing to discuss and consider a request by Tom and Patti Muggeo for the approval of a *Specific Use Permit (SUP)* for an *Accessory Building* that exceeds the maximum size for a one (1) acre parcel of land identified as Lot 5, Block A, Saddlebrook Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 16 (SF-16) District, addressed as 2317 Saddlebrook Lane, and take any action necessary.

BACKGROUND

On July 25, 1985, a subdivision plat for Saddlebrook Estates #2 Addition was filed with Rockwall County. This subdivision plat established 45 single-family homes on 51.47-acres, and established the subject property as Lot 5, Block A, Saddlebrook Estates #2 Addition. The subject property -- *along with the rest of the Saddlebrook Estates #2 Addition* -- was annexed into the City of Rockwall on August 30, 1999 by *Ordinance No. 99-33* [*Case No. A1999-002*], and was zoned Agricultural (AG) District at the time of annexation. On November 5, 2001, the City Council approved *Ordinance No. 01-58* rezoning the Saddlebrook Estates #2 Subdivision -- *which included the subject property* -- from an Agricultural (AG) District to Single-Family 16 (SF-16) District. This remains the current zoning designation of the subject property. According to the Rockwall Central Appraisal District (RCAD), a 3,461 SF single-family home was constructed on the subject property in 2002. Also existing on the subject property is a 750 SF detached garage constructed in 2005, a 192 SF accessory building constructed in 2005, and a 291 SF pergola constructed in 2012.

PURPOSE

The applicants -- *Tom and Patti Muggeo* -- are requesting the approval of a Specific Use Permit (SUP) to allow for the construction of an accessory structure that exceeds the number of accessory structures and the overall maximum allowable square footage for an accessory structure permitted within a Single-Family 16 (SF-16) District.

ADJACENT LAND USES AND ACCESS

The subject property is addressed as 2317 Saddlebrook Lane. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is Saddlebrook Lane, which is classified as a R2 *(i.e. residential, two [2] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this thoroughfare are two (2), one (1) acre parcels of land (*i.e. Lots 6 & 15, Block B, Saddlebrook Estates #2*). The properties are zoned Single Family 16 (SF-16) District. Beyond this is one (1), one (1) acre parcel of land *(i.e. Lot 20, Block A, Saddlebrook Estates #2).* Each of the aforementioned lots currently have a single-family home situated on them. Beyond this is the corporate limits of the City of Rockwall.

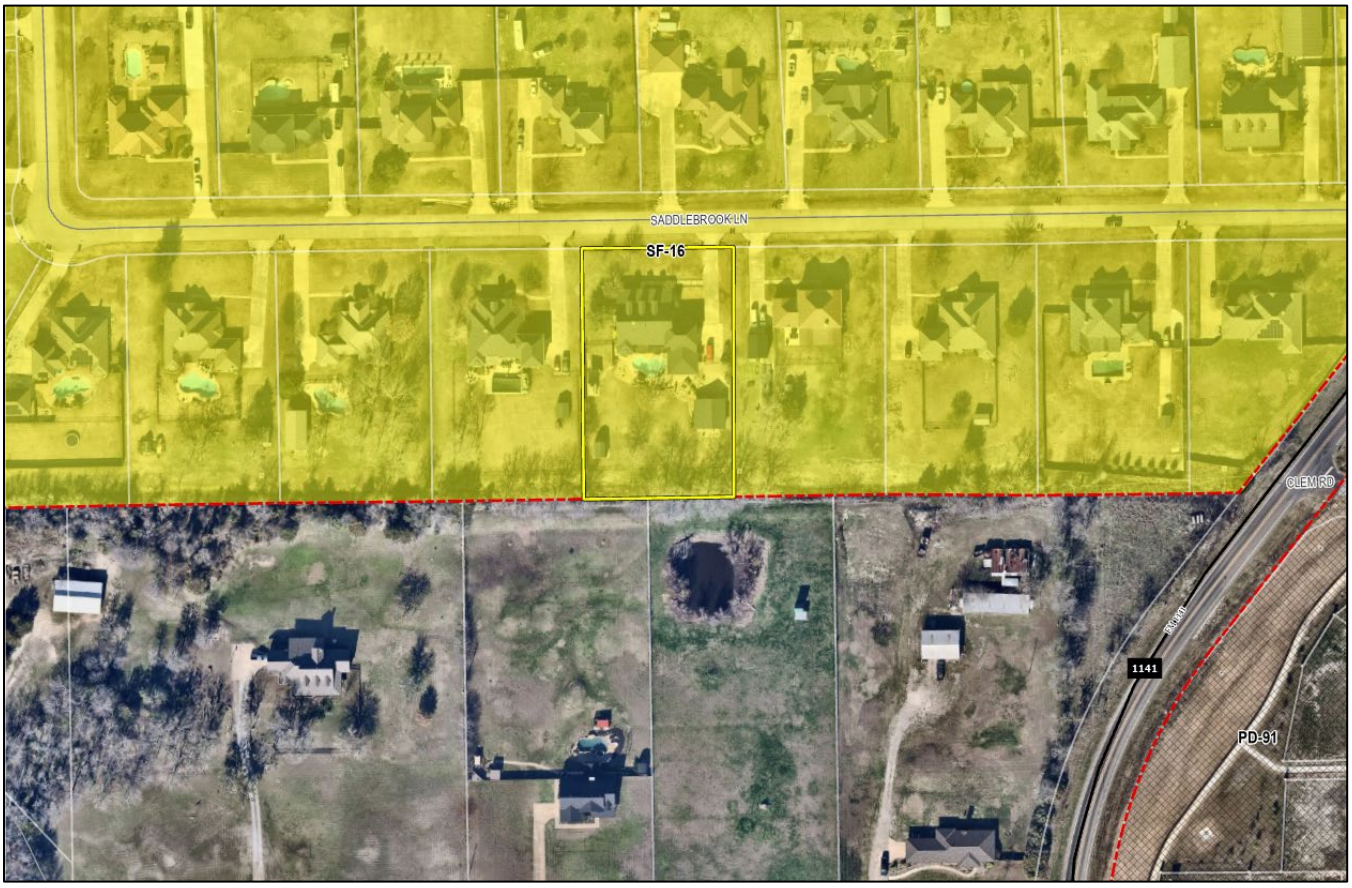
South: Directly south of the subject property is the corporate limits of the City of Rockwall and several single-family residences situated within the City of Rockwall's Extraterritorial Jurisdiction (ETJ).

East: Directly east of the subject property are three (3), one (1) acre lots (*i.e. Lots 2,3, & 4, Block A, Saddlebrook Estates #2*) that are zoned Single Family 16 (SF-16) District and developed with single-family homes. Beyond this is a 0.72-

acre parcel of land (*i.e. Lot 1, Block A, Saddlebrook Estates #2*) zoned Single Family 16 (SF-16) District and developed with a single-family home. Beyond this is FM-1141, which is classified as an A4D *(i.e. arterial, four [4] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is the corporate limits of the City of Rockwall and several single-family residences situated within the City of Rockwall's Extraterritorial Jurisdiction (ETJ).

West: Directly west of the subject property are five (5), one (1) acre parcels of land, zoned Single-Family 16 (SF-16) District that are developed with single-family homes. Beyond this is an 11.96-acre parcel of land (*i.e. Lot 2, Block A, Cox Acres*) developed with a 4,349 SF single-family home. Beyond this is a 4.83-acre parcel of land (*i.e. Lot 1, D.R, Taylor Addition*) developed with a 2,318 SF single-family home. Both of these properties are zoned Agricultural (AG) District. Beyond this is E. Old Quail Run Road, which is classified as a R2 (*i.e. residential, two [2] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

MAP 1: LOCATION MAP
YELLOW: SUBJECT PROPERTY



CHARACTERISTICS OF THE REQUEST

According to the site plan and building elevations provided by the applicants, the proposed accessory structure will measure 12-feet by 16-feet (*or 192 SF*), and be situated in the rear yard of the subject property. It will be located approximately six (6) feet from the western or side property line and more than 50-feet from the southern or rear property line. In addition, the proposed accessory structure will be required to be located more than six (6) feet from the existing pergola. The proposed overall height of the structure will be 12-feet, eight (8) inches. The exterior of the structure will be clad in LP SmartSide OSB siding as is typical with accessory structures from TuffShed.

CONFORMANCE WITH THE CITY'S CODES

According to Subsection 07.04, *Accessory Structure Development Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), the Single-Family 16 (SF-16) District allows a maximum of two (2) accessory structures with a maximum square footage of 144 SF each. In addition, the Unified Development Code (UDC) allows one (1) of these accessory structures to be a detached garage with a maximum square footage of 625 SF. The proposed accessory structure is 192 SF (*i.e. 48 SF over the maximum allowable square footage*) and there are currently three (3) existing accessory structures situated on the subject property. One (1) of the existing structures is an accessory building that has a building footprint of 192 SF, and one (1) is a pergola that has a building footprint of 291 SF. In addition, the proposed *Accessory Building* is required to meet the density and dimensional requirements for Single-Family 16 (SF-16) District contained in Subsection 07.01, *Residential District Development Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), and which are summarized as follows:

Ordinance Provisions	*Zoning District Standards*	*Conformance to the Standards*
Number of Accessory Structures Permitted	*2*	*X=4; Not in Conformance*
Accessory Structure (Maximum Square Footage)	*144 SF*	*192 SF; Not in Conformance*
Minimum Rear Yard Setback	*3-Feet*	*X>50-feet; In Conformance*
Minimum Side Yard Setback	*3-Feet*	*X=6-feet; In Conformance*
Maximum Building Height	*15-Feet*	*X=12-Feet,8-Inches; In Conformance*
Between Buildings	*6-feet*	*X=6-feet; In Conformance*

STAFF ANALYSIS

In reviewing a Specific Use Permit (SUP), the Planning and Zoning Commission and City Council are asked to consider: [*1*] if the structure was constructed without a permit or under false pretenses, [*2*] the size of the proposed *accessory structure* compared to the size of other *accessory structures* in the area/neighborhood/subdivision, and [*3*] the size, architecture, and location of the proposed accessory structure compared to those of the primary structure. In this case, the proposed accessory structure is consistent in size with other *accessory buildings* in the Saddlebrook Estates Subdivision. Out of 57 *accessory structures* surveyed by staff in the subdivision, the majority were similar in scale or larger than what the applicant is proposed. The 13 *detached garages* account for the larger structures observed by staff.

Although the request exceeds code limits, it does not appear to negatively impact adjacent properties based on placement and/or scale of the structure. With all this being said, a Specific Use Permit (SUP) is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.

NOTIFICATIONS

On June 18, 2024, staff mailed 25 notices to property owners and occupants within 500-feet of the subject property. Staff also sent a notice to the Stoney Hollow Homeowners Association (HOA), which is the only HOA 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 written, staff has received four (4) notices in favor of the applicant's request.

CONDITIONS OF APPROVAL

If the City Council chooses to approve of the applicant's request for a *Specific Use Permit (SUP)* for an *Accessory Building*, then staff would propose the following conditions of approval:

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

  (a) The development of the Subject Property shall generally conform to the *Site Plan* as depicted in *Exhibit 'B'* of the Specific Use Permit (SUP) ordinance.

  (b) The construction of an *Accessory Building* on the Subject Property shall generally conform to the *Building Elevations* depicted in *Exhibit 'C'* of the Specific Use Permit (SUP) ordinance.

(c) The *Accessory Building* shall not exceed a maximum size of 144 SF.

(d) The subject property shall be limited to a maximum of four (4) accessory structures.

(e) The *Accessory Building* shall not be sold or conveyed separately from the single-family home without meeting the requirements of the zoning district and subdivision ordinance.

(2) The applicant shall provide staff with a site plan that shows conformance to the with the *Residential District Development Standards* contained in Subsection 07.01 of Article 05, *District Development Standards*, of the Unified Development Code (UDC), before the issuance of a building permit. Specifically, the accessory building shall be a minimum of six (6) feet from the pergola situated on the subject property.

(3) 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	2317 Saddlebrook Lane				
SUBDIVISION	Saddlebrook Estates	LOT	5	BLOCK	A
GENERAL LOCATION	North Rockwall off 1141				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING		CURRENT USE	
PROPOSED ZONING		PROPOSED USE	
ACREAGE	1 Acre	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	Tom + Patti Muggeo	☐ APPLICANT	
CONTACT PERSON		CONTACT PERSON	
ADDRESS	2317 Saddlebrook Ln	ADDRESS	
CITY, STATE & ZIP	Rockwall TX 75087	CITY, STATE & ZIP	
PHONE	[redacted]	PHONE	
E-MAIL	[redacted]	E-MAIL	

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Thomas & Patricia Muggeo [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 $ June TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 5th DAY OF 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."

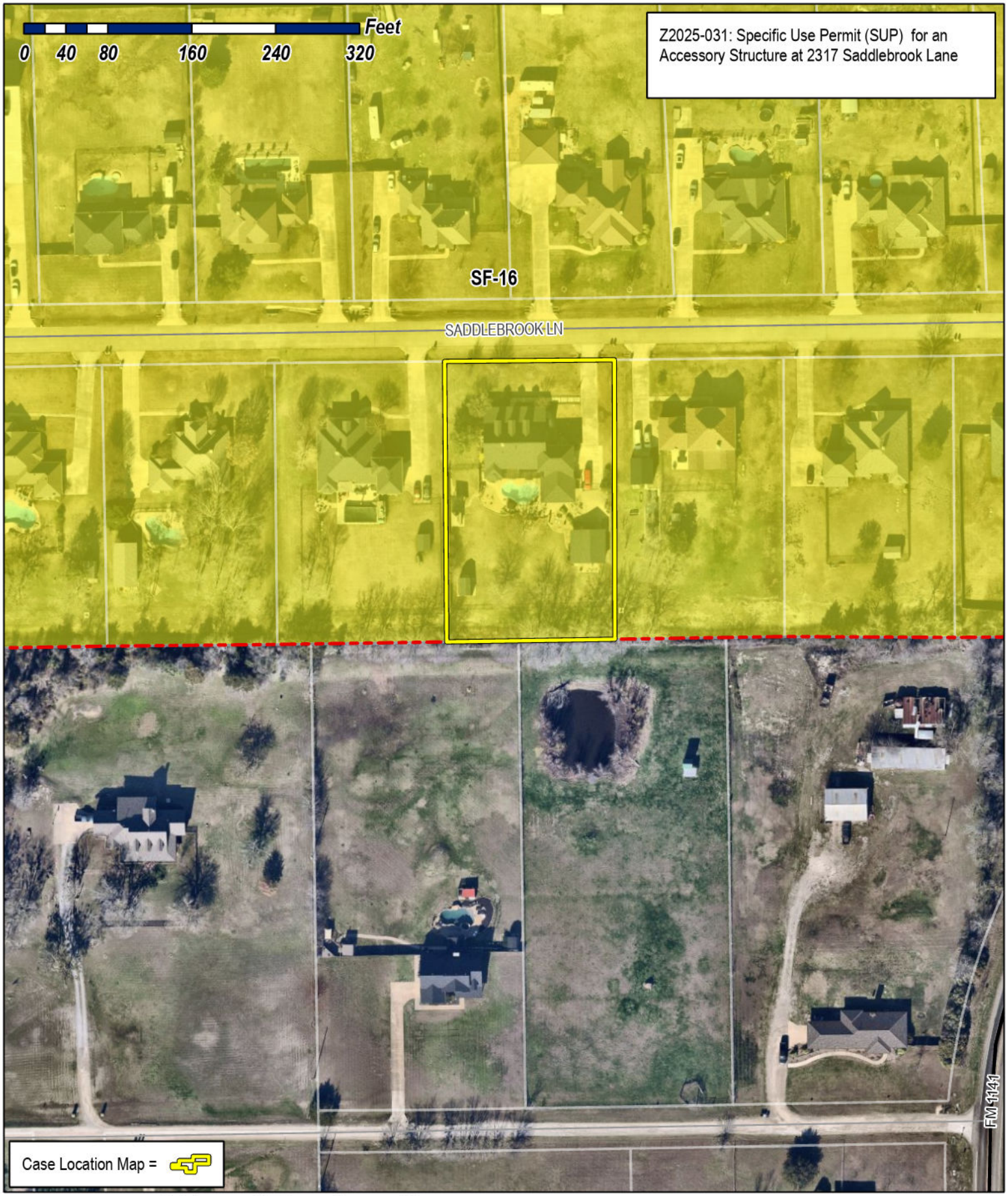
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 5th DAY OF June, 2025

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Debbie Whitlock

DEBBIE WHITLOCK
Notary Public, State of Texas
Comm. Expires 11-19-2025
Notary ID 129630693

MY COMMISSION EXPIRES 11-19-2025



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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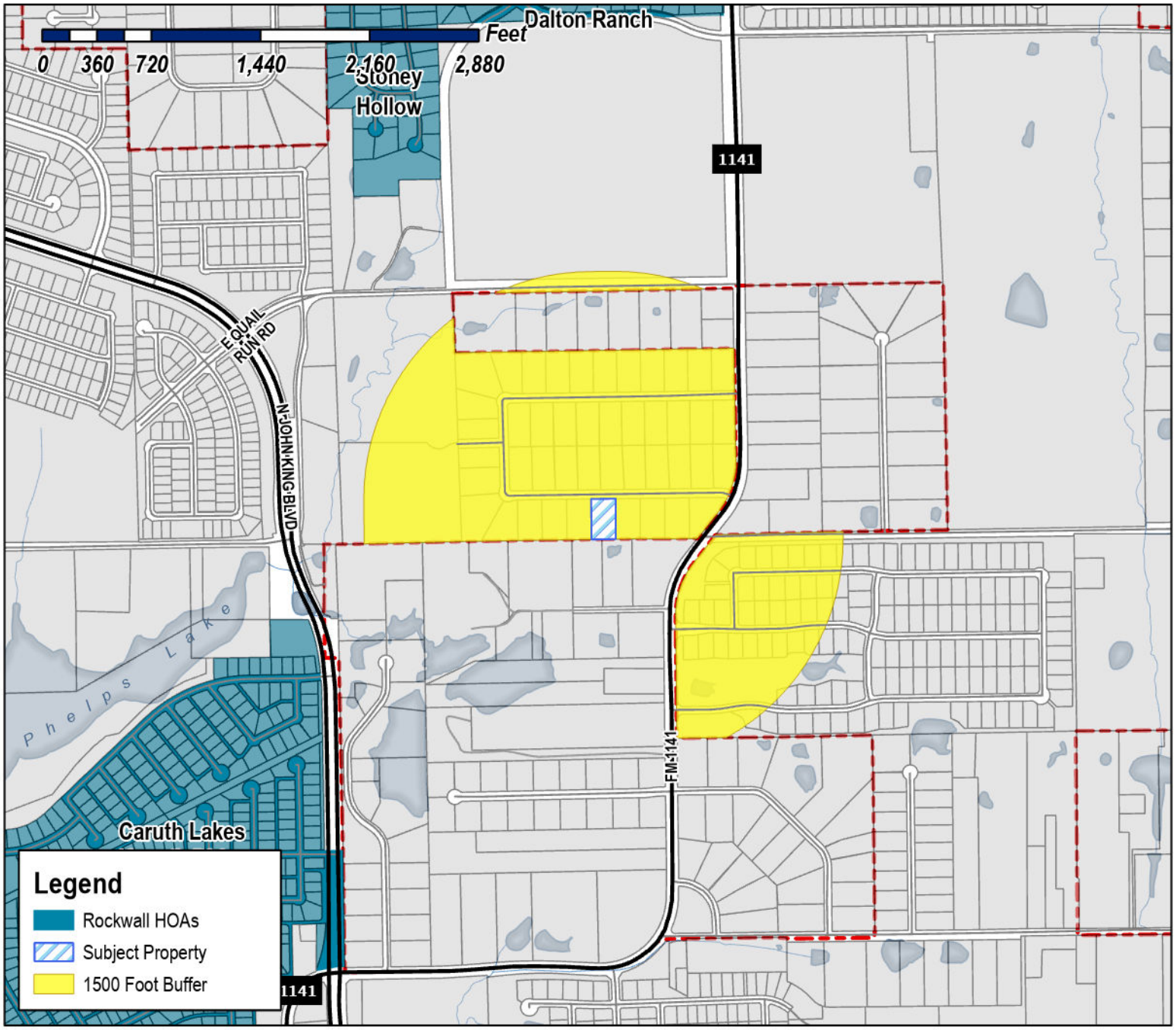
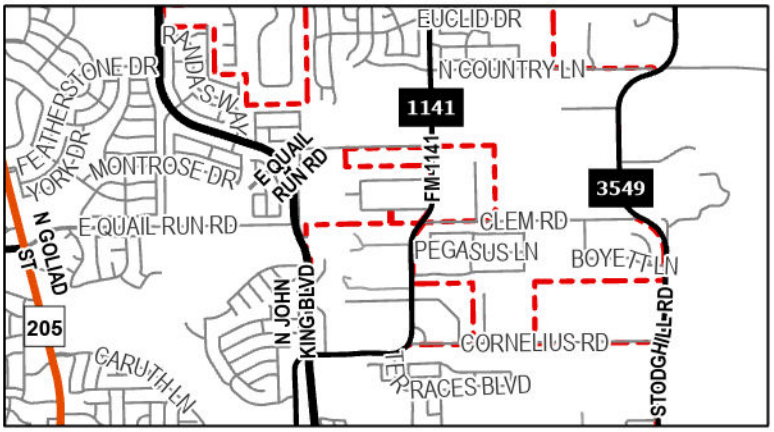


Case Number: Z2025-031
Case Name: Specific Use Permit (SUP) for an Accessory Structure
Case Type: Zoning
Zoning: Single-Family 16 (SF-16) District
Case Address: 2317 Saddlebrook Lane



Date Saved: 6/10/2025
For Questions on this Case Call (972) 771-7745

City of Rockwall

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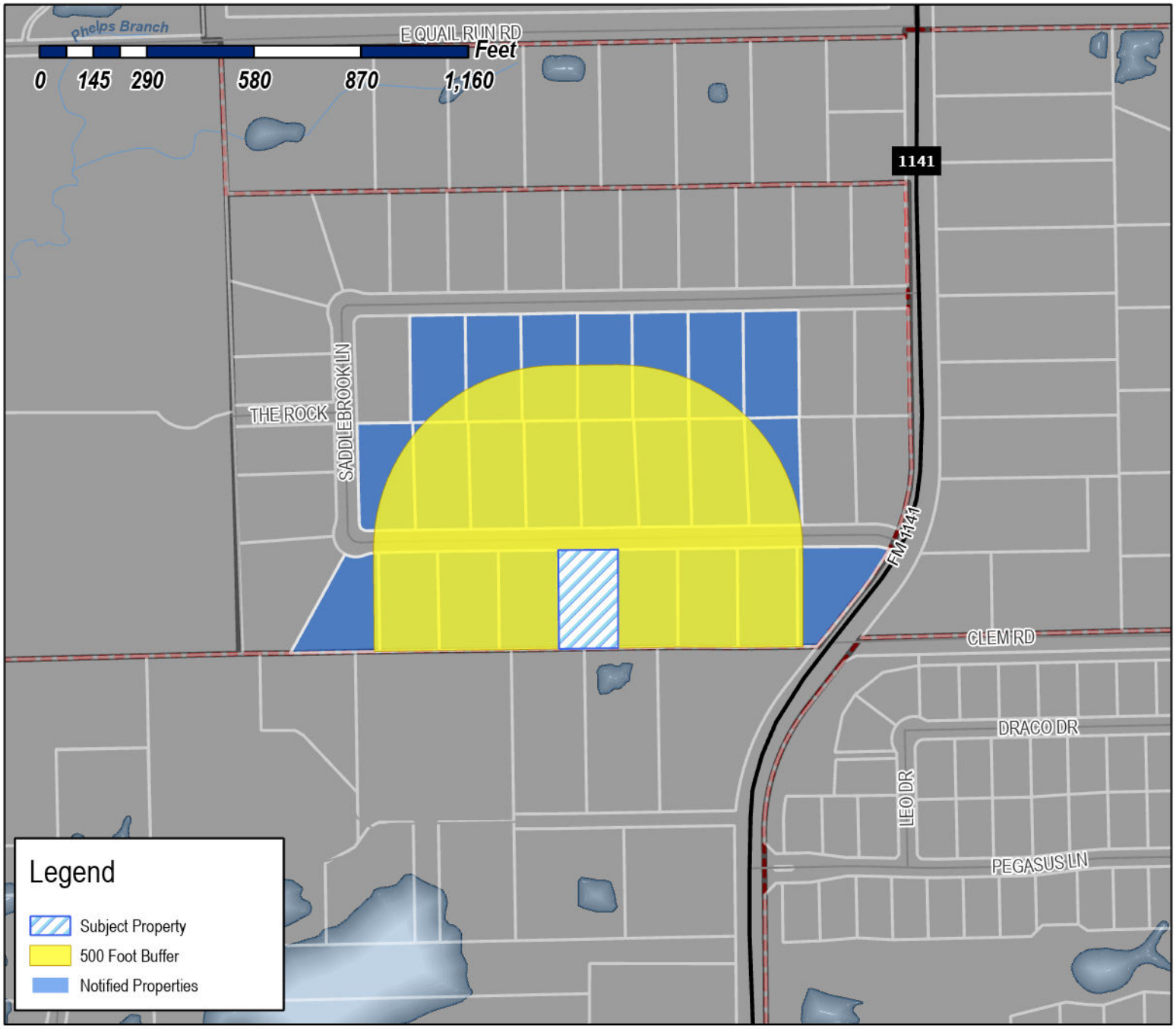

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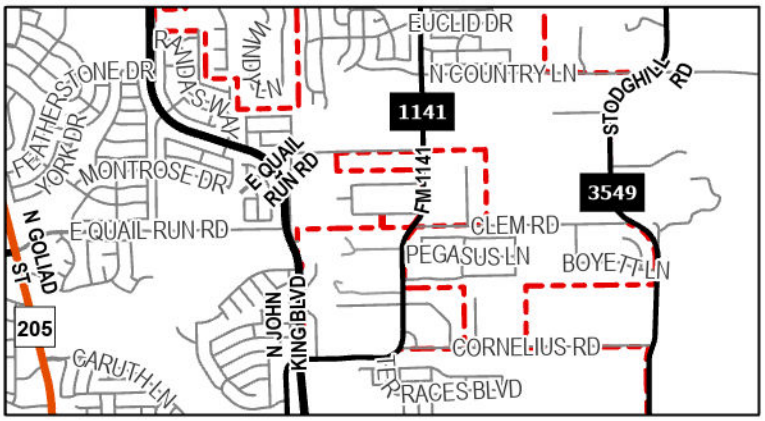

CULP TERRI L
2301 SADDLEBROOK LN
ROCKWALL, TX 75087

OSBORNE AARON & BARBARA
2305 SADDLEBROOK LANE
ROCKWALL, TX 75087

JONES JAMES E
2309 SADDLEBROOK LN
ROCKWALL, TX 75087

SMITH WILLIAM CLEVE JR &
EDITH LILLIAN
2312 SADDLEBROOK LN
ROCKWALL, TX 75087

OSBORNE MICHAEL B & DESIRAE M
2313 Saddlebrook Ln
Rockwall, TX 75087

LLOYD DANIEL AND REBECCA R
2316 SADDLEBROOK LANE
ROCKWALL, TX 75087

MUGGEO THOMAS & PATRICIA M
2317 SADDLEBROOK LN
ROCKWALL, TX 75087

TAYLOR BRANDON G & AMANDA H
2320 SADDLEBROOK LN
ROCKWALL, TX 75087

ROBINSON RONNIE D & VERONICA A
2321 SADDLEBROOK LANE
ROCKWALL, TX 75087

BARON JEFFREY MICHAEL & JEANNE MARIE
2324 SADDLEBROK LANE
ROCKWALL, TX 75087

CONFIDENTIAL
2325 SADDLEBROOK LANE
ROCKWALL, TX 75087

AMUNDSON DAVID O & ALICIA K
2328 SADDLEBROOK LN
ROCKWALL, TX 75087

BROWN CHRISTOPHER & SHELLEY
2329 SADDLEBROOK LN
ROCKWALL, TX 75087

WHITE JOHN C & PAMELA E
2332 SADDLEBROOK LN
ROCKWALL, TX 75087

DUFFIN BRYAN & SALLY A
2333 SADDLEBROOK LN
ROCKWALL, TX 75087

FISK JENNIFER
2336 SADDLEBROOK LN
ROCKWALL, TX 75087

WRIGHT LIVING TRUST
MARTY ALLEN WRIGHT & DEBRA KAY WRIGHT -
CO-TRUSTEES
2340 SADDLEBROOK LN
ROCKWALL, TX 75087

HOKANSON ETHAN LOREN & JORDAN NICOLE
2345 SADDLEBROOK LN
ROCKWALL, TX 75087

RESIDENT
2365 SADDLEBROOK LN
ROCKWALL, TX 75087

GILKINSON DOYLE D & LORA A
2369 SADDLEBROOK LN
ROCKWALL, TX 75087

CALDERON ALEJANDRO & ROSARIO
2373 SADDLEBROOK LN
ROCKWALL, TX 75087

SPINER YWAINE & JOAN FROEHLICH
2377 Saddlebrook Ln
Rockwall, TX 75087

WHISENHUNT BARRY I & JOYCE D
2381 SADDLEBROOK LN
ROCKWALL, TX 75087

PUTCHINSKI PAUL & SHANNON
2385 SADDLEBROOK LANE
ROCKWALL, TX 75087

DUNCAN BRYAN AND BEVERLY
2389 SADDLEBROOK LN
ROCKWALL, TX 75087

PUBLIC NOTICE

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

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

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

Z2025-031: Specific Use Permit (SUP) for an Accessory Building

Hold a public hearing to discuss and consider a request by Tom and Patti Muggeo for the approval of a Specific Use Permit (SUP) for an Accessory Building that exceeds the maximum size for a one (1) acre parcel of land identified as Lot 5, Block A, Saddlebrook Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 16 (SF-16) District, addressed as 2317 Saddlebrook 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, July 15, 2025 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, July 21, 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, July 21, 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

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. Z2025-031: Specific Use Permit (SUP) for an Accessory Building

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

From: [redacted]
To: Planning
Subject: P&Z Case# Z2025-031
Date: Tuesday, June 24, 2025 10:27:56 AM

Planning Department:

We live directly across the street looking directly at Tom & Patti Muggeo's home.
We fully support them being able to build this accessory building on their property.
We think it's completely up to them what they build in their lovely backyard and have no issues with their plans.

Regards,
Dave and Alicia Amundson
2328 Saddlebrook, Rockwall, TX 75087

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CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

From: [redacted]
To: Planning; [redacted]
Subject: P&Z case # z2025-031
Date: Monday, June 23, 2025 9:40:48 PM

To whom it may concern,

Please accept this email as approval of the SUP (P&Z case # z2025-031), for the residents at 2317 Saddlebrook Lane to install the desired structure on their property.

Mr. & Mrs. Muggeo have reviewed their plans with us, and we (my husband Mr. Michael Osborne and I) are in agreement with their plans and fully support this SUP.

P&Z case # z2025-031

If you have any questions, please do not hesitate to contact us.

Thank you

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From: [redacted]
To: Planning
Subject: RE: Z2025-031 - SUP for an Accessory Bldg for 2317 Saddlebrook Ln
Date: Sunday, June 29, 2025 9:29:00 AM

I am IN FAVOR of this SUP (Z2025-031).

John White
2332 Saddlebrook Ln
Rockwall, TX 75087
[redacted]

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CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

From: [redacted]
To: Planning
Subject: 2317 Saddlebrook Z2025-031
Date: Monday, June 23, 2025 7:54:17 PM

I didn't receive a notice for the SUP for Tom/Patti Muggeo but I am in favor and have no opposition for the building.

Martha Griffey
2325 Saddlebrook

Sent via the Samsung Galaxy S22 5G, an AT&T 5G smartphone

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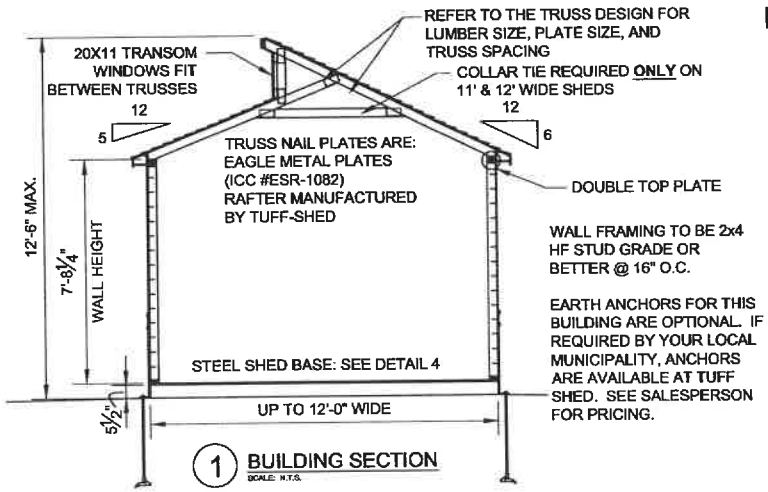
PPTR CLERESTORY SHED UP TO 12' WIDE x UP TO 24' LONG

PREMIER PRO SERIES



1 BUILDING SECTION
SCALE: N.T.S.

NOTES:

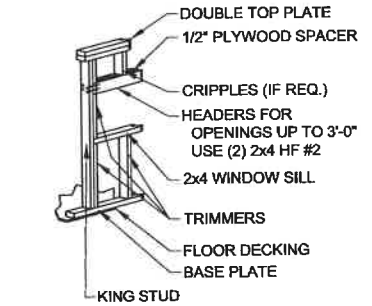
1. BUILDING CODE: 2021 IBC AND 2021 IRC
2. DESIGN LOADING:
   WIND SPEED & EXPOSURE: 115C
   ROOF LIVE LOAD: 40 PSF
   ROOF DEAD LOAD: 10 PSF
3. FOR SHEDS WHICH OTHERWISE MEET THE PRESCRIPTIVE REQUIREMENTS OF THE 2021 IBC AND 2021 IRC ALL SHEDS CONSTRUCTED ACCORDING TO STANDARD CONVENTIONAL CONSTRUCTION METHODS.

NAILING:

ROOF:
ATTACH 7/16" SILVERCREST OSB SHEATHING TO TRUSSES WITH:
8d NAILS @ 6" O.C. AT EDGES
8d NAILS @ 12" O.C. IN FIELD

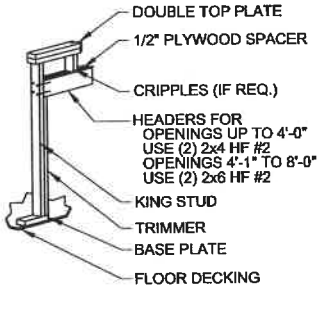
WALLS:
ATTACH 3/8" SMARTSIDE WITH FOIL BACKING TO WALL FRAMING WITH:
8d NAILS @ 6" O.C. AT EDGES.
8d NAILS @ 12" O.C. IN FIELD

HEADER:
ATTACH HEADER TO STUD WITH:
(4) 8d TOENAIL OR (4) 16d END NAIL
DOUBLED HEADER:
16d @ 16" STAGGERED FACE NAIL



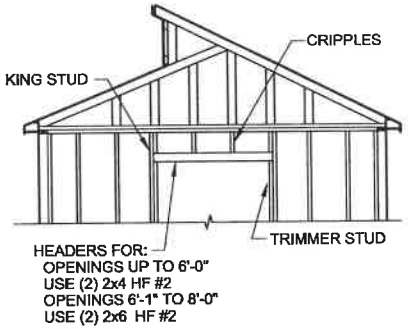
FOR WINDOW OPENINGS UP TO 3'-0" ON PREMIER SERIES SIDE WALLS

2A WINDOW HEADER DETAIL FOR LOAD BEARING WALLS
SCALE: N.T.S.

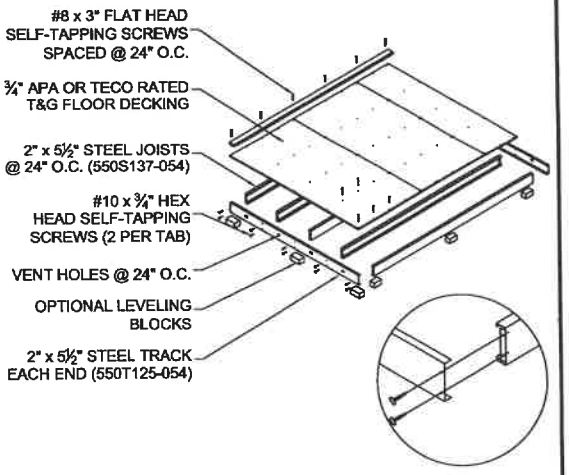


FOR OPENINGS UP TO 8'-0" ON PREMIER SERIES SIDE WALLS

2B DOOR HEADER DETAIL FOR LOAD BEARING WALLS
SCALE: N.T.S.



3 HEADER DETAIL FOR NON-LOAD BEARING WALLS
SCALE: N.T.S.



1. STEEL SHED FOUNDATION:
   2" x 5½"-16 GAUGE STEEL TRACKS G140 ZINC COATED
   2" x 5½"-16 GAUGE STEEL JOISTS G140 ZINC COATED @ 24" O.C.
   (SUPPLIER: ALLIED STUDCO - JOIST: 550S137-054 / TRACK: 550T125-054).
2. ¾" APA OR TECO RATED TONGUE AND GROOVE FLOOR DECKING. 24" MAX PANEL SPAN. STAGGER PANEL LAYOUT.
3. FASTEN FLOOR DECKING TO JOIST & TRACKS USING #8 x 1⅝" LONG MIN. SELF-DRILLING SCREWS @ 12" O.C. NO BLOCKING REQUIRED. ALL EDGES SHALL LIE ON FLOOR JOISTS. STAGGER PANEL LAYOUT PER APA CONDITION 1.
4. FASTEN SOLE PLATE THROUGH FLOOR DECKING INTO JOISTS OR TRACKS WITH #8 x 3" GALVANIZED SELF-TAPPING SCREWS @ 24" O.C.
5. ALLOWABLE FLOOR LIVE LOAD: 75 PSF FOR STEEL JOISTS CONTINUOUSLY SUPPORTED. 50 PSF FOR JOISTS ON BLOCKS AS SHOWN.
6. USE OPTIONAL CONCRETE BLOCKS AS REQUIRED TO LEVEL BUILDING:
   SUGGESTED SIZES: 2" x 8" x 16", 4" x 8" x 16", OR 8" x 8" x 16".
   BLOCKS UNDER JOISTS SPACED @ 8'-0" O.C. MAXIMUM.
   BLOCKS UNDER TRACK SPACED @ 4'-0" O.C. MAXIMUM.

4 SHED BASE DETAIL
SCALE: N.T.S.

TUFF SHED
Storage Buildings & Garages
TUFF SHED, INC.

Order #.
Customer:
Site Address:
Building Size: WIDTH - LENGTH - HEIGHT - SQ. FT. AREA

P.O. #
Drawn By: SJ
Date: 6/16/23
Checked By:
Date:
Scale: N.T.S.

THESE DRAWINGS AND THE DESIGN ARE THE PROPERTY OF TUFF SHED, INC. THESE DRAWINGS ARE FOR A BUILDING TO BE SUPPLIED AND BUILT BY TUFF SHED. ANY OTHER USE IS FORBIDDEN BY TUFF SHED INC & THE ENGINEER OF RECORD.

DRAWINGS BY:
TUFF SHED, INC.
IN HOUSE DRAFTING DEPARTMENT
1777 S. HARRISON STREET
DENVER, COLORADO 80210
(303) 753-TUFF

TUFF SHED INC. ASSUMES ALL RESPONSIBILITY FOR THE CONTENT OF THESE DRAWINGS AND THE CONSTRUCTION OF THE BUILDINGS SHOWN HEREIN.

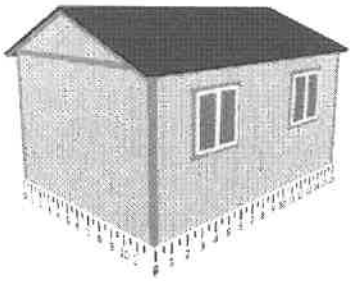
TITLE
BUILDING SECTIONS
SHED BASE DETAILS
HEADER FRAMING DETAILS
NOTES - 2021 IBC & IRC - 115C

DRAWING NO. PPTC-01
REV. LEVEL 01
SHEET 1
SHEET 1 OF 1

TUFF SHED

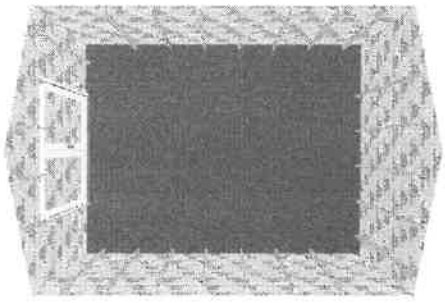
Patti Muggeo
2317 Saddlebrook lane
Rockwall TX 75087
Q-3103334





Wall D

Wall A



Wall C

Wall B

Base Details/Permit Details

Building Size & Style
Premier Pro Tall Ranch - 12' wide by 16' long
Paint Selection
Base: Tundra Frost, Trim: Smoky Slate
Roof Selection
Charcoal Dimensional Premium Shingle
Drip Edge
Black
Is a permit required for this job?
Yes
Who is pulling the permit?
Tuff Shed

Optional Details

Doors
Full-Lite Residential Double Door (6' x 6'8"),
Windows
3 3'x3' Insulated Horizontal Sliding Window
Walls
461 Sq Ft House Wrap
Roof
240 Sq Ft Clerestory Upgrade
Floor and Foundation
192 Sq Ft No Floor

Jobsite/Installer Details

Do you plan to insulate this building after Tuff Shed installs it?
Yes
Is there a power outlet within 100 feet of installation location?
Yes
The building location must be level to properly install the building. How level is the install location?
Slab provided by customer will be within ½" tolerance on square, level, exterior dimensions to match the building size (per customer agreement).
Will there be 18" of unobstructed workspace around the perimeter of all four walls?
Yes
Can the installers park their pickup truck & trailer within approximately 200' of your installation site?
Yes
Substrate Shed will be installed on?
Concrete without Shed Floor

TUFF SHED

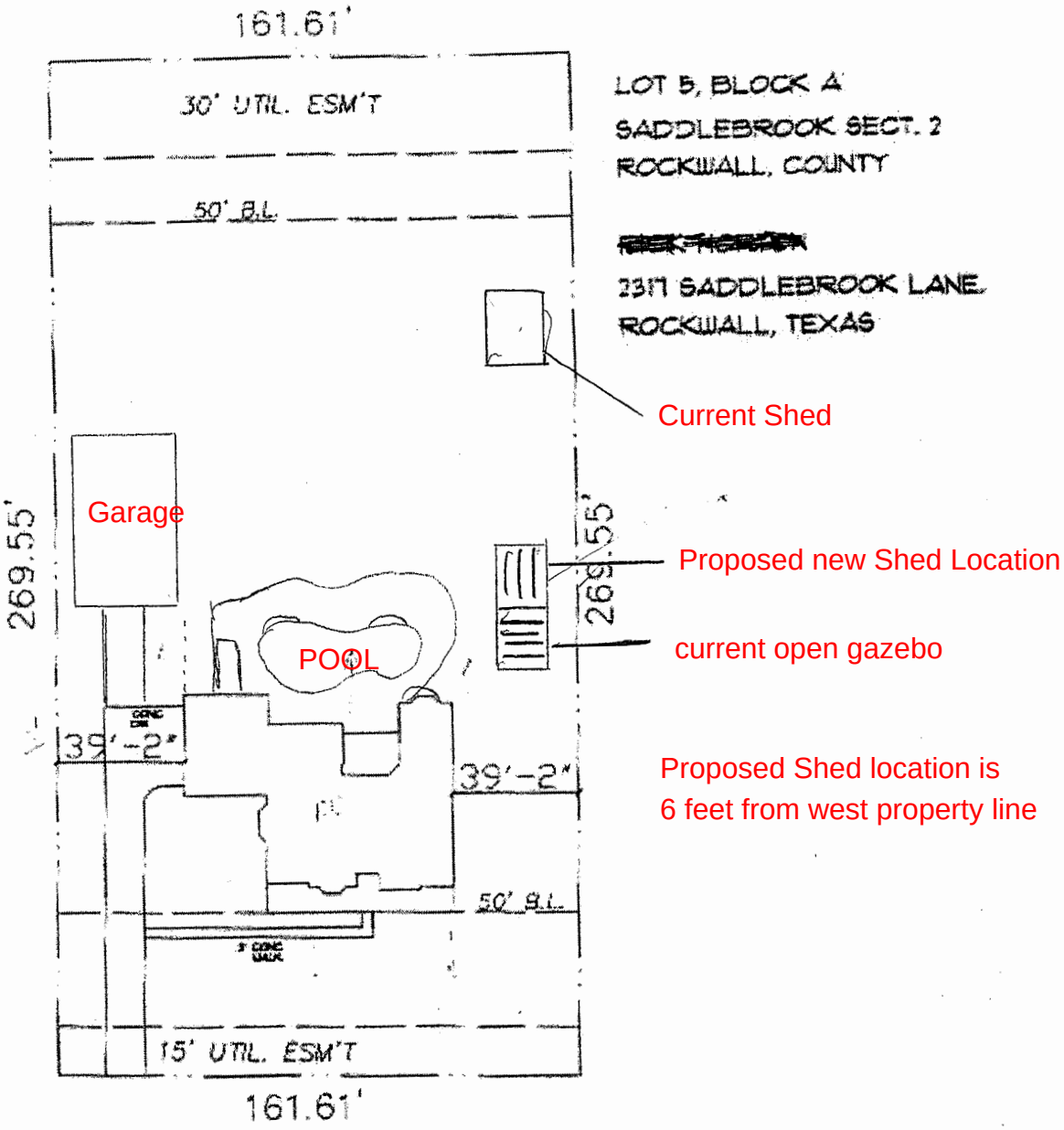
Quote

Location:	Royse City | #320 | 972-635-2403	Scheduled Date:	
Factory Location:	HUTCHINS | #320 | (972) 764-1530	Created Date:	04/21/2025
Prepared by:	Doug Alford | (972) 248-7111 | dalford@tuffshed.com	Customer	Patti Muggeo p. (214) 334-2992 |c. redd738@aol.com
		JDE SO	2178770
Special Instructions:		SF Quote	Q-3103334
		Ship to Address	2317 Saddlebrook lane Rockwall, TX 75087

Line Item Description	Sales Price	Quantity	Promo	Addt'l Disc	Total Price
Premier Pro Tall Ranch 12 x 16	$7,395.00	1.00	($0.00)	$0.00	$7,395.00
Clerestory Upgrade	$9.75	240.00	($0.00)	$0.00	$2,340.00
Upgrade - 6068 Tempered Full Lite Residential Door	$1,150.00	1.00	($0.00)	$0.00	$1,150.00
3'x3' Insulated Horizontal Sliding Window	$259.00	3.00	($0.00)	$0.00	$777.00
Permit Services	$350.00	1.00	($0.00)	$0.00	$350.00
House Wrap	$0.40	461.00	($0.00)	$0.00	$184.40
Full Service Paint Application	$925.00	1.00	($750.00)	$0.00	$175.00
Engineering Fees	$0.10	192.00	($0.00)	$0.00	$19.20
Paint - Tundra Frost	$0.00	461.00	($0.00)	$0.00	$0.00
Paint - Smoky Slate	$0.00	1.00	($0.00)	$0.00	$0.00
No Floor	$0.00	192.00	($0.00)	$0.00	$0.00
Charcoal Lifetime	$0.00	240.00	($0.00)	$0.00	$0.00
Credit for Removal of Default Door	($324.00)	1.00	($0.00)	$0.00	($324.00)
Delivery Fee	$99.00	1.00	()	$0.00	$99.00

Gross Total	$12,915.60
Discount	($750.00)
Net Total	**$12,165.60**
Estimated Tax	$0.00
Grand Total	$12,165.60

The price quoted is valid through the expiration date of the promotion, but in no case shall be valid longer than seven days. Once an order has been placed, pricing is guaranteed for up to 6 months. If the installation is not completed within 6 months for any reason, Tuff Shed has the right to modify the order pricing. You will be notified regarding any price adjustment prior to installation or incurring any additional charges.



SITE PLAN

1" = 50' - 0"

NORTH

PROJECT:

D.R. Horton, Inc.

DATE: 7 / 10 / 01

NO: 01782 / 921 (MUGGEO)

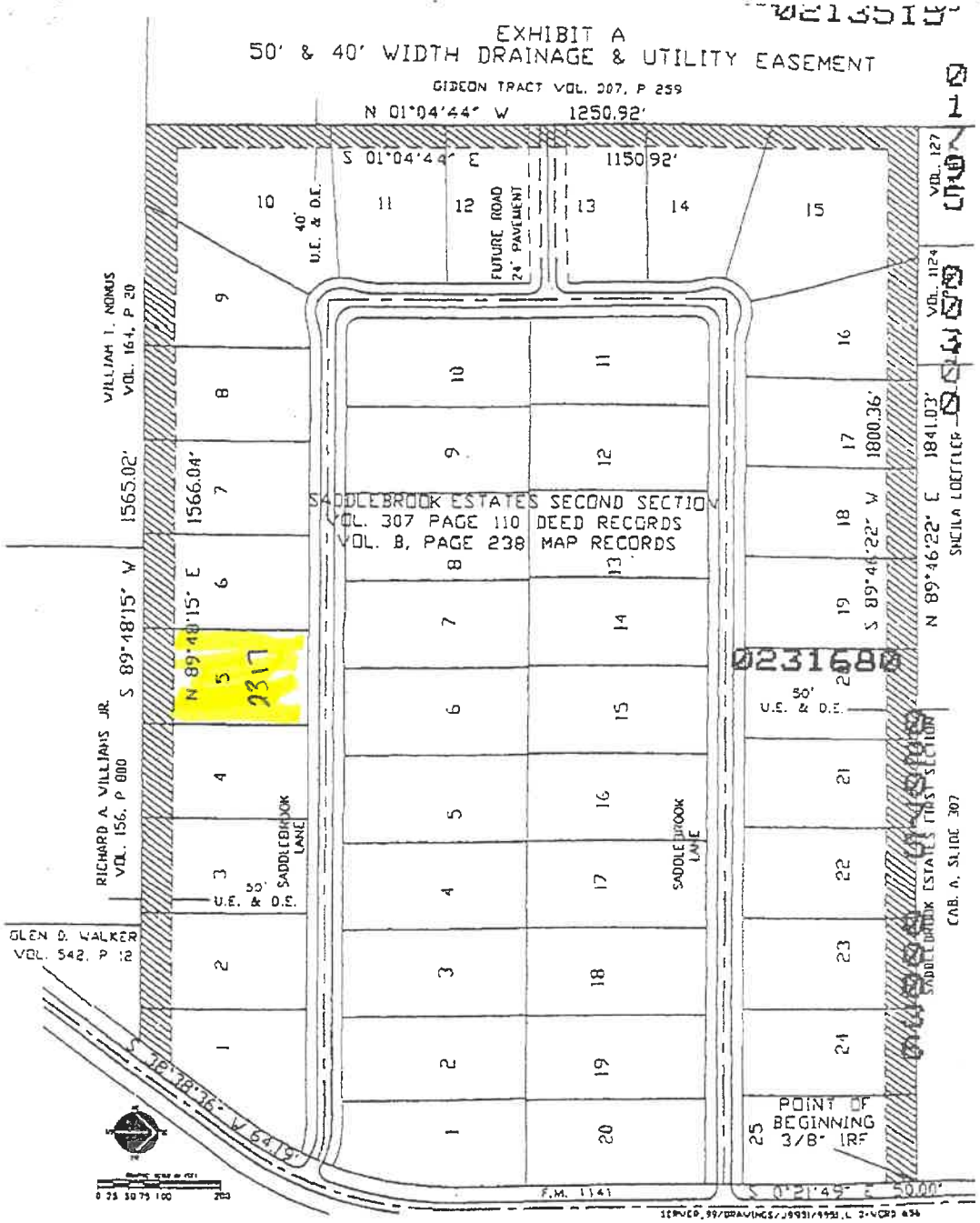
SHEET:

SA1

OF: 1

0213519

EXHIBIT A
50' & 40' WIDTH DRAINAGE & UTILITY EASEMENT



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 BUILDING* ON A ONE (1) ACRE PARCEL OF LAND IDENTIFIED AS LOT 5, BLOCK A, SADDLEBROOK ESTATES #2 ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Tim and Patti Muggeo for the approval of a Specific Use Permit (SUP) for an *Accessory Building* that exceeds the maximum size and the number of accessory buildings permitted on a property for a one (1) acre parcel of land identified as Lot 5, Block A, Saddlebrook Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 16 (SF-16) District, addressed as 2317 Saddlebrook Lane, and being more specifically described and depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

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

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

SECTION 1. That the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) for an *Accessory Building* 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*; Subsection 03.06, *Single-Family 16 (SF-16) District*; and Subsection 07.04, *Accessory Structure Development Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] -- *as heretofore amended and may be amended in the futur*e -- and with the following conditions:

DRAFT
ORDINANCE
05.13.2025

2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the construction of an *Accessory Building* on the *Subject Property* and conformance to these operational conditions is required for continued operation:

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

2) The construction of an *Accessory Building* on the *Subject Property* shall generally conform to the *Building Elevations* depicted in *Exhibit 'C'* of this ordinance.

3) The *Accessory Building* shall not exceed a maximum size of 192 SF.

4) The subject property shall be limited to a maximum of four (4) accessory structures.

5) The *Accessory Building* shall not be sold or conveyed separately from the single-family home without meeting the requirements of the zoning district and subdivision ordinance.

2.2 COMPLIANCE

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

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

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

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

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

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

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

DRAFT ORDINANCE 01.13.2025

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 4TH DAY OF AUGUST, 2025.

_____
Tim McCallum, *Mayor*

ATTEST:

_____
Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

1st Reading: *July 21, 2025*

2nd Reading: *August 4, 2025*

DRAFT ORDINANCE 07.15.2025

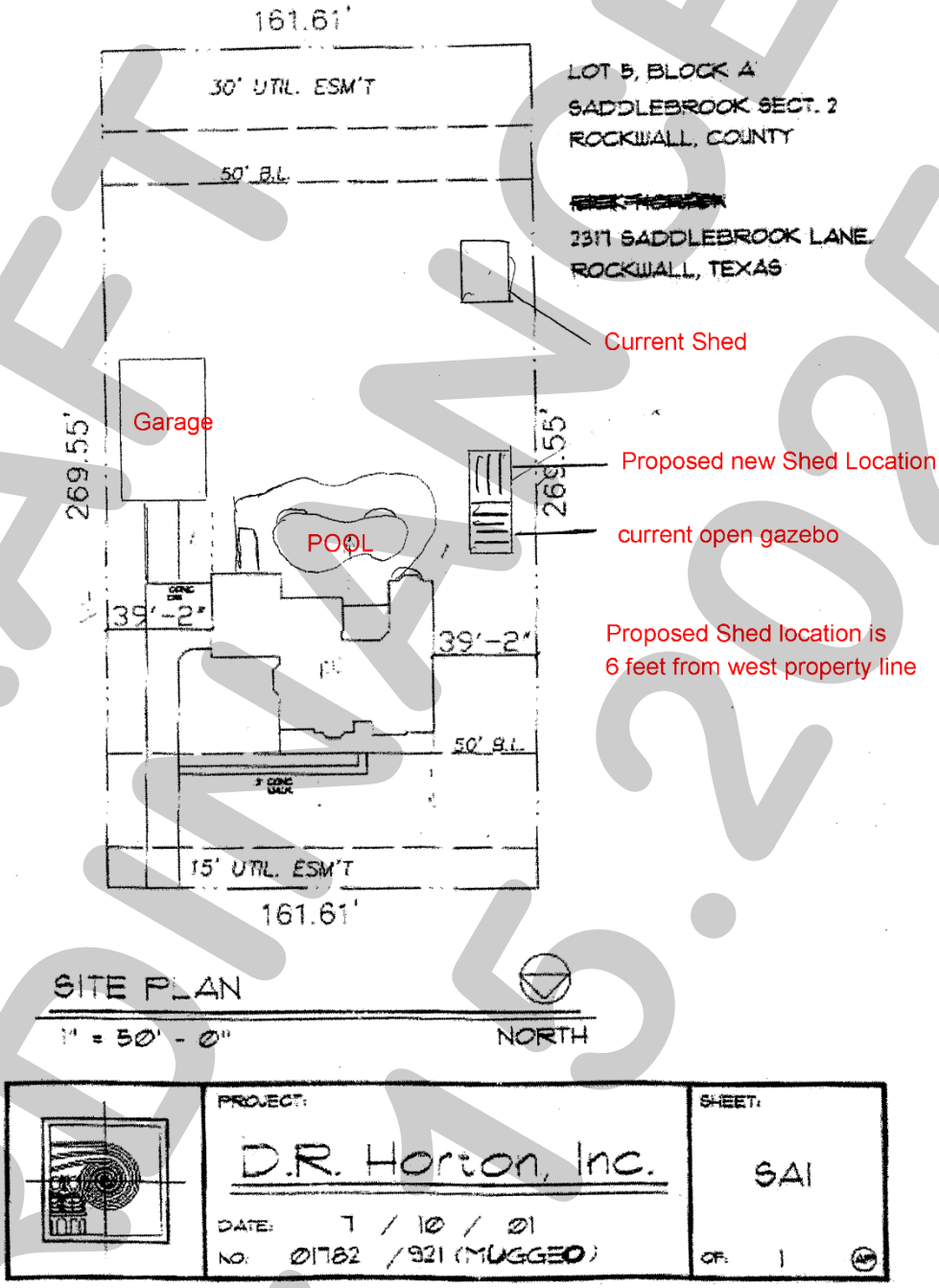
Exhibit 'A'
Location Map and Legal Description

Address: *2317 Saddlebrook Lane*
Legal Description: *Lot 5, Block A, Saddlebrook Estates #2 Addition*



DRAFT

Exhibit 'B':
Site Plan



DRAFT ORDINANCE 07.15.2025

Exhibit 'C':
Building Elevations

TUFF SHED

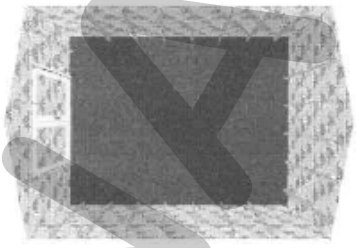
Patti Muggeo
2317 Saddlebrook lane
Rockwall TX 75087
Q-3103334





Wall D

Wall A



Wall C

Wall B

Base Details/Permit Details

Building Size & Style
Premier Pro Tall Ranch - 12' wide by 16' long
Paint Selection
Base: Tundra Frost, Trim: Smoky Slate
Roof Selection
Charcoal Dimensional Premium Shingle
Drip Edge
Black
Is a permit required for this job?
Yes
Who is pulling the permit?
Tuff Shed

Optional Details

Doors
Full-Lite Residential Double Door (6' x 6'8"),
Windows
3 3'x3' Insulated Horizontal Sliding Window
Walls
461 Sq Ft House Wrap
Roof
240 Sq Ft Clerestory Upgrade
Floor and Foundation
192 Sq Ft No Floor

Jobsite/Installer Details

Do you plan to insulate this building after Tuff Shed installs it?
Yes
Is there a power outlet within 100 feet of installation location?
Yes
The building location must be level to properly install the building. How level is the install location?
Slab provided by customer will be within ½" tolerance on square, level, exterior dimensions to match the building size (per customer agreement).
Will there be 18" of unobstructed workspace around the perimeter of all four walls?
Yes
Can the installers park their pickup truck & trailer within approximately 200' of your installation site?
Yes
Substrate Shed will be installed on?
Concrete without Shed Floor

DRAFT ORDINANCE 07.15.2025

CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION MEMORANDUM

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

TO:	Planning and Zoning Commission
FROM:	Henry Lee; *Senior Planner*
DATE:	July 15, 2025
SUBJECT:	Z2025-032; Amendment to Planned Development District 11 (PD-11)

On June 5, 2023, the City Council directed staff to begin the process of initiating zoning to amend the City's older Planned Development (PD) Districts in order to prepare consolidating ordinances (*i.e. writing one [1] ordinance that supersedes all previous ordinances for the Planned Development Districts*). The purpose of this effort is to [*1*] make zoning easier to understand for the City's external customers (*i.e. developers, homebuilders, and citizens*), and [*2*] to make the zoning ordinances easier to interpret internally by City staff; however, the proposed consolidating ordinances are *not* intended to change any of the requirements, concept plans, or development standards stipulated for any Planned Development (PD) District. This was successfully done recently to the Planned Development (PD) Districts for the Chandler's Landing Subdivision (*i.e. Planned Development District 8 [PD-8]*), Lakeside Village/Turtle Cove Subdivisions (*i.e. Planned Development District 2 [PD-2]*), the Shores Subdivision (*i.e. Planned Development District 3 [PD-3]*), the Windmill Ridge Subdivision (*i.e. Planned Development District 13 [PD-13]*), and Planned Development District 9 (PD-9).

Planned Development District 11 (PD-11) -- *also known as the Hillcrest Shores Subdivision* -- was originally adopted in 1973, and currently consists of 30 pages of regulations within seven (7) regulating ordinances. The Planned Development District also consists of approximately 20 development cases. The proposed draft ordinance consolidates these regulating ordinances and development cases into a single document. Staff should note that under the proposed amendment, staff is required to initiate zoning; however, the proposed consolidating ordinance *will not* change any of the requirements, concept plans, or development standards stipulated for any property in the Hillcrest Shores Subdivision. To assist the Planning and Zoning Commission in understanding this zoning change, staff has included a copy of the current ordinances that make up Planned Development District 11 (PD-11), a timeline and summary of each development case associated with Planned Development District 11 (PD-11), and staff's proposed draft ordinance for comparison purposes.

This being a zoning case, staff sent out 658 notices to all property owners and occupants within Planned Development District 11 (PD-11), and within 500-feet of the Planned Development District's boundaries. In addition, staff notified the Rockwall Shores, The Shores on Lake Ray Hubbard, Lakeview Summit, and The Preserve Homeowner's Associations (HOAs), which were the only HOAs within 1,500-feet of Planned Development District 11 (PD-11) participating in the Neighborhood Notification Program. Included with the notice was a link to the City's website -- *which had all of the zoning documents associated with the case (i.e. the old Planned Development District 11 [PD-11] ordinances and the proposed draft ordinance)* --, and included with the notice was a letter explaining the purpose of the zoning amendment. To date, staff has received two (2) property owner notifications from two (2) property owners outside of Planned Development District 11 (PD-11). One (1) of these notices was in favor of the proposed amendment and one (1) notice was opposed to the proposed amendment. Staff should note that the notice in opposition indicated that the amendment would allow "affordable housing" in the Emerald Bay Park; however, as previously stated by staff, the proposed amendment *does not* change any of the requirements, concept plans, or development standards stipulated for any property in the Hillcrest Shores Subdivision or the Emerald Bay Park. Should the Planning and Zoning Commission have any questions, staff will be available at the *July 15, 2025* Planning and Zoning Public Hearing.

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

FROM: Ryan Miller, *Director of Planning and Zoning*

DATE: January 14, 2025

SUBJECT: Development Cases for Planned Development District 11 (PD-11)

Planned Development District 11 (PD-11) -- *also known as Hillcrest Shores Subdivision* -- was originally adopted in 1973, and currently consists of 31 pages of regulations within six (6) regulating ordinances. The following is a timeline and summary of the ~27 development cases associated with this Planned Development District:

RED: EXPIRED ORDINANCES
BLUE: SUPERSEDED ORDINANCES
GREEN: PARTIALLY SUPERSEDED ORDINANCES
ORANGE: ORDINANCES

- *JUNE 23, 1959 (ORDINANCE NO. 59-02; A1959-002)*: A portion of the subject property was annexed into the City of Rockwall.
- *FEBRUARY 6, 1961 (ORDINANCE NO. 61-02; A1961-002)*: The remainder of the subject property was annexed into the City of Rockwall.
- *DECEMBER 3, 1973 (ORIDNANCE NO. 73-52; PZ1973-005-01)*: *Zoning Change* from Multi-Family 1 (MF-1) District to Planned Development District 11 (PD-11) for *Recreational Facilities* (*i.e. a Marina*) land uses for a 19.24-acre tract of land. [*SUPERSEDED*] *NOTE: This ordinance was not depicted on the 1972-1977 zoning maps and the legal description cannot be tied to current monumentation. As a result, staff cannot determine exactly which ordinance superseded Ordinance No. 73-52.*
- *JULY 7, 1980 (ORDINANCE NO. 80-13; PZ1980-005-01)*: *Zoning Change* from Planned Development District 11 (PD-11), Multi-Family 1 (MF-1) District, and General Retail (GR) District to a Single Family 2 (SF-2) District and Planned Development District 11 (PD-11) for a 192.261-acre tract of land. [*PARTIALLY SUPERSEDED BY ORDINANCE NO.'s 93-11, 94-28, 01-08, & 04-37*]
- *JUNE 7, 1993 (ORDINANCE NO. 93-11; PZ1993-019-01)*: *Zoning Change* amending Planned Development District 11 (PD-11) changing the base zoning for a 101.453-acre tract of land within the Planned Development District from Single Family 2 (SF-2) District to Single-Family 10 (SF-10) District. [*PARTIALLY SUPERSEDED BY ORDINANCE NO.'s 94-28, 01-08, & 04-37*]
- *AUGUST 16, 1993 (PZ1993-030-01)*: *Final Plat* for Hillcrest Shores Subdivision was approved. This plat was filed with Rockwall County on January 7, 1994 and created 67 single-family residential lots.
- *APRIL 4, 1994 (ORDINANCE NO. 94-15; PZ1993-046-01)*: This *Zoning Change* took a portion of Planned Development District 11 (PD-11) and incorporated it into Planned Development District 41 (PD-41) [*i.e. into the Preserve Subdivision*].
- *SEPTEMBER 6, 1994 (ORDINANCE NO 94-28; PZ1993-030-01)*: An amendment to Planned Development District 11 (PD-11) that changed the front yard setbacks. [*PARTIALLY SUPERSEDED BY ORDINANCE NO.'s 01-08, & 04-37*]
- *JANUARY 16, 1995 (PZ1994-042-01)*: *Preliminary Plat* for Phase II and III of the Hillcrest Shores Subdivision.
- *FEBUARY 20, 1995 (PZ1995-002-01)*: *Final Plat* for Hillcrest Shores Phase II Addition. This plat was filed with Rockwall County on April 25, 1995 and created 113 single-family residential lots.
- *SEPTEMBER 18, 1995 (PZ1995-040-01)*: *Replat* for Lot 44, Block D, Hillcrest Shores Phase II Addition.
- *MARCH 19, 2001 (ORDINANCE NO. 01-08; PZ2001-011-01-Z)*: *Zoning Change* from Single Family 10 (SF-10) and Agricultural (AG) District to Planned Development District 11 (PD-11) for Single Family 10 (SF-10) for a 9.1725-acre tract of land. [*PARTIALLY SUPERSEDED BY ORDINANCE NO.'s 04-37*]
- *JUNE 4, 2001 (PZ2001-047-01-PP)*: *Preliminary Plat* for Hillcrest Shores Phase III Addition.
- *JULY 10, 2001 (PZ2001-073-01-TP)*: *Treescape Plan* for Phase III of the Hillcrest Shores Phase III Addition.
- *MAY 20, 2002 (PZ2001-097-01-FP)*: *Final Plat* for Hillcrest Shores Phase III Addition. This plat addition created 110 single-family residential lots.

- *JANUARY 14, 2003 (PZ2002-105-01-LP)*: *Landscape Plan* for the entry monumentation for the Hillcrest Shores Subdivision.
- *SEPTEMBER 15, 2003 (SP2003-015)*: An appointment was held with City Council to discuss bringing forward a Treescape Plan. Council ultimately agreed that the applicant could bring forward a Treescape Plan at a later date.
- *JANUARY 20, 2004 (P2003-033)*: *Replat* for the Hillcrest Shores Phase III Addition. This plat was filed on April 24, 2024.
- *JUNE 7, 2004 (ORDINANCE NO. 04-37; Z2004-020)*: *Zoning Change* to amend Planned Development District 11 (PD-11) to change the front yard setback for Phase III of the Hillcrest Shores Addition.
- *DECEMBER 23, 2008 (P2008-033)*: *Replat* for Lot 36, Block D, Hillcrest Shores Addition.



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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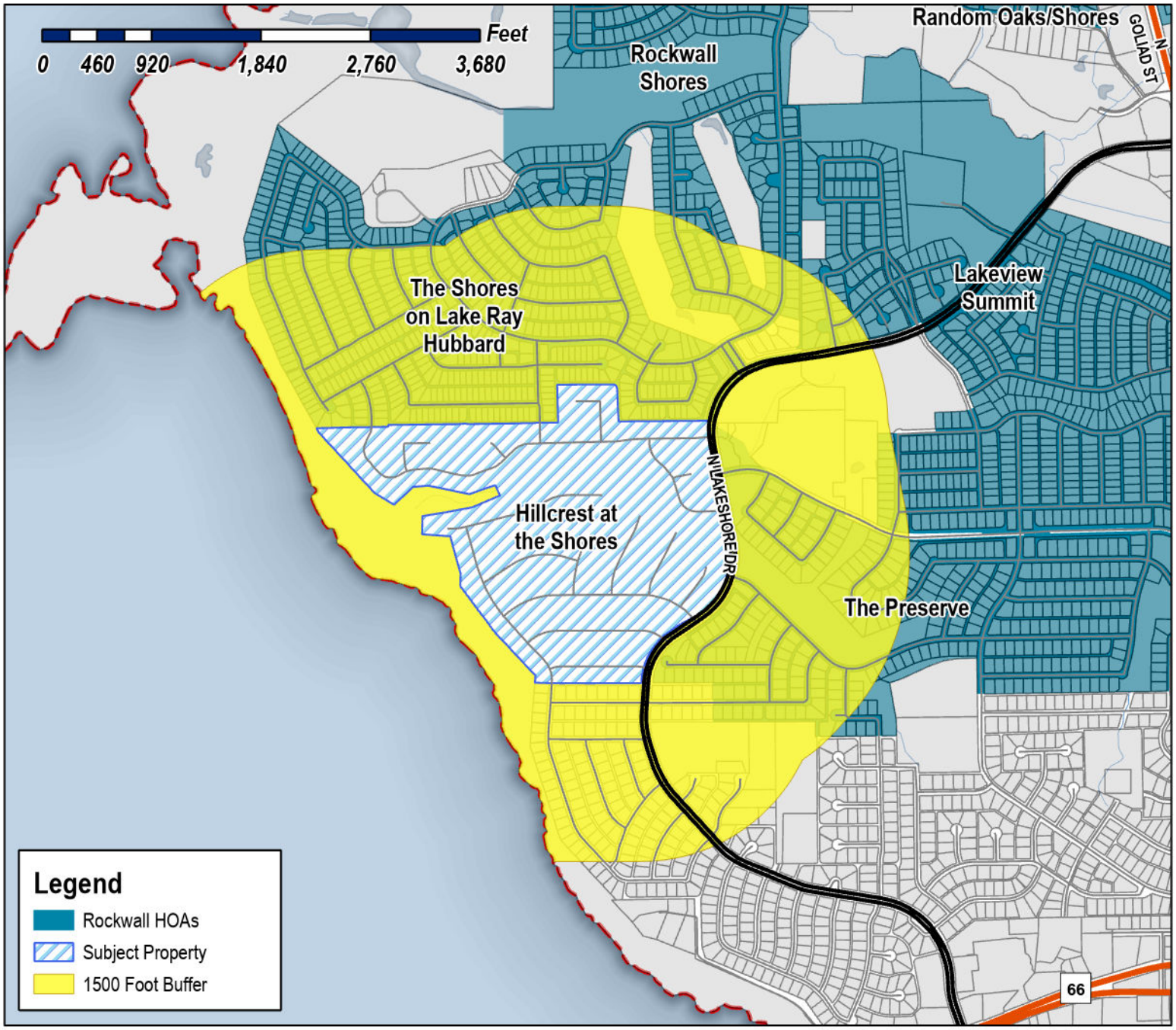
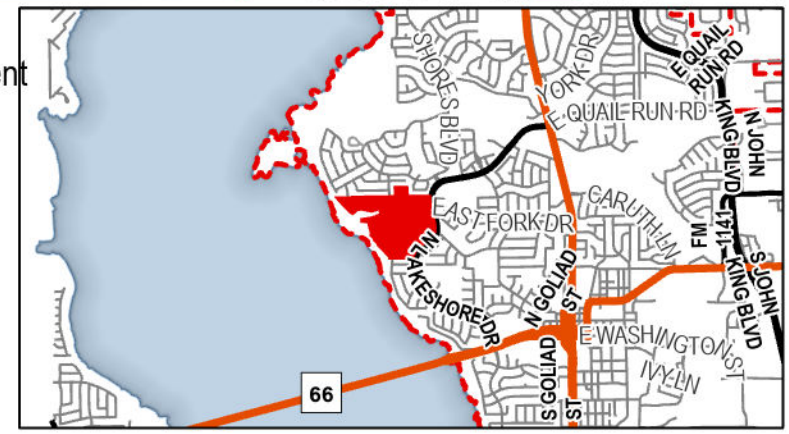


Case Number: Z2025-032
Case Name: Amendment to Planned Development District 11(PD-11)
Case Type: Zoning
Zoning: Planned Development District 11 (PD-11)
Case Address: Hillcrest Shores Subdivision



Date Saved: 6/13/2025
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 [Z2025-032]
Date: Friday, June 20, 2025 10:42:33 AM
Attachments: Public Notice (06.16.2025).pdf
HOA Map (06.13.2025).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, June 20, 2025. The Planning and Zoning Commission will hold a public hearing on Tuesday, July 15, 2025 at 6:00 PM, and the City Council will hold a public hearing on Monday, July 21, 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.

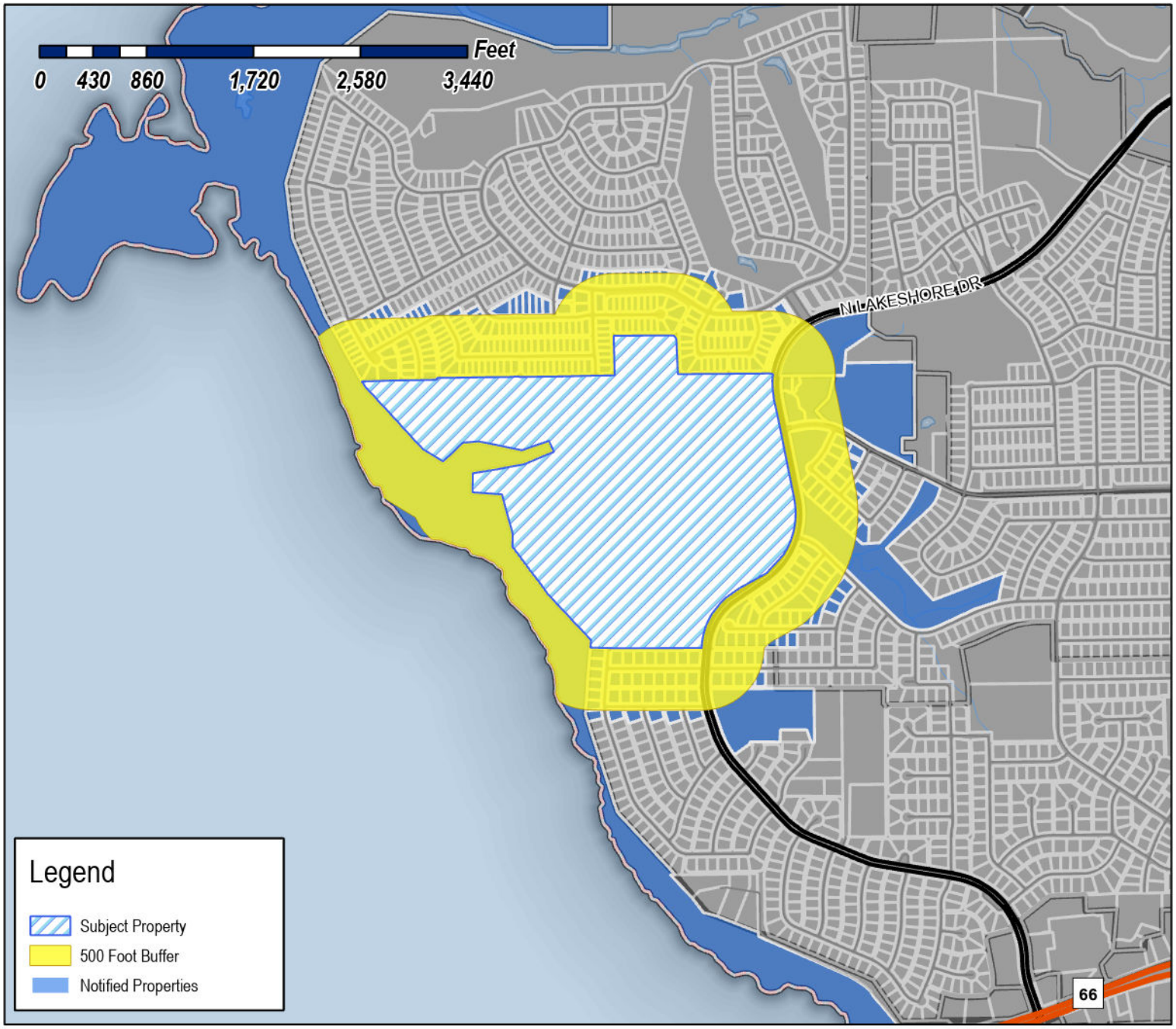
Z2025-032: Amendment to PD-11
Hold a public hearing to discuss and consider a request by the City of Rockwall for the approval of a Zoning Change amending Planned Development District 11 (PD-11) [Ordinance No.'s 73-52, 80-13, 93-11, 94.28, 01-08 & 04-37] for the purpose of consolidating the regulating ordinances for a 118.53-acre tract of land situated within the A. Hanna Survey, Abstract No. 98 and the N. Butler Survey, Abstract No. 21, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 11 (PD-11), generally located west of N. Lakeshore Drive, north of North Hills Drive, south of Shores Boulevard, and take any action necessary.

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

City of Rockwall

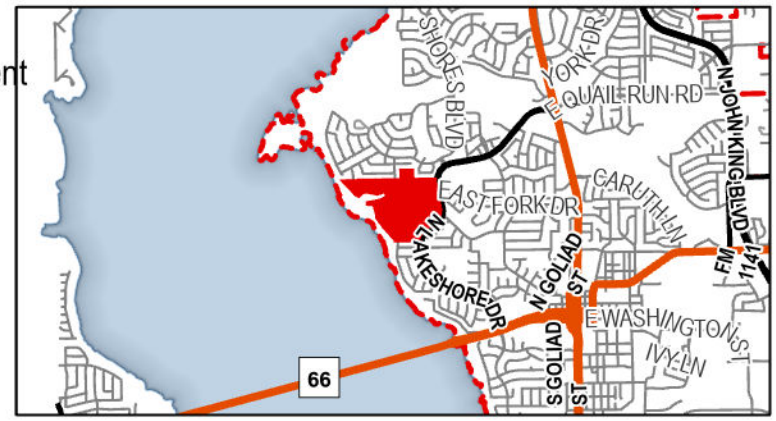
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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



Case Number: Z2025-032
Case Name: Amendment to Planned Development District 11(PD-11)
Case Type: Zoning
Zoning: Planned Development District 11 (PD-11)
Case Address: Hillcrest Shores Subdivision

Date Saved: 6/13/2025
For Questions on this Case Call: (972) 771-7745



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ROCKWALL, TX 75087

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1010 HILLCREST CIRCLE
ROCKWALL, TX 75087

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ROCKWALL, TX 75087

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1019 WOODHAVEN CIR
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Haslet, TX 76052

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ROCKWALL, TX 75087

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1036 HILLCREST CIR
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1037 HILLCREST CIR
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WARD PATRICK C
1037 WOODHAVEN CIRCLE
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JOSE CAMPOS
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1044 HILLCREST CIR
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1045 HILLCREST CIR
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SMETANA FAMILY TRUST
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1050 SHORES BLVD
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1056 ARBOR VIEW PL
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1061 WOODHAVEN CIR
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1063 ARBOR VIEW PL
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1064 ARBOR VIEW PL
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1069 WOODHAVEN CIR
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1072 ARBOR VIEW PLACE
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1081 ARBOR VIEW PL
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GUN BARREL CITY, TX 75156

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1125 SHORES BLVD
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VALDEZ AND
ALAN CLYDE PATTERSON
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ROCKWALL, TX 75087

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ROCKWALL, TX 75087

CSH PROPERTY ONE, LLC
1131 W WARNER RD STE 102
TEMPE, AZ 85284

MAULDIN JESSICA
1135 WATERSIDE CIRCLE
ROCKWALL, TX 75087

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ROCKWALL, TX 75087

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CAIN DENNIS R & MELISSA K
1150 CRESTCOVE DR
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ANDRUSKA KRISTIN
1150 LAKE GLEN CIR
ROCKWALL, TX 75087

SHIPP ANDREA MARIE & JOSHUA GLYNN
1150 Ridgeway Dr
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1150 WATERSIDE CIR
ROCKWALL, TX 75087

DEFRATES JOAN
1150 WATERWOOD CIRCLE
ROCKWALL, TX 75087

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1160 CRESTCOVE DR
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1160 LAKE GLEN CIRCLE
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ROCKWALL, TX 75087

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1175 LAKE GLEN CIR
ROCKWALL, TX 75087

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1175 WATERWOOD CIR
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1180 CRESTCOVE DRIVE
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1180 LAKE GLEN CIRCLE
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1180 RIDGEWAY DR
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1180 WATERSIDE CIR
ROCKWALL, TX 75087

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FERNANDO DIRK CARVAJAL
1180 WATERWOOD CIRCLE
ROCKWALL, TX 75087

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Rockwall, TX 75087

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1185 LAKE GLEN CIR
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RESIDENT
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SFR BORROWER 2021-2 LLC
120 S RIVERSIDE PLAZ SUITE 2000
CHICAGO, IL 60606

HPA II TEXAS SUB 2020-2 LLC
120 S Riverside Plz Ste 2000
Chicago, IL 60606

HPA JV TEXAS SUBSIDIARY 2019-1 ML LLC
120 S RIVERSIDE PLZ STE 2000
CHICAGO, IL 60606

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1200 CRESTCOVE DR
ROCKWALL, TX 75087

SAUTER DANA & TINA
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1200 WATERSIDE CIRCLE
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ECKWERT HI SUN
1205 CRESTCOVE DR
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12074 RIDGE RD
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ROCKWALL, TX 75087

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ROCKWALL, TX 75087

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1215 COASTAL DR
ROCKWALL, TX 75087

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DANIELLA TELLAM
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ORLANDO JESUS OSORIO JIMENEZ
1230 CRESTCOVE DR
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1235 Crestcove Dr
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ROCKWALL, TX 75087

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ROCKWALL, TX 75087

BREWER ANNETTE
1245 CRESTWAY DR
ROCKWALL, TX 75087

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ROCKWALL, TX 75087

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MARK PHELPS
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ROCKWALL, TX 75087

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CLAIR
1255 CRESTWAY DRIVE
ROCKWALL, TX 75087

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12573 MONTEGO PLZ
DALLAS, TX 75230

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TRUST
COREY G ALSOBROOK AND SHEILA E
ALSOBROOK- TRUSTEES
1260 COSTAL DRIVE
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1260 CRESTCOVE DR
ROCKWALL, TX 75087

RESIDENT
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ROCKWALL, TX 75087

RESIDENT
1265 CRESTWAY DR
ROCKWALL, TX 75087

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1270 Coastal Dr
Rockwall, TX 75087

COOK BRETT AND LISA
1270 CRESTCOVE DRIVE
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RESIDENT
1275 CRESTWAY DR
ROCKWALL, TX 75087

FARROW DOUGLAS & LYNN
1275 CRESTCOVE DR
ROCKWALL, TX 75087

IGLESIA MIRIAM
1280 COASTAL DR
ROCKWALL, TX 75087

SCICLUNA JON
1280 CRESTCOVE DR
ROCKWALL, TX 75087

CONFIDENTIAL
1285 CRESTCOVE DR
ROCKWALL, TX 75087

CLARK BRICE D AND BRITTANY A
1285 CRESTWAY DR
ROCKWALL, TX 75087

BOWMAN JOHN II AND DEBORAH A
1290 COASTAL DR
ROCKWALL, TX 75087

BAYIH MESFIN AND
EYERUSALEM ABERA BALAKER
1290 CRESTCOVE DRIVE
ROCKWALL, TX 75087

AYALA LOREANA AND BENY
1295 CRESTCOVE DRIVE
ROCKWALL, TX 75087

DORTON HAROLD AND DIANE M AND
DIANE DORTON
1295 CRESTWAY DRIVE
ROCKWALL, TX 75087

HALL TIMOTHY ROBERT
1305 CRESTWAY DR
ROCKWALL, TX 75087

WORSHAM BRAD AND RAEGAN
1315 CRESTWAY DR
ROCKWALL, TX 75087

DIXON DOUGLAS E AND ANDREA L
1320 COASTAL DR.
ROCKWALL, TX 75087

CLEMENTS PHILLIP & AMY
1320 COLONIAL CT
ROCKWALL, TX 75087

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1325 HILLWAY DRIVE
ROCKWALL, TX 75087

BOTT ERIC & JULIE
1330 COASTAL DR
ROCKWALL, TX 75087

PEREZ FERDINANDO
1330 CRESTWAY DR
ROCKWALL, TX 75087

BELTRAN WILLIE AND ANNE
1335 CLUBHILL DRIVE
ROCKWALL, TX 75087

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GEOFFREY A AND PHUONG M CARLETON
TRUSTEES
1335 COLONIAL CT
ROCKWALL, TX 75087

RESIDENT
1340 COLONIAL CT
ROCKWALL, TX 75087

SIMOWITZ MARK AND
LETICIA UNDERWOOD
1340 COASTAL DRIVE
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1340 CRESTWAY DR
ROCKWALL, TX 75087

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RON GERLACH, TRUSTEE
13435 ROANE CIR
SANTA ANA, CA 92705

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A SEPARATE SERIES OF CAYUGA REALTY LLC
13449 BIGELOW LANE
FRISCO, TX 75035

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1345 CLUBHILL DR
ROCKWALL, TX 75087

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1345 HILLWAY DR
ROCKWALL, TX 75087

SWIERCINSKY JOSHUA L
1355 CLUBHILL DR
ROCKWALL, TX 75087

HERNANDEZ JORGE A AND MILDRED AMARILIS
CHACON
1362 PETALUMA DR
ROCKWALL, TX 75087

CHU CHUNHSIN AND KOYI CHOU CHU
14610 14TH AVE SE
MILL CREEK, WA 98012

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1570 FAIRLAKES CT
ROCKWALL, TX 75087

CRESPO WIMPER A AND WENDY
1580 EDMONDSON TRAIL
ROCKWALL, TX 75087

HURLEY CLINT & PAIGE NICOLE
1582 EDMONDSON TR
ROCKWALL, TX 75087

ALFRED F WALDEN REVOCABLE TRUST
ALFRED F WALDEN - TRUSTEE
1583 EDMONDSON TRL
ROCKWALL, TX 75087

MA KIM H
1584 EDMONDSON TRAIL
ROCKWALL, TX 75087

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1585 EDMONDSON TRL
ROCKWALL, TX 75087

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1586 EDMONDSON TR
ROCKWALL, TX 75087

OWEN ALLEN J & JESICA L
1587 EDMONDSON TRAIL
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MUKTAR JEMIL M
1589 EDMONDSON TR
ROCKWALL, TX 75087

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1590 EDMONDSON TR
ROCKWALL, TX 75087

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1590 N HILLS DR
ROCKWALL, TX 75087

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1591 NORTH HILLS DR
ROCKWALL, TX 75087

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1591 EDMONDSON TRACE
ROCKWALL, TX 75087

MILLER TIMOTHY LEE
1592 EDMONDSON TRL
ROCKWALL, TX 75087

FIDGER REVOCABLE LIVING TRUST
BRIAN FIDGER - TRUSTEE
1592 NORTH HILLS
ROCKWALL, TX 75087

MCCOY ELI AND
THE TAMMIE NICOLE MCCOY LIVING TRUST
1593 Edmondson Trl
Rockwall, TX 75087

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1593 NORTH HILLS DR
ROCKWALL, TX 75087

SANDERS JERRY W & MARINA
1594 N HILLS DR
ROCKWALL, TX 75087

GROOVER ANTHONY AND DONNA MARRIE
1595 EDMONDSON TR
ROCKWALL, TX 75087

MURAKHOVSKY VLADISLAV AND YANA
1595 N HILLS DRIVE
ROCKWALL, TX 75087

LAGRANGE DONALD AND AMY C
1596 EDMONDSON TRAIL
ROCKWALL, TX 75087

LUSTIK KENNETH & ROBERT HOPSON
1596 N HILLS DR
ROCKWALL, TX 75087

JONES LALANII
1597 EDMONDSON TRAIL
ROCKWALL, TX 75087

SHEEHAN JAMES C & JULIA
1597 N HILLS DR
ROCKWALL, TX 75087

RUSSELL ALAN DUANE
1598 NORTH HILLS DR
ROCKWALL, TX 75087

WU MEIKI & KING CHUNG TSO
1599 N HILLS DR
ROCKWALL, TX 75087

ONCEBAY EDSON DANIEL & JENNIFER B
BAZZETTI BARRIENTOS
1601 N Hills Dr
Rockwall, TX 75087

SAMPSON DEAN & BARBARA KELLUM
1602 MONTCLAIR DR
ROCKWALL, TX 75087

HIBBS GINA C
1602 N HILLS DR
ROCKWALL, TX 75087

CONFIDENTIAL
1603 NORTH HILLS DRIVE
ROCKWALL, TX 75087

PHILIPS PAUL AND PATRA M
1604 MONTCLAIR ST
ROCKWALL, TX 75087

YOKOYAMA DAVID KURAJI & CYNTHIA E
1604 N Hills Dr
Rockwall, TX 75087

CLARK LUTHER A ETUX
1605 N HILLS DR
ROCKWALL, TX 75087

JISTEL MICHAEL & SABRA
1606 MONTCLAIR DR
ROCKWALL, TX 75087

WATSON MATTHEW W & JAMIE D
1606 NORTH HILLS DRIVE
ROCKWALL, TX 75087

STARR RICHARD AND KATRINA STARR
1607 NORTH HILLS DRIVE
ROCKWALL, TX 75087

BOULLION PAMELA S TOPPER
1608 MONTCLAIR DR
ROCKWALL, TX 75087

CONNALLY DAVID & VICKIE
1608 N HILLS DR
ROCKWALL, TX 75087

BENAVIDES JORGE
1609 NORTH HILLS DR
ROCKWALL, TX 75087

TOCHKOV KIRIL AND KARIN
1610 MONTCLAIR DR
ROCKWALL, TX 75087

CONFIDENTIAL
1610 NORTH HILLS DRIVE
ROCKWALL, TX 75087

DONNELLY DONALD J & SHEILA P
1611 N HILLS DR
ROCKWALL, TX 75087

VASQUEZ CHERRY LOU YUMUL
1612 MONTCLAIR DR
ROCKWALL, TX 75087

THOMPSON RANDALL D & JIMMIE A
1612 N HILLS DR
ROCKWALL, TX 75087

RUBUSH EDWARD J & JAMIE REVOCABLE LIVING TRUST
1613 N HILLS DR
ROCKWALL, TX 75087

RESIDENT
1614 NORTH HILLS DR
ROCKWALL, TX 75087

GAMADIA NOEL S & SHEELA
1614 MONTCLAIR DR
ROCKWALL, TX 75087

ROBERTS KYLE L & SUNDEE L
1615 CRESTHILL DR
ROCKWALL, TX 75087

PEREZ PEDRO JR & DELMA
1615 NORTH HILLS DRIVE
ROCKWALL, TX 75087

RESIDENT
1616 NORTH HILLS DR
ROCKWALL, TX 75087

RUSEK EDWARD J AND NORMALUZ
1616 MONTCLAIR DRIVE
ROCKWALL, TX 75087

FLUCK JONATHAN & ALLISON
1616 N HILLS DRIVE
ROCKWALL, TX 75087

RESIDENT
1616 NORTH LAKESHORE DR
ROCKWALL, TX 75087

HONEYCUTT CLINTON R & DAWN C
1625 CRESTHILL DR
ROCKWALL, TX 75087

BARBAY TERRY & ZELENA
1635 CRESTHILL DR
ROCKWALL, TX 75087

ISLAM SUMYIA & RIZVAN RASHIK
1645 Cresthill Dr
Rockwall, TX 75087

FOSTER DAVID L AND VICKI H
1655 CRESTHILL DRIVE
ROCKWALL, TX 75087

VRANA CAITLIN & ALEXANDER
1665 CRESTHILL DRIVE
ROCKWALL, TX 75087

KOLLEHNER STEVEN AND AMY
1670 LAKE BROOK CIR
ROCKWALL, TX 75087

ELY JAMES
1670 PARK VIEW DR
ROCKWALL, TX 75087

PYLE JERRY W & JUDY K
1675 CRESTHILL DR
ROCKWALL, TX 75087

RIGGINS JOSH DAVID & MEGHAN ALYNN THORLIEF
1675 LAKE BROOK CIRCLE
ROCKWALL, TX 75087

GARRETT DAVID W & JULIE L
1680 LAKE BROOK CIR
ROCKWALL, TX 75087

CATLETT JAMES W & PATRICIA A TRUSTEES
JAMES W & PATRICIA A CATLETT REV LIVING TRUST
1680 PARK VIEW DR
ROCKWALL, TX 75087

RESIDENT
1685 CRESTHILL DR
ROCKWALL, TX 75087

JENSCO REVOCABLE LIVING TRUST
SCOTT B WARD & JENNAFER N WARD - TRUSTEES
1685 Lake Brook Cir
Rockwall, TX 75087

PRODAHL DALE A & KAREN S
1685 PLUMMER DR
ROCKWALL, TX 75087

FORINASH JONATHAN
1690 LAKE BROOK CR
ROCKWALL, TX 75087

EDWARDS DENISE
1690 LAKE FOREST DR
ROCKWALL, TX 75087

CROWELL DANIEL & CYNTHIA N
1690 PARK VIEW DR
ROCKWALL, TX 75087

RESIDENT
1695 CRESTHILL DR
ROCKWALL, TX 75087

RESIDENT
1695 LAKE BROOK CIR
ROCKWALL, TX 75087

BUTLER CHRISTIAN D & RACHEL K
1695 LAKE FOREST DR
ROCKWALL, TX 75087

RESIDENT
1700 CRESTHILL DR
ROCKWALL, TX 75087

BOYNE DAVID ROBERT & DEBORAH K
1700 LAKE BROOK CIR
ROCKWALL, TX 75087

DEMOVILLE TREY & SARAH
1700 LAKE FOREST DR
ROCKWALL, TX 75087

STARK JAMES CHRISTOPHER & ELIZABETH
1702 Tuffree Blvd
Placentia, CA 92870

JOHNSON CLARENCE R & CASANDRA L
1704 BAY WATCH DR
ROCKWALL, TX 75087

SIMS DAVID E AND ANITA L
1704 LAKE BREEZE DR
ROCKWALL, TX 75087

RESIDENT
1705 CRESTHILL DR
ROCKWALL, TX 75087

LYNCH CHRISTOPHER J
1705 BAY WATCH DRIVE
ROCKWALL, TX 75087

RYAN JEFFREY WADE
1705 BAYHILL DR
ROCKWALL, TX 75087

MANCUSO TYLER J & TAMMY B
1705 LAKE FOREST DR
ROCKWALL, TX 75087

ZHU JIA & JIANXIONG DONG
1706 MAGNOLIA CIRCLE
PLEASANTON, CA 94566

CONFIDENTIAL
1707 LAKE BREEZE DRIVE
ROCKWALL, TX 75087

HEATHINGTON ERNESTINE
1710 CRESTHILL DR
ROCKWALL, TX 75087

DEARING JAMES AND KANESHA
1710 LAKE FOREST DR
ROCKWALL, TX 75087

PAULSEN LOGAN & BRANDI A
1712 BAY WATCH DRIVE
ROCKWALL, TX 75087

VAUGHN STEPHEN MICHAEL
1712 LAKE BREEZE DR
ROCKWALL, TX 75087

WHITAKER MARTIN & DORIS
1715 BAY WATCH DR
ROCKWALL, TX 75087

KOSANDA AMANDA C AND THOMAS
1715 BAYHILL DRIVE
ROCKWALL, TX 75087

SWIERCINSKY NIKI AND
MICHAEL SWIERCINSKY
1715 CRESTHILL DR
ROCKWALL, TX 75087

TAYLOR MICHAEL JOSEPH JR AND HEATHER L
1717 LAKE BREEZE DRIVE
ROCKWALL, TX 75087

2019-1 IH BORROWER LP
1717 MAIN SST SUITE 2000
DALLAS, TX 75201

WHIPPLE JOHN & COLLEEN
1720 CRESTHILL DR
ROCKWALL, TX 75087

PEDDIE STACIE
1720 LAKE BREEZE DRIVE
ROCKWALL, TX 75087

PRISOCK ANGELA RENEE
1720 LAKE FOREST DRIVE
ROCKWALL, TX 75087

KEETON KENNETH W & REBECCA
1722 BAY WATCH DR
ROCKWALL, TX 75087

PSOLKA ROBERT W
1725 BAY WATCH DR
ROCKWALL, TX 75087

HERNANDEZ IGNACIO AND ELVIA
1725 CRESTHILL DR
ROCKWALL, TX 75087

JARCY EVAN
1725 LAKE FOREST DRIVE
ROCKWALL, TX 75087

GUINEE ROBERT JOSEPH JR
1727 BAYHILL DR
ROCKWALL, TX 75087

HUSKA DAVID G & ADELINA ORNELAS MUNOZ
1727 LAKE BREEZE DR
ROKWALL, TX 75087

LOE REVOCABLE TRUST
STEVEN LOE AND KIMBERLEY LOE- TRUSTEES
173 BLACK POWDER CIRCLE
FOLSOM, CA 95630

RESIDENT
1730 CRESTHILL DR
ROCKWALL, TX 75087

GAMBOA ELLEN K AND RICHARD
1730 LAKE BREEZE DR
ROCKWALL, TX 75087

KIM SEONG CHEOL & HEE SOOK
1730 LAKE FOREST DR
ROCKWALL, TX 75087

BREEN ROBERT AND LAURA
1732 BAY WATCH DR
ROCKWALL, TX 75087

WHALIN GREGORY L & TERRI B
1733 BAY WATCH DR
ROCKWALL, TX 75087

TETLEY GEOFFREY & PAULA SCRUBBS TETLEY
1735 CRESTHILL DR
ROCKWALL, TX 75087

MARSHALL JOHN & HEATHER
1735 LAKE FOREST DR
ROCKWALL, TX 75087

LOCKWOOD CHARLES DOUGLAS
1737 BAYHILL DR
ROCKWALL, TX 75087

BOWEN RONALD L & DEANNA K
1737 LAKE BREEZE DR
ROCKWALL, TX 75087

BYROM JOHNNY R & LYNETTE
1738 LAKE BREEZE DR
ROCKWALL, TX 75087

RESIDENT
1740 CRESTHILL DR
ROCKWALL, TX 75087

TUBBS LAJUAN C
1740 BAY WATCH DR
ROCKWALL, TX 75087

ULAND HARRY E & JERI M
1740 LAKE FOREST DR
ROCKWALL, TX 75087

LANZONE FAMILY LIVING TRUST
CHRIS A LANZONE AND DIANE M LANZONE-
TRUSTEES
1741 BAY WATCH DRIVE
ROCKWALL, TX 75087

RESIDENT
1745 CRESTHILL DR
ROCKWALL, TX 75087

GEHRING CAROLYN S
1745 LAKE BREEZE DR
ROCKWALL, TX 75087

SLEDGE JEFFREY LYNN
1745 Lake Forest Dr
Rockwall, TX 75087

PHILLIPS JACOB AND CAREEN NAKHLEH
1747 BAYHILL DRIVE
ROCKWALL, TX 75087

VIOLET ANNETTE HARRINGTON LIVING TRUST
VIOLET HARRINGTON- TRUSTEE
1748 BAYWATCH DRIVE
ROCKWALL, TX 75087

KLECHA MARK AND ANGELA
1748 LAKE BREEZE DR
ROCKWALL, TX 75087

CONFIDENTIAL
1750 CRESTHILL DR
ROCKWALL, TX 75087

WILLIAMSON MICHAEL R & NANCY S
1750 LAKE FOREST DR
ROCKWALL, TX 75087

AKARD ARTHUR F & DANA D
1751 BAY WATCH DR
ROCKWALL, TX 75087

RESIDENT
1755 CRESTHILL DR
ROCKWALL, TX 75087

THOMPSON RONALD G & CAROLYN E
1755 BAYHILL DR
ROCKWALL, TX 75087

BARKER MARK A
1755 LAKE BREEZE DR
ROCKWALL, TX 75087

BOONE WILLIAM R JR & KYOKO N
1756 LAKE BREEZE DR
ROCKWALL, TX 75087

RESIDENT
1758 BAY WATCH DR
ROCKWALL, TX 75087

WITTIG MILTON G & CYNTHIA J
1759 BAY WATCH DR
ROCKWALL, TX 75087

SOUTH KIMBERLY GAIL
1760 CRESTHILL DRIVE
ROCKWALL, TX 75087

FOSTER MARTHA K REVOCABLE TRUST
1760 LAKE FOREST DR
ROCKWALL, TX 75087

SILVERSTEIN ERIC
1763 BAYHILL DRIVE
ROCKWALL, TX 75087

LONDON REV TR
1763 LAKE BREEZE DR
ROCKWALL, TX 75087

RESIDENT
1764 LAKE BREEZE DR
ROCKWALL, TX 75087

REASOR BRYAN E & KIMBERLY
1765 CRESTHILL DR
ROCKWALL, TX 75087

BREEN ROBERT & LAURA SCHNURR-BREEN
1765 LAKE FOREST DR
ROCKWALL, TX 75087

RAY WILLIAM JACKSON AND DAWN MARIE
1766 BAY WATCH DRIVE
ROCKWALL, TX 75087

JACOBSON BRUCE ALLEN & MARGARET
1769 BAY WATCH DR
ROCKWALL, TX 75087

JOHNSON CLAIRE CELESTE AND PHILLIP LEWIS
1770 LAKE FOREST DR
ROCKWALL, TX 75087

SMITH JAMES & JULIE
1773 BAYHILL DR
ROCKWALL, TX 75087

MEYN RICHARD B & CATHERINE
MEYN FAMILY TRUST
1773 LAKE BREEZE DR
ROCKWALL, TX 75087

HAMILTON JANET K
1774 BAY WATCH DR
ROCKWALL, TX 75087

IRIART JON R & KIMBERLY A
1774 LAKE BREEZE DR
ROCKWALL, TX 75087

WHITE BONNIE SUE
1775 LAKE FOREST DRIVE
ROCKWALL, TX 75087

FELFE SIDNEY & MOLLY
1777 EMERALD BAY
ROCKWALL, TX 75087

2020 T. J. WEIGAND REVOCABLE TRUST
THOMAS MATTHEW WEIGAND AND JOANNA
LEE WEIGAND - TRUSTEES
1780 LAKE FOREST DRIVE
ROCKWALL, TX 75087

MOORE KERMIT TAYLOR
1781 Bayhill Dr
Rockwall, TX 75087

PERALES LIVING TRUST
1781 LAKE BREEZE DRIVE
ROCKWALL, TX 75087

HOLCOMB RICHARD & KATHY
1782 LAKE BREEZE DR
ROCKWALL, TX 75087

WALLER STEVEN & KAREN
1785 EMERALD BAY DR
ROCKWALL, TX 75087

SALSBURY ANNA MARIE JOVERO AND
BENJAMIN
1790 Lake Breeze Dr
Rockwall, TX 75087

RESIDENT
1791 BAY HILL DR
ROCKWALL, TX 75087

RESIDENT
1793 LAKE BREEZE DR
ROCKWALL, TX 75087

BOLLI MICHAEL R & MOLLY S
1795 EMERALD BAY DR
ROCKWALL, TX 75087

DAVENPORT JAMES & MARYBETH
1798 LAKE BREEZE DR
ROCKWALL, TX 75087

YOUNGERS GREGORY ALAN
1799 BAY HILL DRIVE
ROCKWALL, TX 75087

WILLIAMS RODERICK
1802 KELLY LANE
ROCKWALL, TX 75097

SIMONDS KENNETH AND MORRAIKA
1803 Lake Breeze Dr
Rockwall, TX 75087

BUTCHER LARRY R
1806 LAKE BREEZE DR
ROCKWALL, TX 75087

WHITE JUDY G
1807 Bayhill Dr
Rockwall, TX 75087

MOLLOY STEVEN D & DEBRA L
1807 EMERALD BAY DR
ROCKWALL, TX 75087

RUIZDEVAL EDWIN & SUSAN
1812 KELLY LN
ROCKWALL, TX 75087

SONNEN GREGORY & ANNETTE
1814 EMERALD BAY DR
ROCKWALL, TX 75087

GUANCIAL EDWARD LINCOLN & SANDRA T
1814 LAKE BREEZE DR
ROCKWALL, TX 75087

LECOMPTE TRACY J
1815 EMERALD BAY DR
ROCKWALL, TX 75087

DAVIS JIMMY GOLAN AND TATIANA
KAPOUSTINA-DAVIS
1817 BAYHILL DRIVE
ROCKWALL, TX 75087

HAVENS CHARLIE C & JULIA A
REVOCABLE LIVING TRUST
1819 KELLY LN
ROCKWALL, TX 75087

ALDABA NANCY R AND
MARCO ANTONIO RAMIREZ ALVAREZ
1820 KELLY LANE
ROCKWALL, TX 75087

RESIDENT
1822 BAY HILL DR
ROCKWALL, TX 75087

WALLACE DUANE & PAULA
1822 EMERALD BAY DR
ROCKWALL, TX 75087

LESERVE ALFRED R & JEAN A
1823 EMERALD BAY DR
ROCKWALL, TX 75087

ABK REVOCABLE LIVING TRUST
ALLEN KHABAZ - TRUSTEE
1827 BAYHILL DRIVE
ROCKWALL, TX 75087

ROGERS JOE F
1829 KELLY LN
ROCKWALL, TX 75087

NEUGENT MEREDITH & ANNE
1830 EMERALD BAY DR
ROCKWALL, TX 75087

GARRITY PAUL J
1830 KELLY LN
ROCKWALL, TX 75087

BOWEN MATT & AMANDA
1831 EMERALD BAY DRIVE
ROCKWALL, TX 75087

DOUGLAS JEFFREY &
AMANDA DOUGLAS
1832 Bayhill Dr
Rockwall, TX 75087

CLARK GILBERT MICHAEL AND KATHRYN ANN
1835 BAYHILL DRIVE
ROCKWALL, TX 75087

HATCHER BLAYNE AND KRISTEN
1838 EMERALD BAY DR
ROCKWALL, TX 75087

WOLD CHAD AND JANETTE
1838 Kelly Ln
Rockwall, TX 75087

RESIDENT
1839 EMERALD BAY DR
ROCKWALL, TX 75087

WELLS BILLY W & KAREN D
1840 BAYHILL DR
ROCKWALL, TX 75087

IVEY CRAIG & NICOLE
1840 CRESTLAKE DR
ROCKWALL, TX 75087

WENDT DELBERT C & CHRISTY E
1841 KELLY LN
ROCKWALL, TX 75087

BURAU TRAVIS R & BRIDGETT
1844 KELLY LN
ROCKWALL, TX 75087

KEELS BROOKE OWENS AND SCOTT ALAN
1845 BAYHILL DRIVE
ROCKWALL, TX 75087

HUGHES DENNIS E & MARSHA D
1846 EMERALD BAY DR
ROCKWALL, TX 75087

CONFIDENTIAL
1847 EMERALD BAY DRIVE
ROCKWALL, TX 75087

BRYSON DAVID L & SUSAN H
1848 BAYHILL DR
ROCKWALL, TX 75087

HUNDLEY TERRY G & SHERRIE M
1850 CRESTLAKE DR
ROCKWALL, TX 75087

CHRISTIAN ALLEN L JR
1850 KELLY LN
ROCKWALL, TX 75087

HOLLAND REVOCABLE LIVING TRUST
1851 KELLY LN
ROCKWALL, TX 75087

DAVID AND VEENA TRUST
1854 Emerald Bay Dr
Rockwall, TX 75087

ESPARZA JUAN C AND KATHLEEN LOERA
1855 BAYHILL DRIVE
ROCKWALL, TX 75087

FOWLER JEREMEY & DALAIH
1855 CRESTLAKE DR
ROCKWALL, TX 78087

BENTLEY MARC O & KYLEEN A
1855 EMERALD BAY DR
ROCKWALL, TX 75087

SLUSARZ MIROSLAW
1856 BAYHILL DR
ROCKWALL, TX 75087

GORHAM JACQUELYN R AND CHAD S
1858 KELLY LN
ROCKWALL, TX 75032

BLALOCK DAVID PAUL
1859 KELLY LANE
ROCKWALL, TX 75087

KAMINSKI STEVEN J &
LORRAINE F KAMINSKI
1860 CRESTLAKE DR
ROCKWALL, TX 75087

RESIDENT
1862 EMERALD BAY DR
ROCKWALL, TX 75087

FREEL JAMES D & LAURA A
1863 EMERALD BAY DR
ROCKWALL, TX 75087

KAMINSKI CHERYL L
1865 CRESTLAKE DR
ROCKWALL, TX 75087

TROSCLAIR LIVING TRUST
RONALD P TROSCLAIR JR & CYNTHIA D
TROSCLAIR - TRUSTEES
1867 KELLY LN
ROCKWALL, TX 75087

WHITAKER BARBARA A AND WADE H
1870 CRESTLAKE DR
ROCKWALL, TX 75087

STEVENS MATTHEW W & ETUX
1870 EMERALD BAY DR
ROCKWALL, TX 75087

WALKER JAMES D
1871 EMERALD BAY DR
ROCKWALL, TX 75087

RESIDENT
1875 CRESTLAKE DR
ROCKWALL, TX 75087

WINSTON AVA J
1875 KELLY LN
ROCKWALL, TX 75087

RESIDENT
1878 EMERALD BAY DR
ROCKWALL, TX 75087

DUCHOVNAY GERALD
1879 EMERALD BAY DR
ROCKWALL, TX 75087

POOL JOE CURTIS & REBECCA ANN
1880 CRESTLAKE DR
ROCKWALL, TX 75087

FOSTER MARCIA M
1885 CRESTLAKE DRIVE
ROCKWALL, TX 75087

ESTATE OF BETTY ISBELL
1888 EMERALD BAY DR
ROCKWALL, TX 75087

SANTANA ALBERTO J
1890 CRESTLAKE DRIVE
ROCKWALL, TX 75087

SANFORD RICHARD A & FRANCES J
1895 Crestlake Dr
Rockwall, TX 75087

RIEBOCK MATTHEW P
1896 EMERALD BAY DR
ROCKWALL, TX 75087

STRICKER MICHAEL CLAY & CYNTHIA JAYNELL
1900 CRESTLAKE DRIVE
ROCKWALL, TX 75087

SHEPPARD RICHARD RODNEY
AND BARBARA J UMBRICHT
1904 EMERALD BAY DR
ROCKWALL, TX 75087

NEKUYI FARZAD AND BEHNAZ GHOLAMI
1905 CRESTLAKE DR
ROCKWALL, TX 75087

SOLOMONOW MOSHE & SUSANNE ELISBET
1910 CRESTLAKE DR
ROCKWALL, TX 75087

SIGNO LIVING TRUST
ARTURO ROSAL SIGNO AND LOURDES GAERLAN
SIGNO- COTRUSTEES
1914 EMERALD BAY DR
ROCKWALL, TX 75087

COPELAND DONNA
1915 CRESTLAKE DR
ROCKWALL, TX 75087

RESIDENT
1917 EMERALD BAY DR
ROCKWALL, TX 75087

HILL HEATH A & JENNIFER A
1917 EMERALD BAY DR
ROCKWALL, TX 75087

KNIGHT WALKER & LAUREL PATTERSON
1920 Crestlake Dr
Rockwall, TX 75087

KONTOS INVESTMENT LLC
1925 CRESTLAKE DR
ROCKWALL, TX 75087

DORINSKI DAVID ALAN
1930 CRESTLAKE DRIVE
ROCKWALL, TX 75087

THOMPSON JOHN D AND RHONDA G
1935 CRESTLAKE DR
ROCKWALL, TX 75087

RESIDENT
1940 N LAKESHORE RD
ROCKWALL, TX 75087

ROCKWALLS GEMMD PLLC
1944 N LAKESHORE DR
ROCKWALL, TX 75087

TORRIERO STEVE OTTO
1950 LAKE FOREST DR
ROCKWALL, TX 75087

MANZOOR QAMAR & SHAISTA
1960 Lake Forest Dr
Rockwall, TX 75087

MENEFEE SHAWN AND NICOLE
1970 LAKE FOREST DRIVE
ROCKWALL, TX 75087

PIERCE RICHARD T & MISTY O
1980 LAKE FOREST DR
ROCKWALL, TX 75087

ROHDE CHRISTOPHER TODD AND SHANNON
LEANNE
1985 LAKE FOREST DR
ROCKWALL, TX 75087

MORRISON WARD C
1998 LAKE FOREST DRIVE
ROCKWALL, TX 75087

ARAUZ CARLOS
2000 LAKE FOREST DR
ROCKWALL, TX 75087

WOODUL LEX & KIMBERLY
2005 LAKE FOREST DR
ROCKWALL, TX 75087

BERENSON MITCHELL & ROBERTA
2010 CRESTLAKE DR
ROCKWALL, TX 75087

HEGGAR RICKEY & LAKECIA
2020 LAKE FOREST DR
ROCKWALL, TX 75087

GG & MG FAMILY REVOCABLE TRUST
GREGORY ENLOE GOFF & MITZIE RENEE GOFF-
CO-TRUSTEES
2025 LAKE FOREST DRIVE
ROCKWALL, TX 75087

HURT TYRONE & BARBARA
2030 CRESTLAKE DR
ROCKWALL, TX 75087

WILK TERESA HALEY
2030 LAKE FOREST DR
ROCKWALL, TX 75087

SWINFORD STEVE
2040 LAKE FOREST DR
ROCKWALL, TX 75087

ATTERBURY ANDREW J
2045 LAKE FOREST DRIVE
ROCKWALL, TX 75087

GLENN JOHN AND CHRISHTAN
2045 ROSA AVE
SAN MARINO, CA 91108

RESIDENT
2050 GARDEN CREST DR
ROCKWALL, TX 75087

SCHULTER SUSAN
2055 CRESTLAKE DR
ROCKWALL, TX 75087

CONFIDENTIAL OWNER
2055 GARDEN CREST DR
ROCKWALL, TX 75087

RESIDENT
2060 GARDEN CREST DR
ROCKWALL, TX 75087

RESIDENT
2065 GARDEN CREST DR
ROCKWALL, TX 75087

MCGOVERN MICHAEL
2065 CRESTLAKE DR
ROCKWALL, TX 75087

CARROLL BOBBY & CAROLYN
2065 LAKE FOREST DR
ROCKWALL, TX 75087

SISKA PATRICIA DAWN
2070 GARDEN CREST DR
ROCKWALL, TX 75087

RESIDENT
2075 CRESTLAKE DR
ROCKWALL, TX 75087

RESIDENT
2075 GARDEN CREST DR
ROCKWALL, TX 75087

AYO JOHN & PATRICE ANNETTE
2075 LAKE FOREST DR
ROCKWALL, TX 75087

GREGA JON C
2080 GARDEN CREST DR
ROCKWALL, TX 75087

SIMPSON JASON L & LISA D
NORMAN L PICKENS
2085 CRESTLAKE DR
ROCKWALL, TX 75087

CONGER EDWARD G & CATHERINE A
2085 GARDEN CREST DR
ROCKWALL, TX 75087

RESIDENT
2090 GARDEN CREST DR
ROCKWALL, TX 75087

ROTHERMEL JASON M AND CRYSTAL M
2095 CRESTLAKE DR
ROCKWALL, TX 75087

DELEMOS MARTHA J
2095 GARDEN CREST DR
ROCKWALL, TX 75087

KENNETH L GRANGER FAMILY TRUST
KENNETH L GRANGER- TRUSTEE
2100 GARDEN CREST DRIVE
ROCKWALL, TX 75087

RESIDENT
2105 GARDEN CREST DR
ROCKWALL, TX 75087

KUPONIYI OLANREWAJU AND FUNMILAYO
2105 CRESTLAKE DR
ROCKWALL, TX 75087

HARFORD THOMAS AND SHELLY
2105 LAKE FOREST DR
ROCKWALL, TX 75087

BENNETT PATTI
2110 GARDEN CREST DR
ROCKWALL, TX 75087

SMITH CAROL ANN
2115 CRESTLAKE DR
ROCKWALL, TX 75087

HOANG WAYNE N
2115 GARDEN CREST DR
ROCKWALL, TX 75087

HIBBS DANIEL AARON AND JENNIFER ANGELA
2115 LAKE FOREST DR
ROCKWALL, TX 75087

RESIDENT
2120 CRESTLAKE DR
ROCKWALL, TX 75087

BRADY CHRISTOPHER
2120 GARDEN CREST DR
ROCKWALL, TX 75087

SMILEY KEVIN & JENNIFER
2125 CRESTLAKE DR
ROCKWALL, TX 75087

FOLZ GILBERT F JR & TERESA
2125 GARDEN CREST DR
ROCKWALL, TX 75087

PARDUE JASON AND SUZAN
2125 LAKE FOREST
ROCKWALL, TX 75087

PARDUE SUZAN LEIGH LUX
2125 LAKE FOREST DR
ROCKWALL, TX 75087

AN KI SONG & REBECCA LEA
2130 Crestlake Dr
Rockwall, TX 75087

TURNER ROBERT LINCOLN III AND JOSEFINA C
2130 GARDEN CREST DRIVE
ROCKWALL, TX 75087

RESIDENT
2135 CRESTLAKE DR
ROCKWALL, TX 75087

DAVIS RANDAL R
2135 GARDEN CREST DR
ROCKWALL, TX 75087

KABA GAZMENT & SHQIPE
2135 LAKE FOREST DR
ROCKWALL, TX 75087

SHAW KIRK D & MELISSA M
2140 CRESTLAKE DRIVE
ROCKWALL, TX 75087

DELANEY FAMILY LIVING TRUST
JIMMY DON DELANEY & DEBORAH LYNN
DELANEY - TRUSTEES
2140 GARDEN CREST DR
ROCKWALL, TX 75087

PERCEFUL LARRY P
2140 LAKE FOREST DRIVE
ROCKWALL, TX 75087

RESIDENT
2145 CRESTLAKE DR
ROCKWALL, TX 75087

ROBINSON RAY & BARBARA
2145 GARDEN CREST DR
ROCKWALL, TX 75087

RESIDENT
2150 GARDEN CREST DR
ROCKWALL, TX 75087

LEAF SHOENE J & WILLIAM F II
2155 CRESTLAKE DR
ROCKWALL, TX 75087

TANKERSLEY KIM LUTHER
2155 Garden Crest Dr
Rockwall, TX 75087

ROOF STEPHEN
2155 LAKE FOREST DR
ROCKWALL, TX 75087

ROSE JAMES D AND NANCY L
2160 CRESTLAKE DR
ROCKWALL, TX 75087

BURROW RUSTY & CHRISTINE
2160 GARDEN CREST DR
ROCKWALL, TX 75087

MACIEL SERGIO & JOHANA ELIZABETH
2160 LAKE FOREST DR
ROCKWALL, TX 75087

RESIDENT
2165 GARDEN CREST DR
ROCKWALL, TX 75087

WILCOX RICHARD C
2165 CRESTLAKE DR
ROCKWALL, TX 75087

GLADNEY CAROL
2170 CRESTLAKE DR
ROCKWALL, TX 75087

BALLENGER FAMILY LIVING TRUST
DANIEL L BALLENGER & JULIE L BALLENGER -
TRUSTEES
2170 GARDEN CREST DR
ROCKWALL, TX 75087

TALLIS JOHN &
NICOLE LOEWEN
2175 CRESTLAKE DR
ROCKWALL, TX 75087

CHILDERS JOHN & EMILY A
2175 GARDEN CREST DR
ROCKWALL, TX 75087

DAVIS RICHARD S & LYNDELL R
2175 LAKE FOREST DR
ROCKWALL, TX 75087

RESIDENT
2180 GARDEN CREST DR
ROCKWALL, TX 75087

FLORES ANGEL O & GENISE J
2180 LAKE FOREST DRIVE
ROCKWALL, TX 75087

RESIDENT
2185 CRESTLAKE DR
ROCKWALL, TX 75087

GONZALEZ DIEGO AND
BLANCA SOTO
2185 GARDEN CREST DR
ROCKWALL, TX 75087

MCKENZIE DONALD & SHELBIE
2185 LAKE FOREST DR
ROCKWALL, TX 75087

CARREIRO DENNIS
2190 GARDEN CREST DR
ROCKWALL, TX 75087

WILKERSON STEPHEN AND LORI
2190 LAKE FOREST DR
ROCKWALL, TX 75087

RESIDENT
2195 GARDEN CREST DR
ROCKWALL, TX 75087

GAWEDZINSKI ROBERT W & DIANE B
2195 CRESTLAKE DRIVE
ROCKWALL, TX 75087

SALCIDO MORGAN
2200 CRESTLAKE DR
ROCKWALL, TX 75087

CAMPION ANGELA D
2201 RANDAS WAY
ROCKWALL, TX 75087

WHITE LARRY & JANETLYN
2205 GARDEN CREST DRIVE
ROCKWALL, TX 75087

RESIDENT
2210 GARDEN CREST DR
ROCKWALL, TX 75087

ARZYMBETOV RUSTEM
2210 THOMAS JEFFERSON DR
RENO, NV 89509

GARDNER SUZANNE ROGERS
2215 CRESTLAKE DR
ROCKWALL, TX 75087

FORD FRANK G & RHYS O
2215 GARDEN CREST DR
ROCKWALL, TX 75087

LEE MARK AND KIMBERLY
222 EAGLES BLUFF BLVD
BULLARD, TX 75757

RESIDENT
2220 GARDEN CREST DR
ROCKWALL, TX 75087

RESIDENT
2225 GARDEN CREST DR
ROCKWALL, TX 75087

O'CAMPO ANITA T
2230 GARDEN CREST DR
ROCKWALL, TX 75087

DUNNE ELIZABETH
2235 GARDEN CREST DR
ROCKWALL, TX 75087

WALKER MERVIN NELSON AND NELDA DARLENE
2240 GARDEN CREST DR
ROCKWALL, TX 75087

VITIELLO KRISTINE A & DAN F
2245 GARDEN CREST DR
ROCKWALL, TX 75087

FRANCES B STINNETT REVOCABLE TRUST
FRANCES BELK STINNETT- TRUSTEE
2250 GARDEN CREST DRIVE
ROCKWALL, TX 75087

RESIDENT
2255 GARDEN CREST DR
ROCKWALL, TX 75087

CANNON CHRISTI
2260 GARDEN CREST DR
ROCKWALL, TX 75087

KRATZ WILLIAM
2265 GARDEN CREST DR
ROCKWALL, TX 75087

CORBELL TAMMIE
2270 GARDEN CREST DR
ROCKWALL, TX 75087

FALETTO DARRYL D
2275 GARDEN CREST DR
ROCKWALL, TX 75087

RESIDENT
2280 GARDEN CREST DR
ROCKWALL, TX 75087

KRAWIETZ LUKE & CYNTHIA
2285 GARDEN CREST DR
ROCKWALL, TX 75087

RESIDENT
2290 GARDEN CREST DR
ROCKWALL, TX 75087

WAGNER STACY L
2295 GARDEN CREST DR
ROCKWALL, TX 75087

RILEY DANA J AND RICHARD E
2305 CRESTLAKE DR
ROCKWALL, TX 75087

STEGMAN STACIE AND JOSHUA
2305 GARDEN CREST DR
ROCKWALL, TX 75087

MULLIKEN MATTHEW S & ELLIE T
2305 LAKE FOREST DR
ROCKWALL, TX 75087

WATSON DANIEL L AND JANIS A
2305 SADDLEBROOK LN
ROCKWALL, TX 75087

RESIDENT
2315 GARDEN CREST DR
ROCKWALL, TX 75087

BENTON JOHN
2315 CRESTLAKE DRIVE
ROCKWALL, TX 75087

BRISCOE OIL INC
2323 STEVENS RD
ROCKWALL, TX 75032

TESTA LAURA & NICHOLAS
2325 CRESTLAKE DR
ROCKWALL, TX 75087

CONFIDENTIAL
2325 GARDEN CREST DR
ROCKWALL, TX 75087

LYLE BRADLEY JAMES
2335 CRESTLAKE DR
ROCKWALL, TX 75087

PACOT MICHELLE BROUSSARD & SCOTT
2335 FALLS VIEW DR
ROCKWALL, TX 75087

BAGNASCHI STEVEN A & LORI D
2345 LAKE FOREST DR
ROCKWALL, TX 75087

FITZPATRICK ADAM AND SARAH
2360 LAKE FOREST DRIVE
ROCKWALL, TX 75087

RESIDENT
2365 LAKE FOREST DR
ROCKWALL, TX 75087

SINUTKO JOHN & NANCY BEVERLY
2375 FALLS VIEW DRIVE
ROCKWALL, TX 75087

2023 K T HOLT REVOCABLE TRUST
2375 Lake Forest Dr
Rockwall, TX 75087

GEISINGER MATT D & JOYCE O
2385 FALLS VIEW DR
ROCKWALL, TX 75087

MILLER MICHAEL AND NATALIE
2395 FALLS VIEW DRIVE
ROCKWALL, TX 75087

AMH 2015-2 BORROWER LLC
23975 Park Sorrento Ste 300
Calabasas, CA 91302

ARP 2014-1 BORROWER LLC
ATTN: PROPERTY TAX DEPARTMENT
23975 Park Sorrento Ste 300
Calabasas, CA 91302

ARP 2014-1 BORROWER LLC
ATTN: PROPERTY TAX DEPARTMENT
23975 Park Sorrento Ste 300
Calabasas, CA 91302

AMERICAN HOMES 4 RENT PROPERTIES TWO LLC
23975 Park Sorrento Ste 300
Calabasas, CA 91302

AMH 2014-2 BORROWER LLC
23975 Park Sorrento Ste 300
Calabasas, CA 91302

DUGGAN JOEL D & MELBA L
2405 FALLS VIEW DR
ROCKWALL, TX 75087

SMITH STOVE L III AND AMY ONOFRIO-SMITH
2415 FALLS VIEW DR
ROCKWALL, TX 75087

MATHSON KATHLEEN G
2430 SHORECREST DR
ROCKWALL, TX 75087

WARE WILSON G & CARRIE L
2440 SHORECREST DR
ROCKWALL, TX 75087

STEVENSON BENJAMIN AND LAUREN
2450 SHORECREST DRIVE
ROCKWALL, TX 75087

RESIDENT
2460 SHORECREST DR
ROCKWALL, TX 75087

KEITH MACKENZIE D & KERRY S
2470 SHORECREST DRIVE
ROCKWALL, TX 75087

RESIDENT
2480 SHORECREST DR
ROCKWALL, TX 75087

DEVLIN MARY RACHEL
249 CRAFTS ST
NEWTON, MA 2460

WHITE RICHARD A
2490 SHORECREST DR
ROCKWALL, TX 75087

NIEBLA OYUKI
2500 SHORECREST DRIVE
ROCKWALL, TX 75087

TETER ERIC JASON AND MELANIE ANN
2510 SHORECREST DRIVE
ROCKWALL, TX 75087

RILEY TONY & KATHY
2520 SHORECREST DR
ROCKWALL, TX 75087

2024 G C FREDERICKS REVOCABLE TRUST
GARY PAUL FREDERICKS & CHRISTINE
FREDERICKS - TRUSTEES
2530 SHORECREST DR
ROCKWALL, TX 75087

HARRIS FAMILY LIVING TRUST
MARLENE & NORMAN HARRIS TRUSTEES
25534 WEST COLETTE WAY
CALABASAS, CA 91364

GOTROCKS PROPERTIES LLC
ATTN: GENE COOPER, MANAGER
2560 Technology Dr Ste 100
Plano, TX 75074

SEARCY LAURA L
2620 ROLLING MEADOWS DR
ROCKWALL, TX 75087

THE SHORES ON LAKE RAY HUBBARD
OWNERS ASSOCIATION INC
2650 CHAMPIONS
ROCKWALL, TX 75087

HENRIQUEZ ERICK J
ASHLEY NICOLE ONEY
2802 EMBERWOOD DR
GARLAND, TX 75043

ST BENEDICT ANGLICAN CHURCH-REFORMED
EPISCOPAL
304 GLENN AVENUE
ROCKWALL, TX 75087

HOLLOWAY WILLIAM DAVID & LISA K
3090 N Goliad St Ste 102 PMB 214
Rockwall, TX 75087

ANDING JEFF AND
DENISE ANDING
3514 SHADY VILLAGE DR
KINGWOOD, TX 77345

MALCHEV CHARLES G & IVANKA
3635 NAVARRO WAY
FRISCO, TX 75034

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

FERREN CAREY M & ALISON R
4036 Flintridge Dr
Dallas, TX 75244

CANTILLO JOSE C & ROSIE
41051 CRIMSON PILLAR LN
LAKE ELSINORE, CA 92532

GOODWIN FAMILY REVOCABLE TRUST
4559 LANDEROS AVE
LA VERNE, CA 91750

NIRVANA PROPERTY LLC
4697 EDITH ST
PLANO, TX 75024

LAKEVILLE LLC
4750 N JUPITER RD STE 106
GARLAND, TX 75044

TAKENAMI KENSETSU CO LTD
5050 Quorum Dr Ste 225
Dallas, TX 75254

OPEN HOUSE TEXAS REALTY & INVESTMENTS
LLC
5050 QUORUM DR STE 225
DALLAS, TX 75254

OH SINEUI
5050 Quorum Dr Ste 610
Dallas, TX 75254

ARAKI YU
5050 Quorum Dr Ste 610
Dallas, TX 75254

HASSAN IBRAHIM AND LATIFAT
5090 BERLIN PLACE
DULLES, VA 20189

HOLLAND RODNEY B
536 LOMA VISTA
HEATH, TX 75032

S HAYS FAMILY PARTNERSHIP LTD
555 LONE RIDER CT
ROCKWALL, TX 75087

STAR BORROWER SFR5 LP
591 W PUTNAM AVE
GREENWICH, CT 6830

HARMON ROBERT R & KIMBERLY
616 CHRISTAN CT
ROCKWALL, TX 75087

GRIFFIN BILLY G AND PATRICIA L
617 CHRISTAN CT
ROCKWALL, TX 75087

EDWARDS BRYAN K & SUSAN L
624 KNOLLWOOD DR
ROCKWALL, TX 75087

AARON DONALD AND
LAURA SAXON
625 KNOLLWOOD DR
ROCKWALL, TX 75087

ROCKMANN, LLC
627 SORITA CIR
HEATH, TX 75032

2017 S. A. KHALSA-GLEZEN REVOCABLE TRUST
SAT KARTAR S KHALSA AND ALISON J GLEZEN
632 SUNSET HILL DRIVE
ROCKWALL, TX 75087

KUNKEL GARY A
635 SUNSET HILL DRIVE
ROCKWALL, TX 75087

GEHAN MICHAEL P & AMY M
6613 SHADY POINT DR
PLANO, TX 75024

RESIDENT
670 PRINCETON WAY
ROCKWALL, TX 75087

MEANS AMANDA & AARON
671 PRINCETON WAY
ROCKWALL, TX 75087

TELSCHOW NATHAN & KRISTI
672 Princeton Way
Rockwall, TX 75087

STEWART KIMBERLYN & CAROLYN
672 ST JOHNS PLACE
ROCKWALL, TX 75087

BURKHOLDER DANIEL
673 PRINCETON WAY
ROCKWALL, TX 75087

MATTESON TORY AND BRITTANY
674 SAINT JOHNS PLACE
ROCKWALL, TX 75087

PERKINS RUSSELL AND LESLIE
675 PRINCETON WAY
ROCKWALL, TX 75087

ZUECH TODD HAYES AND TERESA MARIA
676 ST JOHNS PL
ROCKWALL, TX 75087

DHAKAL PRABESH AND ALINA
678 SAINT JOHNS PLACE
ROCKWALL, TX 75087

HUDSON MATTHEW AND JESSICA
679 PRINCETON WAY
ROCKWALL, TX 75087

CROWLEY RICHARD R & LAUREN D
701 CORNELL DRIVE
ROCKWALL, TX 75087

BOWMAN ROBERT T & SHARON C
701 SUNSET HILL DR
ROCKWALL, TX 75087

THOMAS JEFFREY EARL & SUSAN TERRELL
703 CORNELL DRIVE
ROCKWALL, TX 75087

FREESE JUDY J MCCORMACK
703 SUNSET HILL DR
ROCKWALL, TX 75087

KIRK DAVID AND KATIE CHEY
705 CORNELL DR
ROCKWALL, TX 75087

KECIK LEVENT
705 SUNSET HILL DR
ROCKWALL, TX 75087

VOORHIES JON AND TERESA
707 CORNELL DR
ROCKWALL, TX 75087

DINH STEPHEN T AND
JESSIE V NGUYEN
707 SUNSET HILL DRIVE
ROCKWALL, TX 75087

VATS AKHIL AND DEEPTI
709 CORNELL DR
ROCKWALL, TX 75087

RAPHAEL KEN E & KATHLEEN M
709 SUNSET HILL DR
ROCKWALL, TX 75087

PROTHRO LANCE G AND DERONDA
711 CORNELL DR
ROCKWALL, TX 75087

NOTT OLIVER W AND JENNIFER L
711 SUNSET HILL DRIVE
ROCKWALL, TX 75087

AKHTAR USMAN AND
AQSA MAHMOOD
713 CORNELL DRIVE
ROCKWALL, TX 75087

RESIDENT
715 CORNELL DR
ROCKWALL, TX 75087

FOLK JERRY A AND RHONDA G
719 BELFORT DR
ROCKWALL, TX 75087

RENDON MARSHALL SR & VIRGINIA
719 FAIRFAX LN
ROCKWALL, TX 75087

DUNCAN DESTINY R AND ROHAN D
721 BELFORT DR
ROCKWALL, TX 75087

BUENO RICKEY AND CHRISTIE
721 FAIRFAX LN
ROCKWALL, TX 75087

FLICKINGER DAVID & DEBBIE
721 SUNSET HILL DR
ROCKWALL, TX 75087

HUMPHREY JEFF H AND SHANNA A
723 BELFORT DR
ROCKWALL, TX 75087

PENNINGTON GRANT MARTIN & EDITH A
723 FAIRFAX LANE
ROCKWALL, TX 75087

BAILEY LESLIE ANN AND SHAWN A
724 FAIRFAX LN
ROCKWALL, TX 75087

NASH JARED AND HOLLI
725 FAIRFAX LN
ROCKWALL, TX 75087

RESIDENT
727 FAIRFAX LN
ROCKWALL, TX 75087

COLLINS LINDA B
728 FAIRFAX LN
ROCKWALL, TX 75087

LANDRY CHARLES R & TRACEY L
729 FAIRFAX LANE
ROCKWALL, TX 75087

CORCORAN CYNTHIA L
730 FAIRFAX LN
ROCKWALL, TX 75087

SANDERS JAMES F AND RENATE
731 FAIRFAX LANE
ROCKWALL, TX 75087

GUNTER FAMILY TRUST
BARTON FREEZE GUNTER & SHARON MARIE
GUNTER - TRUSTEES
732 Fairfax Lane
Rockwall, TX 75087

CHAPMAN LESLIE L & PENELOPE C
733 SUNSET HILL DR
ROCKWALL, TX 75087

MARTINEZ RAYMOND L & ANN
734 FAIRFAX LANE
ROCKWALL, TX 75087

LITTLE KYLE W
735 FAIRFAX LANE
ROCKWALL, TX 75087

BAYLOR WILLIAM & CAROLE
743 SUNSET HILL DR
ROCKWALL, TX 75087

VINES LARRY R & TREVELYN
751 SUNSET HILL DR
ROCKWALL, TX 75087

SATRIO FAMILY LIVING TRUST
7512 JOSHUA RD
FRISCO, TX 75033

SPRADLING JR ARNOLD JOE & NANCY L
759 SUNSET HILL DR
ROCKWALL, TX 75087

LAUN MICHAEL & JENNIFER
769 SUNSET HILL DR
ROCKWALL, TX 75087

ALLEN PAULA S
777 SUNSET HILL DR
ROCKWALL, TX 75087

LENA INVESTMENT INC
779 MOUNTCASTLE DR
ROCKWALL, TX 75087

THE WITZKE FAMILY TRUST
EDWARD S WITZKE AND BARBARA J WITZKE -
TRUSTEES
785 SUNSET HILL DRIVE
ROCKWALL, TX 75087

WILKINSON CHRISTOPHER R
805 SUNSET HILL DR
ROCKWALL, TX 75087

GARY DENNIS & DIANNE
809 COUNTY CLUB DRIVE
HEATH, TX 75032

DUCA-PALMER FAMILY TRUST 5/25/2022
JOHN V DUCA AND THERESE A PALMER - TRUSTEES
815 SUNSET HILL
ROCKWALL, TX 75087

CHRISTOPHER DAVID G
825 SUNSET HILL DR
ROCKWALL, TX 75087

COUSINEAU STACEY
8424 Santa Monica Blvd # A818
West Hollywood, CA 90069

DURHAM JEFFREY WAYNE AND PAMELA RUTH
905 SUNSET HILL DR
ROCKWALL, TX 75087

THAMES ROBERT & PAULA
910 SUNSET HILL DR
ROCKWALL, TX 75087

THE MANLEY GRANDCHILDREN'S TRUST FBO JASON MANLEY
KEVIN C SHORT TRUSTEE
915 SUNSET HILL DR
ROCKWALL, TX 75087

HUANG CHAN M
920 SUNSET HILL DR
ROCKWALL, TX 75087

925 SUNSET HILL LLC
925 Sunset Hill Dr
Rockwall, TX 75087

BARROWS FAMILY TRUST
CLIFFORD D BARROWS & DANI C BARROWS - TRUSTEES
928 SUNSET HILL DR
ROCKWALL, TX 75087

GEE PATRICIA ANN
935 SUNSET HILL DR
ROCKWALL, TX 75087

REDMOND JEFFREY J & REBECCA ANN
936 SUNSET HILL DR
ROCKWALL, TX 75087

RESIDENT
940 SHORES BLVD
ROCKWALL, TX 75087

JOHNSON KEVIN & CARISSA
944 SUNSET HILL DR
ROCKWALL, TX 75087

BROWN KEVIN K
947 SUNSET HILL DRIVE
ROCKWALL, TX 75087

BOWKER LEROY C & KIM L
950 SHORES BLVD
ROCKWALL, TX 75087

WANDA VERNE DUVALL SHERMAN FAMILY TRUST
WANDA VERNE DUVALL SHERMAN - TRUSTEE
AND JOHANNA BAER
960 Shores Blvd
Rockwall, TX 75087

HARRIS NAIL FAMILY REVOCABLE TRUST
RON H NAIL & DEBORAH J HARRIS - CO-TRUSTEES
9618 MUIRFIELD DR
GRANBURY, TX 76049

BAKER STEVEN R AND MELISSA A
970 SHORES BLVD
ROCKWALL, TX 75087

MACK DANNY AND JANET
980 SHORES BLVD
ROCKWALL, TX 75087

GEORGE THOMAS & ANIEAMMA THOMAS
990 SHORES BLVD
ROCKWALL, TX 75087

PARAN LLC
P.O. BOX 27337
ANAHEIM, CA 92809

RWC HILLCREST SHORES THREE HOMEOWNERS ASSOC INC
C/O PRINCIPAL MANAGEMENT GROUP
P.O. BOX 650255
DALLAS, TX 75265

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

1190 CRESTCOVE DRIVE LLC
PO BOX 1265
ALLEN, TX 75013

PARAMOUNT LAURELS LLC
PO BOX 786
WYLIE, TX 75098

TRAN KELLY H
PO Box 894578
Mililani, HI 96789

RICHARD CARL M AND ROSE M
PO BOX 904
ROCKWALL, TX 75087

DELLINGER TRUST
MARVIN L DELLINGER AND ELAINE S DELLINGER CO-TRUSTEES
PO BOX 906
SOLANA BEACH, CA 92075

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:

Z2025-032: Amendment to Planned Development District 11 (PD-11)

Hold a public hearing to discuss and consider a request by the City of Rockwall for the approval of a Zoning Change amending Planned Development District 11 (PD-11) [Ordinance No.'s 73-52, 80-13, 93-11, 94.28, 01-08 & 04-37] for the purpose of consolidating the regulating ordinances for a 118.53-acre tract of land situated within the A. Hanna Survey, Abstract No. 98 and the N. Butler Survey, Abstract No. 21, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 11 (PD-11), generally located west of N. Lakeshore Drive, north of North Hills Drive, south of Shores Boulevard, 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, July 15, 2025 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, July 21, 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, July 21, 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

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. Z2025-032: Amendment to Planned Development District 11 (PD-11)

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

June 13, 2025

TO: The Residents of the Hillcrest Shores Subdivision

FROM: Ryan Miller, AICP
City of Rockwall Planning and Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087

SUBJECT: Case No. Z2025-032; Amendment to Planned Development District 11 (PD-11)

Property Owners and/or Residents of the Hillcrest Shores Subdivision,

The City of Rockwall has initiated an amendment to Planned Development District 11 (PD-11) for the purpose of consolidating the regulating ordinances contained within this Planned Development District. Currently, Planned Development District 11 (PD-11) -- *which regulates the Hillcrest Shores Subdivision* -- consists of over 30 pages of regulations within seven (7) regulating ordinances, and over 20 development cases. The proposed amendment *does not* change the land uses, development requirements, or the concept plans associated with these ordinances. The proposed amendment will, however, consolidate these ordinances and development cases into a single Planned Development District ordinance. The purpose of making this change is to make the document easier to read and understand for residents and contractors looking to do work in this Subdivision, and for City staff when reviewing permits.

WHY AM I GETTING THIS NOTICE?
The Local Government Code for the State of Texas requires notices to be sent to all property owners and occupants effected by a zoning change. The City of Rockwall establishes a 500-foot notification buffer around the subject property as the notice areas. This means that you are receiving this notice because you either live within the Hillcrest Shores Subdivision or within 500-feet of its boundaries. The attached map is a visual representation of the subject property *(i.e. the Hillcrest Shores Subdivision)* and the 500-foot notification buffer surrounding the zoning area.

DOES THIS CHANGE MY PROPERTY'S ZONING?
NO. The proposed amendment to Planned Development District 11 (PD-11) will *not* change your zoning or any development requirements associated with your property or any other properties located within the Hillcrest Shores Subdivision. It will *only* make it easier to find the development requirements associated with property for property owners, contractors, and city staff. Any property that is located within the 500-foot notification area -- *but is not situated within the Hillcrest Shores Subdivision* -- will *not* be affected by the proposed zoning change.

WHEN CAN I LEARN MORE ABOUT THIS AMENDMENT?
The Planning and Zoning Commission will hold a *PUBLIC HEARING* on Tuesday, *July 15, 2025* at 6:00 PM, and the City Council will hold a *PUBLIC HEARING* on Tuesday, *July 21, 2025* at 6:00 PM. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street. Should a resident wish to attend these meetings they will be open to the public. In addition, all meetings will be available to be streamed live and via recording after the meeting through the City's website (*i.e. www.rockwall.com*). If you have specific questions about the amendment you can contact the Rockwall Planning and Zoning Department at (972) 772-6441 or email planning@rockwall.com.

Sincerely,

Ryan Miller, AICP
Director of Planning and Zoning

ZONING & SPECIFIC USE PERMIT
INFORMATION FORM

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

CASE NUMBER Z2025-032

PLEASE PLACE A CHECK MARK ON THE APPROPRIATE LINE BELOW.

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

NAME Jennifer Davis

ADDRESS 2135 Garden Crest Dr, Rockwall, TX, 75087, USA

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

As long as Emerald Bay remains as zoned.

PLEASE CHECK ALL THAT APPLY.

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

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

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

ZONING & SPECIFIC USE PERMIT
INFORMATION FORM

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

CASE NUMBER Z2025-032

PLEASE PLACE A CHECK MARK ON THE APPROPRIATE LINE BELOW.

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

NAME Julia King

ADDRESS 2025 Heather Glen Dr, Rockwall, TX, 75087, USA

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

I am opposed to Emerald Bay Park being changed to affordable housing . That will bing Section 8 housing. That changes the aria and not in a good way.

PLEASE CHECK ALL THAT APPLY.

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

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

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

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS

ORDINANCE NO. 73-52

An Ordinance of the City of Rockwall amending the Comprehensive Zoning Ordinance, as heretofore amended, so as to give the following described tracts of land a Planned Development District zoning classification for Recreational Facilities uses, to be designated as Planned Development District No. 10, said Planned Development District being descreibed as follows, to-wit: Being a tract or parcel of land out of the A. Hanna Survey, Abstract No. 98, in the City and County of Rockwall and being part of a 40 acre tract conveyed to Lillian Peace, et al, by deed dated July 21, 1949 and part of a 186.168 acre tract of land conveyed to R. S. Folsom by R. W. Pickens by deed dated September 29, 1971, as recorded in Deed Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a concrete monument located at the point of intersection of the West line of said 40 acre tract with the East takeline of Lake Ray Hubbard;

THENCE: North 87° 18' 57" East 220 ft. to a point for a corner;

THENCE: North 80°00' East 670 ft. to the beginning of a curve to the right having a central angle of 66° 20' and a radius of 160 ft.;

THENCE: Along the arc of said curve a distance of 185.24 ft. to a point for a corner;

THENCE: North 56° 20' East 190.0 ft. to a point for a corner;

THENCE: North 80 ft. to a point for a corner;

THENCE: North 68° 55' 30" East 210 Ft. to a point for a corner;

THENCE: South 33° 47' 20" East 140 ft. to a point for a corner;

THENCE: East 550 ft. to a point for a corner;

THENCE: South 260 ft. to a point for a corner;

THENCE: West 635 ft. to a point for a corner;

THENCE: South 0° 33' 21" East 128.3 ft. to a point on a curve to the left having a central angle of 68° 09' 26" and a radius of 160 ft.;

THENCE: Along the arc of said curve a distance of 190.33 ft. to the point of reverse curve to theright having a central angle of 34° 0' 0" and a radius of 225 ft.;

THENCE: Along the arc of said curve a distance of 133.52 ft. to a point for a corner;

THENCE: South 43° 30' West a distance of 380 ft. to the beginning of a curve to the right having a central angle of 122° 51'13" and a radius of 75 ft.;

THENCE: Along the arc of said curve a distance of 161.71 ft. to a point for a corner;

THENCE: North 51° 08' 56" West a distance of 185.0 ft. to the beginning of a curve to the left having a central angle of 237° 32' 51" and a radius of 50 ft.;

THENCE: Along the arc of said curve a distance of 103.87 ft. to a point for a corner;

THENCE: South 76° 08' 27" West a distance of 95.0 ft. to a point for a corner;

THENCE: North 15° 08' 23" West a distance of 60.0 ft. to a point for a corner;

THENCE: North 85° 38' 21" West a distance of 237.69 ft. to a point for a corner;

THENCE: North 1° 55' 08" West a distance of 151.52 ft. to a point for a corner;

THENCE: North 68° 29' 59" West a distance of 264.04 ft. to the place of beginning and containing 19.24 acres of land; providing for certain conditions; providing for a penalty not to exceed the sum of Two Hundred Dollars ($200.00) for each offense; and declaring an emergency.

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 after holding due hearings and affording a full and fair hearing to all the property owners generally and to all persons interested and situated in the affected area, and in the vicinity thereof, and in the exercise of its legislative discretion, has concluded that the Comprehensive Zoning Ordinance should be amended; now, therefore,

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

SECTION 1. That the Comprehensive Zoning Ordinance of the City of Rockwall, as heretofore amended, be, and the same is hereby amended by amending the zoning map of the City of Rockwall so as to give the following described property the following zoning classification, to-wit:

That the following area be, and the same is hereby zoned Planned Development District No. 10 under special conditions, to-wit:

Being a tract or parcel of land out of the A. Hamma Survey, Abstract No. 98, in the City and County of Rockwall and being part of a 40 acre tract conveyed to Lillian Peace, et al, by deed dated July 21, 1949 and part of a 186.168 acre tract of land conveyed to R. S. Folsom by R. W. Pickens by deed dated September 29, 1971, as recorded in Deed Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING AT a concrete monument located at the point of intersection of the West line of said 40 acre tract with the East takeline of Lake Ray Hubbard;

THENCE: North 87°18' 57" East 220 Ft. to a point for a corner;

THENCE: North 80° 00' East 670 ft. to the beginning of a curve to the right having a central angle of 66° 20' and a radius of 160 ft.;

THENCE: Alone the arc of said curve a distance of 185.24 ft. to a point for a corner;

THENCE: North 56° 20' East 190.0 ft. to a point for a corner;

THENCE: North 80 ft. to a point for a corner;

THENCE: North 68° 55' 30" East 210 ft. to a point for a corner;

THENCE: South 33° 47' 20" East 140 ft. to a point for a corner;

THENCE: East 550 ft. to a point for a corner;

THENCE: South 260 ft. to a point for a corner;

THENCE: West 635 ft. to a point for a corner;

THENCE: South 0° 33' 21" East 128.3 ft. to a point on a curve to the left having a central angle of 68° 09' 26" and a radius of 160ft.;

THENCE: Along the arc of said curve a distance of 190.33 ft. to the point of reverse curve to the right having a central angle of 34° 0' 0" and a radius of 225 ft.;

THENCE: Along the arc of said curve a distance of 133.52 ft. to a point for a corner;

THENCE: South 43° 30' West a distance of 380 ft. to the beginning of a curve to the right having a central angle of 122° 51' 13" and a radius of 75 ft.;

THENCE: Along the arc of said curve a distance of 161.71 ft. to a point for a corner;

THENCE: North 51° 08' 56" West a distance of 185.0 ft. to the beginning of a curve to the left having a central angle of 237° 32' 51" and a radius of 50 ft.;

THENCE: Along the arc of said curve a distance of 103.87 ft. to a point for a corner;

THENCE: South 76° 08' 27" West a distance of 95.0 ft. to a point for a corner;

THENCE: North 15° 08' 23" West a distance of 60.0 ft. to a point for a corner;

THENCE: North 85° 38' 21" West a distance of 237.69 ft. to a point for a corner;

THENCE: North 1° 55' 08" West a distance of 151.52 ft. to a point for a corner;

THENCE: North 68° 29' 59" West a distance of 264.04 ft. to the place of beginning and containing 19.24 acres of land; providing for certain conditions; providing for a penalty not to exceed the sum of Two Hundred Dollars ($200.00) for each offense, and declaring an emergency.

SECTION 2. That the above zoning classification as Planned Development District No. 10 is granted subject to the following special conditions:

(1) That the Planned Development District for Recreational Facilities purposes shall be developed in accourance with the site plan for said area, which is attached to and made a part of this ordinance for all purposes.

(2) That all developments of property covered by this ordinance shall be in accordance with the approved site plan, and no substantial change in the development shall be permitted except after obtaining approval of the change of such site plan in the manner required for change and amendments to the Comprehensive Zoning Ordinance.

(3) Planned Development District permitting uses for Marina with a Service Dock, Club House and Parking Area, Swimming Pool, Tennis Courts, Picnic Areas & Play Apparatus, subject to the approval of the site plan by the Planning and Zoning Commission prior to the issuance of any building permit or certificate of occupancy for any structure or use on the premises. Such site plan shall set forth the areas designated for the basic building areas, yards, setbacks, offstreet parking, points of access, sidewalks, drives drainage facilities, utility easements, recreational areas and service areas appropriate to the location and function of the development, and shallprovide for the dedication and improvement of any street deemed necessary by the

Planning and Zoning Commission for access to the property, to adjacent property or for circulation around the site.

The offstreet loading and parking standards shall be set forth on the site plan.

The requisite site plan may be approved in whole or in part provided the elements influencing the development of the entire tract, such as access, parking and circulation are considered by an overall site plan.

(4) That in the development of said property under Planned Development District No. 10 zoning classification, such property shall be developed in accordance with the regulations applicable to Recreational Facilities district regulations under Comprehensive Zoning Ordinance, except where said regulations shall be different from the attached site plan, and to that extent said attached site plan shall control. Otherwise, as shown on said site plan the regulations applicable to the Recreational Facilities districts relating to area regulations offstreet parking loading regulations, accessory building regulations, as contained in the Comprehensive Zoning Ordinance shall be applicable.

SECTION 3. 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 4. That the above described tracts of land shall be used only in the manner and for the purposes provided for by the Comprehensive Zoning Ordinance of the City of Rockwall, as heretofore amended and as amended herein, by the granting of this zoning change.

SECTION 5. That any person, firm or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Rockwall, as heretofore amended, and upon conviction shall be punished by a fine not to exceed the sum of Two Hundred Dollars ($200.00) for each offense.

SECTION 6. WHEREAS, it appears that the above described property requires that it be given the above zoning classification in order to permit its proper development and in order to protect the public interest and general welfare of the City of Rockwall, and creates an urgency and an emergency in the preservation of the public health, safety and welfare of the City of Rockwall, and requires that this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance, as the law in such cases provides.

DULY PASSED by the City Council of the City of Rockwall, Texas, on the 3rd day of December, 1973.

APPROVED:

Harry L Myers
Mayor

DULY RECORDED:

Dawn E Williams
City Secretary

ORDINANCE NO. 80-13

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROCKWALL AS HERETOFORE AMENDED SO AS TO CHANGE TRACTS I AND II TO "SF-2" ONE-FAMILY DWELLING DISTRICT CLASSIFICATION AND TRACTS III, IV AND V TO "PD" PLANNED DEVELOPMENT DISTRICT NO. 11, SUBJECT TO SITE PLAN APPROVAL; SAID TRACTS BEING MORE FULLY DESCRIBED HEREIN; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO HUNDRED DOLLARS ($200.00) FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE.

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 Comprehensive Zoning Ordinance 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 Comprehensive Zoning Ordinance of the City of Rockwall, Texas, as heretofore amended, be, and the same is hereby amended by amending the Zoning Map of the City of Rockwall so as to grant "SF-2" One-Family Dwelling District Classification on Tracts I and II described as follows:

TRACT I. BEING a tract or parcel of land situated in the W. B. Bowles Survey, Abstract No. 12, and the B. F. Boydstun Survey, Abstract No. 14, City of Rockwall, Rockwall County, Texas, and being a part of a tract of land conveyed to Robert S. Folsom by W. L. Lofland by deed, recorded in Volume 101, Page 714, and being part of a 15.4 Acre tract conveyed to Billy Ray Cameron by deed, dated December 6, 1961, and recorded in the Deed Records of Rockwall County, Texas and being more particularly described as follows:

BEGINNNING at a concrete monument on the City of Dallas Take Line for Lake Ray Hubbard and on the South line of said Folsom tract, said point bears North 77 deg. 18' 39" West a distance of 1309.00 feet from the intersection of the West line of North Lake Shore Drive and the North line of Highway 66;
THENCE: North 23 deg. 47' 23" East a distance of 550.00 feet to a point for a corner;
THENCE: North 89 deg. 53' 31" East a distance of 842.88 feet to a point for a corner on the West line of North Lake Shore Drive, said point being on a circular curve to the right having a central angle of 3 deg. 54' 08", a radius of 621.90 feet and a chord that bears South 31 deg. 24' 30" East a distance of 42.35 feet;
THENCE: Along said curve in a Southerly direction an arc distance of 42.36 feet to the Point of Tangency of said curve;
THENCE: West a distance of 682.46 feet to a point on a circular curve to the right having a central angle of 21 deg. 04' 17", a radius of 1173.74 fet, and a chord that bears South 13 deg. 15' 14" West a distance of 429.23 feet;
THENCE: Along said curve in a Southerly direction an arc distance of 431.66 feet to the point of Compound Curvature of a circular curve to the right having a central angle of 21 deg. 34' 05", and a radius of 320.00 feet;
THENCE: Along said curve in a Southwesterly direction an arc distance of 120.46 feet to the Point of Tangency of said curve;
THENCE: South 55 deg. 47' 23" West a distance of 170.00 feet to a point on the City of Dallas Take Line for a corner;
THENCE: North 34 deg. 12' 37" West a distance of 167.98 feet to the Point of Beginning and Containing 3.96 Acres of Land.

TRACT II. BEING a tract or parcel of land situated in the B. F. Boydstun Survey, Abstract No. 14 and the W. B. Bowles Survey, Abstract No. 12, City of Rockwall, Rockwall County, Texas, and being a part of a tract of land conveyed to Rockwall Joint Venture by D. L. Hairston by deed, recorded in Volume 102, Page 460, and part of a tract of land conveyed to Robert S. Folsom by W. L. Lofland by deed, recorded in Volume 101, Page 714, and being a part of a tract of land conveyed to Billy Ray Cameron, by deed, dated December 6, 1961, and all of the above conveyances are recorded in the Deed Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a point on the Southerly line of said Folsom Tract and on the City of Dallas Take Line for Lake Ray Hubbard, said point bears South 66 deg. 12' 37" East a distance of 325.67 feet from the Southwest corner of said Folsom tract:
THENCE: North 23 deg. 47' 23" East a distance of 973.41 feet to a point for a corner;
THENCE: North 89 deg. 55' 24" East a distance of 986.81 feet to a point for a corner:
THENCE: South 0 deg. 22' 11" West a distance of 518.71 feet to a point for a corner;
THENCE: North 88 deg. 04' 15" East a distance of 704.43 feet to a point for a corner;
THENCE: South 0 deg. 18' 51" East a distance of 150.20 feet to a point for a corner;
THENCE: South 89 deg. 53' 31" West a distance of 1271.97 feet to a point for a corner:
THENCE: South 23 deg. 47' 23" West a distance of 550.00 feet to a point for a corner:
THENCE: North 66 deg. 12' 37" West a distance of 641.66 feet to the Point of Beginning and Containing 25.00 Acres of land.

SECTION 2. That the Comprehensive Zoning Ordinance of the City of Rockwall, Texas, as heretofore amended, be, and the same is further hereby amended by amending the Zoning Map of the City of Rockwall so as to grant "PD" Planned Development District No. 11 on Tracts III, IV and V described as follows:

TRACT III. A 65.954 acre tract of land out of the A. Hanna Survey, Abstract 98, Rockwall County, Texas.

BEGINNING at a point North + 450.00 feet and West + 85.0 feet from the Southeast corner of the A. Hanna Survey, Abstract 98:
THENCE West, a distance of 2155.67 feet to a point for a corner;
THENCE North, a distance of 1000.00 feet to a point for a corner;
THENCE East, a distance of 800.00 feet to a point;
THENCE North 18 deg. 06' 10" East, a distance of 910.42 feet to a point in the center of a Gravel Road;
THENCE along said center line of road, South 62 deg. 00' 00" East, a distance of 276.00 feet;
THENCE South 48 deg. 15' 00" East, a distance of 170.00 feet to a point;
THENCE South 63 deg. 30' 00" East, a distance of 465.00 feet to a point;
THENCE South 00 deg. 14' 35" East, a distance of 28.16 feet to a point in the fence line;
THENCE along said fence line South 72 deg. 25' 15" East, a distance of 300.00 feet to a point;
THENCE South a distance of 1296.34 feet to the Point of Beginning, containing 65.954 acres of land, more or less.

TRACT IV. A 66.777 acre tract of land out of the A. Hanna Survey, Abstract 98, Rockwall County, Texas.

BEGINNING at the Southeast corner of a 40.00 acre tract of land recorded in Volume 45, Page 125, Deed Records, Rockwall County, Texas;
THENCE North 00 deg. 33' 21" West, 1338.89 feet to a point in the center line of a gravel road;
THENCE along said center line of gravel road, North 89 deg. 45' 00" East, 1365.80 feet to a point;
THENCE South 55 deg. 45' 00" East, 312.00 feet to a point;
THENCE South 31 deg. 30' 00" East, 194.00 feet to a point;
THENCE South 18 deg. 06' 10" West, 910.42 feet to a point;
THENCE West 800.00 feet to a point;
THENCE South 1000.00 feet to a point;
THENCE West 790.00 feet to a point;
THENCE North 04 deg. 49' 27" East, 100.00 feet to a point;
THENCE North 42 deg. 25' 33" West, 500.00 feet to a point;
THENCE North 36 deg. 22' 08" East, 479.75 feet to a point;
THENCE North 89 deg. 30' 54" East, 774.25 feet to the Point of Beginning, containing 66.777 acres of land, more or less.

TRACT V. Being a tract of land situated in the A. Hanna Survey, Abstract No. 98, Rockwall County, Texas, and being a part of a 40 acre tract of land conveyed to Lillian Peace, et al by deed dated July 21, 1949, and recorded in Volume 45 page 125 in the Deed Records of Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at the Southwest corner of the above mentioned 40 acre tract;

THENCE South 89 deg. 25' 54" West along the South line of said 40 acre tract and along a fence for a distance of 774.25 feet to an iron rod for corner, same being in the Easterly line of a tract of land conveyed to the City of Dallas;
THENCE North 01 deg. 09' 26" East for a distance of 103.21 feet to an iron rod for corner;
THENCE North 15 deg. 08' 56" West for a distance of 328.07 feet to a concrete monument for corner;
THENCE North 85 deg. 38' 21" West for a distance of 237.69 feet to a concrete monument for corner;
THENCE North 01 deg. 55' 08" East for a distance of 151.52 feet to a concrete monument for corner;
THENCE North 80 deg. 10' 03" East for a distance of 417.73 feet to a concrete monument for corner;
THENCE North 67 deg. 33' 30" East for a distance of 260.70 feet to a concrete monument for corner;
THENCE North 23 deg. 59' 58" West for a distance of 99.20 feet to a concrete monument for corner;
THENCE South 70 deg. 53' 20" West for a distance of 353.77 feet to a concrete monument for corner;
THENCE South 85 deg. 41' 23" West for a distance of 127.69 feet to a concrete monument for corner;
THENCE South 47 deg. 18' 57" West for a distance of 220.00 feet to a concrete monument for corner in the West line of said 40 acre tract of land.
THENCE North 00 deg. 04' 14" West along said West line of 40 acre tract and along a fence for a distance of 609.30 feet to a fence post for corner;
THENCE North 87 deg. 48' 20" East along a fence for a distance of 980.60 feet to a point for corner;
THENCE South 88 deg. 04' 40" East along a fence for a distance of 344.05 feet to a fence post for corner;
THENCE South 00 deg. 33' 21" East along the East line of said 40 acre tract for a distance of 1313.11 feet to the Place of Beginning, containing 30.57 acres of land.

SECTION 3. 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 4. That the above described tracts of land shall be used only in the manner and for the purposes authorized by the Comprehensive Zoning Ordinance of the City of Rockwall, as heretofore amended, and as amended herein, provided that the granting of Planned Development District No. 11 to the above described tracts of land is subject to the following special conditions:

(a) Prior to the issuance of any building permit in Planned Development District No. 11, a comprehensive site plan of the development shall be filed with the Planning and Zoning Commission and, after appropriate hearing, sent to the City Council of the City of Rockwall with an appropriate recommendation by the Commission, and after hearing, the City Council shall approve a final site plan, which shall be filed and included as Exhibit "A" and made a part of this ordinance for all purposes. Such comprehensive site plan shall set forth in detail the requirements for ingress and egress to the property, public or private streets or drives, with adequate right-of-way to conform to the thoroughfare plan of the City of Rockwall, sidewalks, utilities, drainage, parking space, height of buildings, maximum lot coverage, yards and open spaces, screening walls or fences and other development and protective requirements considered necessary by the City Council so as to create a reasonable transition to and protection of the adjacent property.

(b) No building or other permits shall be issued by any officer, agent or employee of the City of Rockwall for development of the above described tracts in "PD" No. 11 unless and until a final comprehensive site plan shall have been finally approved by the City Council of the City of Rockwall and attached to and made a part of this ordinance as Exhibit "A".

(c) All development of property covered by Planned Development District No. 11 shall be in accordance with the provisions of this ordinance and the finally approved comprehensive site plan, and no substantial change in the development shall be permitted, except after obtaining approval of the change of such site plan in the manner required for changes and amendments to the Comprehensive Zoning Ordinance.

SECTION 5. Any person, firm or corporation violating any of the provisions of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Rockwall, as heretofore amended, and as amended hereby, and upon conviction shall be punished by a penalty of fine not to exceed the sum of Two Hundred Dollars ($200.00) for each offense, and each and every day such offense shall continue shall be deemed to constitute a separate offense.

SECTION 6. This ordinance shall become effective from and after its passage and the publication of the caption as the law in such cases provides.

DULY PASSED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, ON THE 7th DAY OF July, 1980.

APPROVED:

Harry L. Myers
MAYOR

ATTEST:

Jesse Pullen
CITY SECRETARY

APPROVED AS TO FORM:

Robert L. Dillard
CITY ATTORNEY

ORDINANCE NO. 93-11

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AS HERETOFORE AMENDED, SO AS TO GRANT A ZONING CHANGE ON A TRACT OF LAND MORE FULLY DESCRIBED HEREIN; ORDERING A CHANGE IN THE USE OF SAID PROPERTY FROM "PD-11" PLANNED DEVELOPMENT-11 ZONING CLASSIFICATION TO "PD-11 REVISED" PLANNED DEVELOPMENT-11 REVISED ZONING CLASSIFICATION TO PERMIT SF-10 ZONING, SINGLE FAMILY 10 RESIDENTIAL ZONING CLASSIFICATION REQUIREMENTS; PROVIDING SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000) FOR EACH OFFENSE; PROVIDING FOR A REPEALER CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, a change in zoning from "PD-11" Planned Development Zoning Classification to "PD-11 Revised" Planned Development 11 Revised Zoning Classification on the property described on Exhibit "A" has been requested by MAHR Development; 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 Comprehensive Zoning Ordinance and Ordinance 84-4 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 Comprehensive Zoning Ordinance of the City of Rockwall, Texas, as heretofore amended, be and the same are hereby amended so as to approve a change from "PD-11" Planned Development-11 Zoning Classification to "PD-11 Revised" Planned Development Zoning Classification on the property described on Exhibit "A".

Section 2. That Planned Development District No. 11-Revised shall be used only in the manner and for the purposes authorized by the Comprehensive Zoning Ordinance of the City of Rockwall, as heretofore amended and as amended hereby, provided that the granting of Planned Development District No. 11-Revised to the above described tract of land is subject to the following special conditions:

A. All development of property covered by Planned Development District No. 11-

Revised shall be in accordance with the provisions of this ordinance and the finally approved comprehensive development plan and list of approved uses, and no substantial change in the development shall be permitted except after obtaining approval of the changes and amendments to the Comprehensive Zoning Ordinance.

B. Development of Planned Development District No. 11-Revised shall be regulated by the zoning requirements of the SF-10 Zoning Classification, Single Family 10 Zoning Classification with the following conditions:

1. approval subject to a detailed review at time of platting, including roadway alignments and intersections, and flood study of the drainway,

2. that the proposed area suggested as park land be submitted for approval to the Park Board in a manner such that specific park use locations are shown,

3. that access ways along both sides of the proposed park land be shown,

4. that access ways be provided to Lake Ray Hubbard, that the the take line be clearly defined, and that disclosure be made to potential purchasers that this is public land,

5. that the park area be subject to completion of a flood study and further analysis of the proposed park area for suitability as park land,

6. that any parkland that may ultimately be accepted by the City, including the existing lake, shall be brought up to an acceptable condition for maintenance and development as a park site by the City by the developer, and

7. that an acceptable phasing plan for development of the park be provided with the submission of the first phase of development.

Section 3. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of TWO THOUSAND DOLLARS ($2,000.00) for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense.

Section 4. 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, nor shall adjudication affect any other section or provision of the Comprehensive Zoning Ordinance No. 83-23 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 of this ordinance are declared to be severable.

Section 5. That all ordinances of the City of Rockwall in conflict with the provisions of this 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 6. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides.

DULY PASSED AND APPROVED this 7th day of June, 1993.

APPROVED:

Mayor

ATTEST:

By: Hilda Crangle

1st reading May 17, 1993
2nd reading June 7, 1993

Exhibit "A" Ord 93-11

STATE OF TEXAS

COUNTY OF ROCKWALL

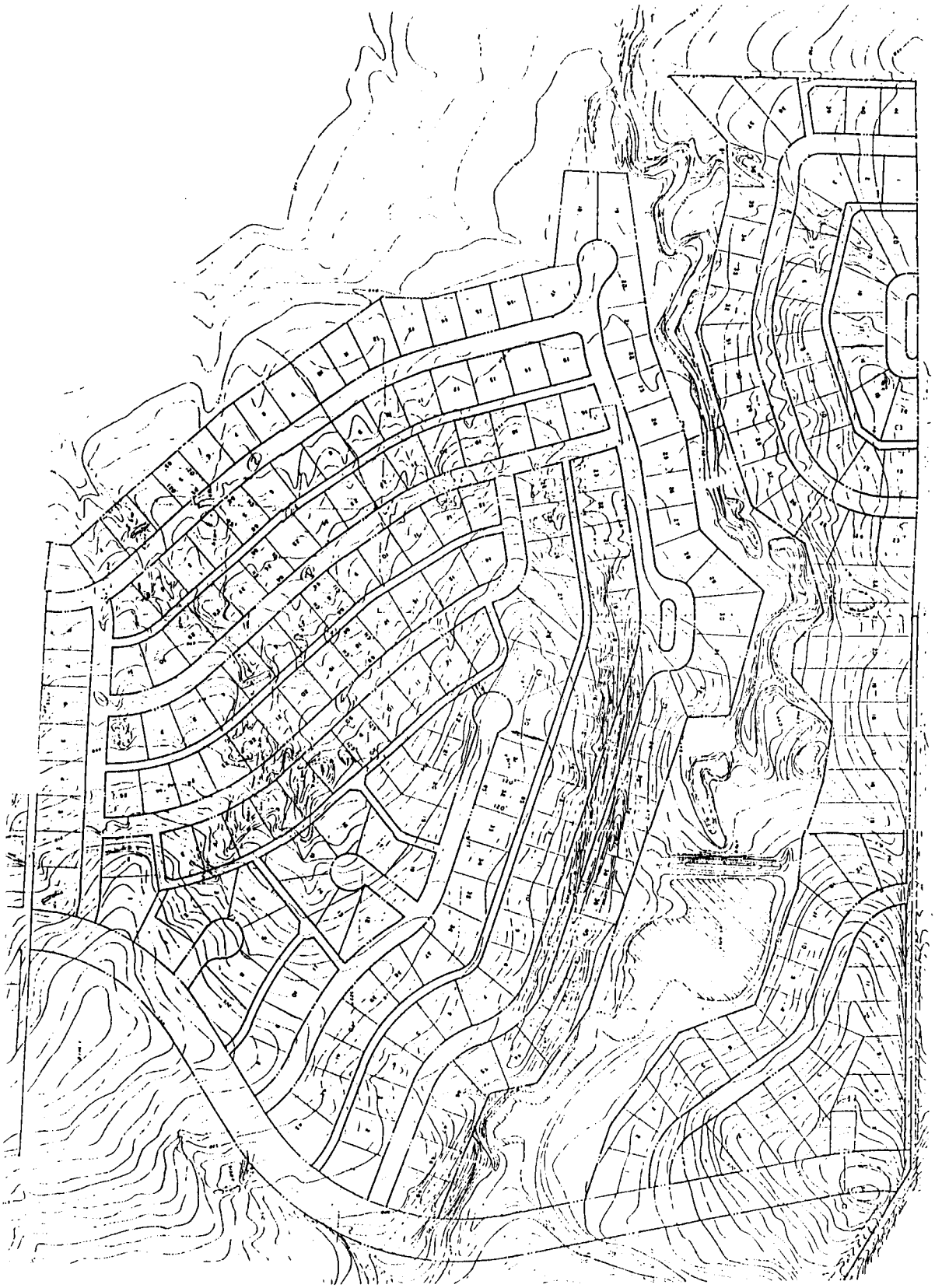
BEING a tract of land situated in the A. Hanna Survey, Abstract No. 98, and the J.H.B. Jones Survey, Abstract No. 124, Rockwall County, Texas, and being a part of that certain 262.474 acre tract of land described as Tract 1, in Special Warranty Deed, recorded in Volume 147, Page 474, Deed Records, Rockwall County, Texas, and further being a part of that tract of land conveyed to Robert S. Folsom by Richard W. Pickens, by deed recorded in Volume 100, Page 293, and being part of a 85.873 acre tract of land conveyed to H.L. Williams by deed recorded in Volume 51, Page 397, and being part of a tract conveyed from Dickerson to Robert S. Folsom by deed recorded in Volume 100, Page 677, and part of a tract being conveyed from W.F. Barrow, Jr., to R.S. Folsom by deed recorded in Volume 102, Page 403, and part of a 40.00 acre tract of land conveyed to Lillian Peace, et al, by deed dated July 21, 1949, and recorded in Volume 45, Page 125, and all of the above conveyances are recorded in the Deed Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at an iron rod for a corner at the Northwest corner of Northshore Phase 2B, an addition to the City of Rockwall, recorded in Slide B, Page 324, Plat Records, Rockwall County, Texas, and on the City of Dallas Take Line for Lake Ray Hubbard;
THENCE: Along the City of Dallas Take Line of Lake Ray Hubbard North 4 Degrees 49' 27" East a distance of 58.69 feet to a 1/2" iron rod found for a corner;
THENCE: Continuing with said Take Line to City of Dallas concrete monuments found as follows: North 42 Degrees 24' 03" West a distance of 500.00 feet; North 36 Degrees 21' 10" West a distance of 479.78 feet; North 0 Degrees 57' 12" East a distance of 105.85 feet; North 15 Degrees 00' 45" West a distance of 325.15 feet; North 85 Degrees 27' 08" West a distance of 237.68 feet; North 1 Degree 59' 22" East a distance of 151.40 feet; North 80 Degrees 22' 19" East a distance of 417.61 feet; North 67 Degrees 45' 06" East a distance of 260.70 feet; North 23 Degrees 50' 12" West a distance of 98.95 feet; South 71 Degrees 06' 47" West a distance of 235.33 feet; North 78 Degrees 21' 59" West a distance of 353.79 feet; South 85 Degrees 51' 16" West a distance of 126.39 feet; and South 47 Degrees 38' 46" West a distance of 221.15 feet;
THENCE: North 0 Degrees 09' 23" East a distance of 609.42 feet with the most Northerly West line of said Tract 1 to an iron rod set at the Northwest corner of said Tract 1 and in a fence line on the Southerly line of a public road (Alamo);
THENCE: North 88 Degrees 01' 57" East a distance of 980.60 feet with said Southerly line and generally with said fence line to an iron rod set for a corner;
THENCE: South 87 Degrees 51' 03" East a distance of 344.05 feet continuing with said Southerly line and said fence line to an iron rod set for a corner on the West line of said Pickens tract;
THENCE: North 0 Degrees 43' 11" West a distance of 20.56 feet to an iron rod set for a corner in the centerline of said road at the most Northerly Northwest corner of said Pickens tract;
THENCE: North 89 Degrees 35' 48" East a distance of 1304.62 feet along the center of said public road to a point for a corner on the West line of North Lake Shore Drive, a 100 foot right-of-way;

Exhibit "A" Ord 93-11

T

THENCE: Along the Westerly lines of said North Lake Shore Drive as follows: South 0 Degrees 37' 01" East a distance of 55.33 feet to the beginning of a curve to the left, having a central angle of 10 Degrees 15' 10", a radius of 850.00 feet, and a chord that bears South 5 Degrees 44' 36" East a distance of 151.90 feet; Along said curve an arc distance of 152.10 feet to a point for a corner; South 10 Degrees 52' 11" East a distance of 800.41 feet to the beginning of a curve to the right, having a central angle of 67 Degrees 17' 45", a radius of 581.01 feet, and a chord that bears South 22 Degrees 46' 41" West a distance of 643.86 feet; Along said curve an arc distance of 682.42 feet to a point for a corner; South 56 Degrees 25' 34" West a distance of 279.87 feet to the beginning of a curve to the left, having a central angle of 51 Degrees 36' 07", a radius of 550.00 feet, and a chord that bears South 30 Degrees 37' 30" West a distance of 478.77 feet; Along said curve an arc distance of 495.34 feet to a point for a corner; and South 4 Degrees 49' 27" West a distance of 21.19 feet to a point for a corner on the North line of the previously mentioned Northshore Phase 2B;
THENCE: Along the North lines of said addition as follows: North 89 Degrees 29' 00" West a distance of 722.07 feet to a point for a corner; North 85 Degree 10' 33" West a distance of 50.00 feet to a point for a corner; South 4 Degrees 49' 27" West a distance of 6.97 feet to a point for a corner; and North 85 Degrees 10' 33" West a distance of 120.00 feet to the Point of Beginning and containing 101.453 acres of land.



Ordinance No. 94-15

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROCKWALL AS HERETOFORE AMENDED SO AS TO GRANT A ZONING CHANGE ON A TRACT OF LAND MORE FULLY DESCRIBED HEREIN; ORDERING A CHANGE IN THE USE OF SAID PROPERTY FROM "PD-11", PLANNED DEVELOPMENT NO. 11 AND "SF-10" SINGLE FAMILY 10 DISTRICT CLASSIFICATION TO "PD-41" PLANNED DEVELOPMENT NO. 41; PROVIDING 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; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, a change in zoning from "PD-11" Planned Development No. 11 and "SF-10" Single Family 10 to "PD-41" Planned Development No. 41 on the property described on Exhibit "A" has been requested by MAHR Development; 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 Comprehensive Zoning Ordinance 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 Comprehensive Zoning Ordinance of the City of Rockwall, Texas as heretofore amended, be and the same is hereby amended by amending the Zoning Map of the City of Rockwall so as to grant a zoning change from "PD-11" Planned Development No. 11 and "SF-10" Single Family 10 to "PD-41" Planned Development District No. 41 on the property specifically described in Exhibit "A", attached hereto and made a part hereof.

SECTION 2. That Planned Development District Number 41 shall be used only in the manner and for the purposes authorized by the Comprehensive Zoning Ordinance of the City of Rockwall, as heretofore amended and as amended hereby provided that the granting of Planned Development District No. 41 to the above described tract of land is subject to the following special conditions:

A. The use of the property covered by Planned Development District No. 41 shall be in accordance with the provisions of this ordinance and the list of approved uses. Any development of the property covered by Planned Development No. 41 shall be in

compliance with the preliminary plan attached hereto as Exhibit "B", and made a part hereof, and no substantial change in the development shall be permitted, except after obtaining approval of the change of such preliminary plan in the manner required for changes and amendments to the Comprehensive Zoning Ordinance.

B. Development of Planned Development District No. 41 shall be regulated by the following requirements:

1. That the land uses; area requirements, including restrictions on garages on front entry lots and minimum masonry requirements; preliminary plan; and amenities as submitted or as amended herein are attached hereto and made a part hereof as Exhibit "C".

2. That the land use acreage as submitted be generally approved, and that the actual acreage for the 10,000 sq.ft. lots and the drainway/open space shall not be less than the acreage identified on the preliminary plan.

3. That the Developer shall dedicate 10 feet of ROW along N. Lakeshore and 5 feet of ROW along Alamo Road adjacent to the development in addition to the ROW necessary for construction of the roadway, in conjunction with the first phase of development. The Developer shall also submit for approval by the Commission and City Council a detailed screening/landscape plan for N. Lakeshore and Alamo Road in conformance with the application. The plan shall at a minimum contain screening walls/fences; sidewalks, which shall be curvilinear along N. Lakeshore; sprinkler systems to irrigate the parkway and other landscaping; and vertical landscaping to include trees and shrubs. A minimum of one large tree for every 50 feet of frontage, as defined by the City's landscape ordinance, shall be provided along N. Lakeshore. The detailed plan shall provide a phasing plan of improvements.

4. That the Developer shall provide a linear greenbelt along and generally in the configuration as shown on the preliminary plan. The greenbelt shall be cleared by the Developer as required by the City. Prior to the development of the first phase, the Developer shall submit for approval by the Commission and City Council a detailed plan for the greenbelt in conformance with the application. The plans, at a minimum, shall include a phasing plan of the improvements, location and design of the paved hiking path at a minimum width of 6 feet, cross sections of the drainway and adjacent parkway, design of any required drainage improvements including headwalls as required by the City, public streets allocated along both sides of the drainway, and overall dimensions of the greenbelt. At that time the City shall determine if said greenbelt shall be dedicated to the City or privately maintained.

5. The Developer may, if approved by the City, construct an amenity center

in conjunction with the development for the exclusive use residents of the district, in accordance with the preliminary plan. Any such facilities shall be proposed in conjunction with development of the first phase.

SECTION 3. Any person, firm or corporation violating any of the provisions of this ordinance shall be punished by a penalty of fine not to exceed the sum of TWO THOUSAND DOLLARS ($2,000.00) for each offense and each and every day such offense continues shall be deemed to constitute a separate offense.

SECTION 4. 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, nor shall adjudication affect any other section or provision of the Comprehensive Zoning Ordinance 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 of this ordinance shall remain in full force and effect.

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

SECTION 6. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such case provides.

DULY PASSED AND APPROVED this 4th day of April, 1994.

APPROVED:

Alma K. Williams
Mayor

ATTEST:

Juanita Jones
City Secretary

1st reading 03-21-94

2nd reading 04-04-94

HILLCREST MEADOWS

"PD" PLANNED DEVELOPMENT DISTRICT NO.

STATE OF TEXAS
COUNTY OF ROCKWALL

BEING a tract of land situated in the A. Hanna Survey, Abstract No. 98, and the J.G.B. Jones Survey, Abstract No. 124, Rockwall County, Texas, and being a part of that certain 262.474 acre tract of land described as Tract 1, in Special Warranty Deed, recorded in Volume 147, Page 474, Deed Records, Rockwall County, Texas, and further being a part of that tract of land conveyed to Robert S. Folsom by Richard W. Pickens, by deed recorded in Volume 100, Page 293, and being part of a 85.873 acre tract of land conveyed to H.L. Williams by deed recorded in Volume 51, Page 397, and being part of a tract conveyed from Dickerson to Robert S. Folsom by deed recorded in Volume 100, Page 677, and part of a tract being conveyed from W.F. Barrow, Jr., to R.S.Folsom by deed recorded in Volume 102, Page 403, and all of the above conveyances are recorded in the Deed Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod set at the intersection of the North line of Northshore Phase 2B, an addition to the City of Rockwall recorded in Slide B, Page 324, Plat Records, Rockwall County, Texas, with the Easterly line of North Lakeshore Drive, a 100 foot right-of-way;
THENCE: Along the Easterly lines of North Lakeshore Drive, all to 1/2" iron rods set for a corner, as follows:

North 4 degrees 49' 27" East a distance of 13.66 feet to the beginning of a curve to the right, having a central angle of 51 degrees 36' 07", a radius of 450.00 feet, and a chord that bears North 30 degrees 37' 30" East a distance of 391.72 feet;
Along said curve an arc distance of 405.28 feet to the end of said curve;
North 56 degrees 25' 34" East a distance of 279.87 feet to the beginning of a curve to the left having a central angle of 67 degrees 17' 45", a radius of 681.01 feet, and a chord that bears North 22 degrees 46' 41" East a distance of 754.68 feet;
Along said curve an arc distance of 799.87 feet to the end of said curve;
North 10 degrees 52' 11" West a distance of 800.41 feet to the beginning of a curve to the right having a central angle of 10 degrees 15' 10", a radius of 750.00 feet, and a chord that bears North 5 degrees 44' 36" West, a distance of 134.03 feet;
Along said curve an arc distance of 134.21 feet to the end of said curve; and
North 0 degrees 37' 01" West a distance of 30.46 feet to the center of a public road (Alamo Road);

THENCE: Along the center of said public road as follows: South 58 degrees 12' 46" East a distance of 266.02 feet to a 1/2" iron rod set for a corner; South 24 degrees 18' 28" East a distance of 129.52 feet to a 1/2" iron rod set for a corner; South 42 degrees 59' 16" East a distance of 88.95 feet to a 1/2" iron rod set for a corner; South 56 degrees 23' 18" East a distance

of 465.30 feet to a 1/2" iron rod set for a corner; and South 63 degrees 51' 31" East a distance of 383.27 feet to a 1/2" iron rod set for a corner at the Northeast corner of said Pickens tract;
THENCE: South 1 degree 08' 58" East a distance of 25.74 feet to a 1/2" iron rod set for a corner in a fence line on the Southerly line of said road and at the Northwest corner of said Dickerson tract;
THENCE: Along said Southerly line and generally with said fence line all to 1/2" iron rods set for corners as follows: South 65 degrees 56' 58" East a distance of 403.91 feet; South 81 degrees 00' 39" East a distance of 206.91 feet; North 88 degrees 14' 11" East a distance of 1150.00 feet; North 89 degrees 28' 09" East a distance of 965.12 feet; and South 63 degrees 42' 26" East a distance of 247.93 feet to a 1/2' iron rod set for a corner at the Northeast corner of said Barrow tract and said Tract 1;
THENCE: South 24 degrees 08' 47" West a distance of 194.61 feet with the East line of said Barrow tract and said Tract 1 to a 1/2" iron rod set for a corner at a fence post;
THENCE" South 8 degrees 54' 33" East a distance of 84.59 feet with an old fence line to a 1/2" iron rod set for a corner on the North line of Northshore Phase Three, an addition to the City of Rockwall, recorded in Slide A. Page 337;
THENCE: North 89 degrees 10' 45" East a distance of 305.83 feet to the Northeast corner of said addition:
THENCE: South 01 degree 10' 53" West a distance of 522.77 feet with the East line of said Addition to a point for a corner;
THENCE: South 00 degrees 12' 21" East a distance of 209.37 feet to the most Northerly Southeast corner of said Addition;
THENCE: South 89 degrees 26' 01 West a distance of 252.98 feet to an "ell" corner of said Addition;
THENCE: South 00 degrees 58' 56" West a distance of 232.75 feet to the Southerly Southeast corner of said Addition and the most Easterly Northeast corner Northshore Phase One, recorded in Slide A, Page 181, Plat Records. Rockwall County, Texas;
THENCE: With the North lines of said Northshore Phase One and the South lines of said Northshore Phase Three as follows:

South 89 degrees 43' 56" West a distance of 190.05 feet to a point for a corner;
South 00 degrees 58' 56" West a distance of 3.55 feet to a point for a corner;
South 89 degrees 43' 56" West passing at 318.51 feet the Southwest corner of said Phase Three and continuing a total distance of 1595.56 feet to the most Northerly Northwest corner of said Phase One;

THENCE: North 0 degrees 16' 04" West a distance of 300.00 feet to a 1/2" iron rod found for a corner;
THENCE: South 89 degrees 43' 56" West a distance of 127.37 feet to a 1/2" iron rod found at the point of curvature of a circular curve to the left having a central angle of 24 degrees 00' 00", a radius of 650.00 feet, and a chord that bears South 77 degrees 43' 56" West a distance of 270.29

feet;
THENCE: Along said curve an arc distance of 272.27 feet to a 1/2" iron rod found for a corner;
THENCE: South 65 degrees 43' 56" West a distance of 285.56 feet to a 1/2" iron rod found at the point of curvature of a circular curve to the right having a central angle of 14 degrees 28' 26", a radius of 350.00 feet, and a chord that bears South 72 degrees 58' 09" West a distance of 88.18 feet;
THENCE: Along said curve an arc distance of 88.42 feet to a 1/2" iron rod found for a corner;
THENCE: South 9 degrees 47' 38" East passing at 297.25 feet the Northwest corner of Rockwall School Addition No. 2, an addition to the City of Rockwall and continuing a total distance of 315.00 feet to a 1/2" Iron rod found for a corner;
THENCE: South 0 degrees 44' 21' East a distance of 134.43 feet along the West line of said addition to a 1/2" iron rod set for a corner at the Northeast corner of that tract of land conveyed to N.L. Lofland by deed recorded in Volume 29, Page 462, Deed Records, Rockwall County, Texas;
THENCE: North 89 degrees 36' 50" West a distance of 377.53 feet generally along a fence and the North line of said Lofland tract to a 1/2" iron rod set for a corner;
THENCE: South 89 degrees 28' 21" West a distance of 307.93 feet continuing along said fence to a 1/2" iron rod found for a corner at a fence corner post;
THENCE: North 0 degrees 30' 20" East a distance of 127.33 feet to a fence corner post for a corner;
THENCE: North 89 degrees 36' 49" West a distance of 316.64 feet with said fence line to a 1/2" iron rod set for a corner in said fence line;
THENCE: North 89 degrees 29' 00" West a distance of 544.40 feet to a 1/2" iron rod found for a corner at the most Northerly Southeast corner of the previously mentioned Northshore Phase 2B;
THENCE: Along the East and then the North lines of said addition as follows: North 0 degrees 31' 00" East a distance of 190.00 feet to a 1/2" iron rod set for a corner; North 89 degrees 29' 00" West a distance of 5.01 feet to a 1/2' iron rod found for a corner; North 0 degrees 31' 00" East a distance of 140.00 feet to a 1/2" iron rod set for a corner at the most Northerly Northeast corner of said addition: North 89 degrees 29' 00" West a distance of ~~1323.03~~ 500.68 feet to the Point of Beginning and containing 145.744 acres of land.

REASONS FOR REQUEST

The purpose of the request is to permit the development of single family homes comparable to those permitted on other tracts in the area. The development may include private amenities for the use and enjoyment of the residents within the subdivision. Other improvements will include greenbelts for the use and enjoyment of the general public and landscaping along North Lakeshore Drive and Alamo Road.

PROPOSED PLANNED DEVELOPMENT DISTRICT FOR RESIDENTIAL USES

1. In conjunction with development of the District, Developer may construct an amenity center for the exclusive use and enjoyment of the residents of the district. The location and facilities included in such amenity center shall be considered for approval by the City at the time of consideration of the development plan for the first phase of the development. The cost of operating and maintaining the amenity center shall be the responsibility of the Developer and/or Homeowners Association formed by the Developer.

2. Exterior wall construction within the Planned Development district shall consist of a minimum of 75% masonry with no single elevation of any structure containing less than 50% of its exposed surface of masonry construction as specified herein. This requirement applies only to the first floor of the structure.

3. Developer shall dedicate to the City of Rockwall (subject to approval of the City) a linear greenbelt as indicated on the conceptual plan made a part of this ordinance. The details of the greenbelt shall be considered for approval by the City at the time of consideration of the development plan for the first phase of the development. Developer shall construct a public street along both sides of the greenbelt and shall install for public use a paved hiking path between one of said streets and the creek. Developer shall clear the dedicated area of underbrush and debris at the time of development of the adjoining sections of the proposed subdivision.

4. Developer shall dedicate a minimum of 10 feet of additional right-of-way along North Lakeshore Drive for the purpose of constructing screening walls, landscaping, sprinkler systems (including coverage of the street parkway) and other improvements.

5. On those lots not accessible to a paved alley, garage doors shall be oriented so as not to face a public street.

HAROLD L. EVANS *Consulting Engineer*
2331 GUS THOMASSON ROAD, SUITE 102
P.O. BOX 28355 214-328-8133
DALLAS, TEXAS 75228 FAX 214-270-8847

HILLCREST MEADOWS
Zoning Application

Total Area of the Site		145.7 Acres
Area One - 10,000 S. F. Lots	Approximately 115 units	46.1 Acres
Area Two - 8,400 S. F. Lots	Approximately 216 units	72.0 Acres
Area Four - 10,000 S. F. Lots	Approximately 55 units	19.6 Acres
Assuming no alleys		
	386	137.7 Acres
Park/Greenbelt		8.0 Acres
		145.7 Acres

The plan as submitted indicates the following percentages:

10,000 S. F. Lots	48% by land area	44% of total units
8,400 S. F. Lots	52% by land area	56% of total units

HILLCREST MEADOWS

PD _____

AREA REQUIREMENTS - AREA ONE

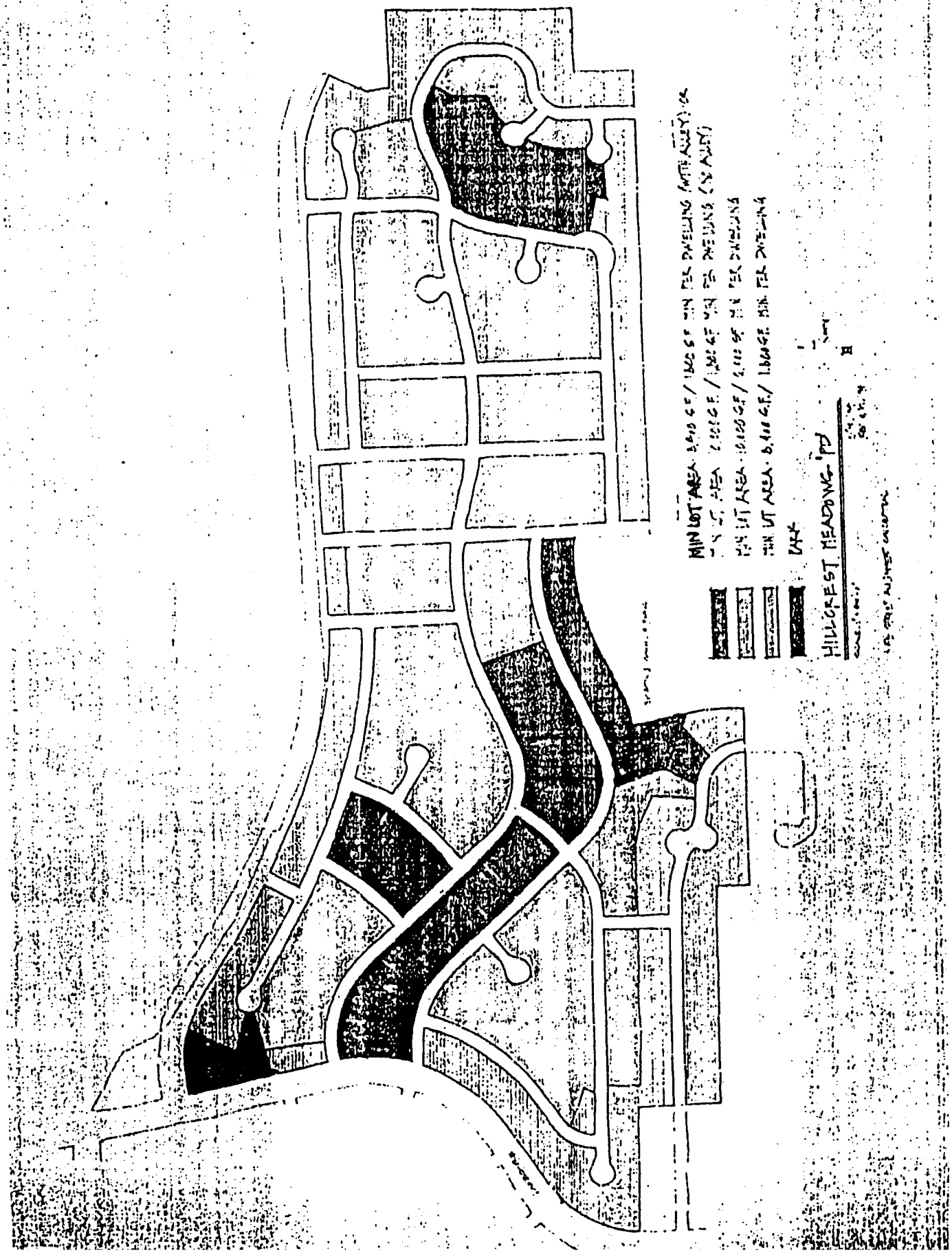
1. Minimum Lot Area -	10,000 square feet
2. Max. number of single family dwellings per lot -	1
3. Minimum square footage per dwelling unit -	2,000 square feet
4. Minimum lot width -	70 feet at the front building line
5. Minimum lot depth -	100 feet
6. Minimum depth of front set back -	25 feet
7. Minimum depth of rear set back -	10 feet
8. Minimum width of side set back -	
a) Internal lot -	6 feet
b) Sideyard set back (abutting street) -	15 feet
c) Sideyard set back (abutting an arterial) -	20 feet
9. Minimum distance between separate buildings on the same lot -	10 feet
10. Maximum building area (as a percentage of lot area) -	35%
11. Maximum height of structures -	36 feet
12. Minimum number of off street parking spaces per unit (garage area will not be considered) -	2

HILLCREST MEADOWS

PD _____

AREA REQUIREMENTS - AREA TWO

1. Minimum Lot Area -	8,400 square feet
2. Max. number of single family dwellings per lot -	1
3. Minimum square footage per dwelling unit -	1,800 square feet
4. Minimum lot width -	65 feet at the front building line
5. Minimum lot depth -	100 feet
6. Minimum depth of front set back -	25 feet
7. Minimum depth of rear set back -	10 feet
8. Minimum width of side set back -	
a) Internal lot -	6 feet
b) Sideyard set back (abutting street) -	15 feet
c) Sideyard set back (abutting an arterial) -	20 feet
9. Minimum distance between separate buildings on the same lot -	10 feet
10. Maximum building area (as a percentage of lot area) -	35%
11. Maximum height of structures -	36 feet
12. Minimum number of off street parking spaces per unit (garage area will not be considered) -	2

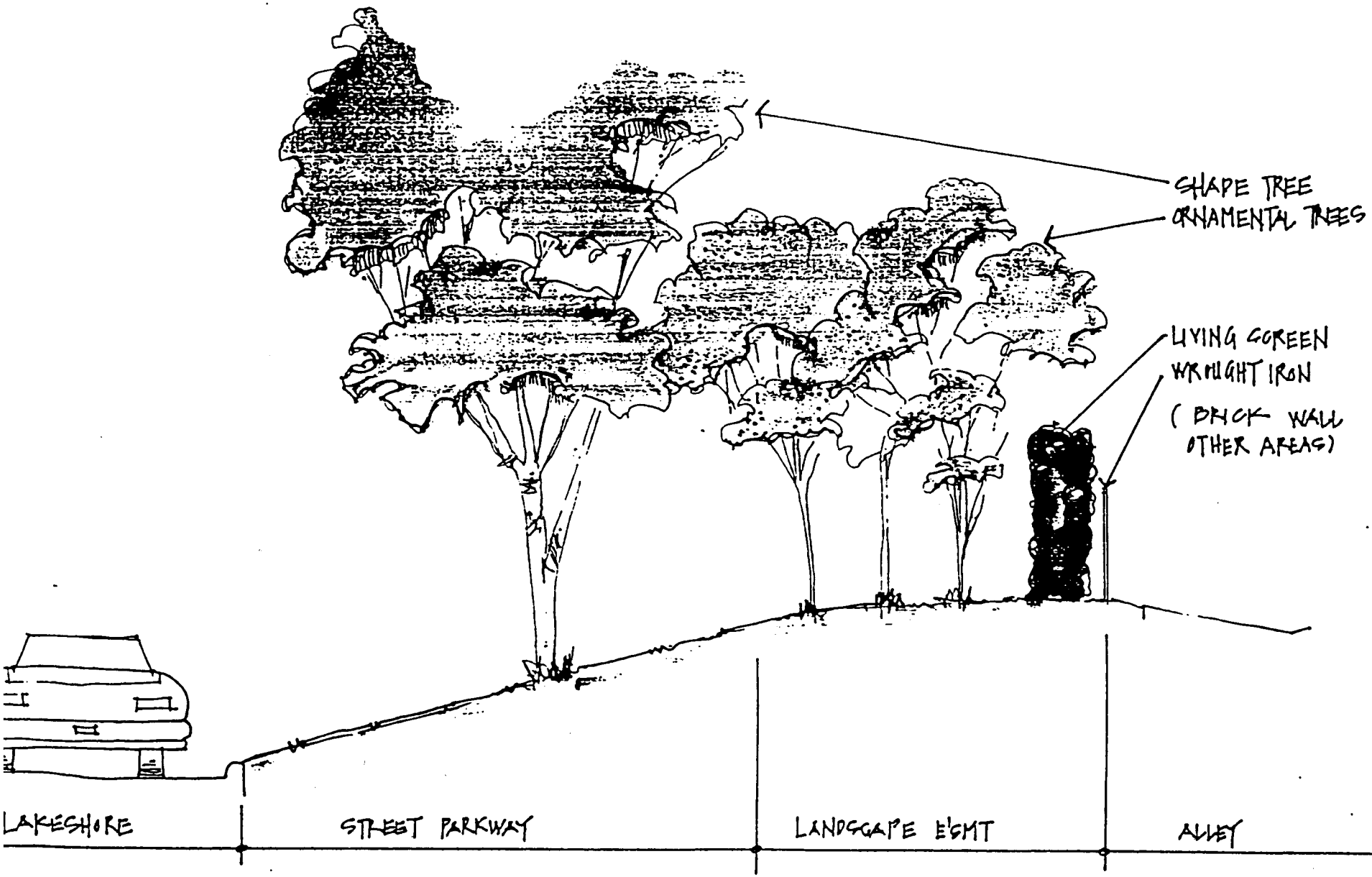

HILLCREST MEADOWS

HILLCREST MEADOWS

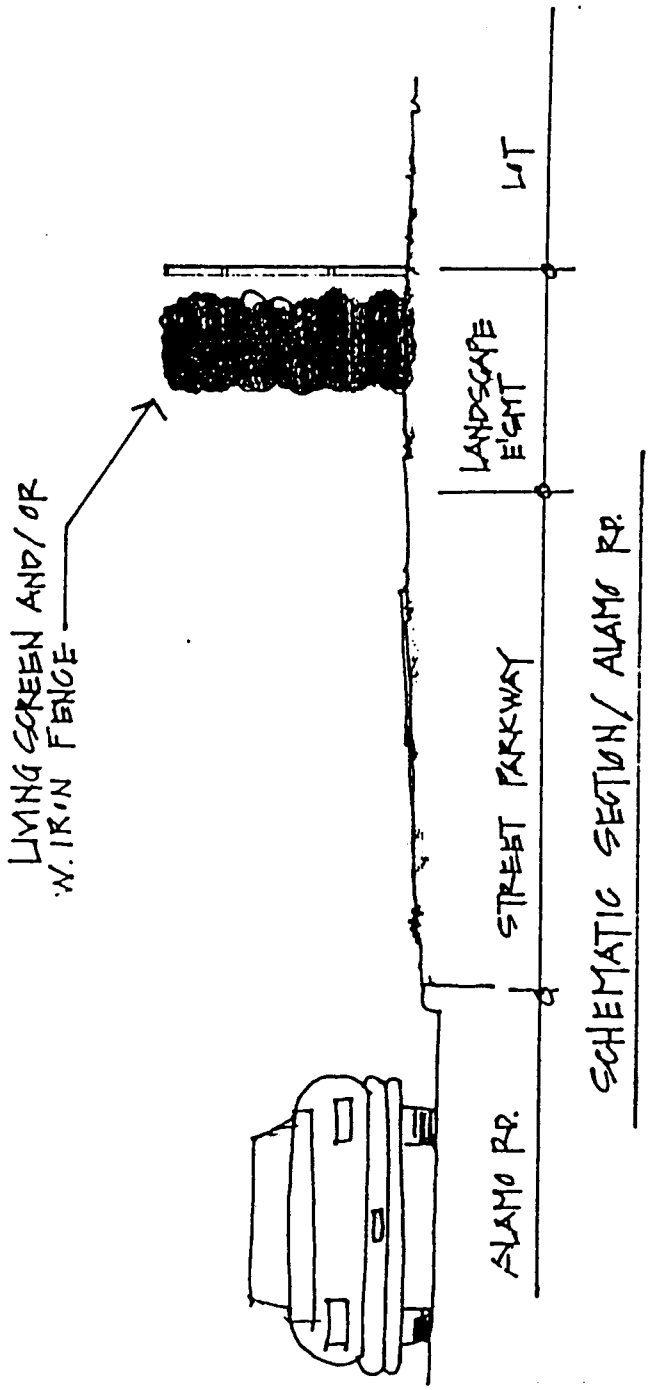
PD _____

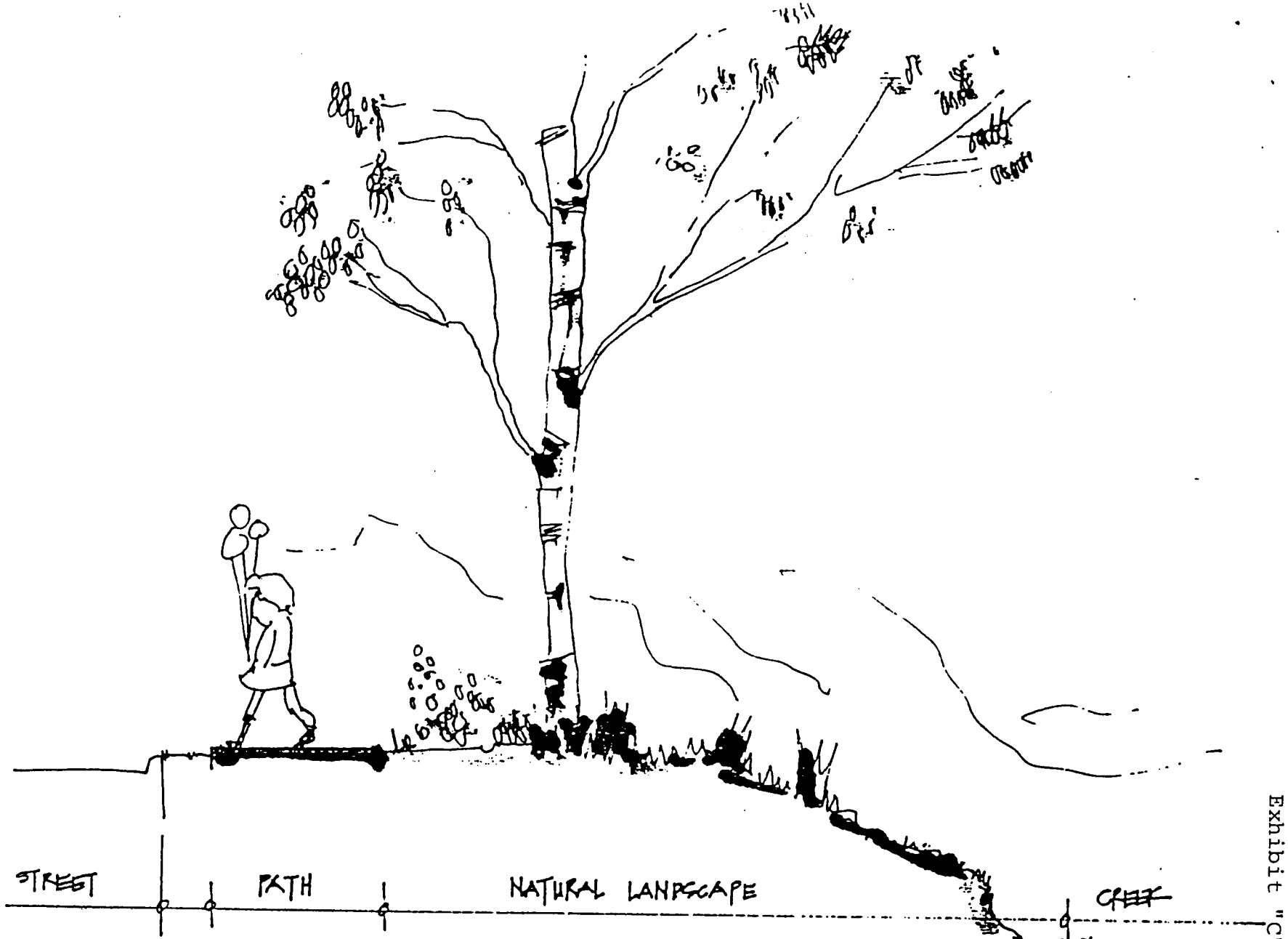
AREA REQUIREMENTS - AREA FOUR

1. Minimum Lot Area -	10,000 square feet (w/o alleys) 8,400 square feet (with alleys)
2. Max. number of single family dwellings per lot -	1
3. Minimum square footage per dwelling unit -	1,800 square feet
4. Minimum lot width -	70 feet at the front building line
5. Minimum lot depth -	100 feet
6. Minimum depth of front set back -	25 feet
7. Minimum depth of rear set back -	10 feet
8. Minimum width of side set back -	
a) Internal lot -	6 feet
b) Sideyard set back (abutting street) -	15 feet
c) Sideyard set back (abutting an arterial) -	20 feet
9. Minimum distance between separate buildings on the same lot -	10 feet
10. Maximum building area (as a percentage of lot area) -	35%
11. Maximum height of structures -	36 feet
12. Minimum number of off street parking spaces per unit (garage area will not be considered) -	2



SCHEMATIC SECTION / LAKE SHORE


LIVING SCREEN AND/OR
W. IRON FENCE
LOT
LANDSCAPE
EASMT
STREET PARKWAY
ALAMO RD.
SCHEMATIC SECTION/ ALAMO RD.



SCHEMATIC SECTION / PARK

ORDINANCE NO. 94-28

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND ORDINANCE NO. 93-11 OF THE CITY OF ROCKWALL, TEXAS, AS HERETOFORE AMENDED, SO AS TO GRANT A ZONING CHANGE AND AMEND A PRELIMINARY PLAN FOR PD-11, PROVIDING 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 REPEALER CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, MAHR Development has requested approval of an amendment to PD-11 to amend certain area requirements, 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 Comprehensive Zoning Ordinance and Ordinance 93-11 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 Comprehensive Zoning Ordinance and Ordinance No. 93-11 of the City of Rockwall, Texas, as heretofore amended, be and the same are hereby amended by amending Section 2.B. to add the following subsection:

"8. The minimum depth of front setbacks shall be as follows:

1 story structure - 20 feet
2 story structure - 25 feet"

Section 2. All development of property covered by Planned Development District No. 11 shall be in accordance with the provisions of this ordinance, and the finally approved comprehensive development plan and list of approved uses, and no substantial change in the development shall be permitted except after obtaining approval of the changes and amendments to the Comprehensive Zoning Ordinance.

Section 3. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of TWO THOUSAND DOLLARS ($2,000.00) for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense.

Section 4. 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, nor shall adjudication affect any other section or provision of the Comprehensive Zoning Ordinance No. 83-23 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 of this ordinance are declared to be severable.

Section 5. That all ordinances of the City of Rockwall in conflict with the provisions of this 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 6. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides.

DULY PASSED AND APPROVED this the 6th day of September, 1994.

APPROVED:

Alma K. Williams
Mayor

ATTEST:

Stacy R Robbins
City Secretary

1st reading: 08-15-94
2nd reading: 09-06-94

ORDINANCE NO. 01-08

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROCKWALL AND ORDINANCE 93-11 AS HERETOFORE AMENDED SO AS TO APPROVE ZONING AND AMEND THE PRELIMINARY PLAN FOR PD-11 - PLANNED DEVELOPMENT NO. 11 ATTACHING THE AMENDING PRELIMINARY PLAN DESCRIBED AS EXHIBIT A, ON PROPERTY DESCRIBED HEREIN; AND SHALL INCLUDE A CHANGE IN ZONING FROM SF-10, SINGLE-FAMILY RESIDENTAIL DISTRICT TO PD-11 - PLANNED DEVELOPMENT NO.11 FOR A 4.0715 ACRE TRACT OF LAND IN THE NATHAN BUTLER SURVEY, ABSTRACT NO. 21, ROCKWALL COUNTY, TEXAS HEREIN DESCRIBED AS TRACT 1 AND A CHANGE IN ZONING FROM A, AGRICULTURAL DISTRICT TO PD-11 - PLANNED DEVELOPMENT NO.11 FOR A 5.101 ACRE TRACT OF LAND IN THE ARCHIBALD HANNA SURVEY ABSTRACT NO. 98, ROCKWALL COUNTY, TEXAS HEREIN DESCRIBED AS TRACT 2; 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, an amendment to the Preliminary Plan for PD-11 with special conditions, as described in Exhibit "A" and shall include a change in zoning from "SF-10", Single-Family Residential District to PD-11, Planned Development No. 11 for a 4.0715 acre tract of land in the Nathan Butler Survey, Abstract No. 21, Rockwall County, Texas herein described as Tract 1 and a change in zoning from "A", Agricultural District to PD-11, Planned Development No. 11 for a 5.101 acre tract of land in the Archibald Hanna Survey Abstract No. 98, Rockwall County, Texas herein described as Tract 2; has been submitted by Joey Howell on behalf of Arkoma Realty Ltd.; 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 Comprehensive Zoning Ordinance 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 Comprehensive Zoning Ordinance of the City of Rockwall, as heretofore amended, be and the same is hereby amended by the approval of the amended Preliminary Plan for PD-11 with special conditions for the area identified in Exhibit "A" and shall include a change in zoning from "SF-10, Single-Family Residential District to PD-11, Planned Development No. 11 for a 4.0715 acre tract of land in the Nathan Butler Survey, Abstract No. 21, Rockwall County, Texas herein described as Tract 1 and a change in zoning from "A", Agricultural District to PD-11, Planned Development No. 11 for a 5.101 acre tract of land in the Archibald Hanna Survey Abstract No. 98, Rockwall County, Texas herein described as Tract 2. That said Preliminary Plans are attached hereto and made a part hereof for all purposes.

Section 2. That the tract of land described in the attached Exhibit "A" shall be used only in the manner and for the purposes provided for in the Comprehensive Zoning Ordinance of the City of Rockwall as heretofore amended, as amended herein by granting of this approval of this amended preliminary Plan for PD-11 shall affect only the property described in the attached Exhibit "A" and said property shall be limited to the uses, density, area, setback and other requirements set forth herein.

Section 3. That development in the area within Exhibit "A" shall be limited to uses and requirements listed in the "SF-10", Single-Family Residential District of the Comprehensive Zoning Ordinance and subject to site plan approval by the Planning and Zoning Commission and City Council with the following additional conditions:

A. Average of more than 10,600 square feet per lot.

B. Maximum of 117 lots, with at least 83 lots with minimum lot areas of 10,000 square feet and the rest with minimum lot areas of 8,400 square feet.

C. The minimum square footage per dwelling unit will be 2,000 square feet.

D. Minimum of a 2 car garage will be provided for each dwelling unit.

E. The exterior of the dwellings will be a minimum of 75% masonry.

F. Roof pitch of 6/12 or higher.

G. Rear or side entry garages only.

H. The screening walls (fences) along N. Lakeshore Drive will be wrought iron

with stone or masonry columns and the entry sign will be stone or masonry.

I. Cul-de-sac, corner and irregular shaped lots can be used to meet the lot area minimum square footage requirements.

J. Access to park provided via walkway at approximately the location shown on revised concept plan just to the west of pond, with bridge provided over gully into park.

K. Access to take line provided via walkway at approximately the location shown on revised concept plan at point of drainage easement.

L. If requested by the City, the developer will build up to an eight car parking area in the adjacent park, either off of North Lakeshore Drive or to the south of the southern subdivision street leading into the subdivision from North Lakeshore Drive.

M. Anti-monotony restriction in deed restrictions which does not allow the same elevation any closer than 5 houses apart on the same side of street or closer than 200 feet if across the street or around a corner. An architectural review committee will review and control this requirement, with committee and review procedures being established in the deed restrictions. The deed restrictions will be provided for the City's review with the final plat and will be filed prior to the filing of the final plat.

N. The developer agrees to make a contribution of $25,000 for park equipment or other park improvements, rather than the approximate $8,000 required under the current park fee formula. This money is in addition to the park bridge and park parking that the developer has agreed to provide.

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

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 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 Comprehensive Zoning Ordinance No. 83-23 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.

Section 7. 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 8. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides.

DULY PASSED AND APPROVED this 19 day of March, 2001.

Scott L. Self

Scott Self, Mayor

ATTEST

Belinda Page

Belinda Page, City Secretary

CITY OF ROCKWALL TEXAS SEAL

1st Reading 3/5/01

2nd Reading 3/19/01

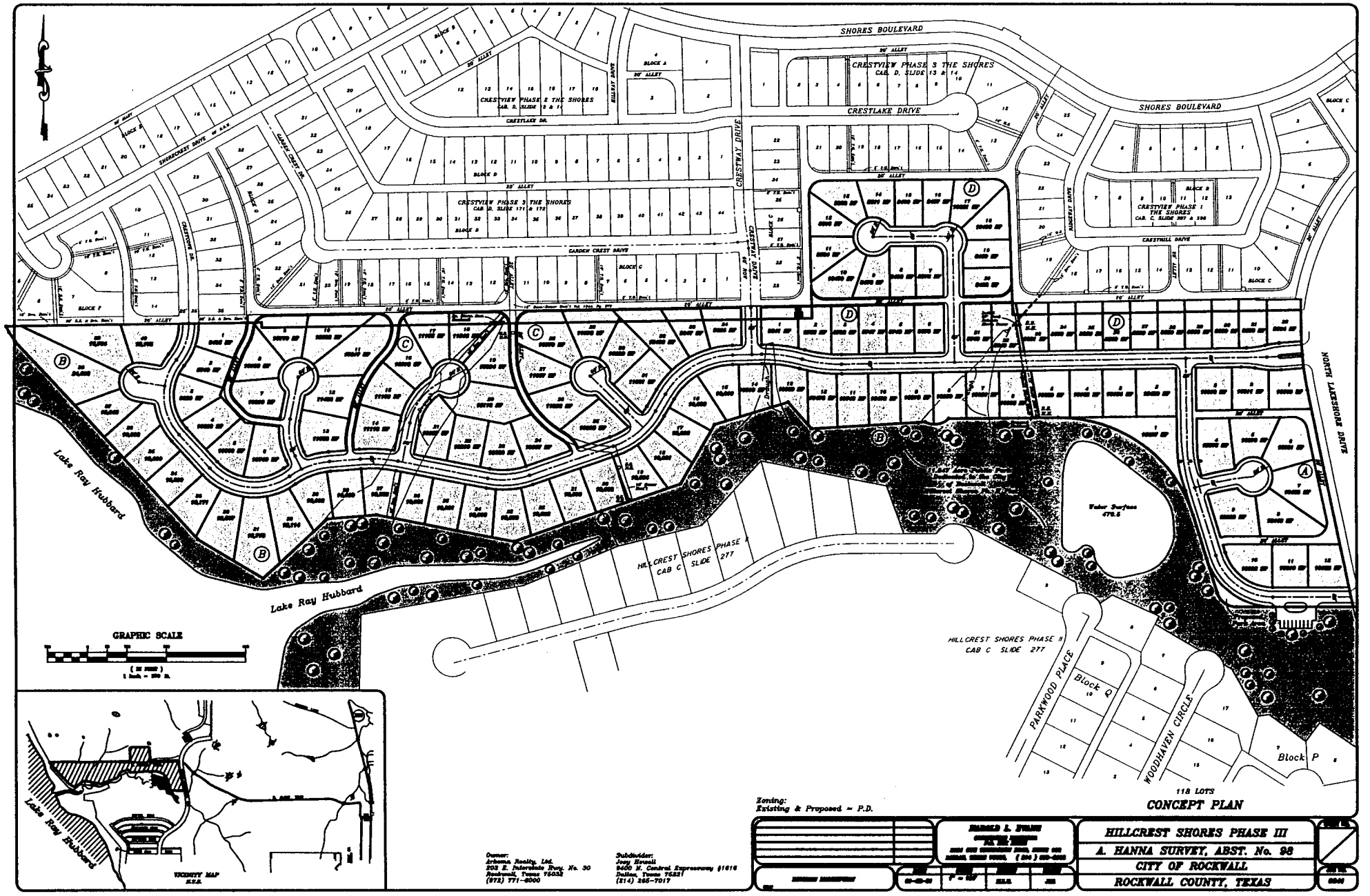

SHORES BOULEVARD
CRESTVIEW PHASE 3 THE SHORES
CAB. D, SLIDE 13 & 14
CRESTLAKE DRIVE
CRESTVIEW PHASE 2 THE SHORES
CAB. D, SLIDE 11 & 12
CRESTVIEW PHASE 1 THE SHORES
CAB. C, SLIDE 397 & 398
CRESTWAY DRIVE
GARDEN CREST DRIVE
CRESTHILL DRIVE
SHORECREST DRIVE
NORTH LAKESHORE DRIVE
Lake Ray Hubbard
HILLCREST SHORES PHASE I
CAB C SLIDE 277
HILLCREST SHORES PHASE II
CAB C SLIDE 277
PARKWOOD PLACE
WOODHAVEN CIRCLE
Block Q
Block P
Water Surface
478.5
GRAPHIC SCALE
VICINITY MAP
N.T.S.
Zoning:
Existing & Proposed = P.D.
118 LOTS
CONCEPT PLAN
Owner:
Arkema Realty, Ltd.
203 E. Interstate Hwy. No. 30
Rockwall, Texas 75032
(972) 771-5000
Subdivider:
Joey Herrell
8400 N. Central Expressway #1616
Dallas, Texas 75221
(214) 265-7017
HILLCREST SHORES PHASE III
A. HANNA SURVEY, ABST. No. 98
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

EXHIBIT "A"

Description

Exhibit A (including Tract 2)

BEING 31.8939 acres of land located in the Archibald Hanna Survey, Abstract No. 98, City of Rockwall, Rockwall County, Texas, being a portion of a 101.453 acre tract of land described in deed to Hillcrest Shores, Ltd., recorded in Volume 829, Page 237, Deed Records, Rockwall County, Texas and being all of a tract of land described in deed to William D. Lynch, recorded in Volume 391, Page 77, Deed Records, Rockwall County, Texas and being more particularly described as follows:

BEGINNING at a ½ inch iron rod set at the northeast corner of an 11.847 acre Public Park to the City of Rockwall in Hillcrest Shores Phase II, an addition in the City of Rockwall, Texas in Cabinet C, Slide 277, Map Records, Rockwall County, Texas, and being in the west R.O.W. line of North Lake Shore Drive (a 100' R.O.W.);

THENCE, West, along the north line of said Public Park, a distance of 295.30 feet to a ½ inch iron rod found at the beginning of a curve to the right, having a central angle of 73° 14' 11", a radius of 50.00 feet and chord bearing and distance of N 53° 22' 55" W, 59.65 feet;

THENCE, Northwesterly, along said curve to the right and the easterly line of said Public Park, an arc distance 63.91 feet to a ½ inch iron rod found at the end of said curve;

THENCE, N 16° 45' 49" W, a distance of 208.25 feet to a ½ inch iron rod found at the beginning of a curve to the left, having a central angle of 73° 45' 00", a radius of 350.00 feet and a chord bearing and distance of N 53° 38' 20" W, 420.05 feet;

THENCE, Northwesterly, along said curve to the left and the north line of said Public Park, a distance of 450.52 feet to a ½ inch iron rod found at the end of said curve;

THENCE, S 89° 29' 10" W, a distance of 277.42 feet to a ½ inch iron rod found at the beginning of a non-tangent curve to the right, having a central angle of 73° 05' 48", a radius of 50.00 feet and a chord bearing and distance of S 81° 46' 00" W, 59.55 feet;

THENCE, Southwesterly, along said curve to the right and the north line of said Public Park, an arc distance of 63.78 feet to a ½ inch iron rod found at the end of said curve;

THENCE, S 86° 36' 47" W, along the north line of said Public Park, a distance of 287.54 feet to a ½ inch iron rod set;

THENCE, N 41° 23' 13" W, along the north line of said Public Park, a distance of 90.00 feet to a ½ inch iron rod set;

THENCE, S 73° 06' 47" W, along the north line of said Public Park, a distance of 195.00 feet to a ½ inch iron rod set;

THENCE, S 29° 36' 47" W, along the north line of said Public Park, a distance of 175.00 feet to a ½ inch iron rod set;

THENCE, S 71° 06' 47" W, a distance of 210.00 feet to a found monument, being a corner of said 101.453 acre tract, lying on the east City of Dallas Take Line for Lake Ray Hubbard;

THENCE, along the east City of Dallas Take Line for Lake Ray Hubbard and south boundary line of said 101.453 acre tract, the following four (4) calls:

(1) S 70° 33' 25" W, a distance of 235.33 feet to a ½ inch iron rod found;

(2) N 78° 53' 31" W, a distance of 353.74 feet to a found monument;

(3) S 85° 17' 29" W, a distance of 125.97 feet to a found monument;

(4) S 47° 09' 49" W, a distance of 221.45 feet to a found monument, being the most northerly southwest corner of said 101.453 acre tract and the southeast corner of said William D. Lynch tract;

THENCE, N 58° 42' 20" W, along the east City of Dallas Take Line for Lake Ray Hubbard and northeast line of said William D. Lynch tract, a distance of 191.20 feet to a monument found;

THENCE, N 42° O4' 39" W, along the east City of Dallas Take Line for Lake Ray Hubbard and the northeast line of said William D. Lynch tract, a distance of 683.04 feet to a monument found;

THENCE, N 26° 37' 57" W, 17.98 feet to a ½ inch iron rod set, said point being the southeast corner of Lot 5 and the southwest corner of Lot 6 in Block F of Crestview Addtion Phase 3;

THENCE, N 89° 11' 29" E, 643.51 feet (called S 89° 10' 27" W, 643.51 feet by plat of Crestview Phase 3, Cabinet D, Slide 171/172) along the south line of Crestview Addition Phase 3 to a ½ inch iron rod set;

THENCE, S 01° 08' 08" E, 13.71 feet (called N 01° 09' 07" W, 13.71 feet by plat of Crestview Phase 3, Cabinet D, Slide 171/172) along the south line of Crestview Addtion Phase 3 to a ½ inch iron rod set;

THENCE, N 89° 03' 01" E, 2,624.51 feet, along the south line of Crestview Addition Phase 3 (Cabinet D, Slide 171/172), a called 1.341 acre tract to Bessie Anne Campbell (Volume 504, Page 50) and Crestview Addtion Phase I (Cabinet C, Slide 399/400) to a ½

inch iron rod set at the northeast corner of said 101.453 acre tract, lying in the west R.O.W. line of North Lake Shore Drive as shown by the plat recorded in Slide A, Page 327, Plat Records, Rockwall County, Texas;

THENCE, along the west R.O.W. line of said North Lake Shore Drive and the east boundary line of said 101.453 acre tract, the following three (3) calls:

(1) S 01° 09' 48" E, 55.33 feet to a ½ inch iron rod set at the beginning of a curve to the left, having a central angle of 10° 15' 10", a radius of 850.00 feet and a chord bearing and distance of S 06° 17' 23" E, 151.90 feet;

(2) Southeasterly, along said curve to the left, an arc distance of 152.10 feet to a ½ inch iron rod set at the end of said curve;

(3) S 11° 24' 56" E, a distance of 565.54 feet to the Place of Beginning and containing 31.8939 acres of land.

Description

Tract 1

BEING a 4.0715 acre tract of land situated in the Nathan Butler Survey, Abstract No. 21, Rockwall County, Texas and being part of a 4.00 acre tract conveyed to Charles Smith recorded in Volume N, Page 253, Deed Records, Rockwall County, Texas and being more particularly described as follows:

BEGINNING at a ½ inch iron rod set for the southwest corner of Crestview Phase 1 - The Shores, and addition to the City of Rockwall recorded in Cabinet C, Slide 397 & 398, Plat Records, Rockwall County, Texas, said point being in North Alamo Road, a variable width prescribed right-of-way;

THENCE South 89° 02' 15" West along said Alamo Road, a distance of 508.31' to a ½ inch iron rod set for the southeast corner of Crestview Phase 3 – The Shores, and addition to the City of Rockwall recorded in Cabinet D, Slide 171 & 173, Plat Records, Rockwall County, Texas;

THENCE North 01° 28' 25" West leaving said Alamo Road and along the east line of said Crestview Phase 3, a distance of 317.19' to a found aluminum cap stamped "NDM" for the beginning of a curve to the right having a central angle of 91° 02' 18", a radius of 35.00' and chord that bears North 44° 02'44" East a distance of 49.94';

THENCE along said curve an arc distance of 55.61' to a found aluminum cap stamped "NDM" for a corner on the south line of a 20' wide alley right-of-way, said point being on the south line of Crestview Phase 2 – The Shores, an addition to the City of Rockwall recorded in Cabinet D, Slide 13 & 14 of the Plat Records of Rockwall County, Texas;

THENCE North 89°33'53" East along the south line of said alley right-of-way, a distance of 434.22' to a found aluminum cap stamped "NDM" for the beginning of a curve to the right having a central angle of 88°12'24", a radius of 35.00' and a chord that bears South 46°19'55" East a distance of 48.72';

THENCE along said curve an arc distance of 53.88' to a found aluminum cap stamped "NDM" for a corner, said point being on the west line of a 20' wide alley right-of-way being the west line of Crestview Phase 1 – The Shores, an addition to the City of Rockwall recorded in Cabinet C, Slide 397 & 398 of the Plat Records of Rockwall County, Texas;

THENCE South 02°13'43" East a distance of 314.34' to the POINT OF BEGINNING and containing 176,835 square feet or 4.0696 acres of land.

Description

Tract 2

BEING a tract of land out of the Archibald Hanna Survey Abstract No. 98, Rockwall County, Texas, and being part of a called 165 acre tract of land in the name of J.S. and Roy R. Smith as recorded in Volume 27, Page 427, of the Deed Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at an iron rod found for corner in a Public Road, said point being in the north line of said Archibald Hanna Survey Abstract No. 98 and also being the northeast corner of said J.S. and Roy R. Smith 165 acre tract;

THENCE South 00 degrees 04 minutes East along the east line of said Smith Tract, a distance of 634.0 feet to a bronze marker set in concrete stamped with a Designation Number C11-C38-C1 for a corner;

THENCE North 58 degrees 19 minutes West, a distance of 191.2 feet to a bronze marker set in concrete for an angle point;

THENCE North 41 degrees 50 minutes 36 seconds West a distance of 683.13 feet to a bronze marker set in concrete for an angle point;

THENCE North 28 degrees 43 minutes West, a distance of 28.5 feet to an iron rod found for a corner in said Public Road;

THENCE South 89 degrees 58 minutes 12 seconds East, a distance of 631.37 feet to the Place of Beginning and containing 222,220.851 square feet or 5.101 acres gross-less 18,690.228 square feet in Public Road and right-of-way Easement leaving 4.672 acres net.

CITY OF ROCKWALL

ORDINANCE NO. 04-37

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROCKWALL AND ORDINANCE NO. 01-08, AS HERETOFORE AMENDED, SO AS TO AMEND "PD-11" PLANNED DEVELOPMENT DISTRICT NO. 11 TO REQUIRE A MINIMUM FRONT YARD SETBACK OF TWENTY (20) FEET ON AN APPROXIMATE 37.423-ACRE TRACT OF LAND KNOWN AS HILLCREST SHORES PHASE 3 AND MORE SPECIFICALLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR AREA REQUIREMENTS; PROVIDING FOR A DEVELOPMENT PLAN; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE AND EVERY DAY THE OFFENSE CONTINUES SHALL BE DEEMED A SEPARATE OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Joey Howell of Rockwall Shores, Ltd., for an amendment to PD-11, Planned Development District No. 11 for an approximate 37.423-acre tract known as Hillcrest Shores Phase 3 and more specifically described in Exhibit "A" attached hereto and made a part hereof for all purposes; 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 Comprehensive Zoning Ordinance 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 Comprehensive Zoning Ordinance (Ord. No. 83-23) and Ordinance No. 01-08 of the City of Rockwall, Texas, as heretofore amended, be and the same is hereby amended so as to require a minimum front yard setback of twenty (20) feet on the property more specifically described in Exhibit "A" attached hereto.

Section 2. That the portion of Planned Development District No. 11 as described above shall be used only in the manner and for the purposes authorized by the Comprehensive Zoning Ordinance (Ord. No. 83-23) and Ordinance No. 01-08 of the City of Rockwall, as heretofore amended, as amended herein by granting of this zoning change, and as may be amended in the future.

Section 3. Any person, firm or corporation violating any of the provisions of this ordinance shall be punished by a penalty of fine not to exceed the sum of Two Thousand

Dollars ($2,000.00) for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense.

Section 4. 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 5. This ordinance shall be cumulative of all other ordinances of the City and shall not repeal any of the provisions of those ordinances except in those instances where the provisions of those ordinances are in direct conflict with the provisions of this ordinance.

Section 6. That this ordinance shall take effect immediately from and after its passage and approval, and it is so ordained.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, this 7th day of June, 2004.

Ken Jones, Mayor

ATTEST:

Dorothy Brooks, City Secretary

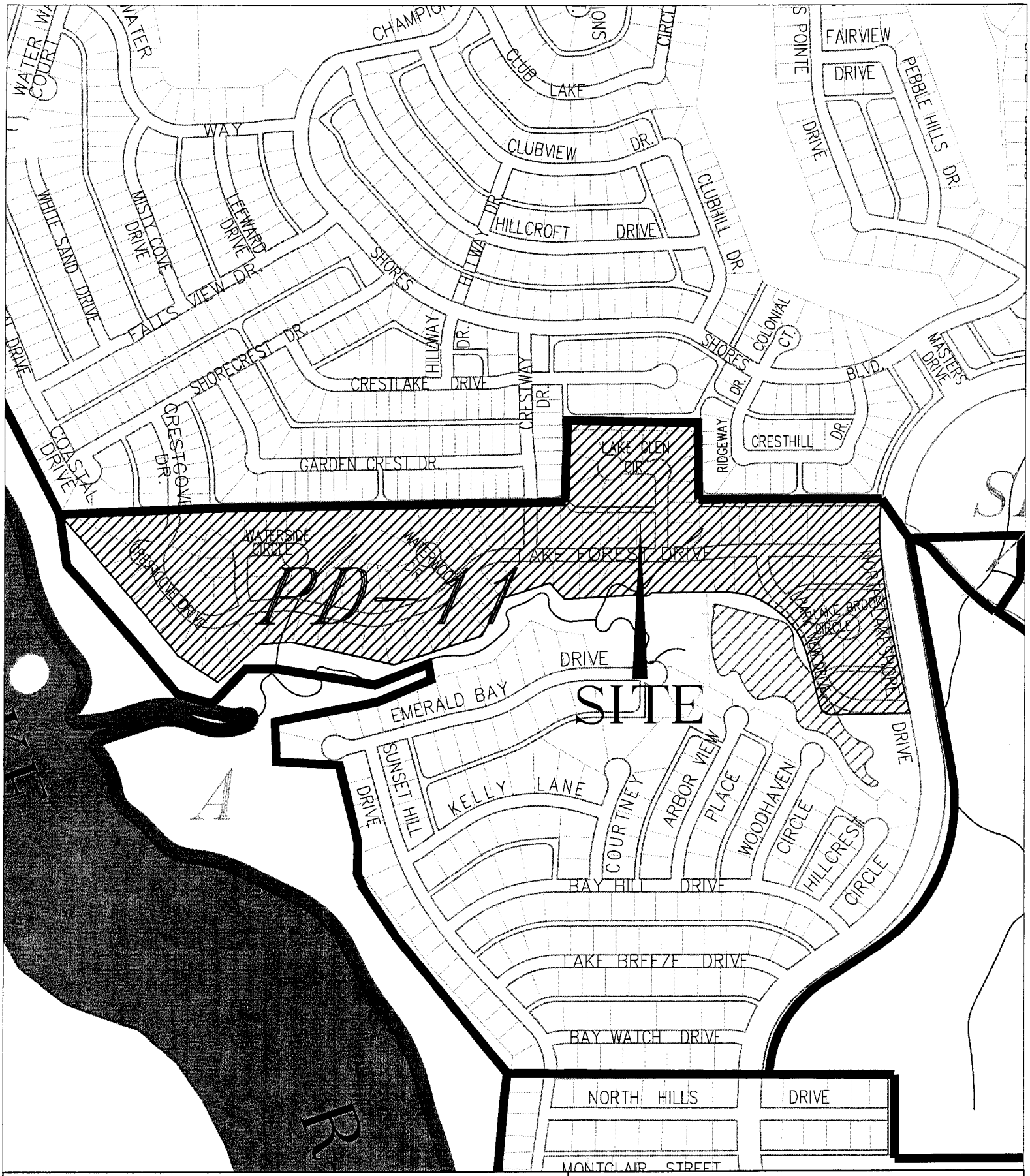
APPROVED AS TO FORM:

Pete Eckert, City Attorney

1st Reading: May 17, 2004

2nd Reading: June 7, 2004

CITY OF ROCKWALL TEXAS
SEAL



Z2004-020

20-ft Front Yard Setback

PD-11 Amendment (Hillcrest Shores 3)

N

1" = 500'

CITY OF ROCKWALL

ORDINANCE NO. 25-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 11 (PD-11) AND THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO CONSOLIDATE THE REGULATING ORDINANCES OF THE PLANNED DEVELOPMENT DISTRICT, BEING A 118.53-ACRE TRACT OF LAND SITUATED WITHIN THE A. HANNA SURVEY, ABSTRACT NO. 98, AND THE N. BUTLER SURVEY, ABSTRACT NO. 21, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED HEREIN BY *EXHIBIT 'A'* AND DEPICTED HEREIN BY *EXHIBIT 'B'*; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Rockwall has initiated an amendment to the Planned Development District 11 (PD-11) for the purpose of consolidating the regulating ordinances [*Ordinance No.'s 73-52, 80-13, 93-11, 94-28, 01-08, & 04-37*]; and,

WHEREAS, Planned Development District 11 (PD-11) is a 118.53-acre tract of land situated within the A. Hanna Survey, Abstract No. 98, and the N. Butler Survey, Abstract No. 21, City of Rockwall, Rockwall County, Texas and which is more fully described in *Exhibit 'A'* and depicted in *Exhibit 'B'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and,

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that Planned Development District 11 (PD-11) [*Ordinance No.'s 73-52, 80-13, 93-11, 94-28, 01-08, & 04-37*] and the Unified Development Code [*Ordinance No. 20-02*] should be amended as follows:

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

SECTION 1. That the approval of this ordinance shall supersede all requirements stipulated in *Ordinance No.'s 73-52, 80-13, 93-11, 94-28, 01-08, & 04-37*;

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

SECTION 3. That development of the *Subject Property* shall generally be in accordance with the *Concept Plan*, depicted in *Exhibit 'C'* of this ordinance, attached hereto and incorporated

DRAFT ORDINANCE 01.15.2025

herein by reference as *Exhibit 'C'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

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

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

SECTION 6. That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;

SECTION 7. The standards in this ordinance shall control in the event of a conflict between this ordinance and any provision of the Unified Development Code or any provision of the City Code, ordinance, resolution, rule, regulation, or procedure that provides a specific standard that is different from and inconsistent with this ordinance. References to zoning district regulations or other standards in the Unified Development Code (including references to the *Unified Development Code*), and references to overlay districts, in this ordinance or any of the Exhibits hereto are those in effect on the date this ordinance was passed and approved by the City Council of the City of Rockwall, Texas;

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

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 4TH DAY OF AUGUST, 2025.

_____
Tim McCallum, *Mayor*

ATTEST:

_____
Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

1st Reading: July 21, 2025

2nd Reading: August 4, 2025

DRAFT ORDINANCE 07.15.2025

Exhibit 'A':
Legal Description

BEING 118.53 acres of land situated in Abstract 98, A. Hanna and Abstract 21, N. Butler Surveys in the County of Rockwall, Texas and being more particularly described by metes and bounds as follows:

BEGINNING in the Southeast corner of Lot 16, Block M, Hillcrest Shores Addition, RCAD # 44180, and the West Right of Way line of North Lakeshore Drive *(NAD83 Texas State Plane GPS Coordinate (Grid): E2,588,906.727, N7,030,070.403 Feet);*

1 **THENCE** North 88°-56'-18" West, along the Southern boundary line of the Hillcrest Shore Addition, a distance of 724.279 feet to a point;
2 **THENCE** North 83°-45'-12" West, continuing along said boundary line, a distance of 49.405 feet to a point;
3 **THENCE** South 02°-36'-24" West, a distance of 5.253 feet to a point;
4 **THENCE** North 86°-25'-49" West, a distance of 121.1 feet for a corner;
5 **THENCE** North 05°-32'-43" East, along the City of Dallas Lake Ray Hubbard Takeline, a distance of 60.502 feet for a corner;
6 **THENCE** North 42°-07'-32" West, continuing along said Takeline, a distance of 503.224 feet to a point;
7 **THENCE** North 34°-38'-28" West, a distance of 119.083 feet to a point;
8 **THENCE** North 36°-04'-27" West, a distance of 359.701 feet to a point;
9 **THENCE** North 01°-58'-02" East, a distance of 106.557 feet to a point;
10 **THENCE** North 14°-10'-52" West, a distance of 326.452 feet to a point;
11 **THENCE** North 84°-56'-38" West, a distance of 238.245 feet to a point;
12 **THENCE** North 02°-26-00" East, a distance of 153.538 feet to a point;
13 **THENCE** North 81°-55'-48" East, a distance of 200.961 feet to a point;
14 **THENCE** North 80°-31'-26" East, a distance of 216.91 feet to a point;
15 **THENCE** North 68°-22'-45" East, a distance of 260.441 feet to a point;
16 **THENCE** North 23°-23'-19" West, a distance of 96.295 feet to a point;
17 **THENCE** South 71°-49'-15" West, a distance of 229.31 feet to a point;
18 **THENCE** North 77°-23'-38" West, a distance of 356.781 feet to a point;
19 **THENCE** South 86°-51'-07" West, a distance of 125.365 feet to a point;
20 **THENCE** South 47°-47'-09" West, a distance of 220.357 feet to a point;
21 **THENCE** North 57°-32'-43" West, a distance of 190.446 feet to a point;
22 **THENCE** North 41°-36'-42" West, a distance of 688.446 feet to a point;
23 **THENCE** North 30°-34'-19" West, a distance of 45.538 feet for a corner *(NAD83 Texas State Plane GPS Coordinate (Grid): E2,586,183.472, 7,032,240.766 Feet);*
24 **THENCE** North 89°-54'-31" East, along the Northern boundary line of the Hillcrest Shore Addition Phase 3, a distance of 606.247 feet to a point;
25 **THENCE** North 00°-12'-51" East, continuing along said boundary line, a distance of 15.459 feet to a point;
26 **THENCE** South 89°-29'-32" East, a distance of 665.819 feet to a point;
27 **THENCE** South 89°-52'-24" East, a distance of 762.35 feet for a corner;
28 **THENCE** North 00°-21'-55" West 291.147 feet to the beginning of a curve;
29 **THENCE** along said curve to the right having an angle of 70°-50'-26", and a radius of 34.945 feet, with a chord bearing of North 49°-30'-26" East, and a chord distance of 40.506 feet;
30 **THENCE** South 89-15-07" East, a distance of 437.391 to the beginning of a curve;
31 **THENCE** along said curve to the right having an angle of 94°-01'-39", and a radius of 35.92 feet, with a chord bearing of South 42°-21-29" East, and a chord distance of 52.552 feet;
32 **THENCE** South 01°-21'-08" East, a distance of 273.833 feet for a corner;
33 **THENCE** South 89°-25'-39" East, a distance of 737.795 feet to a point;
34 **THENCE** South 74°-56'-00" East, crossing North Lakeshore Drive, a distance of 83.869 feet to a point;
35 **THENCE** South 89°-35'-03" East, a distance of 17.421 to the beginning of a curve;
36 **THENCE** along said curve to the left and along the Eastern Right of Way line of North Lakeshore Drive, having an angle of 18°-18'-37", and a radius of 282.065 feet, with a chord bearing of South 05°-33'-18" West, and a chord distance of 89.757 feet;
37 **THENCE** continuing along said curve to the left having an angle of 05°-07'-36" and a radius of

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750.064 feet, with a chord bearing of South 05°-02'-27" East, and a chord distance of 67.09 feet;

THENCE South 10°-08'-02" East, a distance of 268.924 feet to a point;

THENCE South 10°-18'-33" East, a distance of 463.091 feet to a point;

THENCE South 10°-18'-22" East, a distance of 103.877 feet to the beginning of a curve;

THENCE along said curve to the right having an angle of 30°-06'-45", and a radius of 681.101 feet, with a chord bearing of South 04°-45'-34" West, and a chord distance of 353.855 feet;

THENCE along said curve to the right having an angle of 37°-09'-18", and a radius of 681.094 feet, with a chord bearing of South 38°-23'-35" West, and a chord distance of 433.974 feet;

THENCE South 56°-58'-57" West, a distance of 279.925 feet to the beginning of a curve;

THENCE along said curve to the left having an angle of 53°-15'-29", and a radius of 450.979 feet, with a chord bearing of South 30°-19'-37" West, and a chord distance of 404.269 feet, for a corner;

THENCE South 88°-43'-09" West, crossing North Lakeshore Drive, a distance of 95.674 feet to the POINT OF BEGINNING AND CONTAINING 118.53 acres of land (5,163,135.046 square feet) more or less.

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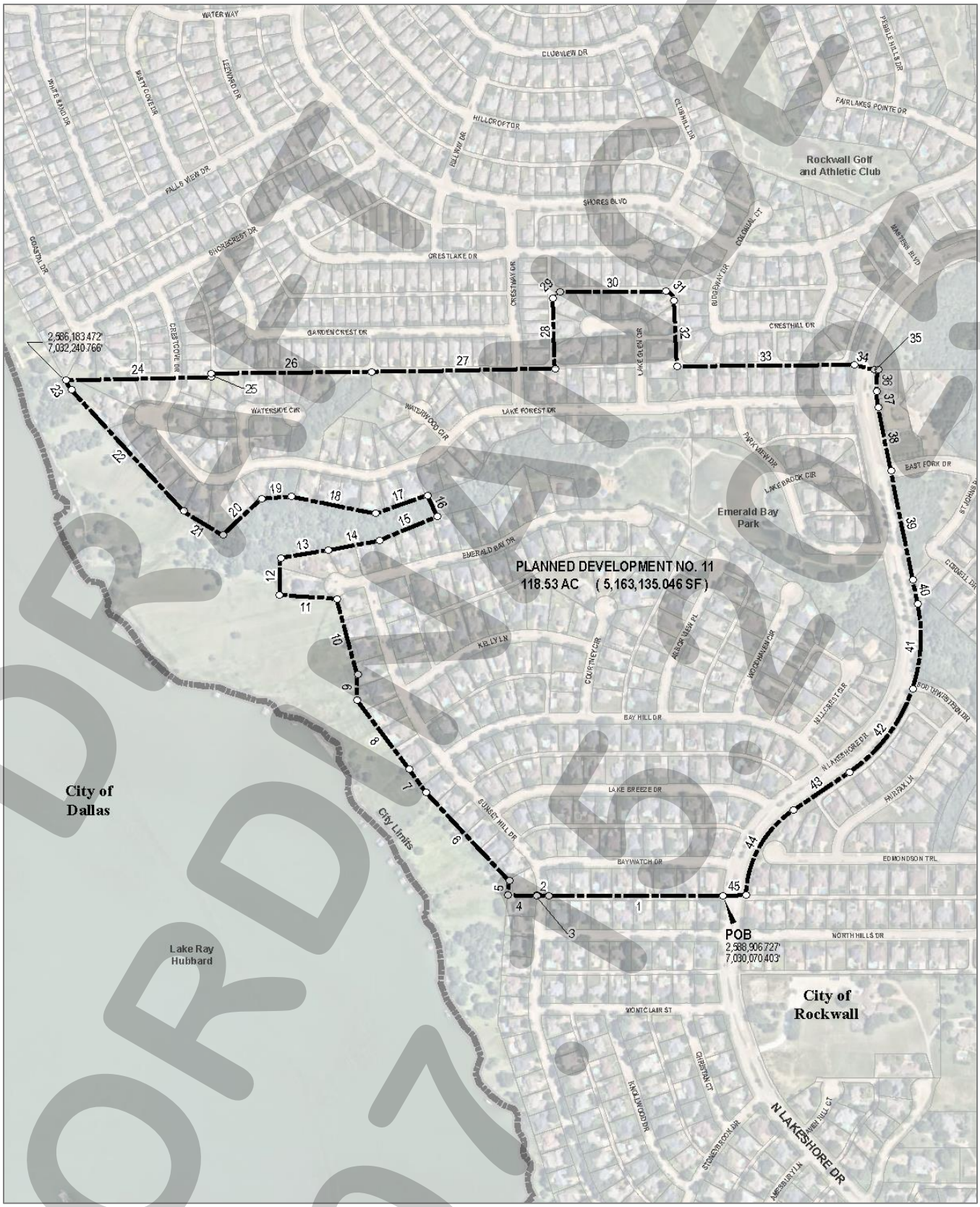
07.15.2025

Exhibit 'B':
Survey



DRAFT
ORDINANCE
07

Exhibit 'C':
Concept Plan

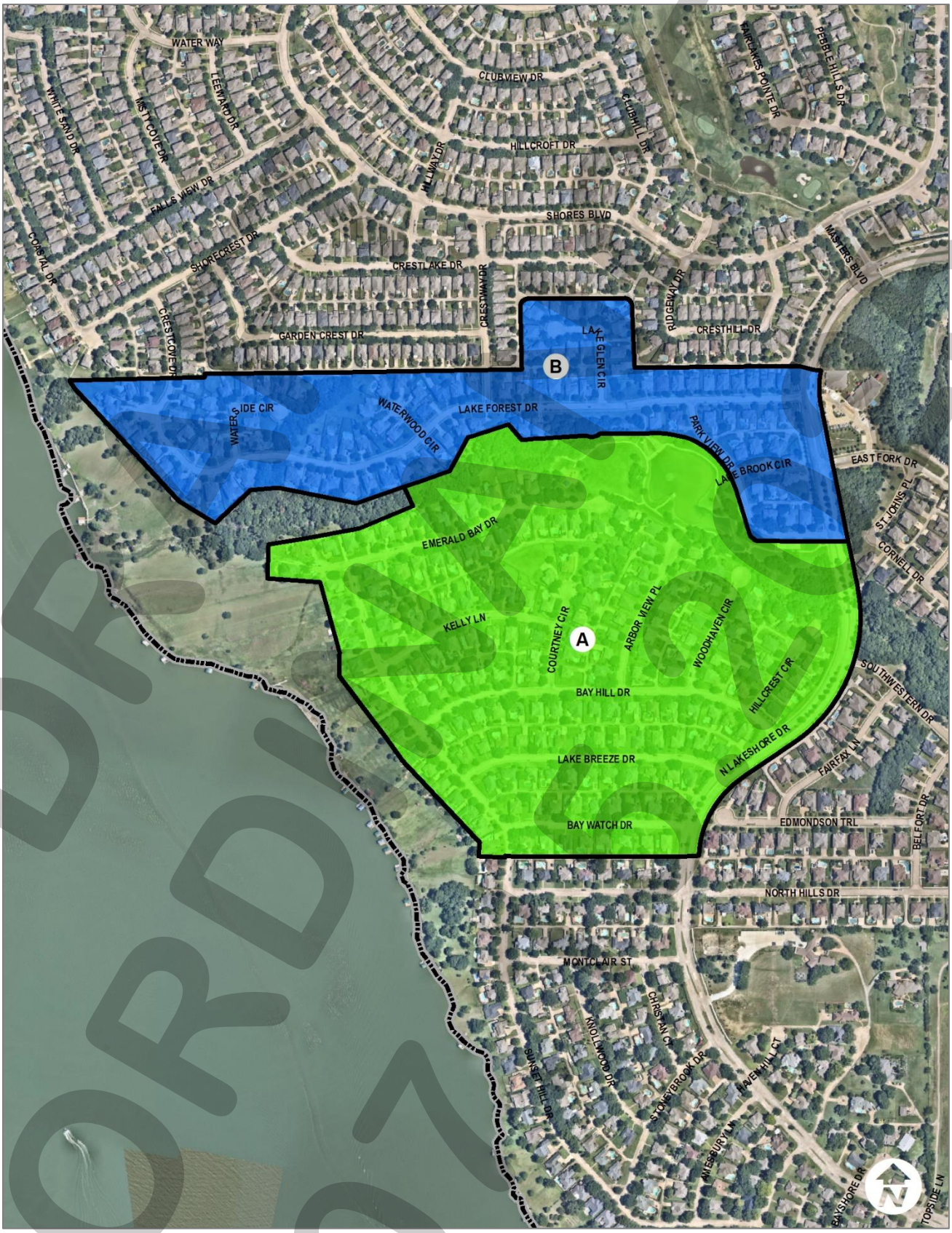


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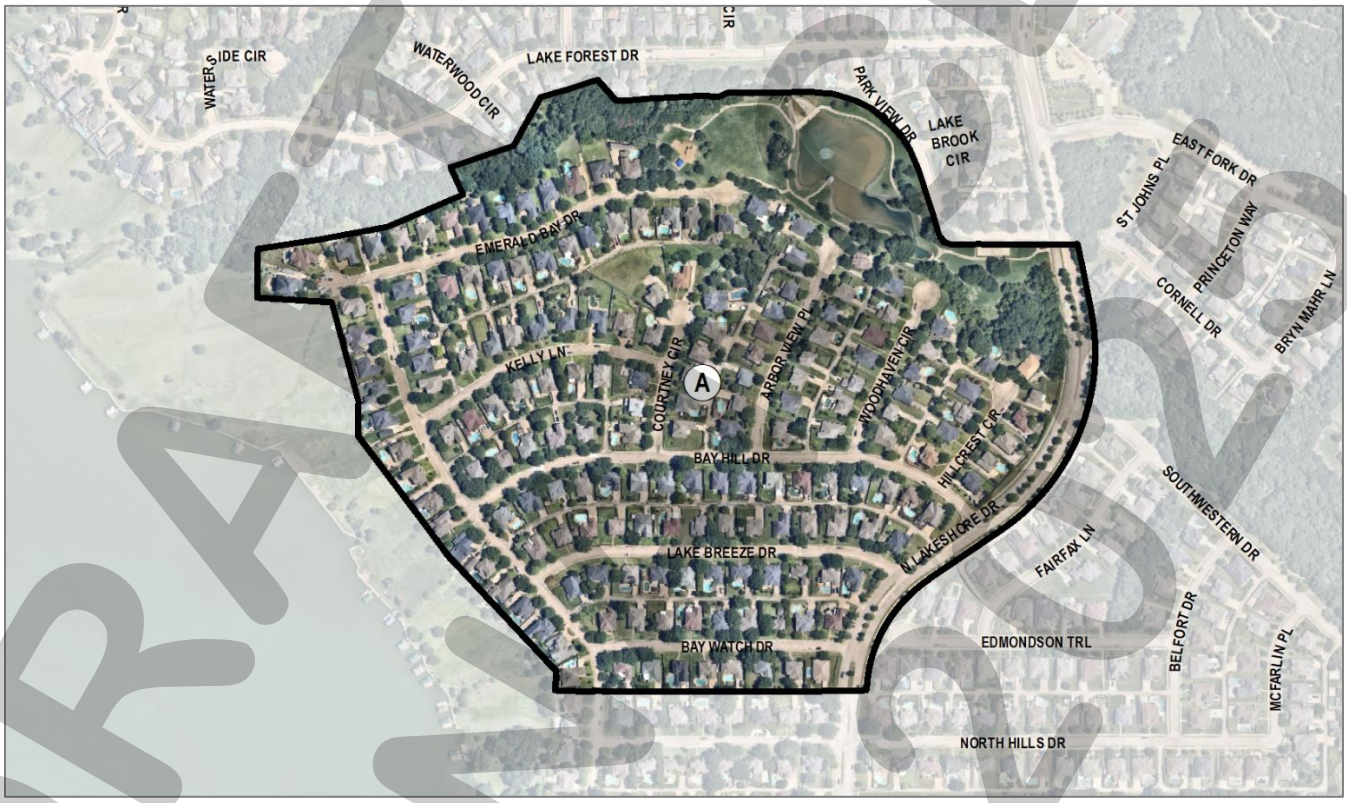
Exhibit 'D':
Density and Development Standards

(A) *TRACT A*. [*Hillcrest Shores, Phases 1 & 2*]

(1) *Concept Plan*. All development of *Tract A* shall conform with the *Concept Plan* depicted in *Figure 1*.

FIGURE 1. CONCEPT PLAN FOR TRACT A



(2) *Permitted Land Uses*. Unless specifically provided by this Planned Development District ordinance, *Tract A* -- *as depicted in Exhibit 'C' of this ordinance* -- shall be subject to the land uses stipulated for properties in a Single-Family 10 (SF-10) District as stipulated by Article 05, *District Development Standards*, of the Unified Development Code (UDC), as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future.

(3) *Density and Development Standards*. Unless specifically provided by this Planned Development District, the development of *Tract A* -- *as depicted in Exhibit 'C' of this ordinance* -- shall be subject to the density and dimensional requirements stipulated for properties in a Single-Family 10 (SF-10) District, as stipulated by Article 05, *District Development Standards*, of the Unified Development Code (UDC), as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future; however, all lots in *Tract A* shall conform to the additional standards depicted in *Table 1*, which are as follows:

TABLE 1: LOT DIMENSIONAL REQUIREMENTS FOR SINGLE-FAMILY IN TRACT A

LOT TYPE ►	**SINGLE-FAMILY**
MINIMUM FRONT YARD SETBACK	
ONE (1) STORY STRUCTURE	20'
TWO (2) STORY STRUCTURE	25'

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(B) *TRACT B*. [*Hillcrest Shores, Phase 3*]

(1) *Concept Plan*. All development of *Tract B* shall conform with the *Concept Plan* depicted in *Figure 2*.

FIGURE 2. CONCEPT PLAN FOR TRACT B



(2) *Permitted Land Uses*. Unless specifically provided by this Planned Development District ordinance, *Tract B -- as depicted in Exhibit 'C' of this ordinance* -- shall be subject to the land uses stipulated for properties in a Single-Family 10 (SF-10) District as stipulated by Article 05, *District Development Standards*, of the Unified Development Code (UDC), as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future.

(3) *Density and Development Standards*. Unless specifically provided by this Planned Development District, the development of *Tract B -- as depicted in Exhibit 'C' of this ordinance* -- shall be subject to the density and dimensional requirements stipulated for properties in a Single-Family 10 (SF-10) District, as stipulated by Article 05, *District Development Standards*, of the Unified Development Code (UDC), as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future; however, all lots in *Tract B* shall conform to the standards depicted in *Table 2*, which are as follows:

TABLE 2: *LOT DIMENSIONAL REQUIREMENTS FOR SINGLE-FAMILY IN TRACT B*

LOT TYPE ►	**SINGLE-FAMILY**
AVERAGE LOT SIZE [1]	10,600 SF
MINIMUM DWELLING UNIT SIZE	2,000 SF
MINIMUM LOT WIDTH	60'
MINIMUM LOT DEPTH	100'
MINIMUM FRONT YARD SETBACK	20'
MINIMUM SIDE YARD SETBACK	6'
MINIMUM SIDE YARD ADJACENT TO A STREET [2]	15'
MINIMUM REAR YARD SETBACK	10'
MINIMUM NUMBER OF OFF-STREET PARKING SPACES [3]	2

GENERAL NOTES:
[1]: *Tract B -- as depicted in Exhibit 'C' of this ordinance* -- may consist of 117 lots with at least 83 lots having a minimum lot size of 10,000 SF and the remaining 34 lots having a minimum lot size of 8,400 SF.
[2]: The side yard setback adjacent to North Lakeshore Drive shall be 20-feet.
[3]: Minimum of a two (2) car garage is required for each dwelling unit. All garages shall be side or rear entry only.

DRAFT
ORDINANCE

(4) *Masonry Requirement*. The exterior façades of the dwelling unit shall consist of a minimum of 75.00% masonry materials.

(5) *Roof Design Standards*. The minimum roof pitch shall be 6:12 or higher.

(6) *Subdivision Entry Signage and Fencing*. The screening walls or fences along North Lakeshore Drive shall be wrought iron with masonry columns. The entry sign will be stone or masonry.

(7) *Anti-Monotony Standards*. Building elevations shall not repeat along any block face without at least five (5) intervening homes of differing appearance on the same side of the street and no closer than 200-feet on the opposite side of the street or around a corner.

(8) *Access to Public Park and Takeline*. *Tract B -- as depicted in Exhibit 'C' of this ordinance --* shall adhere to the following:

(a) Access to the public park and takeline shall be provided via walkways at approximately the locations as shown in *Exhibit 'C'* of this ordinance and as was established by the subdivision plat for Phase 3 of the Hillcrest Shores Subdivision.

(b) If requested by the City, the developer will build up to eight (8) parking spaces adjacent to the public park.

DRAFT ORDINANCE 07.15.2025

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:	July 15, 2025
APPLICANT:	Cecilia Meca
CASE NUMBER:	Z2025-033; *Specific Use Permit (SUP) for a Guest Quarters/Secondary Living Unit at 802 Jackson Street*

SUMMARY

Hold a public hearing to discuss and consider a request by Cecilia Meca for the approval of a *Specific Use Permit (SUP)* for a *Guest Quarters/Secondary Living Unit* on a 0.2380-acre parcel of land identified as Lot 19, Block B, Wade Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 802 Jackson Street, and take any action necessary.

BACKGROUND

A *Resolution for Dedication* of the Wade Addition was filed on March 24, 1954. This established the subject property as Lot 19, Block B, Wade Addition. According to the City's annexation ordinances, the subject property was annexed into the City of Rockwall by *Ordinance No. 59-02* on July 6, 1959 [*i.e. Case No. A1959-002*]. At the time of annexation, the subject property was zoned Agricultural (AG) District. Sometime between July 6, 1959 and January 3, 1972, the subject property was rezoned to Single-Family 3 (SF-3) District. The property was again rezoned to a Single-Family 7 (SF-7) District between January 3, 1972 and May 16, 1983, and has remained zoned Single-Family 7 (SF-7) District since this change. Based on the records listed on Rockwall Central Appraisal District (RCAD), there is currently a 1,660 SF single-family home that was constructed in 1975 on the subject property.

PURPOSE

The applicant -- *Cecilia Meca* -- is requesting the approval of a *Specific Use Permit (SUP)* for the purpose of constructing a *Guest Quarters/Secondary Living Unit* on the subject property.

ADJACENT LAND USES AND ACCESS

The subject property is located at 802 Jackson Street. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property are seven (7) parcels of land [*i.e. 804, 806, 808, 810, 812,814, & 816 Jackson Street*] that are developed with single-family homes. Beyond this is Jackson Street, which is classified as a *R2* (*residential, two [2] lane, undivided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. North of this are various lots developed with single-family homes. All of these homes are within the Wade Subdivision and are zoned Single-Family 7 (SF-7) District.

South: Directly south of the subject property are two (2) parcels of land [*i.e. 106 & 108 Joe White Street*] developed with single-family homes. Beyond this is Joe White Street, which is classified as a *R2* (*residential, two [2] lane, undivided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. South of this are various lots developed with single-family homes. All of these homes are within the Wade Subdivision and are zoned Single-Family 7 (SF-7) District.

East: Directly east of the subject property are multiple lots developed with single-family homes. Beyond this is Nash Street, which is classified as a *R2* (*residential, two [2] lane, undivided roadway*) on the Master Thoroughfare Plan

contained in the OURHometown Vision 2040 Comprehensive Plan. East of this is another row of lots developed with single-family homes. All of these parcels are part of the Wade Addition and are zoned Single-Family 7 (SF-7) District.

West: Directly west of the subject property is Jackson Street, which is classified as a *R2* (*residential, two [2] lane, undivided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this are two (2) rows of lots developed with single-family homes that makeup part of the Wade Addition and are zoned Single-Family 7 (SF-7) District. West of this is Joe White Street, which is classified as a *R2* (*residential, two [2] lane, undivided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

MAP 1: LOCATION MAP
YELLOW: SUBJECT PROPERTY



CHARACTERISTICS OF THE PROJECT

The applicant is seeking approval for the construction of a *Guest Quarters/Secondary Living Unit* on the subject property. The proposed accessory structure will be 40-feet by 20-feet or a total area of 800 square feet. The structure will be situated six (6) feet from the side (*or northern*) property line, ten (10) feet from the rear (*or eastern*) property line, and will be constructed on a concrete foundation. It is designed to have an overall height of 12-feet, 6-inches (*or ten [10] feet, six [6] inches at the midpoint of the pitched roof*), and will feature a roof with a 5:12 roof pitch. According to the floor plan submitted by the applicant, the structure will include two (2) bedrooms, two (2) bathrooms, a pantry, kitchen, living room, and laundry room. Staff notes that the proposed building contains all the components of a dwelling unit, and per zoning regulations for the Single-Family 7 (SF-7) District, only one (1) dwelling unit is permitted per lot.

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

According to Article 13, *Definitions*, of the Unified Development Code (UDC) a *Guest Quarters/Secondary Living Unit* is defined as "(a)n accessory building designed for the temporary occupancy of guests of the primary dwelling for which there is no remuneration and is not rented or otherwise used as separate domicile." According to the *Permissible Use Charts* contained in

Article 04, *Permissible Uses*, of the Unified Development Code (UDC) a *Guest Quarters/Secondary Living Unit/Accessory Dwelling Unit* requires a Specific Use Permit (SUP) in a Single-Family 7 (SF-7) District and -- *according to Subsection 02.03* -- is subject to the following *Conditional Land Use Standards*: [*1*] the structure must be ancillary to a single-family home, [*2*] the square footage of the structure shall not exceed 30.00% of the square footage of the primary structure, and [*3*] the structure may not be sold or conveyed separately from the single-family home without meeting the zoning requirements for the district. In addition to these requirements, a *Guest Quarters/Secondary Living Unit/Accessory Dwelling Unit* is subject to the dimensional requirements contained in Subsection 07.04, *Accessory Structure Development Standards*, of Article 05, *District Development Standards*, and the parking requirements of Article 06, *Parking and Loading*, of the Unified Development Code (UDC). As stated above, *Guest Quarters/Secondary Living Unit* are permitted to be 30.00% of the square footage of the primary structure. In this case, the applicant is permitted a maximum of 498 SF *Guest Quarters/Secondary Living Unit* (*i.e. 1,660 SF x 30.00% = 498 SF*) based on the operational conditions for a *Guest Quarters/Secondary Living Unit*. With that being said, the applicant is requesting an 800 SF *Guest Quarters/Secondary Living Unit*, which represents approximately 48.20% of the primary structure. This is approximately 18.20% or 302 SF *more* than what the Unified Development Code (UDC) allows. If the applicant's request is approved, staff has included operational conditions in the Specific Use Permit (SUP) ordinance that tie down the size, height, and general architecture of the proposed single-family home and *Guest Quarters/Secondary Living Unit*.

STAFF ANALYSIS

Based on the information provided and the plans submitted by the applicant, the proposed building *DOES NOT CONFORM* to most of the requirements for a *Guest Quarters/Secondary Living Unit* and appears to incorporate all elements of a dwelling unit (*i.e. it would be a classified as a dwelling unit*). Following a review of the surrounding properties, staff has determined that no existing buildings are comparable in size and composition to the proposed structure. As previously noted, the proposed *Guest Quarters/Secondary Living Unit* includes all the components characteristic of a dwelling unit and is intended to be located on a parcel where only one (1) dwelling unit is permitted per lot. Staff contacted the applicant to change the plans to better conform to the requirements of the Unified Development Code (UDC) by removing the kitchen; however, the applicant has failed to provide staff with updated plans and has chosen to move forward with the request as presented. Based on the fact that this request would essentially allow two (2) dwelling units on a property zoned Single-Family 7 (SF-7) District -- *which only allows one (1) dwelling unit per lot* --, staff is *obligated* to recommend denial of the applicant's request.

NOTIFICATIONS

On June 18, 2025, staff mailed 142 notices to property owners and occupants within 500-feet of the subject property. Staff also notified the Caruth Lakes Homeowners Association (HOA), which is the only Homeowner 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 drafted, staff had received one (1) notice back 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 Guest Quarters/Secondary Living Unit*, 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 *Guest Quarters/Secondary Living Unit* shall generally conform to the *Site Plan* as depicted in *Exhibit 'B'* of the draft ordinance.

   (b) The construction of a G*uest Quarters/Secondary Living Unit* on the *Subject Property* shall generally conform to the *Building Elevations* depicted in *Exhibit 'C'* of the draft ordinance.

   (c) The *Guest Quarters/Secondary Living Unit* shall not exceed a maximum of 800 SF.

   (d) The *Guest Quarters/Secondary Living Unit* shall not incorporate full kitchen facilities.

(e) The subject property shall be limited to one (1) dwelling unit as defined by the Unified Development Code (UDC); and,

(f) The *Guest Quarters/Secondary Living Unit* shall not be sold or conveyed separately from the single-family home without meeting the requirements of the zoning district and subdivision ordinance.

(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	802 Jackson St, Rockwall, TX 75087				
SUBDIVISION	Wade Addition	LOT	19	BLOCK	B
GENERAL LOCATION					

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	Single-Family 7 (SF-7)		CURRENT USE	Single living unit	
PROPOSED ZONING			PROPOSED USE	800SF guest quarters/secondary living unit	
ACREAGE	0.2380	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	Cecilia Meca	☐ APPLICANT	SAME
CONTACT PERSON		CONTACT PERSON	
ADDRESS	692 Channel Ridge Dr	ADDRESS	
CITY, STATE & ZIP	Rockwall, TX 75087	CITY, STATE & ZIP	
PHONE	[redacted]	PHONE	
E-MAIL		E-MAIL	

NOTARY VERIFICATION [REQUIRED]

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

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF $ 200.00 *TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 12th *DAY OF* June, 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."*

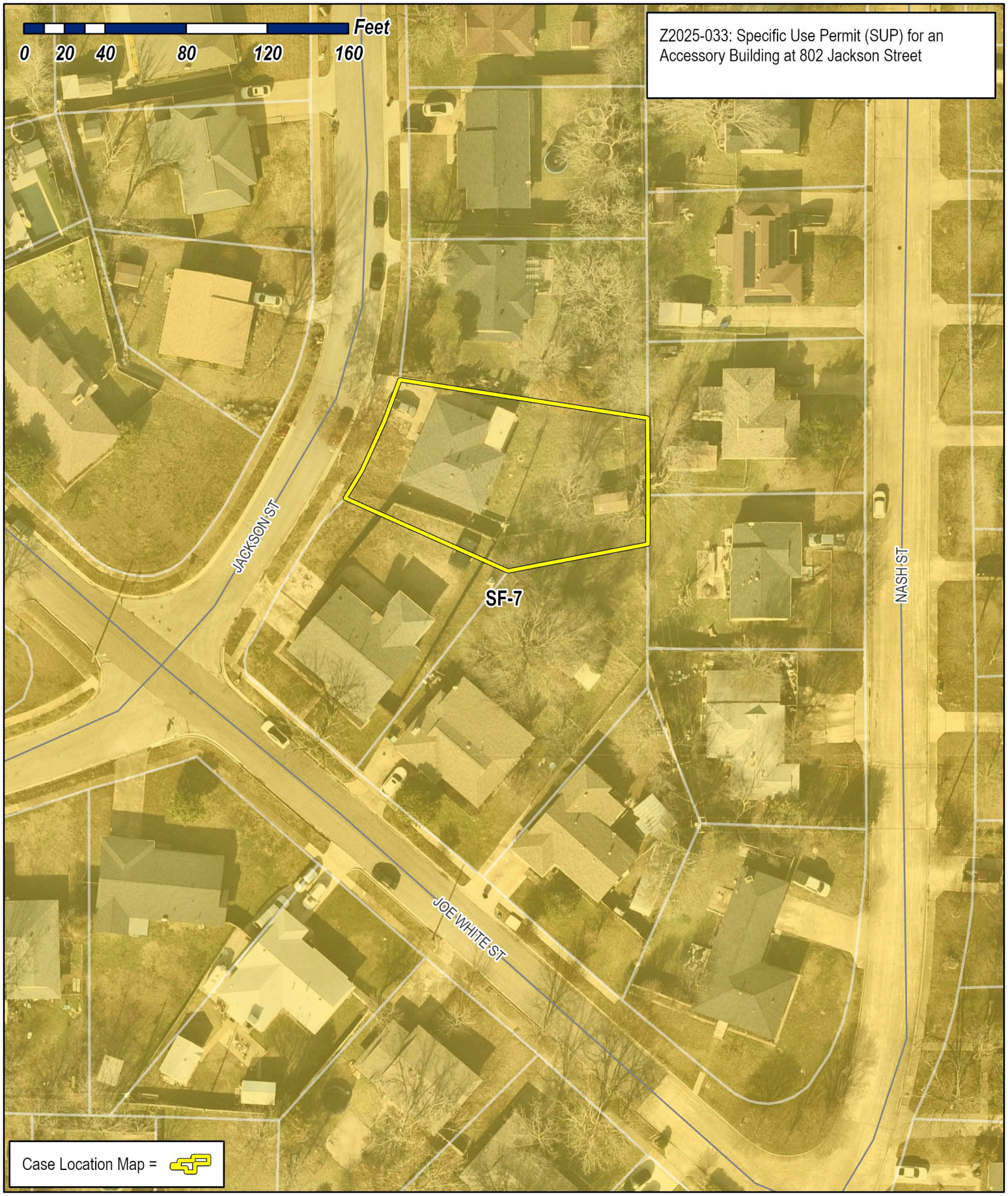
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 12 *DAY OF* June, 2025.

DAISY ALMAGUER
Notary ID #126213186
My Commission Expires
September 12, 2027

OWNER'S SIGNATURE Cecilia Meca

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES



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

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

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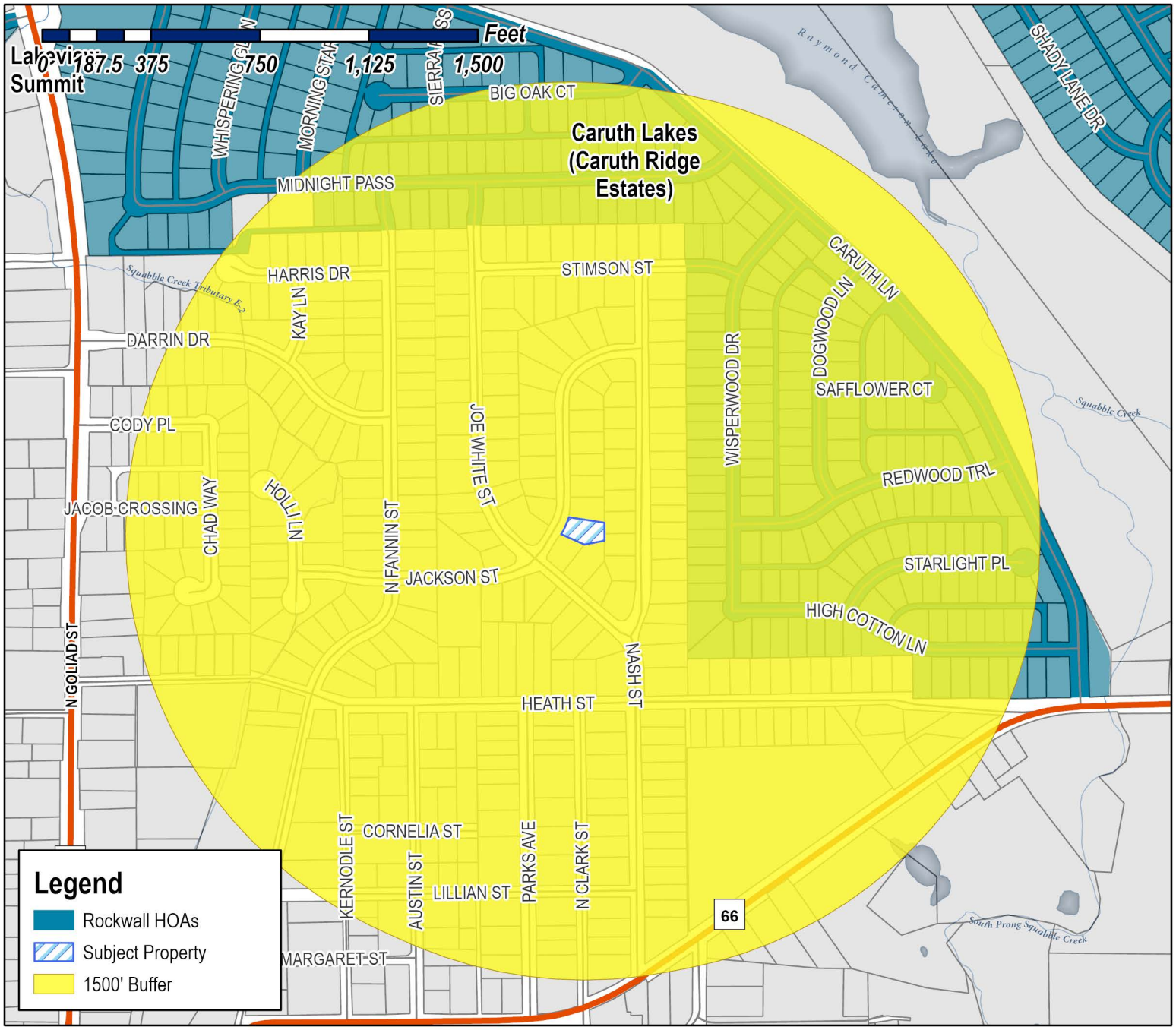
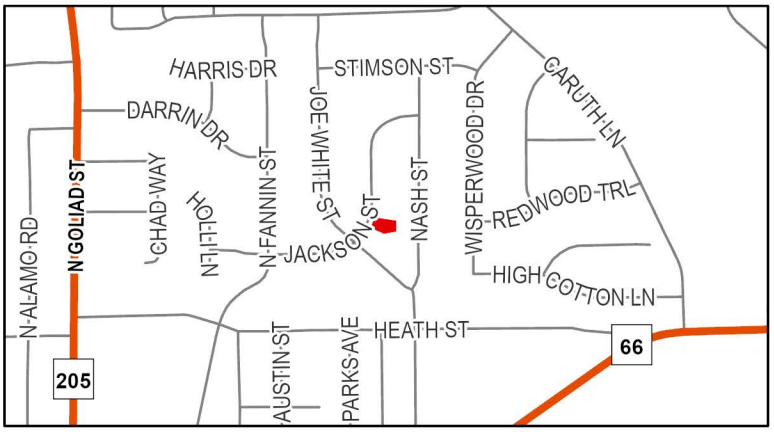


Case Number: Z2025-033
Case Name: SUP for an Accessory Building
Case Type: Zoning
Zoning: Single-Family 7 (SF-7) District
Case Address: 802 Jackson Street



Date Saved: 6/12/2025
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 [Z2025-033]
Date: Friday, June 20, 2025 10:05:01 AM
Attachments: Public Notice (06.16.2025).pdf
HOA Map.pdf

HOA/Neighborhood Association Representative:

Per your participation in the Neighborhood Notification Program, you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning case that will be published in the Rockwall Herald Banner on Friday, June 20, 2025. The Planning and Zoning Commission will hold a public hearing on Tuesday, July 15, 2025 at 6:00 PM, and the City Council will hold a public hearing on Monday, July 21, 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.

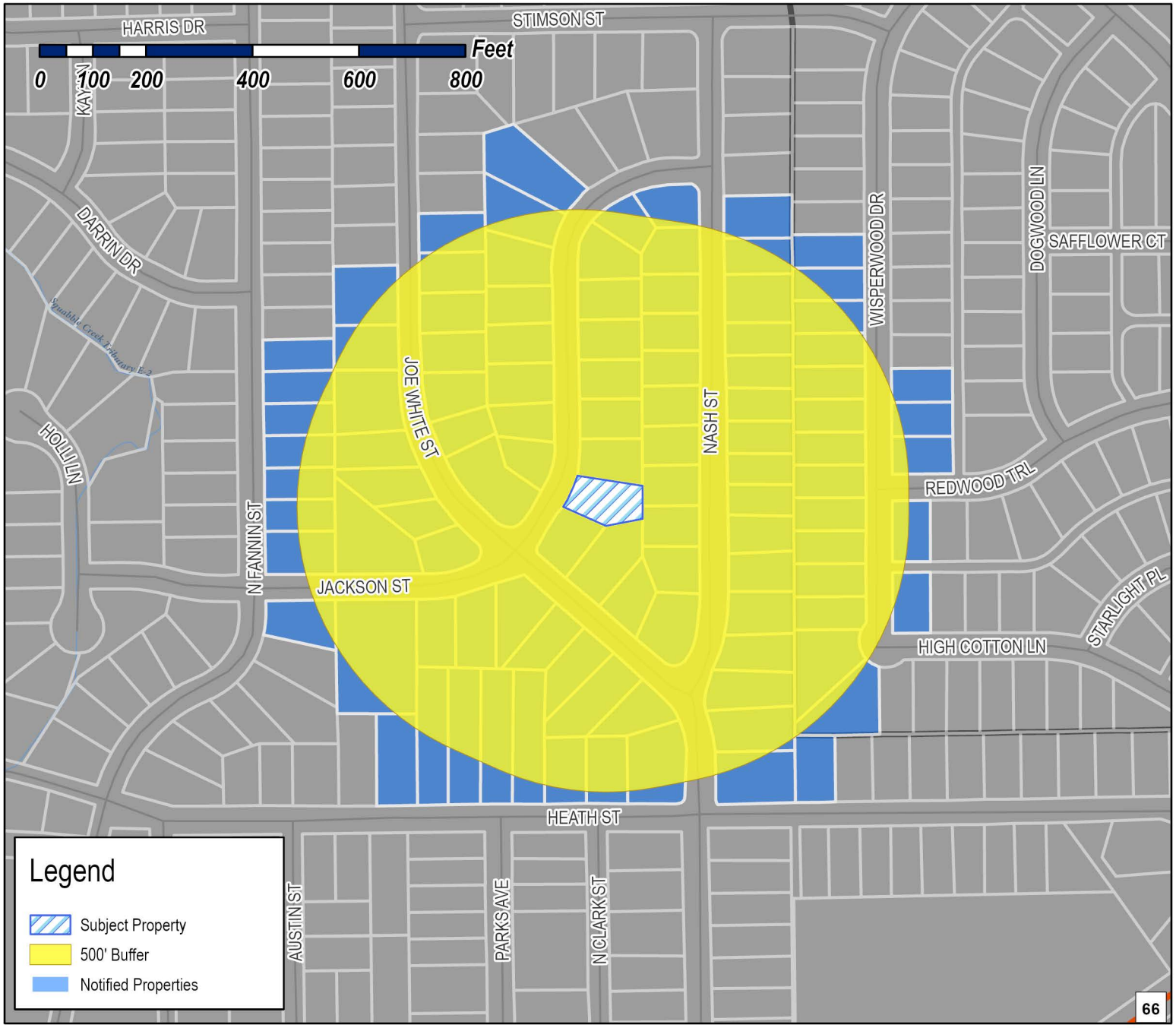
Z2025-033: SUP for a Guest Quarters/Secondary Living Unit
Hold a public hearing to discuss and consider a request by Cecilia Meca for the approval of a Specific Use Permit (SUP) for a Guest Quarters/Secondary Living Unit on a 0.2380-acre parcel of land identified as Lot 19, Block B, Wade Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 802 Jackson Street, and take any action necessary.

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

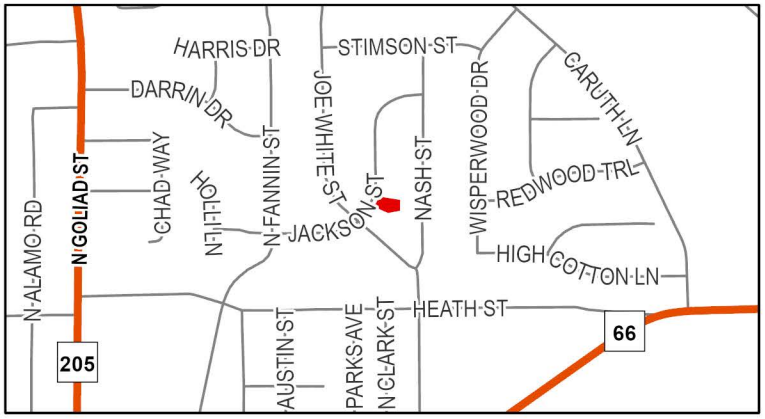
City of Rockwall

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

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



Case Number: Z2025-033
Case Name: SUP for an Accessory Building
Case Type: Zoning
Zoning: Single-Family 7 (SF-7) District
Case Address: 802 Jackson Street



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

BURLESON CHRISTOPHER
1000 N FANNIN
ROCKWALL, TX 75087

GARNER ROY O & KAREN
1002 N FANNIN ST
ROCKWALL, TX 75087

PACHECO RUBEN & AMANDA
1004 N FANNIN ST
ROCKWALL, TX 75087

SPRINGER KATIE
1006 N FANNIN STREET
ROCKWALL, TX 75087

THOMAS THOMAS LEE AND LIZETTE
1008 N FANNIN ST
ROCKWALL, TX 75087

ROLAND RANDY C AND ANDREA B
101 JOE WHITE ST
ROCKWALL, TX 75087

SARVER WANDA L
1010 N FANNIN ST
ROCKWALL, TX 75087

BAUTISTA TEOBALDO SANTOS AND
MARIA LOURDES ORTEGA AGUILLON
1012 NORTH FANNIN STREET
ROCKWALL, TX 75087

PYLAND KENNETH C & MELANIE M
102 JOE WHITE ST
ROCKWALL, TX 75087

RESIDENT
103 JOE WHITE ST
ROCKWALL, TX 75087

WOODARD EMILY E AND BRACY
1030 N BEN PAYNE RD
ROCKWALL, TX 75087

PERRY HERMAN E & DIANNA L
104 JOE WHITE ST
ROCKWALL, TX 75087

RESIDENT
105 JOE WHITE ST
ROCKWALL, TX 75087

RESIDENT
106 JOE WHITE ST
ROCKWALL, TX 75087

KRIZAN RASTISLAV
107 JOE WHITE
ROCKWALL, TX 75087

RESIDENT
108 JOE WHITE ST
ROCKWALL, TX 75087

RESIDENT
109 JOE WHITE ST
ROCKWALL, TX 75087

JOSEY CHRIS
C/O BROOKE PADACHY
121 QUEENS DR
POTTSBORO, TX 75076

KHANNA NISHCHALE AND
SHRIYA ARORA
148 FLYNN AVE
MOUNTAIN VIEW, CA 94043

ANGUISH ROBERT H ET UX
1550 CHAMPIONS DR
ROCKWALL, TX 75087

GRIFFITH SARAH & JESSE
1578 FM 1141
ROCKWALL, TX 75087

MAYER GORDON E
1633 JUNIOR DR
DALLAS, TX 75208

RESIDENT
201 JOE WHITE ST
ROCKWALL, TX 75087

DALTON MELLONIE MCCROAN
202 JOE WHITE ST
ROCKWALL, TX 75087

DEAN LUTHER A
2026 SUN DR
ROCKWALL, TX 75032

RESIDENT
203 JOE WHITE ST
ROCKWALL, TX 75087

JONES MATTHEW AND MYA
204 JOE WHITE STREET
ROCKWALL, TX 75087

RESIDENT
205 JOE WHITE ST
ROCKWALL, TX 75087

WASHERLESKY MAKENZIE
206 JOE WHITE ST
ROCKWALL, TX 75087

GARNER RYAN ANDREW AND JENNY
207 Joe White St
Rockwall, TX 75087

RESIDENT
208 JOE WHITE ST
ROCKWALL, TX 75087

RESIDENT
209 JOE WHITE ST
ROCKWALL, TX 75087

THOMPSON BLAKE & JENNIFER LYNN
210 JOE WHITE
ROCKWALL, TX 75087

RESIDENT
211 JOE WHITE ST
ROCKWALL, TX 75087

RESIDENT
212 JOE WHITE ST
ROCKWALL, TX 75087

GARVEY DAPHNE POTTER AND STEVEN T
213 BUSHWHACKER DR
MABANK, TX 75156

REDDEN POLLY PEOPLES
213 SOVEREIGN CT
ROCKWALL, TX 75032

RESIDENT
214 JOE WHITE ST
ROCKWALL, TX 75087

SHAWPAK DEVELOPMENT & TRADING LLC
2140 ERIKA LN
FORNEY, TX 75126

RESIDENT
215 JOE WHITE ST
ROCKWALL, TX 75087

THOMAS ANGELA SUE
2200 KINGS PASS
ROCKWALL, TX 75032

BARFIELD JOHN A
244 WISE
ORANGE GROVE, TX 78372

CROWTHER CHAD ETHAN
2500 Summer Lee Dr
Rockwall, TX 75032

STANDARD FAMILY TRUST
ROBERT A & SHIRLEY M STANDARD TRUSTEE
2750 S NOLINA PL
CHANDLER, AZ 85286

GLASS JERRY R
301 MEADOWDALE DR
ROCKWALL, TX 75087

LASKY KRISTINE ELIZABETH
3021 Ridge Rd Ste A-66
Rockwall, TX 75032

ZYLKA PROPERTIES LLC
3021 RIDGE ROAD A66
ROCKWALL, TX 75032

STARK ROBERT S & TINA J
3090 N GOLIAD ST SUITE 102 #213
ROCKWALL, TX 75087

CHAPMAN CHRISTOPHER G AND
JAMES K CHAPMAN
3131 S HASKELL AVE
DALLAS, TX 75223

GRUBBS RUSSELL WAYNE
317 NORTHFORK RD
ROYSE CITY, TX 75189

DAVILA JUAN CARLOS
3740 CASA DEL SOL LANE
DALLAS, TX 75228

CG HOLDINGS LLC
4 SUNSET TR
HEATH, TX 75032

RODRIGUEZ SELVIN
401 WINCHESTER DR
CELINA, TX 75009

J&G HOME RENOVATIONS LLC & GREENBRIAR
REALTY LLC
4324 LONGWOOD DR
FRISCO, TX 75033

HODGES TERESA ANN
481 ARACADIA WAY
ROCKWALL, TX 75087

SPAFFORD SARAH
494 Dowell Rd
Rockwall, TX 75032

RESIDENT
509 E HEATH ST
ROCKWALL, TX 75087

RICHARDSON PATRICE
510 COVE RIDGE RD
HEATH, TX 75032

RESIDENT
511 E HEATH ST
ROCKWALL, TX 75087

GREENAWALT PATRICK AND COURTNEY
513 E HEATH ST
ROCKWALL, TX 75087

SIDDALL RYAN AND
TAYLOR GILSTRAP
5469 JEFFERSON DR
SACHSE, TX 75048

RESIDENT
601 E HEATH ST
ROCKWALL, TX 75087

SUTTON JUDITH A
603 E HEATH ST
ROCKWALL, TX 75087

RESIDENT
605 E HEATH ST
ROCKWALL, TX 75087

SPERLING SANDY
607 E HEATH ST
ROCKWALL, TX 75087

JOHN B PEDDIE AND VIRGINIA A PEDDIE
REVOCABLE LIVING TRUST
JUDY C SYLVESTER, JOE W PEDDIE, JASON H
PEDDIE & JANONA LCON
6220 BENTWOOD TRAIL, #1002 C/O JUDY C
SYLVESTER
DALLAS, TX 75252

TAYLOR JACOB DAVID AND
CAROLE ANNE TAYLOR
703 JACKSON STREET
ROCKWALL, TX 75087

FRASIER MICHAEL & MARY GRACE
704 JACKSON ST
ROCKWALL, TX 75087

RESIDENT
706 JACKSON ST
ROCKWALL, TX 75087

RESIDENT
708 JACKSON ST
ROCKWALL, TX 75087

SPARACIO RUTHANN
720 KENSINGTON DRIVE
ROCKWALL, TX 75032

PATINO'S LEGACY SERIES #1
723 DOVE HAVEN WAY
LAVON, TX 75166

LOPEZ IRMA A
741 E FM 550
ROCKWALL, TX 75032

WIMPEE TYLER
801 E HEATH STREET
ROCKWALL, TX 75087

RESIDENT
802 NASH ST
ROCKWALL, TX 75087

AZURDIA CECILIA RAQUEL
802 JACKSON ST
ROCKWALL, TX 75087

RESIDENT
803 JACKSON ST
ROCKWALL, TX 75087

RESIDENT
804 JACKSON ST
ROCKWALL, TX 75087

TANNER MATTHEW &
SHELBI SHAW
804 Nash St
Rockwall, TX 75087

HUDSON ALEC AND SHELBY
805 Jackson St
Rockwall, TX 75087

RESIDENT
806 JACKSON ST
ROCKWALL, TX 75087

RESIDENT
806 NASH ST
ROCKWALL, TX 75087

HARGROVE JOSHUA
807 JACKSON ST
ROCKWALL, TX 75087

MILBY BOBBY
808 JACKSON ST
ROCKWALL, TX 75087

MCCASLAND R E
808 NASH ST
ROCKWALL, TX 75087

ISBELL KATHARINE A
809 JACKSON ST
ROCKWALL, TX 75087

RESIDENT
810 JACKSON ST
ROCKWALL, TX 75087

COPAUS PHILLIP
810 NASH ST
ROCKWALL, TX 75087

KINSHELLA TYLER
811 JACKSON
ROCKWALL, TX 75087

RESIDENT
812 JACKSON ST
ROCKWALL, TX 75087

RESIDENT
812 NASH ST
ROCKWALL, TX 75087

NEAL MERCY DAVID
813 JACKSON STREET
ROCKWALL, TX 75087

MASSEY BOBBY JOE
813 NASH ST
ROCKWALL, TX 75087

RESIDENT
814 NASH ST
ROCKWALL, TX 75087

DAWE BEVERLY G AND CURTIS J
814 JACKSON ST
ROCKWALL, TX 75087

RESIDENT
815 JACKSON ST
ROCKWALL, TX 75087

RESIDENT
815 NASH ST
ROCKWALL, TX 75087

LEROY RAYMOND
816 JACKSON ST
ROCKWALL, TX 75087

DAVIS MARY FRANCINE
816 NASH ST
ROCKWALL, TX 75087

GARZA YOLANDA & JUAN
817 JACKSON ST
ROCKWALL, TX 75087

CAMPBELL JIMMY
817 NASH ST
ROCKWALL, TX 75087

WADE LAURA LOCKHART
818 NASH STREET
ROCKWALL, TX 75087

FREEMAN DARLENE KING
819 NASH STREET
ROCKWALL, TX 75087

RESIDENT
820 NASH ST
ROCKWALL, TX 75087

RESIDENT
821 NASH ST
ROCKWALL, TX 75087

RESIDENT
822 NASH ST
ROCKWALL, TX 75087

GARRETT JOHN AND DONNA
823 NASH STREET
ROCKWALL, TX 75087

BICKEL JAMES R & CONNIE L
824 NASH ST
ROCKWALL, TX 75087

DOOLEY THOMAS W
825 NASH ST
ROCKWALL, TX 75087

RESIDENT
826 NASH ST
ROCKWALL, TX 75087

RESIDENT
827 NASH ST
ROCKWALL, TX 75087

RESIDENT
828 NASH ST
ROCKWALL, TX 75087

RESIDENT
829 NASH ST
ROCKWALL, TX 75087

STEWART IRIS J
830 NASH STREET
ROCKWALL, TX 75087

RESIDENT
831 NASH ST
ROCKWALL, TX 75087

BAGWELL LAURA
832 NASH STREET
ROCKWALL, TX 75087

RANDALL ROBERT S & SHERY B
835 HIGH COTTON LN
ROCKWALL, TX 75087

MINCE RANDY JOE & RHONDA LYNN
844 HIGH COTTON LN
ROCKWALL, TX 75087

KORMOS RUSTIN AND NATALIE
845 REDWOOD TRAIL
ROCKWALL, TX 75087

MCGEE JEFFRY S & DONNA L
851 WISPERWOOD DR
ROCKWALL, TX 75087

RESIDENT
857 WISPERWOOD DR
ROCKWALL, TX 75087

LEVANDOWSKI SHANON
863 WISPERWOOD DRIVE
ROCKWALL, TX 75087

PETERSON MIRIAM P & RONALD S
869 WISPERWOOD DR
ROCKWALL, TX 75087

SMITH SUSAN
875 WHISPERWOOD
ROCKWALL, TX 75087

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

CONFIDENTIAL
907 WISPERWOOD DRIVE
ROCKWALL, TX 75032

RESIDENT
912 WISPERWOOD DR
ROCKWALL, TX 75087

MOORE NICKY A & JUDY A
912 N FANNIN ST
ROCKWALL, TX 75087

RESIDENT
913 WISPERWOOD DR
ROCKWALL, TX 75087

TOM MANLEY PROPERTIES INC
915 SUNSET HILL DRIVE
ROCKWALL, TX 75087

JELIC ANTHONY M & MOLLY A
919 WISPERWOOD DR
ROCKWALL, TX 75087

TIMIS MARIA R & DANUT
920 WHISPERWOOD DR
ROCKWALL, TX 75087

FOWLER ROBERT M
925 WISPERWOOD DR
ROCKWALL, TX 75087

PLOWMAN BRENDA
926 WISPERWOOD DRIVE
ROCKWALL, TX 75087

PAUL TIMOTHY AND ESTHER R
931 WISPERWOOD DR
ROCKWALL, TX 75087

SPADE LESLIE & TERESA
937 WISPERWOOD DRIVE
ROCKWALL, TX 75087

MICHALENKO WILLIAM J JR
943 WISPERWOOD DR
ROCKWALL, TX 75087

BORGERDING REVOCABLE TRUST
JOSEPH F BORGERDING JR - TRUSTEE
949 WISPERWOOD DR
ROCKWALL, TX 75087

RICKERSON CHARLES
9922 Donegal Dr
Dallas, TX 75218

601 E. HEATH, A SERIES OF STARK FAMILY
PROPERTIES, LLC
C/O ROBERT STARK 710 AGAPE CIR
ROCKWALL, TX 75087

VICENTI RUBY E
PO BOX 202
ROCKWALL, TX 75087

CUNNINGHAM BUDDY A & CATHEY L
REVOCABLE LIVING TRUST
PO BOX 96
ROYSE CITY, TX 75189

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:

Z2025-033: Specific Use Permit (SUP) for a Guest Quarters/Secondary Living Unit

Hold a public hearing to discuss and consider a request by Cecilia Meca for the approval of a Specific Use Permit (SUP) for a Guest Quarters/Secondary Living Unit on a 0.2380-acre parcel of land identified as Lot 19, Block B, Wade Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 802 Jackson Street, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on *Tuesday, July 15, 2025 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, July 21, 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, July 21, 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

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. Z2025-033: Specific Use Permit (SUP) for a Guest Quarters/Secondary Living Unit

Please place a check mark on the appropriate line below:

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

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

Name:

Address:

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

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

ZONING & SPECIFIC USE PERMIT
INFORMATION FORM

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

CASE NUMBER Z2025-033

PLEASE PLACE A CHECK MARK ON THE APPROPRIATE LINE BELOW.

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

NAME Carole Taylor

ADDRESS [redacted]

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

N/A

PLEASE CHECK ALL THAT APPLY.

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

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

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

PLEASE RETURN THE BELOW FORM

Case No. Z2025-033: Specific Use Permit (SUP) for a Guest Quarters/Secondary Living Unit

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.

noise and As seen on tv news, problems that arise with renting out to groups who cause trouble

Name: Bud + Cathey Cunningham ([redacted])

Address: [redacted]

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

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

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Rockwall, TX 75087

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Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

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PLEASE RETURN THE BELOW FORM

Case No. Z2025-033: Specific Use Permit (SUP) for a Guest Quarters/Secondary Living Unit

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.

IF IT IS USED FOR a GUEST HOUSE- AN Bed + BREAKFAST IT WILL INCREASE TRAFFIC IN THIS Neighborhood WHERE ALOT OF CHILDREN AND SENIORS LIVE. IF IS USED AS a ~~[illegible]~~ RESIDENCE IT MAY SET PRECEDENT FOR OTHERS TO BUILD 2 DWELLINGS.

Name: LOIS STEWART

Address: [redacted]

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

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

From: [redacted]
To: Planning
Subject: case z2025-033
Date: Wednesday, July 2, 2025 5:24:23 PM

I am voting NO on this specific use permit Z2025-033. My name Louise Campbell I Live at [redacted]. I live behind 802 Jackson ST. That is a rent house, the owner does not live there Anymore. There's renting out rooms there.

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

From: Nick Moore
To: Planning
Subject: Case No. Z2025-033
Date: Thursday, June 26, 2025 2:04:37 PM

Sent from my iPhone
Regarding Case No. Z2025-033 SUP for a Guest Quarters/Secondary Living Unit - We are opposed to the request. Reasons: We choose to keep our neighborhood zoned for single family dwellings. Thanks to a lack of, or very poor planning, the city has overbuilt to a point the roads are overburdened with traffic creating dangerous and very aggravating driving conditions. Also, for the most part, rental property degrades a neighborhood. Multiple houses on a single lot degrades the neighborhood's even more.

Nick and Judy Moore
[redacted]
Rockwall, Tx 75087
CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

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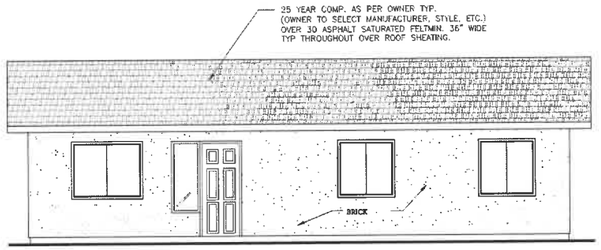
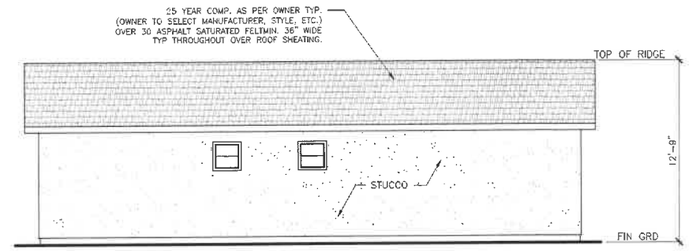


Front Elevation

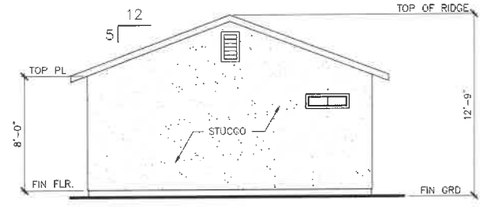
ELEVATION NOTES:

NOTE: PROVIDE 26 GA. CORROSION-RESISTANT WEEP SCREED WHICH WILL ALLOW WATER TRAPPED BEHIND THE STUCCO TO. WEEP SCREED MUST HAVE 4" CLEARANCE ABOVE GRADE AND 2" PAVED AREAS.

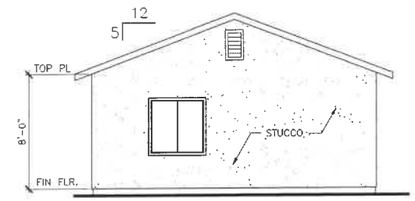
3- COAT 7/8" STUCCO FIN. TYP.
3 SIDES OVER PAPER BACKED METAL LATH, STUCCO, APPLIED OVER WOOD SHEATING SHALL HAVE (2) LAYERS GRADE "D" PAPER (VERIFY W OWNER/ CONTRACTOR)



Rear Elevation

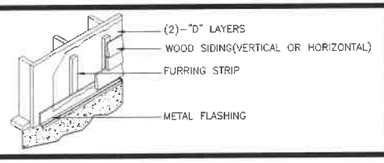


Right Elevation

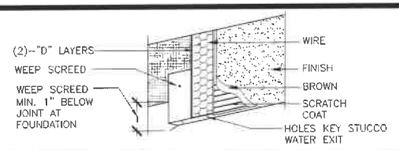


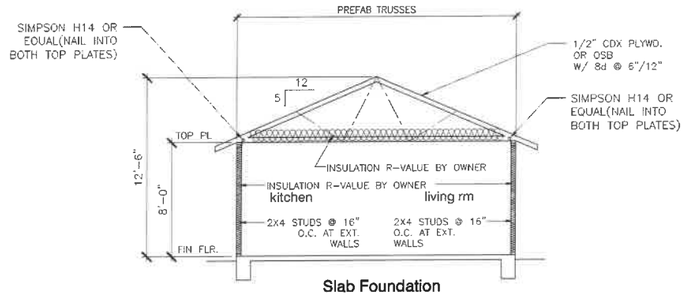
Left Elevation

TYPICAL EXTERIOR WOOD SIDING FINISH DETAIL
NTS

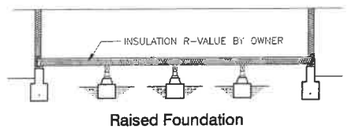


TYPICAL EXTERIOR STUCCO FINISH DETAIL
NTS





Slab Foundation



Raised Foundation

Section AA

ADU Plan
101 800SF

Project Address:

Sheet Name

ELEVATIONS
SECTION

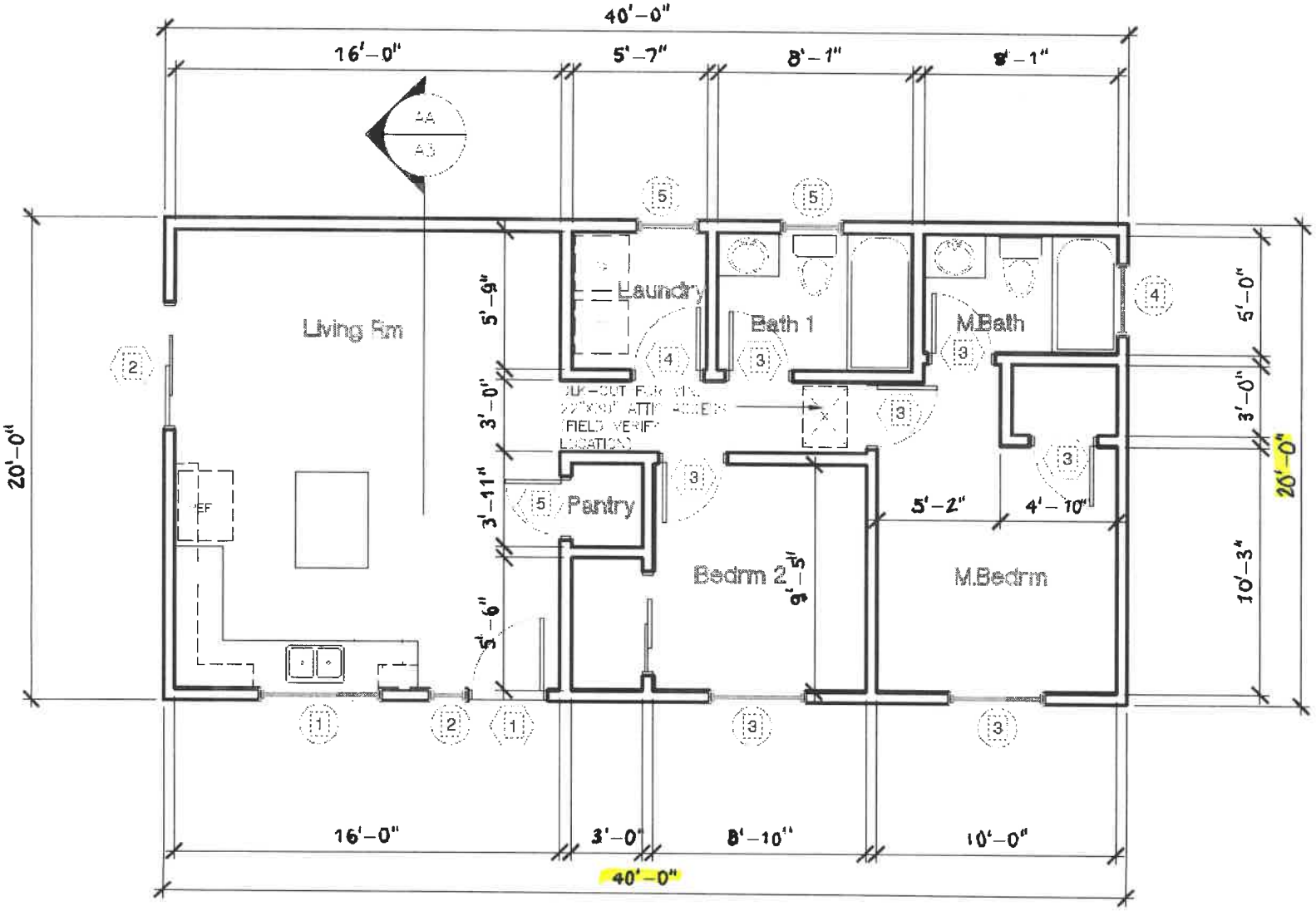
Scale: 1/4"= 1'-0"

Sheet Number

A5



ADU - 802 Jackson St - Cecilia Meca



802 Jackson St
Cecilia Meca



SOUTH 66.52'

CM

10ft

6ft

Accessory Dwelling Unit

20ft

40ft

40 x 20

S 82°47'03" W 72.91'

LOT 21

LOT 18

S 86°25'18" E 123.71'

LOT 19

28.1

13.5'

11.5'

9.3' GAS METER

25.0'

ONE STORY BRICK

38.5'

16.5'

12.7'

3.0'

10.7'

3.0'

16.2'

24.3'

N 70°03'07" W 78.40'

LOT 20

CM

WATER METER

A=61.09'

R=294.00'

JACKSON

CM

E

S

W

CSG TEXAS

802 Jackson Street

Being Lot 19, in Block B of WADE ADDITION to the City of Rockwall County, Texas, according to the Plat recorded in Volume 50, Page 55, Real Property Records of Rockwall County, Texas, and Cabinet A, Slide 3, Map Records of Rockwall County, Texas.



LEGEND

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

EXCEPTIONS:

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

NOTES:

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

FLOOD NOTE: According to the F.I.R.M. No. 48397C0030L, this property does lie in Zone X and DOES NOT lie within the 100 year flood zone.

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

Accepted by: _____ Purchaser

Date: _____

_____ Purchaser

Drawn By: JM/WRV

Scale: 1" = 20'

Date: 4-23-2020

GF No.: N/A

Job No. 2006896

CBG SURVEYING, TEXAS LLC

12025 Shiloh Road, Ste. 240
Dallas, TX 75228
P 214.349.9485
F 214.349.2216
Firm No. 10188800
www.cbgtxllc.com

STATE OF TEXAS REGISTERED TODD FINCHER 5633 PROFESSIONAL LAND SURVEYOR TODD FINCHER R.P.L.S. No. 5633

Scanned by TapScanner

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 A *GUEST QUARTERS/SECONDARY LIVING UNIT* ON A 0.2380-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 19, BLOCK B, WADE 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 Cecilia Meca for the approval of a *Specific Use Permit (SUP)* for a *Guest Quarters/Secondary Living Unit* on a 0.2380-acre parcel of land identified as Lot 19, Block B, Wade Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 802 Jackson Street, and being more specifically described and depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

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

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

SECTION 1. That the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) for a *Guest Quarters/Secondary Living Unit* in accordance with Article 04, *Permissible Uses*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] on the *Subject Property*; and,

SECTION 2. That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 03.01, *General Residential Standards*, Subsection 03.09, *Single-Family 7 (SF-7) District Standards* and Subsection 07.04, A*ccessory Structure Development Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] -- *as heretofore amended and may be amended in the future* -- and with the following conditions:

DRAFT ORDINANCE 01.15.2025

2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the construction of a *Guest Quarters/Secondary Living Unit* on the *Subject Property* and conformance to these operational conditions are required:

1) The development of the *Guest Quarters/Secondary Living Unit* shall generally conform to the *Site Plan* as depicted in Exhibit 'B' of this ordinance.

2) The construction of a *Guest Quarters/Secondary Living Unit* on the *Subject Property* shall generally conform to the Building Elevations depicted in Exhibit 'C' of this ordinance.

3) The *Guest Quarters/Secondary Living Unit* shall not exceed a maximum size of 800 SF.

4) The *Guest Quarters/Secondary Living Unit* shall not incorporate full kitchen facilities.

5) The subject property shall be limited to one (1) dwelling unit as defined by the Unified Development Code (UDC); and,

6) The *Guest Quarters/Secondary Living Unit* shall not be sold or conveyed separately from the single-family home without meeting the requirements of the zoning district and subdivision ordinance.

2.2 COMPLIANCE

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

1) Upon obtaining a *Building Permit*, should the contractor 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

DRAFT ORDINANCE 01.15.2025

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 4TH DAY OF AUGUST, 2025.

_____

Tim McCallum, *Mayor*

ATTEST:

_____

Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

_____

Frank J. Garza, *City Attorney*

1st Reading: *July 21, 2025*

2nd Reading: *August 4, 2025*

DRAFT ORDINANCE 07.15.2025

Exhibit 'A':
Location Map

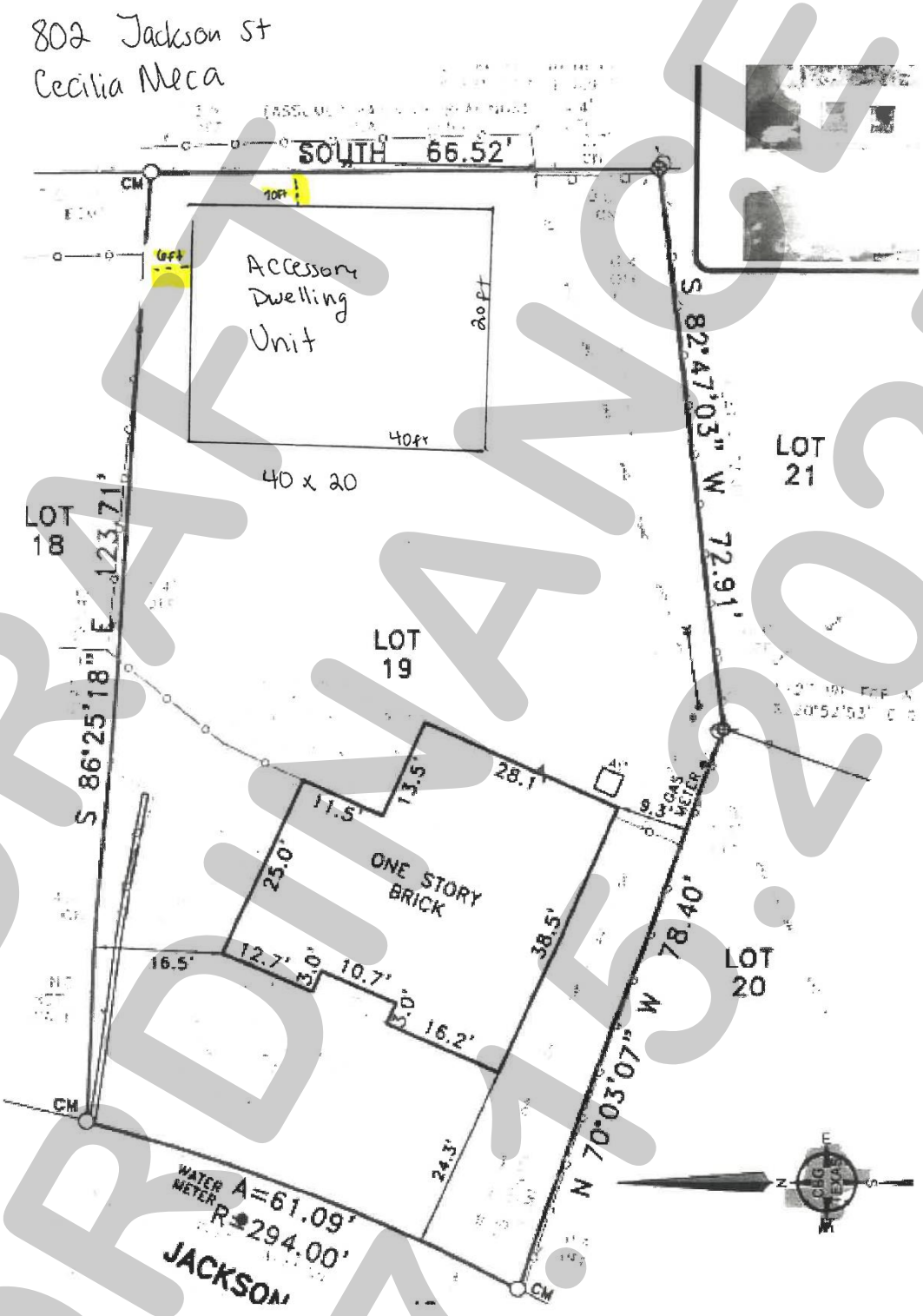
Address: *802 Jackson Street*

Legal Description: *Lot 19, Block B, Wade Addition*



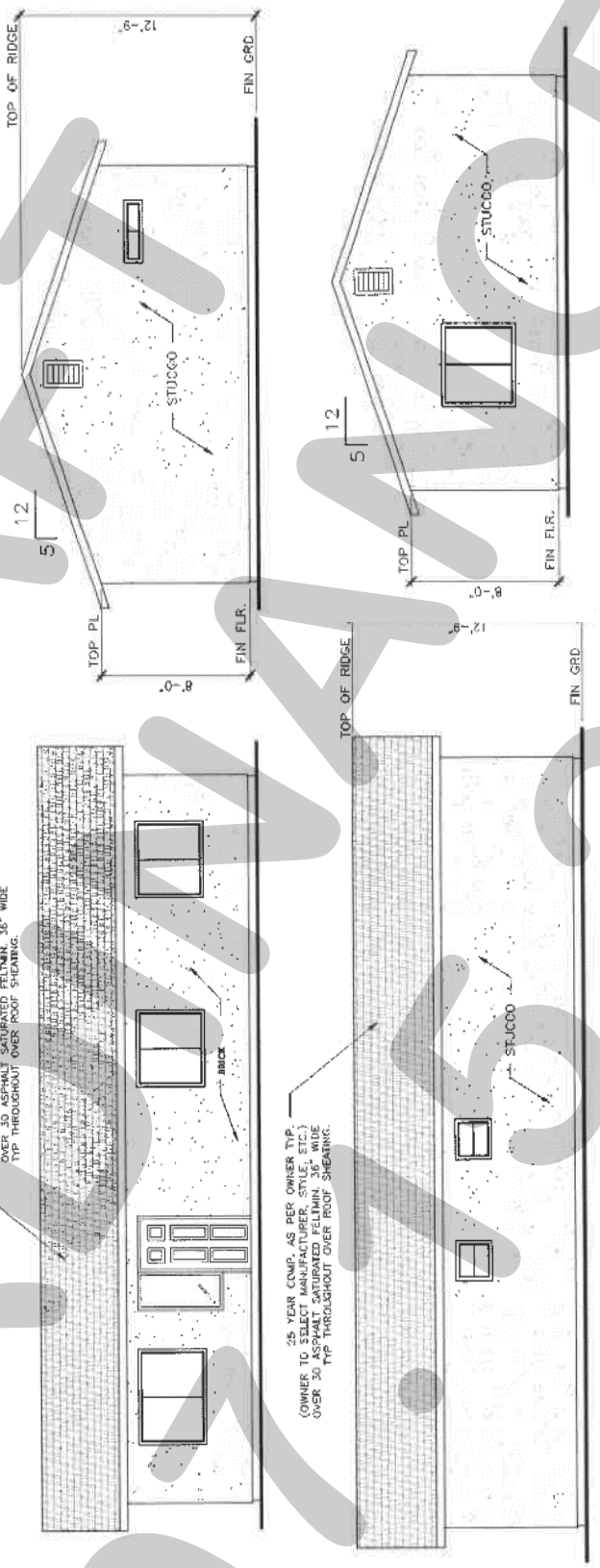
DRAFT
CONFIDENTIAL
02-25-2025

Exhibit 'B':
Site Plan



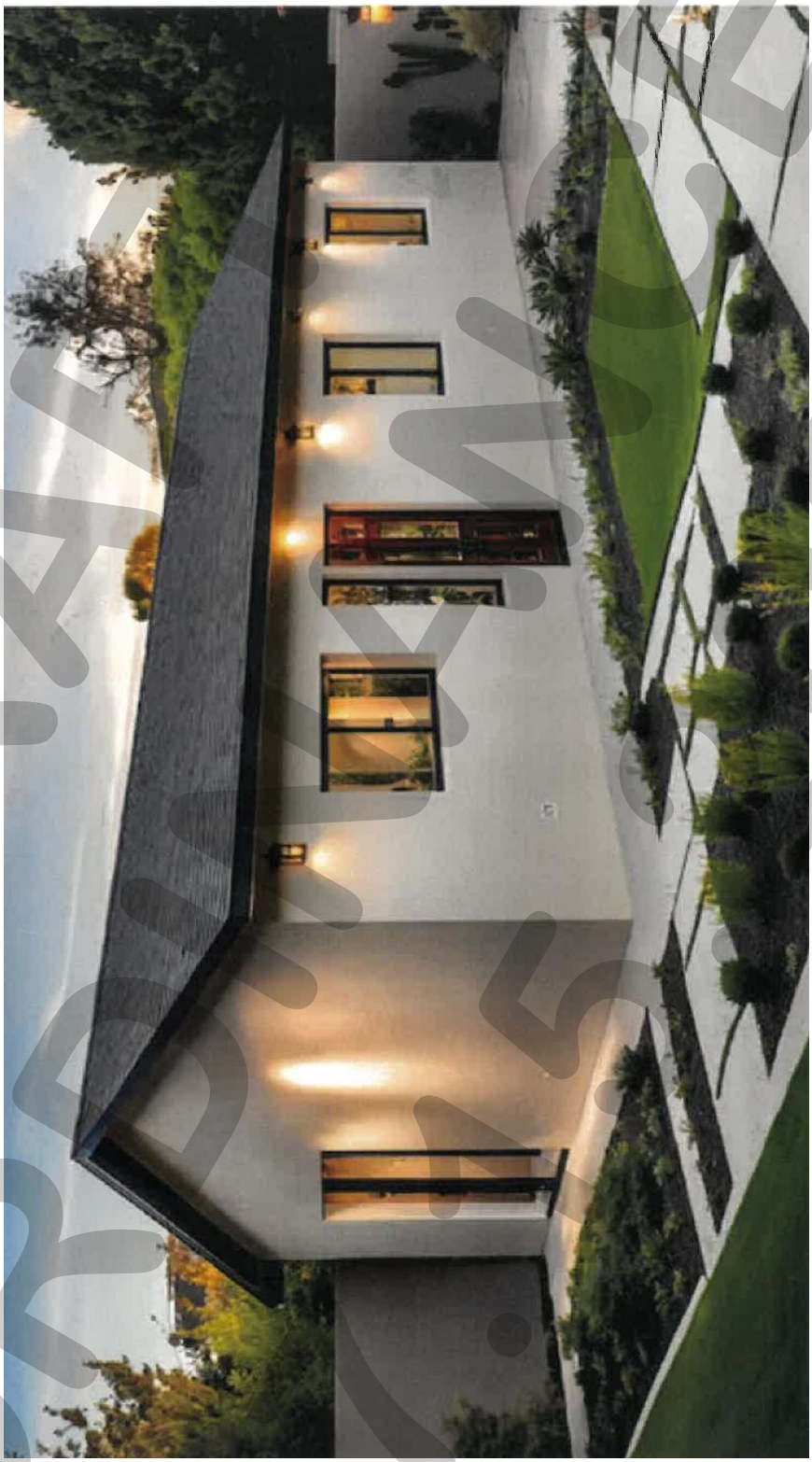
DRAFT ORDINANCE 07.15.2025

Exhibit 'C':
Building Elevations



DRAFT ORDINANCE 07.15.2025

Exhibit 'C':
Building Elevations



DRAFT
ORDINANCE
01.15.2025

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:	July 15, 2025
APPLICANT:	Himmat Chauhan; *Homestay Rentals, LP*
CASE NUMBER:	Z2025-034: *Specific Use Permit (SUP) for a Short-Term Rental at 3985 Horizon Road*

SUMMARY

Hold a public hearing to discuss and consider a request by Himmat Chauhan of Homestay Rentals, LP for the approval of a *Specific Use Permit (SUP)* for a *Non-Owner Occupied Short-Term Rental* on a 0.2250-acre tract of land identified as a portion of Lot 609 and all of Lot 610, Rockwall Lake Estates #1 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 3985 Horizon Road, and take any action necessary.

BACKGROUND

The subject property was originally platted as Lot 610 with the Rockwall Lake Properties Development No. 1 Addition, which was filed with Rockwall County on June 15, 1956. According to the Rockwall County Appraisal District (RCAD), the subject property has a 1,876 SF single-family home situated on it that was built in 1982. On February 17, 2009, the subject property -- *along with the rest of the Lake Rockwall Estates Subdivision* -- was annexed into the City of Rockwall by *Ordinance No. 09-07*. On September 21, 2009, the City Council rezoned the Lake Rockwall Estates Subdivision from an Agricultural (AG) District to Planned Development District 75 (PD-75) [*Ordinance No. 09-37*] for Single-Family 7 (SF-7) District land uses. On January 4, 2016, the City Council amended Planned Development District 75 (PD-75) with *Ordinance No. 16-01*, which made minor changes to the *Consideration of a Special Request* section of the ordinance.

PURPOSE

The applicant -- *Himmat Chauhan of Homestay Rentals, LP* -- is requesting the approval of a *Specific Use Permit (SUP)* for the purpose of allowing a *Non-Owner-Occupied Short-Term Rental* on the subject property, which is located within 1,000-feet of one (1) existing *Non-Owner-Occupied Short-Term Rental*.

ADJACENT LAND USES AND ACCESS

The subject property is addressed as 3985 Horizon Road. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property are four (4) residential lots [*i.e. 3935,3885,3835, and 3775 Horizon Road*] that are vacant and zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District land uses. Beyond this is a 2.5184-acre parcel of land (*i.e. Lot 17, Block C, Rockwall Lake Estates Addition*) that is zoned Planned Development District 75 (PD-75) and is designated for *Open Space and Drainage*. Beyond that is Tubbs Road, which is classified 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.

East: Directly east of the subject property is a 0.1380-acre tract of land (*i.e. Part of Lots 637 & 638, Block C, Rockwall Lake Estates Addition #1*), zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District land uses, and developed with a 1,480 SF single-family home. Beyond this is Althea Road, which is classified as an R2 (*i.e. residential, two [2] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond that is a 0.3160-acre parcel of land (*i.e. Lots 668, 669,*

& 670, Block C, Rockwall Lake Estates Addition #1), zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District land uses, and developed with a 2,078 SF single-family home.

South: Directly south of the subject property is Horizon Road, which is classified as an A4D (*i.e. arterial, four (4) lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is a 5.31-acre vacant tract of land owned by the City of Rockwall that is zoned Planned Development District 9 (PD-9) for General Retail (GR) District land uses.

West: Directly west of the subject property is a 0.1492-acre vacant parcel of land (*i.e. Lot 13, Block C, Rockwall Lake Estates #1 Addition*) that is zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District land uses. Beyond this is Horizon Road, which is classified as an A4D (*i.e. arterial, four (4) lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

MAP 1: LOCATION MAP
YELLOW: SUBJECT PROPERTY



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

On April 1, 2024, the City Council approved *Ordinance No. 24-10*, which amended both the Unified Development Code (UDC) and the Municipal Code of Ordinances for the purpose of creating zoning and regulatory restrictions for *Short-Term Rentals*. Specifically, this ordinance: [*1*] amended the *Permissible Land Use Charts* to create a *Short-Term Rental* land use, [*2*] created *Conditional Land Use Standards* for each type of *Short-Term Rental* (*i.e. Owner Occupied and Non-Owner Occupied*), [*3*] created a *Short-Term Rental Permit and Registration Program*, [*4*] created *General Standards* for *Short-Term Rentals*, [*5*] established a minimum general commercial insurance coverage requirement, [*6*] established enforcement and penalty procedures, [*7*] required a responsible party as part of the permit and registration, [*8*] created an appeal process, and [*9*] established non-conforming rights for properties that were in operation prior to the adoption of the ordinance. As part of this process, staff sent out notices to all existing *Short-Term Rentals* in the City of Rockwall, and established a *grace period* from April 1, 2024 to July 1, 2024 to allow existing *Short-Term Rentals* the ability to submit for a *Short-Term Rental Permit and*

Registration. During this *grace period* existing *Short-Term Rentals* were exempted from the proximity requirements established by the zoning ordinance.

According to Article 13, *Definitions*, of the Unified Development Code (UDC), a *Short-Term Rental* is defined as "… a residential dwelling unit, apartment, condominium, or *Guest Quarters/Secondary Living Unit/Accessory Dwelling Unit* in which the entire structure or a portion thereof is offered for rent for a period exceeding 12-hours, but less than 30 consecutive days, to a particular occupant. In practice, a *Short-Term Rental* is considered to be a residential land use, and is not considered to be a *Limited-Service Hotel*, *Full-Service Hotel*, *Residence Hotel*, *Motel*, or *Bed and Breakfast* as defined in this Unified Development Code (UDC)." This definition section goes on to define a *Non-Owner Occupied Short-Term Rental* as "(a) single-family home, townhome, or duplex -- *or a portion thereof* -- in which the property owner or operator does not occupy the dwelling unit during the rental, or that the owner or property owner does not occupy another dwelling unit -- *or portion thereof* -- on the same property (*i.e. the property owner or operator is not on-site as an occupant during the rental of the property*)." According to the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC), a *Non-Owner-Occupied Short-Term Rental* is permitted in a Single-Family 7 (SF-7) District with the following conditions:

(a) *Short-Term Rentals* that are *Non-Owner-Occupied* shall not be located within 1,000-feet of another *Short-Term Rental* that is *Non-Owner Occupied*.

(b) *Short-Term Rentals* that are *Non-Owner-Occupied* that do not meet proximity requirements may be considered on a case-by-case basis by the Planning and Zoning Commission and City Council through a *Specific Use Permit (SUP)*. *In considering a Specific Use Permit (SUP) for a Short-Term Rental that is Non-Owner-Occupied the Planning and Zoning Commission and City Council shall consider the size, location, and impact of the proposed and existing Short-Term Rentals on the adjacent residential properties and their occupants.*

(c) The *Short-Term Rental* shall not incorporate accessory land uses that are not permitted within the underlying zoning district (*e.g. Banquet Facility/Event Hall which includes meeting halls and wedding venues*) as stipulated by the *Permissible Use Charts*.

(d) In order to establish and operate a *Short-Term Rental* (*Non-Owner-Occupied Single-Family Home, Townhome, or Duplex*) in the City of Rockwall, a permit and registration shall be required in accordance with the requirements of Article 2, *Short-Term Rentals*, of Chapter 13, *Rental Housing*, of the *Municipal Code of Ordinances*.

In this case, the applicant submitted a request for a *Non-Owner-Occupied Short-Term Rental (STR)* at 3985 Horizon Road, and at the time of application it was determined that there was already one (1) permitted *Non-Owner-Occupied Short-Term Rental* within 1,000-feet of the subject property, and that the applicant's request failed to meet the proximity requirements to allow another *Non-Owner-Occupied Short-Term Rental*. Based on this, the applicant was notified that a *Specific Use Permit (SUP)* would need to be requested before the *Short-Term Rental Permit* could be submitted and issued. In response to this, the applicant has provided the necessary permit application and photos of the property, which are included in the attached packet.

STAFF'S ANALYSIS

When evaluating a *Specific Use Permit (SUP)* for a *Non-Owner-Occupied Short-Term Rental*, the Planning and Zoning Commission and City Council are asked to assess the size, location, and impact of both the proposed and existing *Short-Term Rentals* on nearby residential properties and their occupants. The proposed *Short-Term Rental* is located 814.5-feet from an existing, permitted *Non-Owner-Occupied Short-Term Rental* (*i.e.144 Mulberry Lane*) [*Permit No. STR2024-6131*] that accommodates up to six (6) guests with three (3) bedrooms and two (2) bathrooms. This *Non-Owner-Occupied Short-Term Rental (STR)* was in existence before the *Short-Term Rental (STR)* ordinance was adopted on April 1, 2024 and when the *Short-Term Rental (STR) permit was issued, there were no other* permitted *Non-Owner-Occupied Short-Term Rentals within 1,000 feet*. The proposed *Short-Term Rental* is an 1,876 SF single-family home that has four (4) bedrooms and three (3)

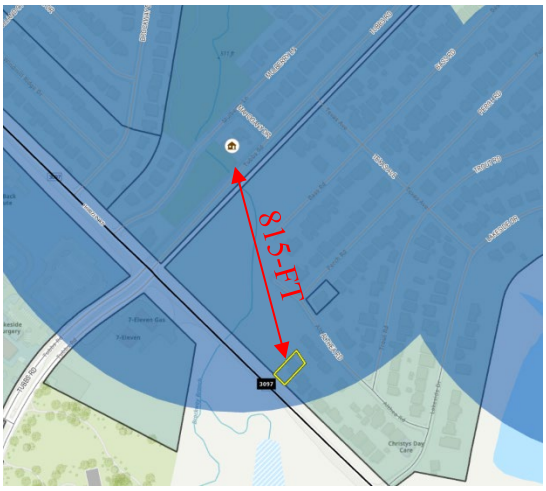


FIGURE 1: SUBJECT PROPERTY PROXIMITY TO EXISTING NON-OWNER OCCUPIED SHORT-TERM RENTALS

bathrooms. Staff should note that, as opposed to other *Non-Owner Occupied Short-Term Rentals* that have been denied in the past by the City Council, the applicant's property is [*1*] *not* interior to an established subdivision, [*2*] is situated on a major roadway adjacent to vacant lots that are currently situated within the floodplain, and [*3*] is not within the same subdivision as the existing *Non-Owner Occupied Short-Term Rental* (*i.e. the subject property is located within the Lake Rockwall Estates Subdivision and the property within 1,000-feet is located within the Windmill Ridge Estates Subdivision*). Based on this, the applicant's request may warrant additional consideration.

In this case, the City Council -- *pending a recommendation from the Planning and Zoning Commission* -- must consider if the request for the *Specific Use Permit (SUP)* for a *Non-Owner-Occupied Short-Term Rental (STR)* would constitute a proliferation of the land use within this subdivision. With all that being said, a Specific Use Permit (SUP) is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.

NOTIFICATIONS

On June 18, 2025, staff mailed 113 notices to property owners and occupants within 500-feet of the subject property. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). At the time this report was drafted, staff has not received any notices in favor or opposition of the applicant's request.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the applicant's request for a *Specific Use Permit (SUP)* for *a Non-Owner-Occupied Short-Term Rental (STR)*, 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:

  (1) The *Subject Property* shall conform to the information provided within the *Short-Term Rental Permit Application* depicted in *Exhibits 'B'* of this ordinance; and,

  (2) After the issuance of a *Short-Term Rental Permit and Registration* by the City of Rockwall, should the applicant allow this permit/registration to expire, lapse or be revoked by the City of Rockwall, this Specific Use Permit (SUP) shall automatically expire and be considered abandoned in accordance with Subsection 02.02, *Specific Use Permit (SUP)*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC).

(2) Upon obtaining a *Short-Term Rental Permit and Registration*, should the property owner/responsible party 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*].

(3) 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	3985 Horizon Rd, Rockwall TX 75032				
SUBDIVISION	Rockwall Lake Estate No.1	LOT	609	BLOCK	C
GENERAL LOCATION					

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING		CURRENT USE			
PROPOSED ZONING		PROPOSED USE	STR		
ACREAGE	0.17	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	Himmat chauhan	☑ APPLICANT	Homestay Rentals, LP
CONTACT PERSON		CONTACT PERSON	
ADDRESS	996 E. I-30	ADDRESS	996 E. I-30
CITY, STATE & ZIP	Rockwall TX 75087	CITY, STATE & ZIP	Rockwall TX 75087
PHONE	[redacted]	PHONE	[redacted]
E-MAIL	[redacted]	E-MAIL	

NOTARY VERIFICATION [REQUIRED]

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

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

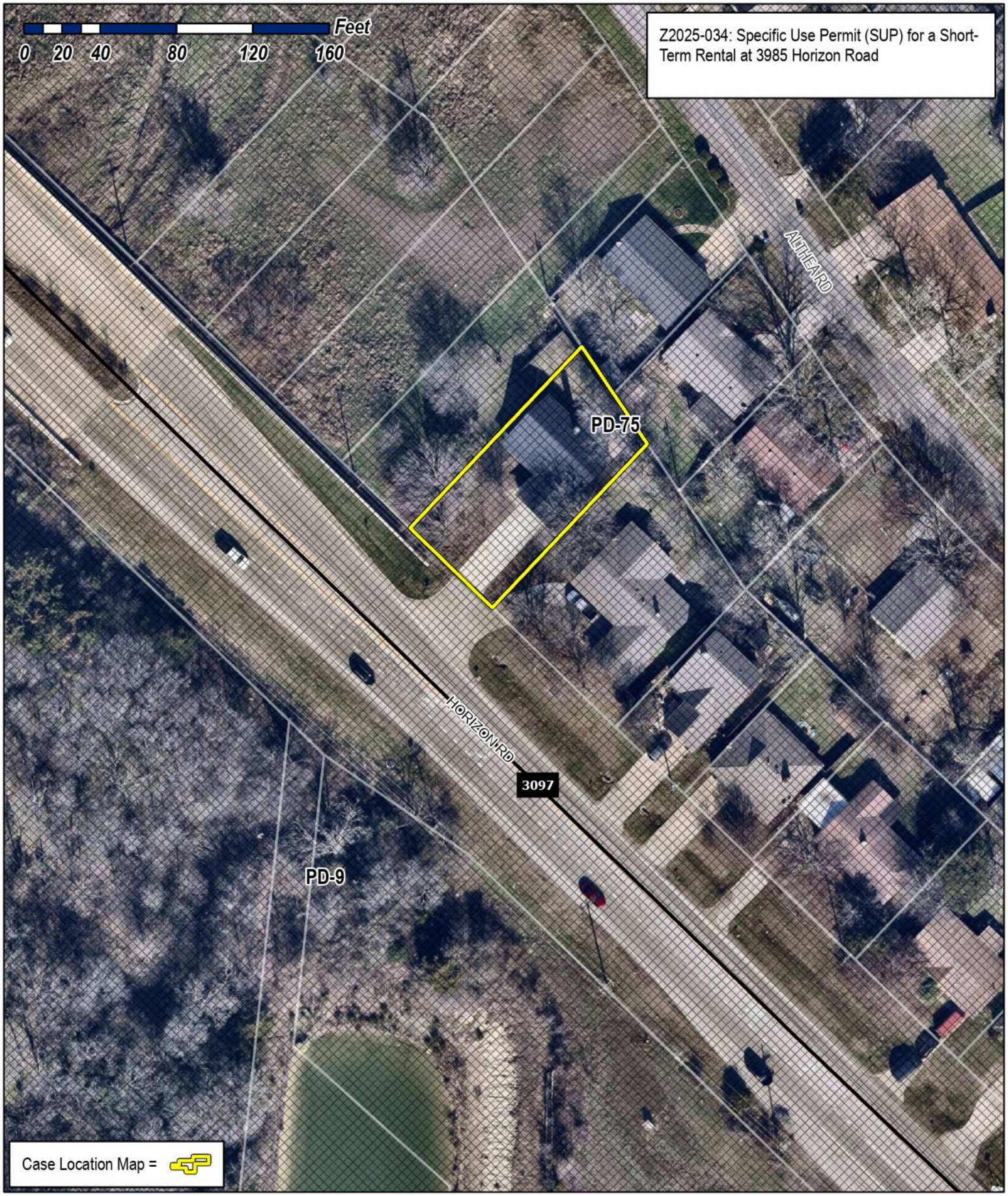
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 13 *DAY OF* June *, 20* 25

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PAT TURNER
Notary Public, State of Texas
Comm. Expires 09-16-2025
Notary ID 131226555

MY COMMISSION EXPIRES



City of Rockwall

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

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

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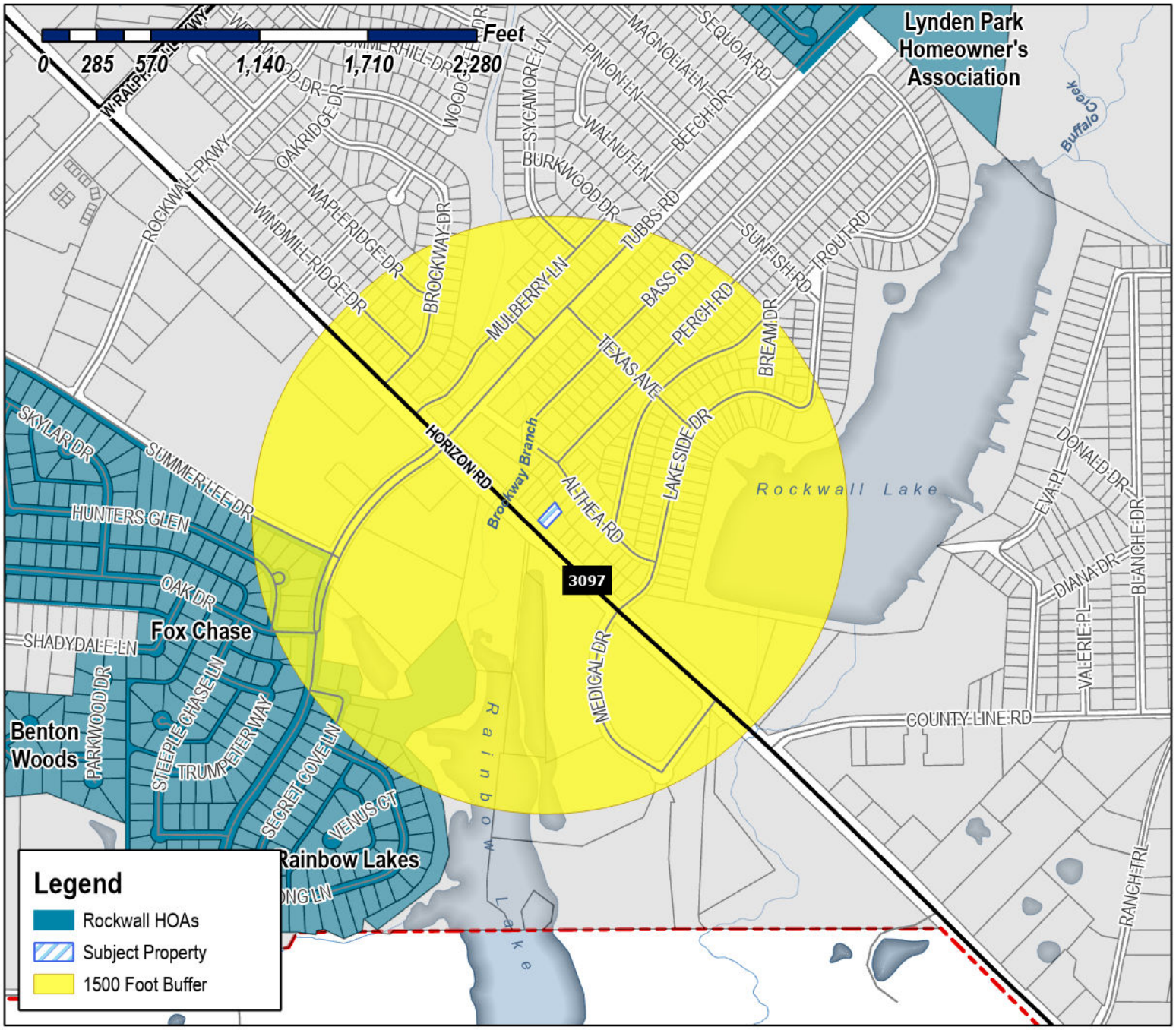
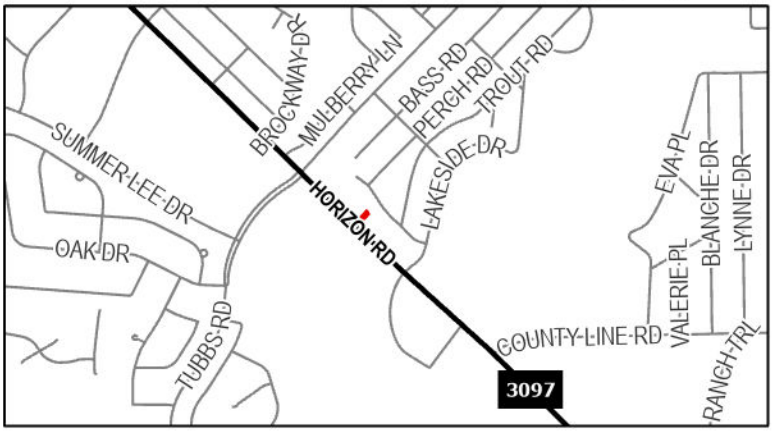


Case Number: Z2025-034
Case Name: Specific Use Permit (SUP) for a Short-Term Rental
Case Type: Zoning
Zoning: Planned Development District 75 (PD-75)
Case Address: 3985 Horizon Road

Date Saved: 6/13/2025
For Questions on this Case Call (972) 771-7745



City of Rockwall

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385 S. Goliad Street
Rockwall, Texas 75087
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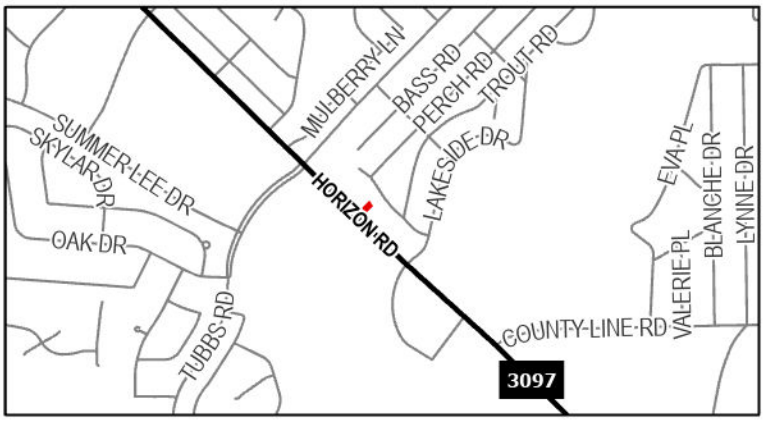

RESIDENT
0
FM3097 0
ROCKWALL, TX 75087

RESIDENT
103 ALTHEA RD
ROCKWALL, TX 75087

SHARING SMILES LLC
108 CRYSTAL CT
RICHARDSON, TX 75081

HUCK AMBER L
111 TROUT ST
ROCKWALL, TX 75032

RESIDENT
116 BASS RD
ROCKWALL, TX 75087

ESCOBAR SERGIO & ANABEL
118 ALTHEA RD
ROCKWALL, TX 75032

SFR BORROWER 2021-2 LLC
120 S RIVERSIDE PLAZ SUITE 2000
CHICAGO, IL 60606

ZOMER JOHN DAVID
123 Trout St
Rockwall, TX 75032

TYRELL ROBERT & KATHY
127 BASS RD
ROCKWALL, TX 75032

HERNANDEZ SESAR M & MARTA P
127 PERCH RD
ROCKWALL, TX 75032

OJEDA ELIZABETH RODRIGUEZ
128 Althea Rd
Rockwall, TX 75032

RESIDENT
130 PERCH RD
ROCKWALL, TX 75087

SALAZAR JOSE & MARIA E
132 ALTHEA RD
ROCKWALL, TX 75032

WADE CHELSEA L
133 ALTHEA ROAD
ROCKWALL, TX 75032

PALMER CHRIS
135 TROUT ST
ROCKWALL, TX 75032

RESIDENT
0
140 TROUT RD 0
ROCKWALL, TX 75087

SANCHEZ NANCY C AND VIDAL SANCHEZ-CRUZ
141 BASS RD
ROCKWALL, TX 75032

TAYLOR MARGOE
141 PERCH RD
ROCKWALL, TX 75032

RESIDENT
142 PERCH RD
ROCKWALL, TX 75087

GUZMAN LUIS & YOLANDA
142 ALTHEA RD
ROCKWALL, TX 75032

VASQUEZ THOMAS J AND
0
147 TROUT ST
ROCKWALL, TX 75032

RESIDENT
151 BASS RD
ROCKWALL, TX 75087

CASTILLO ARTURO & VICTORIA
151 PERCH RD
ROCKWALL, TX 75032

RESIDENT
152 ALTHEA RD
ROCKWALL, TX 75087

PEREZ JOSE D & MARIA M
152 PERCH RD
ROCKWALL, TX 75032

ALVARADO JOSE
154 TROUT ST
ROCKWALL, TX 75032

ALVARADO JOSE
154 TROUT ST
ROCKWALL, TX 75032

ALVARADO JOSE A
154 TROUT ST
ROCKWALL, TX 75032

SFR JV-1 2019-1 BORROWER LLC
15771 RED HILL AVE
TUSTIN, CA 92780

SFR JV-1-202-1 BORROWER LLC
15771 RED HILL AVE
TUSTIN, CA 92780

BAUTISTA FRANCISCO GAMEZ AND MARIA DE LOS ANGELES ELIAS-GAMEZ
163 PERCH ST
ROCKWALL, TX 75032

JARAMILLO VERONICA
163 TROUT ST
ROCKWALL, TX 75032

RESIDENT
164 ALTHEA RD
ROCKWALL, TX 75087

RESIDENT
166 TROUT RD
ROCKWALL, TX 75087

PEDRAZA FRANCISCO JAVIER AND
0
168 PERCH RD
ROCKWALL, TX 75032

BAMFO GEORGE A & DONNA
173 TROUT ST
ROCKWALL, TX 75032

RESIDENT
174 TROUT DR
ROCKWALL, TX 75087

ESPINOSA DAVID AND ERIN
174 LAKESIDE DR
ROCKWALL, TX 75032

MCCREARY LARRY &
0
176 ALTHEA RD
ROCKWALL, TX 75032

AGUILAR IVAN D
177 ALTHEA RD
ROCKWALL, TX 75032

ALCALA GUADALUPE R
180 TROUT
ROCKWALL, TX 75032

RESIDENT
182 LAKESIDE DR
ROCKWALL, TX 75087

RESIDENT
185 TROUT RD
ROCKWALL, TX 75087

RESIDENT
188 ALTHEA RD
ROCKWALL, TX 75087

WHITE JOHN N AND
0
1929 S Lakeshore Dr
Rockwall, TX 75087

RESIDENT
193 TROUT RD
ROCKWALL, TX 75087

RAMIREZ EDDIE RAFAEL & CASSANDRA GAYLE
194 Lakeside Dr
Rockwall, TX 75032

GARCIA CITLALLI SARAHI GONZALEZ
194 Trout St
Rockwall, TX 75032

RESIDENT
0
199 ALTHEA RD 0
ROCKWALL, TX 75087

RESIDENT
202 LAKESIDE DR
ROCKWALL, TX 75087

RESIDENT
208 TROUT RD
ROCKWALL, TX 75087

CULEBRO EDGAR HAMED AND
0
208 Althea Rd
Rockwall, TX 75032

HAYMAC VENTURES LLC
218 CULLINS ROAD
ROCKWALL, TX 75032

CAMACHO JOEL MEJIA AND
0
218 LAKESIDE DRIVE
ROCKWALL, TX 75032

RESIDENT
220 ALTHEA RD
ROCKWALL, TX 75087

RESIDENT
223 ALTHEA RD
ROCKWALL, TX 75087

RESIDENT
230 LAKESIDE DR
ROCKWALL, TX 75087

RESIDENT
232 ALTHEA RD
ROCKWALL, TX 75087

RESIDENT
235 ALTHEA RD
ROCKWALL, TX 75087

MIGUELS RENOVATION & CONSTRUCTION LLC
2381 FIELDCREST DR
ROCKWALL, TX 75032

ARP 2014-1 BORROWER LLC
0
23975 Park Sorrento Ste 300
Calabasas, CA 91302

GAMEZ BRIGIDO & MARIA NATALIA
240 BASS RD
ROCKWALL, TX 75032

RESIDENT
242 ALTHEA RD
ROCKWALL, TX 75087

REED JENNIFER LATRICE
242 LAKESIDE DRIVE
ROCKWALL, TX 75032

TOVAR LUISIHNO
245 ALTHEA RD
ROCKWALL, TX 75032

SIDNEY S NOE REVOCABLE TRUST
0
2497 ASHBURY CIRCLE
CAPE CORAL, FL 33991

RESIDENT
252 ALTHEA RD
ROCKWALL, TX 75087

RESIDENT
264 ALTHEA RD
ROCKWALL, TX 75087

RESIDENT
265 ALTHEA RD
ROCKWALL, TX 75087

PEOPLES BILLY W
302 S GOLIAD ST
ROCKWALL, TX 75087

RESIDENT
3520 HORIZON
ROCKWALL, TX 75087

PARKER SLURPEE 2 LLC
3600 POTOMAC AVENUE
HIGHLAND PARK, TX 75205

RESIDENT
3615 FM3097
ROCKWALL, TX 75087

RESIDENT
3775 FM3097
ROCKWALL, TX 75087

RESIDENT
3835 FM3097
ROCKWALL, TX 75087

CITY OF ROCKWALL
385 S GOLIAD ST
ROCKWALL, TX 75087

CITY OF ROCKWALL TEXAS
385 S GOLIAD ST
ROCKWALL, TX 75087

RESIDENT
3885 FM3097
ROCKWALL, TX 75087

RESIDENT
3935 FM3097
ROCKWALL, TX 75087

RESIDENT
3985 FM3097
ROCKWALL, TX 75087

RESIDENT
4065 FM3097
ROCKWALL, TX 75087

CASTILLO SILVIA
4125 FM 3097
ROCKWALL, TX 75032

RESIDENT
4175 FM3097
ROCKWALL, TX 75087

RESIDENT
4215 FM3097
ROCKWALL, TX 75087

RESIDENT
4275 FM3097
ROCKWALL, TX 75087

RESIDENT
0
4325 FM3097 0
ROCKWALL, TX 75087

RESIDENT
4375 FM3097
ROCKWALL, TX 75087

RESIDENT
4425 FM3097
ROCKWALL, TX 75087

RESIDENT
4475 TUBBS RD
ROCKWALL, TX 75087

RESIDENT
4485 HORIZON RD
ROCKWALL, TX 75087

GAGNON STEVEN C ETUX SUZANNE
459 WINDING RIDGE LN
ROCKWALL, TX 75032

VANDERGRIFFT IRA E & MARY L
4975 HORIZON RD
ROCKWALL, TX 75032

BAF 3 LLC
5001 Plaza on the Lk Ste 200
Austin, TX 78746

CORNELIUS FAMILY TRUST
0
501 SCENIC PL
HEATH, TX 75032

LOPEZ RICARDO C
519 E Interstate 30 PMB 306
Rockwall, TX 75087

RAMOS JAIME & JUDITH
5411 VICTOR ST
DALLAS, TX 75214

RAMOS JAIME & JUDITH
5411 VICTOR ST
DALLAS, TX 75214

BALDERAS VICTORIO AND
0
602 LAWRENCE
HEATH, TX 75032

NGUYEN TAMMY
7910 SARAHVILLE DR
DALLAS, TX 75252

GOYAL SANJAY K
8008 STRECKER LN
PLANO, TX 75025

NUNEZ LUZ ISELA
8655 Brookhollow Blvd Apt 8102
Frisco, TX 75034

SALDANA FLOR
8820 COUNTY RD 136
TERRELL, TX 75161

KLEIN ELIZABETH C
M/R

RESIDENT
0
N/A 0
ROCKWALL, TX 75087

GIST JESSE JR AND
0
PO BOX 1381
ROCKWALL, TX 75087

LEJ PARTNERS LTD
PO BOX 1499
PROSPER, TX 75078

LEJ PARTNERS LTD
PO BOX 1499
PROSPER, TX 75078

LEJ PARTNERS LTD
PO BOX 1499
PROSPER, TX 75078

LEJ PARTNERS LTD
PO BOX 1499
PROSPER, TX 75078

JWS LAND LTD
PO Box 6621
McKinney, TX 75071

MURPHY ROAD LTD
0
PO Box 6621
McKinney, TX 75071

WHITECAP VENTURES LLC & WELCOME DFW
HOMES FUNDING LLC
PO BOX 7640
FORT WORTH, TX 76111

GRUBBS DAVID G
PO BOX 852
ROCKWALL, TX 75087

PUBLIC NOTICE

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

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

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

Z2025-034: Specific Use Permit (SUP) for a Non-Owner Occupied Short-Term Rental

Hold a public hearing to discuss and consider a request by Himmat Chauhan of Homestay Rentals, LP for the approval of a Specific Use Permit (SUP) for a Non-Owner Occupied Short-Term Rental on a 0.2250-acre tract of land identified as a portion of Lot 609 and all of Lot 610, Rockwall Lake Estates #1 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 3985 Horizon 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, July 15, 2025 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, July 21, 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, July 21, 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

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. Z2025-034: Specific Use Permit (SUP) for a Non-Owner Occupied Short-Term Rental

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

HomeStay Rentals, LP

(Stay with Confidence) Rockwall or Rowlett

Tel: 469-465-8444 or 405-401-4626 Email: oklahomahotels@gmail.com

June 12-2025

To Mr. Ryan Miller

Planning & Zoning Director

City of Rockwall, TX

Short Term Rental Permit Application

Ref: 3985 Horizon Road, Rockwall, TX 75032. Previous address 4973 Horizon Road.

Dear Mr. Miller,

I hope this message finds you well. I am writing to express my continued enthusiasm for investing in the City of Rockwall and to respectfully request reconsideration or guidance regarding my recent short-term rental (STR) permit application for my newly purchased property—a two-story, single-family home featuring 4 bedrooms, 3 full bathrooms, and a 2-car garage.

One of the key reasons I chose this property was its location in a neighborhood with no HOA restrictions, making it ideal for STR. My vision for the home is to offer a high-quality, well-managed, and professionally operated rental experience that aligns with the standards and expectations of the community.

Although I was surprised to learn that my application was denied due to the 1,000-foot buffer rule, I remain optimistic and committed to working with the city to find a positive path forward.

I bring to this venture more than two decades of experience in the hospitality industry. For the past 24 years, I have owned and operated multiple franchised hotels, including the **Best Western Plus Rockwall Inn & Suites**, which I've successfully managed since 2010. As a long-time Rockwall resident living in Lake Side Village for the last 14 years, I am proud of my roots in the community and my commitment to operating respectfully and professionally.

HomeStay Rentals, LP

My experience with short-term rentals includes two additional properties:

- A former property in Rockwall at **786 Sunflower Trail**, which I operated as a short-term rental from 2021 to 2023—without a single complaint.
- An ongoing STR in Rowlett at **5505 Edgewater Circle**, successfully managed for five years with a perfect record of neighbor satisfaction.

The positive track record I've maintained is the result of consistent, responsible practices:

- A **minimum 5-night stay** policy, discouraging weekend party rentals.
- A thorough **guest screening process**, including ID checks and signed house rules.
- **In-person greetings** for every guest, ensuring a welcoming and accountable presence.
- High standards for **cleanliness and décor**, which support our promise: *"Stay with Confidence."*
- *I am paying my City Occupancy Tax for last 15 years in* ***"Timely manners".***

Since closing on this home, I've already begun making significant investments in furnishing and improving the property, with the goal of offering another outstanding guest experience.

While I understand and respect the city's regulations, I kindly ask that you consider the unique qualifications, proven history, and local investment I bring to this endeavor. I remain committed to upholding all city guidelines and am eager to work collaboratively to explore any options that may allow this property to be approved for STR use.

Thank you for your time, consideration, and ongoing support of responsible operators in our city.

Sincerely,

Himmat Chauhan, CHA

Certified Hotel Administrator.

6/12/2025

SHORT-TERM RENTAL PERMIT APPLICATION AND REGISTRATION

City of Rockwall
Neighborhood Improvement Services (NIS) Department
385 S. Goliad Street
Rockwall, Texas 75087

STAFF USE ONLY
RECEIVED BY:
DATE RECEIVED:
STR PERMIT NO.

ACKNOWLEDGEMENTS BY PROPERTY OWNER [PLEASE INITIAL BY EACH STATEMENT]

HC I acknowledge that a *Short-Term Rental Permit* granted by the City of Rockwall does not supersede any property specific restrictions against *Short-Term Rentals* that may exist under law, agreement, lease, covenant, or deed restriction.

HC I acknowledge that if three (3) violations/citations occur in any consecutive 12-month period, that my *Short-Term Rental Permit* will be revoked and that I will not be eligible to apply for a new *Short-Term Rental Permit* for 12-months from the date of revocation. In addition, I acknowledge that the City of Rockwall will have the right to inspect my property when a violation is reported or suspected.

HC I acknowledge that a *Short-Term Rental Permit* and any non-conforming rights associated with a *Short-Term Rental Permit* are non-transferable to another property owner or operator, or address or location.

HC I acknowledge that I am responsible for remitting all applicable state, county, and local hotel occupancy taxes in a timely manner pursuant to all applicable laws and the requirements of Chapter 13, *Rental Housing*, of the Municipal Code of Ordinance. I also acknowledge that failure to pay hotel occupancy tax will result in the revocation of my *Short-Term Rental Permit*.

HC I acknowledge that a *Short-Term Rental Permit* is valid for a period of three (3) years, and -- *as the owner of the subject property* -- it is my responsibility to apply for a renewal 30-days prior to the expiration of my *Short-Term Rental Permit*. Should I fail to submit a renewal application in this time period, I will forfeit all non-conforming rights and be required to submit a new application that will be subject to all the current requirements stipulated by the Unified Development Code (UDC) and Chapter 13, *Rental Housing*, of the Municipal Code of Ordinances.

REGISTRATION TYPE

☑ New Registration | ☐ Renewal of an Existing Registration

Was this property being used as a short-term rental prior to April 1, 2024? ☐ Yes | ☐ No

PROPERTY INFORMATION [PLEASE PRINT]

Address	3985 Horizon Road		Zoning				
Subdivision	ROCKWALL LAKE ESTATE NO.1		Lot	609		Block	C
General Location							

TYPE OF SHORT-TERM RENTAL

Please indicate the type of short-term rental being permitted and registered:

☐ *SHORT-TERM RENTAL (OWNER-OCCUPIED SINGLE-FAMILY HOME, TOWNHOME, OR DUPLEX)*. A single-family home, townhome, or duplex -- *or portion thereof* -- in which the property owner or operator, as reflected in a valid lease agreement, is a resident (*i.e. occupies the primary structure*) and is present during the rental. This includes when a *Guest Quarters/Secondary Living Unit/Accessory Dwelling Unit* is detached from the primary structure and either the primary or secondary structure is rented, but the owner or operator resides on the property.

☑ *SHORT-TERM RENTAL (NON-OWNER-OCCUPIED SINGLE-FAMILY HOME, TOWNHOME, OR DUPLEX)*. A single-family home, townhome, or duplex -- *or a portion thereof* -- in which the property owner or operator does not occupy the dwelling unit during the rental, or that the owner or property owner does not occupy another dwelling unit -- *or portion thereof* -- on the same property (*i.e. the property owner or operator is not on-site as an occupant during the rental of the property*).

☐ *SHORT-TERM RENTAL (APARTMENT OR CONDOMINIUM)*. An apartment or condominium (*or similar multi-family structure, excluding duplexes, but including triplexes or quadplexes, as defined in this Unified Development Code [UDC]*) -- *or a portion thereof* -- in which the property owner or operator may or may not be an occupant of the dwelling unit during the rental.

PROPERTY OWNER INFORMATION [PLEASE PRINT]

Name	HomeStay Rentals, LP (Himmat Chauhan)		Phone	405-401-4626			
Mailing Address	996 E. Interstate 30		City	Rockwall	State	TX	Zip Code 75032
Email	oklahomahotels@gmail.com						

RESPONSIBLE PARTY [PLEASE PRINT]

Please note that a *Responsible Party* is required for all *Short-Term Rental Permit* applications. A *Responsible Party* is a local representative that resides in Rockwall County and who is available at all time the rental is in use. The *Responsible Party* must be available within one (1) hour of contact and must be authorized to make decisions regarding the property and its occupants.

☑ Same as Property Owner

Name	Himmat Chauhan		Phone				
Mailing Address			City		State		Zip Code
Email							

SHORT-TERM RENTAL PERMIT APPLICATION AND REGISTRATION

City of Rockwall
Neighborhood Improvement Services (NIS) Department
385 S. Goliad Street
Rockwall, Texas 75087

REQUIREMENTS CHECKLIST

Please indicate that the following required items have been provided with this application by checking the box next to each required item:

- ☑ *REGISTRATION FEE*. A $500.00 application fee payable to the City of Rockwall.
- ☑ *SITE PLAN*. A site plan showing the location of the *Short-Term Rental* and the parking areas provided for the *Short-Term Rental*.
- ☑ *PICTURES*. Pictures of the subject property showing the rear, front, and side yards of the subject property. In addition, pictures of all structures -- *one (1) per each façade of a structure* -- and any on-site amenities.
- ☑ *COMMERCIAL INSURANCE*. Each *Short-Term Rental* shall be required to have and provide proof of general commercial insurance (*or an equivalent*) coverage of a minimum of $500,000.00 per occurrence coverage and an aggregate of $1,000,000.00.
- ☑ *DRIVER LICENSE*. A copy of the driver license for the property owner and responsible party.

GENERAL STANDARDS CHECKLIST

Please indicate that subject property currently conforms with the following requirements by checking the box next to each general standard:

- ☑ *ADVERTISING*. All advertising for the *Short-Term Rental -- including online or on a proprietary website, application, or other technology* -- will include the *Short-Term Rental Permit Number* within the description or body of the advertisement for public reference.
- ☑ *PARKING*. The parking on the subject property currently conforms to the requirements of *Table 5: Parking Requirement Schedule* of Article 06, *Parking and Loading*, of the Unified Development Code (UDC). In addition, I understand that all parking shall be on an improved surface (*i.e. gravel, pavers, asphalt, or concrete*) and no guest or occupant will park on an unimproved surface (*e.g. grass, vegetation, soil, etc.*).
- ☑ *EVACUATION PLAN*. [*ONLY APPLICABLE TO APARTMENTS AND CONDOMINIUMS THAT DO NOT HAVE DIRECT INGRESS/EGRESS TO THE EXTERIOR OF THE BUILDING FROM THE FRONT DOOR*] An evacuation plan showing how to exit the building has been posted on the front door.
- ☑ *TEMPORARY STRUCTURES*. There are *no* temporary structures (*i.e. recreational vehicles/campers, vehicles intended for occupancy, tents, canopies or shade structures that are not permitted by the City of Rockwall, or similar structures or vehicles*) being utilized as a *Short-Term Rental*.
- ☑ *TRASH/RUBBISH/SOLID WASTE*. There are enough City approved containers (*i.e. a polycarts or approved garage cans*) to hold all trash/rubbish/solid waste produced on-site. I also understand that it will be a violation to have any trash/rubbish/solid waste -- *bagged or otherwise* -- placed on the ground.
- ☑ *SIGNAGE*. No external signage shall be installed or constructed on the property indicating or advertising the property as a *Short-Term Rental*.
- ☑ *FIRE EXTINGUISHER*. A standard five (5) pound fire extinguisher (*i.e. 2A:10B:C*) has been properly mounted within 75-feet of all portions of the *Short-Term Rental* on each floor.
- ☑ *SMOKE AND CARBON MONOXIDE DETECTORS*. Operable smoke and carbon monoxide detectors have been installed in the *Short-Term Rental* in accordance with all applicable City of Rockwall codes.
- ☑ *INGRESS/EGRESS*. All bedrooms in the *Short-Term Rental* have at least one (1) operable emergency point of ingress/egress for rescue and escape (*i.e. windows and/or doors*).
- ☑ *SLEEPING ACCOMODATION*. There is no overnight sleeping outdoors or outdoor sleeping spaces provided as part of the *Short-Term Rental*.
- ☑ *TENANT NOTIFICATION*. The following information has been posted in a visible and obvious location inside the *Short-Term Rental*: [*1*] the property owner's and/or the *Responsible Party's* contact information and phone number; [*2*] pertinent information relating to the aforementioned standards (*i.e. the location of the required off-street parking; the schedule, location, and requirements regarding trash/rubbish/solid waste; information regarding the conduct of guests; and etc.*); [*3*] information to assist guests in the case of an emergency (*i.e. emergency and non-emergency telephone numbers for police, fire, and medical services*); and, [*4*] a notice that failure to conform to the requirements and codes of the City of Rockwall is a violation, and that an owner, occupant, or visitor can be cited for violations to these requirements.

RESPONSIBLE PARTY'S CERTIFICATION

I hereby certify that I am the *Responsible Party* of the property identified in this application, and that my primary residence is located in Rockwall County. I further understand my responsibilities as the *Responsible Party* as stipulated by Chapter 13, *Rental Housing*, of the Municipal Code of Ordinances, and consent to have my information posted online. I further acknowledge that failure to comply with these requirements and attests will lead to the revocation of this *Short-Term Rental Permit*.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 10 *DAY OF* JUNE, *20* 25

RESPONSIBLE PARTY'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES

PAT TURNER
Notary Public, State of Texas
Comm. Expires 09-16-2025
Notary ID 131226555

PROPERTY OWNER'S CERTIFICATION

I hereby certify that I am the property owner of the property identified in this application, and that all information provided on this application is true and correct. I also hereby certify that the property identified in this application is in compliance with all of the requirements of Chapter 13, *Rental Housing*, of the Municipal Code of Ordinances, and that it is my sole responsibility to ensure that the property continues to be in compliance with the rules, requirements, and regulations of the City of Rockwall. I further acknowledge that failure to comply with these requirements and attests will lead to the revocation of this *Short-Term Rental Permit*.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 10 *DAY OF* JUNE, *20* 25

PROPERTY OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES

PAT TURNER
Notary Public, State of Texas
Comm. Expires 09-16-2025
Notary ID 131226555


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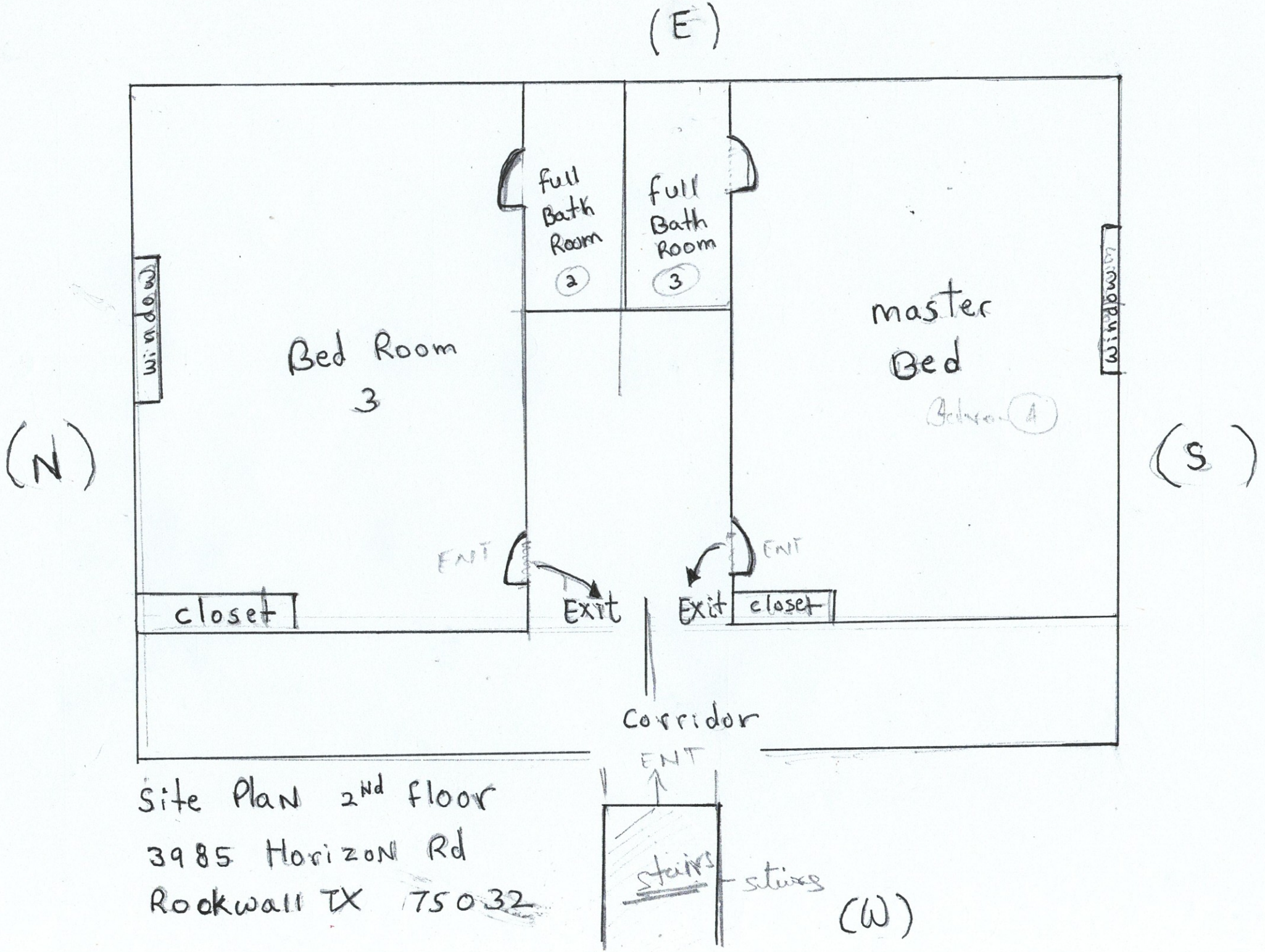
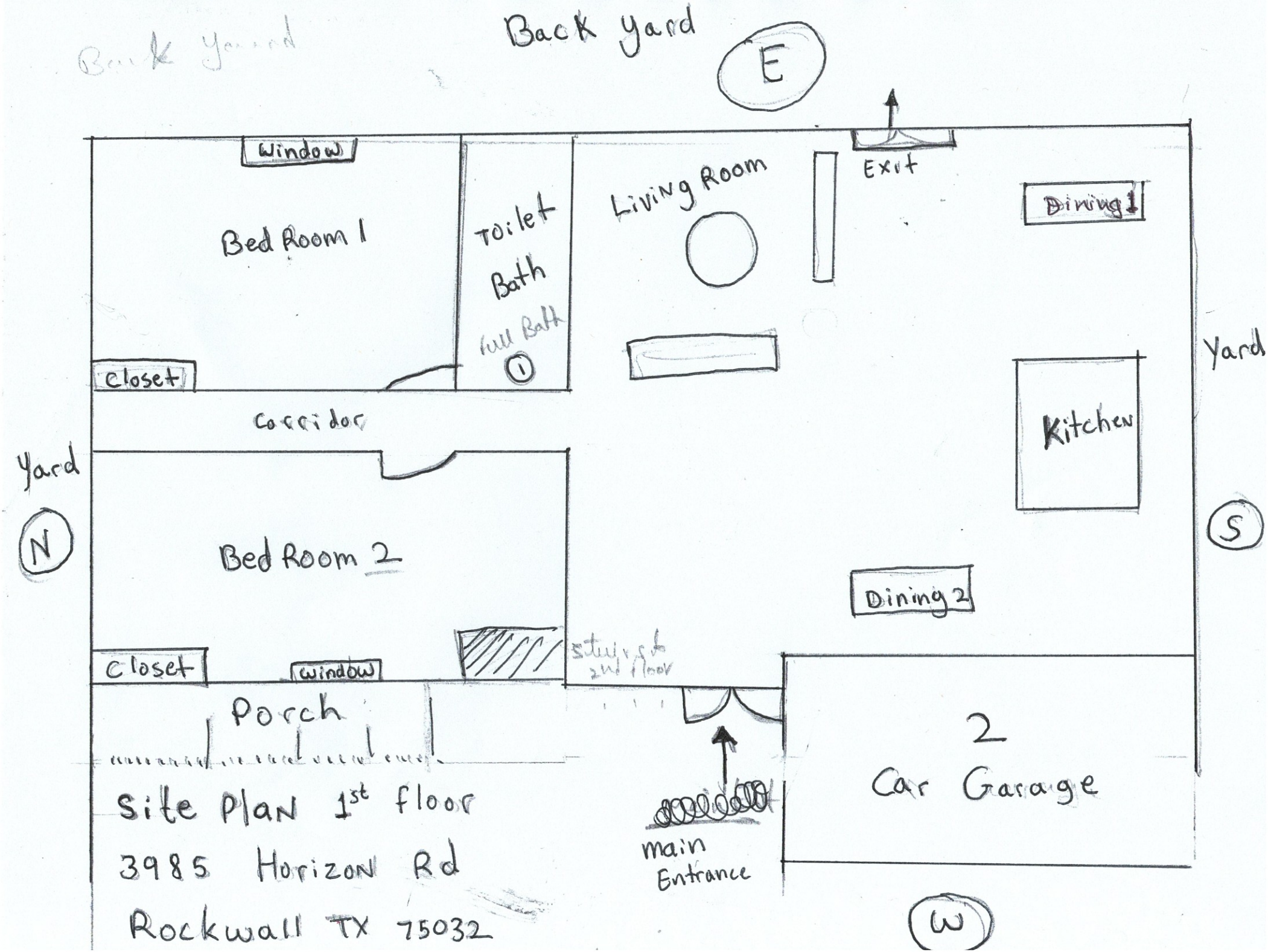
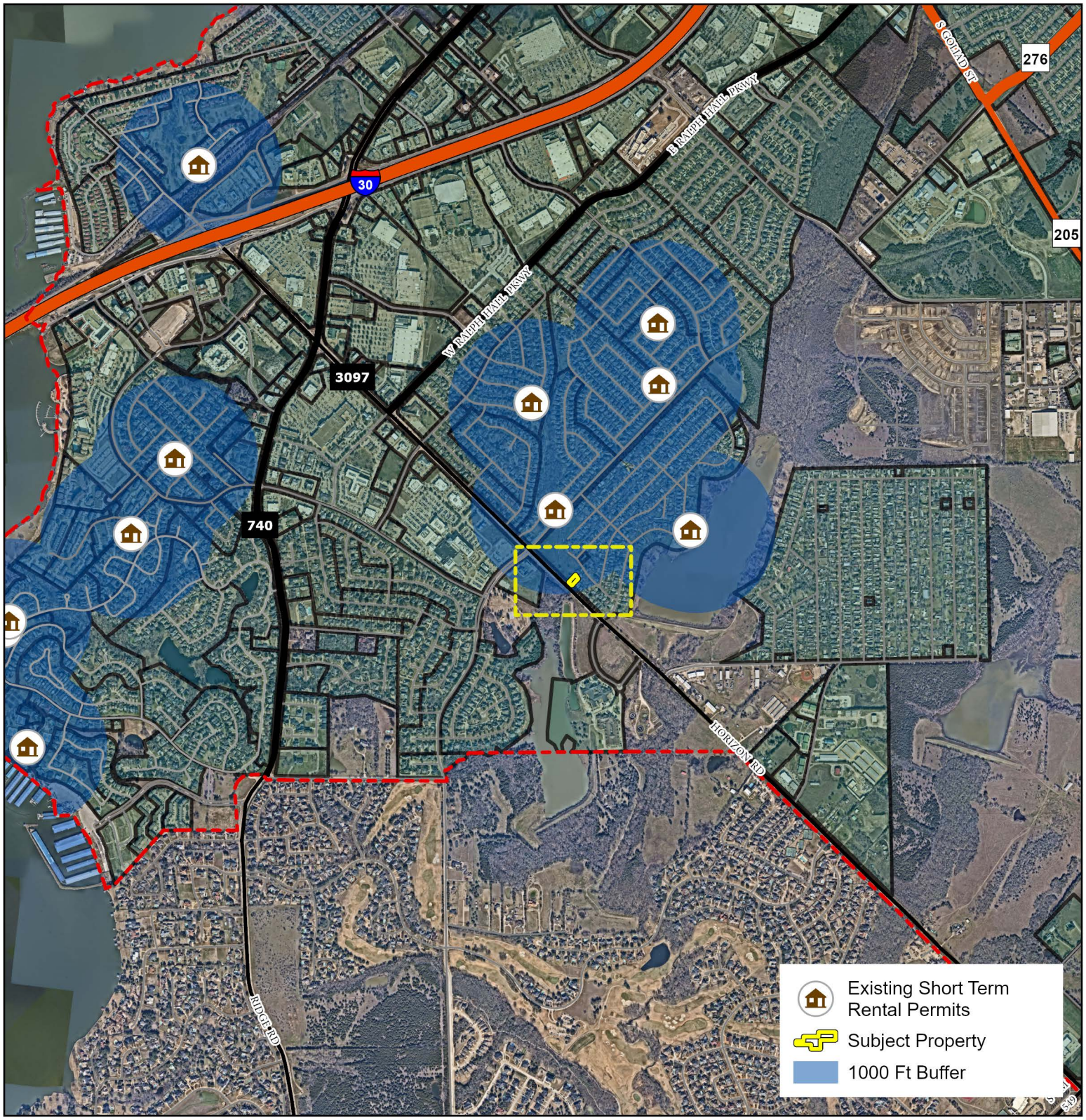


Site Plan 2ND floor

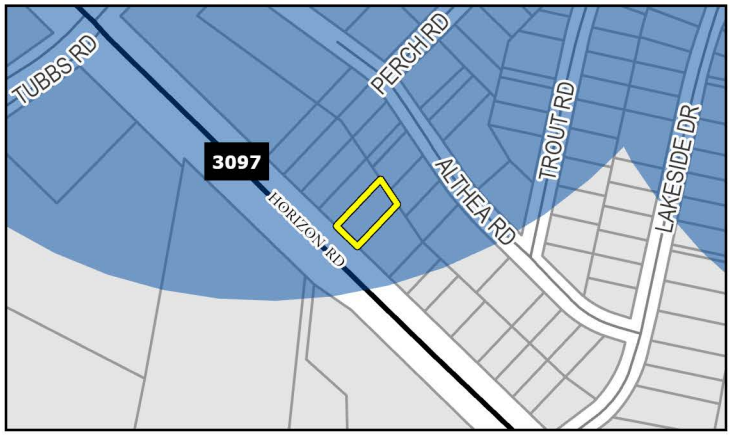
3985 Horizon Rd

Rockwall TX 75032


Back yard
E
Window
Bed Room 1
Toilet
Bath
Full Bath
1
Living Room
Exit
Dining 1
Yard
Closet
Corridor
Kitchen
Yard
N
Bed Room 2
S
Dining 2
Closet
window
stairs to 2nd floor
Porch
2
Car Garage
main Entrance
W
Site Plan 1st floor
3985 Horizon Rd
Rockwall TX 75032



Case Number: Z2025-034
Case Name: SUP for a Short Term Rental
Case Type: Zoning
Zoning: Planned Development District 75 (PD-75)
Case Address: 3985 Horizon Rd



Date Saved: 6/20/2025
For Questions on this Case Call (972) 771-7745

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 PLANNED DEVELOPMENT DISTRICT 75 (PD-75) [*ORDINANCE NO. 16-01*] AND THE UNIFIED DEVELOPMENT CODE (UDC) [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW A *NON-OWNER-OCCUPIED SHORT-TERM RENTAL* ON A 0.2250-ACRE PARCEL OF LAND IDENTIFIED AS A PORTION OF LOT 609, AND ALL OF 610, ROCKWALL LAKE ESTATES #1 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 Himmat Chauhan of Homestay Rentals. LP for the approval of a *Specific Use Permit (SUP)* for a *Non-Owner Occupied Short-Term Rental* on a 0.2250-acre parcel of land identified as a portion of Lot 609 and all of 610, Rockwall Lake Estates #1 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 75 (PD-75) [*Ordinance No. 16-01*], addressed as 3985 Horizon Road, 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 Planned Development District 75 (PD-75) [*Ordinance No. 16-01*] and the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall should be amended as follows:

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

SECTION 1. That Planned Development District 75 (PD-75) [*Ordinance No. 16-01*] and the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) allowing *a Non-Owner-Occupied Short-Term Rental* 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

DRAFT 04.14.2025

Planned Development District 75 (PD-75) [*Ordinance No. 16-01*]; Subsection 02.03, *Conditional Land Use Standards*, of Article 04, *Permissible Uses*, and Subsection 03.01, *General Residential Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*]; and, Article 02, *Short-Term Rentals*, of Chapter 13, *Rental Housing*, of the *Municipal Code of Ordinances -- as heretofore amended and as may be amended in the future* --, and with the following conditions:

2.1. OPERATIONAL CONDITIONS

The following conditions pertain to the operation of a *Non-Owner-Occupied Short-Term Rental* on the *Subject Property* and conformance to these conditions are required for continued operations:

(1) The *Subject Property* shall conform to the information provided within the *Short-Term Rental Permit Application* depicted in *Exhibits 'B'* of this ordinance.

(2) After the issuance of a *Short-Term Rental Permit and Registration* by the City of Rockwall, should the applicant allow this permit/registration to expire, lapse or be revoked by the City of Rockwall, this Specific Use Permit (SUP) shall automatically expire and be considered abandoned in accordance with Subsection 02.02, *Specific Use Permit (SUP)*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC).

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 compliance to the following:

(1) Upon obtaining a *Short-Term Rental Permit and Registration*, should the property owner/responsible party 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

DRAFT ORDINANCE 07.15.2025

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 4th DAY OF AUGUST, 2025.

Tim McCallum, *Mayor*

ATTEST:

Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: *July 21, 2025*

2nd Reading: *August 4, 2025*

DRAFT ORDINANCE 07.15.2025

Exhibit 'A'
Legal Description

Address: *3985 Horizon Road*
Legal Description: *A portion of Lot 609 and all of Lot 610, Rockwall Lake Estates Addition #1*

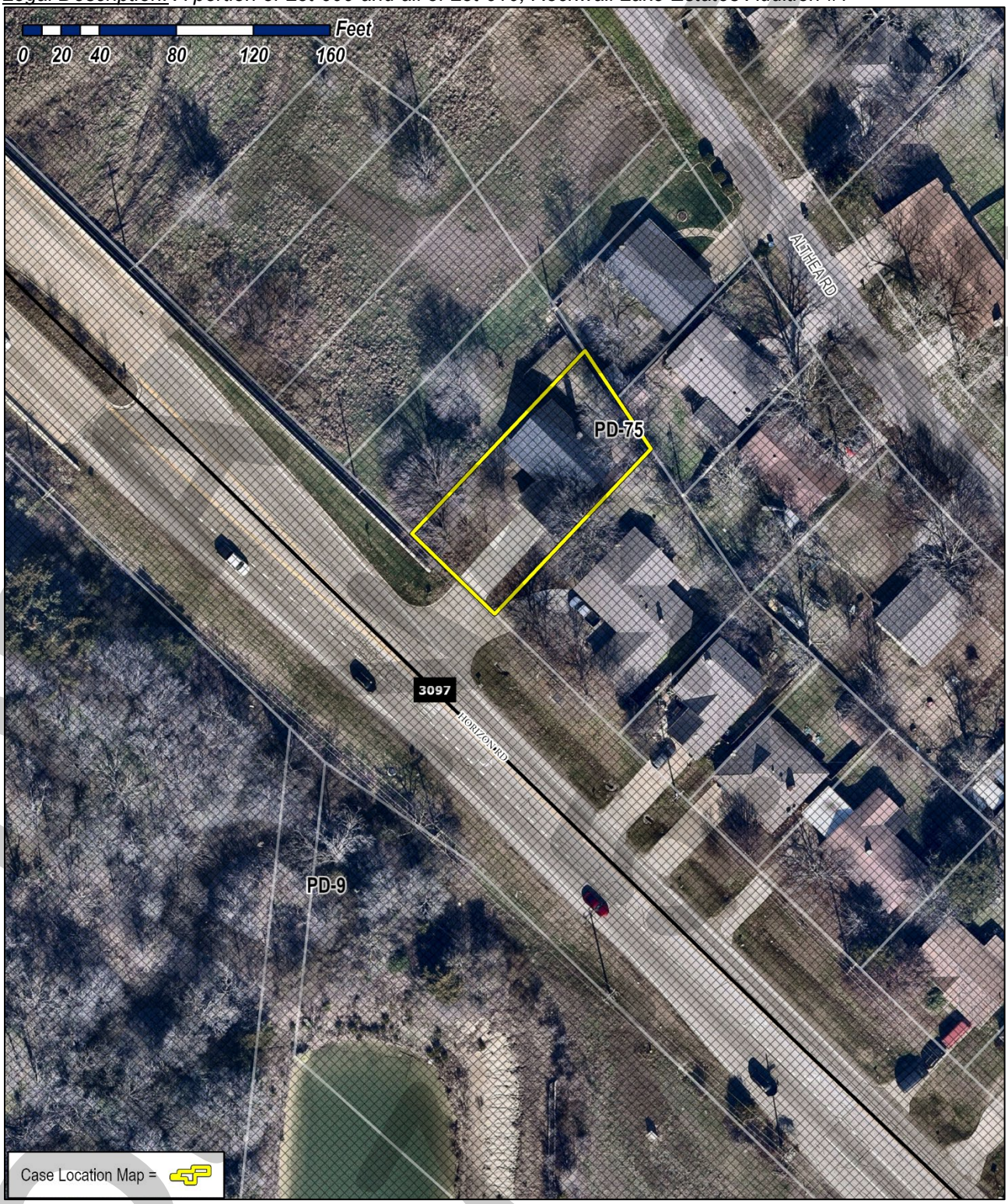


Exhibit 'B'
Short-Term Rental Photographs



DRAFT 07.15.2025

Exhibit 'B'
Short-Term Rental Photographs



DRAFT 9.5.2025

Exhibit 'B'
Short-Term Rental Photographs



DRAFT 2025

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:	July 15, 2025
APPLICANT:	Gunnar Ledermann; *Divine Peace Evangelical Lutheran Church*
CASE NUMBER:	Z2025-035; *Specific Use Permit (SUP) for a Daycare Facility in Conjunction with an Existing Church/House of Worship at 305 S. Fannin Street*

SUMMARY

Hold a public hearing to discuss and consider a request by Gunnar Ledermann on behalf of Divine Peace Evangelical Lutheran Church for the approval of a *Specific Use Permit (SUP)* for a *Daycare Facility* on a 0.344-acre parcel of land identified as Lots 1, 2, 3 & 4, Block T, and Lots 1, 2 & 3, Block W, Rockwall OT Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, addressed as 305 S. Fannin Street, and take any action necessary.

BACKGROUND

The subject property was annexed prior to 1900 based on the October 1900 Sanborn Maps. According to the Rockwall Central Appraisal District (RCAD), existing on the subject property are a 3,920 SF *Church/House of Worship* built in 1911, a 3,780 SF fellowship hall built in 1970, and a 1,472 SF single-family home that was built in 1978, but was converted to commercial in 2008. With this being said, the original *Church/House of Worship* appears to have been built on the property prior to 1900 based on the October 1900 Sanborn Maps.

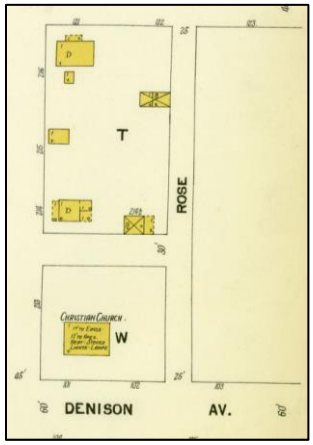


FIGURE 1: 1900 SANBORN MAPS

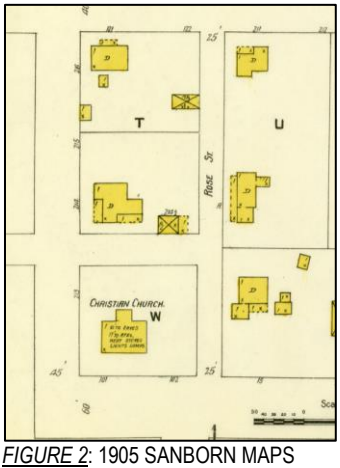


FIGURE 2: 1905 SANBORN MAPS

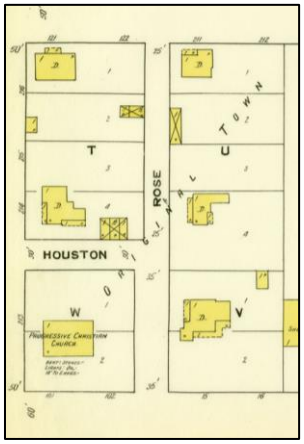


FIGURE 3: 1911 SANBORN MAPS

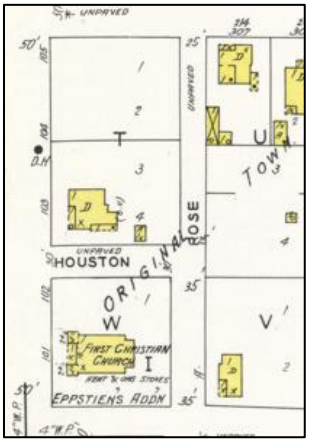


FIGURE 4: 1934 SANBORN MAPS

On April 3, 1995, the City Council approved a Conditional Use Permit (CUP) to allow an addition to the existing building that did not meet the minimum masonry requirements of the General Retail (GR) District at that time. On December 4, 2017, the City Council approved a Specific Use Permit (SUP) for an existing *Church/House of Worship*.

PURPOSE

The applicant -- *Gunnar Ledermann* -- is requesting the approval of a *Specific Use Permit (SUP)* to allow for a *Daycare Facility* in conjunction with an existing *Church/House of Worship* in a Downtown (DT) District on the subject property.

ADJACENT LAND USES AND ACCESS

The subject property is addressed as 305 S. Fannin Street. The land uses adjacent to the subject property are as follows:

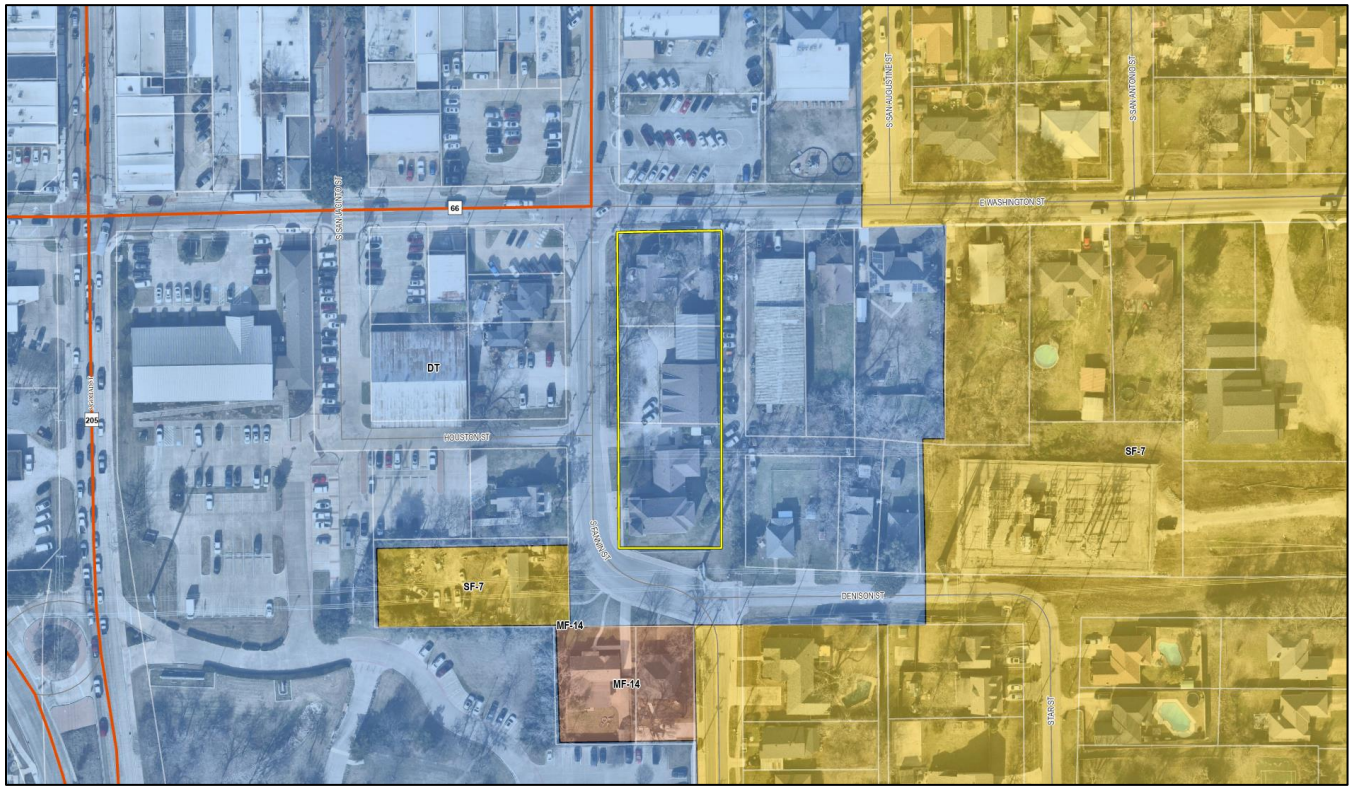
North: Directly north of the subject property is E Washington Street, which is identified as an A4D (*i.e. major arterial, four [4] lane, divided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is a 0.327-acre parcel of land (*i.e. Lot B, Block 1, Griffith Addition*), zoned Downtown (DT) District, and developed with a city-owned parking lot. Beyond that is a 0.36-acre parcel of land (*i.e. Lot A, Block 1, Griffith Addition*), zoned Downtown (DT) District, and developed with a *Restaurant without a Drive-In or Drive-Through* (*i.e. Pier 101*).

East: Directly east of the subject property are two (2) parcels of land (*i.e. Lots 1, 2, & 3, Block V & Part of Lots 1,2,3 & 4, Block U, Rockwall OT Addition*), zoned Downtown (DT) District, that are developed with a *Major Auto Repair Garage* (*i.e. Archer Car Care*). Beyond this is a 0.2300-acre parcel of land (*i.e. Lot E and Part of Lots 1,2,3,4, of Block U, Rockwall OT Addition*), zoned Downtown (DT) District, that is developed with a 1,728 SF *General Retail Store*.

South: Directly south of the subject property is S Fannin Street, which is identified as a *Minor Collector* on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is a 0.1700-acre parcel of land (*i.e. part of Lots 1, 2, and 3, Block H, Eppstein Addition*), zoned Multi-Family 14 (MF-14) District, that is developed with a 1,603 SF single-family home. Beyond that is a 7.3545-acre parcel of land (*i.e. Lot 1, Block 1, Rockwall City Hall Addition*), zoned Downtown (DT) District, that is developed with a 10,441 SF *Government Facility* (*i.e. City Hall*).

West: Directly west of the subject property is S Fannin Street, which is identified as a *Minor Collector* on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is a 0.2296-acre parcel of land (*i.e. Lots 1 and 4, Block X, Rockwall OT Addition*), zoned Downtown (DT) District, that is developed with a 2,620 SF single-family home that was converted to commercial in 2013. Beyond that is a 0.2296-acre parcel of land (*i.e. Lots 2 &4, Block X, Rockwall OT Addition*), zoned Downtown (DT) District, that is developed with a city-owned parking lot. Beyond that is a 7.3545-acre parcel of land (*i.e. Lot 1, Block 1, Rockwall City Hall Addition*), zoned Downtown (DT) District, that is developed with a 10,441 SF *Government Facility* (*i.e. City Hall*).

MAP 1: LOCATION MAP
YELLOW: SUBJECT PROPERTY



CHARACTERISTICS OF THE REQUEST

The applicant has submitted an application, letter of explaination, survey, and a floor plan requesting a Specific Use Permit (SUP) for a *Daycare Facility* in conjunction with an existing *Church/House of Worship* for a building in a Downtown (DT) District. According to the Rockwall Central Appraisal District (RCAD) there is an existing 3,920 SF *Church/House of Worship*, a 3,780 SF Fellowship Hall, and a 1,472 SF single-family home that was converted to commercial land uses situated on the subject property. The site plan submitted by the applicant depicts the proposed *Daycare Facility* will be located within the 3,920 SF *Church/House of Worship*, and will include about 2,500 SF that will be located on the north side of the existing building. The applicant's letter states that the proposed childcare center is intended for children from 2 ½ and 4 years old and the applicant has mentioned to staff that the childcare services would primarily be offered to members of the congregation. The proposed concept plan also details the proposed locations for parking, drop-off for the daycare, and the existing access drives surrounding the property.

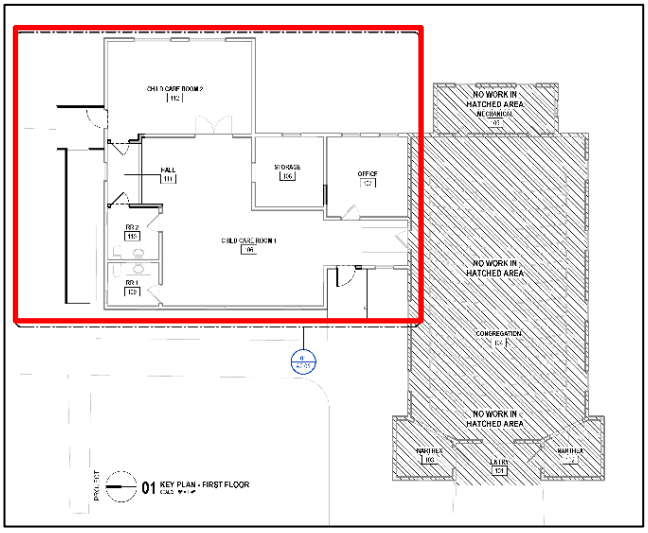


FIGURE 5: FLOOR PLAN
RED: DAYCARE FACILITY

CONFORMANCE WITH THE CITY'S CODES AND STAFF ANALYSIS

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." Subsection 02.02(C), *Institutional and Community Service Land Uses*, of Article 13, *Definitions*, of the Unified Development Code (UDC), defines a *Daycare with Seven (7) or More Children* as "(a) state licensed facility excluding public or private schools, dedicated to caring for seven (7) or more children under the age of 14 years old. This care is provided for less than 24-hours per day, typically during daytime hours, and is situated at a non-residential location." 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* and *Daycare with Seven (7) or More Children* land use is permitted by Specific Use Permit (SUP) in the Downtown (DT) 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 305 S Fannin Street that was constructed in 1911; however, a Specific Use Permit (SUP) was established for the property in 2017 when the *Church/House of Worship* was expanded to include the adjacent property (*i.e. Lots 1,2,3, Block W, and Lots 3 & 4, Block T, of the Rockwall OT Addition*).

According to Subsection 02.03, *Conditional Land Use Standards*, of Article 04, *Permissible uses*, a *Daycare with Seven (7) or More Children* has the following *Conditional Land Use Standards* associated with it: [*1*] an adequate pickup and drop-off area providing a minimum queuing space for four (4) standard sized vehicles shall be provided, and [*2*] playgrounds and splash pads shall be screened from all adjacent properties and public rights-of-way using mature evergreen shrubs. In this case, the drop off and pick up area will be located within the drive aisle of the fellowship hall. This area has sufficient space to que a minimum of four (4) vehicles. Staff should note that the applicant's letter states that "(a) separate set of plans is being produced for the proposed outdoor play area fencing to be installed at the back side of the building which will be submitted under a separate permit …" Staff has included these plans in the attached case memo and has added a requirement that the playground space shall be screened with evergreen shrubs as a condition of approval for this case. Staff should note that the proposed *Daycare Facility* does not appear to have a negative impact on adjacent properties; however, the approval of a Specific Use Permit (SUP) is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.

NOTIFICATIONS

On June 18, 2025 and June 25, 2025, staff mailed a total of 140 notices to property owners and occupants within 500-feet of the subject property. In addition, staff notified the Bent Creek Homeowner's Associations (HOAs), which is 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 this time, staff has received two (2) notices in favor of the applicant's request.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the applicant's request for a *Specific Use Permit (SUP)* for a *Daycare Facility* in conjunction with an existing *Church/House of Worship* within a Downtown (DT) District, 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 proposed *Daycare Facility* shall generally conform to the *Floor Plan* depicted in *Exhibit 'B'* of this ordinance.

   (b) If a playground or outdoor play area is added in conjunction with the *Daycare Facility*, the space shall be screened with evergreen shrubs to impair visibility of the space from adjacent properties and rights-of-way.

   (c) No expansion of the *Church/House of Worship* shall be permitted without sufficient parking covering the expansion is provided.

(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: 305 S Fannin St, Rockwall, TX 75087

SUBDIVISION: S4820 LOT: 1,2,3 BLOCK: W

GENERAL LOCATION: Downtown Rockwall

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING: DT (Downtown District) CURRENT USE: Church

PROPOSED ZONING: DT (Downtown District) PROPOSED USE: Child Care (in addition to current use)

ACREAGE: 0.344 LOTS [CURRENT]: 3 LOTS [PROPOSED]: 3

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

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

☒ OWNER	Divine Peace Evangelical Lutheran Church	☐ APPLICANT	Divine Peace Evangelical Lutheran Church
CONTACT PERSON	Gunnar Ledermann	CONTACT PERSON	Gunnar Ledermann
ADDRESS	[redacted]	ADDRESS	[redacted]
CITY, STATE & ZIP		CITY, STATE & ZIP	
PHONE		PHONE	
E-MAIL		E-MAIL	

NOTARY VERIFICATION [REQUIRED]

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

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF $ 219.30 *TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 13th *DAY OF* June, 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."*

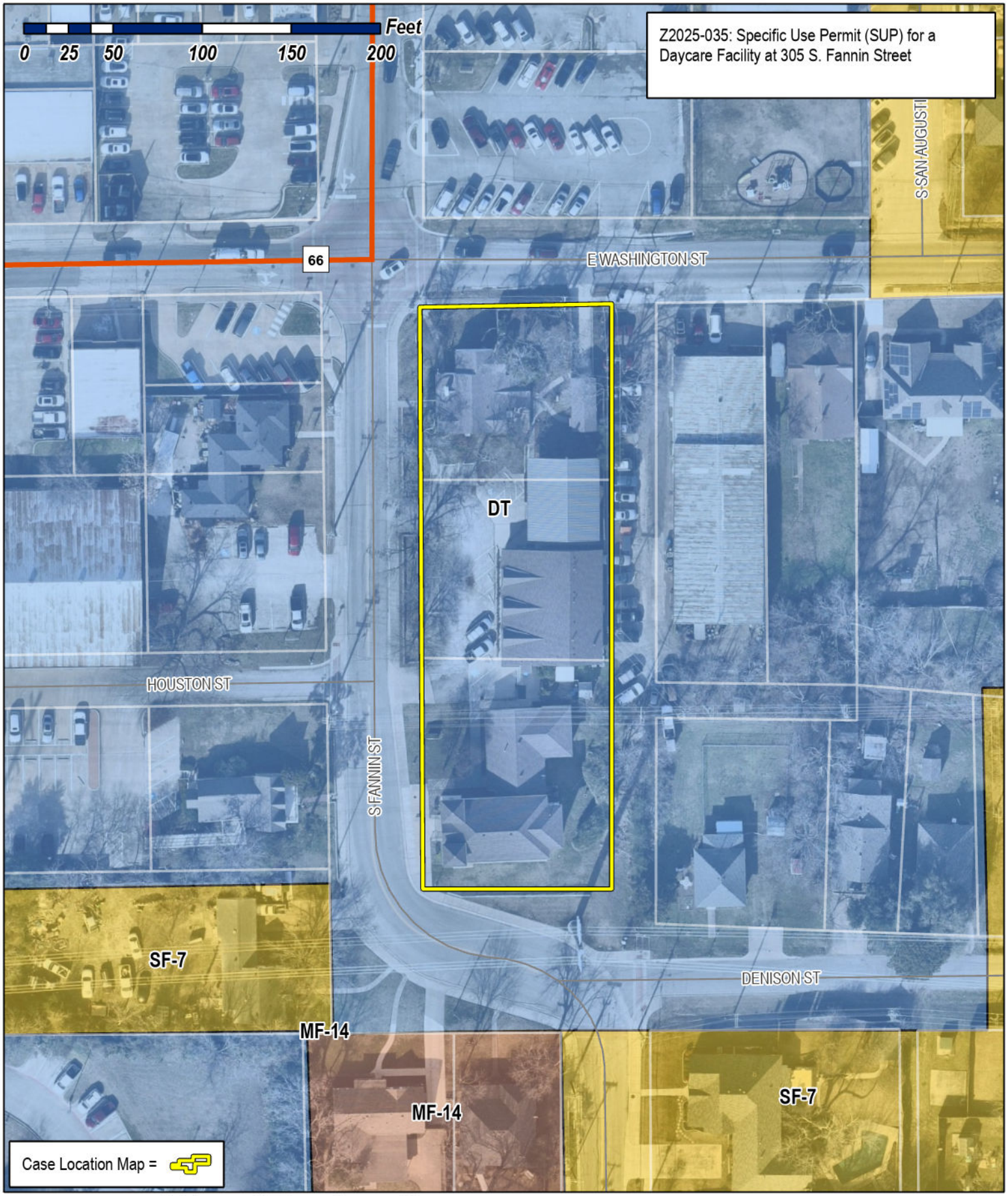
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 16 *DAY OF* June, 2025

OWNER'S SIGNATURE [signature]

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Theresa L Moss

THERESA L. MOSS
Notary ID #130926177
My Commission Expires
December 8, 2028

MY COMMISSION EXPIRES 12-08-2028



City of Rockwall

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

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

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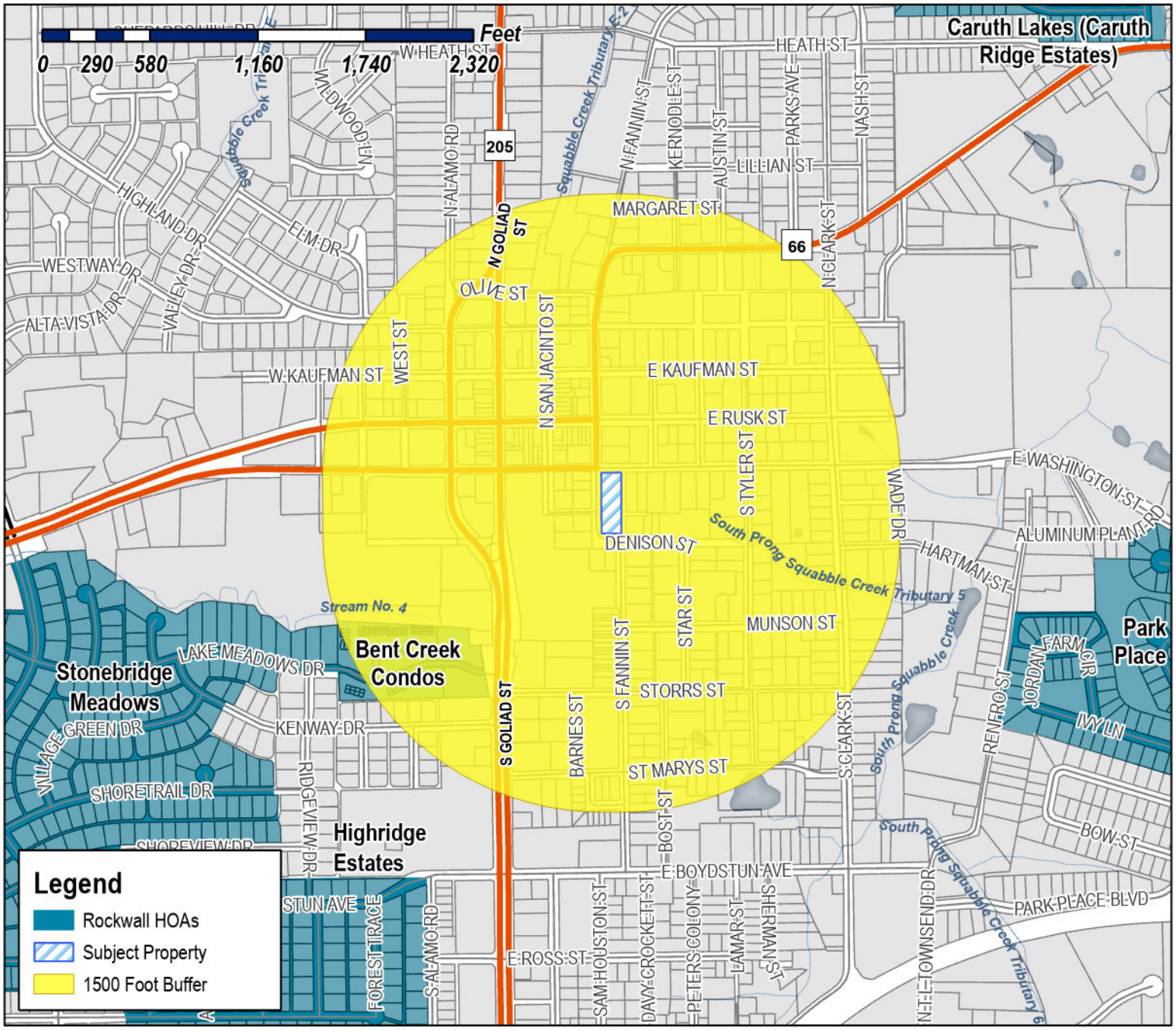
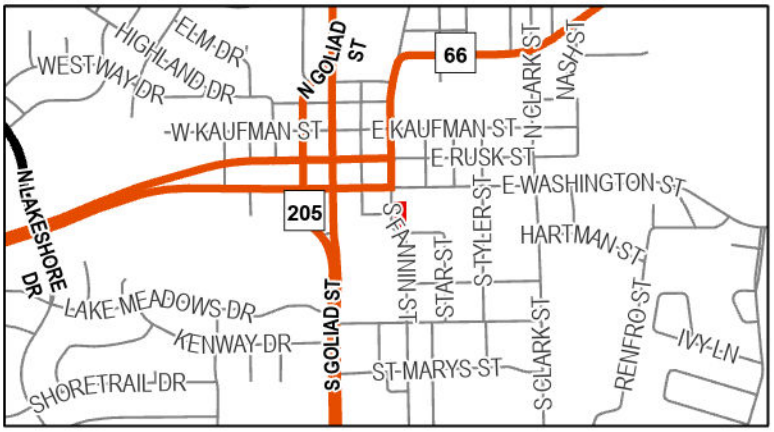


Case Number: Z2025-035
Case Name: SUP for a Daycare Facility
Case Type: Zoning
Zoning: Downtown (DT) District
Case Address: 305 S. Fannin Street



Date Saved: 6/25/2025
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 [Z2025-035]
Date:	Friday, June 20, 2025 10:18:54 AM
Attachments:	Public Notice (06.16.2025).pdf HOA Map (06.13.2025).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, June 20, 2025. The Planning and Zoning Commission will hold a public hearing on Tuesday, July 15, 2025 at 6:00 PM, and the City Council will hold a public hearing on Monday, July 21, 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.

Z2025-035: SUP for a Daycare Facility
Hold a public hearing to discuss and consider a request by Gunnar Ledermann on behalf of Divine Peace Evangelical Lutheran Church for the approval of a Specific Use Permit (SUP) for a Daycare Facility on a 0.344-acre parcel of land identified as Lots 1, 2, 3 & 4, Block T, and Lots 1, 2 & 3, Block W, Rockwall OT Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, addressed as 305 S. Fannin Street, and take any action necessary.

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

City of Rockwall

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

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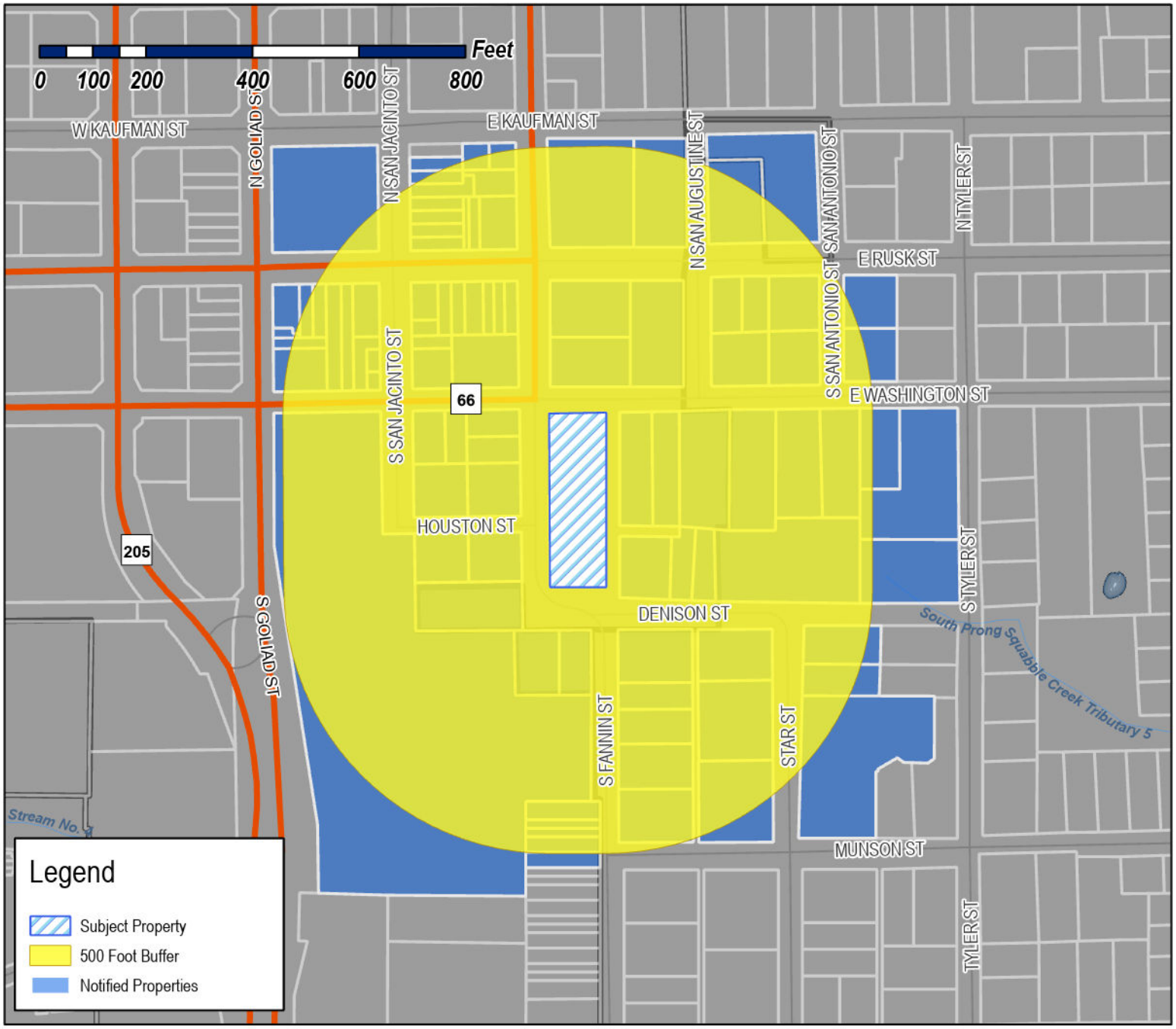

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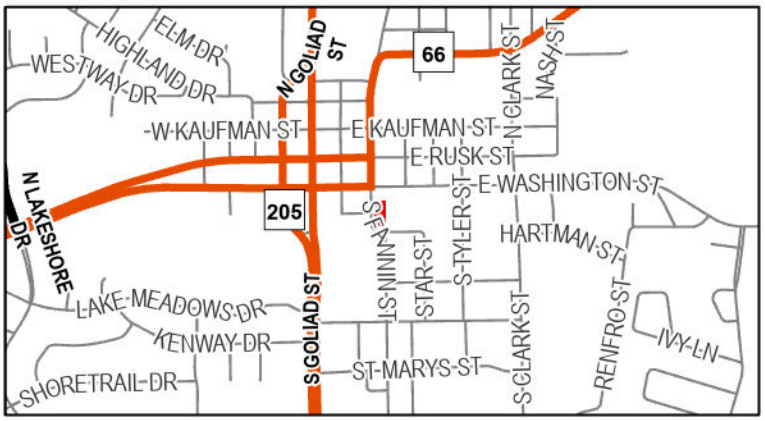

Date Saved: 6/25/2025
For Questions on this Case Call: (972) 771-7745

RESIDENT
101 E RUSK
ROCKWALL, TX 75087

RESIDENT
101 N FANNIN ST
ROCKWALL, TX 75087

RESIDENT
101 S FANNIN ST
ROCKWALL, TX 75087

SOUTHWESTERN BELL TELEPHONE CO
ATTN: PROPERTY TAX DEPARTMENT
1010 Pine St # 9E-L-01
Saint Louis, MO 63101

LATHAM MARK
1010 RIDGE ROAD COURT
ROCKWALL, TX 75087

RESIDENT
102 E RUSK
ROCKWALL, TX 75087

HIS COVENANT CHILDREN INC
102 N FANNIN ST
ROCKWALL, TX 75087

RESIDENT
102 N SAN JACINTO
ROCKWALL, TX 75087

RESIDENT
102 S FANNIN ST
ROCKWALL, TX 75087

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

RESIDENT
103 N FANNIN ST
ROCKWALL, TX 75087

RESIDENT
103 S SAN JACINTO
ROCKWALL, TX 75087

RESIDENT
104 N SAN JACINTO
ROCKWALL, TX 75087

RESIDENT
105 N FANNIN ST
ROCKWALL, TX 75087

RESIDENT
106 SAN JACINTO
ROCKWALL, TX 75087

SKY 306 E WASHINGTON SERIES LLC
106 E Rusk St Ste 200
Rockwall, TX 75087

SKY 106 E RUSK SERIES LLC
106 E Rusk St Ste 200
Rockwall, TX 75087

SKY 101 S FANNIN SERIES LLC
106 E Rusk St Ste 200
Rockwall, TX 75087

SKY 111-115 S GOLIAD SERIES LLC
106 E Rusk St Ste 200
Rockwall, TX 75087

SKY 2- 109 S GOLIAD SERIES LLC, A SERIES OF
SKY ASSET HOLDINGS 2 LLC
106 E Rusk St Ste 200
Rockwall, TX 75087

SITST 114 E RUSK SERIES LLC
106 E Rusk St Ste 200
Rockwall, TX 75087

RESIDENT
106 S SAN JACINTO
ROCKWALL, TX 75087

HOOKER ROBERT AND KELLIE
10653 COUNTY ROAD 1141
TYLER, TX 75709

RESIDENT
107 S GOLIAD
ROCKWALL, TX 75087

GMDR PROPERTIES LLC
107 S SAN JACINTO
ROCKWALL, TX 75087

RESIDENT
108 FANNIN ST
ROCKWALL, TX 75087

KUPPER LEROY J ET UX
108 ELM CREST DR
ROCKWALL, TX 75087

RESIDENT
108 N SAN JACINTO
ROCKWALL, TX 75087

ASHMOREX2, LLC
108 S SAN JACINTO ST
ROCKWALL, TX 75087

RESIDENT
109 E WASHINGTON
ROCKWALL, TX 75087

112 E RUSK ST LLC
109 ELM CREST DR
ROCKWALL, TX 75087

RESIDENT
109 S GOLIAD
ROCKWALL, TX 75087

RESIDENT
110 E RUSK
ROCKWALL, TX 75087

RESIDENT
110 N SAN JACINTO
ROCKWALL, TX 75087

RESIDENT
112 E RUSK
ROCKWALL, TX 75087

RESIDENT
112 N SAN JACINTO
ROCKWALL, TX 75087

RESIDENT
114 E RUSK
ROCKWALL, TX 75087

RESIDENT
114 N SAN JACINTO
ROCKWALL, TX 75087

RESIDENT
115 S GOLIAD
ROCKWALL, TX 75087

RESIDENT
116 E RUSK
ROCKWALL, TX 75087

HUGHES THOMAS P
1209 S LAKESHORE DR
ROCKWALL, TX 75087

TOVAR JOSE G & FELIPA
1269 S. MUNSON RD
ROYSE CITY, TX 75189

DIVINE PEACE EVANGELICAL LUTHERAN CHURCH
A TEXAS NON-PROFIT CORPORATION
1346 PLEASANT VALLEY ROAD
GARLAND, TX 75040

DIVINE PEACE EVANGELICAL LUTHERAN CHURCH
A TEXAS NON-PROFIT CORPORATION
1346 PLEASANT VALLEY ROAD
GARLAND, TX 75040

DIVINE PEACE EVANGELICAL LUTHERAN CHURCH
A TEXAS NON-PROFIT CORPORATION
1346 PLEASANT VALLEY ROAD
GARLAND, TX 75040

GROOVYS BUSINESS PROPERTIES LLC
138 SAWGRASS DR
ROCKWALL, TX 75032

JOHNSON GREGORY DON AND SANDRA
1390 GOLD COAST DR
ROCKWALL, TX 75087

HEFFERNAN MARILYN
1480 BLUEBELL DRIVE
ESTES PARK, CO 80517

HEFFERNAN MARILYN
1480 BLUEBELL DRIVE
ESTES PARK, CO 80517

HEFFERNAN MARILYN
1480 BLUEBELL DRIVE
ESTES PARK, CO 80517

FOX WILLIAM G & ALISON L
1601 BAY CREST TRL
HEATH, TX 75032

JS2 PROPERTIES LLC
1717 Main St Ste 2950
Dallas, TX 75201

ROBERSON RAY ETUX
201 E WASHINGTON
ROCKWALL, TX 75087

Z ROCK BUILDING LLC
202 E RUSK ST
ROCKWALL, TX 75087

Z ROCK BUILDING LLC
202 E RUSK ST
ROCKWALL, TX 75087

RESIDENT
202 E WASHINGTON
ROCKWALL, TX 75087

RESIDENT
203 S FANNIN ST
ROCKWALL, TX 75087

RESIDENT
204 E KAUFMAN
ROCKWALL, TX 75087

WILLESS LADONA
204 S FANNIN ST
ROCKWALL, TX 75087

RESIDENT
205 S SAN JACINTO
ROCKWALL, TX 75087

RESIDENT
206 E WASHINGTON ST
ROCKWALL, TX 75087

RESIDENT
206.5 E RUSK
ROCKWALL, TX 75087

HALL J BLAKELEY
207 E RUSK ST
ROCKWALL, TX 75087

RESIDENT
210 HOUSTON ST
ROCKWALL, TX 75087

RESIDENT
210 TYLER ST
ROCKWALL, TX 75087

RESIDENT
210 E RUSK
ROCKWALL, TX 75087

RESIDENT
210 E WASHINGTON
ROCKWALL, TX 75087

RESIDENT
212 E RUSK
ROCKWALL, TX 75087

RESIDENT
213 E RUSK
ROCKWALL, TX 75087

TURNER V H
214 E RUSK
ROCKWALL, TX 75087

RESIDENT
216 E RUSK
ROCKWALL, TX 75087

VANILLA BEAN PROPERTIES, SERIES 11 LLC
22 MANOR CT
HEATH, TX 75032

EXODUS 314 INVESTMENTS LLC
221 BLUE HERON LN
HEATH, TX 75032

4031ROCKWALL, LLC
236 Summer Tanager Ln
Heath, TX 75032

RESIDENT
301 DENNISON
ROCKWALL, TX 75087

TUNMIRE EARL & PAT
301 STAR ST
ROCKWALL, TX 75087

RESIDENT
302 S FANNIN ST
ROCKWALL, TX 75087

TOVAR JUSTINO & ADELINA
303 DENISON ST
ROCKWALL, TX 75087

RESIDENT
303 E RUSK
ROCKWALL, TX 75087

FIGUEROA ELIZABETH
304 STAR STREET
ROCKWALL, TX 75087

ERUDITE INCORPORATED
305 E RUSK ST
ROCKWALL, TX 75087

RESIDENT
305 S FANNIN ST
ROCKWALL, TX 75087

RATH RICKY JOHN
305 STAR ST
ROCKWALL, TX 75087

DEWAYNE CAIN CHILD'S TRUST, DEWAYNE
CAIN-TRUSTEE, AMY DAWN CAIN 2012 L
PAT BEAIRD-TRUSTEE, CHRISTOPHER PAUL CAIN
2012 LONG TERM TRU
305 STONEBRIDGE DRIVE
ROCKWALL, TX 75087

DEWAYNE CAIN CHILD'S TRUST, DEWAYNE
CAIN-TRUSTEE, AMY DAWN CAIN 2012 L
PAT BEAIRD-TRUSTEE, CHRISTOPHER PAUL CAIN
2012 LONG TERM TRU
305 STONEBRIDGE DRIVE
ROCKWALL, TX 75087

TRINITY HARBOR CHURCH
306 E RUSK ST
ROCKWALL, TX 75087

RESIDENT
306 S FANNIN ST
ROCKWALL, TX 75087

SOTO AMADO C &
DEBORAH J HUDSON
306 STAR ST
ROCKWALL, TX 75087

ANDERSEN KERRY AND SUSAN
307 MUNSON STREET
ROCKWALL, TX 75087

RESIDENT
308 E WASHINGTON
ROCKWALL, TX 75087

GSJ PROPERTIES LLC
308 S FANNIN ST
ROCKWALL, TX 75087

ROGGENKAMP KAREN
309 STAR ST
ROCKWALL, TX 75087

HUMPHREY GARY B ET UX
310 E WASHINGTON ST
ROCKWALL, TX 75087

RESIDENT
310 S FANNIN ST
ROCKWALL, TX 75087

RESIDENT
311 DENISON ST
ROCKWALL, TX 75087

CAFFEY MICHAEL M
311 S FANNIN ST
ROCKWALL, TX 75087

BONFANTE VITTORIO & ANGELA
3111 ANNETTE CT
GARLAND, TX 75044

MAYS KATHERINE KAYE
313 S FANNIN ST
ROCKWALL, TX 75087

CULLINS JAMES & SHARON DAY
315 S FANNIN
ROCKWALL, TX 75087

RESIDENT
317 S FANNIN ST
ROCKWALL, TX 75087

RESIDENT
319 S FANNIN ST
ROCKWALL, TX 75087

CITY OF ROCKWALL
385 S GOLIAD ST
ROCKWALL, TX 75087

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

WELCH DAVID T & TERRY E
401 E WASHINGTON STREET
ROCKWALL, TX 75087

WEST CHRISTOPHER AND
KATHERINE ROWE
401 EAST RUSK
ROCKWALL, TX 75087

RESIDENT
402 E RUSK
ROCKWALL, TX 75087

KILPATRICK KENDRA
402 E WASHINGTON ST
ROCKWALL, TX 75087

RESIDENT
402 S FANNIN ST
ROCKWALL, TX 75087

WHITE BAILEY
402 S FANNIN ST # B
ROCKWALL, TX 75087

RESIDENT
404 E RUSK
ROCKWALL, TX 75087

COLSON RENEE AND
AMANDA GAIL COLSON
404 E WASHINGTON ST
ROCKWALL, TX 75087

IVIE VIRGINIA
404 S Fannin St Apt A
Rockwall, TX 75087

SALVADOR MARY PEARL
405 E WASHINGTON
ROCKWALL, TX 75087

RESIDENT
406 E KAUFMAN
ROCKWALL, TX 75087

RESIDENT
406 E RUSK
ROCKWALL, TX 75087

RESIDENT
406 E WASHINGTON
ROCKWALL, TX 75087

SHIPLEY ZACHARY S AND
JASON SHIPLEY
412 RENFRO ST
ROCKWALL, TX 75087

RUTH DIANE RUSSELL TRUST
RUTH DIANE RUSSELL- TRUSTEE
43 PINEAPPLE DR
PALM COAST, FL 32164

TAMEZ PEDRO ET EX
502 E RUSK ST
ROCKWALL, TX 75087

SMITH ROBERT & MARY SUE
502 W RUSK ST
ROCKWALL, TX 75087

RESIDENT
503 E WASHINGTON
ROCKWALL, TX 75087

PYRON MARSHA G
505 PETERSON ST
ROYSE CITY, TX 75189

BETHEL TEMPLE BAPTIST
520 E WASHINGTON STREET
ROCKWALL, TX 75087

CAIN CHAD
5705 ALLEN LN
ROWLETT, TX 75088

ROCKWALL 4 LLC
5818 PORTSMOUTH LANE
DALLAS, TX 75252

HENDRICKS 7 PROPERTIES LLC SERIES 3
5903 VOLUNTEER PLACE
ROCKWALL, TX 75032

HENDRICKS 7 PROPERTIES LLC SERIES1
5903 VOLUNTEER PLACE
ROCKWALL, TX 75032

HENDRICKS 7 PROPERTIES LLC SERIES 2
5903 VOLUNTEER PLACE
ROCKWALL, TX 75032

ODOM JAY
601 N FANNIN ST
ROCKWALL, TX 75087

KING PACIFIC INC
8100 GREENSBORO DR
PLANO, TX 75025

ROBERT COOK ESTATE
C/O ALICIA COOK
901 PIONEER ROAD
MESQUITE, TX 75149

WALKER TOM
902 LAKE MEADOWS DR
ROCKWALL, TX 75087

JO SUNGRAE
960 MIDNIGHT PASS
ROCKWALL, TX 75087

RICKERSON CHARLES & VIRGINIA
9922 Donegal Dr
Dallas, TX 75218

COUNTY OF ROCKWALL
COURTHOUSE
ROCKWALL, TX 75087

ONCOR ELECTRIC DELIVERY COMPANY
PO BOX 139100
DALLAS, TX 75313

ONCOR ELECTRIC DELIVERY COMPANY
PO BOX 139100
DALLAS, TX 75313

CHRIST FOR INDIA
PO BOX 271086
DALLAS, TX 75227

ROCKWALL LIONS CLUB
C/O OLIVER R SPILLER
PO BOX 663
ROCKWALL, TX 75087

COLLIN-G PROPERTIES LTD
PO BOX 847
ROCKWALL, TX 75087

PUBLIC NOTICE

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

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

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

Z2025-035: Specific Use Permit (SUP) for a Daycare Facility

Hold a public hearing to discuss and consider a request by Gunnar Ledermann on behalf of Divine Peace Evangelical Lutheran Church for the approval of a Specific Use Permit (SUP) for a Daycare Facility on a 0.344-acre parcel of land identified as Lots 1, 2, 3 & 4, Block T, and Lots 1, 2 & 3, Block W, Rockwall OT Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, addressed as 305 S. Fannin Street, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on *Tuesday, July 15, 2025 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, July 21, 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, July 21, 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

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. Z2025-035: Specific Use Permit (SUP) for a Daycare Facility

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

Case No. Z2025-035: Specific Use Permit (SUP) for a Daycare Facility

Please place a check mark on the appropriate line below:

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

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

Redeemer Church Rockwall supports all local efforts to provide safe and nurturing childcare in the downtown area. We are happy to share our child protection policy resources with them any time.

Name: Julie Meyer, Director of Operations

Address: [redacted]

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

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

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Rockwall, TX 75087

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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. Z2025-035: Specific Use Permit (SUP) for a Daycare Facility

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: Michael Caffey

Address: Gunnar will run a good daycare.

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

DIVINE PEACE
CHURCH

June 13, 2025

TO: Ryan Miller, Director of Planning
City of Rockwall Planning and Zoning Department
385 S. Goliad St
Rockwall, TX 75087

SUBJECT: Letter of Explanation for Zoning Application (Specific Use Permit) for 305 S Fannin St

Mr. Miller,

The purpose of this Zoning Application is to obtain a Specific Use Permit to utilize a portion of our existing church building as a childcare center for children 2 ½ to 4 years old. The existing building has been reviewed in depth by an architect to ensure the space will be brought into compliance for this intended use. That said, plans have been produced and are being submitted for permit to make a few necessary building modifications (attached is an overall plan view extracted from that drawing set for reference). A separate set of plans is being produced for the proposed outdoor play area fencing to be installed at the back side of the building which will be submitted under a separate permit application shortly.

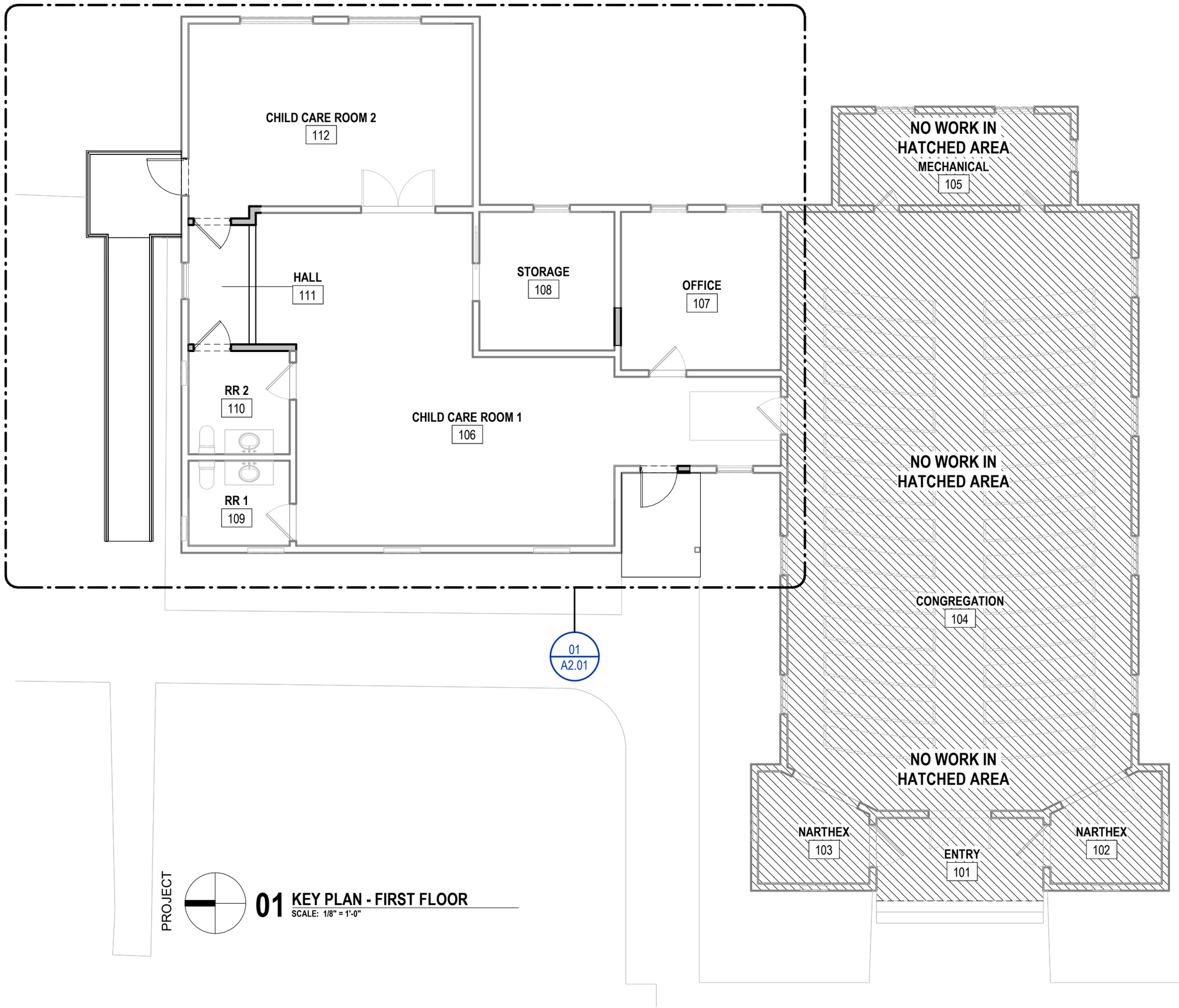
The legal description of the property is "ROCKWALL O T, BLOCK W, LOT 1,2,3, ACRES 0.344".

Please let us know if anything further is needed to consider and process this request. We can be best reached a[redacted]

Sincerely,

Gunnar Ledermann

Divine Peace Church
305 S Fannin St
Rockwall, TX 75087



01 KEY PLAN - FIRST FLOOR
SCALE: 1/8" = 1'-0"

SHM
5646 Milton Street, Suite 900 ·
Dallas, Texas 75206
214.252.3830
shmarchitects.com

© STOCKER HOESTEREY MONTENEGRO, PLLC, 2025
These documents have been prepared specifically for
THE DIVINE PEACE CHURCH
They are not suitable for use on other projects or in
other locations without the approval of the Architect.

REGISTERED ARCHITECT
W. DAVID STOCKER
12171
STATE OF TEXAS
5.29.25

DIVINE PEACE CHURCH
ROCKWALL, TEXAS
Permit and Construction

SHM PROJECT#
22-025

ISSUE DATE
05/29/2025

KEY FLOOR PLANS

A2.00

PROPERTY DESCRIPTION:

BEING LOTS 1, 2, 3 AND 4, BLOCK T, AND LOTS 1 AND 2, BLOCK W, OF THE PLAT OF THE TOWN OF ROCKWALL, AN ADDITION TO ROCKWALL COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1, PAGE 555, PLAT RECORDS, ROCKWALL COUNTY, TEXAS, AND A PORTION OF HOUSTON STREET WHICH LIES BETWEEN SAID LOT 1 (BLOCK W) AND SAID LOT 4, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT AN "X" FOUND IN CONCRETE AT THE NORTHWEST CORNER OF SAID LOT 1 (BLOCK T), SAID "X" BEING THE INTERSECTION OF THE EAST LINE OF S. FANNIN STREET (60 FOOT RIGHT-OF-WAY) AND THE SOUTH LINE OF E. WASHINGTON STREET (30 FOOT RIGHT-OF-WAY);

THENCE EAST, A DISTANCE OF 100.00 FEET ALONG SAID SOUTH LINE TO A 1/2-INCH IRON ROD FOUND AT THE NORTHEAST CORNER OF SAID LOT 1 (BLOCK T), SAID IRON ROD BEING THE INTERSECTION OF SAID SOUTH LINE AND THE WEST LINE OF ROSE STREET;

THENCE SOUTH, PASSING THE COMMON EAST CORNER OF SAID LOT 1 (BLOCK T) AND AFORESAID LOT 2 (BLOCK T) AT A DISTANCE OF 50.00 FEET, PASSING THE COMMON EAST CORNER OF SAID LOT 2 (BLOCK T) AND AFORESAID LOT 3 AT A DISTANCE OF 100.00 FEET, PASSING THE COMMON EAST CORNER OF SAID LOT 3 AND AFORESAID LOT 4 AT A DISTANCE OF 150.00 FEET, PASSING THE SOUTHEAST CORNER OF SAID LOT 4 AND THE NORTH LINE OF AFORESAID HOUSTON STREET AT A DISTANCE OF 200.00 FEET, PASSING THE NORTHEAST CORNER OF AFORESAID LOT 1(BLOCK W) AND THE SOUTH LINE OF SAID HOUSTON STREET AT A DISTANCE OF 230.00 FEET, PASSING THE COMMON EAST CORNER OF SAID LOT 1 (BLOCK W) AND AFORESAID LOT 2 (BLOCK W) AT A DISTANCE OF 280.00 FEET AND CONTINUING A TOTAL DISTANCE OF 330.00 FEET ALONG SAID WEST LINE TO A 1/2-INCH IRON ROD FOUND AT THE SOUTHEAST CORNER OF SAID LOT 2 (BLOCK W);

THENCE WEST, A DISTANCE OF 100.00 FEET ALONG THE SOUTH LINE OF SAID LOT 2 (BLOCK W) TO AN "X" FOUND IN CONCRETE AT THE SOUTHWEST CORNER OF SAID LOT 2 (BLOCK W), SAID "X" BEING ON THE AFORESAID EAST LINE OF S. FANNIN STREET;

THENCE NORTH, PASSING THE COMMON WEST CORNER OF SAID LOT 2 (BLOCK W) AND AFORESAID LOT 1 (BLOCK W) AT A DISTANCE OF 50.00 FEET, PASSING A 1/2-INCH IRON ROD FOUND AT THE NORTHWEST CORNER OF SAID LOT 1 (BLOCK W) AND THE AFORESAID SOUTH LINE OF HOUSTON STREET AT A DISTANCE OF 100.00 FEET, PASSING THE SOUTHWEST CORNER OF AFORESAID LOT 4 AND THE NORTH LINE OF HOUSTON STREET AT A DISTANCE OF 130.00 FEET, PASSING THE COMMON WEST CORNER OF SAID LOT 4 AND AFORESAID LOT 3 AT A DISTANCE OF 180.00 FEET, PASSING THE COMMON WEST CORNER OF SAID LOT 3 AND AFORESAID LOT 2 (BLOCK T) AT A DISTANCE OF 230.00 FEET, PASSING THE COMMON WEST CORNER OF SAID LOT 2 (BLOCK T) AND AFORESAID LOT 1 (BLOCK T) AT A DISTANCE OF 280.00 FEET AND CONTINUING A TOTAL DISTANCE OF 330.00 FEET ALONG SAID EAST LINE TO THE POINT OF BEGINNING AND CONTAINING 33,000 SQUARE FEET OR 0.758 OF ONE ACRE OF LAND.

THIS PROPERTY IS AFFECTED BY THE FOLLOWING:
(10h)-ENCROACHMENT PERMIT, VOL. 6392, PG. 170, D.R.R.C.T.
TWO STORY FRAME AND ONE STORY BRICK AND FRAME EXTEND INTO 30' PUBLIC UTILITY EASEMENT AS SHOWN.

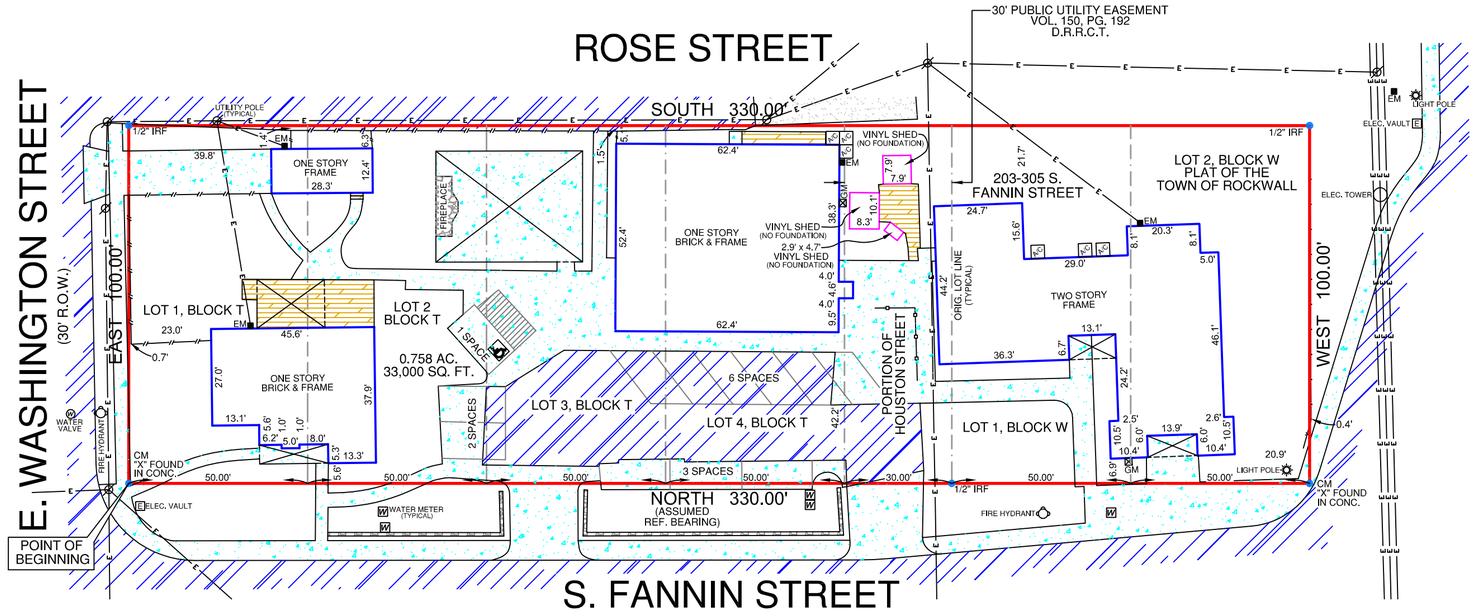
FEMA NOTE

FLOOD INFORMATION:
THE SUBJECT PROPERTY DOES NOT APPEAR TO LIE WITHIN THE LIMITS OF A 100-YEAR FLOOD HAZARD ZONE ACCORDING TO THE MAP PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, AND HAS A ZONE "X" RATING AS SHOWN BY MAP NO. 48397C0040 L, DATED SEPTEMBER 26, 2008.

SURVEYOR'S CERTIFICATION:
THIS IS TO CERTIFY THAT ON THIS DATE A SURVEY WAS MADE ON THE GROUND, UNDER MY SUPERVISION AND REFLECTS A TRUE AND CORRECT REPRESENTATION OF THE DIMENSIONS AND CALLS OF PROPERTY LINES AND LOCATION AND TYPE OF IMPROVEMENTS, THERE ARE NO VISIBLE AND APPARENT EASEMENTS, CONFLICTS, INTRUSIONS OR PROTRUSIONS, EXCEPT AS SHOWN. THIS SURVEY IS NOT TO BE USED FOR CONSTRUCTION PURPOSES AND IS FOR THE EXCLUSIVE USE OF THE HEREON NAMED PURCHASER, MORTGAGE COMPANY, AND TITLE COMPANY ONLY AND THIS SURVEY IS MADE PURSUANT TO THAT CERTAIN TITLE COMMITMENT UNDER THE GF NUMBER SHOWN HEREON, PROVIDED BY THE TITLE COMPANY NAMED HEREON AND THAT THIS DATE, THE EASEMENTS, RIGHTS-OF-WAY, OR OTHER LOCATABLE MATTERS OF RECORD THAT THE UNDERSIGNED HAS KNOWLEDGE OR HAS BEEN ADVISED ARE AS SHOWN OR NOTED HEREON, THIS SURVEY IS SUBJECT TO ANY AND ALL COVENANTS AND RESTRICTIONS PERTAINING TO THE RECORDED PLAT REFERENCED HEREON.

GENERAL NOTES

1.) THE BEARINGS FOR THIS SURVEY ARE ASSUMED.
2.) THERE ARE NO VISIBLE CONFLICTS OR PROTRUSIONS, EXCEPT AS SHOWN. FENCES MAY BE MEANDERING.
3.) THIS SURVEY IS FOR THE EXCLUSIVE USE OF THE NAMED CLIENT, MORTGAGE COMPANY, TITLE COMPANY, OR OTHER, AND IS MADE PURSUANT TO THAT ONE CERTAIN TITLE COMMITMENT UNDER THE GF NUMBER LISTED HEREON.
4.) AS OF THIS DATE, ALL EASEMENTS, RIGHTS-OF-WAY OR OTHER LOCATABLE MATTERS OF RECORD SHOWN OR NOTED HEREON WERE DERIVED FROM THE RECORDED PLAT, THE VESTING DEED, OR THE TITLE REPORT AND SUPPORTING DOCUMENTS. ALL SUCH ITEMS WERE OBTAINED DURING THE RESEARCH PHASE OF THIS SURVEY OR PROVIDED BY THE CLIENT/TITLE COMPANY LISTED HEREON. PREMIER SURVEYING MAKES NO REPRESENTATION AS TO THE ACCURACY OR COMPLETENESS OF SUCH ITEMS AND HAS MADE NO ATTEMPTS TO OBTAIN OR SHOW ANY ADDITIONAL RESTRICTIONS ON OR NEAR THIS PROPERTY PUT IN PLACE BY LOCAL MUNICIPALITIES OR ASSOCIATIONS.
5.) THIS SURVEY IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.
6.) THIS SURVEY IS NOT INTENDED TO ADDRESS OR IDENTIFY WETLANDS, FAULT LINES, TOXIC OR HAZARDOUS WASTE AREAS, SUBSIDENCE OR ANY OTHER ENVIRONMENTAL OR GEOLOGICAL ISSUE.
7.) THE EXISTING UTILITIES DEPICTED HEREON ARE BASED ON FIELD LOCATION OF VISIBLE, ABOVE GROUND EVIDENCE. UTILITIES AND OTHER MINOR IMPROVEMENTS MAY EXIST THAT ARE NOT SHOWN ON THIS SURVEY. PREMIER SURVEYING IS NOT RESPONSIBLE FOR THE EXACT LOCATION OF SUBSURFACE UTILITIES, NOR FOR ANY DAMAGES BY ANY CONSTRUCTION OR EXCAVATION ON OR NEAR SAID UTILITIES.
8.) SYMBOLS AS SHOWN IN THE LEGEND ARE NOT TO SCALE AND MAY HAVE BEEN MOVED FROM THE ACTUAL HORIZONTAL LOCATION FOR CLARITY.



0' 15' 30' 60'
SCALE: 1"= 30'

CONCRETE
BRICK
ASPHALT
WOOD
STONE
GRAVEL
COVERED AREA
CM = CONTROLLING MONUMENT

WOOD FENCE
CHAIN LINK FENCE
WROUGHT IRON FENCE
VINYL FENCE
R.R. TIE RETAINING WALL
BRICK WALL
STONE WALL
OVERHEAD TELEPHONE LINE
OVERHEAD ELECTRIC LINE
IRF = IRON ROD FOUND
IPF = IRON PIPE FOUND
IRS = IRON ROD SET
MFCP = METAL FENCE COR POST
WFCP = WOOD FENCE COR POST

TITLE SURVEY

203-305 S. FANNIN STREET
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

GF#: 14702-17-05043

BORROWER:
DIVINE PEACE EVANGELICAL LUTHERAN CHURCH

PREMIER JOB #: 17-07447

TECH: MSP | DATE: 11/14/17

FIELD: JC | FIELD DATE: 11/10/17

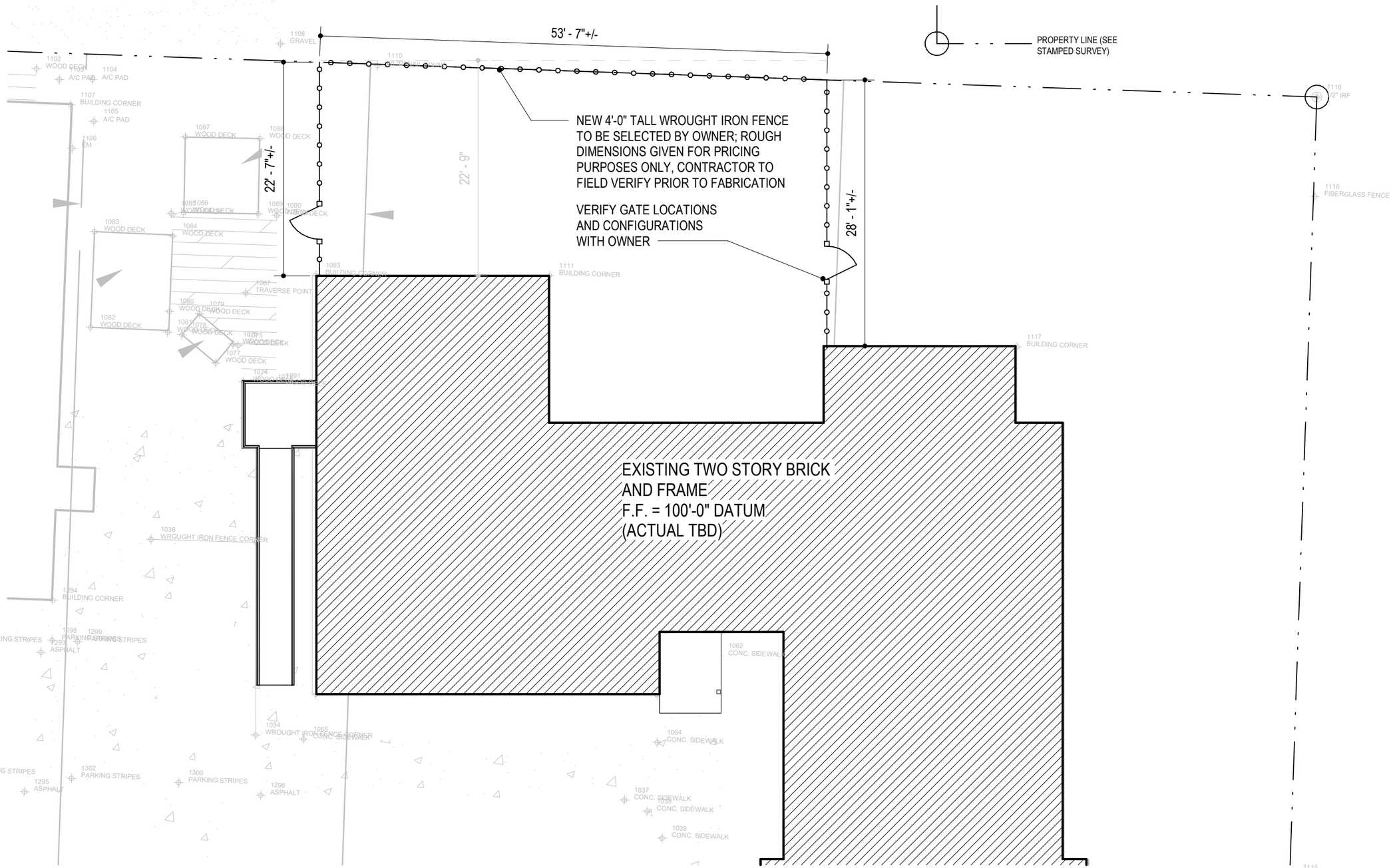


NORTH AMERICAN TITLE COMPANY
Like Clockwork®

Premier Surveying LLC
5700 W. Plano Parkway
Suite 1200
Plano, Texas 75093
Office: 972-612-3601
Fax: 855-892-0468
Firm Registration No. 10146200

STATE OF TEXAS
REGISTERED
ROBERT T. PAUL, JR.
4984
PROFESSIONAL LAND SURVEYOR

Robert T. Paul, Jr.
Registered Professional Land Surveyor



TRUE NORTH

PROJECT

01 FENCE PLAN
SCALE: 3/32" = 1'-0"

SHM

5646 Milton Street, Suite 900 ·
Dallas, Texas 75206
214.252.3830
shmarchitects.com

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These documents have been prepared specifically for THE DIVINE PEACE CHURCH
They are not suitable for use on other projects or in other locations without the approval of the Architect.

DIVINE PEACE CHURCH
ROCKWALL, TEXAS
Permit and Construction

SHM PROJECT#
22-025
ISSUE DATE
06/25/2025

FENCE PLAN

A1.05

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 [*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 *DAYCARE FACILITY* IN CONJUNCTION WITH AN EXISTING *CHURCH/HOUSE OF WORSHIP* ON A 0.344-ACRE PARCEL OF LAND IDENTIFIED LOTS 1, 2, 3 & 4, BLOCK T, AND LOTS 1, 2, & 3, BLOCK W, OF THE ROCKWALL OT 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 Gunnar Ledermann on behalf of Divine Peace Evangelical Lutheran Church for the approval of a *Specific Use Permit (SUP)* for a *Daycare Facility* in conjunction with an existing *Church/House of Worship* on a 0.344-acre parcel of land identified as Lots 1, 2, 3 & 4, Block T, and Lots 1, 2 & 3, Block W, Rockwall OT Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, addressed as 305 S. Fannin Street, and being more specifically described and depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

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

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

SECTION 1. That the approval of this ordinance shall supersede all requirements stipulated in *Ordinance No. 17-61, S-179*;

SECTION 2. That the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) allowing for the establishment of a *Daycare Facility* in conjunction with an existing *Church/House of Worship* as stipulated by Article 04*, Permissible Uses,* of the Unified Development Code [*Ordinance No. 20-02*] on the *Subject Property*; and

SECTION 3. That the *Subject Property* shall be used and developed only in the manner and for the purposes described in this Specific Use Permit (SUP) ordinance and as specifically set forth

DRAFT ORDINANCE 10.15.25

in Subsection 01.01*, Land Use Schedule,* of Article 04*, Permissible Uses,* and Subsection 04.07*, Downtown (DT) District*, and Subsection 04.01, *General Commercial District Standards,* of Article 05*, District Development Standards,* of the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall -- *as heretofore amended and may be amended in the futur*e -- and with the following conditions:

3.1 OPERATIONAL CONDITIONS

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

1) The proposed *Daycare Facility* shall generally conform to the *Floor Plan* depicted in *Exhibit 'B'* of this ordinance.

2) If a playground or outdoor play area is added in conjunction with the *Daycare Facility*, the space shall be screened with evergreen shrubs to impair visibility of the space from adjacent properties and rights-of-way.

3) No expansion of the *Church/House of Worship* shall be permitted without sufficient parking covering the expansion is provided.

3.2 COMPLIANCE

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

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

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

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

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

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

DRAFT ORDINANCE 5.13.2025

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

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 4TH DAY OF AUGUST, 2025.

_____
Tim McCallum, *Mayor*

ATTEST:

_____
Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

1st Reading: *July 21, 2025*

2nd Reading: *August 4, 2025*

DRAFT ORDINANCE 07.15.2025

PROPERTY DESCRIPTION:

BEING LOTS 1, 2, 3 AND 4, BLOCK T, AND LOTS 1 AND 2, BLOCK W, OF THE PLAT OF THE TOWN OF ROCKWALL, AN ADDITION TO ROCKWALL COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1, PAGE 555, PLAT RECORDS, ROCKWALL COUNTY, TEXAS, AND A PORTION OF HOUSTON STREET (A VARIABLE WIDTH RIGHT-OF-WAY), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT AN "X" FOUND IN CONCRETE AT THE NORTHWEST CORNER OF SAID LOT 1 (BLOCK T), SAID "X" BEING THE INTERSECTION OF THE EAST LINE OF S. FANNIN STREET (80 FOOT RIGHT-OF-WAY) AND THE SOUTH LINE OF E. WASHINGTON STREET (60 FOOT RIGHT-OF-WAY);

THENCE EAST, A DISTANCE OF 100.00 FEET ALONG SAID SOUTH LINE TO A 1/2-INCH IRON ROD FOUND AT THE NORTHEAST CORNER OF SAID LOT 1 (BLOCK T), SAID IRON ROD BEING THE INTERSECTION OF SAID SOUTH LINE AND THE WEST LINE OF ROSE STREET;

THENCE SOUTH, PASSING THE COMMON EAST CORNER OF SAID LOT 1 (BLOCK T) AND AFORESAID LOT 2 (BLOCK T) AT A DISTANCE OF 50.00 FEET, PASSING THE COMMON EAST CORNER OF SAID LOT 2 (BLOCK T) AND AFORESAID LOT 3 AT A DISTANCE OF 100.00 FEET, PASSING THE COMMON EAST CORNER OF SAID LOT 3 AND AFORESAID LOT 4 AT A DISTANCE OF 150.00 FEET, PASSING THE SOUTHEAST CORNER OF SAID LOT 4 AND THE NORTH LINE OF AFORESAID HOUSTON STREET AT A DISTANCE OF 230.00 FEET, PASSING THE COMMON EAST CORNER OF AFORESAID LOT 1 (BLOCK W) AND THE SOUTH LINE OF SAID HOUSTON STREET AT A DISTANCE OF 239.00 FEET, PASSING THE COMMON EAST CORNER OF SAID LOT 1 (BLOCK W) AND AFORESAID LOT 2 (BLOCK W) AT A DISTANCE OF 280.00 FEET AND CONTINUING A TOTAL DISTANCE OF 330.00 FEET ALONG SAID WEST LINE TO A 1/2-INCH IRON ROD FOUND AT THE SOUTHEAST CORNER OF SAID LOT 2 (BLOCK W);

THENCE WEST, A DISTANCE OF 100.00 FEET ALONG THE SOUTH LINE OF SAID LOT 2 (BLOCK W) TO AN "X" FOUND IN CONCRETE AT THE SOUTHWEST CORNER OF SAID LOT 2 (BLOCK W), SAID "X" BEING ON THE AFORESAID EAST LINE OF S. FANNIN STREET;

THENCE NORTH, PASSING THE COMMON WEST CORNER OF SAID LOT 2 (BLOCK W) AND AFORESAID LOT 1 (BLOCK W) AT A DISTANCE OF 50.00 FEET, PASSING A 1/2-INCH IRON ROD FOUND AT THE NORTHWEST CORNER OF SAID LOT 1 (BLOCK W) AND THE AFORESAID SOUTH LINE OF HOUSTON STREET AT A DISTANCE OF 100.00 FEET, PASSING THE SOUTHWEST CORNER OF AFORESAID LOT 4 AND THE NORTH LINE OF HOUSTON STREET AT A DISTANCE OF 320.00 FEET, PASSING THE NORTHWEST CORNER OF SAID LOT 4 AND AFORESAID LOT 3 AT A DISTANCE OF 180.00 FEET, PASSING THE COMMON WEST CORNER OF SAID LOT 3 AND AFORESAID LOT 2 (BLOCK T) AT A DISTANCE OF 280.00 FEET, PASSING THE COMMON WEST CORNER OF SAID LOT 2 (BLOCK T) AND AFORESAID LOT 1 (BLOCK T) AT A DISTANCE OF 280.00 FEET AND CONTINUING A TOTAL DISTANCE OF 330.00 FEET ALONG SAID EAST LINE TO THE POINT OF BEGINNING AND CONTAINING 33,000 SQUARE FEET OR 0.758 OF ONE ACRE OF LAND.

THIS PROPERTY IS AFFECTED BY THE FOLLOWING:
ITEMS ENCROACHMENT PERMIT, VOL. 4882, PG. 176, D.R.R.C.T.
ITEMS ENCROACHMENT PERMIT, VOL. 4882, PG. 178, D.R.R.C.T.
EXTEND INTO 30' PUBLIC UTILITY EASEMENT AS SHOWN.

FEMA NOTE

FLOOD INFORMATION:
COMMUNITY NO. 480547 PANEL NO. 0045 G MAP NO. 48397C0045G DATED: 9/26/2008
ACCORDING TO THE MAP, SUBJECT PROPERTY LIES WITHIN: ZONE X (UNSHADED)
AREA OF MINIMAL FLOOD HAZARD

SURVEY NOTES & REFERENCES:
1) THE BEARINGS FOR THIS SURVEY ARE BASED ON THE EAST LINE OF SOUTH FANNIN STREET AS BEING N 00°11'12" E (GRID) PER NAD 83 TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, AS DETERMINED BY GPS OBSERVATIONS.
2) THIS SURVEY IS BASED ON THE TITLE COMMITMENT GF NO. 14702-17-05043 ISSUED BY NORTH AMERICAN TITLE COMPANY WITH AN EFFECTIVE DATE OF 10/31/2017 AT 8:00 A.M. AND ISSUED ON 11/07/2017 AT 8:00 A.M. THE SURVEYOR HAS NOT ABSTRACTED THE PROPERTY AND MAKES NO CERTIFICATION AS TO OWNERSHIP, EASEMENTS, RIGHTS-OF-WAY, OR OTHER MATTERS OF RECORD THAT AN ABSTRACT MIGHT DISCLOSE. ALL EASEMENTS AND RIGHTS-OF-WAY SHOWN HEREON ARE BASED ON THE ABOVE REFERENCED TITLE COMMITMENT AND/OR PLAT(S) AS NOTED. ALL CONTRACTS AND RESTRICTIONS PERTAINING TO THE RECORDED PLAT REFERENCED HEREIN.

GENERAL NOTES:
1) TITLE DESCRIBING FOR THIS SURVEY ARE ASSUMED.
2) THERE ARE NO VISIBLE COMPLAINTS OR PROTRUSIONS, EXCEPT AS SHOWN, FENCES MAY BE MEANDERING.
3) THIS SURVEY IS FOR THE EXCLUSIVE USE OF THE NAMED CLIENT. MODIFICATIONS, COPYING, TRANSFER TO OTHER PARTIES, OR REUSE OF THIS SURVEY FOR ANY OTHER PURPOSE OTHER THAN THE ORIGINAL PURPOSE OF THE SURVEY IS PROHIBITED WITHOUT THE EXPRESS WRITTEN CONSENT OF THE SURVEYOR. REUSE OF THIS SURVEY FOR ANY OTHER PURPOSE OR BY ANY OTHER PERSONS WITHOUT THE EXPRESS WRITTEN CONSENT OF THE SURVEYOR SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO THE SURVEYOR.
4) THIS SURVEY IS NOT INTENDED TO ADDRESS OR IDENTIFY WET LANDS, FAULT LINES, TOXIC OR HAZARDOUS MATERIALS OR STRUCTURES, OR ENVIRONMENTAL ISSUES OF ANY KIND ON OR NEAR THE PROPERTY. THE SURVEYOR ASSUMES NO RESPONSIBILITY IN CONNECTION WITH SUCH MATTERS.
5) THE EASEMENTS, UTILITIES DEPICTED HEREON ARE BASED ON PRINTED LOCATIONS OF VISIBLE ABOVE GROUND APPURTENANCES AND/OR MARKINGS PROVIDED BY UTILITY COMPANIES OR THEIR AGENTS IN RESPONSE TO REQUESTS MADE BY THE SURVEYOR FOR THIS SURVEY. THIS SURVEY DOES NOT GUARANTEE THE EXACT LOCATION OF SUBSURFACE UTILITIES. THE SURVEYOR IS NOT RESPONSIBLE FOR THE EXACT LOCATION OF SUBSURFACE UTILITIES OR FOR UTILITIES NOT SHOWN OR MAPPED TO HIM OR HER. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE OR SHE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE OR SHE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
6) SYMBOLS ARE SHOWN IN THE ESSENCE AND NOT TO SCALE AND MAY HAVE BEEN MOVED FROM THE ACTUAL HORIZONTAL LOCATION FOR CLARITY.

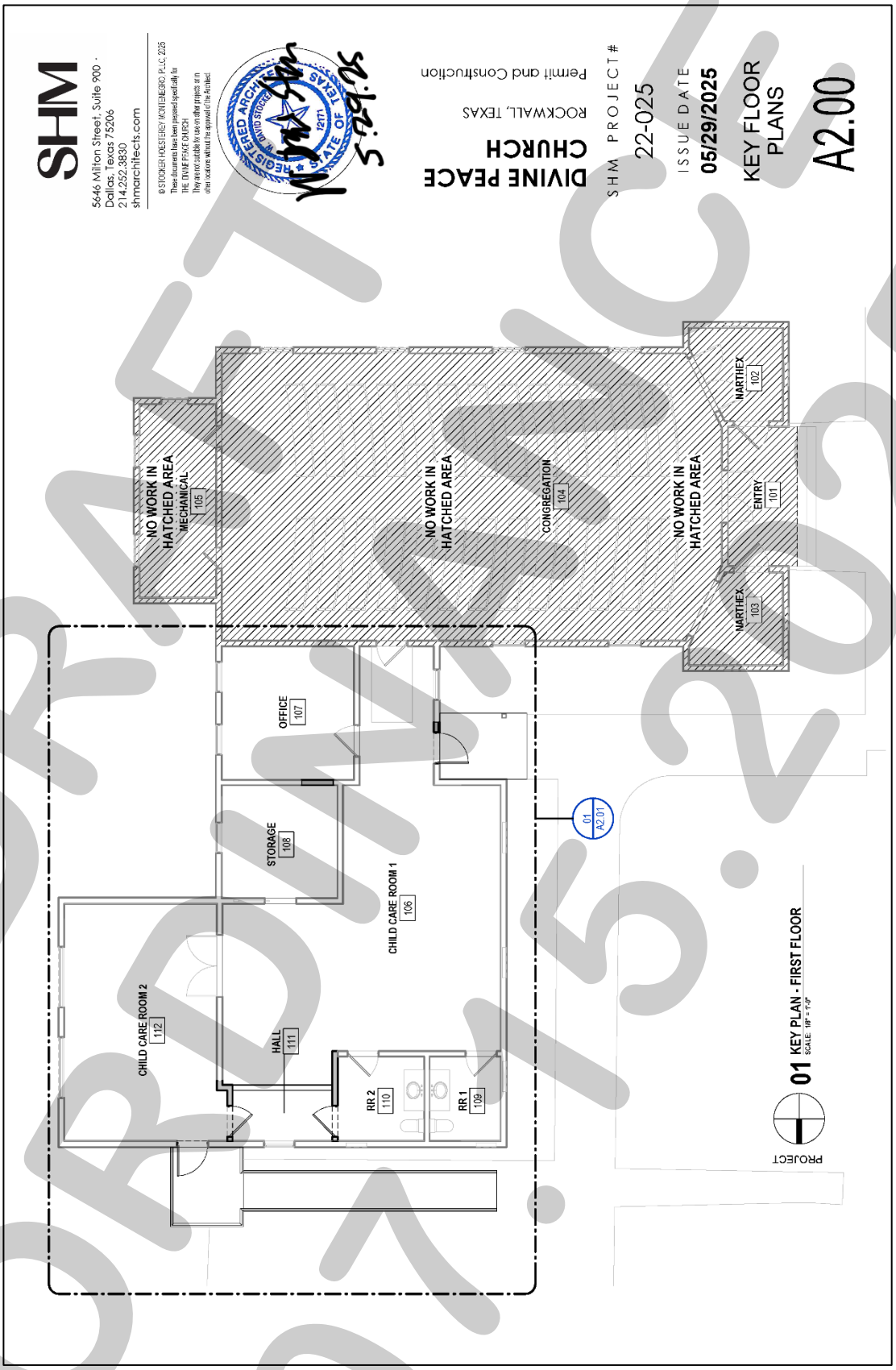
TITLE SURVEY

203-305 S. FANNIN STREET
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

GF#: 14702-17-05043
BORROWER:
DIVINE PEACE EVANGELICAL LUTHERAN CHURCH

PREMIER JOB #: 17-07447
TECH: MSP | DATE: 11/14/17
FIELD: JC | FIELD DATE: 11/16/17

Exhibit 'B':
Floor Plan



DRAFT
ORDINANCE
07.15.2025

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:	July 15, 2025
APPLICANT:	Javier Silva; *JMS Custom Homes*
CASE NUMBER:	Z2025-036; *Specific Use Permit (SUP) for a Residential Infill in an Established Subdivision for 803 Sam Houston Street*

SUMMARY

Hold a public hearing to discuss and consider a request by Javier Silva of JMS Custom Homes, LLC for the approval of a *Specific Use Permit (SUP)* for *Residential Infill in an Established Subdivision* for the purpose of constructing a single-family home on a ~0.115-acre tract of land identified as a portion of Lot W, Block J, Sanger Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Southside Residential Neighborhood Overlay (SRO) District, addressed as 803 Sam Houston Street, and take any action necessary.

BACKGROUND

The subject property was originally platted as Lot 2, Block J, Sanger Addition on May 11, 1895. According to the 1934 Sanborn Maps, there was a dwelling unit on the subject property; however, there is no record of when the structure was demolished and the property has remained vacant since its removal. Per the City's historic zoning maps, the subject property was zoned Single-Family 3 (SF-3) District as of January 3, 1972. Between January 3, 1972 and May 16, 1983, the subject property was rezoned to a Single-Family 7 (SF-7) District and has remained zoned Single-Family 7 (SF-7) District to this day.

PURPOSE

The applicant -- *Javier Silva* -- 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 803 Sam Houston Street. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property are two (2) parcels of land (*i.e. 302 & 304 E. Ross Street*) developed with single-family homes. Beyond this is E. Ross Street, which is identified as a R2 (*i.e. residential, two [2] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. North of this are various parcels of land that are a part of the Sanger Subdivision, which consists of 90 residential lots and has been in existence since May 11, 1895.

South: Directly south of the subject property is a duplex (*i.e. 807 and 809 Sam Houston*) which is owned by the U.S. Housing Authority. Beyond this is a *Church/House of Worship* (*i.e. New Caledonia Baptist Church; 301 E. Bourn Street*) that is zoned Single-Family 7 (SF-7) District. Both of these lots are zoned Single-Family 7 (SF-7) District. South of this is E. Bourn Street, which is identified as a R2 (*i.e. residential, two [2] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

East: Directly east of the subject property is a vacant parcel of land (*i.e. Lot E, Block J, Sanger Addition*) zoned Single-Family 7 (SF-7) District. Beyond this is Davy Crockett Street, which is identified as a R2 (*i.e. residential, two [2] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040

Comprehensive Plan. East of this is one (1) lot (*i.e. 801 Davy Crockett*) which is owned by the City of Rockwall and is developed with a swimming pool and a vacant parcel of land (*i.e. Lots 2B & 1C, Block H, Sanger Addition*). Both of these lots are zoned Multi-Family 14 (MF-14) District.

West: Directly west of the subject property is Sam Houston Street, which is classified as a R2 (*i.e. residential, two [2] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this are various parcels of land developed with single-family homes that make-up part of the Sanger Subdivision. All of these properties are zoned Single-Family 7 (SF-7) District. East of this is Throckmorton Street, which is classified as a R2 (*i.e. residential, two [2] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

MAP 1: LOCATION MAP
YELLOW: SUBJECT PROPERTY



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

Article 13, *Definitions*, of the Unified Development Code (UDC) defines *Residential Infill in or Adjacent to an Established Subdivision* as "(t)he new development of a single-family home or duplex on an existing vacant or undeveloped parcel of land or the redevelopment of a developed parcel of land for a new single-family home or duplex within an established subdivision that is mostly or entirely built-out." An *established subdivision* is further defined in Subsection 02.03(B) (11) of Article 04, *Permissible Uses*, of the UDC as "…a subdivision that consists of five (5) or more lots, that is 90% developed, and that has been in existence for more than ten (10) years." In this case, the subject property is located within the Sanger Subdivision, which has been in existence since May 11, 1895, consists of 90 residential lots, and is more than 90.00% developed. The *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the UDC, requires a Specific Use Permit (SUP) for *Residential Infill in or Adjacent to an Established Subdivision* in all single-family zoning districts, the Two-Family (2F) District, the Downtown (DT) District, and the Residential-Office (RO) District. This property, being within an established subdivision, requires a Specific Use Permit (SUP).

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

following is a summary of observations concerning the housing on or within close proximity of Sam Houston Street compared to the house proposed by the applicant:

Housing Design and Characteristics	Existing Housing on Sam Houston, E. Bourn, and E. Ross Street	Proposed Housing
Building Height	One (1) Story	One (1) Story
Building Orientation	All of the homes are oriented toward the street they are built along.	The front elevation of the home will face onto Sam Houston Street
Year Built	1920-2015	*N/A*
Building SF on Property	1200 SF – 3,578 SF	1,997 SF
Building Architecture	Single Family Homes, One (1) House of Worship, One (1) Duplex	Comparable to the surrounding Single-Family Homes
Building Setbacks:		
Front	20-Feet	20-Feet
Side	6- feet.	6- Feet
Rear	10- Feet.	X>10-Feet
Building Materials	Brick, Siding, Stone	Siding
Paint and Color	White, Red, Brown, Gray	White
Roofs	Composite and Asphalt Shingles	Composite Shingle and Metal
Driveways/Garages	Driveways all front the same street the single-family home faces. Homes consist of front-facing garages or no garages.	The garage will be front facing towards Sam Houston Street and will be located 12-feet in front of the front façade of the home.

According to Section 04, *Residential Parking*, of Article 06, *Parking and Loading*, of the Unified Development Code (UDC), "(i)n single-family or duplex districts, parking garages must be located at least 20-feet behind the front façade for front entry garages, unless it is a j-swing garage where the garage door is perpendicular to the street." In this case, the applicant's proposed garage is a front-facing garage and does not meet the requirements as stated in the Unified Development Code (UDC). Specifically, the garage will be oriented towards Sam Houston Street and will be located 12-feet in front of the front façade od the home. Staff should note that this garage configuration is not atypical in the Southside Neighborhood.

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 Sam Houston Street along with the proposed building elevations in the attached packet. Staff should note that the proposed home is architecturally similar to other newer homes in the surrounding area and does not appear to negatively impact the existing subdivision; however, the approval of a Specific Use Permit (SUP) is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.

NOTIFICATIONS

On June 18, 2025, staff mailed 112 notices to property owners and occupants within 500-feet of the subject property. Staff also notified the Highridge Estates Homeowners Association (HOA), which is the only homeowners association or neighborhood organization within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). At the time this report was drafted, staff had received one (1) notice back in opposition of the applicant's request.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the applicant's request for a *Specific Use Permit (SUP)* for *Residential Infill 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;

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

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

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

DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

PLATTING APPLICATION FEES:
- ☐ MASTER PLAT ($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	805A Sam Houston Street				
SUBDIVISION	Allen Ethel, Jean Sanger Block	LOT	W	BLOCK	J
GENERAL LOCATION					

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	Residetial	CURRENT USE			
PROPOSED ZONING	Residential	PROPOSED USE			
ACREAGE		LOTS [CURRENT]		LOTS [PROPOSED]	

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

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

☐ OWNER	JMS Custom Homes LLC	☐ APPLICANT	
CONTACT PERSON	Javier Silva	CONTACT PERSON	
ADDRESS	58 windsor DR.	ADDRESS	
CITY, STATE & ZIP	Rockwall TX 75032	CITY, STATE & ZIP	
PHONE	[redacted]	PHONE	
E-MAIL	[redacted]	E-MAIL	

NOTARY VERIFICATION [REQUIRED]

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

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

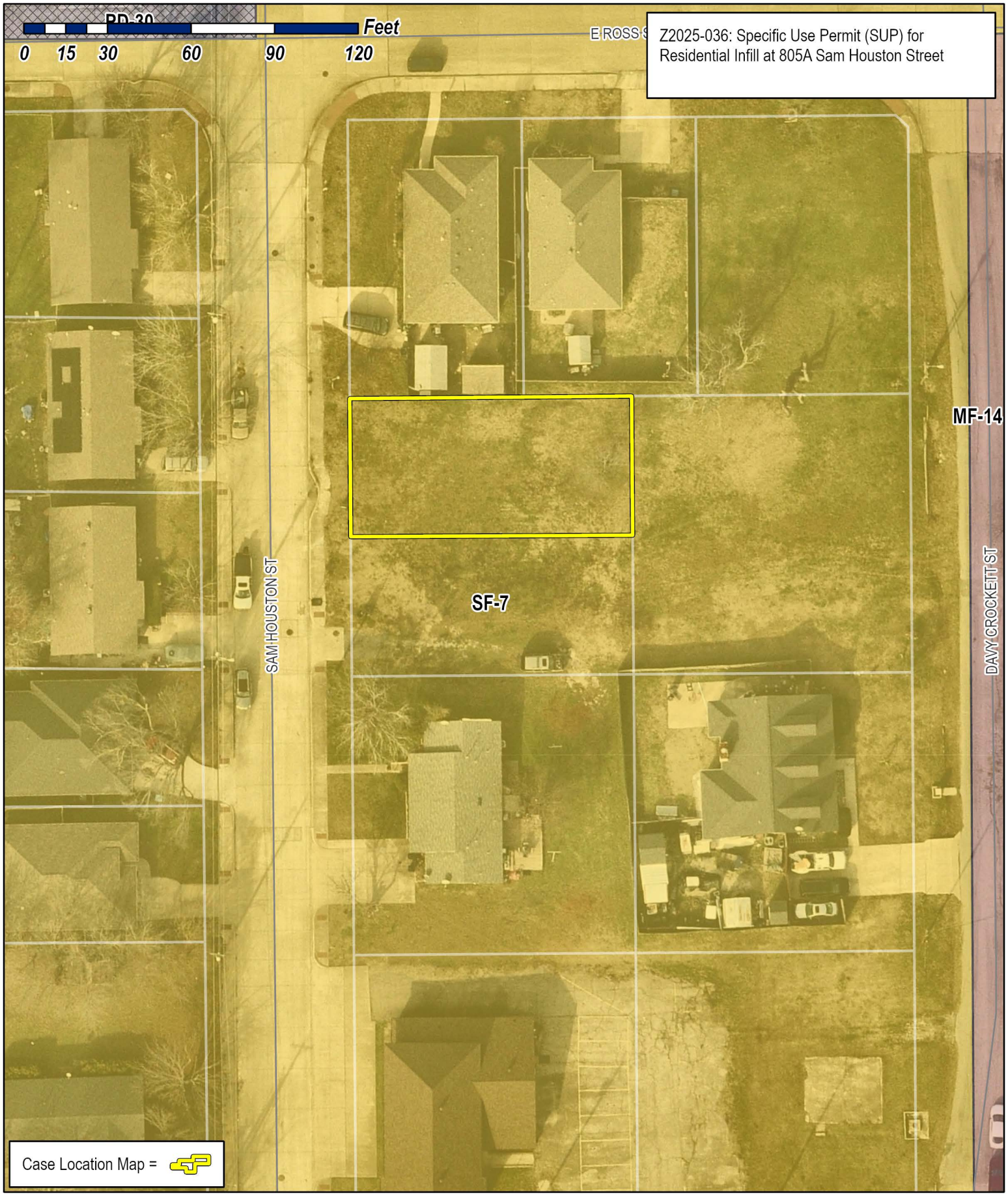
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 13 *DAY OF* June *20*25

AMANDA POTTER
Notary ID # 132292778
My Commission Expires
April 22, 2026

OWNER'S SIGNATURE [signature]

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Amanda Potter

MY COMMISSION EXPIRES April 22, 2026



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

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

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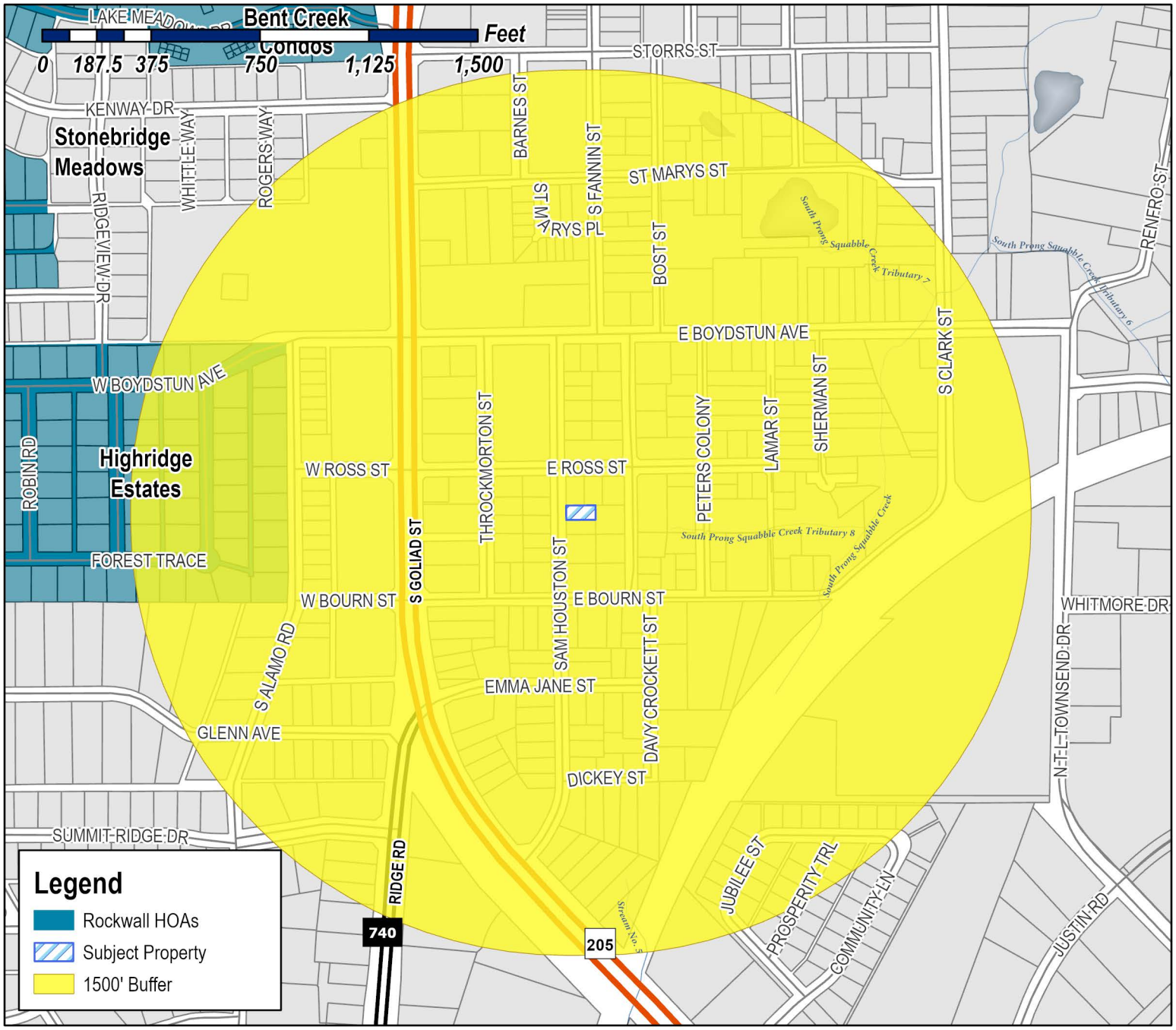
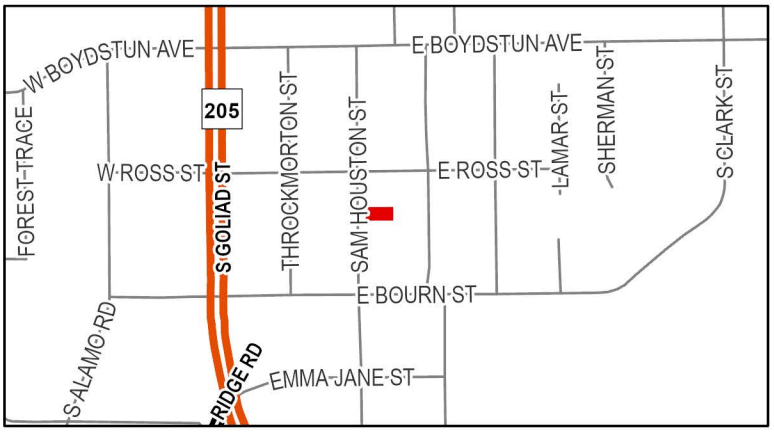


Case Number: Z2025-036
Case Name: SUP for Residential Infill
Case Type: Zoning
Zoning: Single-Family 7 (SF-7) District
Case Address: 805A Sam Houston Street



Date Saved: 6/13/2025
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 [Z2025-036]
Date:	Friday, June 20, 2025 10:23:18 AM
Attachments:	Public Notice (06.16.2025).pdf HOA Map (06.13.2025).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, June 20, 2025. The Planning and Zoning Commission will hold a public hearing on Tuesday, July 15, 2025 at 6:00 PM, and the City Council will hold a public hearing on Monday, July 21, 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.

Z2025-036: SUP for Residential Infill
Hold a public hearing to discuss and consider a request by Javier Silva of JMS Custom Homes, LLC for the approval of a Specific Use Permit (SUP) for Residential Infill in an Established Subdivision for the purpose of constructing a single-family home on a ~0.115-acre tract of land identified as a portion of Lot W, Block J, Sanger Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Southside Residential Neighborhood Overlay (SRO) District, addressed as 803 Sam Houston Street, and take any action necessary.

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

City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
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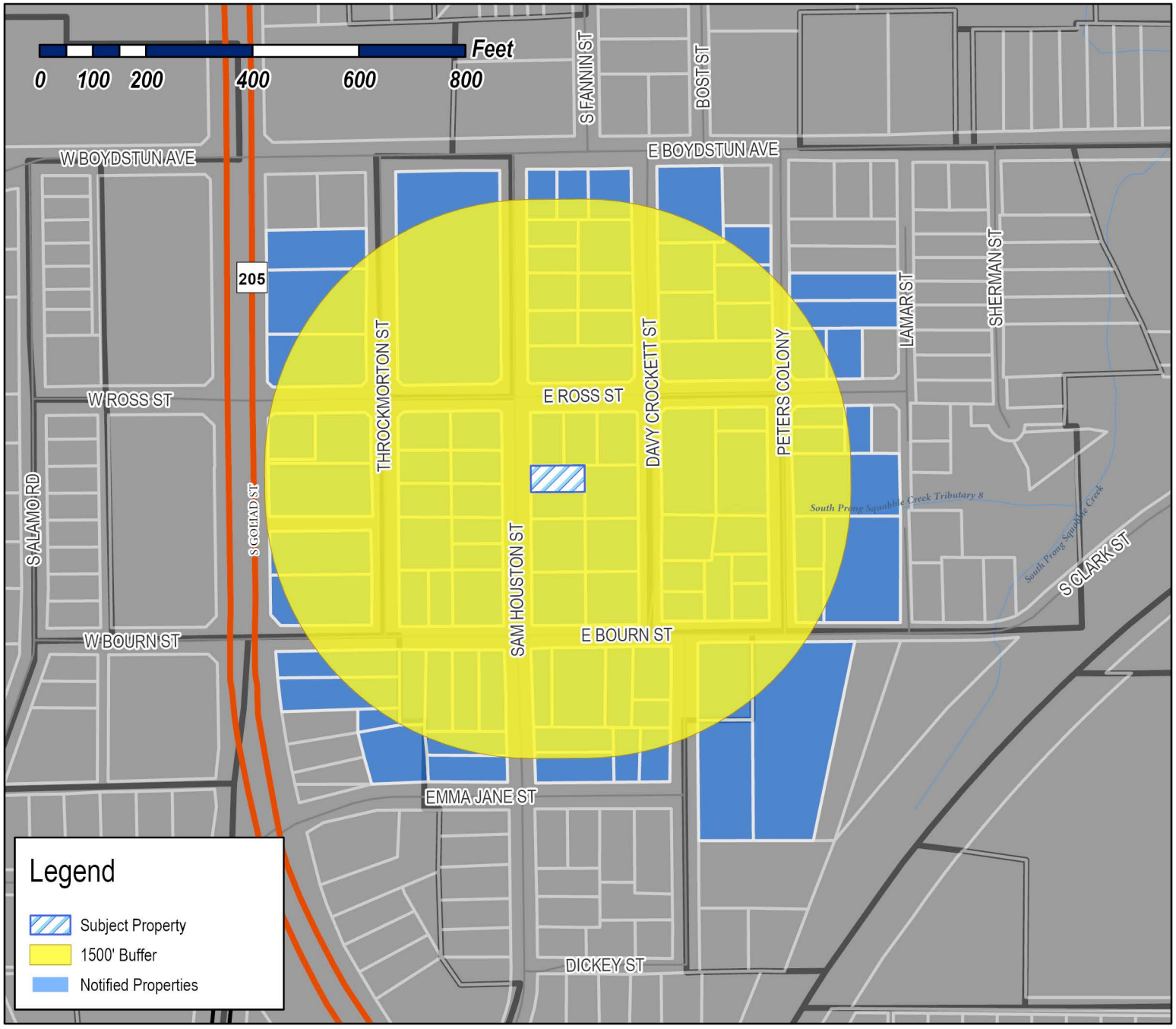

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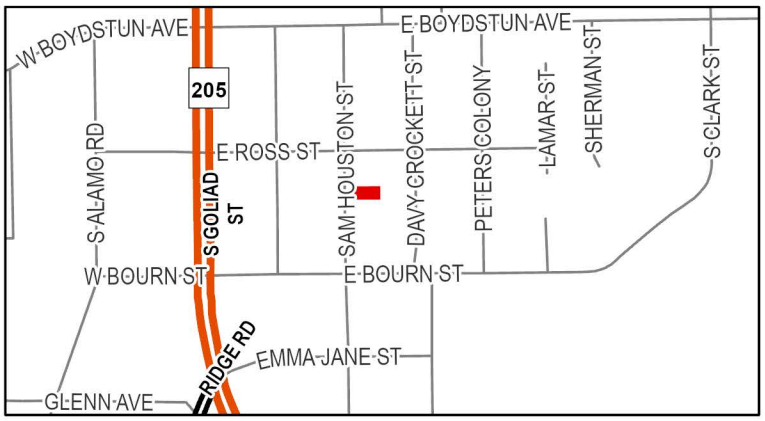
Case Type: Zoning
Zoning: Single-Family 7 (SF-7) District
Case Address: 805A Sam Houston Street



Date Saved: 6/13/2025
For Questions on this Case Call: (972) 771-7745

EDWARDS JASON
10 DANCING WATERS
ROCKWALL, TX 75032

PEREZ MARIA D
1002 E WOODIN BLVD
DALLAS, TX 75126

LIVAY LLC
1009 HOT SPRINGS DR
ALLEN, TX 75013

RESIDENT
102 E ROSS AVE
ROCKWALL, TX 75087

ESTATE OF RHODA MAE HEARD
ANDREW HEARD JR - INDPENDENT EXECUTOR
10800 MCCOMBS ST APT 102
EL PASO, TX 79924

ANDERSON ALLEN
1208 S LAKESHORE DR
ROCKWALL, TX 75087

SFR JV-1 2021-1 BORROWER LLC
C/O. TRICON AMERICAN HOMES LLC
15771 RED HILL AVE
TUSTN, CA 92780

SFR JV-1-202-1 BORROWER LLC
15771 RED HILL AVE
TUSTIN, CA 92780

TAYLOR THOMAS M & KAY D
2000 Country Club Dr
Plano, TX 75074

BATRES MARIA DELL REFUGIO
202 BOURN STREET
ROCKWALL, TX 75087

LRG GROUP LLC
202 E RUSK ST
ROCKWALL, TX 75087

RESIDENT
203 E BOURN
ROCKWALL, TX 75087

RIVERA JAIME & MARIA
204 E BOURN ST
ROCKWALL, TX 75087

MIMS KATHY
206 E BOURN ST
ROCKWALL, TX 75087

RESIDENT
207 BOURN AVE
ROCKWALL, TX 75087

RESIDENT
208 EMMA JANE ST
ROCKWALL, TX 75087

SCROGGINS BILLY & JOYCE
208 E BOURN ST
ROCKWALL, TX 75087

BALL JUSTIN
2155 CLUBVIEW DR
ROCKWALL, TX 75087

DELGADILLO KIMBERLY
2222 Medical District Dr Apt 1208
Dallas, TX 75235

FRASER FAMILY REVOCABLE LIVING TRUST
2631 White Rock Rd
Dallas, TX 75214

HANEY W
2824 MISTY RIDGE
ROCKWALL, TX 75032

NEW CALDONIA BAPTIST CHURCH
301 E BOURNE AVE
ROCKWALL, TX 75087

CONFIA HOMES LLC
302 BOURN
ROCKWALL, TX 75087

WILLIAMS FREDDIE R & JO ANN
302 E BOYDSTUN AVE
ROCKWALL, TX 75087

VILLALOBOS JOSE MARVIN & JACKELIN IZELA
302 E ROSS
ROCKWALL, TX 75087

HERNANDEZ SAMUEL AND VANESSA TYSON-HERNANDEZ
304 E Bourn St
Rockwall, TX 75087

ESTATE OF THE LANIER FAMILY TRUST
TERRY LEE LANIER AND JEREMY ROBERT LANIER - TRUSTEES
304 E BOYDSTUN AVE
ROCKWALL, TX 75087

RESIDENT
304 E ROSS AVE
ROCKWALL, TX 75087

RESIDENT
306 BOURN AVE
ROCKWALL, TX 75087

ESTATE OF ARCHIE & JUANITA JONES
308 E BOURN ST
ROCKWALL, TX 75087

CUMMINGS JOHN AND LORI
308 STONEBRIDGE DR
ROCKWALL, TX 75087

BONNER JACK L AND VALERIE N
309 EMMA JANE ST
ROCKWALL, TX 75087

MOORE TIMOTHY H & TRACEY PARK
313 STONEBRIDGE DR
ROCKWALL, TX 75087

RESIDENT
402 E BOYDSTUN AVE
ROCKWALL, TX 75087

RESIDENT
403 E BOURN ST
ROCKWALL, TX 75087

WALTER MARY
408 E BOURN ST
ROCKWALL, TX 75087

HONZELL DAVID AND PATRICIA
414 E. COACHLIGHT TRAIL
ROCKWALL, TX 75087

ANGULAR PIEDRA A/G
418 E BOURN ST
ROCKWALL, TX 75087

LIU HOWARD HEYUN
4577 JAGUAR DR
PLANO, TX 75024

HECKARD ALLEN
4906 FREEMAN DR
ROWLETT, TX 75088

TEXAN MUTUAL LLC
5000 Riverside Dr Ste 100W Bldg 5
Irving, TX 75039

MARTIN HELEN
501 E BOURN ST
ROCKWALL, TX 75087

RESIDENT
504 ROSS
ROCKWALL, TX 75087

RESIDENT
505 E BOURN ST
ROCKWALL, TX 75087

NUAMERICA PROPERTIES LLC
5657 SOUTHERN FERN RD
GARLAND, TX 75043

STAR 2022 SFR3 BORROWER LP
591 WEST PUTNAM AVE
GREENWICH, CT 6830

ALLEN DONNA ANETTE AND
JACQUELINE YVETTE JACOBS AND JEFFREY
DWAYNE JACOBS
5961 CONNIE LANE
ROCKWALL, TX 75032

CAMELI CHAZ CRISTIAN NECOLA & LAUREN
604 E ROSS ST
ROCKWALL, TX 75087

KRONLAGE HOLLIE
605 E ROSS STREET
ROCKWALL, TX 75087

DEATON SHELLEY MARIE AND
BRIANNA ORNELAS
701 SAM HOUSTON STREET
ROCKWALL, TX 75087

RESIDENT
703 SAM HOUSTON ST
ROCKWALL, TX 75087

TAYLOR LISA AND PAUL TAYLOR
704 DAVY CROCKETT ST
ROCKWALL, TX 75087

RESIDENT
705 DAVY CROCKETT
ROCKWALL, TX 75087

MILLER ANNE
705 SAM HOUSTON ST
ROCKWALL, TX 75087

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

WILLIAMS SHIRLEY B ETAL
706 DAVY CROCKETT ST
ROCKWALL, TX 75087

ESTATE OF DABNEY AUDRY
706 PETERS COLONY
ROCKWALL, TX 75087

RESIDENT
707 SAM HOUSTON
ROCKWALL, TX 75087

CRENSHAW LORENZA
707 DAVY CROCKETT ST
ROCKWALL, TX 75087

RESIDENT
708 DAVY CROCKETT
ROCKWALL, TX 75087

RESIDENT
708 PETERS COLONY
ROCKWALL, TX 75087

MURPHREE LYNDI LOUISE & CAMERON JUSTIN LEE
709 PETERS COLONY
ROCKWALL, TX 75087

RESIDENT
710 DAVY CROCKETT
ROCKWALL, TX 75087

RESIDENT
710 PETERS COLONY
ROCKWALL, TX 75087

MILLER FRANK
711 S GOLIAD ST
ROCKWALL, TX 75087

ALLEN ETHEL JEAN
711 SHERMAN ST
ROCKWALL, TX 75087

BENNETT A L EST
C/O OLIVER LINVELL
712 PETERS COLONY
ROCKWALL, TX 75087

LINVEL MELBA RUTH ESTATE
712 PETERS COLONY
ROCKWALL, TX 75087

CABRERA JUAN R & NOEMI E
715 PETERS COLONY
ROCKWALL, TX 75087

RESIDENT
725 PETERS COLONY
ROCKWALL, TX 75087

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

RESIDENT
800 SAM HOUSTON
ROCKWALL, TX 75087

RESIDENT
801 DAVY CROCKETT
ROCKWALL, TX 75087

RESIDENT
801 PETERS COLONY
ROCKWALL, TX 75087

RESIDENT
801 S GOLIAD
ROCKWALL, TX 75087

LAFAYETTE ESTELLE
801 THROCKMORTON ST
ROCKWALL, TX 75087

U S HOUSING AUTHORITY
802 N GOLIAD ST
ROCKWALL, TX 75087

JACKSON CALVIN
802 SAM HOUSTON ST
ROCKWALL, TX 75087

FISHER JESSICA
803 PETERS COLONY
ROCKWALL, TX 75087

DANIELS ANNIE L
803 THROCKMORTON ST
ROCKWALL, TX 75087

DIXON ALMA
804 SAM HOUSTON ST
ROCKWALL, TX 75087

RESIDENT
805 SAM HOUSTON
ROCKWALL, TX 75087

ST PAUL AFRICAN METHODIST EPISCOPAL CHURCH
805 PETERS COLONY
ROCKWALL, TX 75087

ESTATE OF FRANKIE MAE ALLEN
805 THROCKMORTON
ROCKWALL, TX 75087

RESIDENT
806 SAM HOUSTON ST
ROCKWALL, TX 75087

RESIDENT
807 THROCKMORTON
ROCKWALL, TX 75087

RESIDENT
808 SAM HOUSTON ST
ROCKWALL, TX 75087

RESIDENT
809 S GOLIAD
ROCKWALL, TX 75087

RESIDENT
809 SAM HOUSTON
ROCKWALL, TX 75087

JOHNSON MELDRIA
809 DAVY CROCKETT
ROCKWALL, TX 75087

STRANGE FREDERICK & PATRICIA
810 DAVY CROCKETT ST
ROCKWALL, TX 75087

BARRON BLAKELEIGH
811 DAVY CROCKETT ST
ROCKWALL, TX 75087

RESIDENT
811 S GOLIAD
ROCKWALL, TX 75087

RESIDENT
812 PETERS COLONY
ROCKWALL, TX 75087

HALL WILLA O
815 DAVY CROCKETT ST
ROCKWALL, TX 75087

HERNANDEZ ALMA VELIA
815 THROCKMORTON ST
ROCKWALL, TX 75087

AUL PROPERTIES LLC
8502 Huntington Dr
Rowlett, TX 75089

DENTON GLENDA K & LANCE
900 DAVY CROCKETT
ROCKWALL, TX 75087

RESIDENT
901 S GOLIAD
ROCKWALL, TX 75087

RESIDENT
902 DAVY CROCKETT
ROCKWALL, TX 75087

RESIDENT
903 S GOLIAD
ROCKWALL, TX 75087

RESIDENT
905 SAM HOUSTON
ROCKWALL, TX 75087

VALENCIA MONICA L AND ALFREDO
906 SAM HOUSTON
ROCKWALL, TX 75087

RESIDENT
907 SAM HOUSTON
ROCKWALL, TX 75087

PAIGE RYAN PROPERTIES LLC
P. O. BOX 853
WYLIE, TX 75098

DATIBRAN HOLDINGS LLC
PO Box 1137
Rockwall, TX 75087

JCK CONCRETE INC
PO BOX 311
FATE, TX 75132

PROGRESS RESIDENTIAL BORROWER 16 LLC
PO BOX 4090
SCOTTSDALE, AZ 85261

NEW CALDONIA BAPTIST CHURCH
PO BOX 481
ROCKWALL, TX 75087

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

SMITH TIMOTHY
PSC 3 BOX 5631
APO, AP 96266

OWENS RICHARD DUANE
905 SAM HOUSTON
ROCKWALL, TX 75087

PUBLIC NOTICE

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

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

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

Z2025-036: Specific Use Permit (SUP) for Residential Infill

Hold a public hearing to discuss and consider a request by Javier Silva of JMS Custom Homes, LLC for the approval of a Specific Use Permit (SUP) for Residential Infill in an Established Subdivision for the purpose of constructing a single-family home on a ~0.115-acre tract of land identified as a portion of Lot W, Block J, Sanger Addition, City of Rockwall, Rockwall County, Texas, situated within the Southside Residential Neighborhood Overlay (SRO) District, addressed as 803 Sam Houston Street, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on *Tuesday, July 15, 2025 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, July 21, 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, July 21, 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

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. Z2025-036: Specific Use Permit (SUP) for Residential Infill

Please place a check mark on the appropriate line below:

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

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

Name:

Address:

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

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

PUBLIC NOTICE

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

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Ryan Miller, AICP
Director of Planning & Zoning

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PLEASE RETURN THE BELOW FORM

Case No. Z2025-036: Specific Use Permit (SUP) for Residential Infill

Please place a check mark on the appropriate line below:

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

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

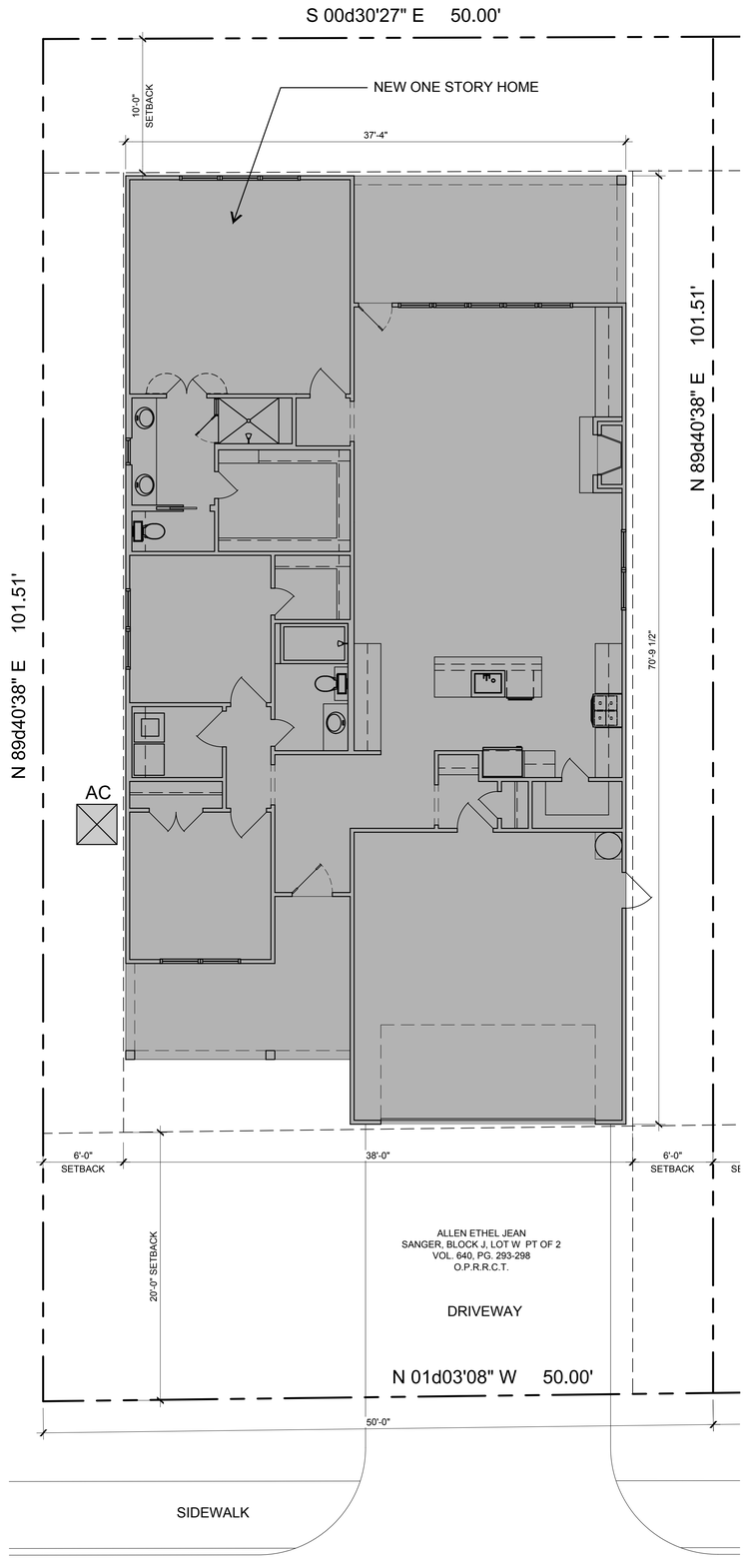
The Survey @ Sam Houston was INCORRECTLY performed, taking footage away from 810 Davy Crockett (Fred Strawge) Property.

Name: Ethel Allen 6/26/25

Address: [redacted]

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

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



01 ARCHITECTURAL SITE PLAN

SCALE: 3/16"=1'-0"

A NEW RESIDENCE

805A SAM HOUSTON STREET

JMS CUSTOM HOMES

ISSUE LOG

DATE ISSUE	DESCRIPTION
06/11/25	SUP

REVISION LOG

DATE ISSUE	DESCRIPTION	REV. NO.

ISSUED FOR:

- [x] PRELIMINARY -
- [ ] BIDDING / PERMIT
- [ ] REVISION
- [ ] FOR CONSTRUCTION

FANNINGPHILIPS DESIGN

CONTRACTOR: JAVIER SILVA
support@jmscustomhomes.net
972-814-9462

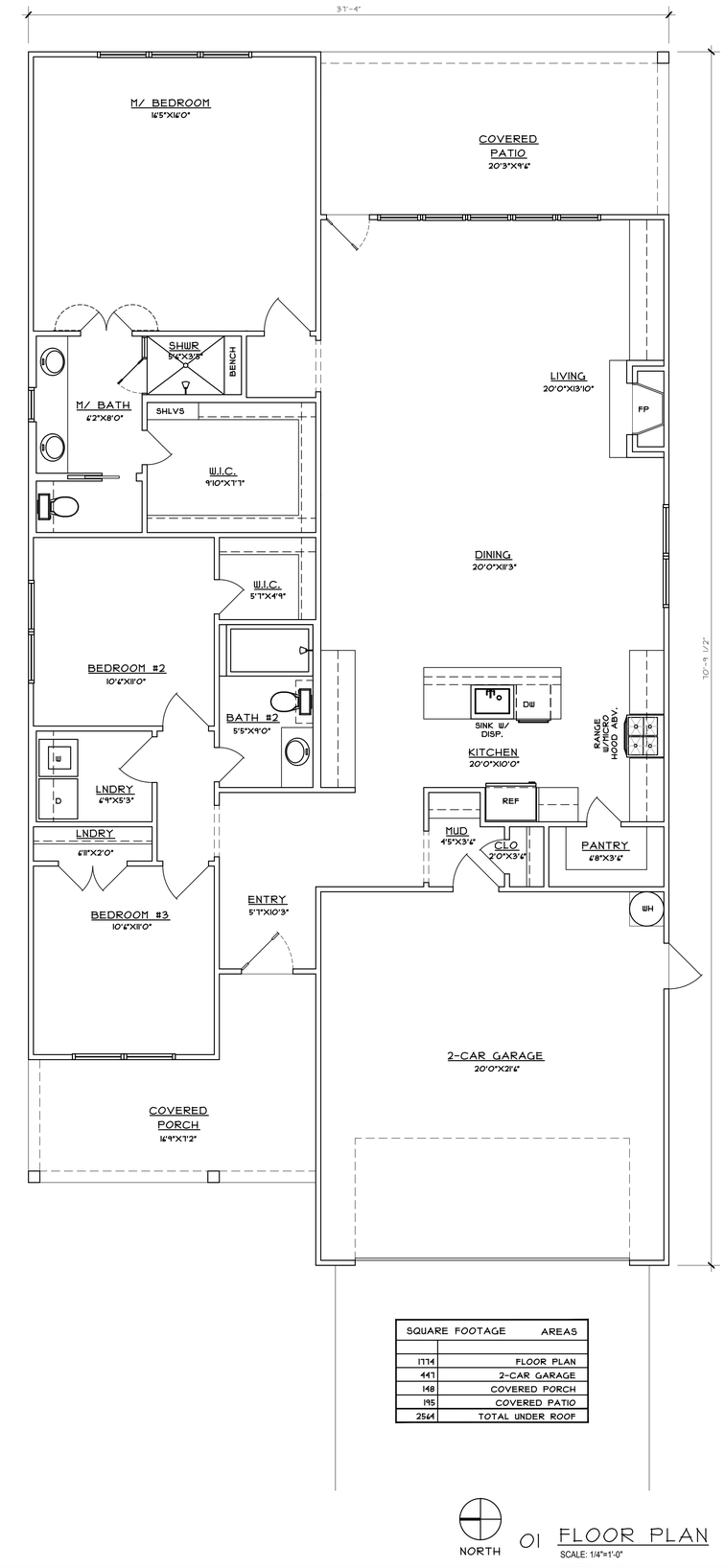
DESIGNER: PATRA PHILIPS
patra@fanningphilips.com
214-284-8734

ARCH. PROJ. #:	SCALE:
25109	REF. DRAWING

SHEET NO.

A2.1

SITE PLAN



SQUARE FOOTAGE	AREAS
1774	FLOOR PLAN
447	2-CAR GARAGE
148	COVERED PORCH
195	COVERED PATIO
2564	TOTAL UNDER ROOF

NORTH

01 FLOOR PLAN

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

A NEW RESIDENCE

805A SAM HOUSTON STREET

JMS CUSTOM HOMES

ISSUE LOG

DATE ISSUE	DESCRIPTION
06/11/25	SUP

REVISION LOG

DATE ISSUE	DESCRIPTION	REV. NO.

ISSUED FOR:

- [x] PRELIMINARY -
- [ ] BIDDING / PERMIT
- [ ] REVISION
- [ ] FOR CONSTRUCTION

FANNINGPHILIPS DESIGN

CONTRACTOR: JAVIER SILVA
support@jmscustomhomes.net
972-814-9452

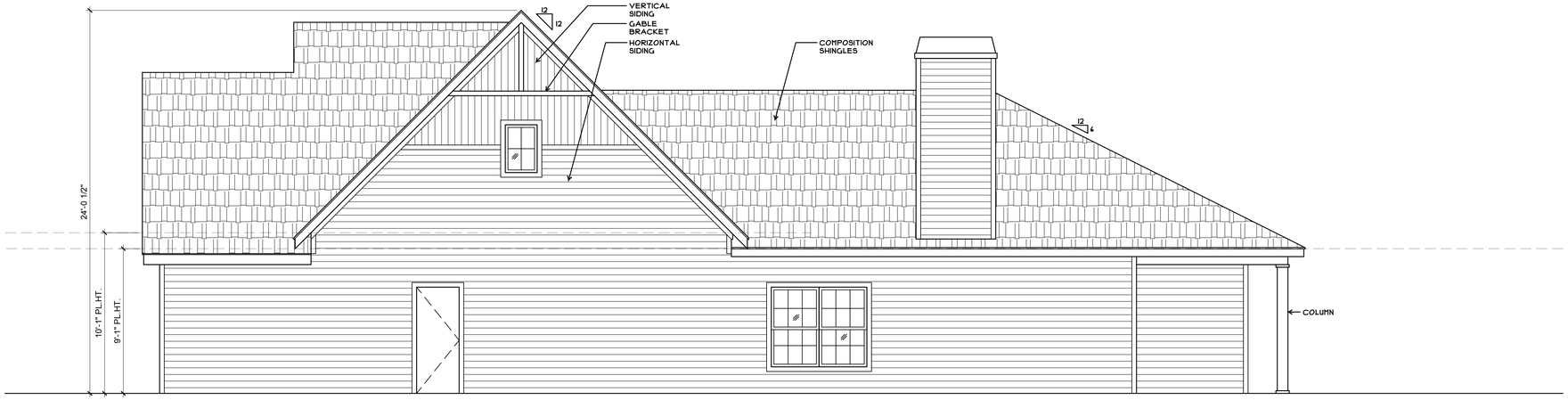
DESIGNER: PATRA PHILIPS
patra@fanningphilips.com
214-284-8734

ARCH. PROJ. #:	SCALE:
25109	REF. DRAWING

SHEET NO.

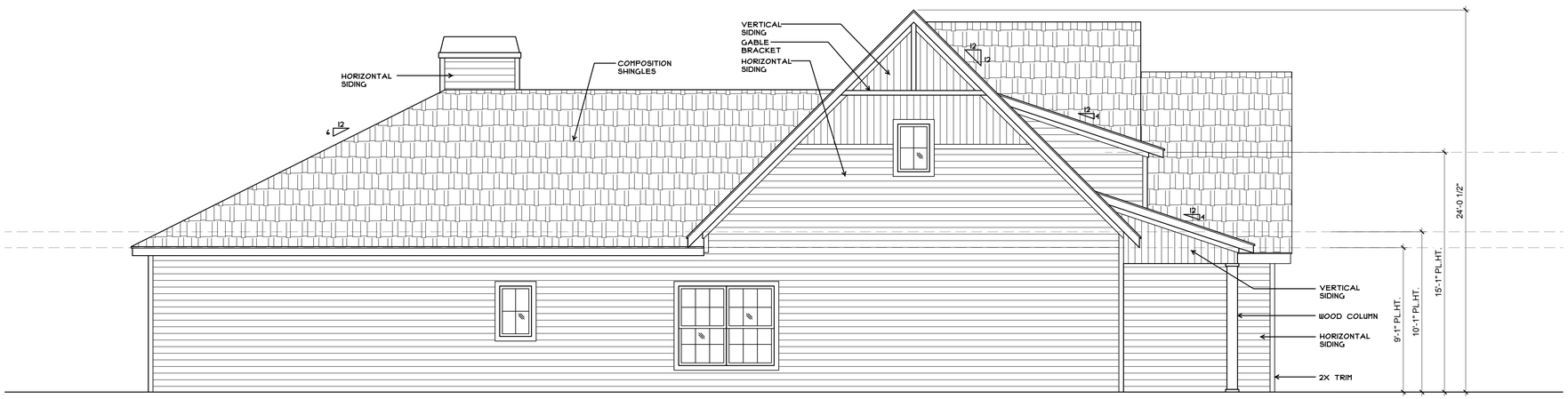
A3.2

FLOOR PLAN



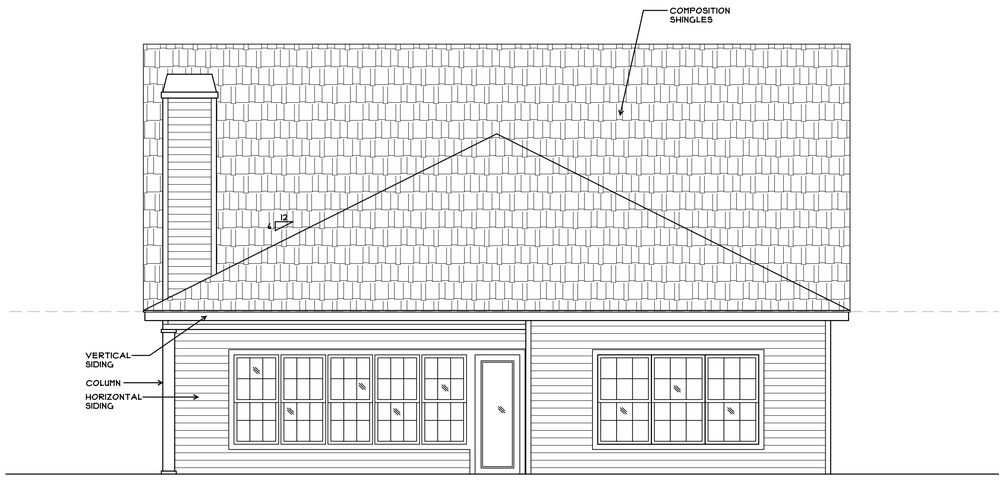
04 SOUTH ELEVATION

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



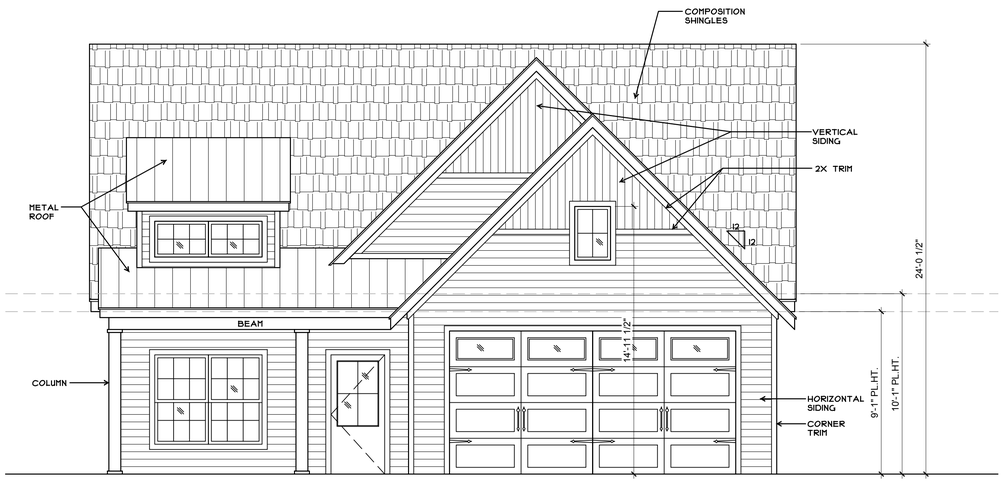
03 NORTH ELEVATION

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



02 EAST ELEVATION

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



01 WEST ELEVATION

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

A NEW RESIDENCE

805A SAM HOUSTON STREET

JMS CUSTOM HOMES

ISSUE LOG

DATE ISSUE	DESCRIPTION
06/11/25	SUP

REVISION LOG

DATE ISSUE	DESCRIPTION	REV. NO.

ISSUED FOR:

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

FANNINGPHILIPS DESIGN

CONTRACTOR: JAVIER SILVA
support@jmscustomhomes.net
972-814-9462

DESIGNER: PATRA PHILIPS
patra@fanningphilips.com
214-284-8734

ARCH. PROJ. #	SCALE:
25109	REF. DRAWING

SHEET NO.

A5.1

ELEVATIONS



CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2025-036

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
800 Sam Houston Street	Single-Family Home	1979	1,539	64	Brick and Siding
802 Sam Houston Street	Single-Family Home	1975	1,653	*160*	Brick and Siding
803 Sam Houston Street	Vacant	N/A	N/A	*N/A*	N/A
804 Sam Houston Street	Single-Family Home	1975	1,508	*365*	Brick and Siding
805 Sam Houston Street	Vacant	N/A	N/A	*N/A*	N/A
806 Sam Houston Street	Single-Family Home	2017	1,956	*N/A*	Brick and Stone
807 Sam Houston Houston	Duplex	1969	1,200	*N/A*	Brick and Siding
808 Sam Houston Street	Single-Family Home	2015	1,689	*N/A*	Brick and Stone
809 Sam Houston Street	Duplex	1969	1,200	*N/A*	Brick and Siding
206 E. Bourn Avenue	Single-Family Home	1996	1,320	*N/A*	Brick and Siding
301 E. Bourn Avenue	Church	1920	3,578	*N/A*	Siding
302 E. Ross Street	Single-Family Home	2013	1,480	*100*	Brick
304 E. Ross Street	Single-Family Home	2012	1,480	*N/A*	Brick
	AVERAGES:	1986	1,706	208	

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



800 Sam Houston Street



802 Sam Houston Street

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



803 Sam Houston Street

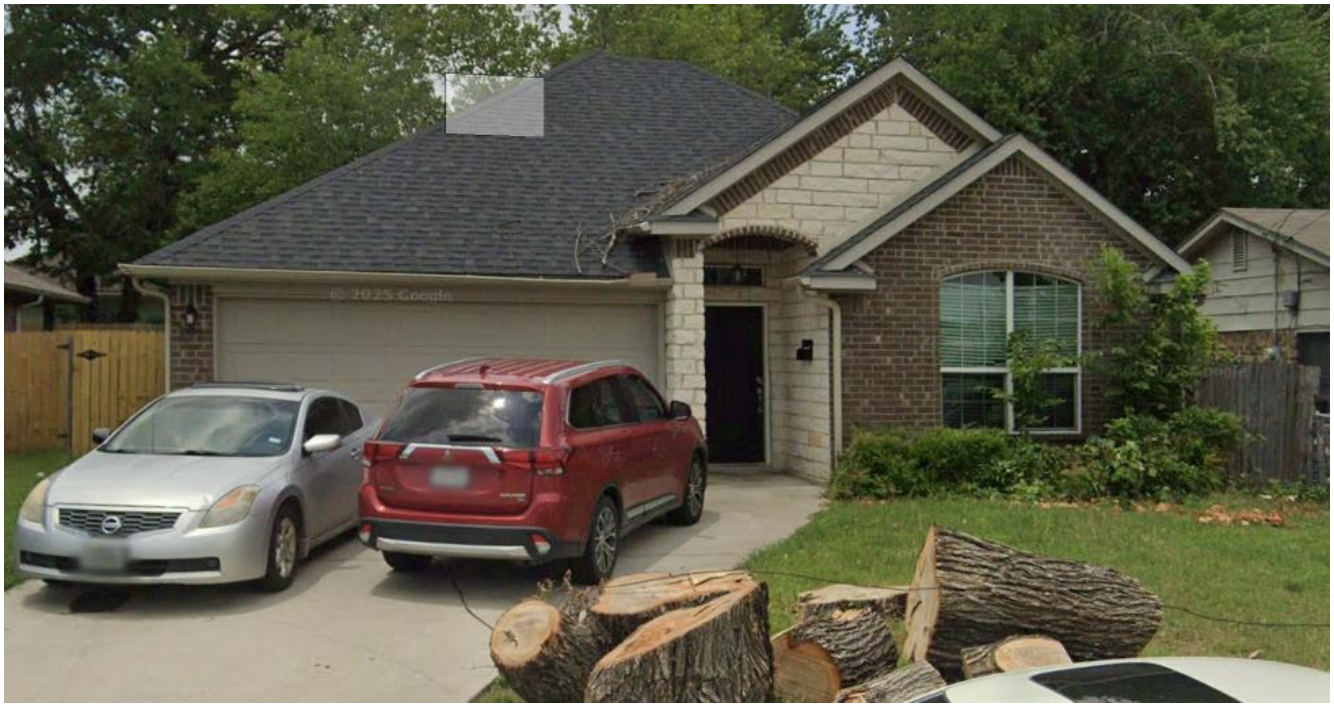


804 Sam Houston Street

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



805 Sam Houston Street



806 Sam Houston Street



807 Sam Houston Street



808 Sam Houston Street



809 Sam Houston Street



206 E. Bourn Avenue



301 E. Bourn Avenue



302 E. Ross Street



304 E. Ross Street

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 ~0.115-ACRE PARCEL OF LAND, IDENTIFIED AS LOT W, BLOCK J, SANGER ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request by Javier Silva of JMS Custom Homes, LLC for the approval of a *Specific Use Permit (SUP)* for *Residential Infill in an Established Subdivision* for the purpose of constructing a single-family home on a ~0.1150-acre parcel of land identified as Lot W, Block J, Sanger Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 803 Sam Houston Street, and being more specifically described and depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that 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*, Subsection 03.09, *Single-Family 7 (SF-7) District*, and Subsection 06.05, *Southside Residential Neighborhood Overlay (SRO) District*, of

DRAFT 07.17.2025

Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] -- *as heretofore amended and may be amended in the future* -- and with the following conditions:

2.1 OPERATIONAL CONDITIONS

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

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

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

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

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

2.2 COMPLIANCE

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

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

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

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

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

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

DRAFT ORDINANCE 01.15.2025

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 4TH DAY OF AUGUST, 2025.

_____
Tim McCallum, *Mayor*

ATTEST:

_____
Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

1st Reading: *July 21, 2025*

2nd Reading: *August 4, 2025*

DRAFT ORDINANCE 07.15.2025

Exhibit 'A':
Location Map

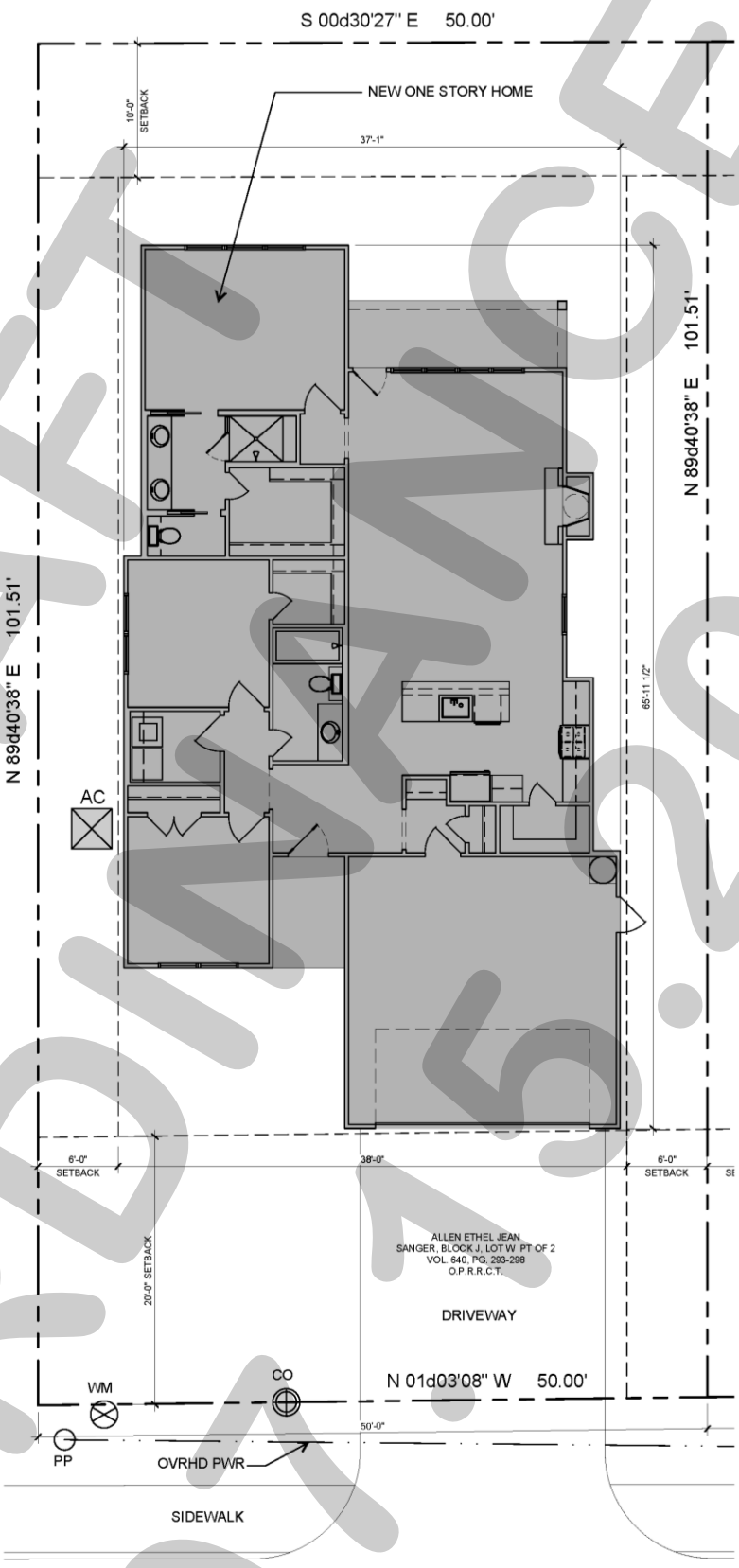
Address: *803 Sam Houston Street*

Legal Description: *Lot W, Block J, Sanger Addition*



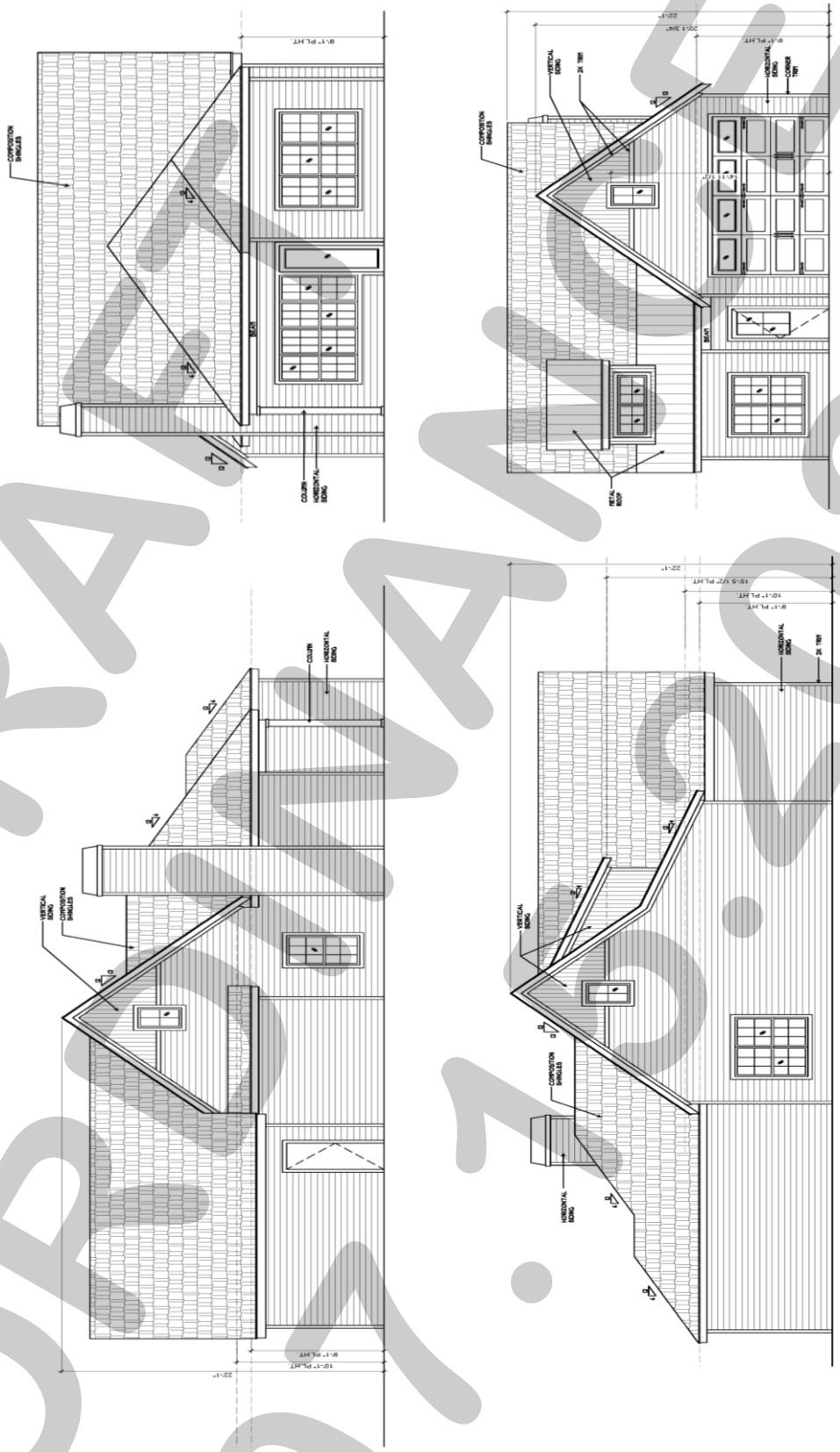
DRAFT 02/12/2025

Exhibit 'B':
Residential Plot Plan



DRAFT ORDINANCE 01.15.2025

Exhibit 'C':
Building Elevations



DRAFT
ORIGINAL
07.15.2025

Exhibit 'C':
Building Elevations



DRAFT ORDINANCE 01/15/2025

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:	July 15, 2025
APPLICANT:	Javier Silva; *JMS Custom Homes*
CASE NUMBER:	Z2025-037; *Specific Use Permit (SUP) for a Residential Infill in an Established Subdivision for 805 Sam Houston Street*

SUMMARY

Hold a public hearing to discuss and consider a request by Javier Silva of JMS Custom Homes, LLC for the approval of a *Specific Use Permit (SUP)* for *Residential Infill in an Established Subdivision* for the purpose of constructing a single-family home on a ~0.115-acre tract of land identified as a portion of Lot W, Block J, Sanger Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Southside Residential Neighborhood Overlay (SRO) District, addressed as 805 Sam Houston Street, and take any action necessary.

BACKGROUND

The subject property was originally platted as Lot 2, Block J, Sanger Addition on May 11, 1895. According to the 1934 Sanborn Maps, there was a dwelling unit on the subject property; however, there is no record of when the structure was demolished and the property has remained vacant since its removal. Per the City's historic zoning maps, the subject property was zoned Single-Family 3 (SF-3) District as of January 3, 1972. Between January 3, 1972 and May 16, 1983, the subject property was rezoned to a Single-Family 7 (SF-7) District and has remained zoned Single-Family 7 (SF-7) District to this day.

PURPOSE

The applicant -- *Javier Silva* -- 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 805 Sam Houston Street. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property are two (2) parcels of land (*i.e. 302 & 304 E. Ross Street*) developed with single-family homes. Beyond this is E. Ross Street, which is identified as a R2 (*i.e. residential, two [2] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. North of this are various parcels of land that are a part of the Sanger Subdivision, which consists of 90 residential lots and has been in existence since May 11, 1895.

South: Directly south of the subject property is a duplex (*i.e. 807 and 809 Sam Houston*) which is owned by the U.S. Housing Authority. Beyond this is a *Church/House of Worship* (*i.e. New Caledonia Baptist Church; 301 E. Bourn Street*) that is zoned Single-Family 7 (SF-7) District. Both of these lots are zoned Single-Family 7 (SF-7) District. South of this is E. Bourn Street, which is identified as a R2 (*i.e. residential, two [2] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

East: Directly east of the subject property is a vacant parcel of land (*i.e. Lot E, Block J, Sanger Addition*) zoned Single-Family 7 (SF-7) District. Beyond this is Davy Crockett Street, which is identified as a R2 (*i.e. residential, two [2] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040

Comprehensive Plan. East of this is one (1) lot (*i.e. 801 Davy Crockett*) which is owned by the City of Rockwall and is developed with a swimming pool and a vacant parcel of land (*i.e. Lots 2B & 1C, Block H, Sanger Addition*). Both of these lots are zoned Multi-Family 14 (MF-14) District.

West: Directly west of the subject property is Sam Houston Street, which is classified as a R2 (*i.e. residential, two [2] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this are various parcels of land developed with single-family homes that make-up part of the Sanger Subdivision. All of these properties are zoned Single-Family 7 (SF-7) District. East of this is Throckmorton Street, which is classified as a R2 (*i.e. residential, two [2] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

MAP 1: LOCATION MAP
YELLOW: SUBJECT PROPERTY



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

Article 13, *Definitions*, of the Unified Development Code (UDC) defines *Residential Infill in or Adjacent to an Established Subdivision* as "(t)he new development of a single-family home or duplex on an existing vacant or undeveloped parcel of land or the redevelopment of a developed parcel of land for a new single-family home or duplex within an established subdivision that is mostly or entirely built-out." An *established subdivision* is further defined in Subsection 02.03(B) (11) of Article 04, *Permissible Uses*, of the UDC as "…a subdivision that consists of five (5) or more lots, that is 90% developed, and that has been in existence for more than ten (10) years." In this case, the subject property is located within the Sanger Subdivision, which has been in existence since May 11, 1895, consists of 90 residential lots, and is more than 90.00% developed. The *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the UDC, requires a Specific Use Permit (SUP) for *Residential Infill in or Adjacent to an Established Subdivision* in all single-family zoning districts, the Two-Family (2F) District, the Downtown (DT) District, and the Residential-Office (RO) District. This property, being within an established subdivision, requires a Specific Use Permit (SUP).

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

following is a summary of observations concerning the housing on or within close proximity of Sam Houston Street compared to the house proposed by the applicant:

Housing Design and Characteristics	Existing Housing on Sam Houston, E. Bourn, and E. Ross Street	Proposed Housing
Building Height	One (1) Story	Two (2) Story
Building Orientation	All of the homes are oriented toward the street they are built along.	The front elevation of the home will face onto Sam Houston Street
Year Built	1920-2015	*N/A*
Building SF on Property	1200 SF – 3,578 SF	2,673 SF
Building Architecture	Single Family Homes, One (1) House of Worship, One (1) Duplex	Comparable to the surrounding Single-Family Homes
Building Setbacks:		
Front	20-Feet	20-Feet
Side	6- feet.	6- Feet
Rear	10- Feet.	10-Feet
Building Materials	Brick, Siding, Stone	Siding
Paint and Color	White, Red, Brown, Gray	White
Roofs	Composite and Asphalt Shingles	Composite Shingle and Metal
Driveways/Garages	Driveways all front the same street the single-family home faces. Homes consist of front-facing garages or no garages.	The garage will be front facing towards Sam Houston Street and will be located 15-feet, 1 ½-inch in front of the front façade of the home.

According to Section 04, *Residential Parking*, of Article 06, *Parking and Loading*, of the Unified Development Code (UDC), "(i)n single-family or duplex districts, parking garages must be located at least 20-feet behind the front façade for front entry garages, unless it is a j-swing garage where the garage door is perpendicular to the street." In this case, the applicant's proposed garage is a front-facing garage and does not meet the requirements as stated in the Unified Development Code (UDC). Specifically, the garage will be oriented towards Sam Houston Street and will be located 15-feet, 1½-inch in front of the front façade od the home. Staff should note that this garage configuration is not atypical in the Southside Neighborhood.

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 Sam Houston Street along with the proposed building elevations in the attached packet. Staff should note that the proposed home is architecturally similar to other newer homes in the surrounding area and does not appear to negatively impact the existing subdivision; however, the approval of a Specific Use Permit (SUP) is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.

NOTIFICATIONS

On June 18, 2025, staff mailed 107 notices to property owners and occupants within 500-feet of the subject property. Staff also notified the Highridge Estates Homeowners Association (HOA), which is the only homeowners association or neighborhood organization within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). At the time this report was drafted, staff had received one (1) notice back in opposition of the applicant's request.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the applicant's request for a *Specific Use Permit (SUP)* for *Residential Infill 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;

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

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

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

DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

PLATTING APPLICATION FEES:
- ☐ MASTER PLAT ($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	805 B Sam Houston St.				
SUBDIVISION	Allen Ethel, Jean Sanger	LOT	W	BLOCK	J
GENERAL LOCATION					

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	Residential		CURRENT USE		
PROPOSED ZONING	Residential		PROPOSED USE		
ACREAGE		LOTS [CURRENT]		LOTS [PROPOSED]	

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

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

☐ OWNER	JMS Custom Homes, LLC	☐ APPLICANT	
CONTACT PERSON	Javier Silva	CONTACT PERSON	
ADDRESS	58 windsor DR.	ADDRESS	
CITY, STATE & ZIP	Rockwall Tx 75032	CITY, STATE & ZIP	
PHONE	[redacted]	PHONE	
E-MAIL	[redacted]	E-MAIL	

NOTARY VERIFICATION [REQUIRED]

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

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 13 *DAY OF* June, 20 25

AMANDA POTTHOFF
Notary ID #126292778
My Commission Expires
April 22, 2026

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Amanda Potthoff

MY COMMISSION EXPIRES April 22, 2026



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

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

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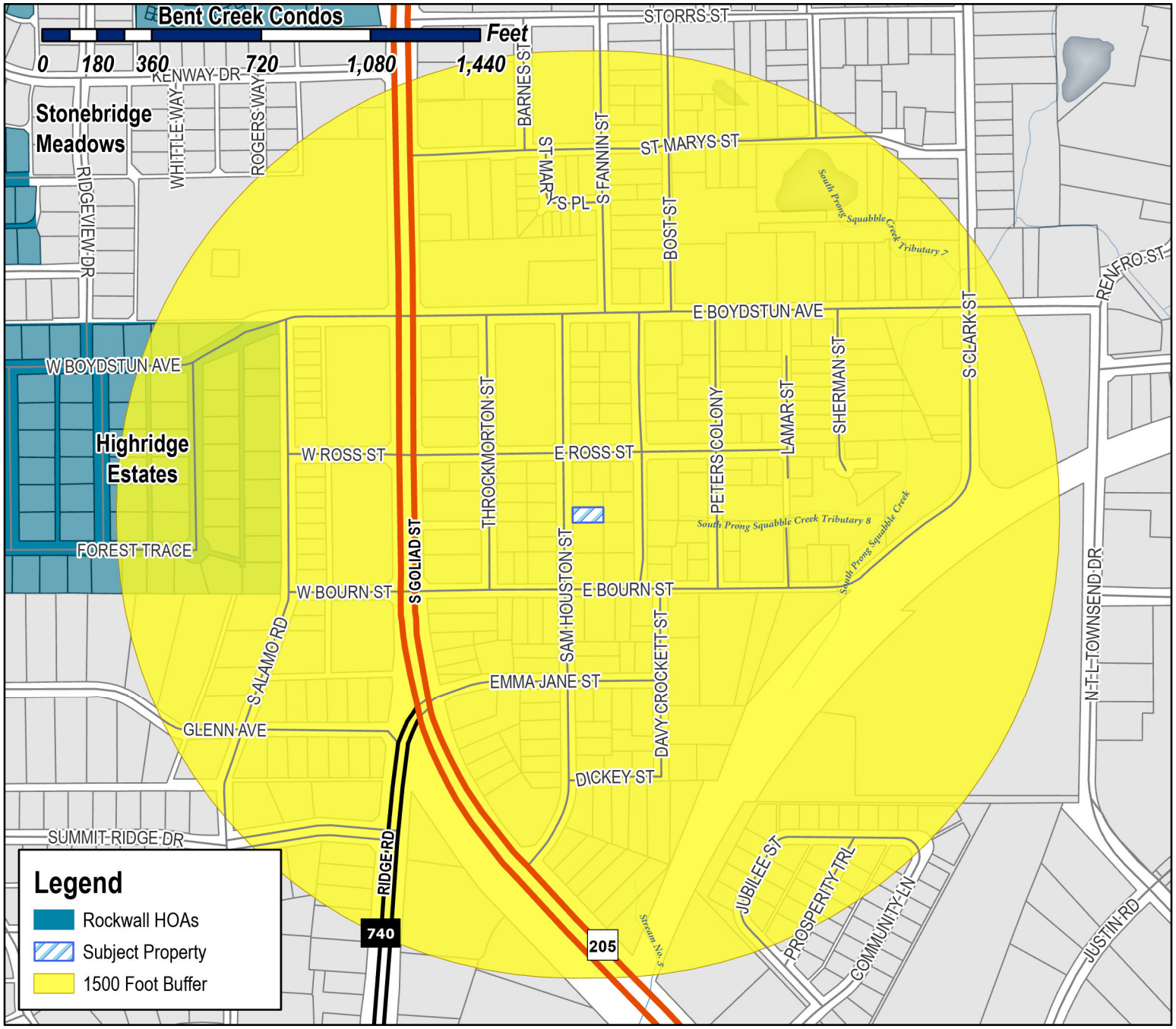
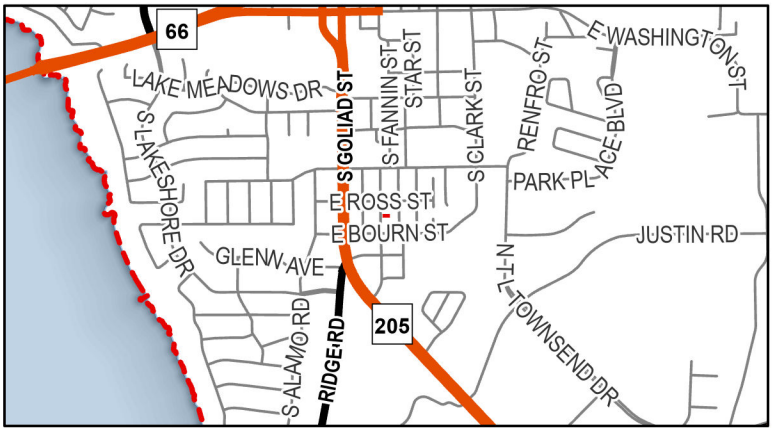


Case Number: Z2025-037
Case Name: SUP for Residential Infill at 805B Sam Houston
Case Type: Zoning
Zoning: Single-Family 7 (SF-7) District
Case Address: 805B Sam Houston



Date Saved: 6/13/2025
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 [Z2025-037]
Date: Friday, June 20, 2025 10:26:22 AM
Attachments: Public Notice (06.16.2025).pdf
HOA Map.pdf

HOA/Neighborhood Association Representative:

Per your participation in the Neighborhood Notification Program, you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning case that will be published in the Rockwall Herald Banner on Friday, June 20, 2025. The Planning and Zoning Commission will hold a public hearing on Tuesday, July 15, 2025 at 6:00 PM, and the City Council will hold a public hearing on Monday, July 21, 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.

Z2025-037: SUP for Residential Infill
Hold a public hearing to discuss and consider a request by Javier Silva of JMS Custom Homes, LLC for the approval of a Specific Use Permit (SUP) for Residential Infill in an Established Subdivision for the purpose of constructing a single-family home on a ~0.115-acre tract of land identified as a portion of Lot W, Block J, Sanger Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Southside Residential Neighborhood Overlay (SRO) District, addressed as 805 Sam Houston Street, and take any action necessary.

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

City of Rockwall

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

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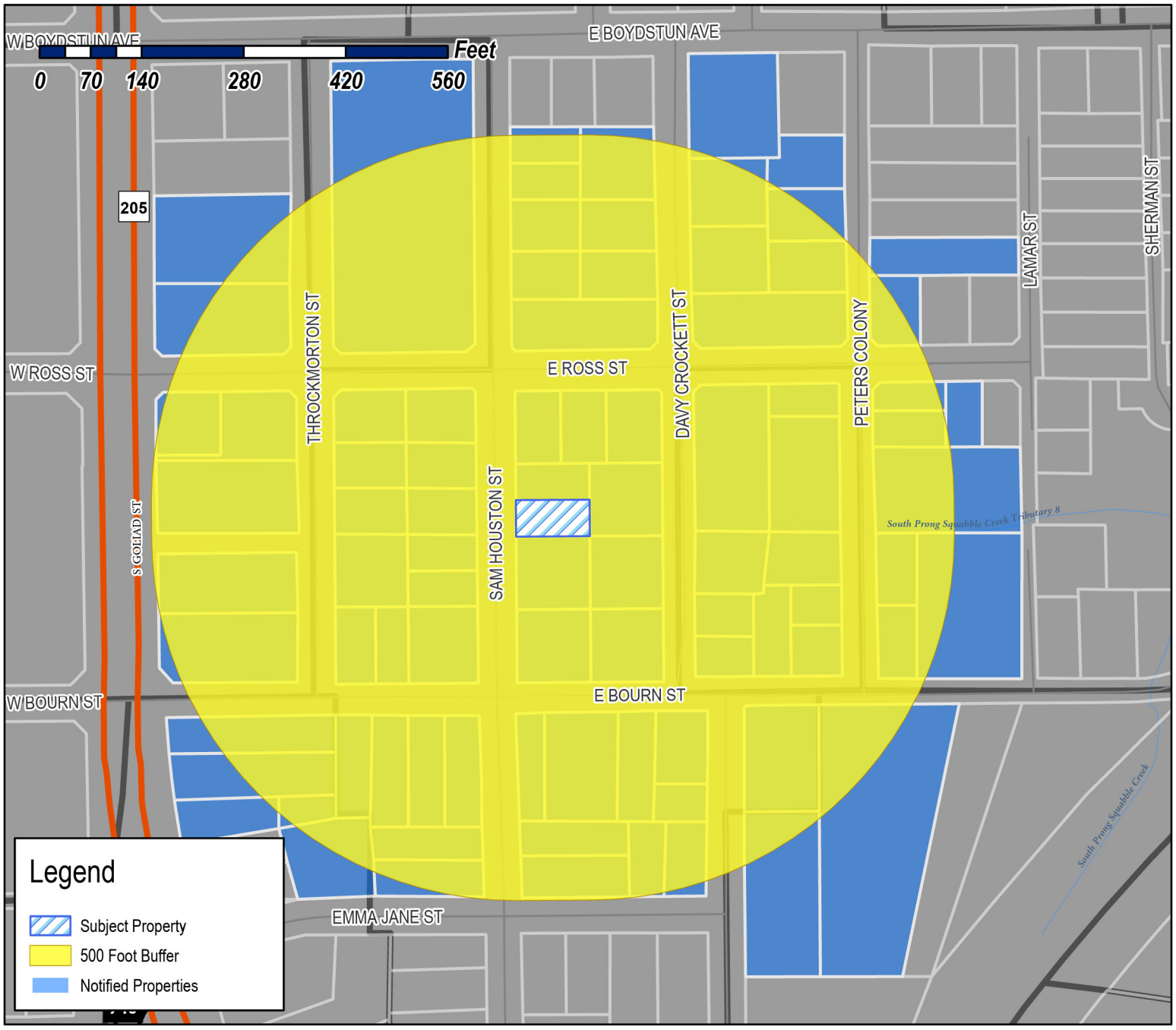

Case Number: Z2025-037
Case Name: SUP for Residential Infill at 805B Sam Houston
Case Type: Zoning
Zoning: Single-Family 7 (SF-7) District
Case Address: 805B Sam Houston

Date Saved: 6/13/2025
For Questions on this Case Call: (972) 771-7745



EDWARDS JASON
10 DANCING WATERS
ROCKWALL, TX 75032

PEREZ MARIA D
1002 E WOODIN BLVD
DALLAS, TX 75126

LIVAY LLC
1009 HOT SPRINGS DR
ALLEN, TX 75013

RESIDENT
102 E ROSS AVE
ROCKWALL, TX 75087

ESTATE OF RHODA MAE HEARD
ANDREW HEARD JR - INDPENDENT EXECUTOR
10800 MCCOMBS ST APT 102
EL PASO, TX 79924

ANDERSON ALLEN
1208 S LAKESHORE DR
ROCKWALL, TX 75087

SFR JV-1 2021-1 BORROWER LLC
C/O. TRICON AMERICAN HOMES LLC
15771 RED HILL AVE
TUSTN, CA 92780

SFR JV-1-202-1 BORROWER LLC
15771 RED HILL AVE
TUSTIN, CA 92780

TAYLOR THOMAS M & KAY D
2000 Country Club Dr
Plano, TX 75074

BATRES MARIA DELL REFUGIO
202 BOURN STREET
ROCKWALL, TX 75087

LRG GROUP LLC
202 E RUSK ST
ROCKWALL, TX 75087

RESIDENT
203 E BOURN
ROCKWALL, TX 75087

RIVERA JAIME & MARIA
204 E BOURN ST
ROCKWALL, TX 75087

MIMS KATHY
206 E BOURN ST
ROCKWALL, TX 75087

RESIDENT
207 BOURN AVE
ROCKWALL, TX 75087

RESIDENT
208 EMMA JANE ST
ROCKWALL, TX 75087

SCROGGINS BILLY & JOYCE
208 E BOURN ST
ROCKWALL, TX 75087

BALL JUSTIN
2155 CLUBVIEW DR
ROCKWALL, TX 75087

DELGADILLO KIMBERLY
2222 Medical District Dr Apt 1208
Dallas, TX 75235

FRASER FAMILY REVOCABLE LIVING TRUST
2631 White Rock Rd
Dallas, TX 75214

HANEY W
2824 MISTY RIDGE
ROCKWALL, TX 75032

NEW CALDONIA BAPTIST CHURCH
301 E BOURNE AVE
ROCKWALL, TX 75087

CONFIA HOMES LLC
302 BOURN
ROCKWALL, TX 75087

VILLALOBOS JOSE MARVIN & JACKELIN IZELA
302 E ROSS
ROCKWALL, TX 75087

HERNANDEZ SAMUEL AND VANESSA TYSON-HERNANDEZ
304 E Bourn St
Rockwall, TX 75087

RESIDENT
304 E ROSS AVE
ROCKWALL, TX 75087

RESIDENT
306 BOURN AVE
ROCKWALL, TX 75087

ESTATE OF ARCHIE & JUANITA JONES
308 E BOURN ST
ROCKWALL, TX 75087

CUMMINGS JOHN AND LORI
308 STONEBRIDGE DR
ROCKWALL, TX 75087

BONNER JACK L AND VALERIE N
309 EMMA JANE ST
ROCKWALL, TX 75087

MOORE TIMOTHY H & TRACEY PARK
313 STONEBRIDGE DR
ROCKWALL, TX 75087

RESIDENT
402 E BOYDSTUN AVE
ROCKWALL, TX 75087

RESIDENT
403 E BOURN ST
ROCKWALL, TX 75087

WALTER MARY
408 E BOURN ST
ROCKWALL, TX 75087

HONZELL DAVID AND PATRICIA
414 E. COACHLIGHT TRAIL
ROCKWALL, TX 75087

ANGULAR PIEDRA A/G
418 E BOURN ST
ROCKWALL, TX 75087

LIU HOWARD HEYUN
4577 JAGUAR DR
PLANO, TX 75024

HECKARD ALLEN
4906 FREEMAN DR
ROWLETT, TX 75088

TEXAN MUTUAL LLC
5000 Riverside Dr Ste 100W Bldg 5
Irving, TX 75039

MARTIN HELEN
501 E BOURN ST
ROCKWALL, TX 75087

RESIDENT
504 ROSS
ROCKWALL, TX 75087

RESIDENT
505 E BOURN ST
ROCKWALL, TX 75087

NUAMERICA PROPERTIES LLC
5657 SOUTHERN FERN RD
GARLAND, TX 75043

STAR 2022 SFR3 BORROWER LP
591 WEST PUTNAM AVE
GREENWICH, CT 6830

ALLEN DONNA ANETTE AND
JACQUELINE YVETTE JACOBS AND JEFFREY
DWAYNE JACOBS
5961 CONNIE LANE
ROCKWALL, TX 75032

CAMELI CHAZ CRISTIAN NECOLA & LAUREN
604 E ROSS ST
ROCKWALL, TX 75087

DEATON SHELLEY MARIE AND
BRIANNA ORNELAS
701 SAM HOUSTON STREET
ROCKWALL, TX 75087

RESIDENT
703 SAM HOUSTON ST
ROCKWALL, TX 75087

TAYLOR LISA AND PAUL TAYLOR
704 DAVY CROCKETT ST
ROCKWALL, TX 75087

RESIDENT
705 DAVY CROCKETT
ROCKWALL, TX 75087

MILLER ANNE
705 SAM HOUSTON ST
ROCKWALL, TX 75087

WILLIAMS SHIRLEY B ETAL
706 DAVY CROCKETT ST
ROCKWALL, TX 75087

ESTATE OF DABNEY AUDRY
706 PETERS COLONY
ROCKWALL, TX 75087

RESIDENT
707 SAM HOUSTON
ROCKWALL, TX 75087

CRENSHAW LORENZA
707 DAVY CROCKETT ST
ROCKWALL, TX 75087

RESIDENT
708 DAVY CROCKETT
ROCKWALL, TX 75087

RESIDENT
708 PETERS COLONY
ROCKWALL, TX 75087

RESIDENT
710 DAVY CROCKETT
ROCKWALL, TX 75087

RESIDENT
710 PETERS COLONY
ROCKWALL, TX 75087

MILLER FRANK
711 S GOLIAD ST
ROCKWALL, TX 75087

ALLEN ETHEL JEAN
711 SHERMAN ST
ROCKWALL, TX 75087

BENNETT A L EST
C/O OLIVER LINVELL
712 PETERS COLONY
ROCKWALL, TX 75087

LINVEL MELBA RUTH ESTATE
712 PETERS COLONY
ROCKWALL, TX 75087

CABRERA JUAN R & NOEMI E
715 PETERS COLONY
ROCKWALL, TX 75087

RESIDENT
725 PETERS COLONY
ROCKWALL, TX 75087

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

RESIDENT
800 SAM HOUSTON
ROCKWALL, TX 75087

RESIDENT
801 DAVY CROCKETT
ROCKWALL, TX 75087

RESIDENT
801 PETERS COLONY
ROCKWALL, TX 75087

RESIDENT
801 S GOLIAD
ROCKWALL, TX 75087

LAFAYETTE ESTELLE
801 THROCKMORTON ST
ROCKWALL, TX 75087

U S HOUSING AUTHORITY
802 N GOLIAD ST
ROCKWALL, TX 75087

JACKSON CALVIN
802 SAM HOUSTON ST
ROCKWALL, TX 75087

FISHER JESSICA
803 PETERS COLONY
ROCKWALL, TX 75087

DANIELS ANNIE L
803 THROCKMORTON ST
ROCKWALL, TX 75087

DIXON ALMA
804 SAM HOUSTON ST
ROCKWALL, TX 75087

RESIDENT
805 SAM HOUSTON
ROCKWALL, TX 75087

ST PAUL AFRICAN METHODIST
EPISCOPAL CHURCH
805 PETERS COLONY
ROCKWALL, TX 75087

ESTATE OF FRANKIE MAE ALLEN
805 THROCKMORTON
ROCKWALL, TX 75087

RESIDENT
806 SAM HOUSTON ST
ROCKWALL, TX 75087

RESIDENT
807 THROCKMORTON
ROCKWALL, TX 75087

RESIDENT
808 SAM HOUSTON ST
ROCKWALL, TX 75087

RESIDENT
809 S GOLIAD
ROCKWALL, TX 75087

RESIDENT
809 SAM HOUSTON
ROCKWALL, TX 75087

JOHNSON MELDRIA
809 DAVY CROCKETT
ROCKWALL, TX 75087

STRANGE FREDERICK & PATRICIA
810 DAVY CROCKETT ST
ROCKWALL, TX 75087

BARRON BLAKELEIGH
811 DAVY CROCKETT ST
ROCKWALL, TX 75087

RESIDENT
811 S GOLIAD
ROCKWALL, TX 75087

RESIDENT
812 PETERS COLONY
ROCKWALL, TX 75087

HALL WILLA O
815 DAVY CROCKETT ST
ROCKWALL, TX 75087

HERNANDEZ ALMA VELIA
815 THROCKMORTON ST
ROCKWALL, TX 75087

AUL PROPERTIES LLC
8502 Huntington Dr
Rowlett, TX 75089

DENTON GLENDA K & LANCE
900 DAVY CROCKETT
ROCKWALL, TX 75087

RESIDENT
901 S GOLIAD
ROCKWALL, TX 75087

RESIDENT
902 DAVY CROCKETT
ROCKWALL, TX 75087

RESIDENT
903 S GOLIAD
ROCKWALL, TX 75087

RESIDENT
905 S GOLIAD
ROCKWALL, TX 75087

VALENCIA MONICA L AND ALFREDO
906 SAM HOUSTON
ROCKWALL, TX 75087

RESIDENT
907 SAM HOUSTON
ROCKWALL, TX 75087

PAIGE RYAN PROPERTIES LLC
P. O. BOX 853
WYLIE, TX 75098

DATIBRAN HOLDINGS LLC
PO Box 1137
Rockwall, TX 75087

JCK CONCRETE INC
PO BOX 311
FATE, TX 75132

PROGRESS RESIDENTIAL BORROWER 16 LLC
PO BOX 4090
SCOTTSDALE, AZ 85261

NEW CALDONIA BAPTIST CHURCH
PO BOX 481
ROCKWALL, TX 75087

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

SMITH TIMOTHY
PSC 3 BOX 5631
APO, AP 96266

OWENS RICHARD DUANE
905 SAM HOUSTON
ROCKWALL, TX 75087

PUBLIC NOTICE

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

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

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

Z2025-037: Specific Use Permit (SUP) for Residential Infill

Hold a public hearing to discuss and consider a request by Javier Silva of JMS Custom Homes, LLC for the approval of a Specific Use Permit (SUP) for Residential Infill in an Established Subdivision for the purpose of constructing a single-family home on a ~0.115-acre tract of land identified as a portion of Lot W, Block J, Sanger Addition, City of Rockwall, Rockwall County, Texas, situated within the Southside Residential Neighborhood Overlay (SRO) District, addressed as 805 Sam Houston Street, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on *Tuesday, July 15, 2025 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, July 21, 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, July 21, 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

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. Z2025-037: Specific Use Permit (SUP) for Residential Infill

Please place a check mark on the appropriate line below:

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

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

Name:

Address:

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

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

PUBLIC NOTICE

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PLANNING AND ZONING DEPARTMENT
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EMAIL: PLANNING@ROCKWALL.COM

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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. Z2025-037: Specific Use Permit (SUP) for Residential Infill

Please place a check mark on the appropriate line below:

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

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

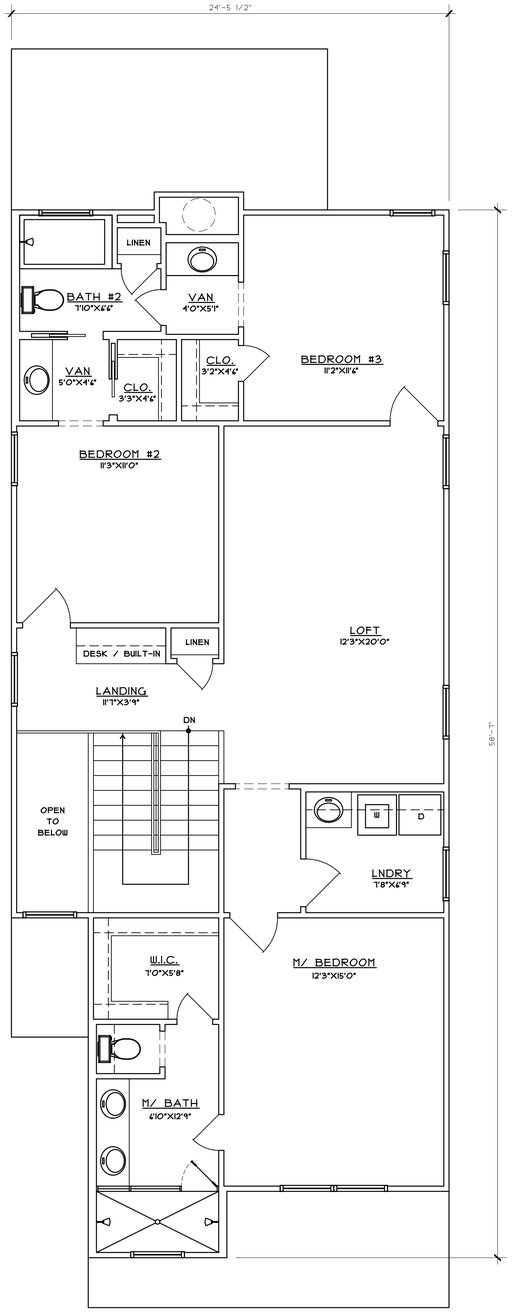
The survey @ SAM Houston was incorrectly performed, taking footage away from 810 Davy Crockett (Fred Strange) property.

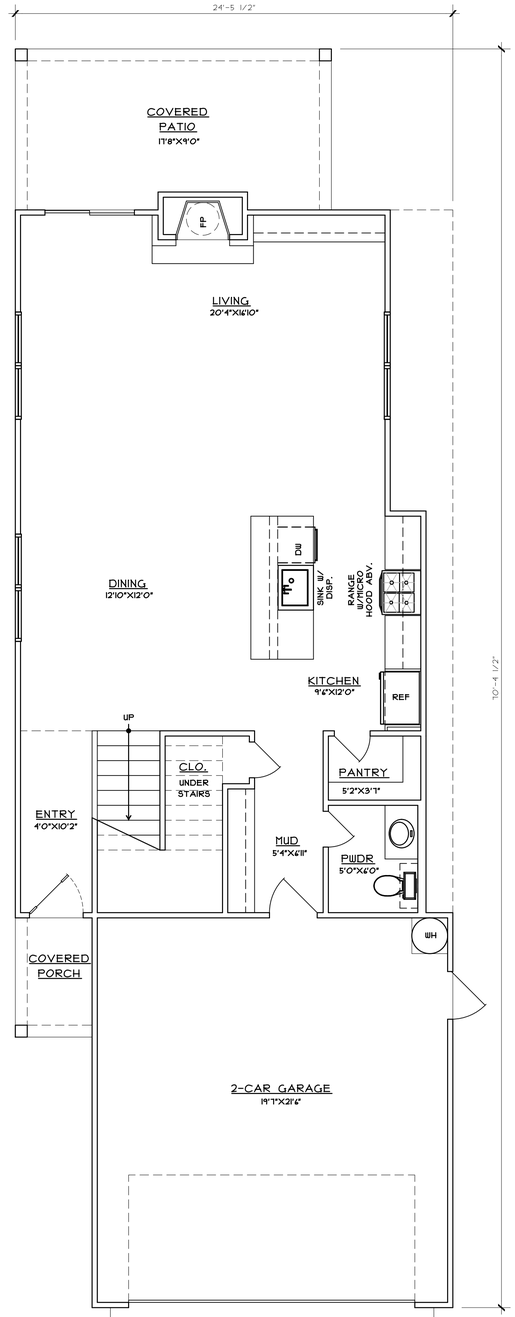
Name: Ethel Allen 6/26/25

Address: [redacted]

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

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





SQUARE FOOTAGE	AREAS
815	FIRST FLOOR PLAN
1170	SECOND FLOOR PLAN
2045	TOTAL CONDITIONED
440	2-CAR GARAGE
29	COVERED PORCH
159	COVERED PATIO
628	TOTAL UNCONDITIONED
2673	TOTAL UNDER ROOF

NORTH

02 SECOND FLOOR PLAN

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

NORTH

01 FIRST FLOOR PLAN

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

A NEW RESIDENCE

805B SAM HOUSTON STREET

JMS CUSTOM HOMES

ISSUE LOG

DATE ISSUE	DESCRIPTION
06/11/25	SUP

REVISION LOG

DATE ISSUE	DESCRIPTION	REV. NO.

ISSUED FOR:

- [x] PRELIMINARY -
- [ ] BIDDING / PERMIT
- [ ] REVISION
- [ ] FOR CONSTRUCTION

FANNINGPHILIPS DESIGN

CONTRACTOR: JAVIER SILVA
support@jmscustomhomes.net
972-814-9462

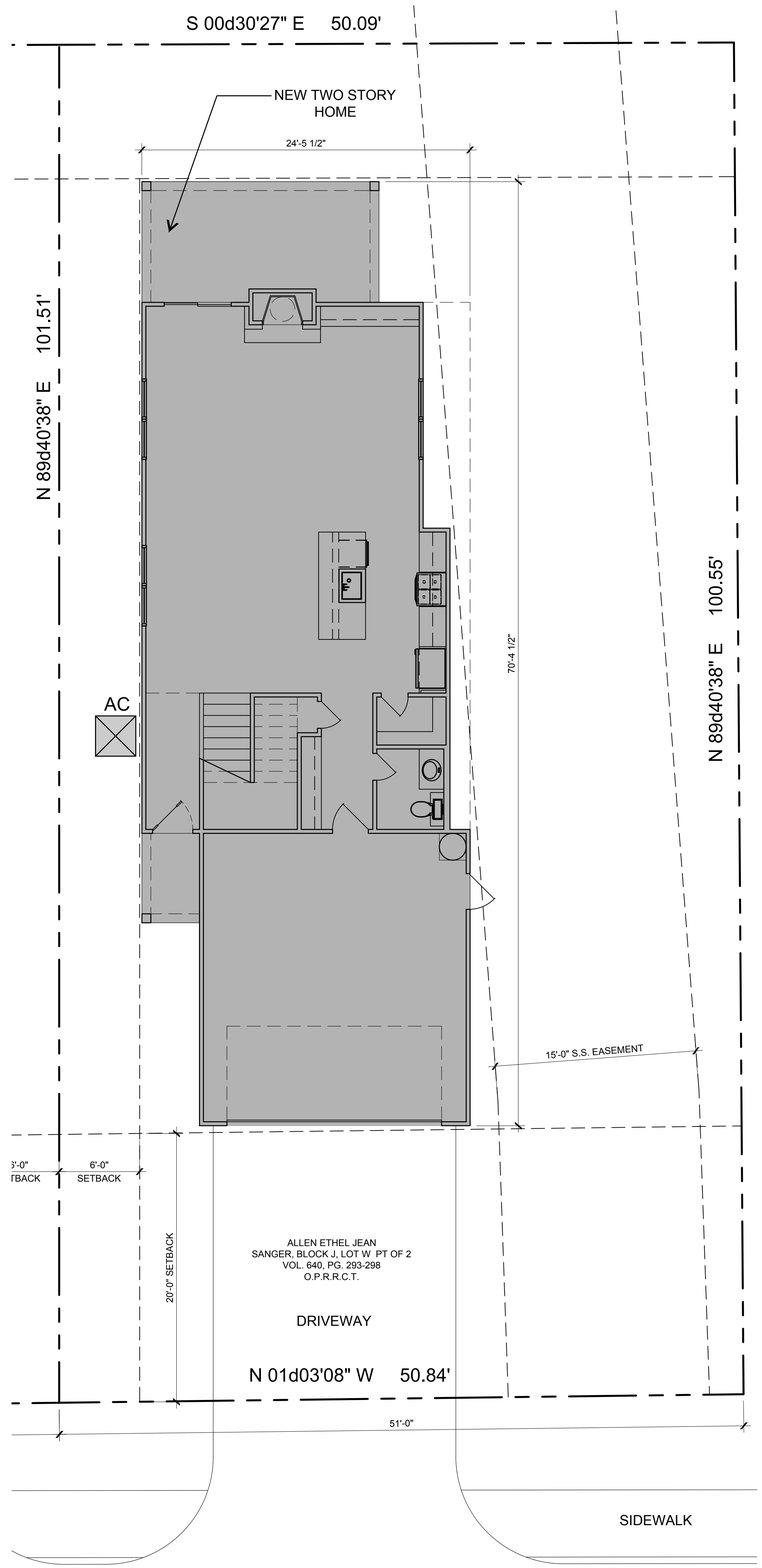
DESIGNER: PATRA PHILIPS
patra@fanningphilips.com
214-284-8734

ARCH. PROJ. #	SCALE:
25110	REF. DRAWING

SHEET NO.

A3.2

FLOOR PLAN



01 ARCHITECTURAL SITE PLAN

SCALE: 3/16"=1'-0"

A NEW RESIDENCE

805B SAM HOUSTON STREET

JMS CUSTOM HOMES

ISSUE LOG

DATE ISSUE	DESCRIPTION
06/11/25	SUP

REVISION LOG

DATE ISSUE	DESCRIPTION	REV. NO.

ISSUED FOR:

- [x] PRELIMINARY -
- [ ] BIDDING / PERMIT
- [ ] REVISION
- [ ] FOR CONSTRUCTION

FANNINGPHILIPS DESIGN

CONTRACTOR: JAVIER SILVA
support@jmscustomhomes.net
972-814-9452

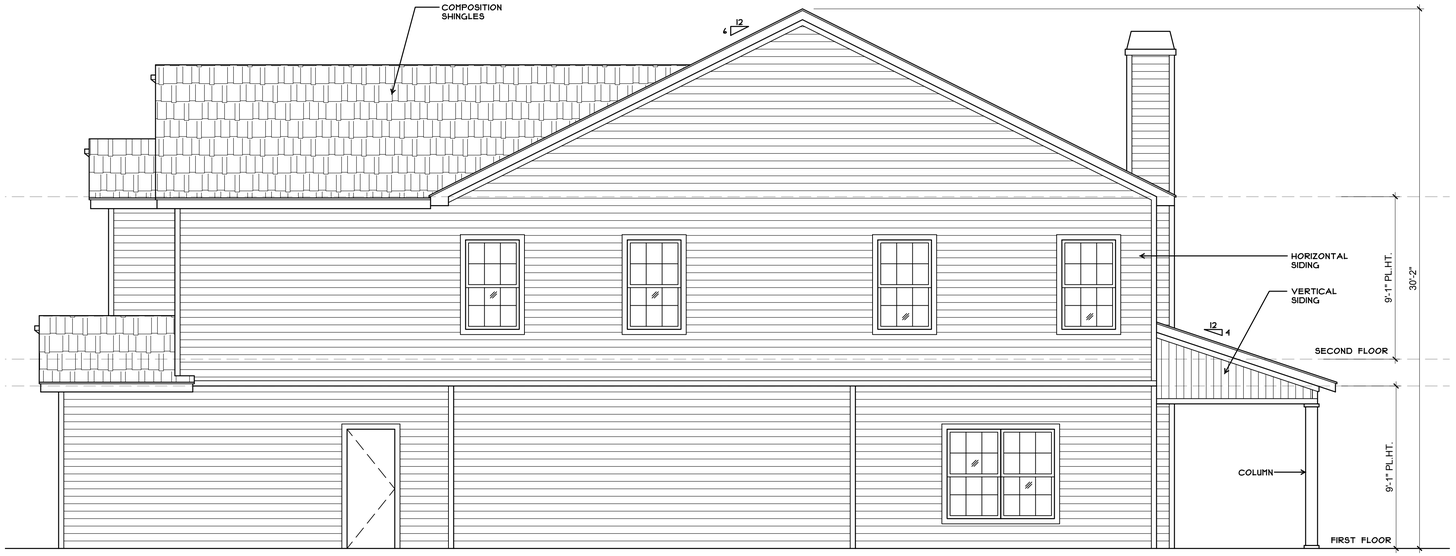
DESIGNER: PATRA PHILIPS
patra@fanningphilips.com
214-284-8734

ARCH. PROJ. #:	SCALE:
25110	REF. DRAWING

SHEET NO.

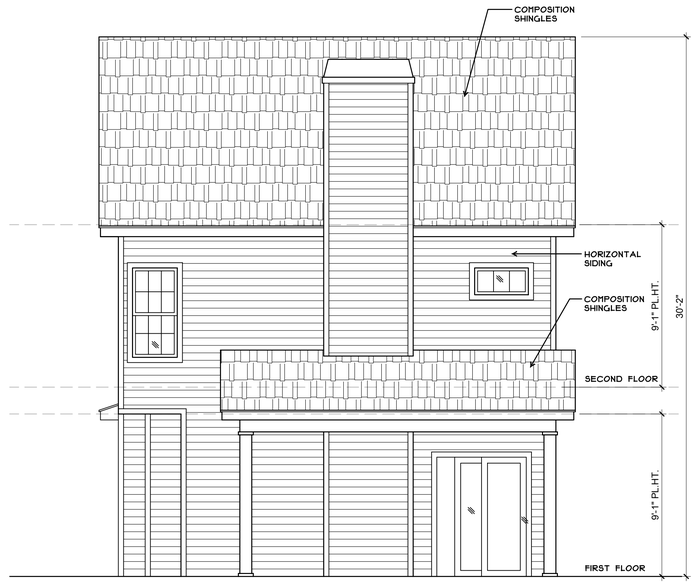
A2.1

SITE PLAN



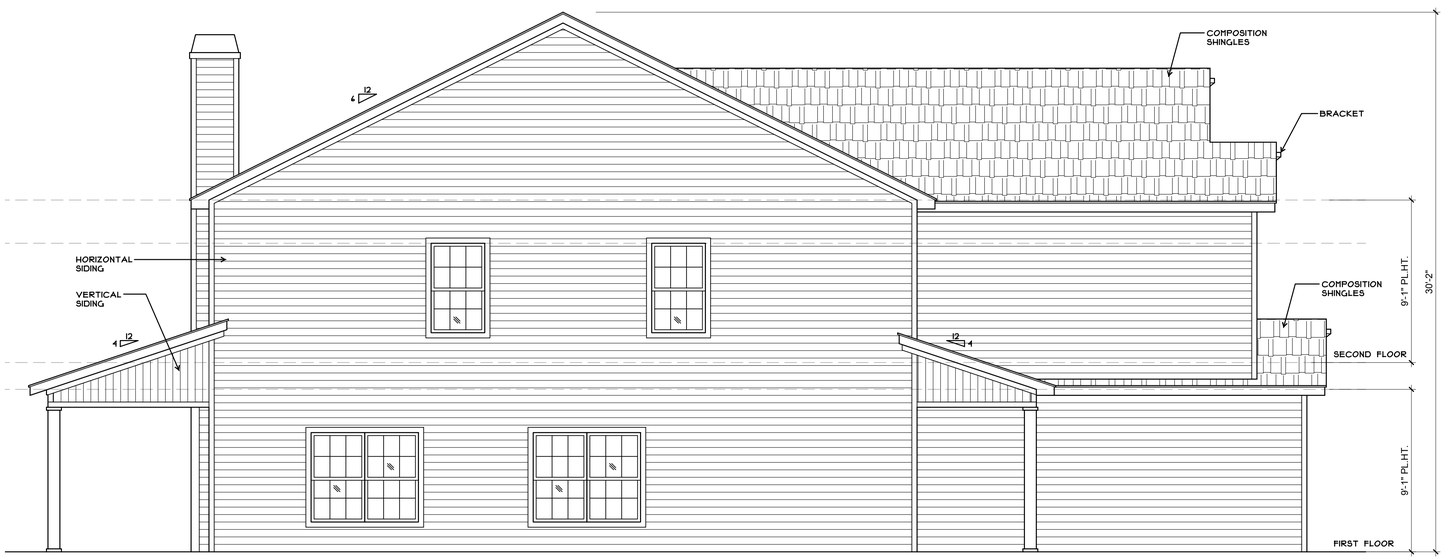
04 SOUTH ELEVATION

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



03 EAST ELEVATION

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



02 NORTH ELEVATION

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



01 WEST ELEVATION

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

A NEW RESIDENCE

805B SAM HOUSTON STREET

JMS CUSTOM HOMES

ISSUE LOG

DATE ISSUE	DESCRIPTION
06/11/25	SUP

REVISION LOG

DATE ISSUE	DESCRIPTION	REV. NO.

ISSUED FOR:

- [x] PRELIMINARY -
- [ ] BIDDING / PERMIT
- [ ] REVISION
- [ ] FOR CONSTRUCTION

FANNINGPHILIPS DESIGN

CONTRACTOR: JAVIER SILVA
support@jmscustomhomes.net
972-814-9462

DESIGNER: PATRA PHILIPS
patra@fanningphilips.com
214-284-8734

ARCH. PROJ. #:	SCALE:
25110	REF. DRAWING

SHEET NO.

A5.1

ELEVATIONS



CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2025-037

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
800 Sam Houston Street	Single-Family Home	1979	1,539	64	Brick and Siding
802 Sam Houston Street	Single-Family Home	1975	1,653	*160*	Brick and Siding
803 Sam Houston Street	Vacant	N/A	N/A	*N/A*	N/A
804 Sam Houston Street	Single-Family Home	1975	1,508	*365*	Brick and Siding
805 Sam Houston Street	Vacant	N/A	N/A	*N/A*	N/A
806 Sam Houston Street	Single-Family Home	2017	1,956	*N/A*	Brick and Stone
807 Sam Houston Houston	Duplex	1969	1,200	*N/A*	Brick and Siding
808 Sam Houston Street	Single-Family Home	2015	1,689	*N/A*	Brick and Stone
809 Sam Houston Street	Duplex	1969	1,200	*N/A*	Brick and Siding
206 E. Bourn Avenue	Single-Family Home	1996	1,320	*N/A*	Brick and Siding
301 E. Bourn Avenue	Church	1920	3,578	*N/A*	Siding
302 E. Ross Street	Single-Family Home	2013	1,480	*100*	Brick
304 E. Ross Street	Single-Family Home	2012	1,480	*N/A*	Brick
	AVERAGES:	1986	1,706	208	

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



800 Sam Houston Street



802 Sam Houston Street

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



803 Sam Houston Street



804 Sam Houston Street

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



805 Sam Houston Street



806 Sam Houston Street



807 Sam Houston Street



808 Sam Houston Street

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



809 Sam Houston Street



206 E. Bourn Avenue



301 E. Bourn Avenue



302 E. Ross Street

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



304 E. Ross Street

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 ~0.115-ACRE PARCEL OF LAND, IDENTIFIED AS LOT W, BLOCK J, SANGER ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request by Javier Silva of JMS Custom Homes, LLC for the approval of a *Specific Use Permit (SUP)* for *Residential Infill in an Established Subdivision* for the purpose of constructing a single-family home on a ~0.1150-acre parcel of land identified as Lot W, Block J, Sanger Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 805 Sam Houston Street, and being more specifically described and depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that 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*, Subsection 03.09, *Single-Family 7 (SF-7) District*, and Subsection 06.05, *Southside Residential Neighborhood Overlay (SRO) District,* of

DRAFT 07.17.2025

Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] -- *as heretofore amended and may be amended in the future* -- and with the following conditions:

2.1 OPERATIONAL CONDITIONS

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

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

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

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

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

2.2 COMPLIANCE

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

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

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

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

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

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

DRAFT ORDINANCE 01.15.2025

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 4TH DAY OF AUGUST, 2025.

_____
Tim McCallum, *Mayor*

ATTEST:

_____
Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

1st Reading: *July 21, 2025*

2nd Reading: *August 4, 2025*

DRAFT ORDINANCE 07.15.2025

Exhibit 'A':
Location Map

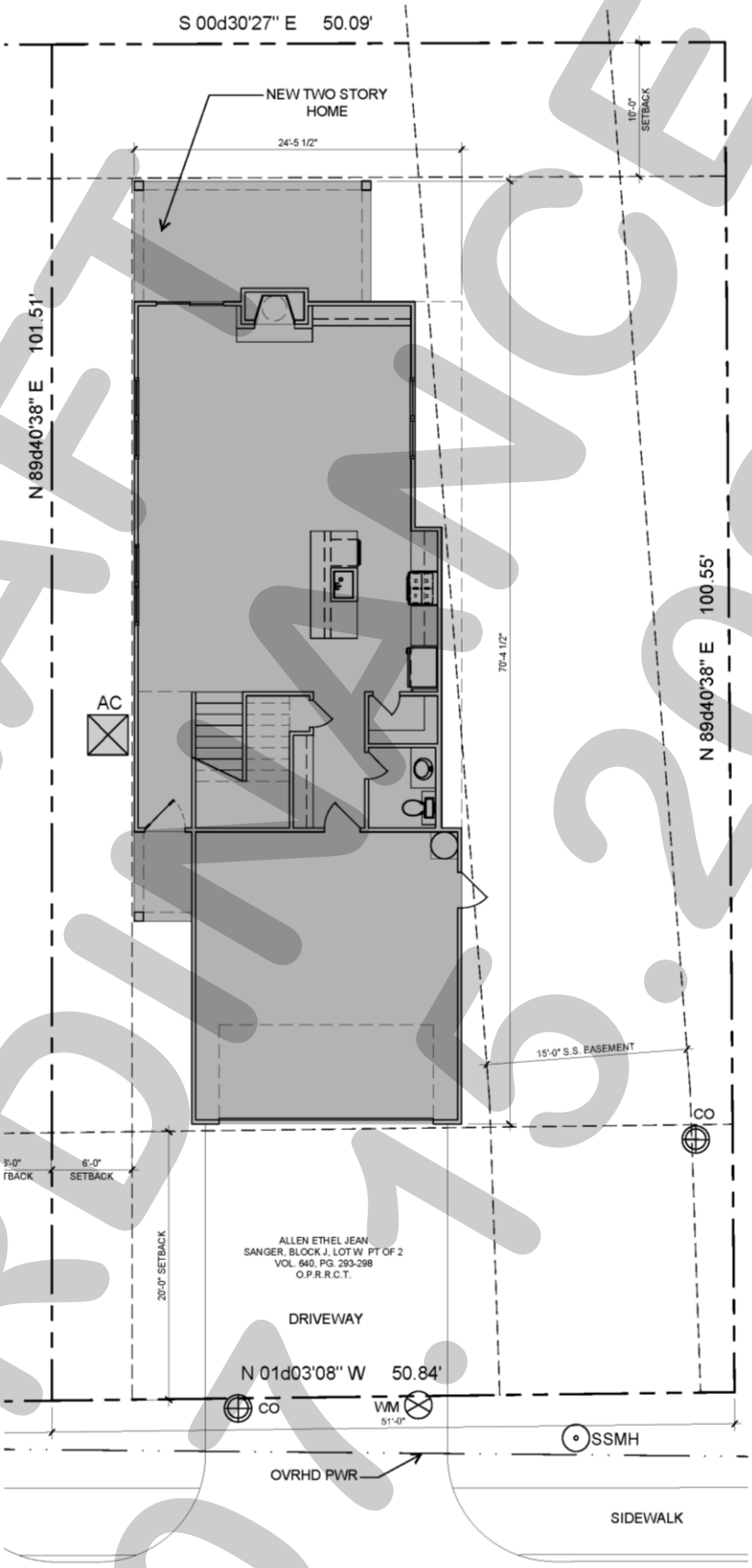
Address: *805 Sam Houston Street*

Legal Description: *Lot W, Block J, Sanger Addition*



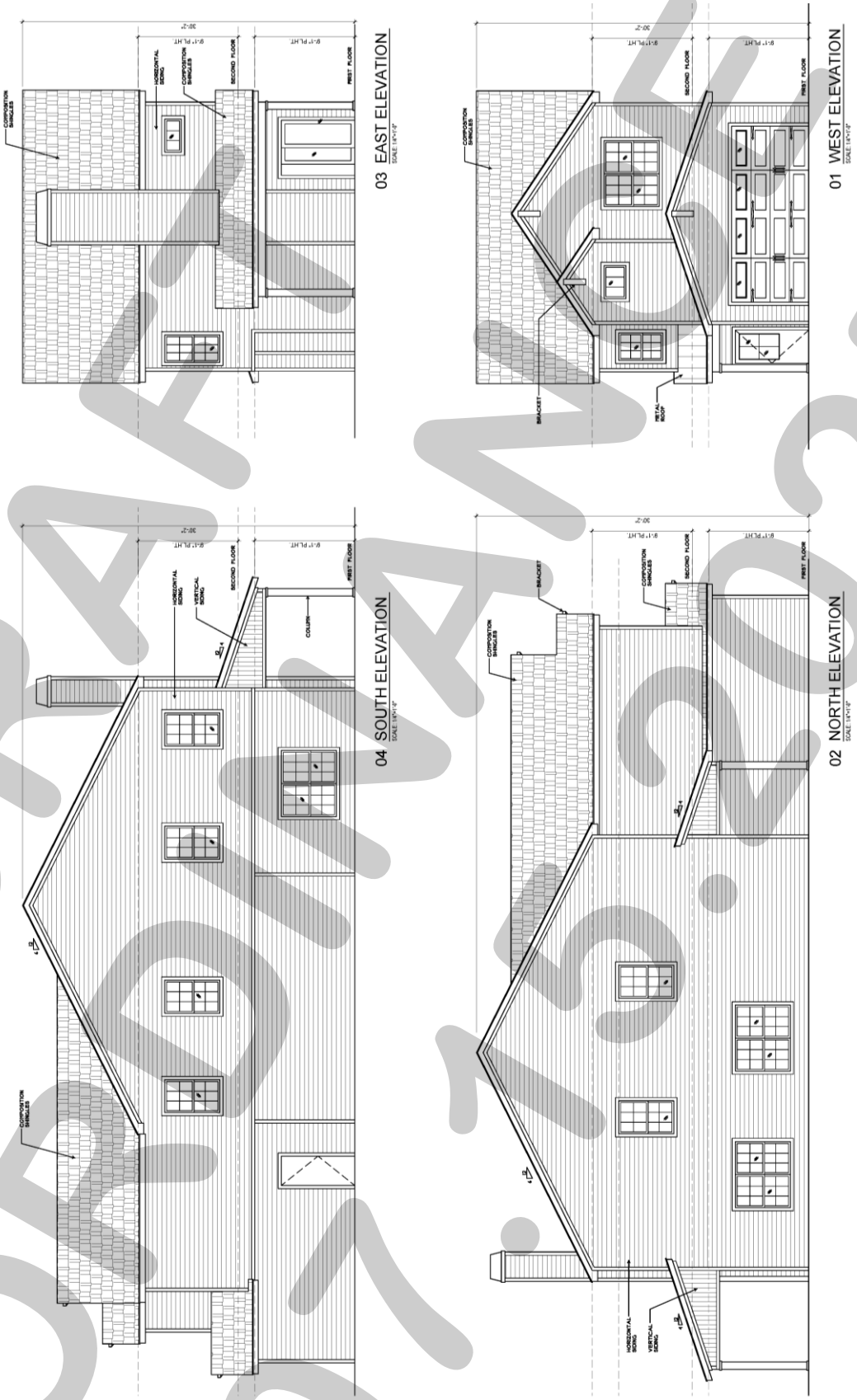
DRAFT ORDINANCE

Exhibit 'B':
Residential Plot Plan



DRAFT ORDINANCE 07.15.2025

Exhibit 'C':
Building Elevations



DRAFT
ORDINANCE
07.15.2025

Exhibit 'C':
Building Elevations



DRAFT
07.07.2025

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:	July 15, 2025
APPLICANT:	Jerret R. Smith
CASE NUMBER:	Z2025-038; *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. On April 17, 2025, the applicant resubmitted the application for the *Specific Use Permit (SUP)* for Residential Infill in an Established Subdivision. On May 13, 2025, the Planning and Zoning Commission approved a motion to recommend approval of the *Specific Use Permit (SUP)* by a vote of 4-0, with Commissioners Thompson and Hustings absent and one (1) vacant seat; however, on May 19, 2025, the City Council approved a motion to deny the *Specific Use Permit (SUP)* by a vote of 7-0. As with the first request, the stated reason for the denial was due to the applicant not being present at the meeting. Since the motion to deny passed without an indication of prejudice, the motion was once again considered to be a denial with prejudice. On June 3, 2025, the applicant submitted a letter to the Director of Planning and Zoning requesting to again resubmit an application stating that they "…sincerely apologize for missing the last meeting due to a scheduling conflict … [*and*] that a representative or the applicant will be present at *all* meetings." On June 10, 2025, the Planning and Zoning Commission again approved a motion by a vote of 5-0, with Commissioner Womble absent and one (1) vacant seat, 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. Boydstun Avenue, which is identified as a *Minor*

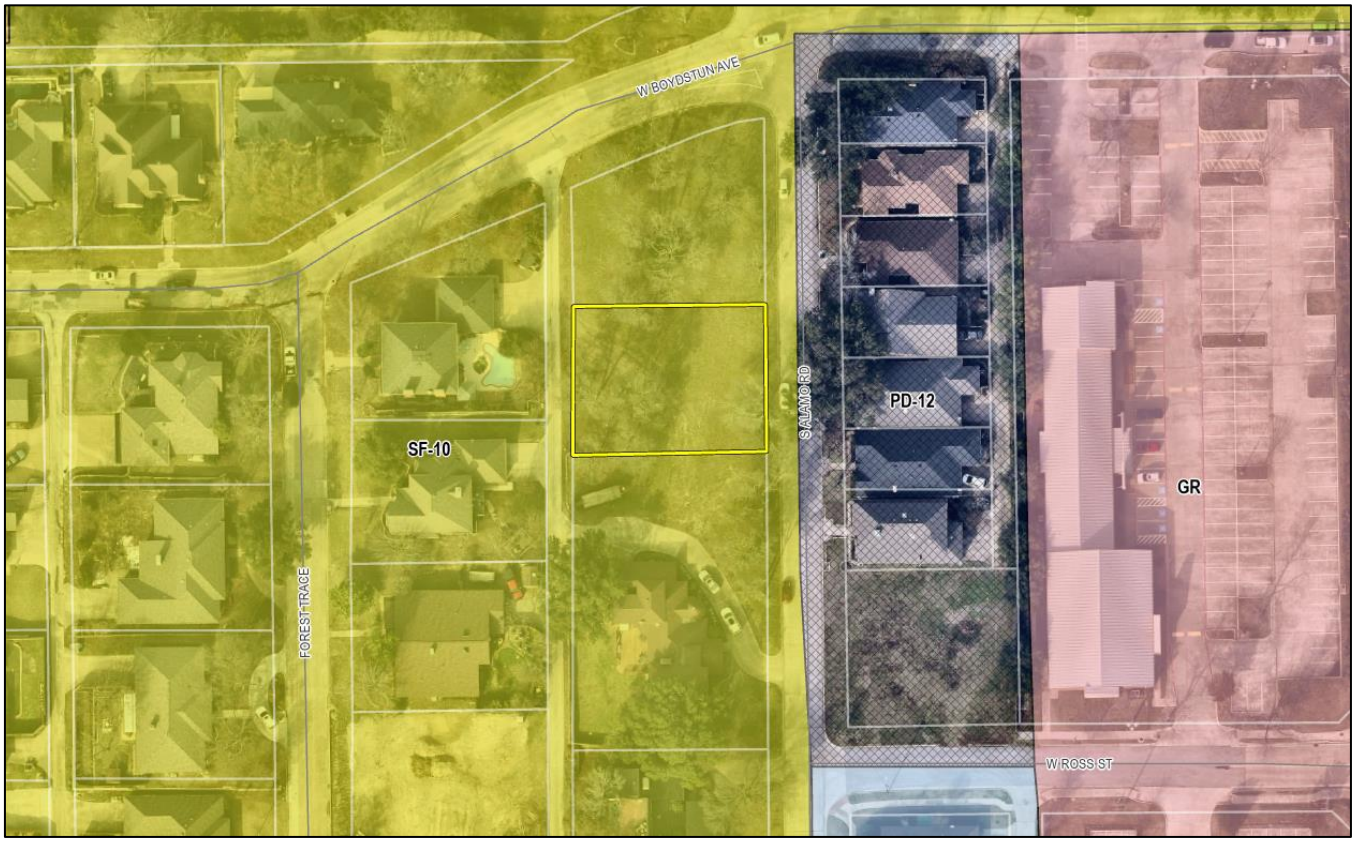
Collector on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. North of this is First Baptist Church of Rockwall (*i.e. Lot 1, Block A, First Baptist Church Addition Phase 3*) which is situated on a 9.43-acre tract of land and is zoned both Single-Family 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.

MAP 1: LOCATION MAP
YELLOW: SUBJECT PROPERTY



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

Article 13, *Definitions*, of the Unified Development Code (UDC) defines *Residential Infill in or Adjacent to an Established Subdivision* as "(t)he new development of a single-family home or duplex on an existing vacant or undeveloped parcel of land or the redevelopment of a developed parcel of land for a new single-family home or duplex within an established subdivision that is mostly or entirely built-out." An *established subdivision* is further defined in Subsection 02.03(B) (11) of Article 04, *Permissible Uses*, of the UDC as "…a subdivision that consists of five (5) or more lots, that is 90.00% 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 June 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 Rockwall TX 75087				
SUBDIVISION	Highridge Est	LOT	2	BLOCK	A
GENERAL LOCATION					

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING		CURRENT USE			
PROPOSED ZONING		PROPOSED USE			
ACREAGE	0.1960	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 R. Smith	☐ APPLICANT	
CONTACT PERSON	Jerret R Smith	CONTACT PERSON	
ADDRESS	9091 FM 2728	ADDRESS	
CITY, STATE & ZIP	Terrell TX 75161	CITY, STATE & ZIP	
PHONE	[redacted]	PHONE	
E-MAIL	[redacted]	E-MAIL	

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Jerret R 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."

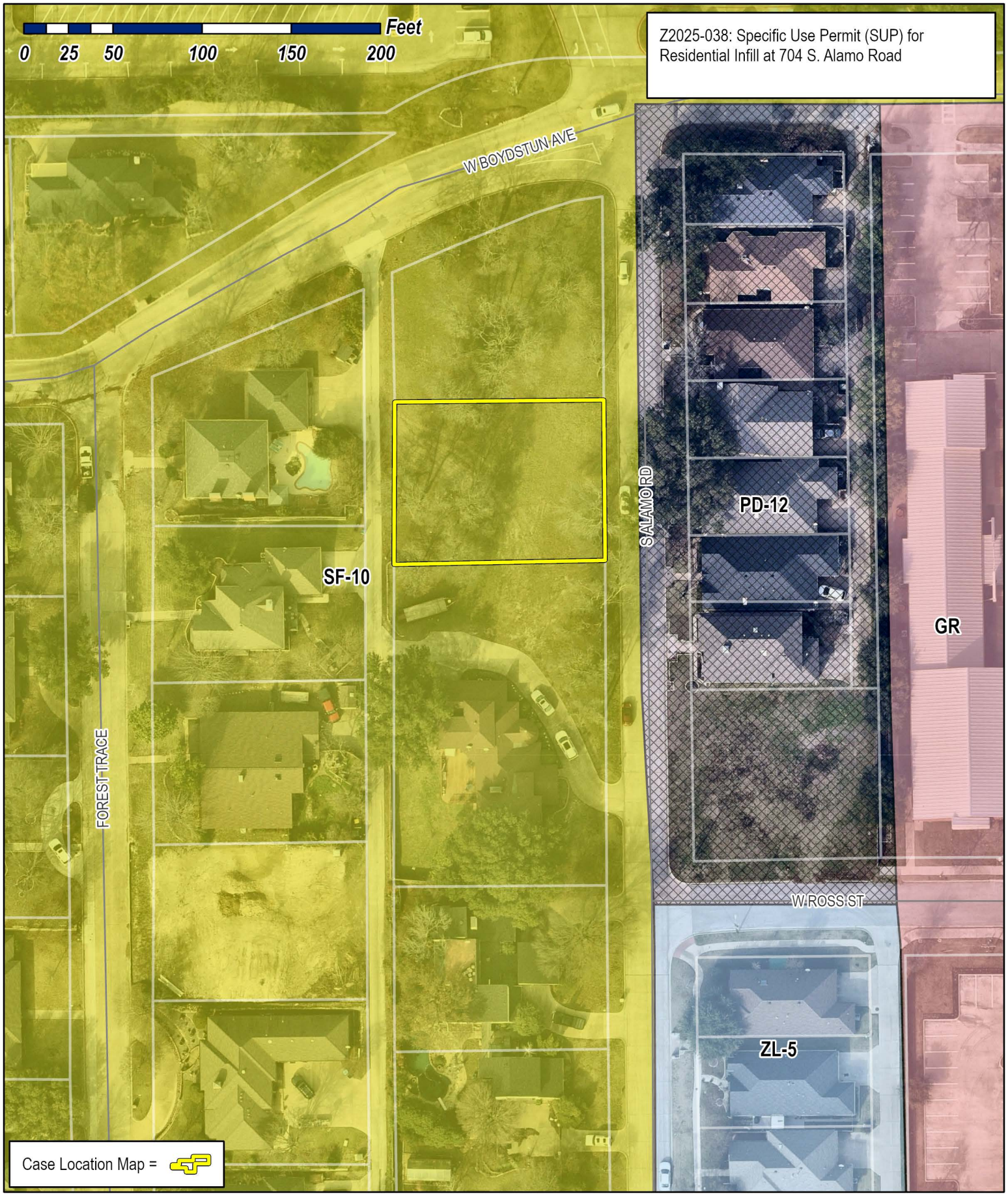
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 13 *DAY OF* June 2025

AMBER SHINN
Notary Public, State of Texas
Comm. Expires 08-28-2028
Notary ID 129105582

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Amber Shinn

MY COMMISSION EXPIRES 8.28.2028



City of Rockwall

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

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

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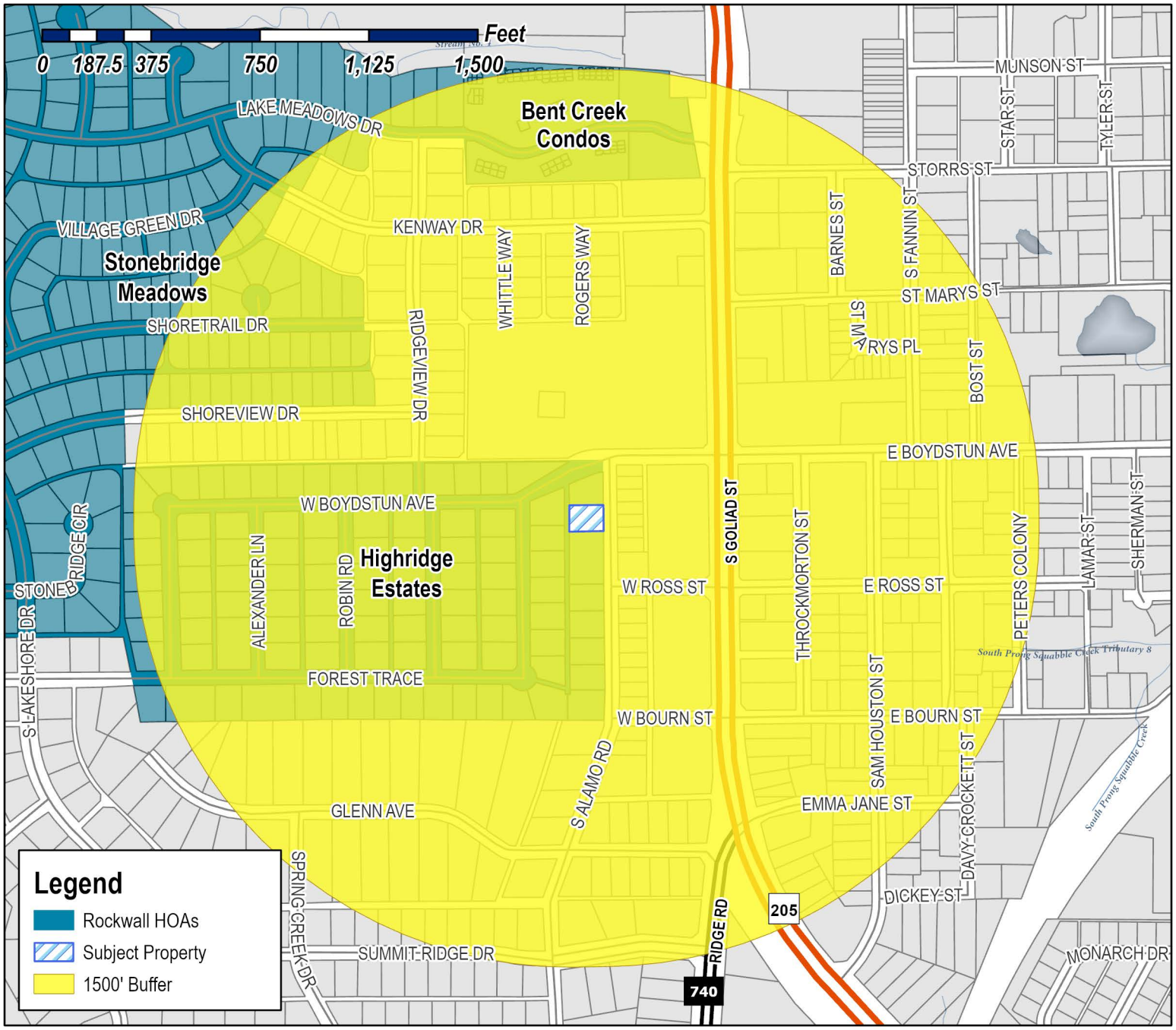
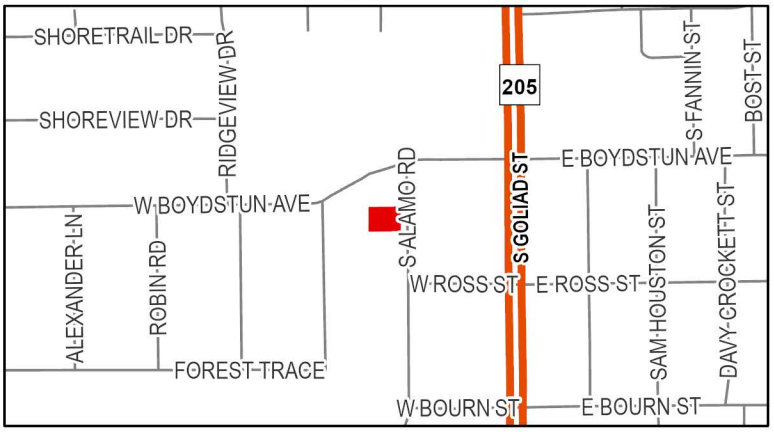


Case Number: Z2025-038
Case Name: SUP for Residential Infill
Case Type: Zoning
Zoning: Single-Family 10 (SF-10) District
Case Address: 704 S. Alamo Road



Date Saved: 6/13/2025
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 [Z2025-038]
Date: Friday, June 20, 2025 10:33:28 AM
Attachments: Public Notice (06.16.2025).pdf
HOA Map (06.13.2025).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, June 20, 2025. The Planning and Zoning Commission will hold a public hearing on Tuesday, July 15, 2025 at 6:00 PM, and the City Council will hold a public hearing on Monday, July 21, 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.

Z2025-038: SUP for 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, addressed as 704 S. Alamo Road, and take any action necessary.

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

City of Rockwall

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

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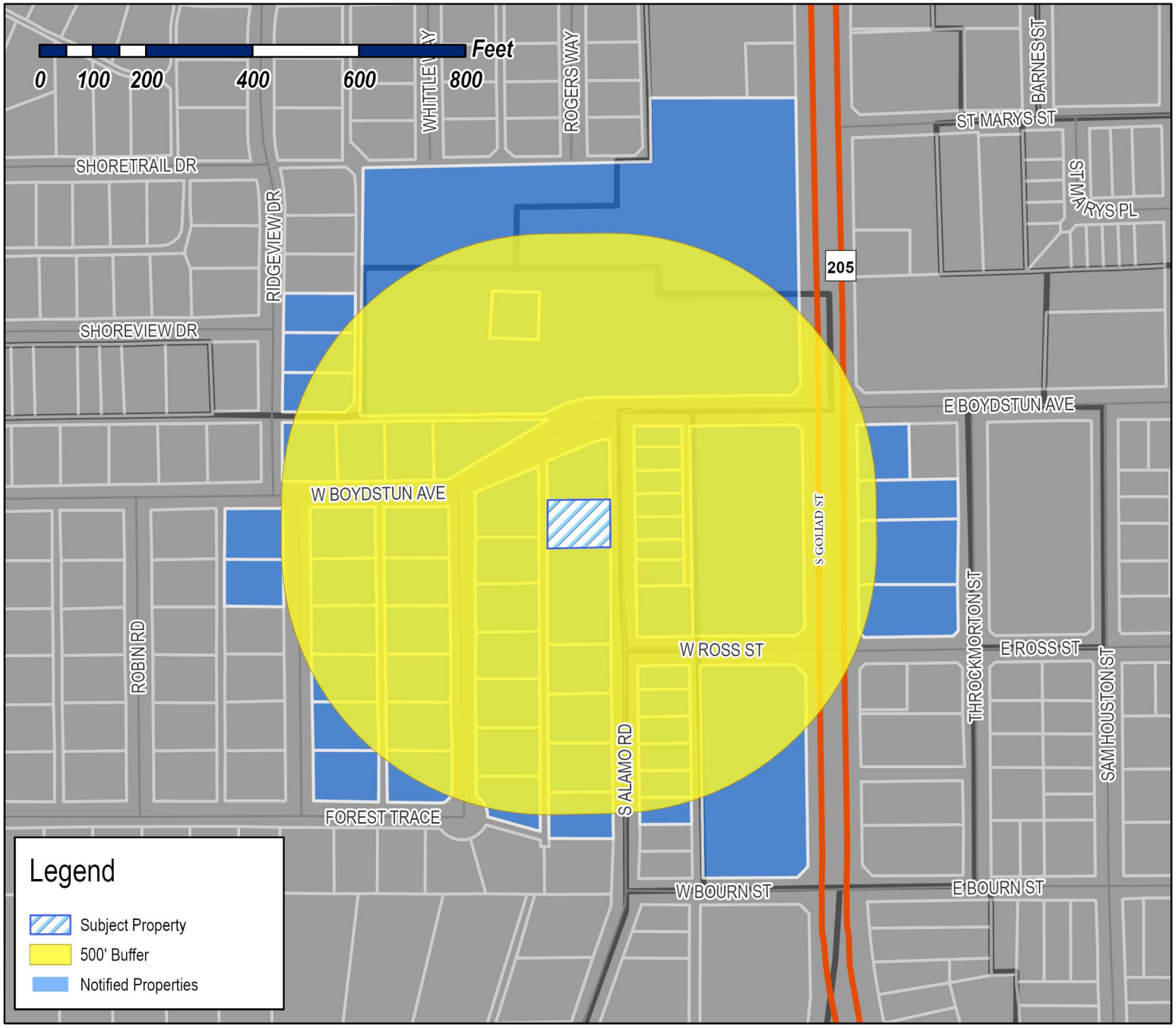

Case Number: Z2025-038
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Zoning: Single-Family 10 (SF-10) District
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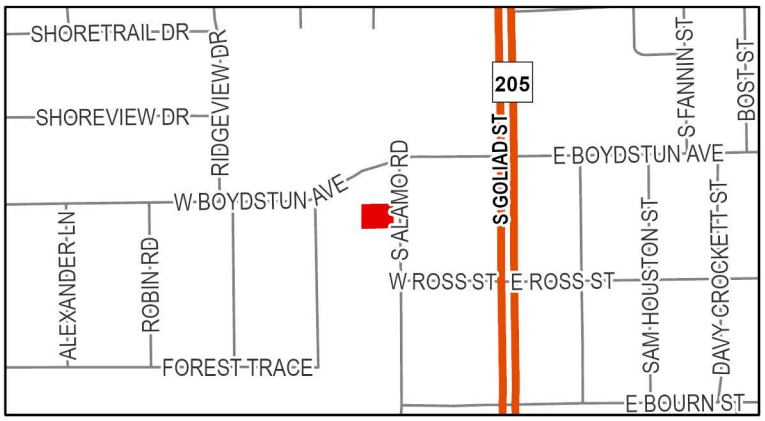


Date Saved: 6/13/2025
For Questions on this Case Call: (972) 771-7745

BAUMANN HARRY EDWARD
10 WATERS EDGE CT
HEATH, TX 75032

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

FLEMING LINDA
1116 SQUAW VALLEY
ROCKWALL, TX 75087

MCCAMPBELL CHARLES C & PATRICIA S
1203 WYNDEN CREEK DR
HOUSTON, TX 77056

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

TIJERINA MANUEL
1713 MISSION DR
GARLAND, TX 75042

BARNHILL BARNEY M
202 DARTBROOK
ROCKWALL, TX 75087

LAZY DALE PARTNERS LP
202 N SAN JACINTO ST
ROCKWALL, TX 75087

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

VEST JEREMY DEREK
204 W BOYDSTUN AVE
ROCKWALL, TX 75087

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

JUSTICE BLAKE AND CHELSEA
208 BOYDSTUN AVE
ROCKWALL, TX 75087

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

HOGUE NEVA MAE
513 RIDGEVIEW DR
ROCKWALL, TX 75087

RESIDENT
515 RIDGEVIEW DR
ROCKWALL, TX 75087

ROGGE CONNIE PENNINGTON
517 RIDGEVIEW DR
ROCKWALL, TX 75087

RESIDENT
602 S GOLIAD
ROCKWALL, TX 75087

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

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

REED DARLENE
701 S ALAMO RD
ROCKWALL, TX 75087

RESIDENT
702 S ALAMO DR
ROCKWALL, TX 75087

CRESPO DENYS AND HALEY
703 FOREST TRACE
ROCKWALL, TX 75087

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

RESIDENT
703 S ALAMO
ROCKWALL, TX 75087

FREED SARAH
704 FOREST TRACE
ROCKWALL, TX 75087

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

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

CULLINS JENNIFER L
705 FOREST TRACE
ROCKWALL, TX 75087

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

RESIDENT
705 S ALAMO
ROCKWALL, TX 75087

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

KIM LYNN & TODD J MOUNCE
706 FOREST TRACE
ROCKWALL, TX 75087

REYNOLDS MICHAEL EUGENE & FRANCES S
706 RIDGEVIEW DRIVE
ROCKWALL, TX 75087

MILLS CHARLES O
706 S ALAMO RD
ROCKWALL, TX 75087

WRIGHT MELISSA ANN &
DAVID SCOTT
707 FOREST TRCE
ROCKWALL, TX 75087

BRADFORD KENNETH AND LESLIE
707 RIDGEVIEW DR
ROCKWALL, TX 75087

RESIDENT
707 S ALAMO
ROCKWALL, TX 75087

KELEMEN ANNA V AND
MATTHEW BURBRIDGE
708 FOREST TRACE
ROCKWALL, TX 75087

RESIDENT
709 FOREST TRACE
ROCKWALL, TX 75087

FALCON ANN L & LEONARD
709 RIDGEVIEW DR
ROCKWALL, TX 75087

RESIDENT
709 S ALAMO
ROCKWALL, TX 75087

PERSYN KYLE AND LINDSEY
710 FOREST TRACE
ROCKWALL, TX 75087

BRYANT KRISTI & BRENT
710 S ALAMO ROAD
ROCKWALL, TX 75087

RESIDENT
710 S GOLIAD ST
ROCKWALL, TX 75087

SMITH MARY
711 FOREST TRACE
ROCKWALL, TX 75087

CONWAY SCOTT A & DEIRDRE M
711 RIDGEVIEW
ROCKWALL, TX 75087

POPP KATHLEEN
711 S ALAMO
ROCKWALL, TX 75087

MILLER FRANK R
711 S GOLIAD ST
ROCKWALL, TX 75087

GRAY JIM
712 FOREST TRACE
ROCKWALL, TX 75087

HILLMAN DORIANN AND
JOEL OTT
713 FOREST TRACE
ROCKWALL, TX 75087

COHEN MARK A
713 RIDGEVIEW DR
ROCKWALL, TX 75087

SHERA DEBORAH K
713 S ALAMO RD
ROCKWALL, TX 75087

COLLETT CYNTHIA DAVISS
714 FOREST TRCE
ROCKWALL, TX 75087

DELBOSQUE ROLOLFO & LORENA P
715 FOREST TRCE
ROCKWALL, TX 75087

RESIDENT
715 S ALAMO RD
ROCKWALL, TX 75087

WATSON RONNIE BILL AND BARBARA JEAN
801 S ALAMO ROAD
ROCKWALL, TX 75087

RESIDENT
802 S GOLIAD
ROCKWALL, TX 75087

TALLEY CRAIG J AND JAMIE S
803 S ALAMO RD
ROCKWALL, TX 75087

RESIDENT
804 S ALAMO DR
ROCKWALL, TX 75087

LOTT JOHN DOUGLAS AND CYNTHIA
805 S ALAMO RD
ROCKWALL, TX 75087

FRENCH SHARON K LIVING TRUST
SHARON K FRENCH, TRUSTEE
806 SOUTH ALAMO ROAD
ROCKWALL, TX 75087

RESIDENT
807 S ALAMO RD
ROCKWALL, TX 75087

KELLY RYAN AND
LACEY WALLACE
808 S ALAMO ROAD
ROCKWALL, TX 75087

RESIDENT
809 ALAMO RD
ROCKWALL, TX 75087

SHIELDS MIKE AND DEBBIE
811 S ALAMO RD
ROCKWALL, TX 75087

CONFIDENTIAL
PO BOX 1816
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:

Z2025-038: Specific Use Permit (SUP) for 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, 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, July 15, 2025 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, July 21, 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, July 21, 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

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. Z2025-038: Specific Use Permit (SUP) for Residential Infill

Please place a check mark on the appropriate line below:

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

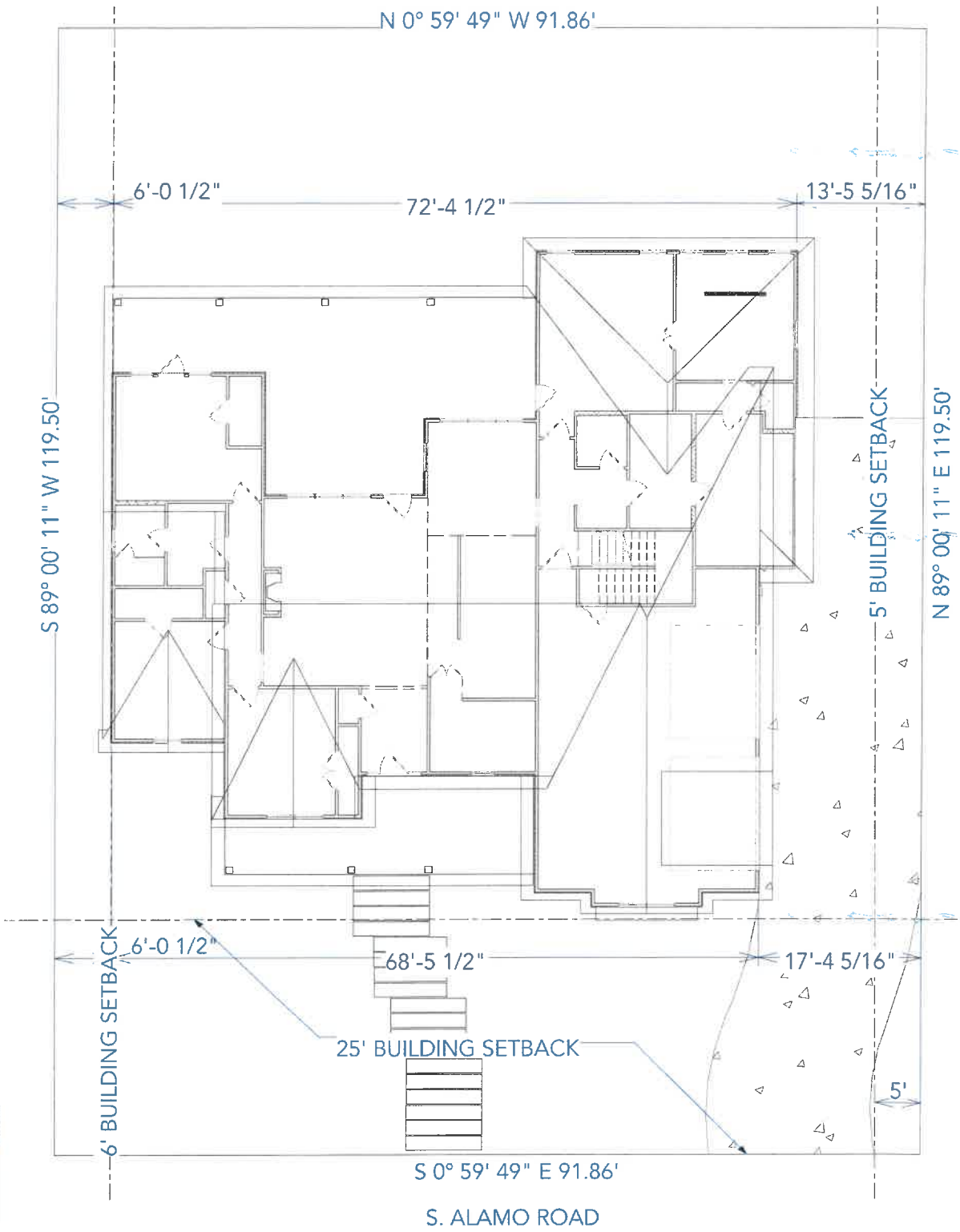
☐ I am opposed to the request for the reasons listed below.

Name:

Address:

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

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

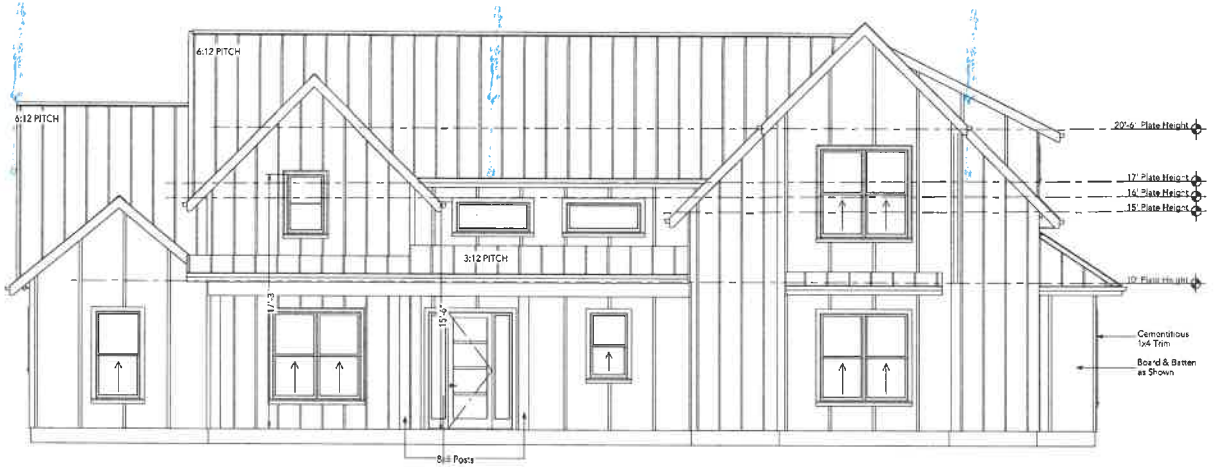


A-2	SHEET:	As Noted	SCALE:	12/11/2024	DATE:	DRAWINGS PROVIDED BY: Chanda Steele Drafting, Royse City, TX 469-338-1194

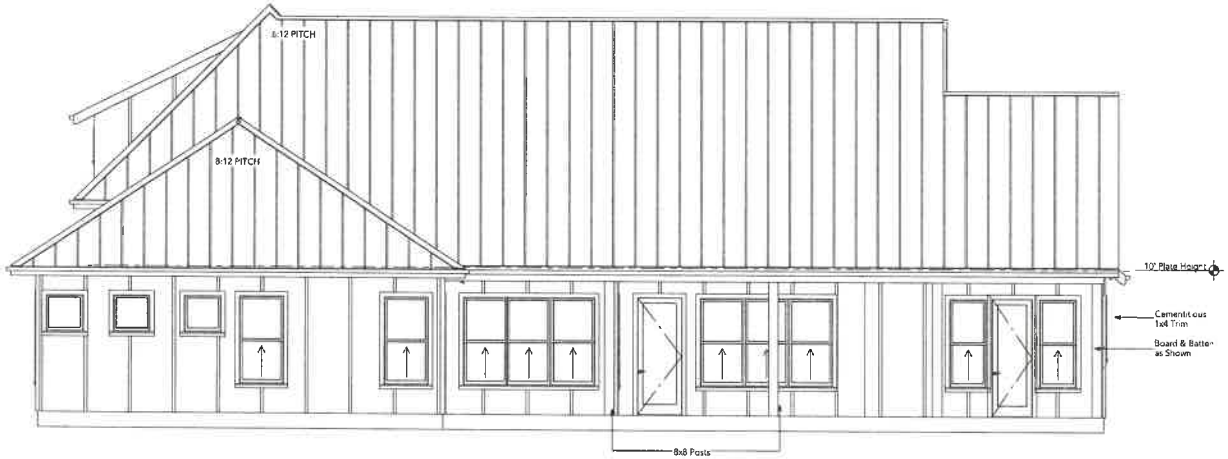
Site Plan

JS Custom Homes, LLC
704 S. ALAMO DR. ROCKWALL, TX

#	DATE	BY	REVISION TABLE DESCRIPTION
1	12/24	CAS	REDUCE SIZE FOR BUILDING SETBACK



FRONT ELEVATION



REAR ELEVATION

REVISION TABLE

#	DATE	BY	DESCRIPTION
1	12/24	CAS	REDUCE SIZE FOR BUILDING SETBACK

JS Custom Homes, LLC
704 S. ALAMO DR. ROCKWALL, TX

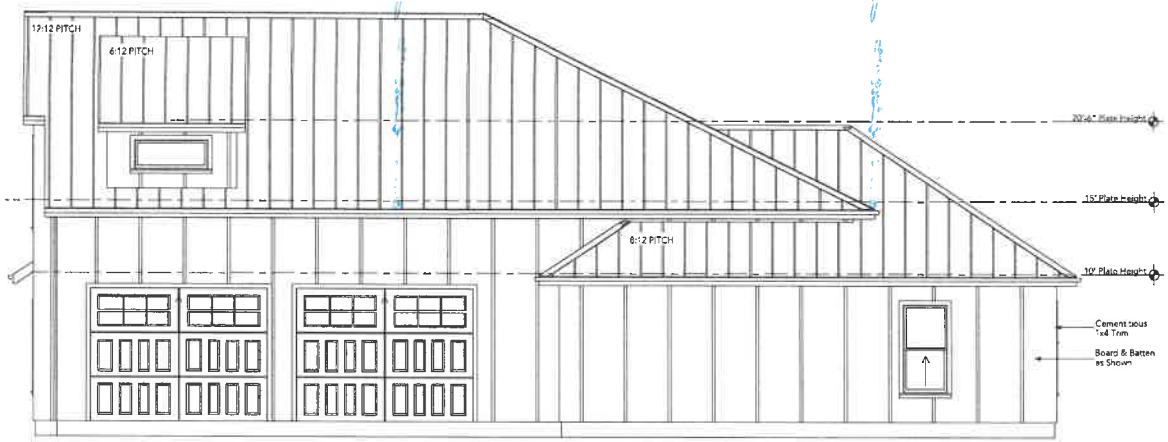
Front & Rear Elevations

DRAWINGS PROVIDED BY:
Chanda Steele Drafting
Royse City, TX 469-338-1194

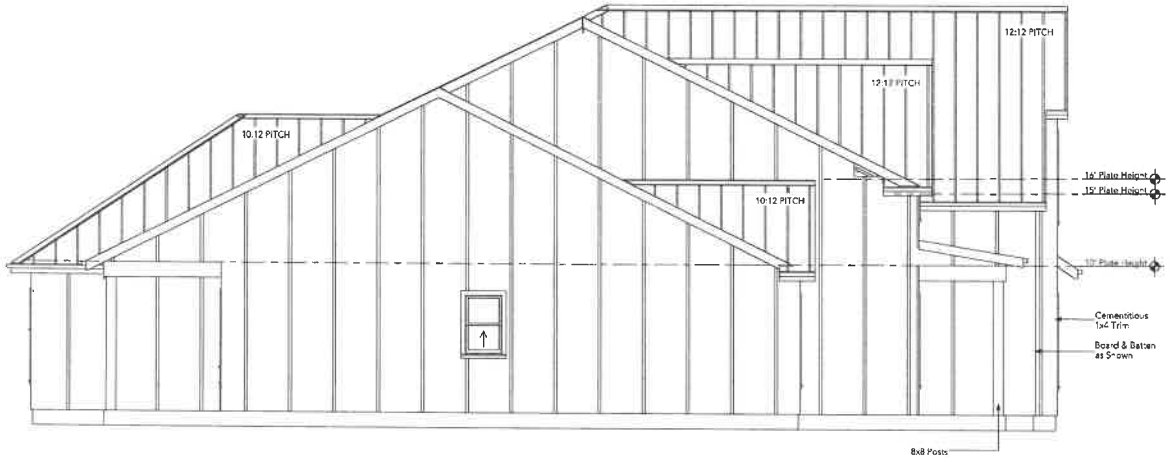
DATE:
12/11/2024

SCALE:
As Noted

SHEET:
A-3



RIGHT ELEVATION



LEFT ELEVATION

REVISION TABLE			
#	DATE	BY	DESCRIPTION
1	12/24	CAS	REDUCE SIZE FOR BUILDING SETBACK

JS Custom Homes, LLC
704 S. ALAMO DR. ROCKWALL, TX

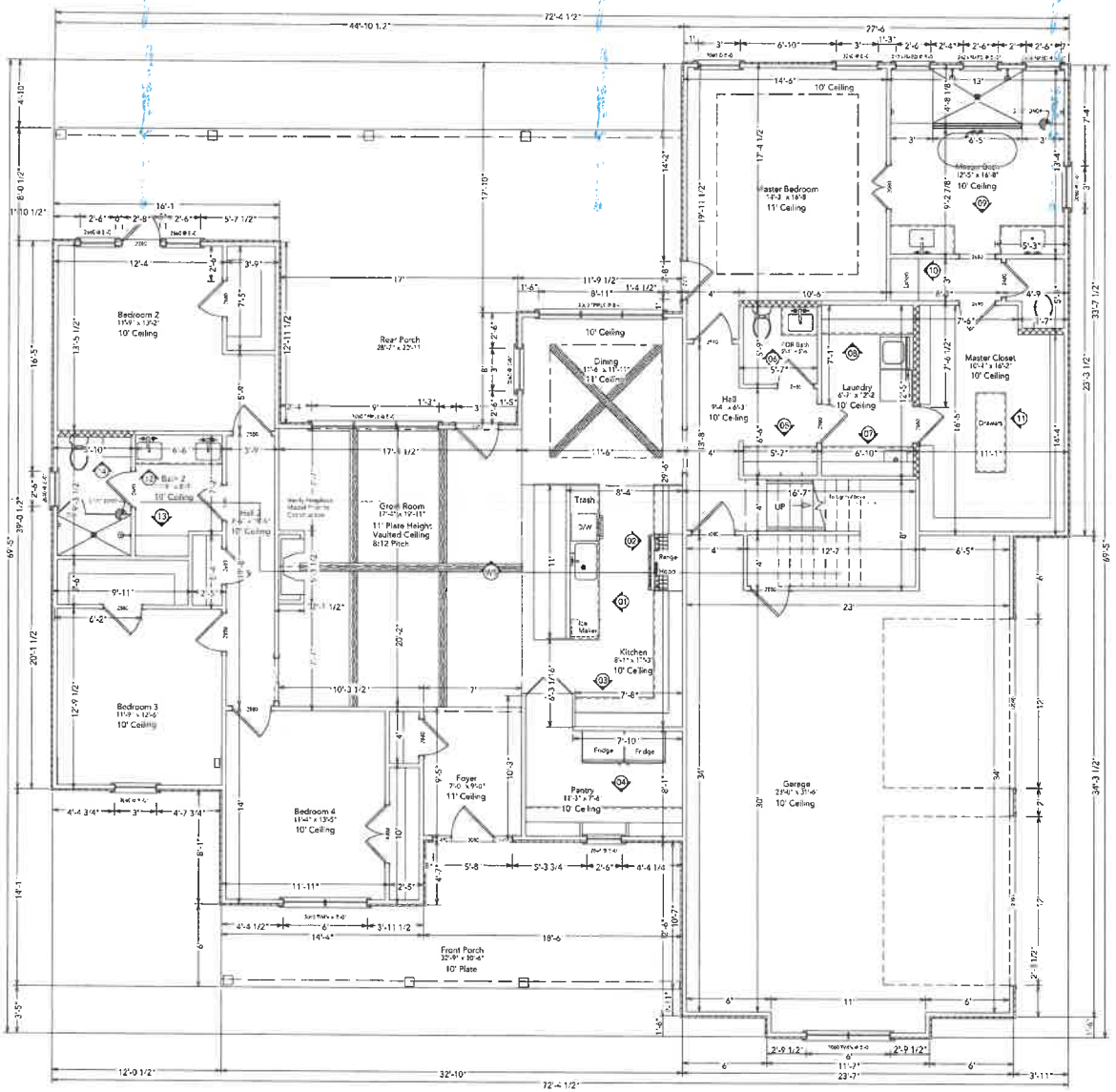
Right & Left Elevations

DRAWINGS PROVIDED BY:
Chanda Steele Drafting
Royse City, TX 469-338-1194

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.

#	DATE	BY	DESCRIPTION
1	12/24	CAS	REVISE SITE FOR BUILDING SETBACK

JS Custom Homes, LLC
704 S. ALAMO DR. ROCKWALL, TX

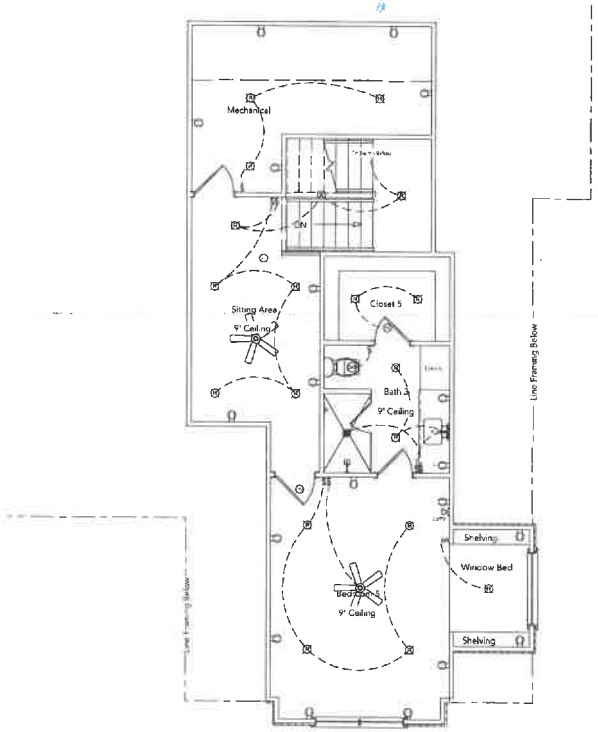
1st Floor Plan

DRAWINGS PROVIDED BY:
Chanda Steele
Drafting
Royse City, TX 469.338.1194

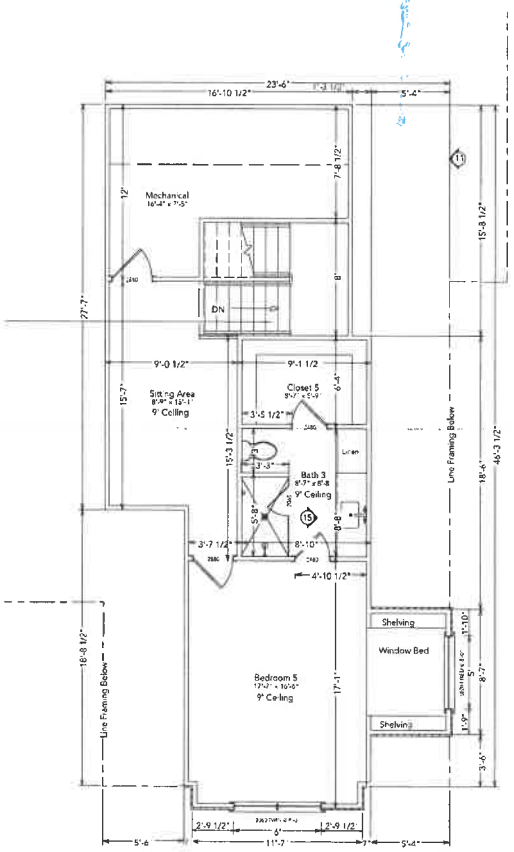
DATE:
12/11/2024

SCALE:
As Noted

SHEET:
A-5



2nd FLOOR ELECTRICAL



2nd 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.

REVISION TABLE			
#	DATE	BY	DESCRIPTION
1	12/24	CAS	REDUCE SIDE FOR BUILDING SETBACK

JS Custom Homes, LLC
704 S. ALAMO DR. ROCKWALL, TX

2nd Floor Plan/
2nd Floor Electrical

DRAWINGS PROVIDED BY:
Chanda Steele
Drafting
Royse City, TX 469-338-1194

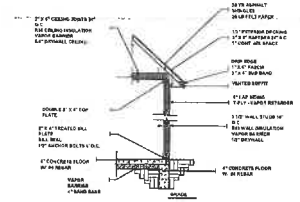
DATE:
12/11/2024

SCALE:
As Noted

SHEET:
A-6

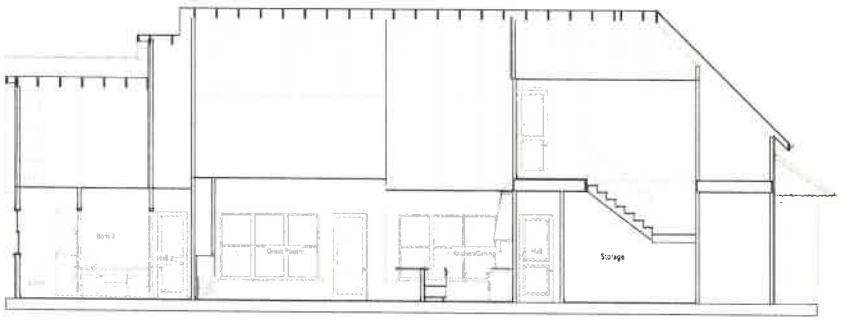
WINDOW SCHEDULE				
ROOM NAME	QTY	SIZE	DESCRIPTION	HEADER COMMENTS
BEDROOM 2	1	3060	SINGLE HUNG	8'-0"
BEDROOM 3	1	3060	SINGLE HUNG	8'-0"
BEDROOM 4	1	3060TWIN	SINGLE HUNG	8'-0"
PANTRY	1	2646	SINGLE HUNG	8'-0"
GARAGE	1	3060TWIN	SINGLE HUNG	8'-0"
MASTER BATH	1	3060	SINGLE HUNG	8'-0"
MASTER BATH	1	2478	FIXED GLASS	8'-0"
MASTER BEDROOM	2	3060	SINGLE HUNG	8'-0"
DINING	1	3060TRIPLET	SINGLE HUNG	8'-0"
DINING	1	3060	SINGLE HUNG	8'-0"
GREAT ROOM	1	3060TRIPLE	SINGLE HUNG	8'-0"
BEDROOM 2	2	2660	SINGLE HUNG	8'-0"
BATH 2	1	2640	SINGLE HUNG	8'-0"
BEDROOM 3	1	3060TWIN	SINGLE HUNG	8'-0"
BEDROOM 5	1	5020	FIXED GLASS	8'-0"
ATTIC	2	5070	FIXED GLASS	15'-6"
ATTIC	1	2640	FIXED GLASS	12'-3"

DOOR SCHEDULE				
ROOM NAME	QTY	SIZE	DESCRIPTION	COMMENTS
FRONT PORCH FOYER	1	3580 RH	EXT. HINGED DOOR	GLASS PANEL
REAR PORCH/GREAT ROOM	1	3080 RH	EXT. HINGED DOOR	GLASS PANEL
REAR PORCH/MASTER BED	1	3980 RH	EXT. HINGED DOOR	GLASS PANEL
REAR PORCH/BED 2	1	2980 LH	EXT. HINGED DOOR	GLASS PANEL
GARAGE/STORAGE	1	3980 RH	EXT. HINGED DOOR	
GARAGE/WALL	1	3080 LH	EXT. HINGED DOOR	
FOYER/CLOSET	1	2680 LH	HINGED DOOR	
HALL/LAUNDRY	1	2680 RH	HINGED DOOR	
HALL/POWDER BATH	1	2680 RH	HINGED DOOR	
HALL/MASTER BED	1	2680 LH	HINGED DOOR	
MASTER BED/MASTER BATH	1	3080 DR	DOUBLE HINGED	
MASTER BATH	1	2480 LH	HINGED DOOR	
MASTER BATH/CLOSET	1	2680 LH	HINGED DOOR	
MASTER CLOSET/LAUNDRY	1	2680 RH	HINGED DOOR	
HALL 2/BED 3	1	2680 RH	HINGED DOOR	
BED 4/CLOSET 4	1	4080 L/R	DOUBLE HINGED	
HALL 3/BED 3	1	2680 RH	HINGED DOOR	
BEDROOM 3/CLOSET 3	1	2680 RH	HINGED DOOR	
HALL 3/LINEN	1	2680 LH	HINGED DOOR	
HALL 2/BATH 2	1	2680 LH	HINGED DOOR	
BATH 2	1	2480 LH	HINGED DOOR	
HALL 2/BEDROOM 2	1	2680 RH	HINGED DOOR	
BEDROOM 2/CLOSET 2	1	2680 RH	HINGED DOOR	
SITTING AREA/MECHANICAL	1	2680 LH	HINGED DOOR	
SITTING AREA/BED 5	1	2680 RH	HINGED DOOR	
BEDROOM 5/BATH 5	1	2480 LH	HINGED DOOR	
BATH 5/CLOSET 5	1	2480 RH	HINGED DOOR	

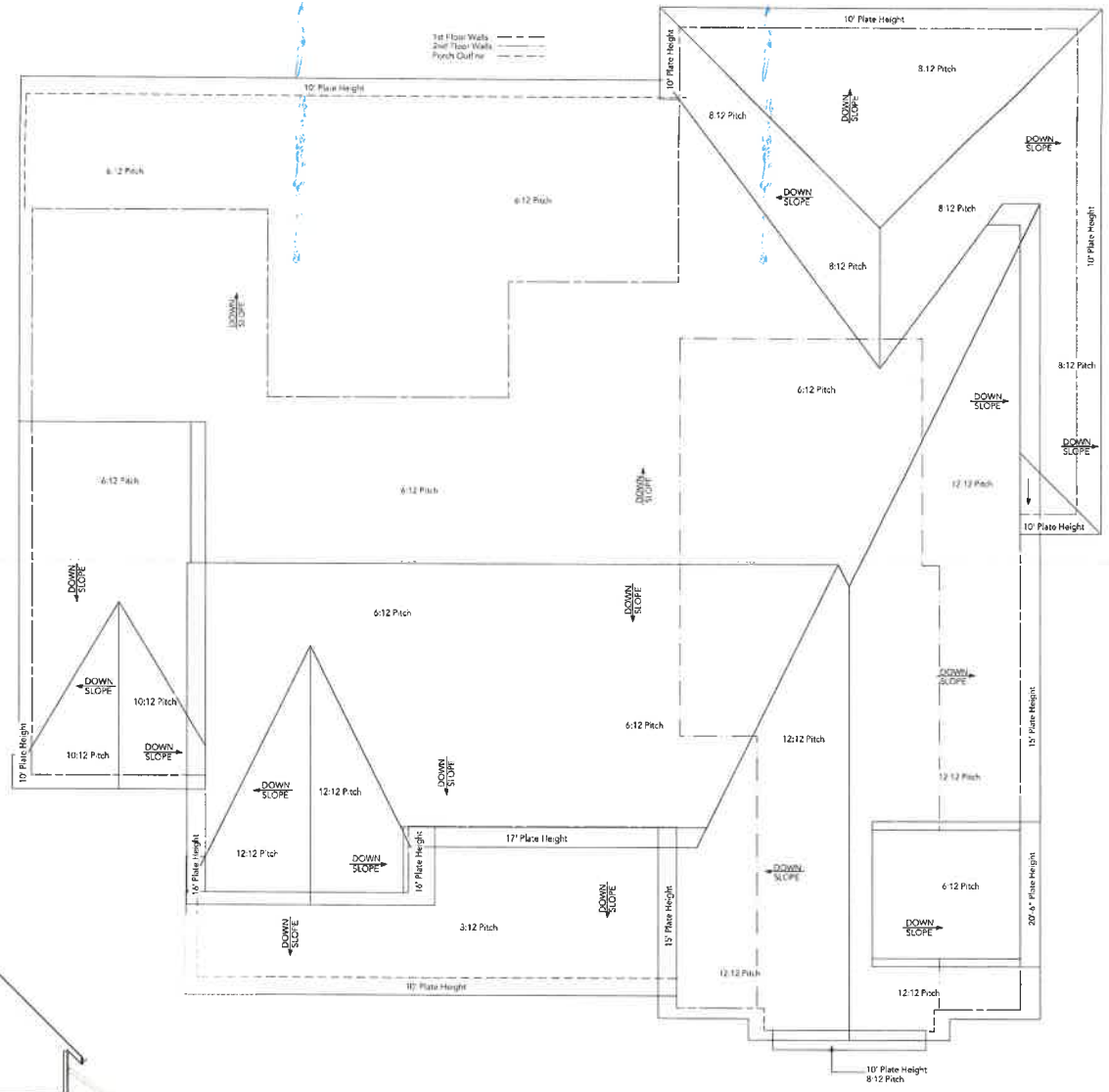


Typical 1 Story Section

TYP. WALL SECTION



WALL SECTION



ROOF PLAN

REVISION TABLE			
#	DATE	BY	DESCRIPTION
1	12/24	CAS	REDUCE LINE FOR BUILDING SETBACK

JS Custom Homes, LLC
704 S. ALAMO DR. ROCKWALL, TX

Roof Plan/Wall Sections & Schedules

DRAWINGS PROVIDED BY:
Chanda Steele Drafting
Royse City, TX 469-338-1194

DATE: 12/11/2024

SCALE: As Noted

SHEET: A-8

CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2025-038

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

ADJACENT HOUSING ATTRIBUTES

ADDRESS	HOUSING TYPE	YEAR BUILT	HOUSE SF	ACCESSORY BUILDING	EXTERIOR MATERIALS
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	



701 S. Alamo Road



702 S. Alamo Road



703 S. Alamo Road



704 S. Alamo



705 S. Alamo Road



706 S. Alamo Road

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



804 S. Alamo Road



806 S. Alamo Road



808 S. Alamo Road



703 Forest Trace



705 Forest Trace



707 Forest Trace



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

DRAFT 07.17.2025

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.

DRAFT ORDINANCE 07.15.2025

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 4TH DAY OF AUGUST, 2025.

_____

Tim McCallum, *Mayor*

ATTEST:

_____

Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

_____

Frank J. Garza, *City Attorney*

1st Reading: *July 21, 2025*

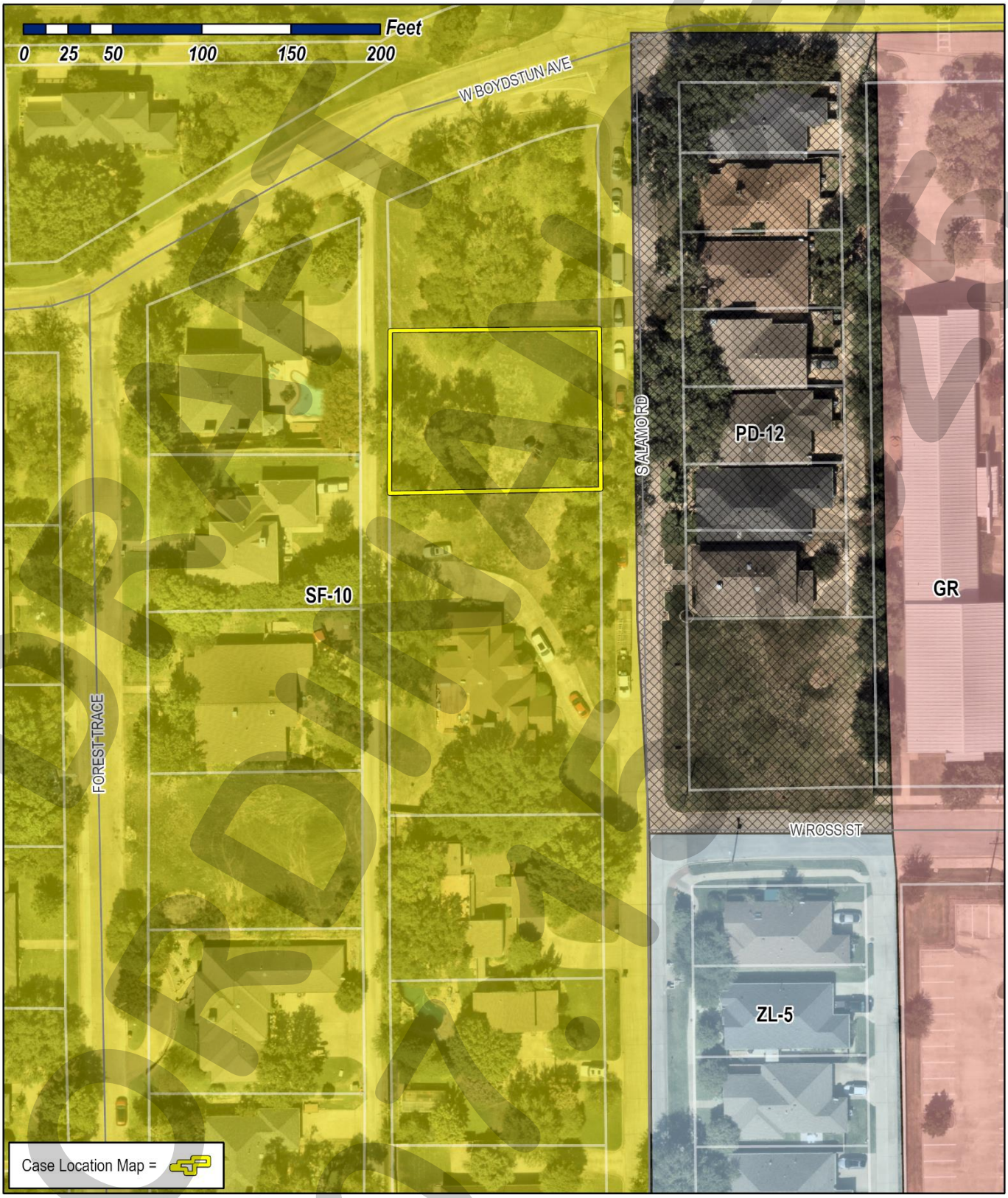
2nd Reading: *August 4, 2025*

DRAFT ORDINANCE 07.15.2025

Exhibit 'A':
Location Map

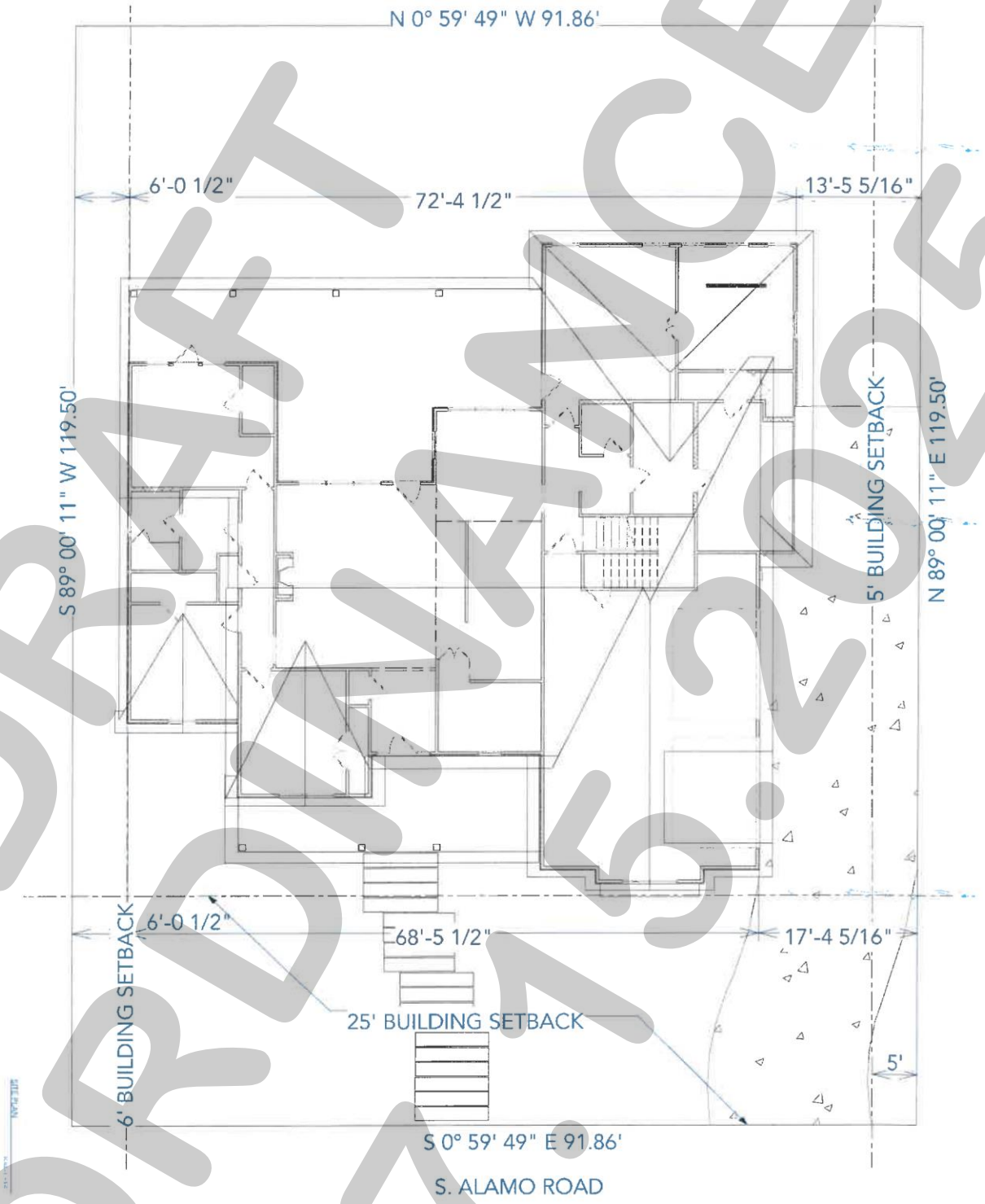
Address: *704 S. Alamo Road*

Legal Description: *Lot 2, Block A, Highridge Addition*



DRAFT

Exhibit 'B':
Residential Plot Plan



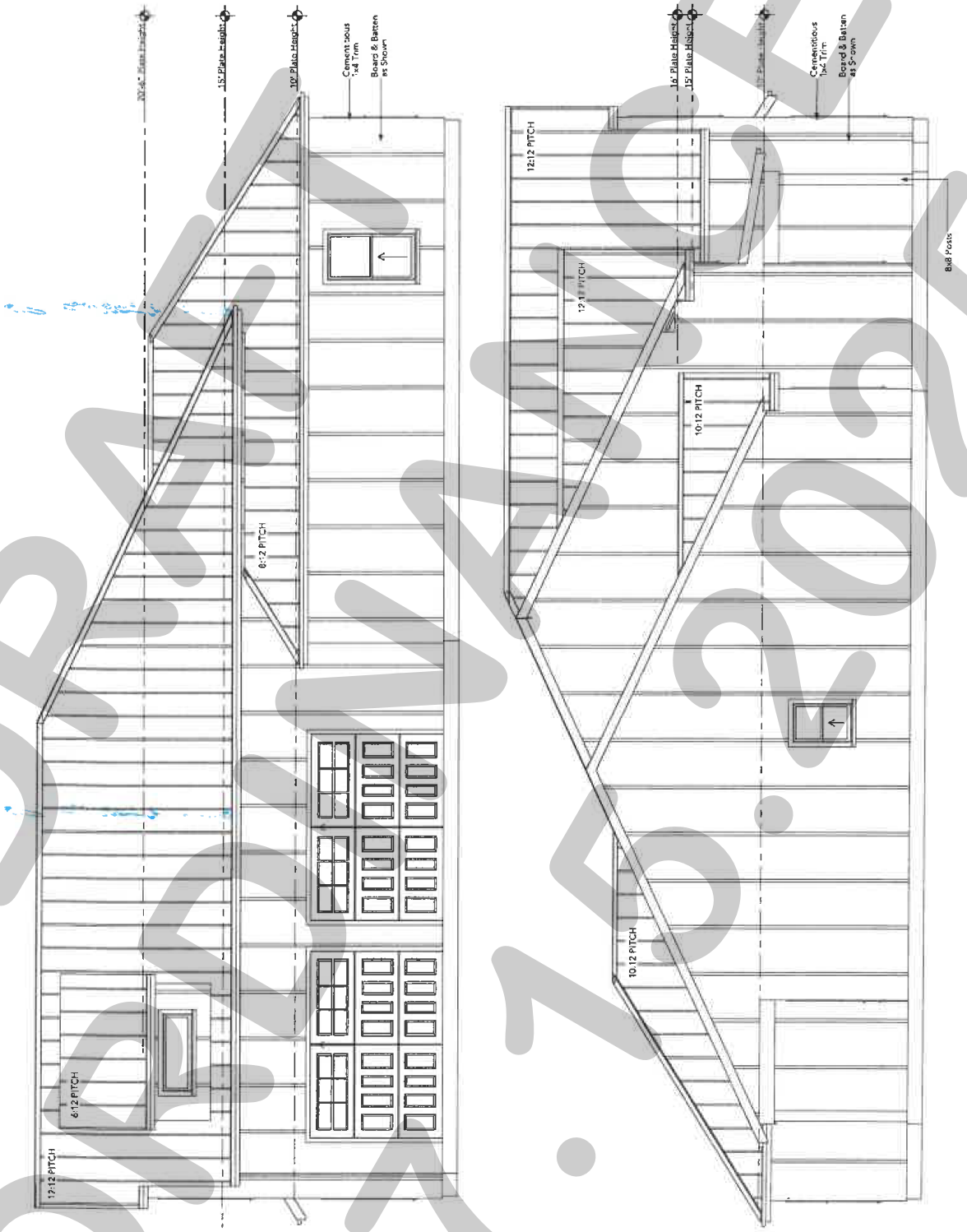
DRAFT ORDINANCE 07.15.2025

Exhibit 'C':
Building Elevations



DRAFT ORDINANCE 01.15.25

Exhibit 'C':
Building Elevations



DRAFT
ORDINANCE
01.15.2025

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:	July 15, 2025
APPLICANT:	Dylan Adame, PE; *Kimley Horn & Associates*
CASE NUMBER:	Z2025-040; *Zoning Change (AG to LI)*

SUMMARY

Hold a public hearing to discuss and consider a request by Dylan Adame, PE of Kimley Horn & Associates on behalf of Clay Collier of James Collier Properties, Inc. for the approval of a *Zoning Change* from Agricultural (AG) District to Light Industrial (LI) District for an 80.50-acre tract of land identified as Tract 2-2, 2-5, 2-8, 2-9, & 20 of the D. Harr Survey, Abstract No. 102 and Lot 1, Block A, Rockwall Commercial Addition, City of Rockwall, Rockwall County, Texas, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District and the FM-549 Overlay (FM-549 OV) District, zoned Agricultural (AG) District, generally located on the northside of Justin Road in between John King Boulevard and FM-3549, and take any action necessary.

BACKGROUND

The subject property was annexed by the City Council on March 16, 1998 by *Ordinance No. 98-10* [*Case No. A1998-001*]. At the time of annexation, the subject property was zoned Agricultural (AG) District. According to the April 5, 2005 zoning map, at some point between the time of annexation and April 5, 2005, a 10.00-acre tract of land (*i.e. part of Lot 1, Block A, Rockwall Commercial Addition*) -- *of the larger 80.50-acre subject property* -- was zoned from Agricultural (AG) to Light Industrial (LI) District. On February 19, 2019, the City Council approved a zoning change [*Case No. Z2018-056*] for a 6.03-acre tract of land (*i.e. Tract 2-4 of the D. Harr Survey, Abstract No. 102*) -- *of the larger 80.50 subject property* -- from Agricultural (AG) to Light Industrial (LI) District. On August 13, 2019, the Planning and Zoning Commission approved a site plan [*Case No. SP2019-024*] for a *Church/House of Worship* on the 6.03-acre tract of land (*i.e. Tract 2-4 of the D. Harr Survey, Abstract No. 102*) within the subject property. On January 6, 2020, the City Council, approved a final plat [*Case No. P2019-048*] for a 36.56-acre parcel of land (*i.e. Lot 1, Block A, Rockwall Commercial Addition*) within the subject property. The remainder of the subject property has remained zoned Agricultural (AG) District since annexation.

PURPOSE

On June 13, 2025, the applicant -- *Dylan Adame, PE of Kimley Horn & Associates* -- submitted an application requesting to change the zoning of the subject property from an Agricultural (AG) District to a Light Industrial (LI) District.

ADJACENT LAND USES AND ACCESS

The subject property is generally located on the northside of Justin Road in between John King Boulevard and FM-3549. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is a 100' right-of-way owned by the *Union Pacific/Dallas Garland NE Railroad*. Beyond this are several tracts of land, four (4) of which are zoned Light Industrial (LI) District, one (1) is zoned Single Family Estate 1.5 (SFE-1.5), and the remaining tracts are zoned Agricultural (AG) District. Following this 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.

South: Directly south of the subject property is Justin Road, which is identified as a A4D (*i.e. arterial, four [4] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this are several tracts of land, three (3) are developed with non-residential land uses (*i.e. Office*

Building, Flex Office Building, and a Pawn Shop), and the remaining tracts are vacant. These properties make up all of the frontage onto IH-30 between John King Boulevard and FM-3549. Following this is the westbound *Frontage Road* for IH-30, followed by the main lanes of IH-30, and the eastbound *Frontage Road* for IH-30.

East: Directly east of the subject property is FM-3549, which is identified as a A4D (*i.e. arterial, four [4] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is the corporate limits for the City of Rockwall.

West: Directly west 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 18.7620-acre parcel of land (*i.e. Lot 3, Block A, Channell Subdivision*) developed with two (2) large industrial buildings (*i.e. Channell*) that are zoned Planned Development District 89 (PD-89) for Light Industrial (LI) District land uses. Following this is an 11.344-acre parcel of land (*i.e. Rockwall Industrial East Addition*) developed with a large industrial building (*i.e. Graham Packaging*) that is zoned Light Industrial (LI) District.

MAP 1: LOCATION MAP
YELLOW: SUBJECT PROPERTY



CONFORMANCE TO THE CITY'S CODES

According to Subsection 05.02, *Light Industrial (LI) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), "(t)he Light Industrial (LI) District is a zoning district intended to create a limited industrial zone that provides for modern types of industrial land uses. With the exception of hazardous materials/manufacturing, this zone allows the same uses as the Heavy Industrial (HI) District. Limitations have been placed on the uses in this district to significantly restrict outside activities and the storage of materials, noise, vibration, smoke, pollution, fire and explosive hazards, glare and any other potentially adverse externalities. The Light Industrial (LI) District is intended for industrial parks and larger, cleaner types of industries." In this case, the applicant has stated that the request to rezone subject property is to facilitate the future construction of a corporate headquarters/manufacturing facility. 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 Light Industrial (LI) District:

TABLE 1: LIGHT INDUSTRIAL (LI) DISTRICT STANDARDS

MINIMUM LOT AREA	12,500 SF

MINIMUM LOT WIDTH	100'
MINIMUM LOT DEPTH	125'
MINIMUM FRONT YARD SETBACK [1]	25'
MINIMUM SIDE YARD SETBACK [2]	10'
MINIMUM REAR YARD SETBACK [2]	15'
MINIMUM BETWEEN BUILDINGS [2]	20'
MAXIMUM BUILDING HEIGHT [3]	60'
MAXIMUM LOT COVERAGE	60.00%
MINIMUM LANDSCAPING	15.00%

GENERAL NOTES:

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

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

[3]: *BUILDING HEIGHT MAY BE INCREASED UP TO 120-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 *Technology/Employment Center (TEC)* land uses. Specifically, this plan designates the subject property as *Industrial/Special Commercial Corridor Opportunity Area*. According to the *District Strategies* the *Central District* contains "...key vacant and underutilized tracts of land that are anticipated to shape the area moving forward." In addition, the *District Strategies* identify "(t)he area south of the railroad tracks ... 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*." In this case, the applicant is requesting to change the zoning to a Light Industrial (LI) District. If this zoning change is approved, the applicants' proposed request would not require any changes the *Future Land Use Map*; however, if the request is approved, the zoning change would limit the subject property from developing as part of the *Special Commercial Corridor*. This aspect of the proposed zoning change 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, an *Infrastructure Study* may be required depending on the land uses proposed. In addition, portions of the subject property will require the full width of Justin Road to be constructed where it transitions into John King Boulevard and the existing portion of Justin Road. The remaining portions of Justin Road -- *to be located along the southern property of the subject property* -- will require half the roadway (*i.e. a minimum of 24-feet face-to-face*) to be constructed. All water and sewer infrastructure must be installed per the Master Water and Sewer Plan, and detention shall be required.

STAFF ANALYSIS

The proposed zoning change is consistent with the Unified Development Code (UDC), and conforms to the OURHometown Vision 2040 Comprehensive Plan; however, since the subject property has the flexibility of being either *Technology/Employment* or *Special Commercial Corridor*, the applicant's proposed request is a discretionary decisions for the City Council pending a recommendation from the Planning and Zoning Commission.

NOTIFICATIONS

On June 30, 2025, staff mailed 36 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 not received any returned notices with regard to the applicant's request.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the applicant's request to rezone the subject property from an Agricultural (AG) District to a Light Industrial (LI) 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	N/A				
SUBDIVISION	ROCKWALL COMMERCIAL	LOT	1	BLOCK	A
GENERAL LOCATION	PROPERTIES NORTH OF JUSTIN ROAD & BETWEEN FM3549 AND S JOHN KING ROAD				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	AG		CURRENT USE	UNDEVELOPED	
PROPOSED ZONING	LI		PROPOSED USE	LIGHT MANUFACTURING	
ACREAGE	80.5	LOTS [CURRENT]	5	LOTS [PROPOSED]	5

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

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

☑ OWNER	JAMES COLLIER PROPERTIES INC.	☑ APPLICANT	KIMLEY HORN & ASSOCIATES
CONTACT PERSON	CLAY COLLIER	CONTACT PERSON	DYLAN ADAME P.E
ADDRESS	3333 MILLER PARK S	ADDRESS	2600 N CENTRAL EXPRESSWAY
			SUITE 400
CITY, STATE & ZIP	GARLAND, TX 75042	CITY, STATE & ZIP	RICHARDSON, TEXAS 75080
PHONE	[redacted]	PHONE	[redacted]
E-MAIL	[redacted]	E-MAIL	[redacted]

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Jennifer Anderson [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."

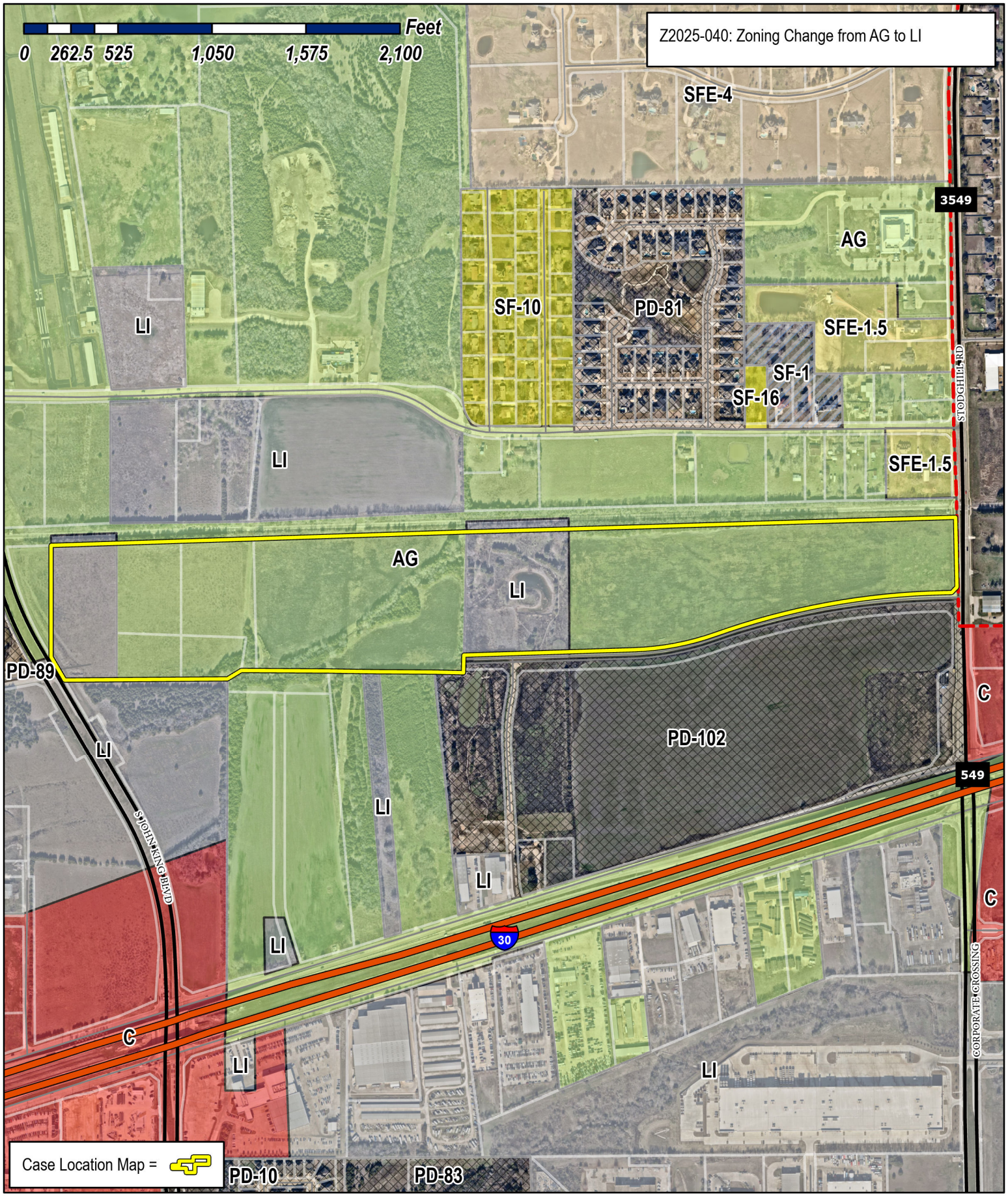
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 12th *DAY OF* June, 20 25

OWNER'S SIGNATURE Clay Collier

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Jennifer Anderson

JENNIFER ANDERSON
NOTARY PUBLIC
STATE OF TEXAS
ID 134061726
EXPIRES 11-11-2026

MY COMMISSION EXPIRES 11-11-26



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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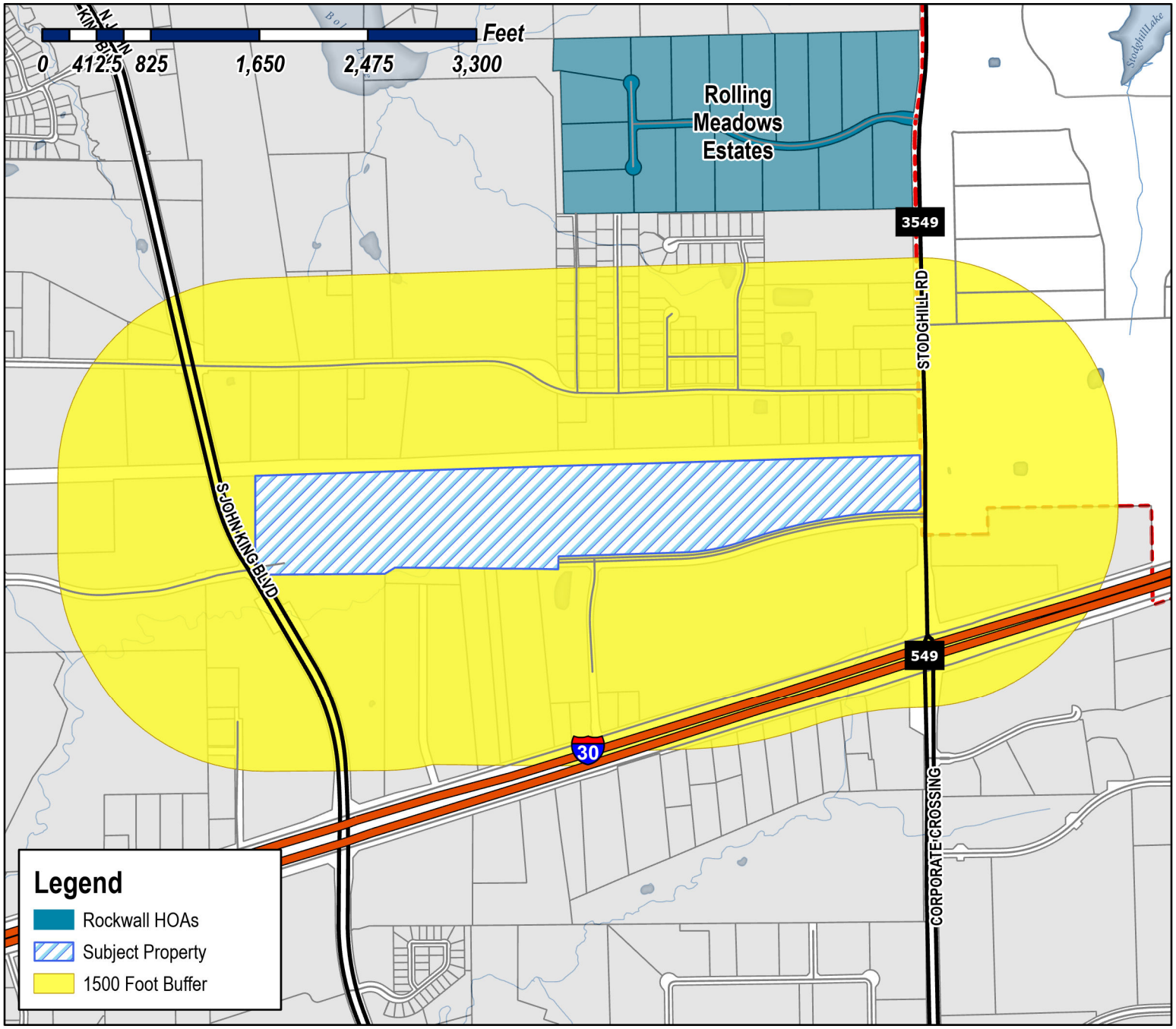
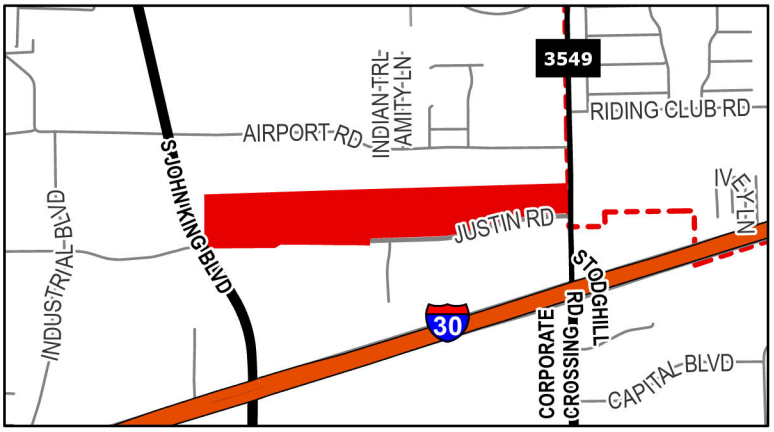


Case Number: Z2025-040
Case Name: Zoning Change from AG to LI
Case Type: Zoning
Zoning: Agricultural (AG) District
Case Address: Justin Road Between 3549 and John King



Date Saved: 6/13/2025
For Questions on this Case Call (972) 771-7745

City of Rockwall

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

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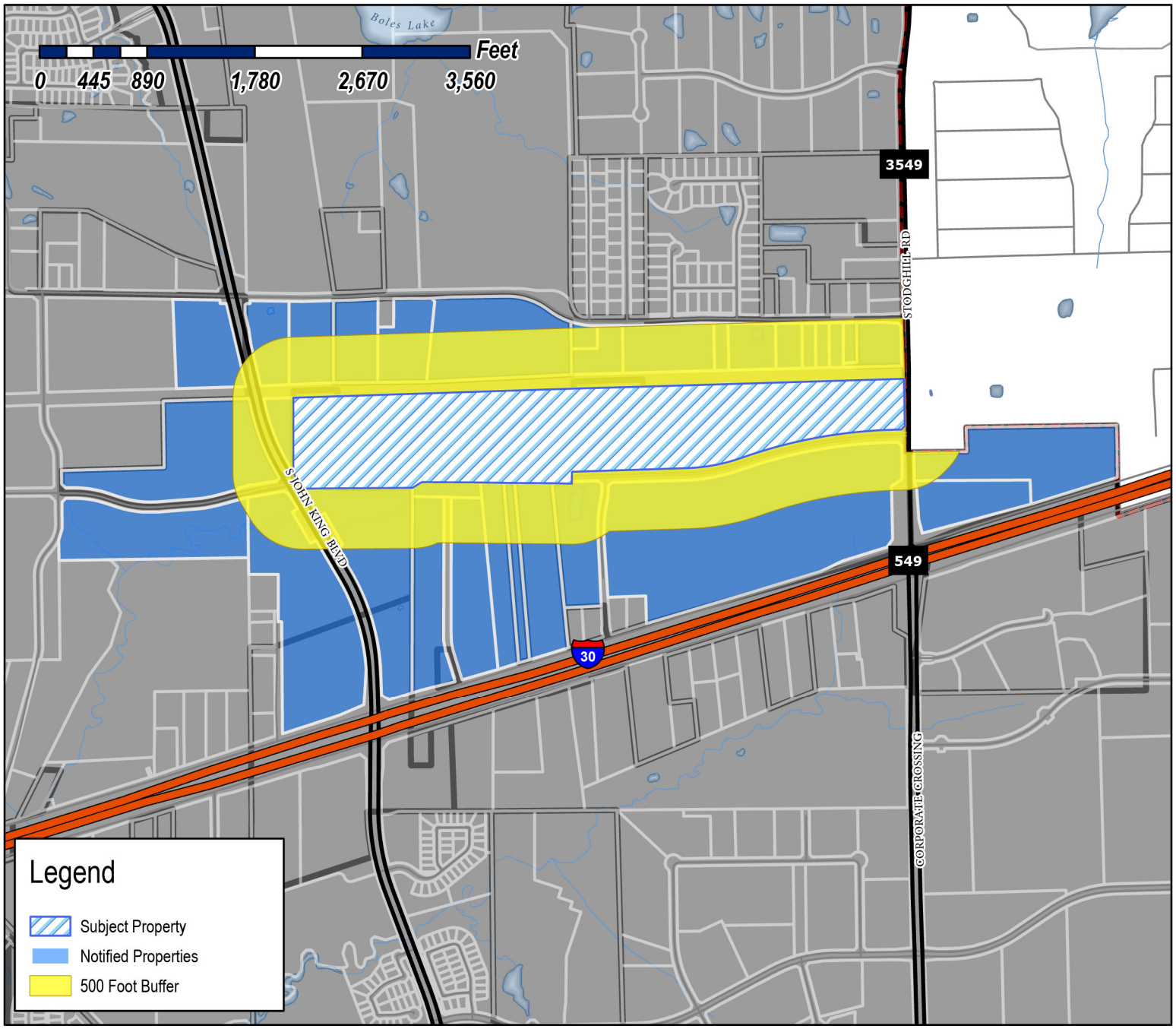

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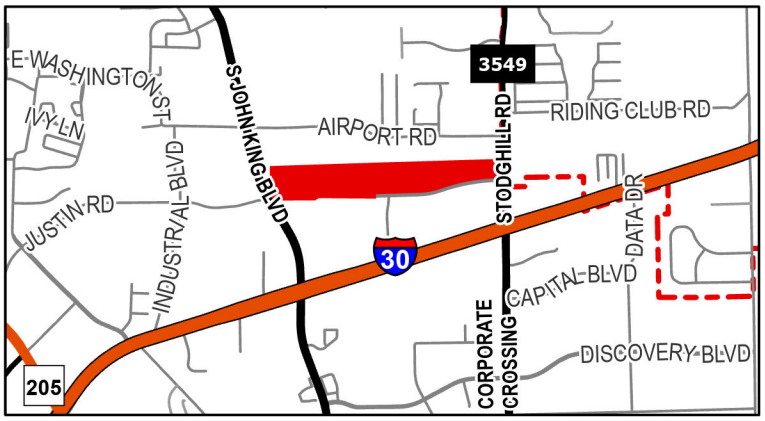

Date Saved: 6/13/2025
For Questions on this Case Call: (972) 771-7745

COLUMBIA NORTH TEXAS HEALTHCARE SYSTEM LP
1100 DR MARTIN L KING JR BLVD STE 500
NASHVILLE, TN 37203

RAFIZADEH M & M FAMILY LTD
C/O REPUBLIC MOTORSPORTS INC
12707 SOUTHWEST FREEWAY
STAFFORD, TX 77477

RAFIZADEH M & M FAMILY LTD
C/O REPUBLIC MOTORSPORTS INC
12707 SOUTHWEST FREEWAY
STAFFORD, TX 77477

SARO PARTNERS LLC
1450 T L TOWNSEND
ROCKWALL, TX 75032

RESIDENT
1600 AIRPORT RD
ROCKWALL, TX 75087

RESIDENT
1700 JUSTIN RD
ROCKWALL, TX 75087

RESIDENT
1780 AIRPORT RD
ROCKWALL, TX 75087

RESIDENT
1820 JUSTIN RD
ROCKWALL, TX 75087

RESIDENT
1824 AIRPORT RD
ROCKWALL, TX 75087

RESIDENT
1890 AIRPORT RD
ROCKWALL, TX 75087

GARRETT GLORIA SALINAS
1930 AIRPORT RD
ROCKWALL, TX 75087

RESIDENT
2000 AIRPORT RD
ROCKWALL, TX 75087

SPRINGER OUIDA MRS
2000 AIRPORT RD
ROCKWALL, TX 75087

SCHUELER BARBARA JEAN AND
MARK SCHUELER
2070 AIRPORT RD
ROCKWALL, TX 75087

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

RESIDENT
2140 AIRPORT RD
ROCKWALL, TX 75087

RESIDENT
2150 AIRPORT RD
ROCKWALL, TX 75087

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

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

TEMUNOVIC PARTNERSHIP LTD
3021 Ridge Rd Ste A57
Rockwall, TX 75032

JAMES COLLIER PROPERTIES INC
3333 MILLER PARK SOUTH
GARLAND, TX 75042

BACKWARDS L LLC
3333 MILLER PARK SOUTH
GARLAND, TX 75042

JAMES COLLIER PROPERTIES INC
3333 MILLER PARK SOUTH
GARLAND, TX 75042

JCP JUSTIN LLC
3333 MILLER PARK SOUTH
GARLAND, TX 75042

JAMES COLLIER PROPERTIES INC
3333 MILLER PARK SOUTH
GARLAND, TX 75042

PLATFORM ROCKWALL LP
ATTN JUSTIN T DAY
3616 Far West Blvd Ste 117-134
Austin, TX 78731

FLEXSPACE BUSINESS PARKS LLC
835 Tillman Dr
Allen, TX 75013

ROCKWALL 549/I30 PARTNERS LP
8750 N Central Expy Ste 1735
Dallas, TX 75231

MIRANDA VINOD
9105 BRIARCREST DR
ROWLETT, TX 75088

WILLCAR HOLDINGS LLC
ATTN: WILLIAM H CHANNELL JR
P O BOX 9022
TEMECULA, CA 92589

BLACKLAND WATER CORP
ATTN ADA JO PHILLIPS
PO BOX 215
FATE, TX 75132

GRIFFIN PATTY JEAN CORNELIUS
PO BOX 511
FATE, TX 75132

GRIFFIN PATTY C & J T
PO BOX 511
FATE, TX 75132

ADD REAL ESTATE LTD
PO BOX 679
KELLER, TX 76248

MEALS ON WHEELS SENIOR SERVICES OF
ROCKWALL COUNTY
PO BOX 910
ROCKWALL, TX 75087

ROCKWALL ECONOMIC DEVELOPMENT
PO BOX 968
ROCKWALL, TX 75087

PUBLIC NOTICE

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

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

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

Z2025-040: Zoning Change from AG to LI

Hold a public hearing to discuss and consider a request by Dylan Adame, PE of Kimley Horn & Associates on behalf of Clay Collier of James Collier Properties, Inc. for the approval of a *Zoning Change* from Agricultural (AG) District to Light Industrial (LI) District for an 80.50-acre tract of land identified as Tract 2-2, 2-5, 2-8, 2-9, & 20 of the D. Harr Survey, Abstract No. 102 and Lot 1, Block A, Rockwall Commercial Addition, City of Rockwall, Rockwall County, Texas, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District and the FM-549 Overlay (FM-549 OV) District, zoned Agricultural (AG) District, generally located on the northside of Justin Road in between John King Boulevard and FM-3549, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on *Tuesday, July 15, 2025 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, July 21, 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, July 21, 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

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. Z2025-040: Zoning Change from AG to LI

Please place a check mark on the appropriate line below:

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

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

Name:

Address:

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

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

NORTH

GRAPHIC SCALE IN FEET

0 100 200 400

LEGEND	
PROPERTY LINE	
EXISTING EASEMENT	
AIRPORT RUNWAY PROTECTION ZONE	
PROPOSED LIGHT INDUSTRIAL ZONING	
FM 549 OVERLAY DISTRICT	
SH 205 OVERLAY DISTRICT	
I 30 OVERLAY DISTRICT	

NOTES

1. THESE DOCUMENTS ARE SCHEMATIC IN NATURE ONLY. A COMPLETE DESIGN HAS NOT BEEN PERFORMED IN PREPARATION OF THESE SHEETS. DESIGN INTENT, LOCATIONS, AND QUANTITIES MAY CHANGE DURING THE DESIGN PROCESS.
2. NEARMAP AERIAL PUBLISHED 01/23/2025

1. Called 6.114 Acres
Bobby Frank Athey
Special Warranty Deed
Document 2006-00368906
Tract B-2

2. Called 4.115 Acres
JCP 11029, LLC
General Warranty Deed
Document 20200000009617

3. Called 2.000 Acres
Bobby Frank Athey
Special Warranty Deed
Document 2006-00368906
Tract A-3

4. Called 8.114 Acres
James Collier
Properties,Inc.
Special Warranty Deed
Doc. # 20200000017598
Backwards L, LLC
Warranty Deed
Doc. # 20200000001720

5. CALLED 0.165 ACRE
JAMES COLLIER
PROPERTIES, INC
INST. NO.
20250000000009013
O.P.R.R.C.T.

6. Called 21.554 Acres
James Collier Properties, Inc.
Special Warranty Deed
Document 20200000017597
Document 20200000001431
JCP 11029, LLC
Special Warranty Deed
Document 20200000001438

7. Called 26.79 Acres
Rockwall 549/I-30 Partners, L.P.
Declaration of Covenant
Document No. 2009-00423191
Vol. 5925, Pg. 89

8. Called 36.10 Acres
James Collier Properties, Inc.
Special Warranty Deed
Document 20190000002250

No.	REVISIONS	DATE

Kimley»Horn
13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER,
SUITE 700, DALLAS, TX 75240
PHONE: 972-770-1300 FAX: 972-239-3820
WWW.KIMLEY-HORN.COM TX F-928

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PRELIMINARY
Not for construction or permit purposes.
Kimley»Horn
BY JAMES ABBEY
Date JUNE 2025
138172

KHA PROJECT 066077707
DATE JUNE 2025
SCALE AS SHOWN
DESIGNED BY CAL
DRAWN BY CAL
CHECKED BY DSA

COLMET INDUSTRIAL
PREPARED FOR
BROADDUS PLANNING

ROCKWALL TEXAS

REZONING EXHIBIT

SHEET NUMBER
EX

CITY CASE NO. Z2025-040

This document, together with the concepts and designs presented herein, as an instrument of service, 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.

IMAGES
XREFS
LAYERS APPROVED
PLOTTED BY
LOGIN NAME
DWG NAME

EPSG:2276, Date:20250113, Lat:32.9283, Lon:-96.430212, Mag:0.300, Vert: 4847702.0950 US ft, Horiz: US ft, Elev: Ground, Aligned to: NAD83 (2011), Scale: 1:1, Rotation: 0.0°, Aerial: KH CLEAN - 16706.0002 Client Copy - xTb
LEWIS, CHRIS 6/30/2025 11:07 AM
K:\DFW_Survey\066077707 - Colmet Rockwall, Design\CADD\Exhibits
Rezoning Exhibit.dwg

June 13, 2025

Ryan C. Miller, AICP
Director of Planning & Zoning
Planning & Zoning Division
City of Rockwall
385 S. Goliad Street
Rockwall, TX 75087

RE: ***Zoning Description***
Colmet Industrial
Rockwall, Texas

ZONING DESCRIPTION

BEING a tract of land situated in the E. M. Elliott Survey, Abstract No. 77 and the David Harr Survey, Abstract No. 102, City of Rockwall, Rockwall County, Texas, and being all of Lot 1, Block A, Rockwall Commercial, an addition to the City of Rockwall, according to the plat, recorded in Instrument No. 20210000008470 of the Plat Records of Rockwall County, Texas, a portion of a tract of land, described in a deed to James Collier Properties Inc., recorded in Instrument No. 20190000002250, all of a called 21.554-acre tract of land, described in a deed to James Collier Properties, Inc, recorded in Instrument No. 20200000017597, all of a called 0.165-acre tract of land, described in a deed to James Collier Properties, Inc, recorded in Instrument No. 202500000009013, all of a called 8.114-acre tract of land, described in a deed to James Collier Properties, Inc, recorded in Instrument No. 20200000017598, all of a called 4.115-acre tract of land, described in a deed to James Collier Properties, Inc, recorded in Instrument No. 20250000009011, a portion of a called 6.027-acre tract of land, described in a deed to James Collier Properties, Inc, recorded in Instrument No. 202500000009012, and a portion of a called 6.149-acre tract of land, described in a deed to the City of Rockwall, Texas, recorded in Volume 5418, Page 54, all of the Real Property Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8-inch iron rod with a red plastic cap, stamped “KHA” found for the northeast corner of said Lot 1, Block A, same being on the current west right of way line of F. M. Highway 3549, a variable width right of way;

THENCE South 01°08'02" East, along the east line of said Lot 1, Block A and the west right of way line of said F. M. Highway 3549, a distance of 399.55 feet to a point for the easterly, southeast corner of said Lot 1, same being the intersection of the west right of way line of said Lot 1 with the northerly right of way line of Justin Road, a variable width right of way at this point;

THENCE in a westerly direction, departing the westerly right of way line of said F. M. Highway 3549, along the southerly line of said Lot 1, Block A and the northerly right of way line of said Justin Road, the following:

South 43°51'50" West, a distance of 42.42 feet to a 5/8-inch iron rod with a red plastic cap, stamped “KHA” found for corner;

South 88°52'34" West, a distance of 49.82 feet to a 5/8-inch iron rod with a red plastic cap, stamped “KHA” found at the beginning of a tangent curve to the left with a radius of 4,064.40 feet, a central angle of 18°16'32", and a chord bearing and distance of South 79°44'18" West, 1,290.93 feet;

In a westerly direction, with said tangent curve to the left, an arc distance of 1,296.42 feet to a 5/8-inch iron rod with a red plastic cap, stamped “KHA” found at the beginning of a reverse curve to the right with a radius of 1,507.50 feet, a central angle of 17°40'38", and a chord bearing and distance of South 79°26'21" West, 463.26 feet;

In a westerly direction, with said reverse curve to the right, an arc distance of 465.10 feet to a 5/8-inch iron rod with a red plastic cap, stamped “KHA” found for corner;

South 88°16'40" West, a distance of 916.91 feet to a point for the southwest corner of said Lot 1, Block A and the northwest corner of the westerly terminus of said Justin Road, same being on the east line of aforesaid 21.554-acre tract;

THENCE South 01°22'57" East, along the westerly terminus of said Justin Road and the east line of said 21.554-acre tract, passing at a distance of 42.5 feet, a found 1/2-inch iron rod, passing at a distance of 85.0 feet, the southwest corner of said westerly terminus, and the northerly, northwest corner of Lot 1R, Block C of aforesaid Rockwall Commercial, continuing along a westerly line of said Lot 1R, a total distance of 99.36 feet to a 1/2-inch iron rod found for the southeast corner of said 21.554-acre tract;

THENCE South 89°44'43" West, along the southerly line of said 21.554-acre tract, passing the westerly, northwest corner of said Lot 1R, and the northeast corner of a called 19.99-acre tract of land, described in a deed to Rafizadeh M & M Family Ltd., recorded in in Volume 5359, Page 179 of the Real Property Records of Rockwall County, Texas, continuing along the north line of said 19.99-acre tract, a total distance of 776.32 feet to the northwest corner of said 19.99-acre tract, and the northeast corner of Tract 2 (called 1.76-acres), described in a deed to Columbia North Texas Healthcare System, L.P., recorded in Instrument No. 20230000018917 of the Real Property Records of Rockwall County, Texas;;

THENCE South 89°51'46" West, continuing along the southerly line of said 21.554-acre tract and the northerly line of said Tract 2 (called 1.76-acres), passing the southwest corner of said 21.554-acre tract, the southeast corner of aforesaid 0.165-acre tract, the southwest corner of said 0.165-acre tract and the southeast corner of aforesaid 8.114-acre tract, continuing along the southerly line of said 8.114-acre tract, a total distance of 564.90 feet to a point for the northwest corner of said Tract 2 (called 1.76-acres);

THENCE South 89°47'42" West, continuing along the southerly line of said 8.114-acre tract, a distance of 613.84 feet to the southwest corner of said 8.114-acre tract, and the southeast corner of aforesaid 6.027-acre tract;

THENCE South 89°54'17" West, along the southerly line of said 6.027-acre tract, a distance of 301.89 feet to a point for corner on the easterly right of way line of the John King Boulevard (S. H. 205 Bypass), a variable width right of way as described as Parcel 24 in a deed to the City of Rockwall, Texas, recorded in Volume 5659, Page 36 of the Real Property Records of Rockwall County, Texas;

THENCE North 30°30'49" West, departing the southerly line of said 6.027-acre tract and along the easterly right of way line of said John King Boulevard (S. H. 205 Bypass), a distance of 54.36 feet to a point for the southwest corner of a called Parcel 6, described in a deed to the State of Texas, recorded in Instrument No. 20220000025271, of the Real Property Records of Rockwall County, Texas;

THENCE North 62°24'11" East, continuing along the easterly right of way line of said John King Boulevard (S. H. 205 Bypass), a distance of 35.86 feet to a point for the southeast corner of said Parcel 6;

THENCE North 27°34'28" West, continuing along the easterly right of way line of said John King Boulevard (S. H. 205 Bypass), a distance of 101.37 feet to a point for corner;

THENCE North 30°36'15" West, continuing along the easterly right of way line of said John King Boulevard (S. H. 205 Bypass), a distance of 35.13 feet to a point at the beginning of a non-tangent curve to the right with a radius of 1,638.00 feet, a central angle of 17°06'10", and a chord bearing and distance of North 21°53'07" West, 487.13 feet;

THENCE in a northerly direction, continuing along the easterly right of way line of said John King Boulevard (S. H. 205 Bypass), passing the north corner of said Parcel 6, the westerly line of said 6.027-acre tract and the easterly line of aforesaid 6.149-acre tract, continuing across said 6.149-acre tract, with said non-tangent curve to the right, an arc distance of 488.94 feet to a point for corner;

THENCE North 13°12'04" West, continuing across said 6.149-acre tract, a distance of 83.44 feet to a point for corner on the northerly line of said 6.149-acre tract, same being on the south line of the M. K. & T. Railroad Company right of way;

THENCE North 88°17'24" East, along the northerly line of said 6.149-acre tract, the northerly line of aforesaid 6.027-acre tract, the northerly line of aforesaid 4.115-acre tract and the northerly line of aforesaid 8.114-acre tract, and the southerly line of said M. K. & T. Railroad Company right of way, a distance of 1,293.06 feet to a point for the northeast corner of said 8.114-acre tract and the northwest corner of aforesaid 21.554-acre tract;

THENCE North 88°08'36" East, continuing along the southerly line of said M. K. & T. Railroad Company right of way and the northerly line of said 21.554-acre tract, a distance of 1,206.75 feet to a point for the northeast corner of said 21.554-acre tract and the northwest corner of aforesaid Lot 1, Block A;

THENCE North 88°12'00" East, continuing along the southerly line of said M. K. & T. Railroad Company right of way and the northerly line of said Lot 1, Block A, a distance of 2,732.04 feet to the **POINT OF BEGINNING** and containing 77.86 acres (3,391,721 square feet) of land, more or less.

Kimley»Horn

June 13, 2025

Ryan C. Miller, AICP
Director of Planning & Zoning
Planning & Zoning Division
City of Rockwall
385 S. Goliad Street
Rockwall, TX 75087

RE: ***Letter of Intent***
Colmet Industrial
Rockwall, Texas

Dear Ryan:

In accordance with the guidelines provided in the City's Development Application Packet, Kimley-Horn is submitting this Letter of Intent to rezone property owned by James Collier Properties Inc. in the municipal limits of Rockwall, Texas.

The intent of the Light Industrial District Zoning is generally described as follows:

- Rezone the Agriculture (AG) zoned tracts to Light Industrial (LI) use within the subject property as depicted on the included Rezoning Exhibit; intended to enhance the developability of land consistent with the owner's manufacturing needs.

We look forward to navigating the City's process in close coordination with City Staff, Planning and Zoning Commission, and City Council. We are hopeful that our submittal will allow us to be placed on the July 15, 2025 P&Z hearing and of July 21, 2025 City Council hearing. Please reach out with any questions or concerns regarding our application, and send along comments once available.

Please contact me at [redacted] or [redacted] should you need any further information.

Sincerely,



Dylan Adame, P.E.

01 CENTRAL DISTRICT

DISTRICT DESCRIPTION

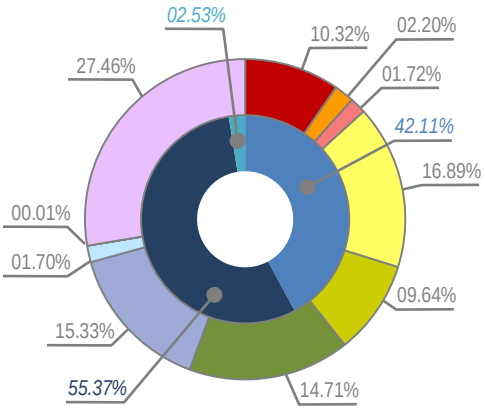
The *Central District* is composed of a wide range of land uses that vary from single-family to industrial. The district's residential areas consist of suburban residential (*e.g. Park Place*), estate and rural residential (*e.g. Rolling Meadows Subdivision*), and higher density residential developments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

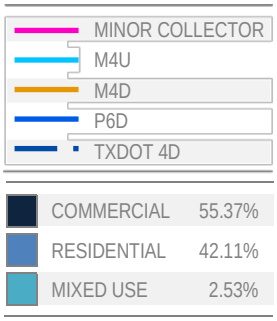
John King Boulevard Trail Plan
Rest Stop/Trailblazer Pylon

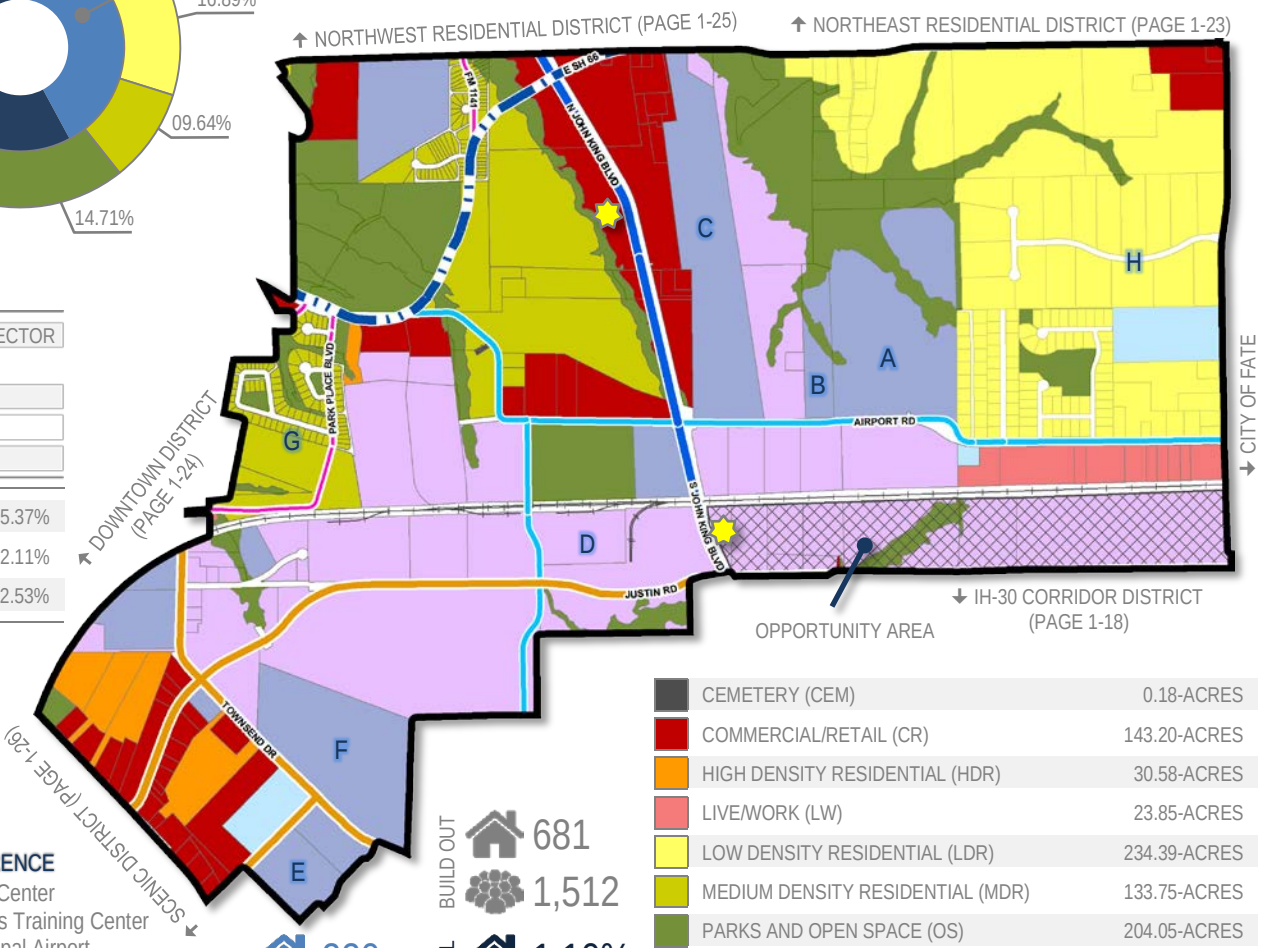
DISTRICT STRATEGIES

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

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







POINTS OF REFERENCE

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

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

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

TECHNOLOGY/EMPLOYMENT CENTERS (TEC)

The *Technology/Employment Centers* land use category is characterized by employment-oriented businesses, which are generally situated in larger centers (*e.g. Rockwall Technology Park*) with access to key transportation networks. These uses should utilize large setbacks, campus style green spaces and large berms/buffers to shrink the scale of the buildings and provide park-like amenities that are complementary to the City's other land use districts. Generally, these areas should not be directly adjacent to Low or Medium Density Residential land use designations and should be buffered from low-density single-family subdivisions utilizing transitional land uses.

DESIGNATION CHARACTERISTICS

1. *Primary Land Uses:* Clean Manufacturing Centers, Technology/Data Centers, Research and Design/Development Businesses, General Office Land Uses, Flexible Space (i.e. Office/Warehouse Combinations Land Uses), and Light Assembly Businesses
2. *Secondary Land Uses:* Parks, Open Space, Civic/Institutional and Certain Complementary Commercial Land Uses (e.g. Office/Showroom)
3. *Zoning Districts:* Light Industrial (LI) District and Planned Development (PD) Districts

EXISTING LAND USE EXAMPLES

1. Rockwall Technology Park
2. Channell Commercial Corporation







SPECIAL DISTRICTS

LIVE/WORK (LW)

The *Live/Work* land use designation is characterized by the reuse of single-family properties as low-intensity office or retail land uses. These areas are considered to be transitional and require added flexibility for the purpose of maintaining a specific small town aesthetic along major roadways. These areas are used to buffer residential areas from major roadways or more intense commercial land uses. This designation also allows live/work arrangements where a single-family structure may continue to serve as residence, while also supporting a low-intensity office or retail store.

DESIGNATION CHARACTERISTICS

1. *Primary Land Uses:* Professional Offices, Boutiques, Art/Music Studios, and Antique and Collectable Shops.
2. *Secondary Land Uses:* Banquet Facilities, Small Restaurants, Veterinarian Clinics for Small Animals, and Open Space
3. *Zoning Districts:* Residential-Office (RO) District and Planned Development (PD) Districts

EXISTING LAND USE EXAMPLES

1. N. Goliad Street Between East Fork Road and the Downtown
2. West Side of Ridge Road after the SH-205/Ridge Road Split
3. N. Goliad Street Across from the YMCA





MIXED-USE (MU)

The *Mixed-Use* land use designation is characterized by mixed-use developments that typically offer a mix of housing types and residential densities with integrated retail, personal services and/or office. These areas can be both vertically and horizontally integrated with a mix of land uses, and are generally designed as walkable/pedestrian freindly developments. The residential component can include single-family homes, townhouses, condominiums, urban housing, lofts, or multi-family. Vertically integrated mixed-use developments typically incorporate structured parking at the center of the block, recreational and pedestrian amenities and have ground floor commercial/retail, office or personal services.

DESIGNATION CHARACTERISTICS

1. *Primary Land Uses:* Retail, Office, Restaurant and Residential Land Uses
2. *Secondary Land Uses:* Parks, Open Space, Trails, and Institutional/Civic Land Uses
3. *Zoning Districts:* Downtown (DT) District and Planned Development (PD) Districts

EXISTING LAND USE EXAMPLES

1. Rockwall Commons
2. Harbor District







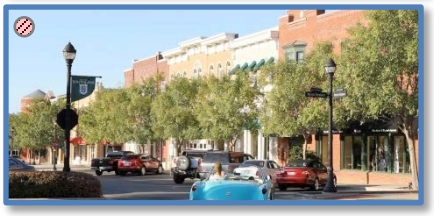
DOWNTOWN (DT)

The *Downtown* land use designation should include a mixture of land uses that are complementary to the existing development pattern and are intended to add to the attractive, pedestrian-oriented environment of Rockwall's historic downtown. In addition, this area is the historic core of the City and should continue to be a symbol of community life in Rockwall. The policies adopted in Appendix 'C', *Small Area Plans*, of this Comprehensive Plan should generally regulate this land use designation.









DESIGNATION CHARACTERISTICS

1. *Primary Land Uses:* Retail, Office, Restaurant and Residential Land Uses
2. *Secondary Land Uses:* Institutional/Civic Land Uses
3. *Zoning Districts:* Downtown (DT) District

EXISTING LAND USE EXAMPLES

1. Downtown Square and Surrounding Areas

SPECIAL COMMERCIAL CORRIDOR (SC)

The *Special Commercial Corridor* land use designation is intended to provide an area for commercial/retail and regional commercial/retail activity centers that are intended to support and serve the entire region. This area should include the recommendations contained in *Appendix 'B'*, *Corridor Plans*, of this Comprehensive Plan.

DESIGNATION CHARACTERISTICS

1. *Primary Land Uses:* Regional Shopping Centers, Entertainment, Retail, Personal Services, Restaurant, Corporate Offices, Employment and Recreation Land Uses
2. *Secondary Land Uses:* Residential, Open Space, Parks, Trails, Banks, Service Stations and Institutional/Civic Land Uses (Secondary Land Uses should be integrated into a Larger Development)
3. *Zoning Districts:* Commercial (C) District and Planned Development (PD) District

EXISTING LAND USE EXAMPLES

1. IH-30 Corridor

PUBLIC LAND AND OPEN SPACE

PARKS AND OPEN SPACE (OS)

The *Parks and Open Space* land use designation includes all floodplains and major public open spaces (*e.g. neighborhood parks, community parks, greenbelts, trail systems, etc.*). These areas should be preserved and are intended to provide citywide recreation/trail opportunities and natural drainage areas that help define the character of Rockwall.





DESIGNATION CHARACTERISTICS

1. *Primary Land Uses:* Floodplain, Open Space, Parks, and Trails Land Uses
2. *Secondary Land Uses:* *N/A*
3. *Zoning Districts:* *N/A*

EXISTING LAND USE EXAMPLES

1. Harry Myers Park

PUBLIC (P)

The *Public* land use designation includes uses that are operated exclusively by a public body that serve the public's health, safety or general welfare. This land use designation includes land uses such as public schools, libraries, the airport, the City's administrative and service facilities, and any other state or federal facilities.



DESIGNATION CHARACTERISTICS

1. *Primary Land Uses:* Schools, Libraries, Fire Stations, Pump Stations, Water Towers, Police Stations, City Administrative Offices, and County, State or Federal Facilities
2. *Secondary Land Uses:* Open Space, Parks, and Trails Land Uses
3. *Zoning Districts:* *N/A*

EXISTING LAND USE EXAMPLES

1. City Place
2. County Courthouse
3. Municipal Courts Building

QUASI-PUBLIC (QP)

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 LIGHT INDUSTRIAL (LI) DISTRICT FOR AN 80.50-ACRE TRACT OF LAND IDENTIFIED AS TRACT 2-2, 2-5, 2-8, 2-9, & 20 OF THE D. HARR SURVEY, ABSTRACT NO. 102 AND LOT 1, BLOCK A, ROCKWALL COMMERCIAL ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND BEING MORE SPECIFICALLY DESCRIBED 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 Dylan Adame of Kimley Horn & Associates on behalf of Clay Collier of James Collier Properties, Inc. for the approval of a *Zoning Change* from an Agricultural (AG) District to a Light Industrial (LI) District for a 80.50-acre identified as Tract 2-2, 2-5, 2-8, 2-9, & 20 of the D. Harr Survey, Abstract No. 102 and Lot 1, Block A, Rockwall Commercial Addition, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District and the FM-549 Overlay (FM-549 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 f*rom an Agricultural (AG) District to a Light Industrial (LI) District;

SECTION 2. That the *Subject Property* shall be used only in the manner and for the purposes provided for a *Light Industrial (LI) District* as stipulated in Subsection 01.01*, Use of Land and Buildings,* of Article 04*, Permissible Uses*; and, Subsection 05.01*, General Industrial District Standards*, Subsection 05.02, *Light Industrial (LI) District,* and Subsection 06.02, *General Overlay District Standards*, of Article 05*, District Development Standards,* of the Unified Development

DRAFT ORDINANCE 07.15.2025

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 4th DAY OF AUGUST, 2025.

_____
Tim McCallum, *Mayor*

ATTEST:

_____
Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

1st Reading: *July 21, 2025*

2nd Reading: *August 4, 2025*

DRAFT ORDINANCE 07.15.2025

Exhibit 'A'
Legal Description

BEING a tract of land situated in the E. M. Elliott Survey, Abstract No. 77 and the David Harr Survey, Abstract No. 102, City of Rockwall, Rockwall County, Texas, and being all of Lot 1, Block A, Rockwall Commercial, an addition to the City of Rockwall, according to the plat, recorded in Instrument No. 20210000008470 of the Plat Records of Rockwall County, Texas, a portion of a tract of land, described in a deed to James Collier Properties Inc., recorded in Instrument No. 20190000002250, all of a called 21.554-acre tract of land, described in a deed to James Collier Properties, Inc, recorded in Instrument No. 20200000017597, all of a called 0.165-acre tract of land, described in a deed to James Collier Properties, Inc, recorded in Instrument No. 202500000009013, all of a called 8.114-acre tract of land, described in a deed to James Collier Properties, Inc, recorded in Instrument No. 20200000017598, all of a called 4.115-acre tract of land, described in a deed to James Collier Properties, Inc, recorded in Instrument No. 20250000009011, a portion of a called 6.027-acre tract of land, described in a deed to James Collier Properties, Inc, recorded in Instrument No. 202500000009012, and a portion of a called 6.149-acre tract of land, described in a deed to the City of Rockwall, Texas, recorded in Volume 5418, Page 54, all of the Real Property Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8-inch iron rod with a red plastic cap, stamped "KHA" found for the northeast corner of said Lot 1, Block A, same being on the current west right of way line of F. M. Highway 3549, a variable width right of way;

THENCE South 01°08'02" East, along the east line of said Lot 1, Block A and the west right of way line of said F. M. Highway 3549, a distance of 399.55 feet to a point for the easterly, southeast corner of said Lot 1, same being the intersection of the west right of way line of said Lot 1 with the northerly right of way line of Justin Road, a variable width right of way at this point;

THENCE in a westerly direction, departing the westerly right of way line of said F. M. Highway 3549, along the southerly line of said Lot 1, Block A and the northerly right of way line of said Justin Road, the following:

South 43°51'50" West, a distance of 42.42 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" found for corner;

South 88°52'34" West, a distance of 49.82 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" found at the beginning of a tangent curve to the left with a radius of 4,064.40 feet, a central angle of 18°16'32", and a chord bearing and distance of South 79°44'18" West, 1,290.93 feet;

In a westerly direction, with said tangent curve to the left, an arc distance of 1,296.42 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" found at the beginning of a reverse curve to the right with a radius of 1,507.50 feet, a central angle of 17°40'38", and a chord bearing and distance of South 79°26'21" West, 463.26 feet;

In a westerly direction, with said reverse curve to the right, an arc distance of 465.10 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" found for corner;

South 88°16'40" West, a distance of 916.91 feet to a point for the southwest corner of said Lot 1, Block A and the northwest corner of the westerly terminus of said Justin Road, same being on the east line of aforesaid 21.554-acre tract;

THENCE South 01°22'57" East, along the westerly terminus of said Justin Road and the east line of said 21.554-acre tract, passing at a distance of 42.5 feet, a found 1/2-inch iron rod, passing at a distance of 85.0 feet, the southwest corner of said westerly terminus, and the northerly, northwest corner of Lot 1R, Block C of aforesaid Rockwall Commercial, continuing along a westerly line of said Lot 1R, a total distance of 99.36 feet to a 1/2-inch iron rod found for the southeast corner of said 21.554-acre tract;

THENCE South 89°44'43" West, along the southerly line of said 21.554-acre tract, passing the westerly,

DRAFT 01.15.2025

northwest corner of said Lot 1R, and the northeast corner of a called 19.99-acre tract of land, described in a deed to Rafizadeh M & M Family Ltd., recorded in in Volume 5359, Page 179 of the Real Property Records of Rockwall County, Texas, continuing along the north line of said 19.99-acre tract, a total distance of 776.32 feet to the northwest corner of said 19.99-acre tract, and the northeast corner of Tract 2 (called 1.76-acres), described in a deed to Columbia North Texas Healthcare System, L.P., recorded in Instrument No. 20230000018917 of the Real Property Records of Rockwall County, Texas;

THENCE South 89°51'46" West, continuing along the southerly line of said 21.554-acre tract and the northerly line of said Tract 2 (called 1.76-acres), passing the southwest corner of said 21.554-acre tract, the southeast corner of aforesaid 0.165-acre tract, the southwest corner of said 0.165-acre tract and the southeast corner of aforesaid 8.114-acre tract, continuing along the southerly line of said 8.114-acre tract, a total distance of 564.90 feet to a point for the northwest corner of said Tract 2 (called 1.76-acres);

THENCE South 89°47'42" West, continuing along the southerly line of said 8.114-acre tract, a distance of 613.84 feet to the southwest corner of said 8.114-acre tract, and the southeast corner of aforesaid 6.027-acre tract;

THENCE South 89°54'17" West, along the southerly line of said 6.027-acre tract, a distance of 301.89 feet to a point for corner on the easterly right of way line of the John King Boulevard (S. H. 205 Bypass), a variable width right of way as described as Parcel 24 in a deed to the City of Rockwall, Texas, recorded in Volume 5659, Page 36 of the Real Property Records of Rockwall County, Texas;

THENCE North 30°30'49" West, departing the southerly line of said 6.027-acre tract and along the easterly right of way line of said John King Boulevard (S. H. 205 Bypass), a distance of 54.36 feet to a point for the southwest corner of a called Parcel 6, described in a deed to the State of Texas, recorded in Instrument No. 20220000025271, of the Real Property Records of Rockwall County, Texas;

THENCE North 62°24'11" East, continuing along the easterly right of way line of said John King Boulevard (S. H. 205 Bypass), a distance of 35.86 feet to a point for the southeast corner of said Parcel 6;

THENCE North 27°34'28" West, continuing along the easterly right of way line of said John King Boulevard (S. H. 205 Bypass), a distance of 101.37 feet to a point for corner;

THENCE North 30°36'15" West, continuing along the easterly right of way line of said John King Boulevard (S. H. 205 Bypass), a distance of 35.13 feet to a point at the beginning of a non-tangent curve to the right with a radius of 1,638.00 feet, a central angle of 17°06'10", and a chord bearing and distance of North 21°53'07" West, 487.13 feet;

THENCE in a northerly direction, continuing along the easterly right of way line of said John King Boulevard (S. H. 205 Bypass), passing the north corner of said Parcel 6, the westerly line of said 6.027-acre tract and the easterly line of aforesaid 6.149-acre tract, continuing across said 6.149-acre tract, with said non-tangent curve to the right, an arc distance of 488.94 feet to a point for corner;

THENCE North 13°12'04" West, continuing across said 6.149-acre tract, a distance of 83.44 feet to a point for corner on the northerly line of said 6.149-acre tract, same being on the south line of the M. K. & T. Railroad Company right of way;

THENCE North 88°17'24" East, along the northerly line of said 6.149-acre tract, the northerly line of aforesaid 6.027-acre tract, the northerly line of aforesaid 4.115-acre tract and the northerly line of aforesaid 8.114-acre tract, and the southerly line of said M. K. & T. Railroad Company right of way, a distance of 1,293.06 feet to a point for the northeast corner of said 8.114-acre tract and the northwest corner of aforesaid 21.554-acre tract;

THENCE North 88°08'36" East, continuing along the southerly line of said M. K. & T. Railroad Company right of way and the northerly line of said 21.554-acre tract, a distance of 1,206.75 feet to a point for the

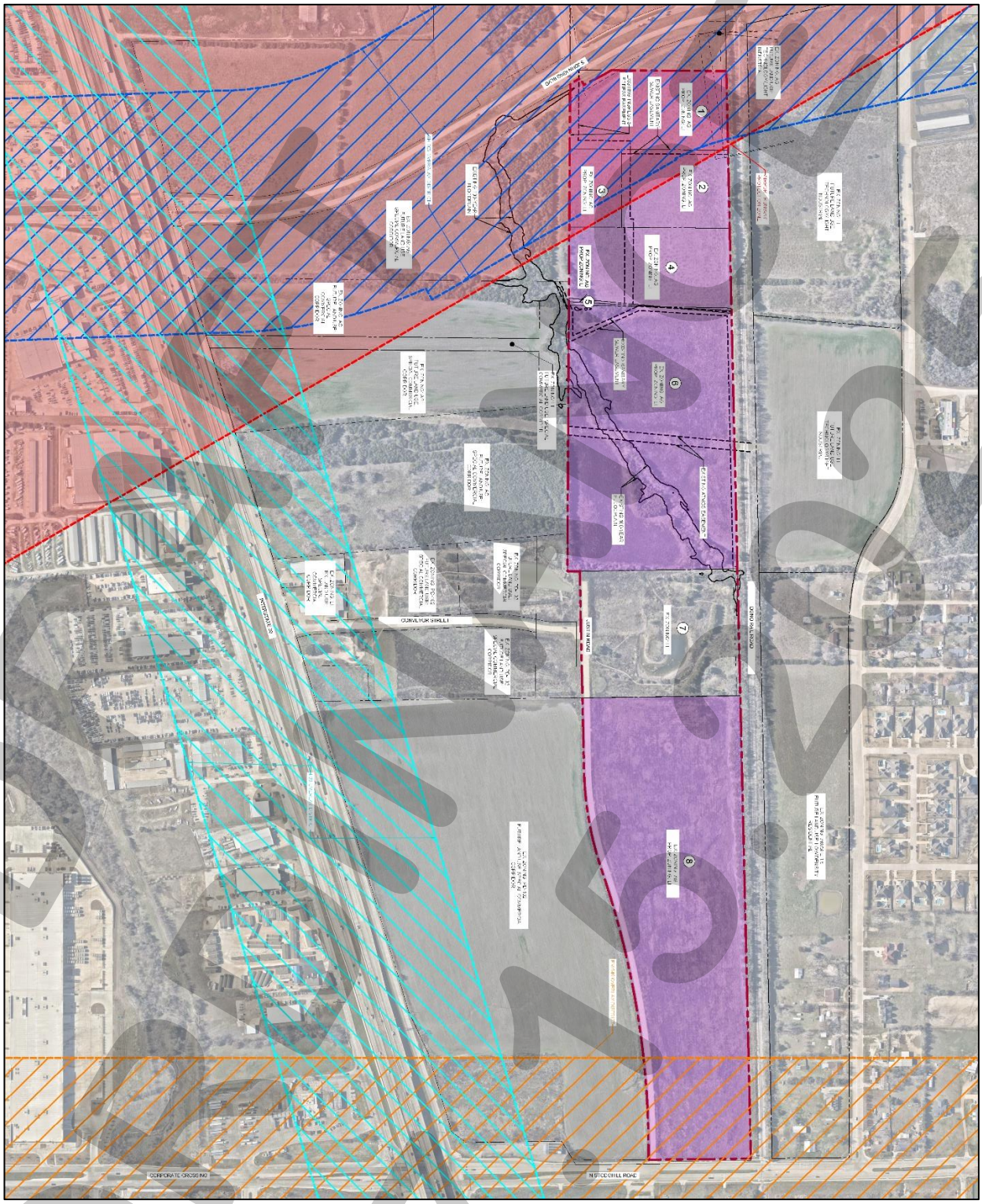
DRAFT ORDINANCE 01.15.2025

northeast corner of said 21.554-acre tract and the northwest corner of aforesaid Lot 1, Block A;

THENCE North 88°12'00" East, continuing along the southerly line of said M. K. & T. Railroad Company right of way and the northerly line of said Lot 1, Block A, a distance of 2,732.04 feet to the **POINT OF BEGINNING**, and containing 77.86 acres (3,391,721 square feet) of land, more or less.

DRAFT ORDINANCE 07.15.2025

Exhibit 'B'
Zoning Exhibit



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:	July 15, 2025
APPLICANT:	Paul Arce
CASE NUMBER:	Z2025-041; *Specific Use Permit (SUP) for a Guest Quarters/Secondary Living Unit at 340 Evans Road*

SUMMARY

Hold a public hearing to discuss and consider a request by Paul Arce on behalf of Shirley Soto for the approval of a *Specific Use Permit (SUP)* for a *Guest Quarters/Secondary Living Unit* on a 0.2480-acre parcel of land identified as Lot 1, Block B, Rockwall Lake Estates East 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 340 Evans Road, and take any action necessary.

BACKGROUND

The subject property was originally platted as Lots 1180 & 1179 of the Rockwall Lake Properties Development No. 2 Addition, which was filed with Rockwall County on April 23, 1968. On February 17, 2009, the subject property -- *along with the rest of the Lake Rockwall Estates Subdivision* -- was annexed into the City of Rockwall by *Ordinance No. 09-07*. On September 21, 2009, the City Council rezoned the Lake Rockwall Estates Subdivision from an Agricultural (AG) District to Planned Development District 75 (PD-75) [*Ordinance No. 09-37*] for Single-Family 7 (SF-7) District land uses. On January 4, 2016, the City Council amended Planned Development District 75 (PD-75) with *Ordinance No. 16-01*, which made minor changes to the *Consideration of a Special Request* section of the ordinance. On May 16, 2024, the City Council approved *Ordinance No. 24-16*, *S-331* [*i.e. Case No. Z2024-013*] to allow the construction of a single-family home on the subject property. On October 7, 2024, the City Council approved a replat [*i.e. Case No. P2024-030*] establishing one (1) lot [*i.e. Lot 1, Block B, Rockwall Lake Estates East Addition*] for the development of a single-family home on the subject property.

PURPOSE

The applicant -- *Paul Arce* -- is requesting the approval of a *Specific Use Permit (SUP)* for the purpose of constructing a *Guest Quarters/Secondary Living Unit* on the subject property.

ADJACENT LAND USES AND ACCESS

The subject property is located at 340 Evans Road. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is a 90.50-acre vacant tract of land (*which is part of a larger 140.50-acre tract of land identified as Tract 3 of the G. Wells Survey, Abstract No. 219*), which is zoned Planned Development District 101 (PD-101) for Single-Family 10 (SF-10) District land uses. Beyond that is Mims Road, which is classified as a *Minor Collector* on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is a 48-6670-acre parcel of land (*i.e. Lot 3 of the W.H. Barnes Survey, Abstract No. 26*), which is zoned Planned Development District 44 (PD-44) and belongs to the Rayburn Country Electric Cooperation.

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

single-family homes. Beyond this is County Line Road, which is classified as a *Minor Collector* on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

East: Directly east of the subject property are multiple lots zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District land uses. These properties are mostly developed with mobile/manufactured homes, with some of the lots being developed with single-family homes. Beyond this is Renee Drive, which is classified as a R2 (*i.e. residential, two [2] lane, undivided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. East of this is a 0.66-acre parcel of land (*i.e. 557 Renee Drive*) developed with a modular home and zoned Planned Development District 75 (PD-75).

West: Directly west of the subject property are multiple lots zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District land uses. These properties are mostly developed with mobile/manufactured homes, with some of the lots being developed with single-family homes. Beyond this is a 66.083-acre tract of land (*i.e. Tract 2 of the G. Wells Survey, Abstract No. 219*), which consists of Rockwall Lake and is zoned Planned Development District 75 (PD-75).

MAP 1: LOCATION MAP
YELLOW: SUBJECT PROPERTY



CHARACTERISTICS OF THE PROJECT

The applicant is requesting approval for a *Guest Quarters/Secondary Living Unit* on the subject property. The proposed accessory structure will be a total of 685 SF in size. The structure will be situated on a concrete foundation approximately 12'-8" from the primary structure, 26'-5" from the front property line, six (6) feet from the side (*or eastern*) property line, and 57-feet from the rear (*or northern*) property line. Additionally, the *Guest Quarters/Secondary Living Unit* will have a total height of 14'-2" (*or 11'-1" at the midpoint of the pitched roof*) and will incorporate an 8:12 roof pitch. The floor plan provided by the applicant indicates that the *Guest Quarters/Secondary Living Unit* will include an office/game room, a storage area, and a full bathroom (*i.e. with sink, toilet, and shower*). The exterior of the building will be clad in brick and siding, which match or be complimentary to the materials utilized on the primary structure.

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

According to Article 13, *Definitions*, of the Unified Development Code (UDC) a *Guest Quarters/Secondary Living Unit* is defined as "(a)n accessory building designed for the temporary occupancy of guests of the primary dwelling for which there is no remuneration and is not rented or otherwise used as separate domicile." According to the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC) a *Guest Quarters/Secondary Living Unit/Accessory Dwelling Unit* requires a Specific Use Permit (SUP) in a Single-Family 7 (SF-7) District and -- *according to Subsection 02.03* -- is subject to the following *Conditional Land Use Standards*: [*1*] the structure must be ancillary to a single-family home, [*2*] the square footage of the structure shall not exceed 30.00% of the square footage of the primary structure, and [*3*] the structure may not be sold or conveyed separately from the single-family home without meeting the zoning requirements for the district. In addition to these requirements, a *Guest Quarters/Secondary Living Unit/Accessory Dwelling Unit* is subject to the dimensional requirements contained in Subsection 07.04, *Accessory Structure Development Standards*, of Article 05, *District Development Standards*, and the parking requirements of Article 06, *Parking and Loading*, of the Unified Development Code (UDC).

As stated above, *Guest Quarters/Secondary Living Units* are permitted to be 30.00% of the square footage of the primary structure. In this case, the applicant is permitted a 991.65 SF *Guest Quarters/Secondary Living Unit* (*i.e. 3,305.5 SF x 30.00% = 991.65 SF*) based on the operational conditions for a *Guest Quarters/Secondary Living Unit*. With that being said, the applicant is only requesting a 685 SF *Guest Quarters/Secondary Living Unit*, which represents approximately 20.72% of the primary structure. This is approximately 9.28% less than what the Unified Development Code (UDC) allows. Based on this information and the plans submitted by the applicant, the proposed building appears to conform to all of the *Conditional Land Use Standards* for a *Guest Quarters/Secondary Living Unit* as stipulated by the Unified Development Code (UDC). If the applicant's request is approved, staff has included operational conditions in the Specific Use Permit (SUP) ordinance that tie down the size, height, and general architecture of the proposed *Guest Quarters/Secondary Living Unit*.

STAFF ANALYSIS

While the proposed structure complies with all applicable requirements for a *Guest Quarters or Secondary Living Units* within the designated zoning district, staff should note that the structure will remain visible from the public right-of-way due to its proposed location, which is generally located 6'-5" from the front façade of the adjacent single-family home. Furthermore, staff has determined that no comparable structures have been previously authorized within the Lake Rockwall Estates Subdivision. As such, approval of the proposed structure may establish a precedent for future requests in the area. 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 June 18, 2025, staff mailed 85 notices to property owners and occupants within 500-feet of the subject property. There are no Homeowner Associations (HOAs) or Neighborhood Organizations within 1,500-feet of the subject property participating in the Neighborhood Notification Program to notify. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). At the time this report was drafted, staff had not received any notices back regarding the applicant's request.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the applicant's request for a *Specific Use Permit (SUP)* for *a Guest Quarters/Secondary Living Unit*, 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 *Guest Quarters/Secondary Living Unit* shall generally conform to the *Site Plan* as depicted in *Exhibit 'B'* of the draft ordinance.

(b) The construction of a G*uest Quarters/Secondary Living Unit* on the *Subject Property* shall generally conform to the *Building Elevations* depicted in *Exhibit 'C'* of the draft ordinance.

(c) The *Guest Quarters/Secondary Living Unit* shall not exceed a maximum of 685 SF.

(d) The *Guest Quarters/Secondary Living Unit* shall not incorporate kitchen facilities.

(e) The *Guest Quarters/Secondary Living Unit* 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 buildings will be allowed on the subject property.

(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	340 Evans Rd. Rockwall TX 75032			
SUBDIVISION	Lake Rockwall States East Addition	LOT	1	BLOCK 1
GENERAL LOCATION				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

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

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

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

☐ OWNER	Shirley Soto	☐ APPLICANT	PAUL ARCE
CONTACT PERSON		CONTACT PERSON	
ADDRESS	453 Lynne Dr	ADDRESS	5807 Ranger Dr
CITY, STATE & ZIP	Rockwall TX 75032	CITY, STATE & ZIP	Rockwall TX 75032
PHONE	[redacted]	PHONE	[redacted]
E-MAIL	[redacted]	E-MAIL	[redacted]

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Shirley Soto H [*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 $ 125 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 12th DAY OF June 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 12th DAY OF June 2025.

OWNER'S SIGNATURE Shirley Soto H

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Cameron Fortune

CAMERON FORTUNE
Notary Public, State of Texas
Comm. Expires 04-17-2027
Notary ID 134309452

MY COMMISSION EXPIRES 04/17/2027



City of Rockwall

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

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

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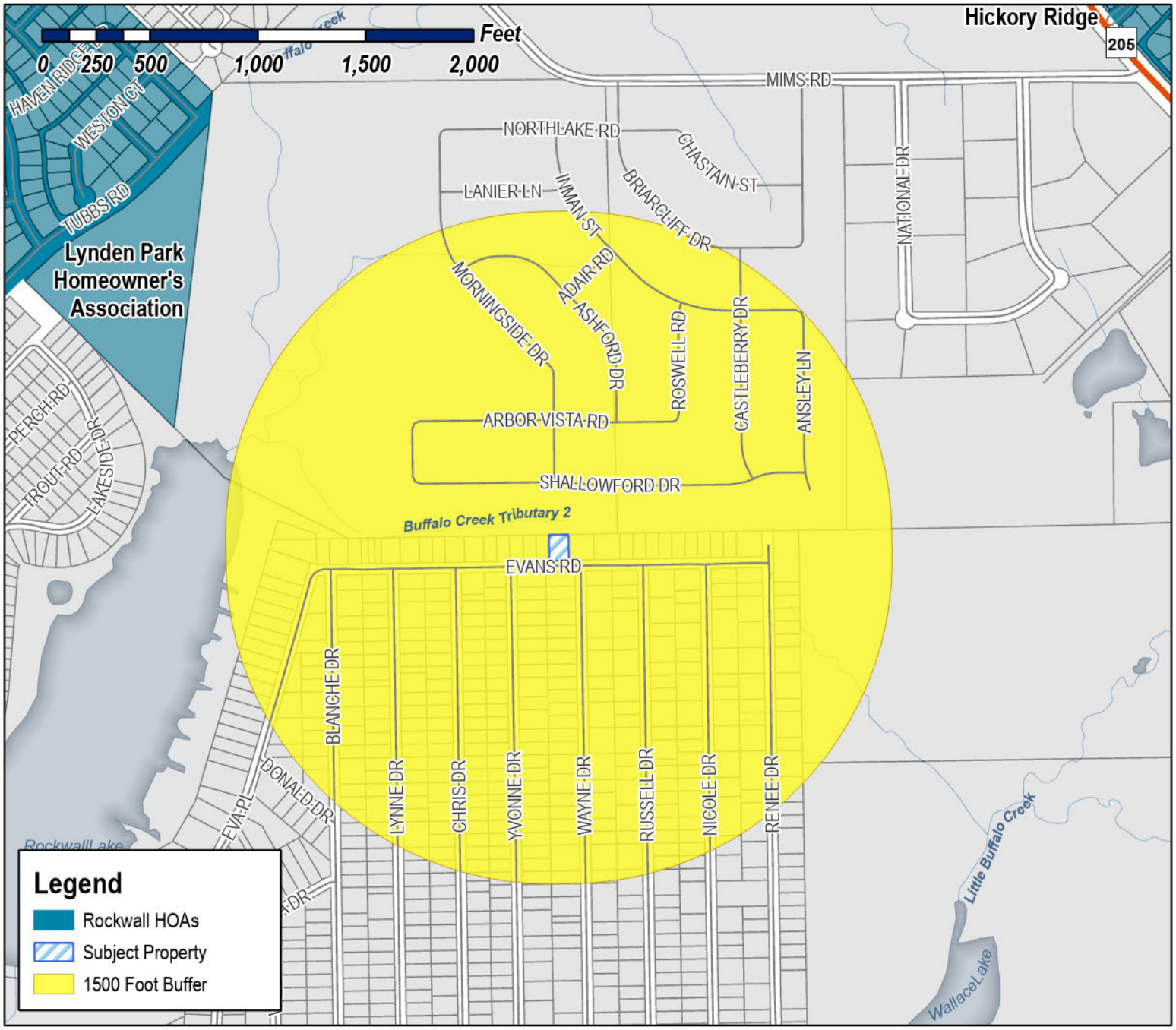
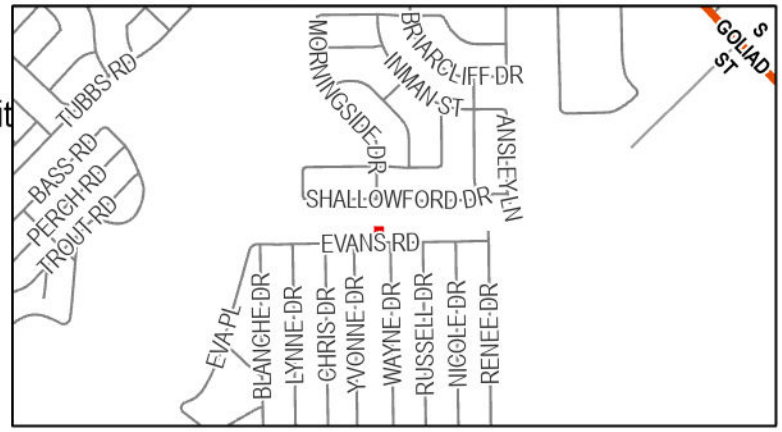


Case Number: Z2025-034
Case Name: Specific Use Permit (SUP) for a Guest Quarter/Secondary Living Unit
Case Type: Zoning
Zoning: Planned Development District 75 (PD-75)
Case Address: 340 Evans Road

Date Saved: 6/12/2025
For Questions on this Case Call (972) 771-7745



City of Rockwall

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

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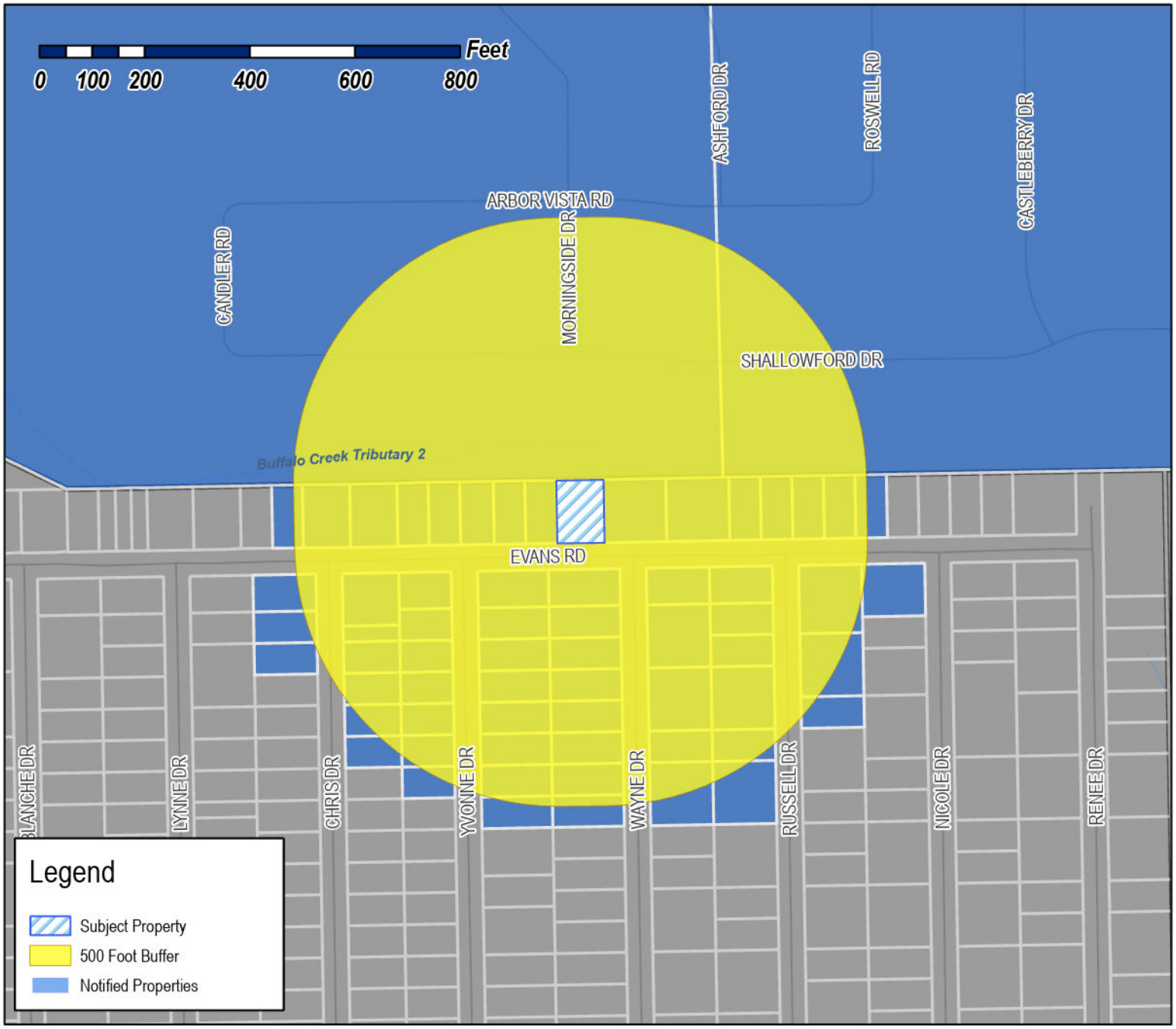

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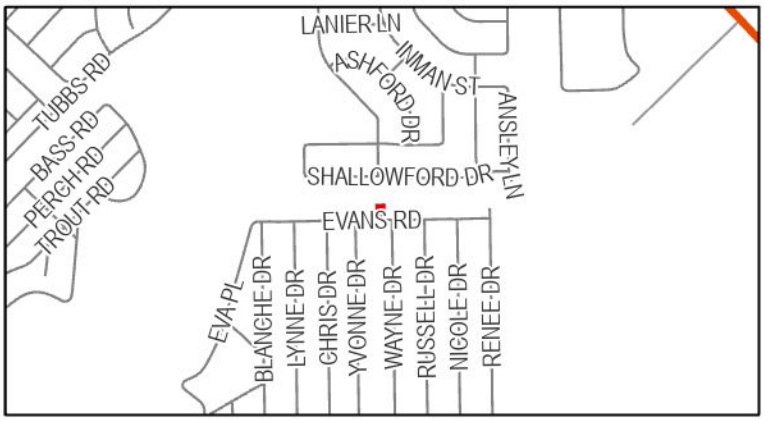


SILVA BERTHA
1041 E FM 552
ROCKWALL, TX 75087

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

QUEST TRUST COMPANY FBO SUNITHA REPALA
IRA # 3577221
17171 PARK ROW STE 100
HOUSTON, TX 77084

UC LUIS JOSE &
GELLY DEL ROSARIO XOOL
186 NICOLE DR
ROCKWALL, TX 75032

RODRIGUEZ ROMAN
220 EVANS RD
ROCKWALL, TX 75032

LOS PINOS CUSTOM HOMES LLC
2313 LA COSTA DR
ROWLETT, TX 75088

RESIDENT
234 EVANS RD
ROCKWALL, TX 75087

MEJIA RAMIRO
244 EVANS RD
ROCKWALL, TX 75032

RESIDENT
266 EVANS RD
ROCKWALL, TX 75087

SAULS AND BROS COMPANY LLC
2716 GREENHILL DRIVE
MESQUITE, TX 75150

PEREZ MARCOS AND MARIA ELVA GACHUZO
VELAZQUEZ
290 EVANS
ROCKWALL, TX 75032

RESIDENT
302 EVANS RD
ROCKWALL, TX 75087

SILVA JORGE & ELIZABETH
3078 S FM 551
ROYSE CITY, TX 75189

BALDERAS GREGORY
310 EVANS RD
ROCKWALL, TX 75032

ACOSTA FABIAN AND GLADYS CELENE
QUINONEZ
322 EVANS RD
ROCKWALL, TX 75032

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

RESIDENT
340 EVANS RD
ROCKWALL, TX 75087

RESIDENT
358 EVANS RD
ROCKWALL, TX 75087

LUMPKINS JOHN E & STEPHANIE L
376 EVANS RD
ROCKWALL, TX 75032

GONZALEZ NORMA PATRICIA SOLIS
388 EVANS RD
ROCKWALL, TX 75032

CARMONA JOSE ROBERTO
397 CHRIS DR
ROCKWALL, TX 75032

MENDOZA FIDEL & ALEJANDRINA
400 EVANS RD
ROCKWALL, TX 75032

LLANAS JOSUE MENDOZA
400 EVANS RD
ROCKWALL, TX 75032

GAMEZ PETRA K MARTINEZ
406 EVANS
ROCKWALL, TX 75032

RESIDENT
412 EVANS RD
ROCKWALL, TX 75087

RESIDENT
418 EVANS RD
ROCKWALL, TX 75087

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

HERNANDEZ SHIRLEY SOTO
433 LYNNE DR
ROCKWALL, TX 75032

YANEZ SANDRA R TORRES
441 LYNNE DRIVE
ROCKWALL, TX 75032

RANGEL JUAN
4427 FM 550
ROYSE CITY, TX 75187

MARTINEZ MARIO CRUZ
461 YVONNE DR
ROCKWALL, TX 75032

CRUZ MARIO
461 YVONNE DR
ROCKWALL, TX 75032

RESIDENT
466 WAYNE DR
ROCKWALL, TX 75087

RESIDENT
470 RUSSELL DR
ROCKWALL, TX 75087

RESIDENT
470 YVONNE DR
ROCKWALL, TX 75087

RESIDENT
471 YVONNE DR
ROCKWALL, TX 75087

POWERS JOHNNY M AND
STACEY T POWERS
471 WAYNE DR
ROCKWALL, TX 75032

MORENO LUIS NOE
474 BASS ROAD
ROCKWALL, TX 75032

MORENO KEVIN ALEGANDRO & HEATHER
ALYSSA MICHELLE
474 WAYNE DR
ROCKWALL, TX 75032

NEVAREZ LUIS E & ALMA
479 CHRIS DR
ROCKWALL, TX 75032

ALONSO ELEASAR &
BENITO GAMEZ
482 WAYNE DR
ROCKWALL, TX 75032

GUEVARA MARIA
482 YVONNE DRIVE
ROCKWALL, TX 75032

VIERA EUSEVIO ZAPATA AND FELICITAS
MARTINEZ-AGUILAR
485 YVONNE DR
ROCKWALL, TX 75032

PAYNE MILDRED IRENE
487 WAYNE DR
ROCKWALL, TX 75032

RESIDENT
488 WAYNE DR
ROCKWALL, TX 75087

RESIDENT
491 YVONNE DR
ROCKWALL, TX 75087

CASTILLO SIXTO & MARIA
491 CHRIS DR
ROCKWALL, TX 75032

GONZALEZ HIPOLITO CANTU AND
FANIA GARCIA
494 RUSELL LOT 1252
ROCKWALL, TX 75032

ARROYO REYES
499 RUSSELL DR
ROCKWALL, TX 75032

PARRISH KENNETH LEE JR AND
JUDITH GAIL WOOD
499 WAYNE DR
ROCKWALL, TX 75032

HERNANDEZ CARMELITA NOEMI
500 YVONNE DR
ROCKWALL, TX 75032

VELASQUEZ LORENA
501 CHRIS DRIVE
ROCKWALL, TX 75033

MARTINEZ PEDRO & MARIA CELIA
506 RUSSELL DR
ROCKWALL, TX 75032

HERNANDEZ BENJAMIN
509 YVONNE DR
ROCKWALL, TX 75032

ALVARADO HERALD DAVID CORDOVA
5112 WOLVERTON CT
GARLAND, TX 75043

RESIDENT
513 CHRIS DR
ROCKWALL, TX 75087

RESIDENT
513 CHRIS DR
ROCKWALL, TX 75087

AYALA FRANCISCO & MARIA
513 RUSSELL DR
ROCKWALL, TX 75032

LEON VANESSA RANGEL
514 YVONNE DR
ROCKWALL, TX 75032

SANCHEZ GERARDO RAFAEL AND LILIA
GALLEGOS
516 CHRIS DR
ROCKWALL, TX 75032

MARTINEZ DAVID
516 WAYNE DR
ROCKWALL, TX 75032

RESIDENT
518 RUSSELL DR
ROCKWALL, TX 75087

JIMENEZ LEONARDO
5201 KELSO LN
GARLAND, TX 75043

RESIDENT
521 YVONNE DR
ROCKWALL, TX 75087

VASQUEZ JAVIER AND LILIANA
524 YVONNE DR
ROCKWALL, TX 75032

RAMIREZ MARGARITO VALDEZ
525 WAYNE DR
ROCKWALL, TX 75032

RESIDENT
528 CHRIS DR
ROCKWALL, TX 75087

DIAZ MANUEL & ROSARIO
528 WAYNE DR
ROCKWALL, TX 75032

GRANADOS CASTULO & NANCY
530 RUSSELL DR
ROCKWALL, TX 75032

GRANADOS CASTULO & NANCY
530 RUSSELL DR
ROCKWALL, TX 75032

RESIDENT
531 YVONNE DR
ROCKWALL, TX 75087

RESIDENT
534 YVONNE DR
ROCKWALL, TX 75087

RETANA JUAN &
YENY RUBIO
535 CHRIS DR
ROCKWALL, TX 75032

RESIDENT
536 WAYNE DR
ROCKWALL, TX 75087

RESIDENT
537 RUSSELL DR
ROCKWALL, TX 75087

RODRIGUEZ ROMAN
540 CHRIS DR
ROCKWALL, TX 75032

DELGADO JUAN E & MARIA L
541 YVONNE DR
ROCKWALL, TX 75032

RESIDENT
544 YVONNE DR
ROCKWALL, TX 75087

ANDREWS TRESIA AND KENNETH
547 WAYNE DR
ROCKWALL, TX 75032

CERVANTES HECTOR AND
ERIKA MOLINA
548 NICOLE DRIVE
ROCKWALL, TX 75032

ARRIAGA GREGORIA
548 WAYNE ST
ROCKWALL, TX 75032

ALVAREZ MARIA G GALLEGOS
552 RUSSELL DR
ROCKWALL, TX 75032

ROJAS MARCOS & ROSALINDA
600 POETRY RD
ROYSE CTY, TX 75189

HUERTA JOSE AND MARIA
848 SMITH ACRES DR
ROYSE CITY, TX 75189

SAFRA PROPERTIES INC
PO BOX 69
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:

Z2025-041: Specific Use Permit (SUP) for a Guest Quarters/Secondary Living Unit

Hold a public hearing to discuss and consider a request by Paul Arce on behalf of Shirley Soto for the approval of a Specific Use Permit (SUP) for a Guest Quarters/Secondary Living Unit on a 0.2480-acre parcel of land identified as Lot 1, Block B, Rockwall Lake Estates East 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 340 Evans 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, July 15, 2025 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, July 21, 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, July 21, 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

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. Z2025-041: Specific Use Permit (SUP) for a Guest Quarters/Secondary Living Unit

Please place a check mark on the appropriate line below:

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

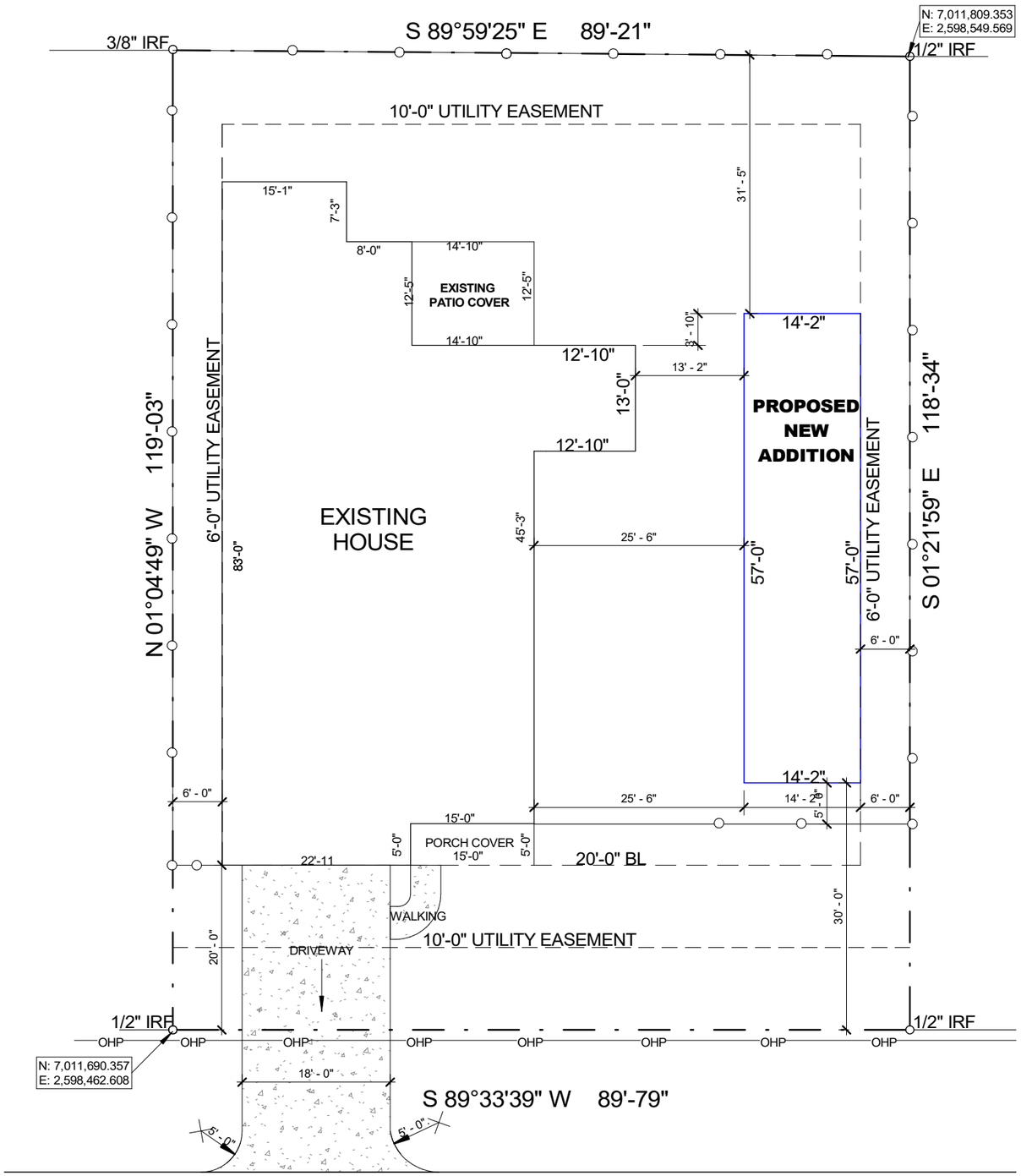
☐ I am opposed to the request for the reasons listed below.

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

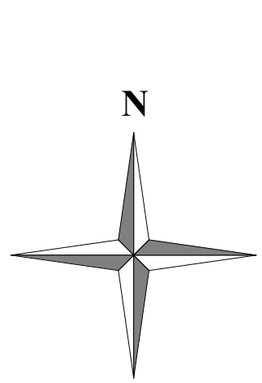


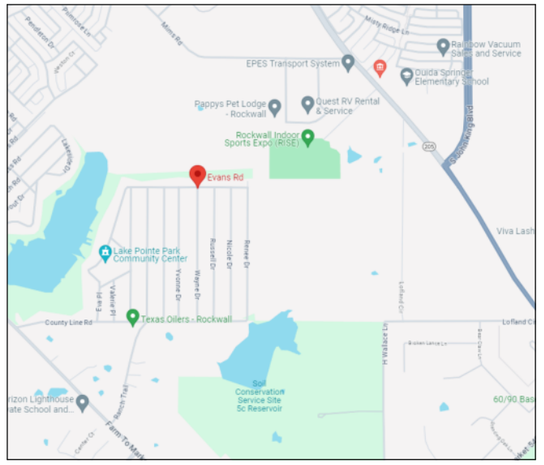
EVANS ROAD

50' R.O.W.

1 Site Plan

1/16" = 1'-0"





VICINITY MAP

340 EVANS RD
ROCKWALL, TX 75032

Existing Floor Plan	2,417.5 SG/FT
Existing Garage	469.4 SG/FT
Existing Porch Cover	75 SG/FT
Existing Patio Cover	344.1 SG/FT
Proposed New Addition First Floor	808 SG/FT
Proposed New Addition Second Floor	753 SG/FT
Total New Construction	**1,561 SG/FT**
Country	Rockwall
City	Rockwall
Lot Area	0.24 ACRES
Max Lot Coverage	45%
Lot Coverage	38.7%

ARAQUE
PROJECTS & CONSTRUCTION

THESE PLANS ARE INTENDED TO PROVIDE BASIC CONSTRUCTION INFORMATION NECESSARY TO SUBSTANTIALLY BUILD THIS STRUCTURE. THESE PLANS MUST BE VERIFIED AND CHECKED BY THE BUILDER, HOMEOWNER, AND ALL CONTRACTORS OF THIS JOB PRIOR TO CONSTRUCTION. BUILDER SHOULD OBTAIN COMPLETE ENGINEERING SERVICES, HVAC, AND STRUCTURAL BEFORE BEGINNING CONSTRUCTION OF ANY KIND. NOTE: ALL FEDERAL, STATE, AND LOCAL CODES AND RESTRICTIONS TAKE PRECEDENC OVER ANY PART OF THESE PLANS.

GREAT CARE AND EFFORT HAVE GONE INTO THE CREATION OF THESE BLUEPRINTS. HOWEVER, BECAUSE OF THE VARIANCE IN GEOGRAPHIC LOCATIONS, WILL NOT ASSUME LIABILITY FOR ANY DAMAGES DUE TO ERRORS, OMISSIONS, OR DEFICIENCIES ON THESE PLANS. OWNER/BUILDER MUST COMPLY WITH LOCAL BUILDING CODES PRIOR TO COMMENCEMENT OF CONSTRUCTION. THE PURCHASE OF THESE PLANS ENTITLES THE BUYER TO CONSTRUCT THIS HOUSE ONLY ONCE. ANY COPYING, TRACING, OR ALTERING OF THESE PLANS IS NOT PERMITTED. VIOLATORS WILL BE SUBJECT TO PROSECUTION UNDER COPYRIGHT LAWS.

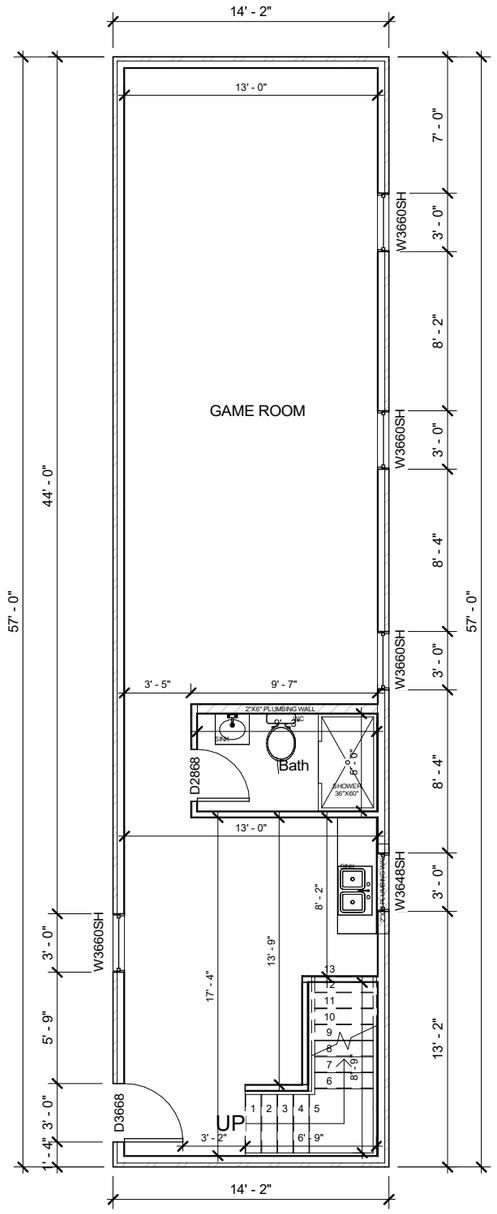
Project Name & Address
340 EVANS RD
ROCKWALL, TX 75032

Legal Description
LOT 1,BLOCK 1

SITE PLAN

Project number:			
Date:	06/10/2025	Scale	1/16" = 1'-0"
Drawn by: Projects & Construction Araque			

1



Door Schedule First Floor			
Level	Mark	Width	Height
First Floor	D2868	2' - 8"	6' - 8"
First Floor	D3668	3' - 0"	6' - 8"
Grand total: 2			

Window Schedule Fisrt Floor			
Level	Mark	Height	Width
First Floor	W3648SH	6' - 0"	3' - 0"
First Floor	W3660SH	6' - 0"	3' - 0"
Grand total: 5			

1 Proposed First Floor

1/8" = 1'-0"

ARAQUE
PROJECTS & CONSTRUCTION

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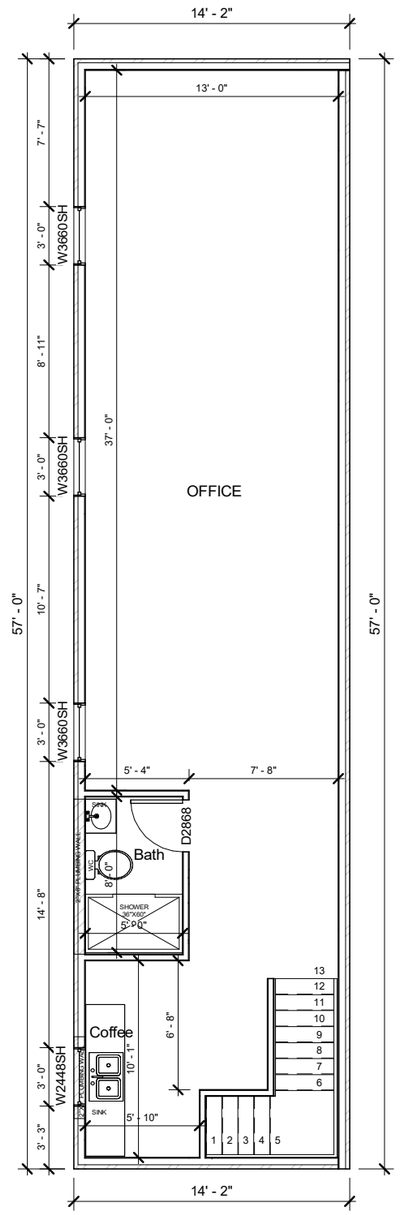
Project Name & Address
340 EVANS RD
ROCKWALL, TX 75032

Legal Description
LOT 1179

FIRST FLOOR PLAN

Project number:			
Date:	06/10/2025	Scale	1/8" = 1'-0"
Drawn by: Projects & Construction Araque			

3



Door Schedule Second Floor

Level	Mark	Width	Height
Second Floor	D2868	2' - 8"	6' - 8"

Grand total: 1

Window Schedule Second Floor

Level	Mark	Height	Width
Second Floor	W2448SH	6' - 0"	3' - 0"
Second Floor	W3660SH	6' - 0"	3' - 0"

Grand total: 4

1 Proposed Second Floor

1/8" = 1'-0"

ARAQUE
PROJECTS & CONSTRUCTION

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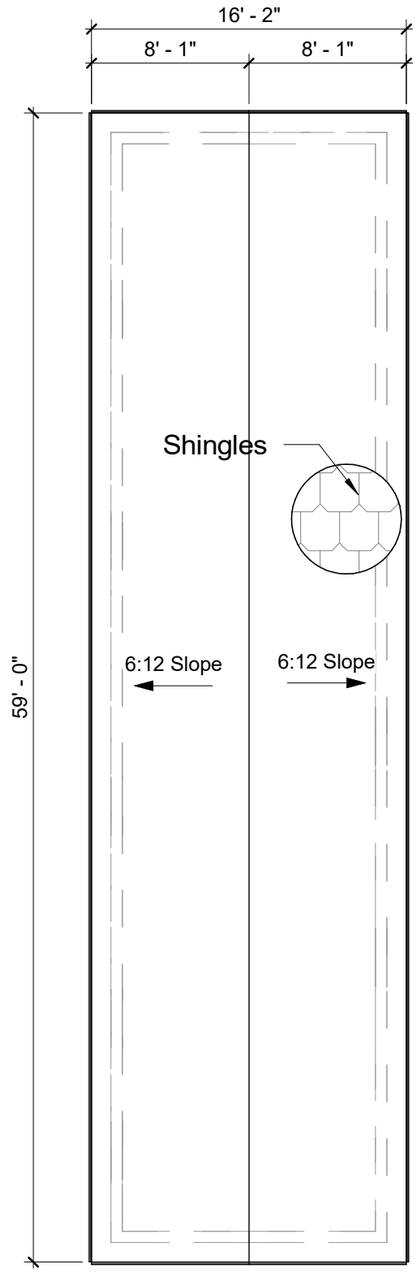
Project Name & Address
340 EVANS RD
ROCKWALL, TX 75032

Legal Description
LOT 1179

SECOND FLOOR PLAN

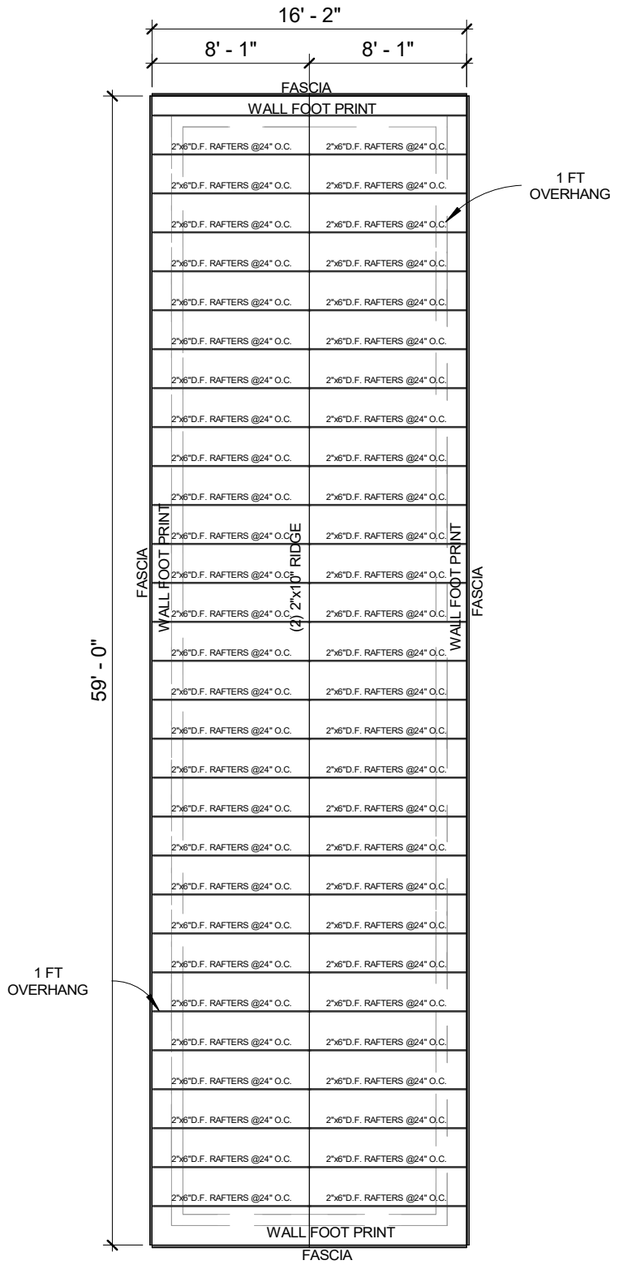
Project number:			
Date:	06/10/2025	Scale	1/8" = 1'-0"
Drawn by: Projects & Construction Araque			

3.1



1 Roof Plan

1/8" = 1'-0"



2 Rafter Roof

1/8" = 1'-0"

ARAQUE
PROJECTS & CONSTRUCTION

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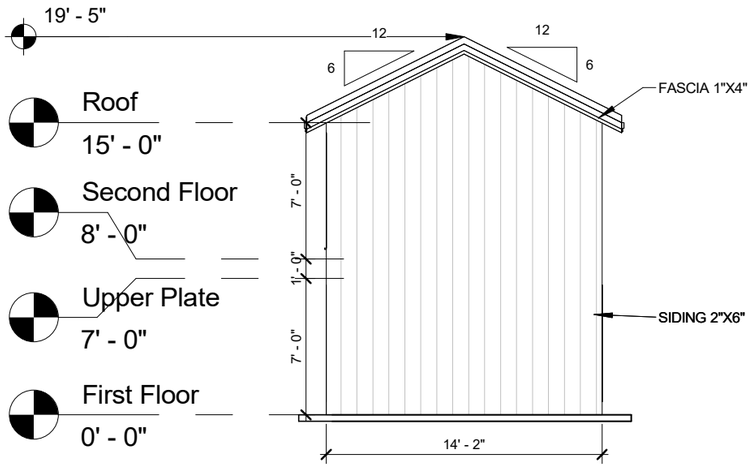
Project Name & Address
340 EVANS RD
ROCKWALL, TX 75032

Legal Description
LOT 1179

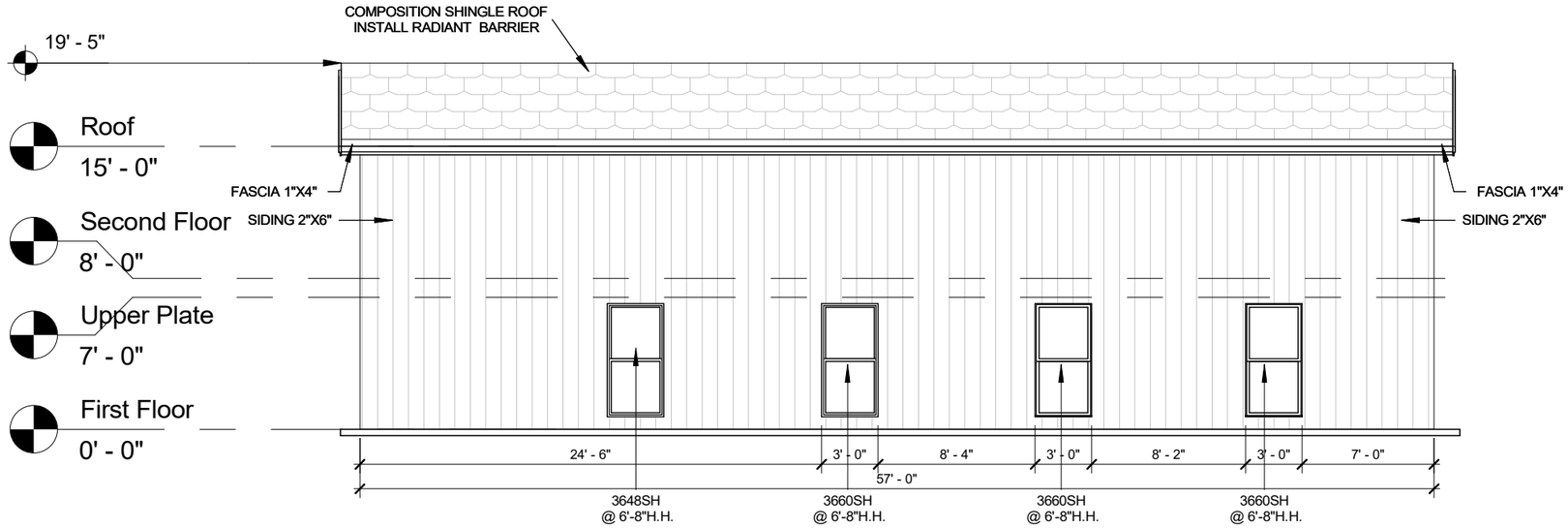
ROOF

Project number:			4
Date:	06/10/2025	Scale	1/8" = 1'-0"
Drawn by: Projects & Construction Araque			



1 Front Elevation

1/8" = 1'-0"



2 Right Elevation

1/8" = 1'-0"

ARAQUE
PROJECTS & CONSTRUCTION

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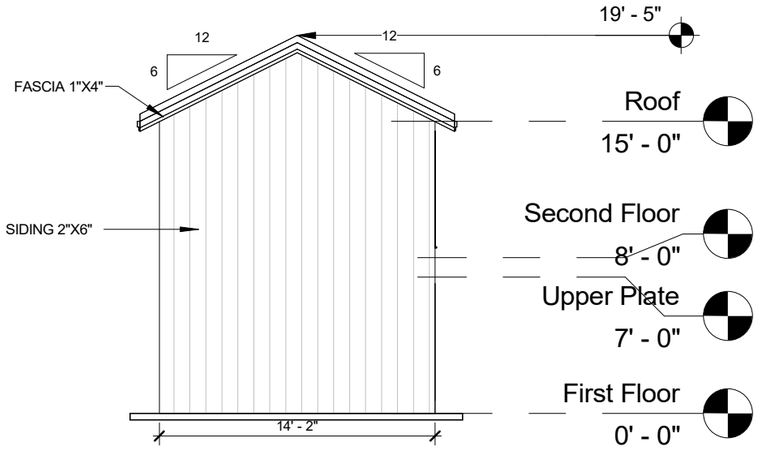
Project Name & Address
340 EVANS RD
ROCKWALL, TX 75032

Legal Description
LOT 1179

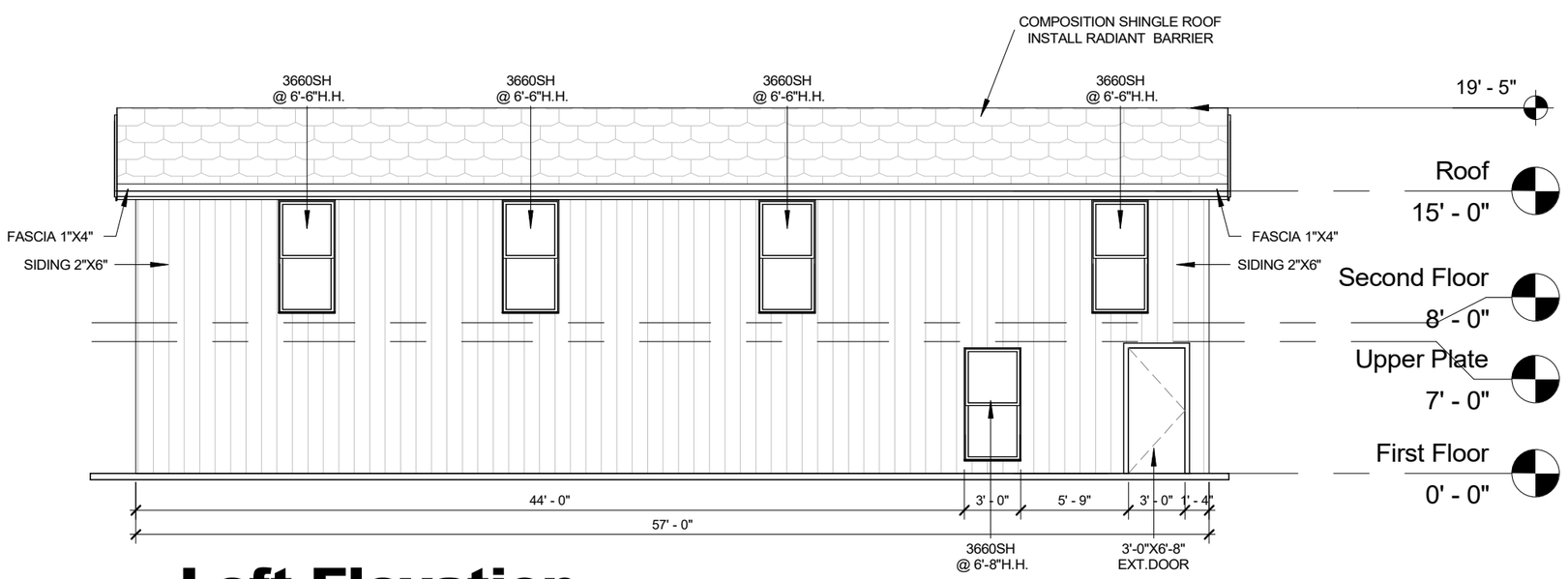
ELEVATIONS

Project number:			9
Date:	06/10/2025	Scale	1/8" = 1'-0"
Drawn by: Projects & Construction Araque			



1 Rear Elevation

1/8" = 1'-0"



2 Left Elevation

1/8" = 1'-0"

ARAQUE
PROJECTS & CONSTRUCTION

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Project Name & Address
340 EVANS RD
ROCKWALL, TX 75032

Legal Description
LOT 1179

ELEVATIONS

Project number:			
Date:	06/10/2025	Scale	1/8" = 1'-0"
Drawn by: Projects & Construction Araque			

9.1

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 PLANNED DEVELOPMENT DISTRICT 75 (PD-75) [*ORDINANCE NO. 16-01*] AND THE UNIFIED DEVELOPMENT CODE (UDC) [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR A *GUEST QUARTERS/SECONDARY LIVING UNIT* ON A 0.2480-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 1, BLOCK B, ROCKWALL LAKE ESTATES EAST 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 Paul Arce on behalf of Shirley Soto for the approval of a *Specific Use Permit (SUP)* for a *Guest Quarters/Secondary Living Unit* on a 0.2480-acre parcel of land identified as Lot 1, Block B, Rockwall Lake Estates East 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 340 Evans 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 Planned Development District 75 (PD-75) [*Ordinance No. 16-01*] and the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall should be amended as follows:

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

SECTION 1. That Planned Development District 75 (PD-75) [*Ordinance No. 16-01*] and the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) for a *Guest Quarters/Secondary Living Unit* in accordance with Article 04, *Permissible Uses*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] on the *Subject Property*; and,

SECTION 2. That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Planned Development District 75 (PD-75) [*Ordinance No. 16-01*] and Subsection 03.01, *General Residential Standards*, and Subsection 07.04, A*ccessory Structure Development Standards*, of

DRAFT 07.24.2025

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 *Guest Quarters/Secondary Living Unit* on the *Subject Property* and conformance to these operational conditions are required:

1) The development of the *Guest Quarters/Secondary Living Unit* shall generally conform to the *Site Plan* as depicted in Exhibit 'B' of this ordinance.

2) The construction of a *Guest Quarters/Secondary Living Unit* on the *Subject Property* shall generally conform to the Building Elevations depicted in Exhibit 'C' of this ordinance.

3) The *Guest Quarters/Secondary Living Unit* shall not exceed a maximum size of 685 SF.

4) The *Guest Quarters/Secondary Living Unit* shall not incorporate kitchen facilities.

5) The *Guest Quarters/Secondary Living Unit* 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 additional accessory buildings will be allowed 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,

DRAFT ORDINANCE 01.15.2025

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 4TH DAY OF AUGUST, 2025.

_____
Tim McCallum, *Mayor*

ATTEST:

_____
Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

1st Reading: *July 21, 2025*

2nd Reading: *August 4, 2025*

DRAFT ORDINANCE 07.15.2025

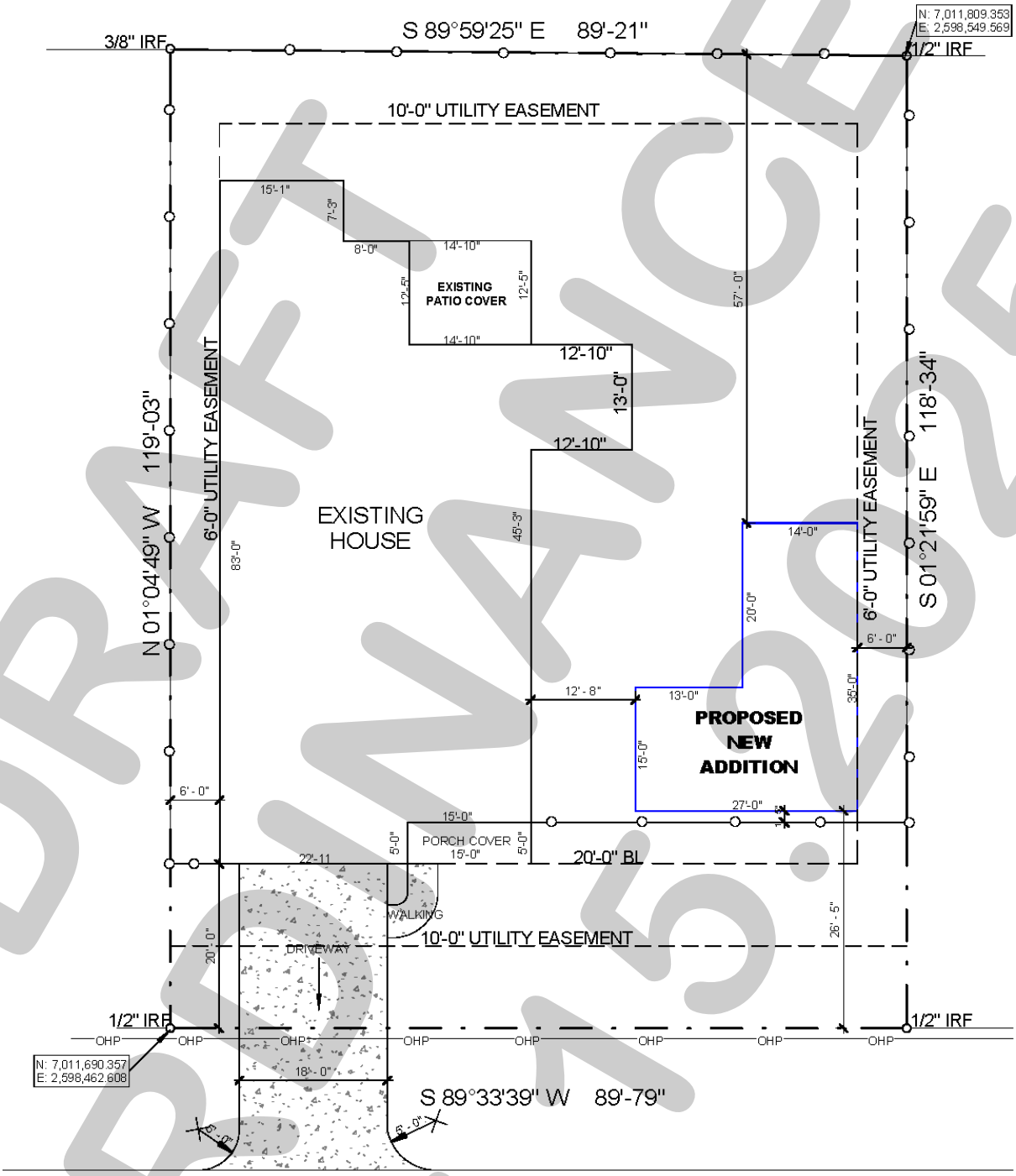
Exhibit 'A':
Location Map

Address: *340 Evans Road*

Legal Description: *Lot 1, Block B, Rockwall Lake Estates East Addition*



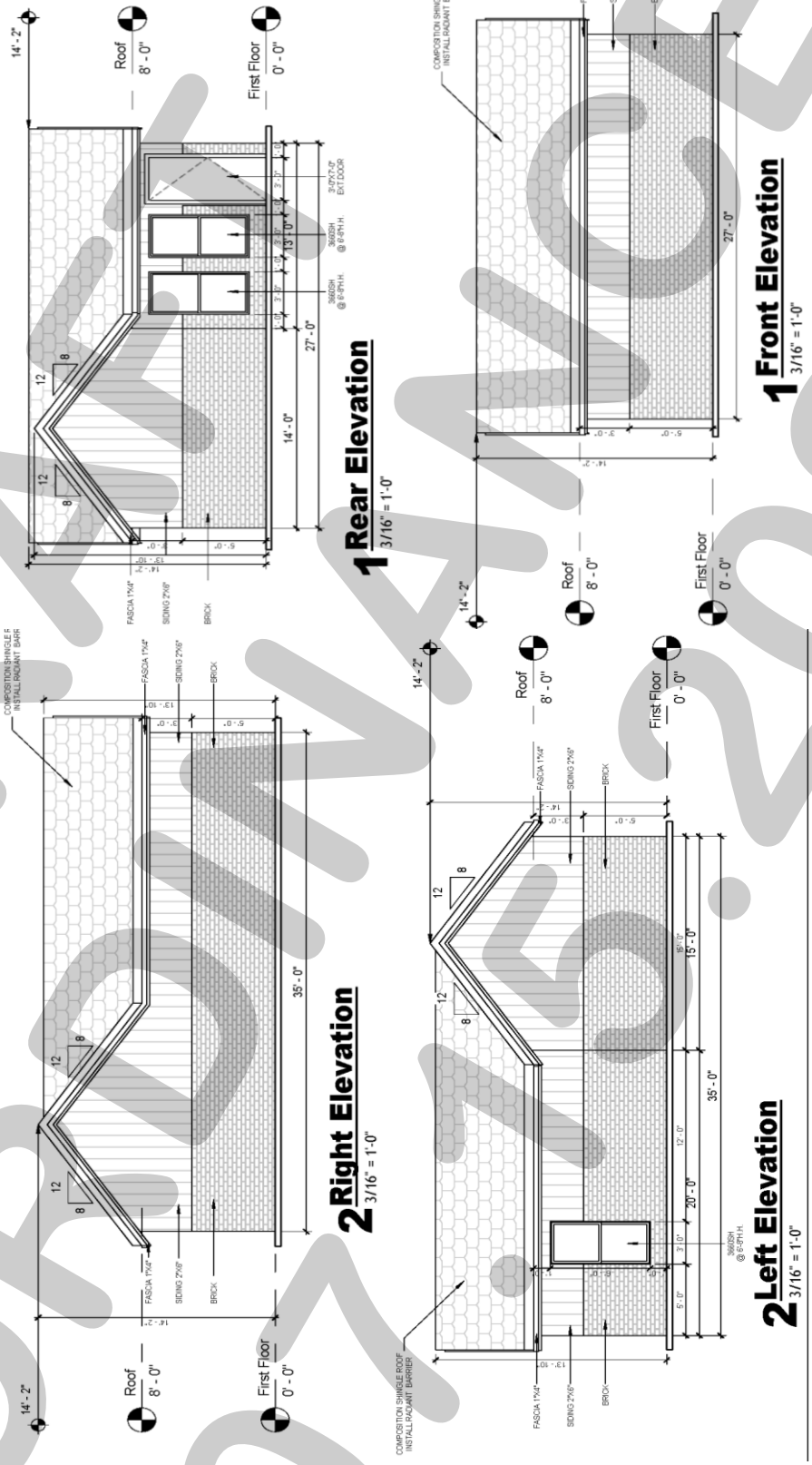
Exhibit 'B':
Site Plan



1 Site Plan
1/16" = 1'-0"

DRAFT ORDINANCE 07.15.2025

Exhibit 'C':
Building Elevations



DRAFT
ORDINANCE
07.15.2025

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:	July 15, 2025
APPLICANT:	Tyler Adams
CASE NUMBER:	Z2025-042; *Specific Use Permit (SUP) for Outdoor Commercial Amusement/Recreation*

SUMMARY

Hold a public hearing to discuss and consider a request by Tyler Adams of Greenlight Studio on behalf of Bill Bricker of Rockwall Property Corporation the approval of a *Specific Use Permit (SUP)* for *Outdoor Commercial Amusement/Recreation* in conjunction with a proposed *Restaurant with Drive-Through or Drive-In* on a 2.50-acre portion of a larger 4.50-acre parcel of land identified as Lot 1, Block A, Boardwalk Development Addition, City of Rockwall, Rockwall County, Texas, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, zoned Planned Development District 71 (PD-71) for limited Commercial (C) District land uses, generally located at the northwest corner of the intersection of Park Hills Boulevard and John King Boulevard, and take any action necessary.

BACKGROUND

The subject property was annexed by the City Council 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 June 18, 2007, the City Council approved a zoning change [*Case No. Z2007-011; Ordinance No. 07-19*] that rezoned the property from Agricultural (AG) District to Planned Development District 71 (PD-71) for limited Commercial (C) District land uses. On September 2, 2008, the City Council approved a zoning case [*Case No. Z2008-017; Ordinance No. 08-45*] to expand Planned Development District 71 (PD-71); however, this had no effect on the subject property. The subject property has remained vacant since the time of annexation.

PURPOSE

The applicant -- *Tyler Adams* -- is requesting the approval of a Specific Use Permit (SUP) to allow *Outdoor Commercial Amusement/Recreation,* specifically pickleball courts, on the west side of the subject property. This is being proposed in conjunction with a future restaurant/office development, which are both permitted *by-right* land uses within Planned Development District 71 (PD-71). The applicant has indicated that a site plan for this development will be submitted pending the approval of this Specific Use Permit (SUP).

ADJACENT LAND USES AND ACCESS

The subject property is generally located at the northwest corner of the intersection of Park Hills Boulevard 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 the 4.50-acre tract of land (*i.e. Lot 1, Block A, Boardwalk Development Addition*) which the subject property is a part of. North of this is a 24.9036-acre vacant tract of land (*i.e. Lot 1, Abstract No. 183, of the G.W. Redlin Survey*). Both of these properties are zoned Planned Development District 71 (PD-71) for Commercial (C) District land uses. Beyond that is SH-66, which is identified as a *Minor Collector* on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

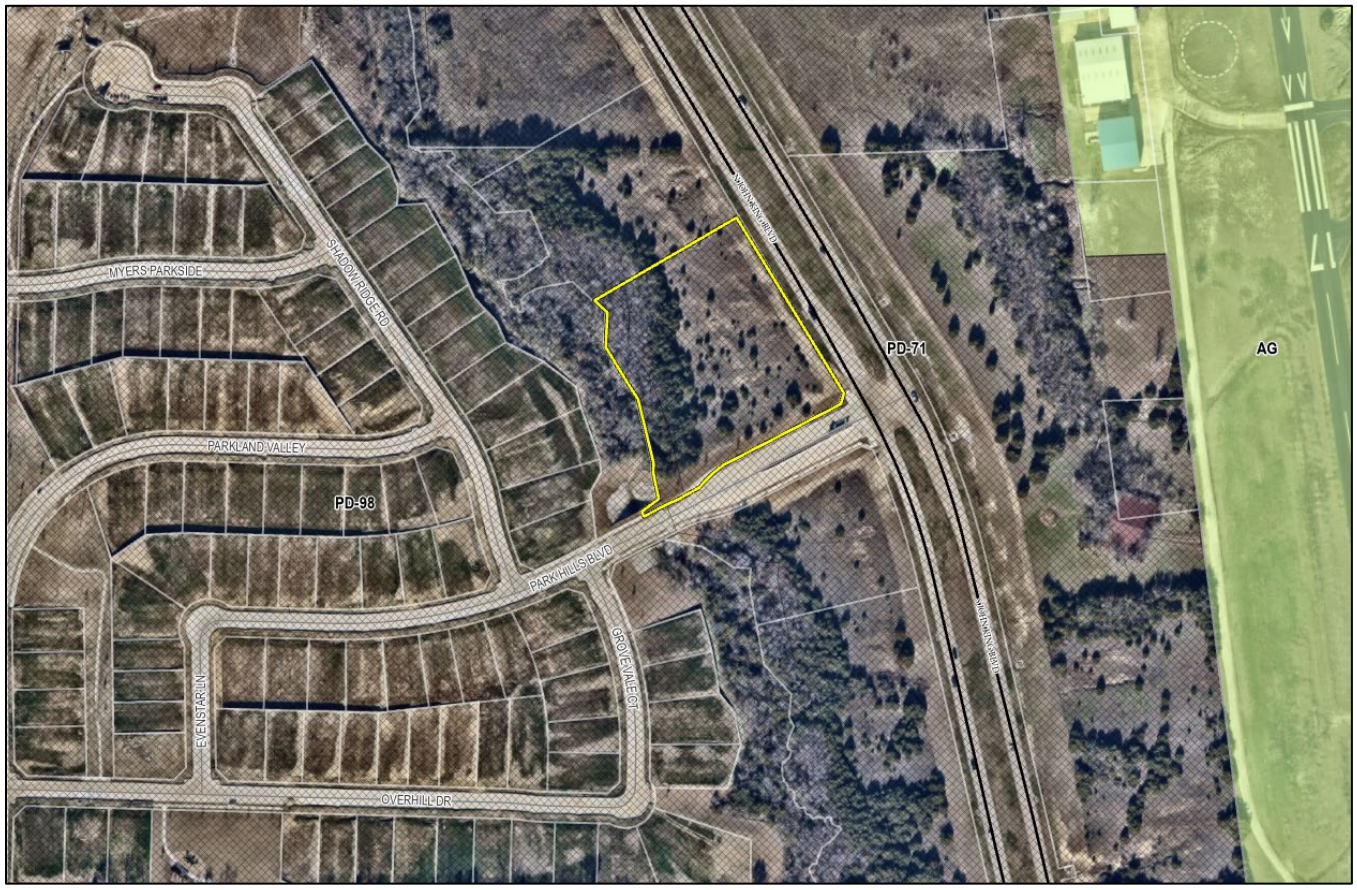
South: Directly south of the subject property is Park Hills Boulevard, which is identified as a R2 (*i.e. residential, two [2] lane, undivided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040

Comprehensive Plan. Beyond this is a 3.14-acre vacant parcel of land (*i.e. Lot 3, Boardwalk Development Addition*), which is zoned Planned Development District 71 (PD-71) for Commercial (C) District land uses. Beyond that is a 1.607-acre vacant tract of land (*i.e. Tract 1-4, Abstract No. 20, of the N. Butler Survey*) and a 31.393-acre tract of land (*Tract 3, Abstract No. 20, of the N. Butler Survey*). Both of these properties are zoned Agricultural (AG) District.

East: Directly east of the subject property is N. John King Boulevard, which is identified as a P6D (*i.e. principal arterial, six [6] lane, divided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is a 96.635-acre tract of land (*i.e. Lot 6-1, abstract No. 183, of the G. W. Redlin Survey*) that is zoned Planned Development District 71 (PD-71) for Commercial (C) District land uses. Beyond that is a 47.89-acre parcel of land (*i.e. Lot 1, Rockwall Municipal Airport*), zoned Agricultural (AG) District, and developed with a municipal airport.

West: Directly west of the subject property is a 7.0938-acre parcel of land (*i.e. Lot 12, Block C, Park Hills Subdivision*), which is zoned Planned Development District 98 (PD-98) and used as open space. Beyond this is the remainder of Park Hills Subdivision which is a 65.60-acre subdivision established in November of 2024 that consists of 158 residential lots. This subdivision is currently under development and is zoned Planned Development District 98 (PD-98) for Single-Family 8.4 (SF-8.4) District land uses.

MAP 1: LOCATION MAP
YELLOW: SUBJECT PROPERTY



CHARACTERISTICS OF THE REQUEST

The proposed outdoor recreation facilities (*i.e. pickleball courts*) are to be situated behind a future *Restaurant with Drive-Through or Drive In* on the west side of the subject property. Currently, a floodplain area -- *that serves as open space for the adjacent residential subdivision* -- separates the courts from adjacent residential properties that are currently under development west of the subject property. The applicant has provided a concept plan for the recreational amenity that includes the proposed court materials. These have been provided in the attached packet.

CONFORMANCE WITH THE CITY'S CODES

According to Subsection 02.02(E), *Recreation, Entertainment and Amusement Land Uses*, of Article 13, *Definitions*, of the Unified Development Code (UDC), the proposed land use falls under the definition for *Outdoor Commercial Amusement/Recreation*. In addition, according to the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC), the *Outdoor Commercial Amusement/Recreation* land use requires a Specific Use Permit (SUP) in a Commercial (C) District. The purpose of this requirement is to acknowledge that the *Outdoor Commercial Amusement/Recreation* land use is *not* appropriate within all of the City's commercial areas, and that the City Council should have discretionary oversight with regard to the establishment of this land use and its potential impacts within the Commercial (C) District.

STAFF ANALYSIS

According to Subsection 02.02, *Specific Use Permits (SUP)*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), "(t)he purpose of a Specific Use Permit (SUP) is to allow discretionary consideration of certain uses that would typically be considered incompatible within certain locations of a zoning district." In this case, the applicant is requesting to add pickleball courts in conjunction with a proposed *Restaurant with Drive-Through or Drive-In*. Staff should point out that a *Restaurant with Drive-Through or Drive-In* is a permitted *by-right* land use in the Commercial (C) District; however, the pickleball courts or the *Outdoor Commercial Amusement/Recreation* land use requires a Specific Use Permit (SUP) for *Outdoor Commercial Amusement/Recreation*. As mentioned earlier this use requires discretionary consideration as it may not be compatible with certain locations within the Commercial (C) District throughout the City. According to Subsection 02.03, *Conditional Land Use Standards*, of Article 04, *Permissible Uses*, the Outdoor Commercial Amusement/Recreation land use has the following conditional land use standards: [*1*] *Outdoor Commercial Amusement/Recreation* includes uses that provide outdoor entertainment (*e.g. amusement parks, golf courses, outdoor music venues, batting cages, miniature golf etc.*), but excludes drive-in movie theaters, [*2*] *Outdoor Commercial Amusement/Recreation* includes temporary structures (*e.g. tents, canopies, etc.*) for events; however, temporary in this case does not include structures intended to serve uses for longer than 14-days, and [*3*] *Outdoor Commercial Amusement/Recreation* shall be a minimum of 300-feet from all residentially zoned or used property unless otherwise approved by the Planning and Zoning Commission and City Council. In this case, the pickleball courts do *not* meet the 300-foot setback requirement from the Parkhills Subdivision which is west of the subject property; however, staff should point out that the floodplain area in between the future residential properties and the subject property has a thick tree line that provides a natural buffer between the two (2) land uses. This should mitigate any negative externalities (*e.g. visibility, sound, etc.*) from the proposed land use. All that being said, the approval of a Specific Use Permit (SUP) is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.

OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN

According to the *Land Use Plan* contained in the OURHometown Vision 2040 Comprehensive Plan, the subject property is situated within the *Central District*. This 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 subject property is located within the *Commercial/Retail* land use designation, which is 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. In this case, the proposed use will support the existing and proposed residential developments in this area and the floodplain area between the residential and commercial land uses will provide appropriate screening between the two (2) developments. With that being said, since this use is permitted only by Specific Use Permit (SUP), it is at the discretion of the Planning and Zoning Commission and City Council if the proposed *Outdoor Commercial Amusement/Recreation* meets the *District Strategies* outlined within the OURHometown Vision 2040 Comprehensive Plan.

NOTIFICATIONS

On June 18, 2025, staff mailed 50 notices to property owners and occupants within 500-feet of the subject property. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). Staff has received one (1) notice from the property owner in favor of the applicant's request.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the applicant's request for a Specific Use Permit (SUP) for *Outdoor Commercial Amusement/Recreation* within a Commercial (C) District, 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 *Speciffic Use Permit (SUP)* ordinance and which are detailed as follows:

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

(b) Screening and buffering shall be provided between the pickleball courts and adjacent residential areas, as depicted in *Exhibit 'B'* of the SUP ordinance.

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

DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

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

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

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

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

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	Northwest Corner of Park Hills Blvd and John King Blvd		
SUBDIVISION	Boardwalk Develment Addition	LOT 1	BLOCK A
GENERAL LOCATION	Park Hills and John King Blvd		

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	PD-71	CURRENT USE	Vacant
PROPOSED ZONING	No Change	PROPOSED USE	Pickleball as acessory
ACREAGE	2.5 Acres	LOTS [CURRENT] 1	LOTS [PROPOSED] 3

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

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

☐ OWNER	Rockwall Property Corp	☑ APPLICANT	Greenlight Studio
CONTACT PERSON	Bill Bricker	CONTACT PERSON	Tyler Adams
ADDRESS	2235 Ridge Road Suite 201	ADDRESS	100 N. Cottonwood Drive Suite 104
CITY, STATE & ZIP	Rockwall, Texas 75087	CITY, STATE & ZIP	Richardson, Texas 75080
PHONE	[redacted]	PHONE	[redacted]
E-MAIL	[redacted]	E-MAIL	[redacted]

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED C.W. Bricker [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 $ [illegible] TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 12 DAY OF June 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 12 DAY OF June 2025

OWNER'S SIGNATURE C.W. Bricker

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Mary Nicolette Abbe

MARY NICOLETTE ABBE
Notary ID #128295913
My Commission Expires
November 14, 2026

MY COMMISSION EXPIRES 11/14/2026



City of Rockwall

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

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

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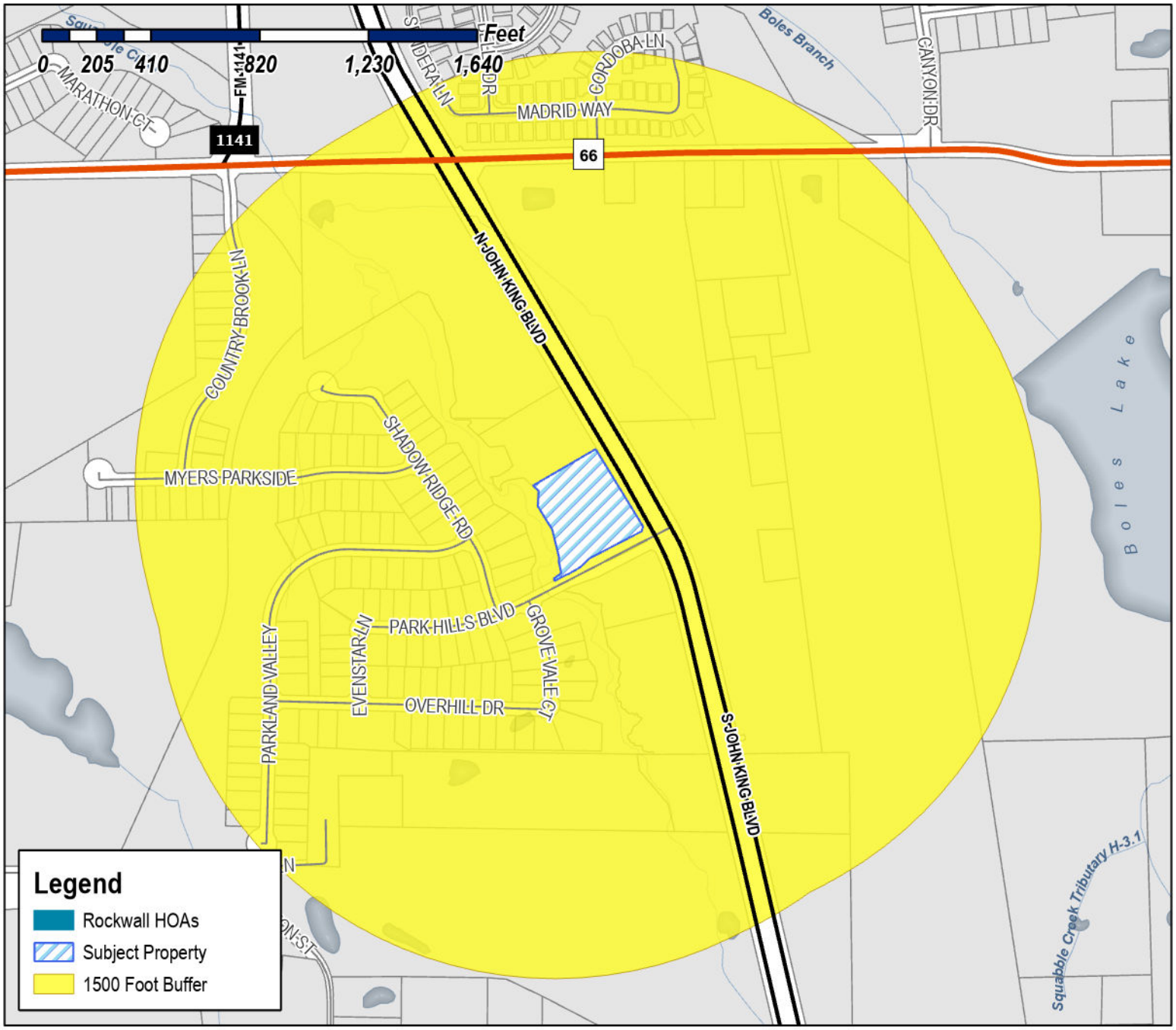

Case Number: Z2025-042
Case Name: SUP for Outdoor Commercial Amusement/ Recreation
Case Type: Zoning
Zoning: Planned Development District 98 (PD-98)
Case Address: NW Corner of Park Hills and John King
Date Saved: 6/13/2025

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



City of Rockwall

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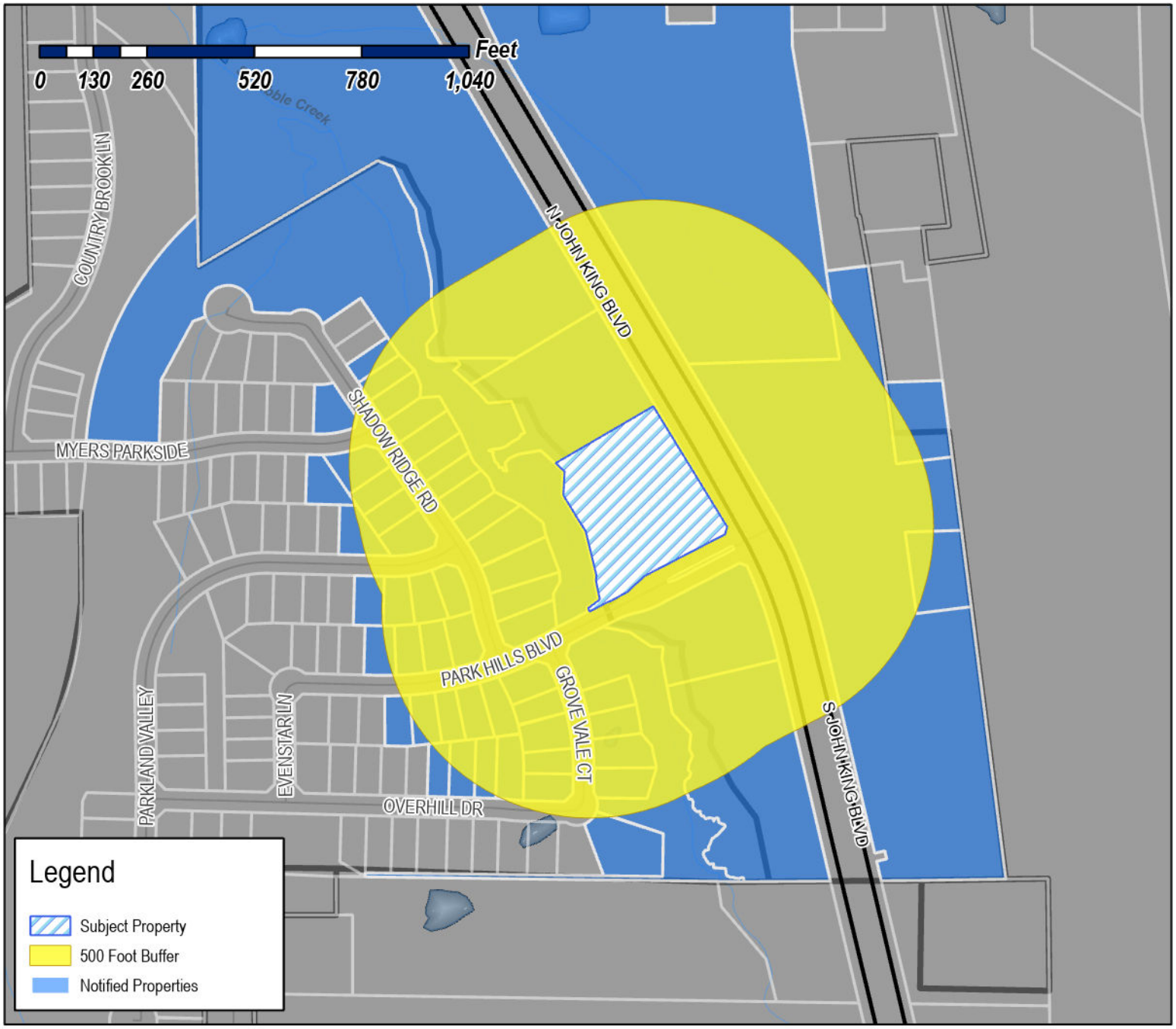

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For Questions on this Case Call: (972) 771-7745



RESIDENT
1427 MYERS PARKSIDE
ROCKWALL, TX 75087

RESIDENT
1428 MYERS PARKSIDE
ROCKWALL, TX 75087

QUALICO DEVELOPMENTS (US)
14400 THE LAKES BLVD STE 200 BLDG C
PFLUGERVILLE, TX 78660

PACESETTER HOMES, LLC
14400 THE LAKES BLVD BLDG C STE 200
AUSTIN, TX 78660

RESIDENT
1519 PARK HILLS BLVD
ROCKWALL, TX 75087

RESIDENT
1523 PARK HILLS BLVD
ROCKWALL, TX 75087

RESIDENT
1524 OVERHILL DR
ROCKWALL, TX 75087

RESIDENT
1527 PARK HILLS BLVD
ROCKWALL, TX 75087

RESIDENT
1528 OVERHILL DR
ROCKWALL, TX 75087

RESIDENT
1531 PARK HILLS BLVD
ROCKWALL, TX 75087

RESIDENT
1532 OVERHILL DR
ROCKWALL, TX 75087

RESIDENT
1535 PARK HILLS BLVD
ROCKWALL, TX 75087

RESIDENT
1536 OVERHILL DR
ROCKWALL, TX 75087

RESIDENT
1545 OVERHILL DR
ROCKWALL, TX 75087

RESIDENT
203 GROVE VALLEY CT
ROCKWALL, TX 75087

RESIDENT
204 GROVE VALE CT
ROCKWALL, TX 75087

RESIDENT
207 GROVE VALLEY CT
ROCKWALL, TX 75087

RESIDENT
208 GROVE VALE CT
ROCKWALL, TX 75087

RESIDENT
210 GROVE VALE CT
ROCKWALL, TX 75087

RESIDENT
211 GROVE VALLEY CT
ROCKWALL, TX 75087

RESIDENT
214 GROVE VALE CT
ROCKWALL, TX 75087

RESIDENT
215 GROVE VALLEY CT
ROCKWALL, TX 75087

RESIDENT
219 GROVE VALLEY CT
ROCKWALL, TX 75087

ROCKWALL PROPERTY CORP
ATTN:BILL BRICKER
2235 RIDGE RD STE 201
ROCKWALL, TX 75087

RESIDENT
239 PARKLAND VALLEY
ROCKWALL, TX 75087

RESIDENT
240 PARKLAND VALLEY
ROCKWALL, TX 75087

DVB AIRPORT LLC
2421 KATHRYN DR
HEATH, TX 75032

DVB FAMILY LIMITED PARTNERSHIP
2421 KATHRYN DR
HEATH, TX 75032

RESIDENT
244 PARKLAND VALLEY
ROCKWALL, TX 75087

RESIDENT
248 PARKLAND VALLEY
ROCKWALL, TX 75087

RESIDENT
252 PARKLAND VALLEY
ROCKWALL, TX 75087

RESIDENT
302 SHADOW RIDGE RD
ROCKWALL, TX 75087

RESIDENT
306 SHADOW RIDGE RD
ROCKWALL, TX 75087

RESIDENT
310 SHADOW RIDGE RD
ROCKWALL, TX 75087

RESIDENT
314 SHADOW RIDGE RD
ROCKWALL, TX 75087

SHANE HOMES (TEXAS) INC
325 N SAINT PAUL ST STE 3100 #2901
DALLAS, TX 75201

RESIDENT
400 SHADOW RIDGE RD
ROCKWALL, TX 75087

RESIDENT
404 SHADOW RIDGE RD
ROCKWALL, TX 75087

RESIDENT
405 SHADOW RIDGE RD
ROCKWALL, TX 75087

RESIDENT
408 SHADOW RIDGE RD
ROCKWALL, TX 75087

RESIDENT
409 SHADOW RIDGE RD
ROCKWALL, TX 75087

RESIDENT
412 SHADOW RIDGE RD
ROCKWALL, TX 75087

RESIDENT
413 SHADOW RIDGE RD
ROCKWALL, TX 75087

RESIDENT
416 SHADOW RIDGE RD
ROCKWALL, TX 75087

RESIDENT
417 SHADOW RIDGE RD
ROCKWALL, TX 75087

RESIDENT
420 SHADOW RIDGE RD
ROCKWALL, TX 75087

RESIDENT
502 SHADOW RIDGE RD
ROCKWALL, TX 75087

RESIDENT
506 SHADOW RIDGE RD
ROCKWALL, TX 75087

RESIDENT
510 SHADOW RIDGE RD
ROCKWALL, TX 75087

WAS HOLDINGS LLC
7091 ELM ST
FRISCO, TX 75034

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:

Z2025-042: Specific Use Permit (SUP) for Outdoor Commercial Amusement/Recreation

Hold a public hearing to discuss and consider a request by Tyler Adams of Greenlight Studio on behalf of Bill Bricker of Rockwall Property Corporation the approval of a Specific Use Permit (SUP) for Outdoor Commercial Amusement/Recreation in conjunction with a proposed Restaurant with Drive-Through or Drive-In on a 2.50-acre portion of a larger 4.50-acre parcel of land identified as Lot 1, Block A, Boardwalk Development Addition, City of Rockwall, Rockwall County, Texas, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, zoned Planned Development District 71 (PD-71) for limited Commercial (C) District land uses, generally located at the northwest corner of the intersection of Park Hills Boulevard and John King Boulevard, 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, July 15, 2025 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, July 21, 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, July 21, 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

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. Z2025-042: Specific Use Permit (SUP) for Outdoor Commercial Amusement/Recreation

Please place a check mark on the appropriate line below:

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

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

Name:

Address:

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

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

PUBLIC NOTICE

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PLEASE RETURN THE BELOW FORM

Case No. Z2025-042: Specific Use Permit (SUP) for Outdoor Commercial Amusement/Recreation

Please place a check mark on the appropriate line below:

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

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

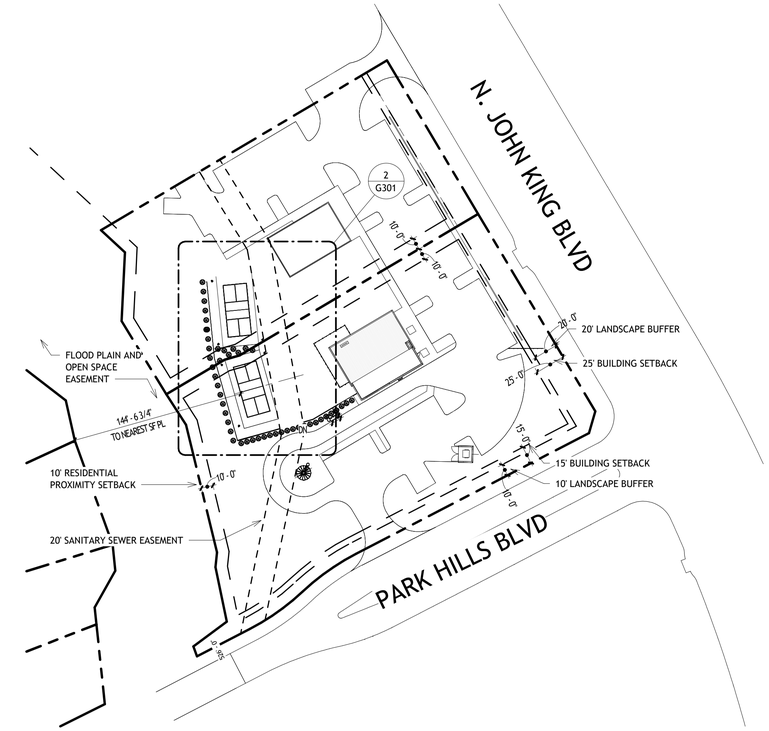
Use is properly zoned, pickleball court will serve local residents and enhance business for success. This is the quality development planned and desired.

Name: CW Bricker

Address: 2235 Ridge Rd, 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



1 SUP Overall Site plan
1" = 60'-0"

0' 30 60 120 240

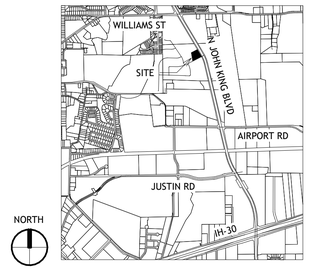


2 SUP Pickleball Court Plan
1" = 10'-0"

0' 5 10 20 40

Site Information

Lot	Proposed Part of Existing Lot 1 Proposed Lot 1A and 1B BlockA
Subdivided:	Lot "1A" : 65,076 SF /1.49 Acres Lot "1B": 43,884 SF/ 1.01 Acres
Total Parcel Size:	108,960 SF / 2.5Acres
Remaining Parcel:	87,060 SF / 2.0 Acres
Current Zoning:	Planned Development 72
Proposed Zoning:	No Change
Proposed Use:	Pickleball Court as Accessory Use
Max Height:	60'
Front Yard Setback:	15'
Side Yard Setback:	10'
Back Yard Setback:	20'
Max Lot Coverage	60%
Max Floor Area Ratio	4:1



VICINITY MAP - NTS

Planting Schedule			
Type Mark	Common Name	Scientific Name	Count
NSH	Nellie Stevens Holly	ILEX 'NELLIE R. STEVENS'	40
RS	Rosemary	ROSMARINUS OFFICINALIS	4
TS	Texas Sage	LEUCOPHYLLUM SP.	4

GREENLIGHT

STUDIO, LLC

www.greenlight.company

Applicant:

Greenlight Studio LLC
100 N. Cottonwood Drive
Suite 104
Richardson, Texas 75080
v: 214.810.4535

Owner:

Rockwall Property Corp
2235 Ridge Road
Suite 201
Rockwall, Texas 75087

Specfic Use Permit - Pickleball Courts
Rockwall Coffee

N.John King Blvd
Rockwall, Texas

Portion of Lot 1, Block A 108,960 SF/2.5 Acres
Boardwalk Development Addition
City of Rockwall, County of Rockwall, Texas
George W. Redlin Survey, A 183

Prepared July 1, 2026

© Greenlight Studio, LLC

City of Rockwall Case Number: Z-2025-42

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 PLANNED DEVELOPMENT DISTRICT 71 (PD-71) [*ORDINANCE NO. 07-19*] AND THE UNIFIED DEVELOPMENT CODE (UDC) [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW AN *OUTDOOR COMMERCIAL AMUSEMENT/RECREATION* IN CONJUCTION WITH A PROPOSED *RESTAURANT WITH DRIVE-THROUGH OR DRIVE-IN* ON A 2.50-ACRE PORTION OF A LARGER 4.50-ACARE PARCEL OF LAND IDENTIFIED AS LOT 1, BLOCK A, BOARDWALK DEVELOPMENT ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY 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 Tyler Adams of Greenlight Studio on behalf of Bill Bricker of Rockwall Property Corporation for the approval of a *Specific Use Permit (SUP)* for *Outdoor Commercial Amusement/Recreation* in conjunction with a proposed *Restaurant with Drive-Through or Drive-In* on a 2.50-acre portion of a larger 4.50-acre parcel of land identified as Lot 1, Block A, Boardwalk Development Addition, City of Rockwall, Rockwall County, Texas, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, zoned Planned Development District 71 (PD-71) [*Ordinance No. 07-19*] for limited Commercial (C) District land uses, generally located at the northwest corner of the intersection of Park Hills Boulevard and John King Boulevard, and being more specifically depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Planned Development District 71 (PD-71) [*Ordinance No. 07-19*] and Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall should be amended as follows:

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

SECTION 1. That Planned Development District 71 (PD-71) [*Ordinance No. 07-19*] and the

DRAFT
ORDINANCE
07.31.2025

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) to allow an *Outdoor Commercial Amusement/Recreation* land use in conjunction with a proposed *Restaurant with Drive-Through or Drive-In* in accordance with Article 04, *Permissible Uses*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] on the *Subject Property*; and,

SECTION 2. That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Planned Development District 71 (PD-71) [*Ordinance No. 07-19*]; Subsection 04.01, *General Commercial (C) District Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*]; and, Subsection 04.05, *Commercial (C) 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 futu*re -- and with the following conditions:

2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the operation of the *Outdoor Commercial Amusement/Recreation* on the *Subject Property* and conformance to these conditions is required for continued operation:

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

2) Screening and buffering shall be provided between the pickleball courts and adjacent residential areas, as depicted in *Exhibit 'B'* of this ordinance.

2.2 COMPLIANCE

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

1) Upon obtaining a *Certificate of Occupancy (CO)*, should the business owner operating under the guidelines of this ordinance fail to meet the minimum operational requirements set forth herein and outlined in the Unified Development Code (UDC), the City may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Subsection 02.02(F), *Revocation*, of Article 11, *Development Applications and 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,

DRAFT ORDINANCE 07-15-2025

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 4TH DAY OF AUGUST, 2025.

_____
Tim McCallum, *Mayor*

ATTEST:

_____
Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

1st Reading: *July 21, 2025*

2nd Reading: *August 4, 2025*

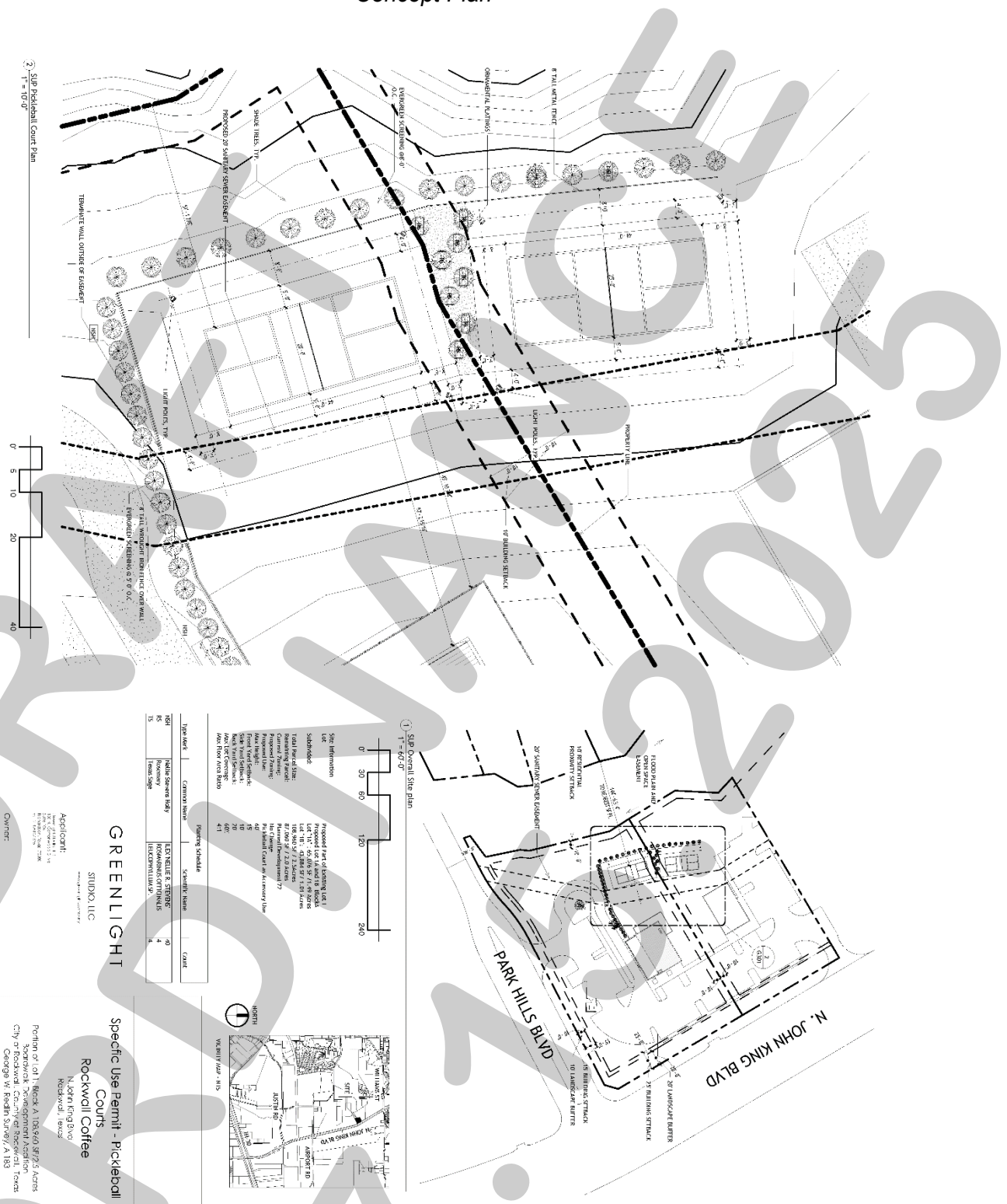
DRAFT ORDINANCE 07.15.2025

Exhibit 'A'
Location Map

Legal Description: Lot 1, Block A, Boardwalk Development Addition



Exhibit 'B':
Concept Plan



DRAFT
ORDINANCE
07.21.2025

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:	July 15, 2025
APPLICANT:	Pene Sherman; *P. Sherman Construction*
CASE NUMBER:	Z2025-043; *Specific Use Permit (SUP) for Outside Storage at 3920 E. IH-30*

SUMMARY

Hold a public hearing to discuss and consider a request by Pene Sherman of P. Sherman Construction on behalf of Adam Mitchell the approval of a *Specific Use Permit (SUP)* for *Outside Storage* on a two (2) acre tract of land identified as Tract 23-01 of the R. Irvine Survey, Abstract No. 120, City of Rockwall, Rockwall County, Texas, situated within the IH-30 Overlay (IH-30 OV) District, zoned Light Industrial (LI) District, addressed as 3920 E. IH-30, and take any action necessary.

BACKGROUND

According to the Rockwall Central Appraisal District (RCAD) on the subject property is an 1,800 SF non-residential building constructed in 1988, and a 1,248 SF residential home constructed in 1990. 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 July 5, 2005, the City Council approved a zoning change [*Case No. Z2005-021*] from Agricultural (AG) District to Light Industrial (LI) District. On April 6, 2015, the City Council approved a Specific Use Permit (SUP) [*Case No. Z2015-007*] for a *Truck Rental Facility*.

At some point prior to January 2025, a business with *Outside Storage* of heavy equipment was established on the subject property without the approval of the City of Rockwall. In January 2025, the Building Inspections and Neighborhood Improvement Services Divisions informed the business owner that *Outside Storage* required a Specific Use Permit (SUP) in the IH-30 Overlay (IH-30 OV) District and that all businesses are required to obtain a Certificate of Occupancy (CO) to legally operate in the City of Rockwall. On January 29, 2025, the business owner came into the City and met with the Director of Planning and Zoning, who reiterated this message and walked the business owner through the process/steps to make the business legal; however, the applicant failed to follow these steps or make an application to the City for a Specific Use Permit (SUP). City staff continued to engage the business owner to try and bring the property into conformance; however, the business continued to operate without a Certificate of Occupancy (CO), continued to store equipment outside, and started and completed construction work/sign improvements on the subject property without permits. After multiple visits and coordination with staff, the applicant (*not the business owner*) -- *acting on behalf of the property owner* -- submitted a Specific Use Permit (SUP) request on June 13, 2025.

PURPOSE

On June 13, 2025, the applicant – *Pene Sherman of P. Sherman Construction* -- submitted an application requesting a Specific Use Permit (SUP) to allow *Outside Storage* within the IH-30 Overlay (IH-30 OV) District on the subject property which is zoned Light Industrial (LI) District.

ADJACENT LAND USES AND ACCESS

The subject property is addressed as 3920 IH-30. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is the corporate limits for the City of Rockwall. Beyond this is the eastbound *Frontage Road* for IH-30, followed by the main lanes of IH-30, and the westbound *Frontage Road* for IH-30.

South: Directly south of the subject property is the corporate limits for the City of Rockwall. Beyond this is the Carrington Farms Subdivision, which is a residential subdivision located within the City of Fate.

East: Directly east of the subject property is the corporate limits for the City of Rockwall. Beyond this are several non-residential properties located within the City of Fate.

West: Directly west of the subject property is a 12.101-acre parcel of land (*i.e. Lot 4, Block A, Rockwall Park 30 Addition*) developed with a *Warehouse/Distribution Centers*. Beyond this is Data Drive, which is identified as a *Minor Collector* according to the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Following this are two (2) vacant tracts of land (*i.e. Tract 24-1 & 24-2 of the R. Irvine Survey, Abstract No. 120*). All of these properties are zoned Light Industrial (LI) District.

MAP 1: LOCATION MAP
YELLOW: SUBJECT PROPERTY



CHARACTERISTICS OF THE REQUEST

The applicant has submitted a site plan indicating the location of the proposed *Outside Storage*. Based on the existing conditions on the subject property, the applicant is requesting to screen the *Outside Storage* with black mesh that is affixed to a chain-link fence (*see Figure 1*).



FIGURE 1. CURRENT PICTURE OF 3920 E. IH-30

CONFORMANCE WITH THE CITY'S CODES

According to the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC) the *Outside Storage* land use is *only* permitted through a Specific Use Permit (SUP) for a property located within the IH-30 Overlay District zoned Light Industrial (LI) District. According to Subsection 01.05(E), *Screening Standards*, of Article 05, *District Development Standards*, of the Unified Development

Code (UDC), "(o)utside storage of materials or vehicles shall be screened from all public rights-of-way, any adjacent properties, and parks and open space that abut or are directly across a public street or alley from the subject property. The screening must be at least one (1) foot taller than the material or vehicles being stored and shall be achieved using a masonry wall (*excluding tilt wall or concrete masonry units [CMU] unless otherwise approved by the Planning and Zoning Commission*) and Canopy Trees on 20-foot centers." This section continues to state, that the Planning and Zoning Commission may consider an alternative screening method that is composed of three (3) tiered landscaping (*i.e. one (1) row of canopy trees, one (1) row of accent trees, and one (1) row of evergreen shrubs*) with a wrought iron fence. In this case, the applicant is requesting to screen the proposed *Outside Storage* with black mesh that is affixed to the existing chain-link fence. In the past, this type of screening has been denied throughout the City as an unacceptable screening method, and this request does not conform to the any of the *Outside Storage* requirements detailed above. In addition, Subsection 08.02, *General Fence Standards*, of Article 08, *Landscape and Fence Standards*, of the Unified Development Code (UDC) expressly prohibits "PVC mesh (*i.e. tennis court mesh/windscreen*) or other materials or appurtenances..." from being affixed to any semi-transparent fencing.

According to Subsection 02.02, *Change of Use*, of Article 06, *Parking and Loading*, of the Unified Development Code (UDC), "(w)henever any building, improvement, or use of land is proposed to be changed to a new use, the provision of off-street parking and loading shall be required for the new use in accordance with this Article [*Article 06; UDC*]." In this case, the existing use on the subject property was *Small Engine Repair*, and the applicant is operating as an *Office Building* with *Warehousing* and *Outside Storage*. Given this, the applicant is required to provide the required parking. According to Table 5, *Parking Requirement Schedule*, of Article 06, *Parking and Loading*, of the Unified Development Code (UDC), *Office* requires one (1) parking space per 300 SF and *Warehousing* requires one (1) parking space per 1,000 SF. In this case the applicant is required to provide a minimum of five (5) parking spaces (*i.e. (800 SF / 300 SF) + (1,200 SF / 1,000 SF) = five (5) parking spaces*). According to Section 2.20, *Off-Street Parking, Loading, and Storage Areas*, of Chapter 2, *Streets*, of the Engineering Standards of Design and Construction, "(a)ll parking areas, parking spaces, loading areas, and storage areas shall be designed and constructed of steel reinforced concrete..." Given this, all of the parking and *Outside Storage* areas would be required to be constructed out of concrete. In this case, the applicant is not providing any concrete parking or storage areas.

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 *IH-30 Corridor District* and is designated for *Special Commercial Corridor* land uses. This land use designation is defined as being "…intended to provide an area for commercial/retail and regional commercial/retail activity centers that are intended to support and serve the entire region." The primary land uses for this designation are listed as *Regional Shopping Centers*, *Entertainment*, *Retail*, *Personal Services*, *Restaurant*, *Corporate Offices*, *Employment* and *Recreation* land uses. In addition, the subject property is designated as an *Opportunity Zone* or "(a) segment of the existing corridor with vacant or strategically placed or underutilized land that could be developed or redevelopment with the highest and best use for the corridor." In this case, the applicant is requesting *Outside Storage* that does *not* meet the screening requirements outlined by the Unified Development Code (UDC) for a legally non-conforming property that is directly adjacent to IH-30. Given this, the applicant's request does *not* appear to be in conformance with the *District Strategies* for the *IH-30 Corridor District* contained in the OURHometown Vision 2040 Comprehensive Plan.

STAFF ANALYSIS

Project comments were provided to the applicant on Friday, June 20, 2025. These comments detailed the *Outside Storage* and screening requirements set forth by the Unified Development Code (UDC). In addition, staff should note that following the Planning and Zoning Work Session, revised plans have not been received and the applicant has *not* addressed any of the project comments for this case. Given that the applicant has failed to address staff's comments or concerns expressed by the Planning and Zoning Commission on June 24, 2025, that the current business is operating without a valid Certificate of Occupancy (CO), and that unpermitted work currently exists on the site, staff is obligated to recommend denial of the applicant's Specific Use Permit (SUP) request. Staff should note, that should this case be denied by the City Council, staff will turn the case back over to the Neighborhood Improvement Services Division for enforcement action.

NOTIFICATIONS

On June 30, 2025, staff mailed five (5) notices to property owners and occupants within 500-feet of the subject property. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as

required by the Unified Development Code (UDC). There were no Homeowner's Associations (HOA's) or Neighborhood Organizations within 1,500-feet of the subject property participating in the Neighborhood Notification Program. At the time this report was drafted, staff had not received any notices returned concerning 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 allow *Outside Storage* within the IH-30 Overlay District on a property zoned Light Industrial (LI) District, 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 *Outside Storage* shall be limited to the area delineated on the *Site Plan* depicted in *Exhibit 'B'* of this ordinance; and,

  (b) The maximum height of the *Outside Storage* shall not exceed eight (8) in total height.

(2) All operations on the subject property shall cease until the issuance of a Certificate of Occupancy (CO).

(3) The applicant shall be required to concrete the proposed parking and outside storage areas in conformance with the requirements of Article 10, *Parking and Loading*, of the Unified Development Code (UDC) prior to the issuance of a Certificate of Occupancy (CO).

(4) The applicant shall be required to provide the required screening of the outside storage areas in conformance with Article 08, *Landscape and Fence Standards*, of the Unified Development Code (UDC) prior to the issuance of a Certificate of Occupancy (CO).

(5) All unpermitted improvements to the property shall be required to be permitted and approved by the Building Inspections Department prior to the issuance of a Certificate of Occupancy (CO).

(6) 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] $215.00
- ☐ 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	3920 Interstate 30, Rockwall, TX 75032				
SUBDIVISION		LOT		BLOCK	
GENERAL LOCATION	South side of IH 30, West of Fate				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING		CURRENT USE			
PROPOSED ZONING	Office/Warehouse/Storage	PROPOSED USE			
ACREAGE	1.00	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	Adam Mitchell	☐ APPLICANT	P. Sherman Construction
CONTACT PERSON	Pene Sherman	CONTACT PERSON	Pene Sherman
ADDRESS	16080 Interstate 30	ADDRESS	457 Lawrence Drive
			#530
CITY, STATE & ZIP	Royse City TX 75189	CITY, STATE & ZIP	Heath, TX 75032
PHONE		PHONE	469.975.6557
E-MAIL		E-MAIL	psherman@pshermanconstruction.com

NOTARY VERIFICATION [REQUIRED]

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

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF $ 215.00 *TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 13th *DAY OF* June *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 13 *DAY OF* June *20* 25

OWNER'S SIGNATURE Adam Mitchell

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Linda

NOTARY PUBLIC
LINDA LEO
Notary ID #128291730
My Commission Expires
June 7, 2026

MY COMMISSION EXPIRES June 7, 2026



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

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

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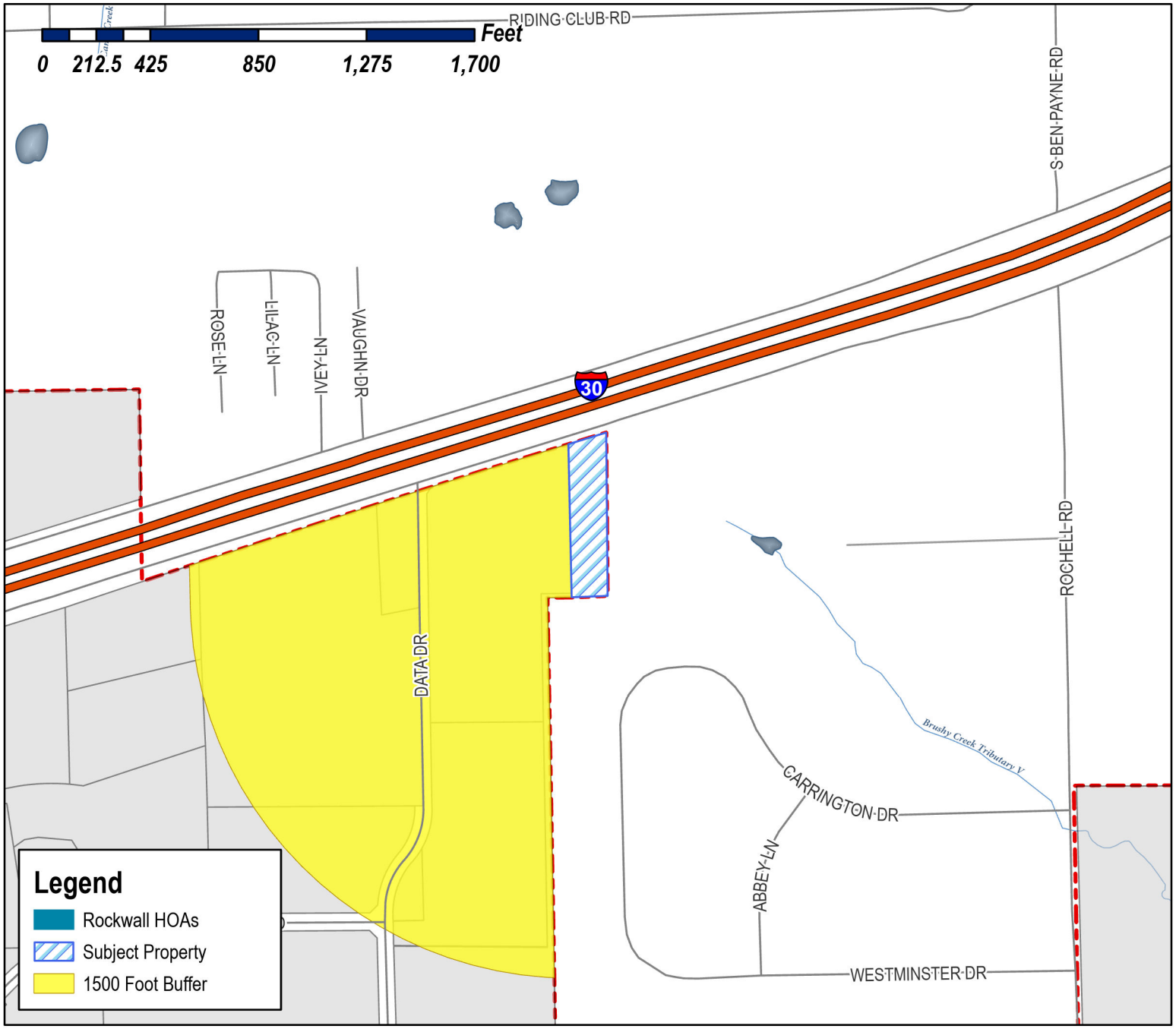
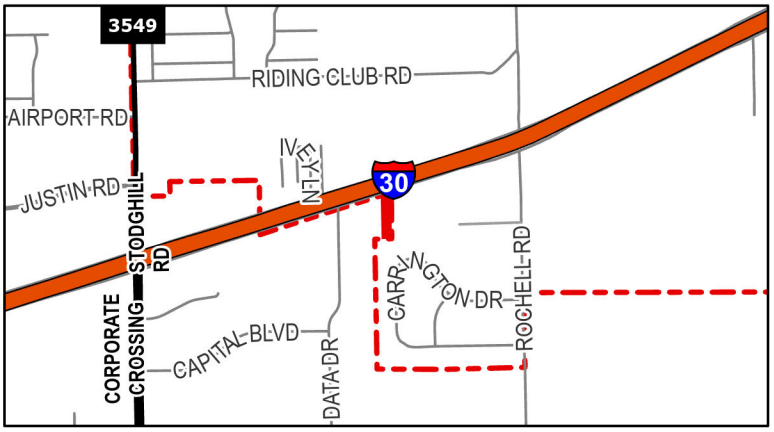


Case Number: Z2025-043
Case Name: SUP for Outside Storage
Case Type: Zoning
Zoning: Light Industrial (LI) District
Case Address: 3920 E Interstate 30



Date Saved: 6/13/2025
For Questions on this Case Call (972) 771-7745

City of Rockwall

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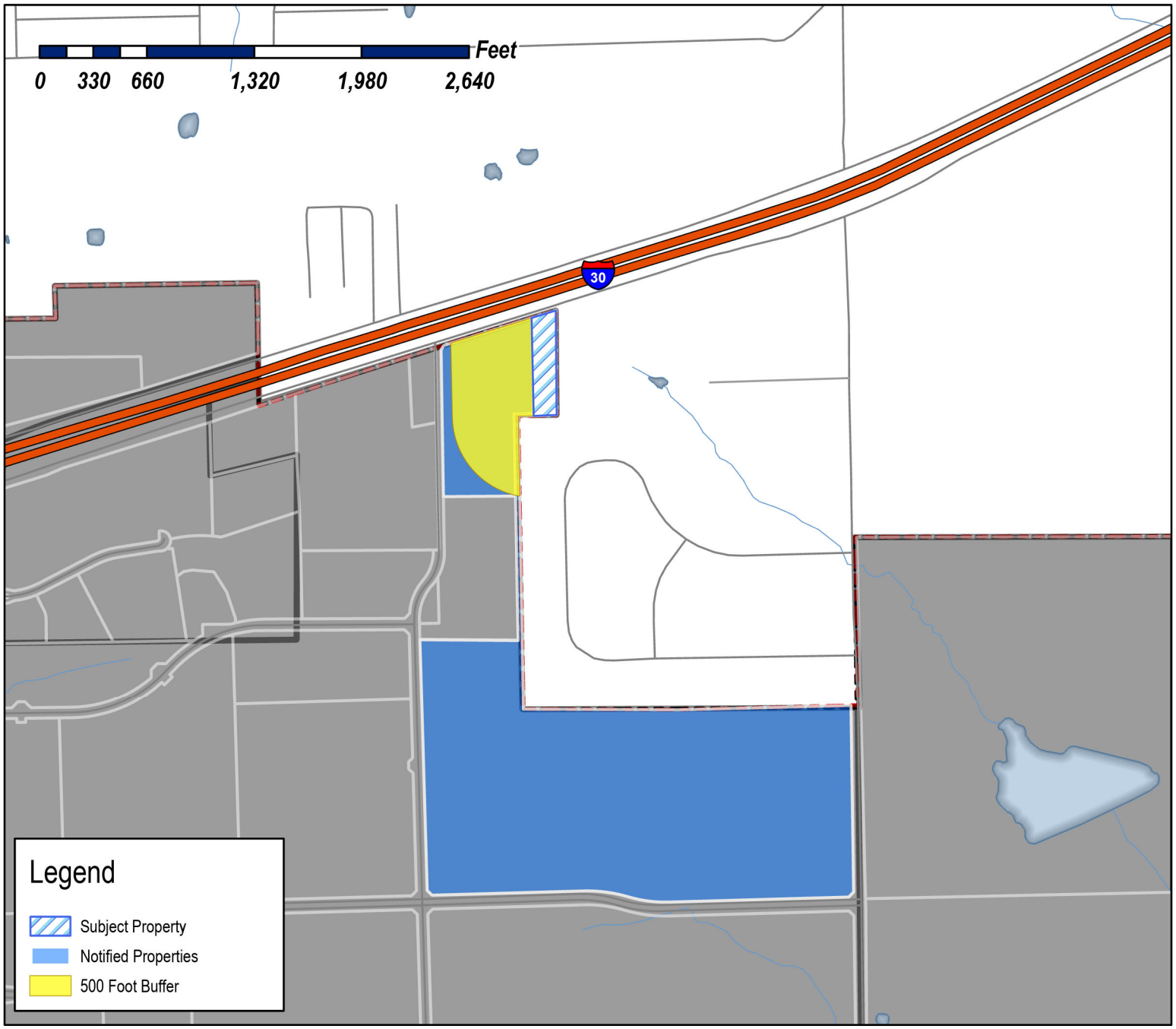

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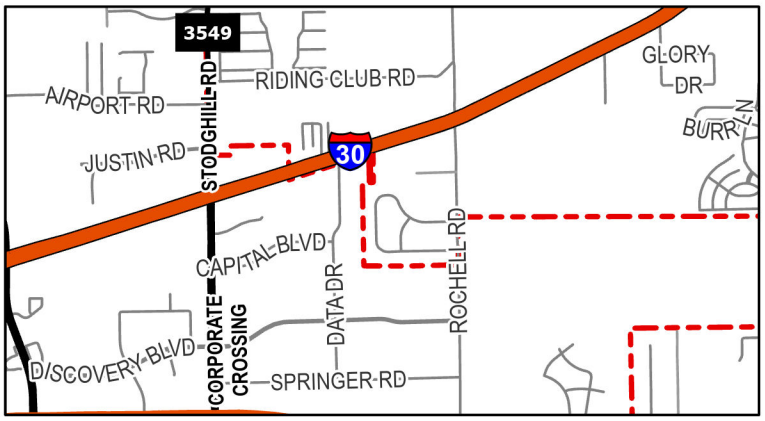


Date Saved: 6/13/2025
For Questions on this Case Call: (972) 771-7745

RESIDENT
1220 DATA DR
ROCKWALL, TX 75032

RESIDENT
3908 E I30
ROCKWALL, TX 75032

MITCHELL ADAM
6680 I-30
ROYSE CITY, TX 75189

USEF ROCKWALL OWNER, LLC (1116176)
9830 COLONNADE BLVD SUITE 600
SAN ANTONIO, TX 78230

ROCKWALL ECONOMIC DEVELOPMENT
PO BOX 968
ROCKWALL, TX 75087

PUBLIC NOTICE

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

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

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

Z2025-043: Specific Use Permit (SUP) for Outside Storage

Hold a public hearing to discuss and consider a request by Pene Sherman of P. Sherman Construction on behalf of Adam Mitchell the approval of a *Specific Use Permit (SUP)* for *Outside Storage* on a two (2) acre tract of land identified as Tract 23-01 of the R. Irvine Survey, Abstract No. 120, City of Rockwall, Rockwall County, Texas, situated within the IH-30 Overlay (IH-30 OV) District, zoned Light Industrial (LI) District, addressed as 3920 IH-30, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on *Tuesday, July 15, 2025 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, July 21, 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, July 21, 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

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. Z2025-043: Specific Use Permit (SUP) for Outside Storage

Please place a check mark on the appropriate line below:

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

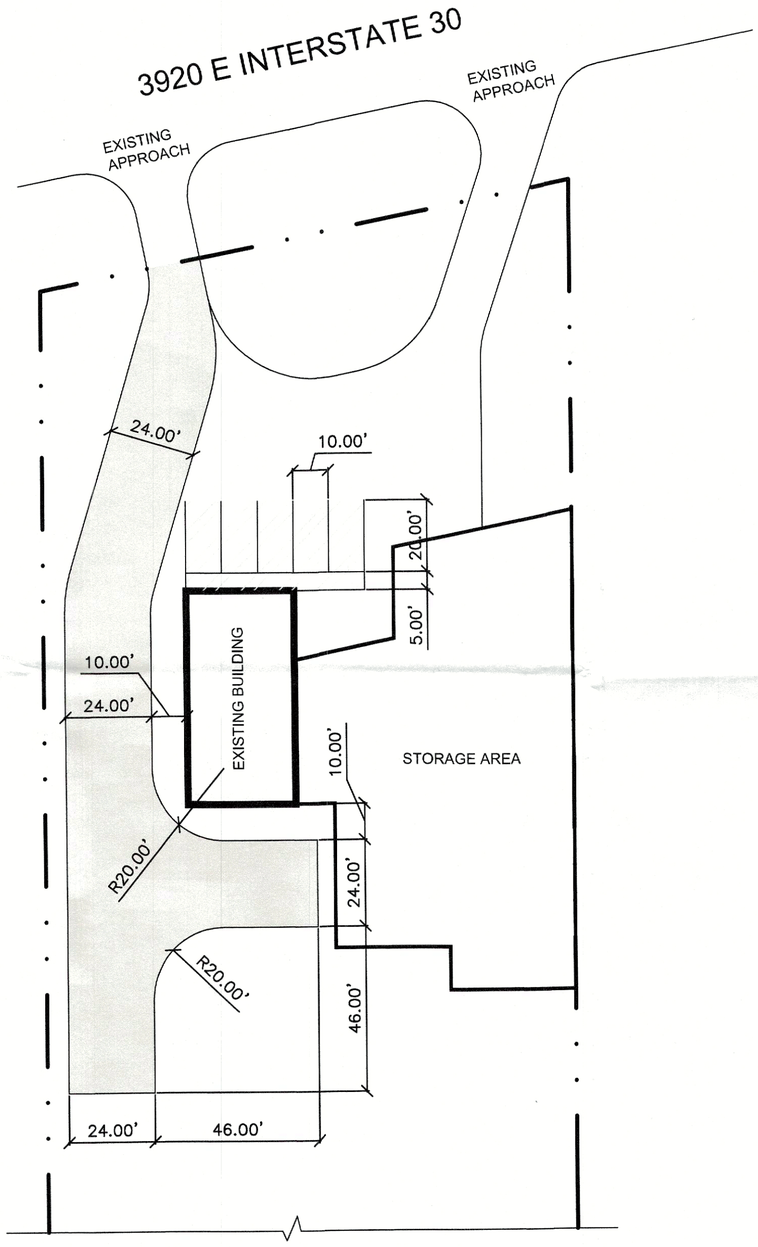
☐ I am opposed to the request for the reasons listed below.

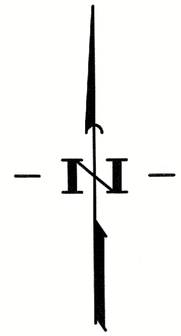
Name:

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





FIRE LANE: 6,752 S.F. 6" 3500 PSI CONCRETE, 20' INTERIOR RADIUS WITH #4 REBAR @ 16" O.C.E.W. SAW CUT @ 10' O.C.

PARKING: 1,250 S.F. 6" 3500 PSI CONCRETE WITH #4 REBAR @ 16" O.C.E.W.

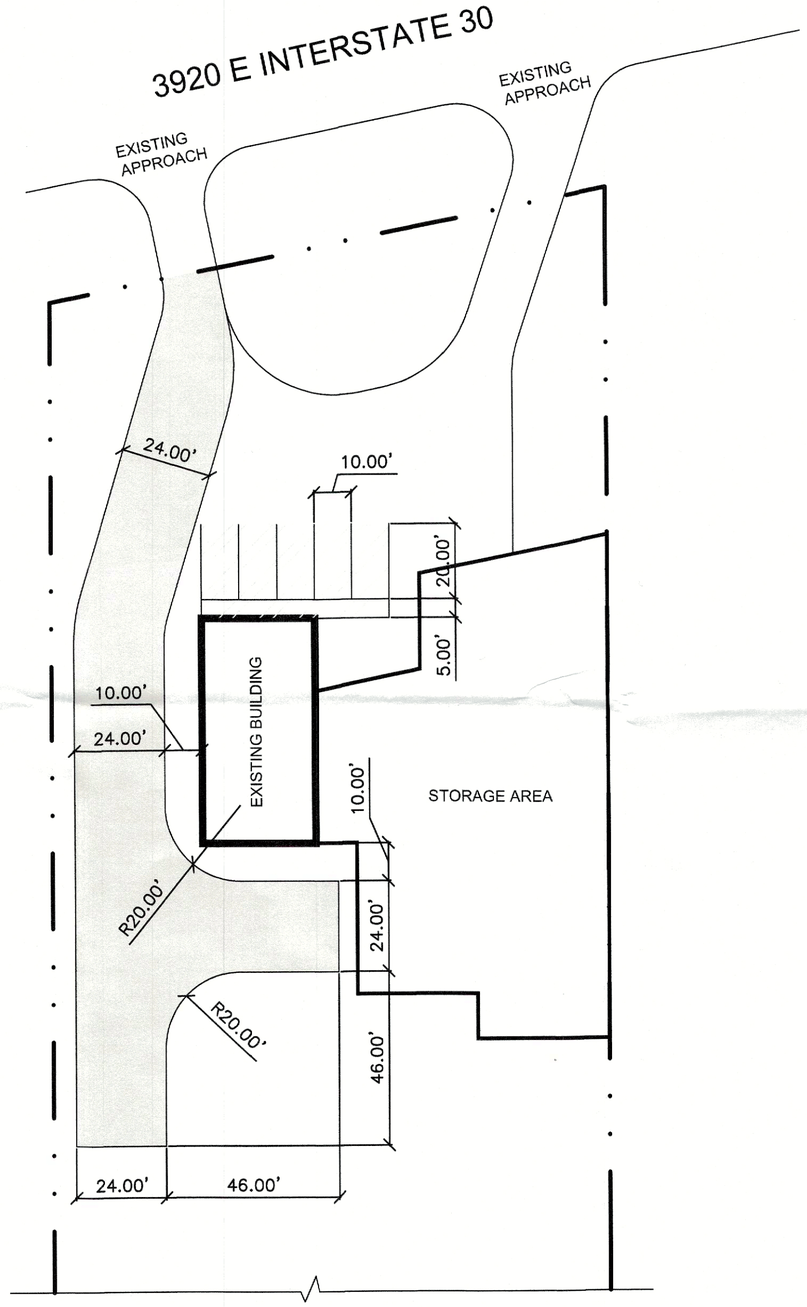
NOTES

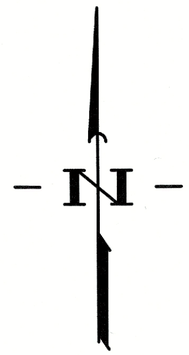
1. SITE PLAN PREPARED WITHOUT BENEFIT OF TITLE OPINION, DEED RESTRICTION, OR SURVEY.
2. SITE SUBJECT TO CHANGE PENDING ALL STATE AND CITY ORDINANCES OR DEED RESTRICTIONS.
3. FIELD VERIFY ALL DIMENSIONS. ZATTO DESIGN NOT RESPONSIBLE FOR INACCURATE INFORMATION.

NO.	BY	DESCRIPTION REVISIONS	DATE
11			
10			
9			
8			
7			
6			
5			
4			
3			
2			
1			

EXISTING BUILDING
3920 E. INTERSTATE 30
ROCKWALL, TEXAS

DATE: 29MAY25		PROJECT NUMBER: 25-110	SHEET NUMBER: C-1
SCALE: 1"=40'			
DRAWN BY: D.Z.		CHECKED BY: D.Z.	
DESIGN BY: D.Z.			





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SCALE: 1"=40'			
DRAWN BY: D.Z.		CHECKED BY: D.Z.	
DESIGN BY: D.Z.			

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, 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 *OUTSIDE STORAGE* ON A 2.00-ACRE TRACT OF LAND IDENTIFIED AS TRACT 23-01 OF THE R. IRVINE SURVEY, ABSTRACT NO. 120, 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 Pene Sherman of P. Sherman Construction on behalf of Adam Mitchell for the approval of a Specific Use Permit (SUP) for *Outside Storage* on a 2.00-acre tract of land, zoned Light Industrial (LI) District, being identified as Tract 23-01 of the R. Irvine Survey, Abstract No. 120, City of Rockwall, Rockwall County, Texas, addressed as 3920 IH-30, and being more specifically depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

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

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

SECTION 1. That the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) allowing *Outside Storage* as stipulated by Article 04*, Permissible Uses,* and Article 05, *District Development Standards*, of the Unified Development Code [*Ordinance No. 20-02*] on the *Subject Property*; and

SECTION 2. That the *Subject Property* shall be used and developed only in the manner and for the purposes described in this Specific Use Permit (SUP) ordinance and as specifically set forth in Subsection 01.01*, Land Use Schedule,* and Subsection 02.03, *Conditional Land Use Standards*, of Article 04*, Permissible Uses,* and Subsection 01.05, *Screening Standards*, Subsection 05.01*, General Industrial District Standards*, and Subsection 05.02, *Light Industrial (LI) District,* of Article 05*, District Development Standards,* of the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall -- *as heretofore amended and may be amended in the futur*e -- and with the following conditions:

DRAFT
09.15.25

2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the *Outside Storage* on the *Subject Property* and conformance to these requirements is necessary for continued operations:

1) The *Outside Storage* shall be limited to the area delineated on the *Site Plan* depicted in *Exhibit 'B'* of this ordinance; and,

2) The maximum height of the *Outside Storage* shall not exceed eight (8) in total height; and,

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 4th DAY OF AUGUST, 2025.

_____
Tim McCallum, *Mayor*

ATTEST:

_____
Kristy Teague, *City Secretary*

DRAFT ORDINANCE 07.15.2025

APPROVED AS TO FORM:

_____

Frank J. Garza, *City Attorney*

1st Reading: *July 21, 2025*

2nd Reading: *August 4, 2025*

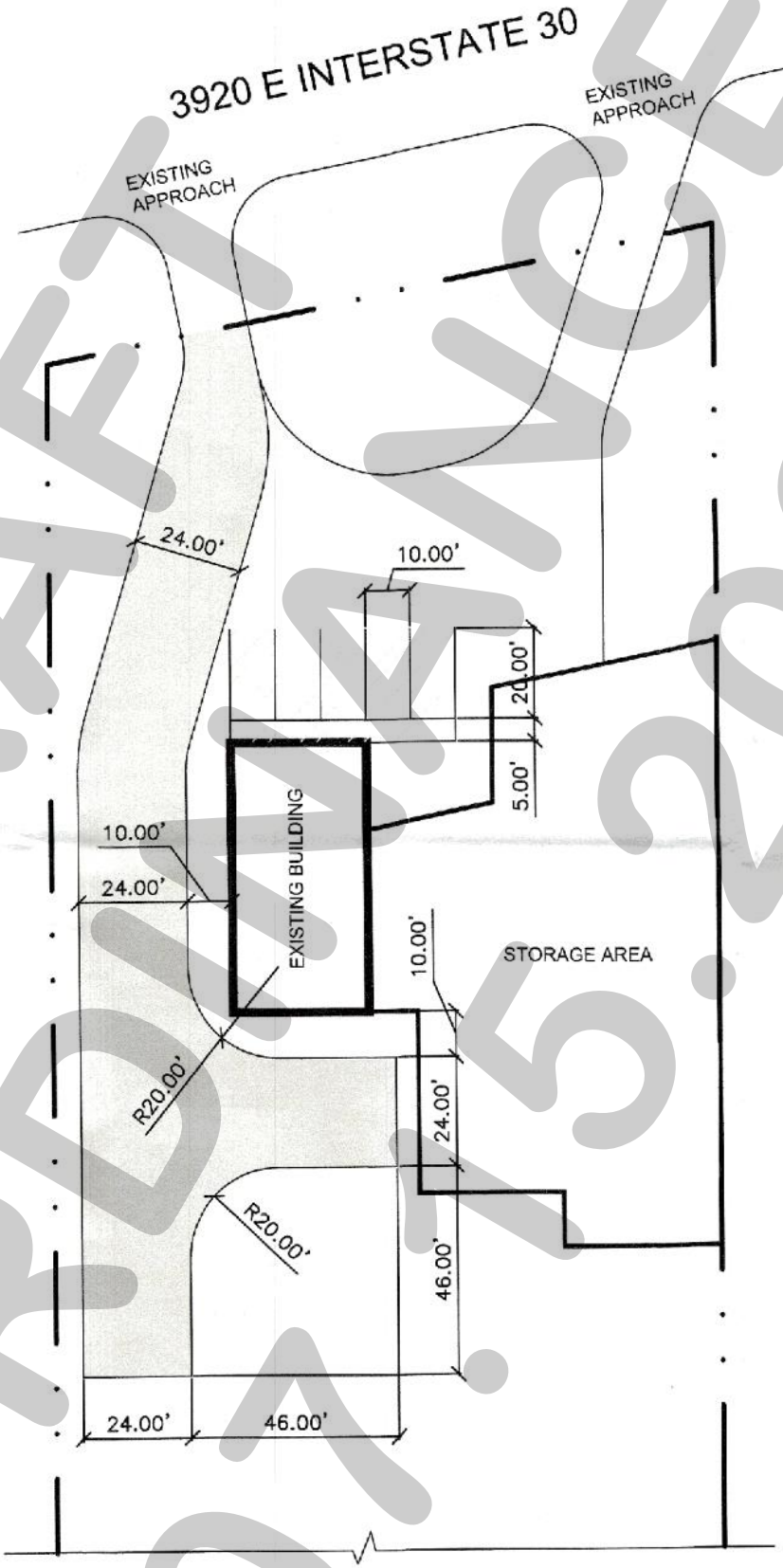
DRAFT ORDINANCE 07.15.2025

Exhibit 'A':
Location Map



DRAFT ORDINANCE 07.15.25

Exhibit 'B':
Site Plan



DRAFT ORDINANCE 07.15.2025

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:	July 15, 2025
APPLICANT:	Jared Earney; *Kimley-Horn*
CASE NUMBER:	SP2025-021; *Site Plan for Fuel City*

SUMMARY

Discuss and consider a request by Jared Earney of Kimley-Horn on behalf of Joseph Bickham of Fuel City for a *Site Plan* for a *Retail Store with Gasoline Sales* on a 4.34-acre tract of land identified as a portion of Tract 3 and all of Tract 4-06 of the N. Butler Survey, Abstract 20, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-205 By-Pass Overlay (SH-205 BY OV) District, generally located at the northwest corner of the intersection of Airport Road and John King Boulevard, and take any action necessary.

BACKGROUND

The subject property was annexed by the City Council on April 28, 1986 by *Ordinance No. 86-30* [*Case No. A1986-004*]. At the time of annexation, the subject property was zoned Agricultural (AG) District. On July 2, 2012, the City Council approved a zoning change [*Case No. Z2012-007*] from Agricultural (AG) District to a Commercial (C) District for a portion of the subject property. On June 2, 2025, the City Council approved a zoning change [*Case No. Z2025-021*] from Agricultural (AG) District to Commercial (C) District for the remainder of the subject property. The subject property has remained vacant since annexation.

PURPOSE

On May 16, 2025, the applicant -- *Jared Earney with Kimley-Horn* -- submitted an application requesting the approval of a site plan for a *Retail Store with Gasoline Sales* and a *Car Wash* on the subject property.

ADJACENT LAND USES AND ACCESS

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

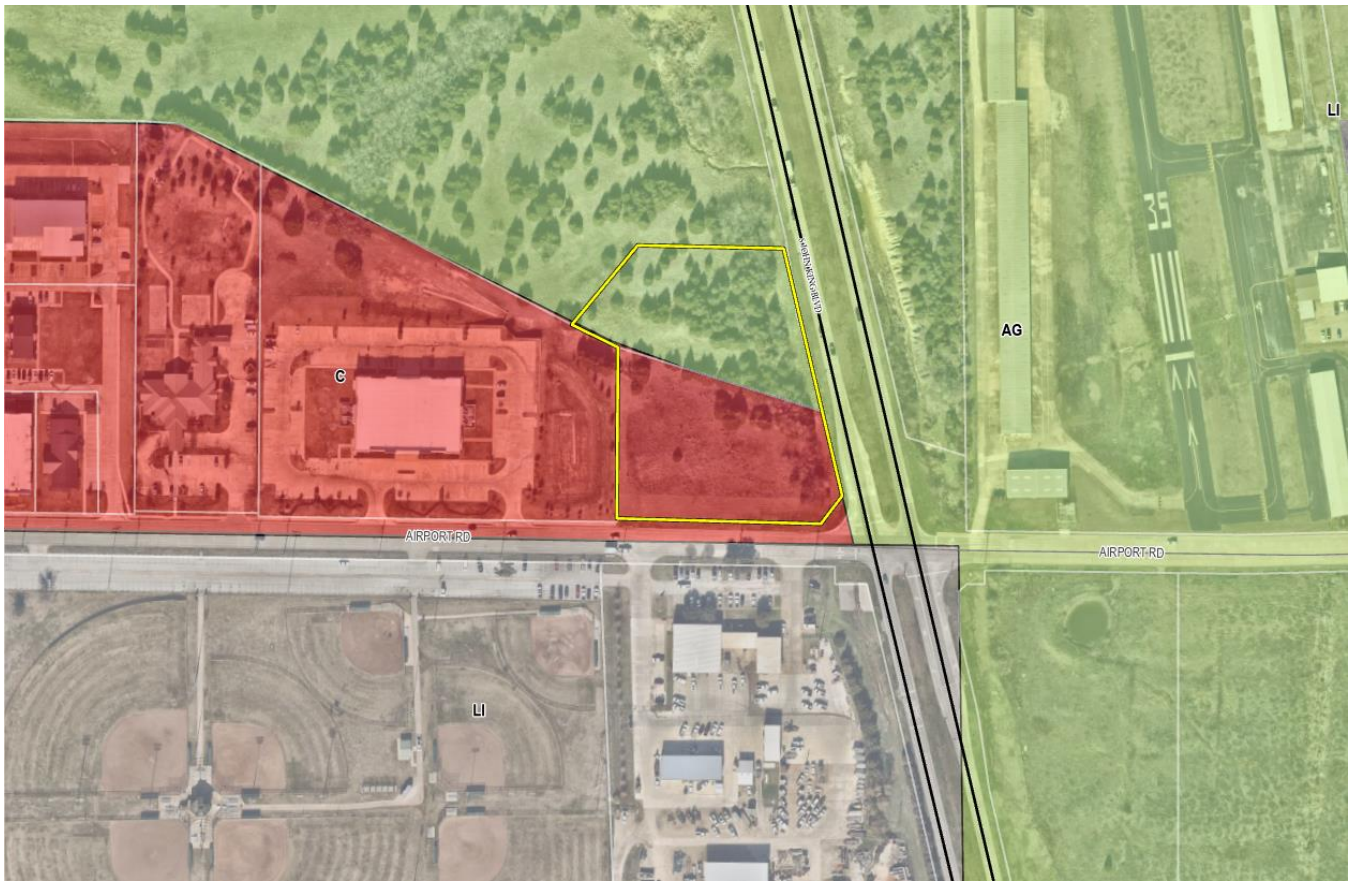
North: Directly north of the subject property is the remainder of a vacant 31.393-acre tract of land (*i.e. Tract 3 of the N. Butler Survey, Abstract No. 20*) of which the subject property is currently a portion of. This property is zoned Agricultural (AG) District. Directly north of this tract of land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



DENSITY AND DIMENSIONAL REQUIREMENTS

According to Section 01, *Land Use Schedule*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC), a *Retail Store with Gasoline Sales* and a *Car Wash* are permitted *by-right* land uses in a Commercial (C) District. The submitted site plan, landscape plan, treescape plan, photometric plan, and building elevations generally conform to the technical requirements contained within the Unified Development Code (UDC) for a property located within the SH-205 By Pass Overlay District and a Commercial (C) District. 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=4.39-acres; In Conformance*
Minimum Lot frontage	*60-Feet*	*X>60-feet; In Conformance*
Minimum Lot Depth	*100-Feet*	*X~297-feet; In Conformance*
Minimum Front Yard Setback	*15-Feet*	*X>15-feet; In Conformance*
Minimum Rear Yard Setback	*10-Feet*	*X>10-feet; In Conformance*
Minimum Side Yard Setback	*10-Feet*	*X>10-feet; In Conformance*
Maximum Building Height	*60-Feet*	*X~35.60-feet; In Conformance*
Max Building/Lot Coverage	*60%*	*X<60%; In Conformance*

Ordinance Provisions	*Zoning District Standards*	*Conformance to the Standards*
Minimum Masonry Requirement	*90%*	*X >90%; In Conformance*
Minimum Number of Parking Spaces	*1/250 SF = 46 spaces*	*X=66; In Conformance*
Minimum Stone Requirement	*20%*	*X=20%; In Conformance*
Minimum Landscaping Percentage	*20%*	*X=35%; In Conformance*
Maximum Impervious Coverage	*85-90%*	*X=65%; In Conformance*

TREESCAPE PLAN

The *Treescape Plan* provided by the applicant indicates that 228.20 caliper inches are to be removed from the site during construction. To satisfy this mitigation balance, the applicant is proposing to plant 66, four (4) inch caliper canopy trees totaling 264 caliper inches (*i.e. 66 trees x four (4) caliper inches = 264 caliper inches*). Based on this, the mitigation balance will be satisfied by the proposed landscaping.

CONFORMANCE WITH THE CITY'S CODES

According to Subsection 02.02(F)(31), of Article 13, *Definitions*, of the Unified Development Code (UDC) *a Retail Store with Gasoline Sales* is defined as "(a)n establishment that engages in the sale of fuel, lubricants, and/or accessories for motor vehicles, and that may have ancillary retail sales of convenience goods. A dispenser in a *Retail Store with Gasoline Sales* is assumed to serve two (2) standard motor vehicles." In this case the applicant is requesting a *Retail Store with Gasoline Sales that has more than Two (2) Dispensers*, which conforms to the land use listed in Section 01, *Land Use Schedule*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC). In addition, the applicant is proposing a *Car Wash* as an accessory use. According to Subsection 02.02(H)(5), of Article 13, *Definitions*, of the Unified Development Code (UDC) a *Car Wash* is defined as "(a) facility or area for the cleaning or steam cleaning, washing, polishing, or waxing of passenger vehicles by machine or hand-operated facilities. A car wash may be [*1*] a single unit type that has a single bay or a group of single bays with each bay to accommodate one vehicle only; or [*2*] a tunnel type that allows washing of multiple vehicles in a tandem arrangement while moving through the structure."

According to Subsection 05.02(B), *Landscape Screening*, of Article 08, *Landscape and Fence Standards*, of the Unified Development Code (UDC), "(a)ny non-residential or multi-family land use or parking area that has a side or rear contiguous to any residentially zoned or used property shall be screened with a masonry fence a minimum of six (6) feet in height with canopy trees planted on 20-foot centers..."; however, the Planning and Zoning Commission may approve an "...alternative screening method that incorporates a wrought iron fence and three (3) tiered screening..." In this case, the applicant is requesting to utilize three (3) tiered landscaping (*i.e. a row of canopy trees, a row of accent trees, and a row of shrubs*) for the residential adjacency screening required along the north property line. This item shall be at the discretion of the Planning and Zoning Commission and shall be considered as a part of this site plan request. In review of the parking standards, a *Retail Store with Gasoline Sales* and a *Car Wash* are required one (1) parking space per 250 SF. Given this, the applicant is required to provide 46 parking spaces (*i.e. 11,287 SF / 250 SF = 46 parking space*). Based on the site plan provided by the applicant, the proposed business will have 66 parking spaces, or 20 parking spaces more than the Unified Development Code (UDC) requires.

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

VARIANCES AND EXCEPTIONS BY THE APPLICANT

As previously stated, the applicant's request appears to generally conform to the requirements of the Unified Development Code (UDC); however, staff has identified the following variance and exception associated with the applicant's request:

(1) Architectural Standards.

(a) *Primary Articulation*. According to Subsection 06.02(C), *General Overlay District Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), within an Overlay District each building façade

must meet the primary articulation standards. In this case, the proposed buildings do not meet the primary articulation standards. This will require a ***variance*** from the Planning and Zoning Commission.

(b) *Four (4) Sided Architecture*. 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 proposed car wash building does not utilize the same architectural detailing on each side. This will require a *variance* from the Planning and Zoning Commission.

(c) *Cementitious Materials*. According to Subsection 06.02(C), *General Overlay District Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), cementitious materials are defined as stucco and cementitious lap siding. In this case, the applicant is proposing nichiha. This will require a ***variance*** from the Planning and Zoning Commission.

(d) *Cementitious Materials*. According to Subsection 06.02(C), *General Overlay District Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), cementitious materials "...shall not be used within the first four (4) feet from grade on a building's façade." In this case, the applicant is proposing cementitious material within the first (4) feet. This will require a ***variance*** from the Planning and Zoning Commission.

(2) Dumpster Orientation. According to Subsection 01.05(B), *Screening Standards*, of Article 05, *District Development Standards,* of the Unified Development Code (UDC), dumpster enclosures "...shall not front on to a public right-of-way." In this case, the proposed dumpster enclosure faces onto N. John King Boulevard. This will require an ***exception*** from the Planning and Zoning Commission.

(3) Driveway Spacing. According to Figure 2.4, *Minimum Driveway Spacing and Corner Clearance*, of Chapter 2, *Streets*, of the Engineering Standards of Design and Construction, the first driveway off of N. John King Boulevard shall be 200-feet from the intersection. In this case, the applicant is proposing a driveway along Airport Road that is approximately 180-feet from N. John King Boulevard. This will require a ***variance*** 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. In this case, the applicant is providing an enhanced pedestrian feature along N. John King Boulevard. The proposed enhanced pedestrian feature will incorporate a seat wall, decorative concrete, and landscaping. Staff should note that this compensatory item fulfils a Comprehensive Plan objective by providing a rest stop along the N. John King Boulevard hike/bike trail, and should be given additional consideration as it ties into the City's greater trail plan. Requests for exceptions and variances to the Unified Development Code (UDC) are discretionary decisions for the Planning and Zoning Commission, that require a supermajority vote (*e.g. six [6] out of the seven [7] commissioners*) -- *with a minimum of four (4) votes in the affirmative* -- for the approval of a variance or exception.

CONFORMANCE WITH OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN

According to the *Land Use Plan* contained in the OURHometown Vision 2040 Comprehensive Plan, the subject property is located within the *Central District* and is designated for *Commercial/Retail* land uses on the Future Land Use Plan. The *Central District Strategies* detail that the *Commercial/Retail Centers* are intended "…to support existing and proposed residential developments, and should be compatible in scale with adjacent residential structures." In this case, the proposed *Retail Store with Gasoline Sales* and *Carwash* will directly serve the adjacent residential subdivisions within the *Central District* and beyond. Based on this, the proposed *Retail Store with Gasoline Sales* and *Car Wash* appear to be in conformance with the *District Strategies* outlined for the *Central District* within the OURHometown Vision 2040 Comprehensive Plan.

In addition, the proposed changes to the subject property help further the following goals and objectives contained in the OURHometown Vision 2040 Comprehensive Plan:

(1) *CH. 07* | *Goal 07*: Use street enhancements along key thoroughfares to reinforce community character, and provide a more appealing pedestrian experience.

(2) *CH. 09* | *Goal 02*: All non-residential developments should create distinctive destinations that further a sense of place by … [*Policy 06*] incorporating pedestrian elements at regular intervals to ensure that developments are created to a pedestrian scale.

(3) *John King Boulevard Trail Plan*: A ten (10) foot hike/bike trail shall be provided along John King Boulevard. In addition, rest areas should be provided "about every half mile" in order to provide increased pedestrian and bicyclist amenity.

ARCHITECTURAL REVIEW BOARD (ARB) RECOMMENDATION

On May 27, 2025, the Architectural Review Board (ARB) reviewed the applicant's proposed building elevations. The ARB recommended that the applicant adjust the building elevations to meet the *General Overlay District Standards* outlined within the Unified Development Code (UDC). The applicant has provided revised building elevations that will be reviewed by the Architectural Review Board (ARB) at the *July 15, 2025* Planning and Zoning Commission meeting.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to approve the applicant's *Site Plan* for a *Retail Store with Gasoline Sales* and a *Car Wash* 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.

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

DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

PLATTING APPLICATION FEES:
- ☐ MASTER PLAT ($100.00 + $15.00 ACRE) [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 A0020 N Butler, Tract 4-06 LOT BLOCK

GENERAL LOCATION Northwest of John Kind Blvd and Airport Rd

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING Commercial District (C) CURRENT USE N/A

PROPOSED ZONING Commercial District (C) PROPOSED USE Gas Station/ Car Wash

ACREAGE 4.34 acres 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	Fuel City	☐ APPLICANT	Kimley-Horn
CONTACT PERSON	Joseph Bickham	CONTACT PERSON	Jared Earney
ADDRESS		ADDRESS	[redacted]
CITY, STATE & ZIP		CITY, STATE & ZIP	
PHONE	[redacted]	PHONE	
E-MAIL		E-MAIL	

NOTARY VERIFICATION [REQUIRED]

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

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF $ 350.00 *, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 15 *DAY OF* May *, 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."*

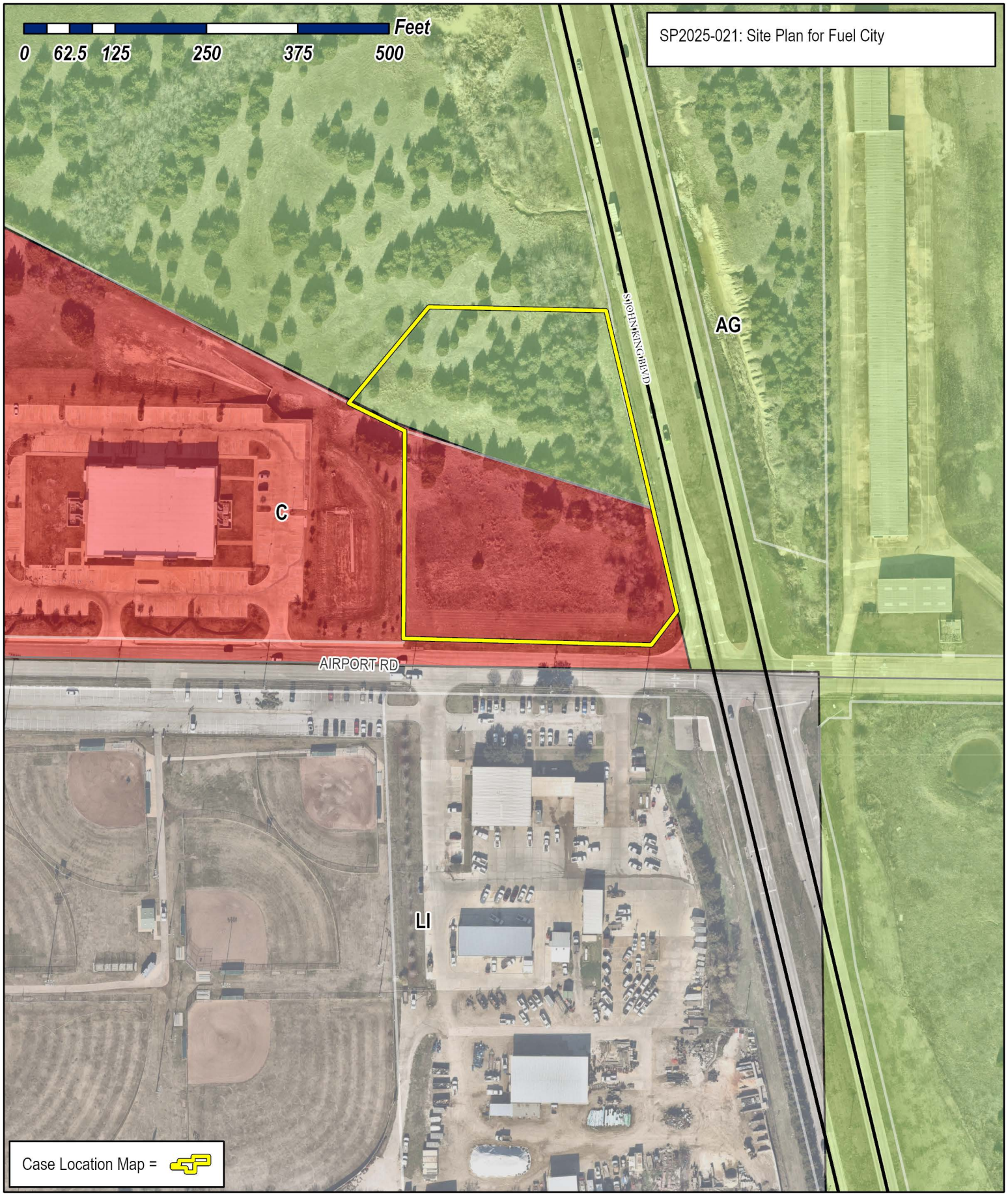
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 15 *DAY OF* May *, 2025.*

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

GLORIA AGUIRRE
Notary Public, State of Texas
Comm. Expires 10-09-2027
Notary ID 134596025

MY COMMISSION EXPIRES

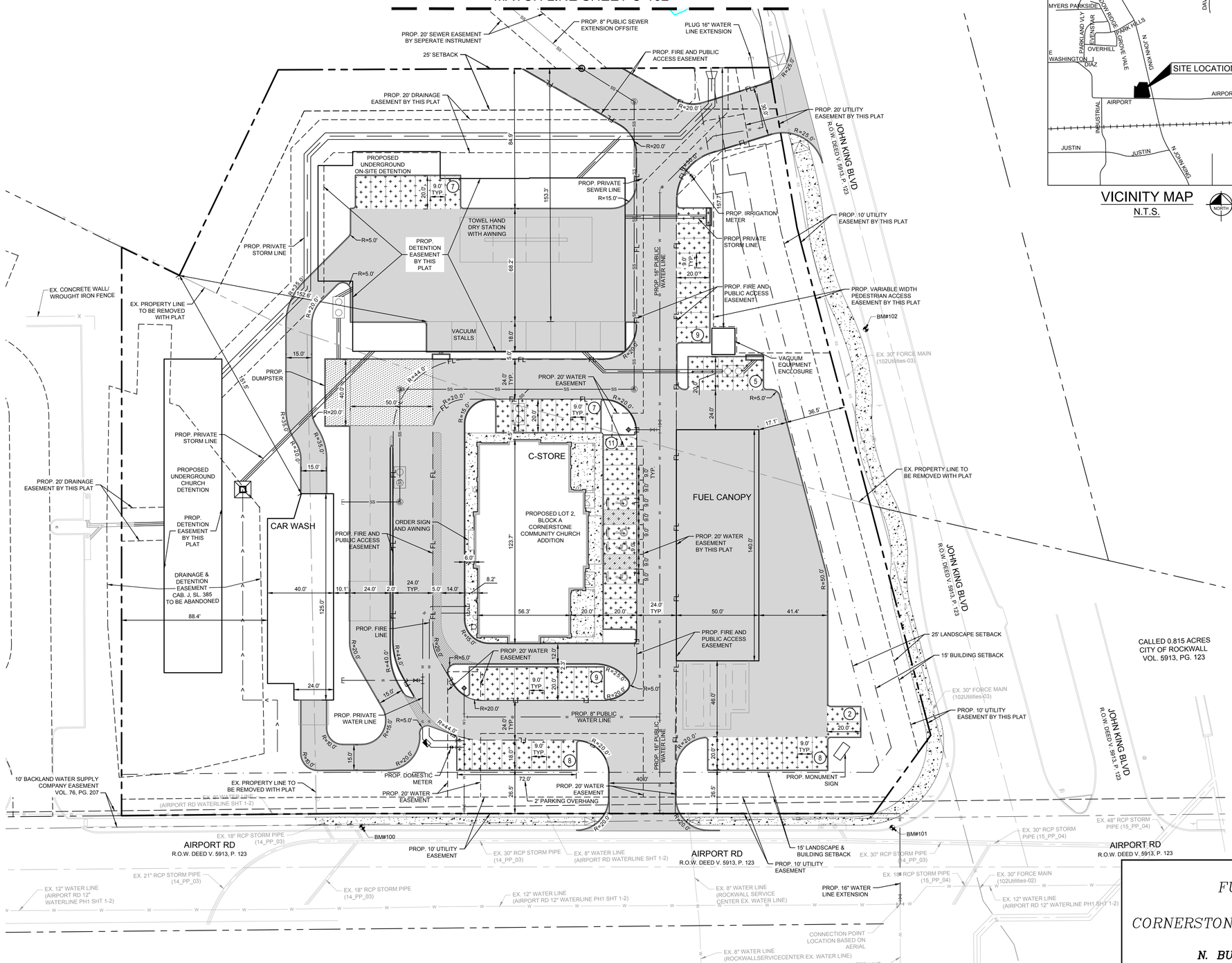


City of Rockwall

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

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

MATCH LINE SHEET C-102



VICINITY MAP
N.T.S.

NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

LEGEND

- PROPERTY LINE
- EASEMENT LINE
- SETBACK LINE
- EX. ROAD CENTERLINE
- FIRE LANE — FL
- PROP. SIDEWALK
- PROP. 6" CONCRETE PAVEMENT
- PROP. 7" CONCRETE PAVEMENT
- PROP. 8" CONCRETE PAVEMENT
- PARKING COUNT — 13
- EX. PROPERTY LINE TO BE REMOVED WITH REPLAT
- PROP. WATER LINE — W
- PROP. SEWER LINE — SS
- PROP. PRIVATE STORM LINE
- PROP. OIL WATER SEPERATOR
- PROP. CURB INLET
- PROP. BACKFLOW PREVENTER

PARKING TABLE	
Parking Ratio (From The City of Rockwall UDC)	
C-STORE (6,720 S.F.)	1 Space per 250 S.F.
CAR WASH (4,567 S.F.)	1 Space per 250 S.F.
REQUIRED PARKING	
Parking Required - Combined	46 Spaces
Handicap Parking Required (Per UDC)	3 Spaces
Total Parking Required	46 Spaces
PROVIDED PARKING	
Parking Provided - C-Store	66 Spaces
Handicap Parking Provided	4 Spaces
Total Parking Provided	66 Spaces

SITE DATA TABLE	
Total Area	4.39 AC (191,502 SF)

NOTES

1. ALL PARKING SPACES TO BE 9' X 20' UNLESS OTHERWISE NOTED.
2. ALL RADII IN PARKING TO BE 2' UNLESS OTHERWISE NOTED.
3. NO LOADING REQUIRED (SEC 6-4 TABLE 3 OF UDC)
4. THERE SHALL BE NO ABOVE GROUND STORAGE TANKS OR OUTSIDE STORAGE, WHICH INCLUDES VEHICLES.

CASE NO. SP2025-021

SITE PLAN SIGNATURE BLOCK

APPROVED:
I HEREBY CERTIFY THAT THE ABOVE FOREGOING SITE PLAN FOR DEVELOPMENT IN THE CITY, OF ROCKWALL, TEXAS WAS APPROVED BY THE PLANNING AND ZONING COMISSION OF THE CITY OF ROCKWALL ON THE ____ DAY OF ____, ____.

WITNESS OUR HANDS, THIS ____ DAY OF ____, ____.

PLANNING & ZONING COMMISSION, CHAIRMAN — DIRECTOR OF PLANNING AND ZONING

SITE PLAN FOR FUEL CITY – ROCKWALL LOT 2, BLOCK A CORNERSTONE COMMUNITY CHURCH ADDITION

4.39 ACRES
N. BUTLER SURVEY ABSTRACT NO. 20
City of Rockwall, Rockwall County, Texas
Current Zoning: C (Commerical District)
Proposed Land Use: Gas Station/ Car Wash
Submitted: May 16th, 2025

Architect:
Carroll Architects
750 E. Interstate 30, Ste. 110
Rockwall, Texas 75087
Contact: Jeff Carroll
Phone: 972-732-6085

Developer:
Fuel City
801 S. Riverfront Boulevard,00
Dallas, Texas 75207
Contact: Joseph Bickham
Phone: 469-203-0159

Engineer:
Kimley-Horn and Associates, Inc.
225 E. John W Carpenter FWY,
Suite 1100
Irving, Texas 75062
Contact: Jared Earney, P.E.
Phone: 214-420-5600

No.	REVISIONS	DATE	BY

Kimley»Horn
225 EAST JOHN CARPENTER FREEWAY, SUITE 1100, IRVING, TEXAS 75062
PHONE: 214-420-5600
WWW.KIMLEY-HORN.COM TX F-928

PRELIMINARY
FOR REVIEW ONLY
Prepared for Concept Plan submittal
Not for construction purposes or permits.
Kimley»Horn
Engineer: JARED EARNEY, P.E.
P.E. No. 133539 Date: JULY 2025

KHA PROJECT 064454302
DATE JULY 2025
SCALE AS SHOWN
DESIGNED BY KHA
DRAWN BY KHA
CHECKED BY KHA

FUEL CITY - ROCKWALL
CITY OF ROCKWALL, TEXAS

SITE PLAN

SHEET NUMBER
C-101

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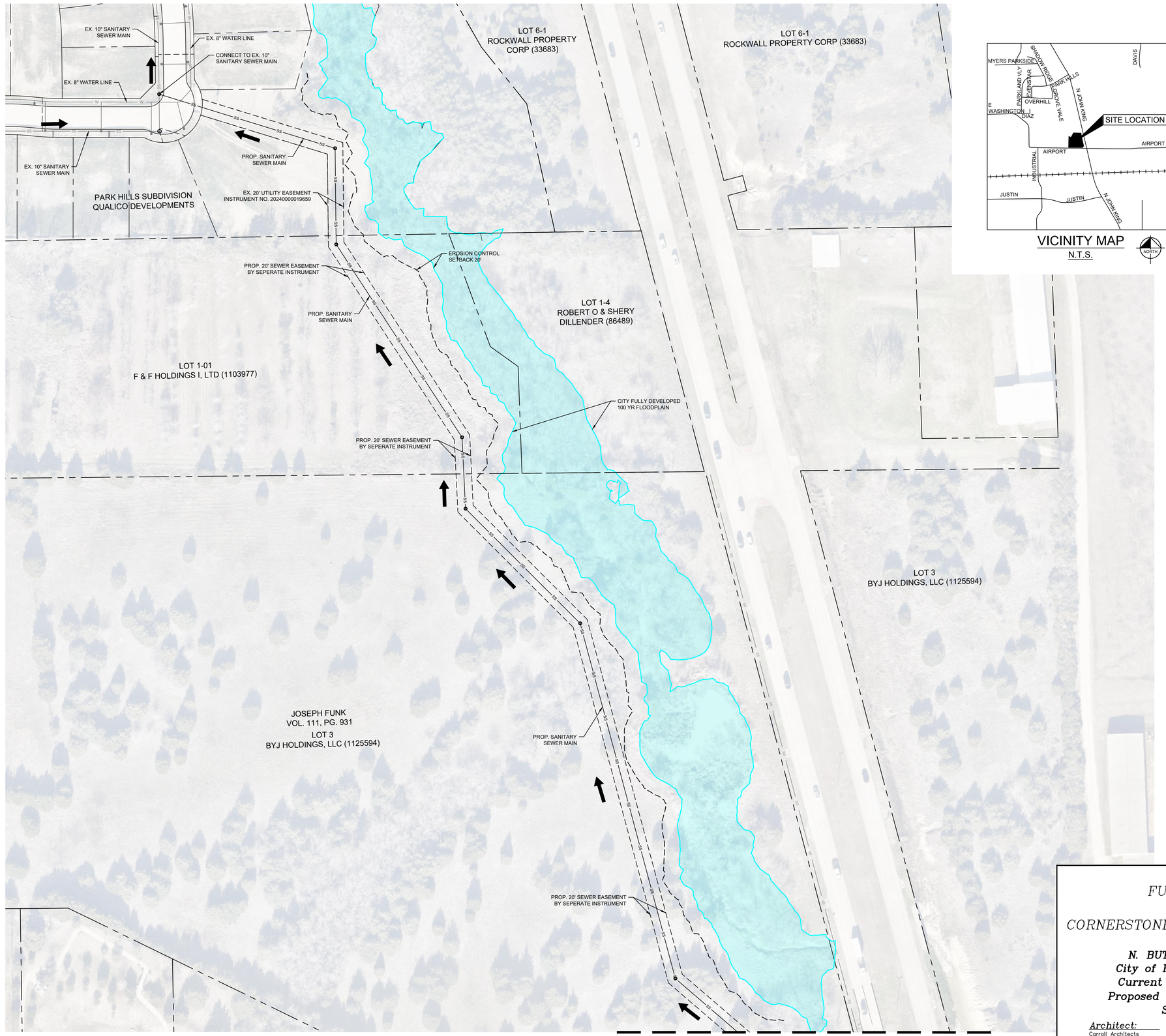

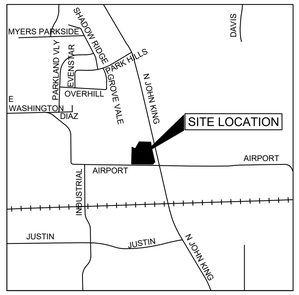

VICINITY MAP
N.T.S.

NORTH

GRAPHIC SCALE IN FEET
0 30 60 120

LEGEND

PROPERTY LINE	
EASEMENT LINE	
SETBACK LINE	
EX. ROAD CENTERLINE	
FIRE LANE	FL
PROP. SIDEWALK	
PROP. 6" CONCRETE PAVEMENT	
PROP. 7" CONCRETE PAVEMENT	
PROP. 8" CONCRETE PAVEMENT	
PARKING COUNT	13
EX. PROPERTY LINE TO BE REMOVED WITH REPLAT	
PROP. WATER LINE	W
PROP. SEWER LINE	SS
PROP. PRIVATE STORM LINE	
PROP. OIL WATER SEPERATOR	
PROP. CURB INLET	
PROP. PRIVATE BACKFLOW PREVENTER	

CASE NO. SP2025021

SITE PLAN FOR FUEL CITY – ROCKWALL LOT 2, BLOCK A CORNERSTONE COMMUNITY CHURCH ADDITION

4.39 ACRES
N. BUTLER SURVEY ABSTRACT NO. 20
City of Rockwall, Rockwall County, Texas
Current Zoning: C (Commerical District)
Proposed Land Use: Gas Station/ Car Wash
Submitted: May 16th, 2025

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Contact: Jared Earney, P.E.
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No.	REVISIONS	DATE	BY

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225 EAST JOHN CARPENTER FREEWAY, SUITE 1100, IRVING, TEXAS 75062
PHONE: 214-420-5600
WWW.KIMLEY-HORN.COM TX F-928

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Kimley»Horn
Engineer JARED EARNEY, P.E.
P.E. No. 133539 Date JULY 2025

KHA PROJECT 064454302
DATE JULY 2025
SCALE AS SHOWN
DESIGNED BY KHA
DRAWN BY KHA
CHECKED BY KHA

FUEL CITY - ROCKWALL
CITY OF ROCKWALL, TEXAS

SITE PLAN - SEWER EXTENSION

SHEET NUMBER
C-102

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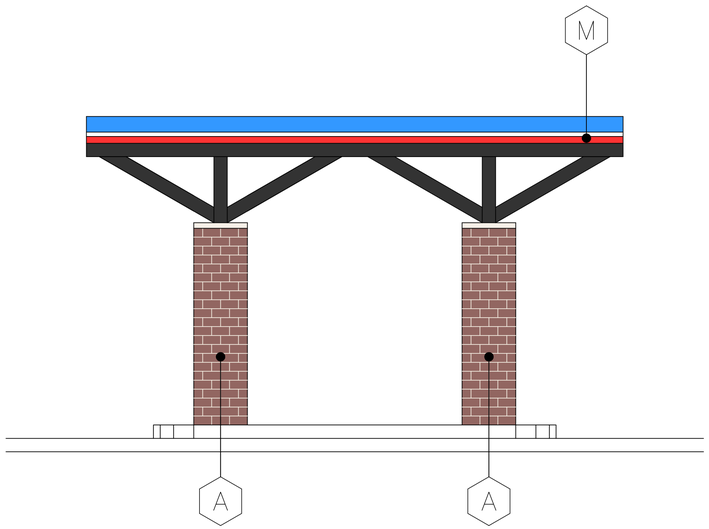
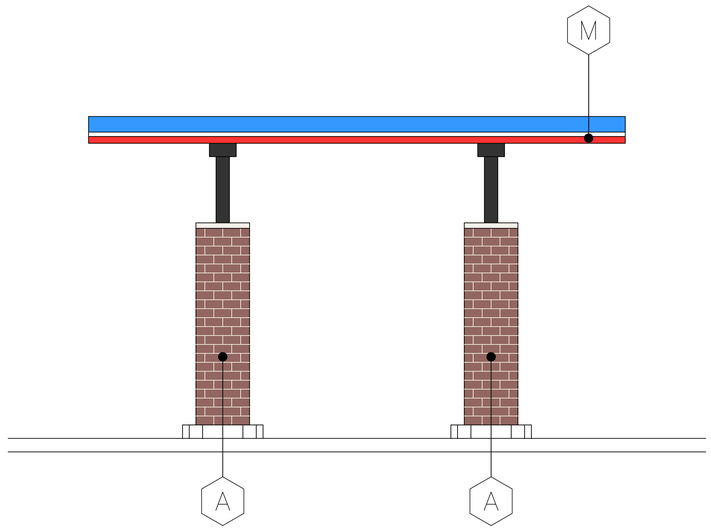
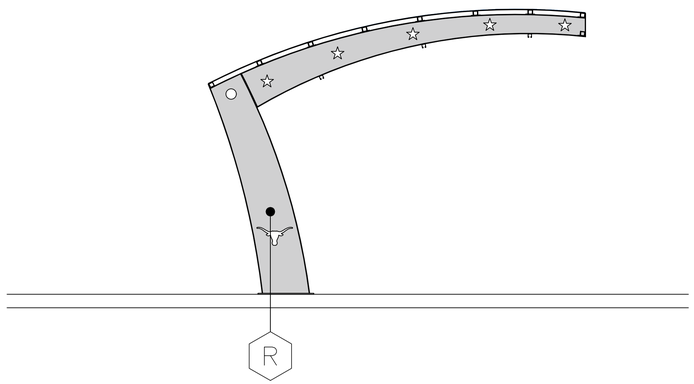


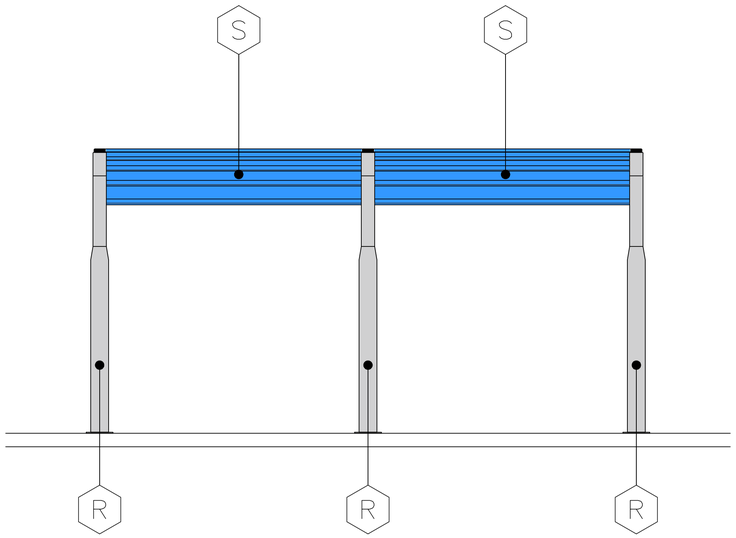
4 ENTRY CANOPY SIDE ELEVATION - (TYPICAL)
SCALE: 3/8" = 1'-0"



3 ENTRY CANOPY FRONT ELEVATION - (TYPICAL)
SCALE: 3/8" = 1'-0"



2 CHECK-IN CANOPY SIDE ELEVATION - (TYPICAL)
SCALE: 3/8" = 1'-0"



1 CHECK-IN CANOPY FRONT ELEVATION - (TYPICAL)
SCALE: 3/8" = 1'-0"

EXTERIOR FINISH SCHEDULE

- (A) BRICK VENEER: ACME, COLOR – BOURBON STREET
- (B) BURNISHED FACE CMU RUNNING BOND: FEATHERLITE, CUT STONE 8" x 16" SIZE 8" TALL, COLOR – LIMESTONE
- (B2) NATURAL STONE
- (C) BURNISHED FACE CMU STRAIGHT STACKED: FEATHERLITE, CUT STONE 8" x 16" SIZE 8" TALL, COLOR – LIMESTONE
- (D) STONE CAP: FEATHERLITE, COLOR – LIMESTONE
- (E1) COMPOSITE SIDING: NICHIHA, COLOR – CEDAR
- (E2) COMPOSITE SIDING: NICHIHA ILLUMINATION, COLOR – CUSTOM BLUE
- (F) PREFINISHED METAL COPING COLOR – SILVER
- (G) STOREFRONT WINDOW FRAMES, COLOR – BLACK
- (H) GLAZING: DOUBLE PANE INSULATED, LOW E GLASS W/ WINDOW TINTED @ 10% – GREY
- (J) STOREFRONT ENTRY DOOR SYSTEM: ALUM. COLOR – BLACK
- (K) METAL RAILING, COLOR – BLACK
- (L) AWNINGS: PREFINISHED STANDING SEAM MTL. AWNINGS PANELS COLOR – MED. GREY
- (M) METAL CANOPY
- (N) STEEL COLUMN, COLOR – BLACK
- (P) DECOR WALL PACKS – BLACK
- (Q) ACCENT LIGHT FIXTURE – BLACK
- (R) STEEL – SILVER
- (S) FABRIC – BLUE

CITY OF ROCKWALL CASE NUMBER: SP-2025-021
FUEL CITY – ROCKWALL
LEGAL DESCRIPTION AND OR ADDRESS: LOT 2, BLOCK A CORNERSTONE COMMUNITY CHURCH ADDITION 490 S. JOHN KING BLVD, ROCKWALL TX, 75087
OWNER Fuel City 801. S Riverfront Boulevard, 00 Dallas, TX 75207 P: 469-203-0159 E: jbickham@fuelcity.com ATTN: Joseph Bickham
APPLICANT Kimley-Horn and Associates, Inc. 225 E. John W Carpenter FWY, Suite 1100 Irving, TX 75062 P: 214-420-5600 E: jared.earney@kimley-horn.com ATTN: Jared Earney
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

ISSUE:
OWNER REVIEW: 06-30-2025

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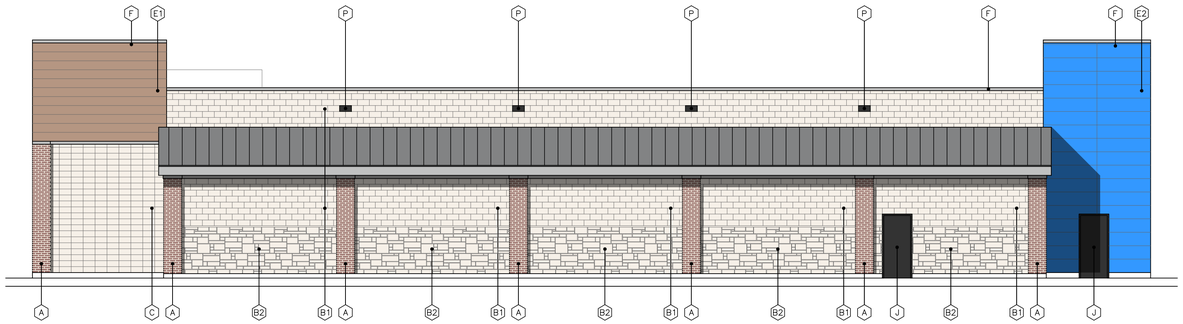
NEW FACILITY FOR
FUEL CITY
490 S. John King Blvd
Rockwall, Texas 75087

FUEL CITY

CARROLL architects
750 E. Interstate 30
Suite 110
Rockwall, TX 75087
t: 972-732-6065
w: carrollarch.com

CARWASH CANOPY ELEVATIONS

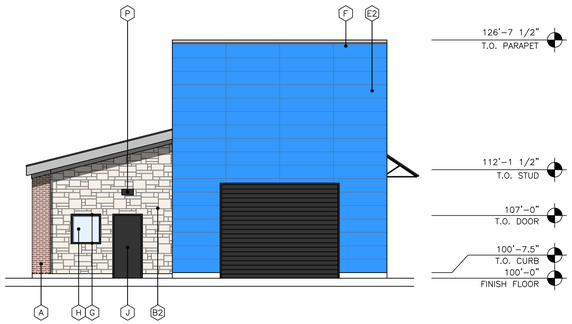
DATE: JUNE 2025
SHEET NO: A501
PROJECT NO: 2024074
DRAWN BY: GL
CHECKED BY:



	BURNISHED CMU	-	1,124.8 S.F.	- 49.4%
	STONE	-	487.2 S.F.	- 21.6%
	BRICK	-	130.7 S.F.	- 5.7%
(MASONRY) -	COMPOSITE SIDING	-	433.0 S.F.	- 23.3%
	TOTAL	-	2,265.7 S.F.	- 100%

4 BACK ELEVATION - WEST

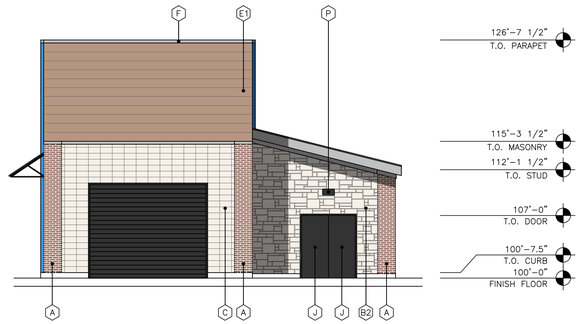
SCALE: 1/8" = 1'-0"



	BURNISHED CMU	-	0.0 S.F.	- 0.0%
	STONE	-	141.3 S.F.	- 21.6%
	BRICK	-	21.8 S.F.	- 3.5%
(MASONRY) -	COMPOSITE SIDING	-	490.7 S.F.	- 74.9%
	TOTAL	-	653.8 S.F.	- 100%

3 LEFT SIDE ELEVATION - SOUTH

SCALE: 1/8" = 1'-0"



	BURNISHED CMU	-	143.8 S.F.	- 23.3%
	STONE	-	137.3 S.F.	- 22.2%
	BRICK	-	79.2 S.F.	- 12.8%
	COMPOSITE SIDING	-	256.7 S.F.	- 41.7%
	TOTAL	-	617.0 S.F.	- 100%

2 RIGHT SIDE ELEVATION - NORTH

SCALE: 1/8" = 1'-0"



	BURNISHED CMU	-	1,215.3 S.F.	- 53.0%
	STONE	-	487.8 S.F.	- 21.2%
	BRICK	-	154.6 S.F.	- 6.7%
(MASONRY) -	COMPOSITE SIDING	-	433.0 S.F.	- 19.1%
	TOTAL	-	2,290.7 S.F.	- 100%

1 FRONT ELEVATION - EAST

SCALE: 1/8" = 1'-0"

EXTERIOR FINISH SCHEDULE

- A — BRICK VENEER: ACME, COLOR – BOURBON STREET
- B1 — BURNISHED FACE CMU RUNNING BOND: FEATHERLITE, CUT STONE 8" x 16" SIZE 8" TALL, COLOR – LIMESTONE
- B2 — NATURAL STONE
- C — BURNISHED FACE CMU STRAIGHT STACKED: FEATHERLITE, CUT STONE 8" x 16" SIZE 8" TALL, COLOR – LIMESTONE
- D — STONE CAP: FEATHERLITE, COLOR – LIMESTONE
- E1 — COMPOSITE SIDING: NICHIHA, COLOR – CEDAR
- E2 — COMPOSITE SIDING: NICHIHA ILLUMINATION, COLOR – CUSTOM BLUE
- F — PREFINISHED METAL COPING COLOR – SILVER
- G — STOREFRONT WINDOW FRAMES, COLOR – BLACK
- H — GLAZING: DOUBLE PANE INSULATED, LOW E GLASS W/ WINDOW TINTED @ 10% – GREY
- J — STOREFRONT ENTRY DOOR SYSTEM: ALUM. COLOR – BLACK
- K — METAL RAILING, COLOR – BLACK
- L — AWNINGS: PREFINISHED STANDING SEAM MTL. AWNINGS PANELS COLOR – MED. GREY
- M — METAL CANOPY
- N — STEEL COLUMN, COLOR – BLACK
- P — DECOR WALL PACKS – BLACK
- Q — ACCENT LIGHT FIXTURE – BLACK

CITY OF ROCKWALL CASE NUMBER:
SP-2025-021

FUEL CITY – ROCKWALL

LEGAL DESCRIPTION AND OR ADDRESS:

LOT 2, BLOCK A
CORNERSTONE COMMUNITY CHURCH ADDITION
490 S. JOHN KING BLVD, ROCKWALL TX, 75087

OWNER

Fuel City
801. S Riverfront Boulevard, 00
Dallas, TX 75207
P: 469-203-0159
E: jbickham@fuelcity.com
ATTN: Joseph Bickham

APPLICANT

Kimley-Horn and Associates, Inc.
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P: 214-420-5600
E: jared.earney@kimley-horn.com
ATTN: Jared Earney

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WITNESS OUR HANDS, this_____day of_____,_____,

_____
Planning & Zoning Commission, Chairman

_____
Director of Planning and Zoning

ISSUE:
OWNER REVIEW: 06-30-2025

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Rockwall, Texas 75087

FUEL CITY

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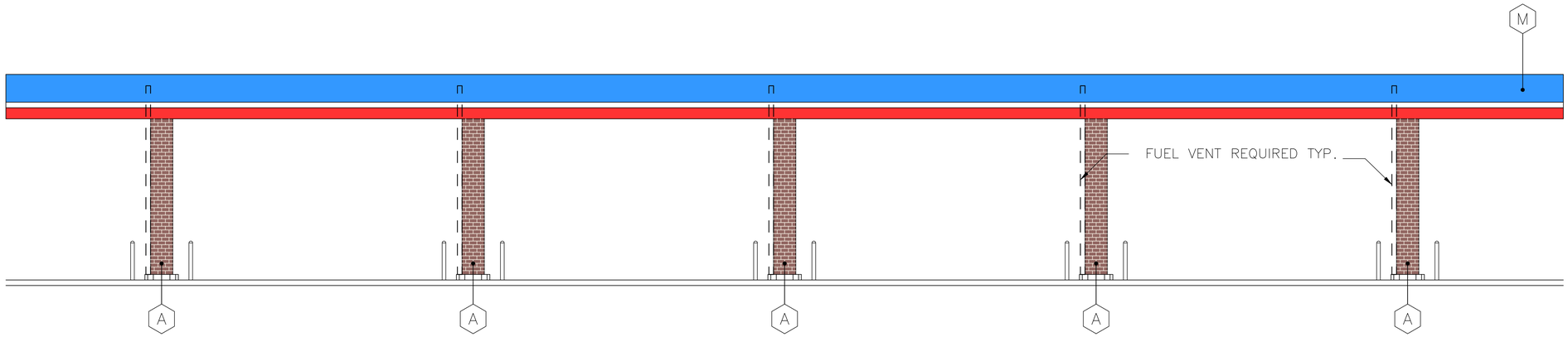
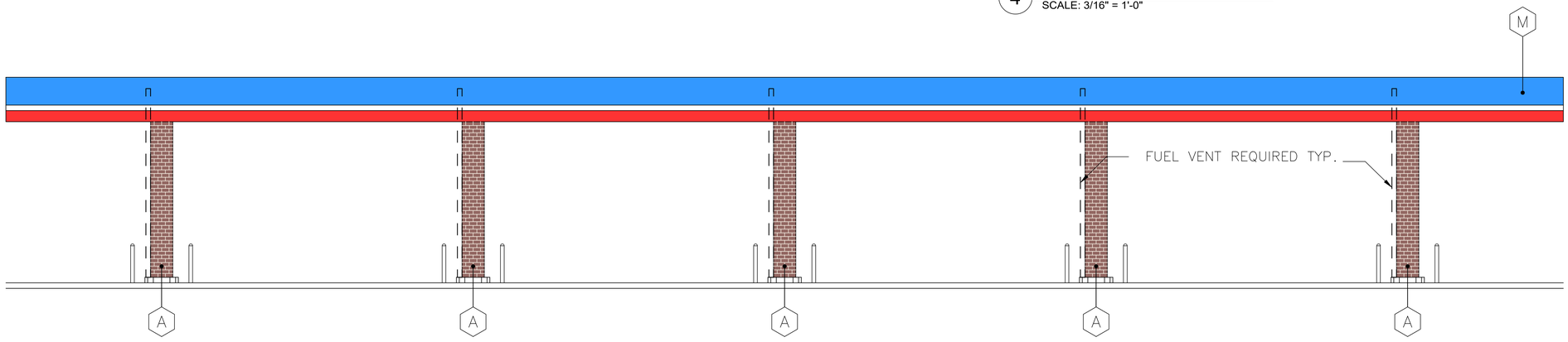
750 E. Interstate 30
Suite 110
Rockwall, TX 75087
t. 972-732-6085
w. carrollarch.com

EXTERIOR ELEVATIONS

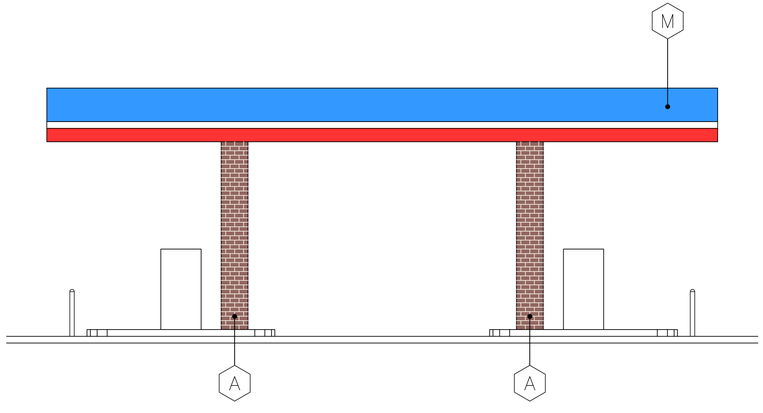
DATE: JUNE 2025
SHEET NO: A501
PROJECT NO: 2024074
DRAWN BY: GL
CHECKED BY:



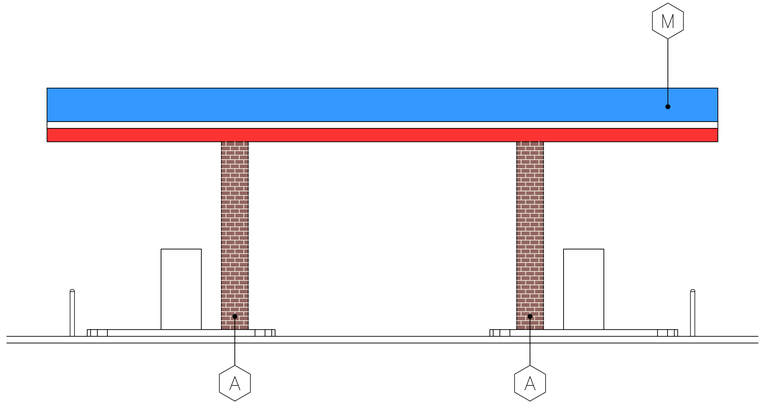
4 BACK ELEVATION - WEST
SCALE: 3/16" = 1'-0"



3 FRONT ELEVATION - EAST
SCALE: 3/16" = 1'-0"



2 RIGHT SIDE ELEVATION - NORTH
SCALE: 3/16" = 1'-0"



1 RIGHT SIDE ELEVATION - SOUTH
SCALE: 3/16" = 1'-0"

EXTERIOR FINISH SCHEDULE

- (A) BRICK VENEER: ACME, COLOR – BOURBON STREET
- (B) BURNISHED FACE CMU RUNNING BOND: FEATHERLITE, CUT STONE 8" x 16" SIZE 8" TALL, COLOR – LIMESTONE
- (B2) NATURAL STONE
- (C) BURNISHED FACE CMU STRAIGHT STACKED: FEATHERLITE, CUT STONE 8" x 16" SIZE 8" TALL, COLOR – LIMESTONE
- (D) STONE CAP: FEATHERLITE, COLOR – LIMESTONE
- (E1) COMPOSITE SIDING: NICHIHA, COLOR – CEDAR
- (E2) COMPOSITE SIDING: NICHIHA ILLUMINATION, COLOR – CUSTOM BLUE
- (F) PREFINISHED METAL COPING COLOR – SILVER
- (G) STOREFRONT WINDOW FRAMES, COLOR – BLACK
- (H) GLAZING: DOUBLE PANE INSULATED, LOW E GLASS W/ WINDOW TINTED @ 10% – GREY
- (J) STOREFRONT ENTRY DOOR SYSTEM: ALUM. COLOR – BLACK
- (K) METAL RAILING, COLOR – BLACK
- (L) AWNINGS: PREFINISHED STANDING SEAM MTL. AWNINGS PANELS COLOR – MED. GREY
- (M) METAL CANOPY
- (N) STEEL COLUMN, COLOR – BLACK
- (P) DECOR WALL PACKS – BLACK
- (Q) ACCENT LIGHT FIXTURE – BLACK
- (R) STEEL – SILVER
- (S) FABRIC – BLUE

ISSUE:
OWNER REVIEW: 06-30-2025

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NEW FACILITY FOR
FUEL CITY
490 S. John King Blvd
Rockwall, Texas 75087

FUEL CITY

CITY OF ROCKWALL CASE NUMBER:
SP-2025-021

FUEL CITY – ROCKWALL

LEGAL DESCRIPTION AND OR ADDRESS:
LOT 2, BLOCK A
CORNERSTONE COMMUNITY CHURCH ADDITION
490 S. JOHN KING BLVD, ROCKWALL TX, 75087

OWNER
Fuel City
801. S Riverfront Boulevard, 00
Dallas, TX 75207
P: 469-203-9159
E: jbickham@fuelcity.com
ATTN: Joseph Bickham

APPLICANT
Kimley-Horn and Associates, Inc.
225 E. John W Carpenter FWY, Suite 1100
Irving, TX 75062
P: 214-420-5600
E: jared.earney@kimley-horn.com
ATTN: Jared Earney

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_____,_____.

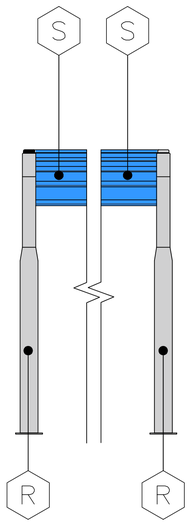
Planning & Zoning Commission, Chairman

Director of Planning and Zoning

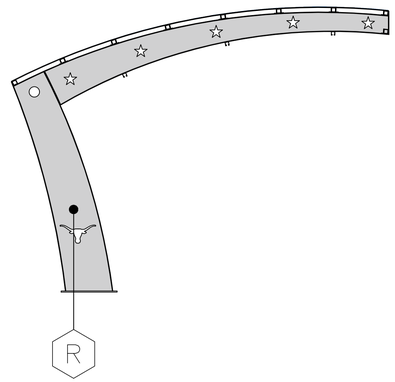
CARROLL architects
750 E. Interstate 30
Suite 110
Rockwall, TX 75087
t: 972-732-6085
w: carrollarch.com

GAS CANOPY ELEVATIONS

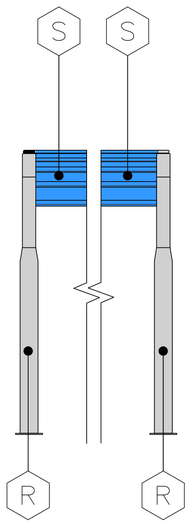
DATE: JUNE 2025
SHEET NO: A501
PROJECT NO: 2024074
DRAWN BY: GL
CHECKED BY:



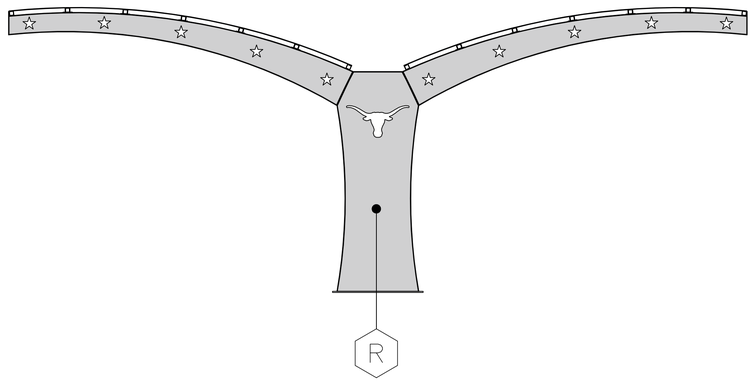
4 SIDE ELEVATION - (TYPICAL SINGLE)
SCALE: 3/8" = 1'-0"



3 FRONT ELEVATION - (TYPICAL SINGLE)
SCALE: 3/8" = 1'-0"



2 SIDE ELEVATION - (TYPICAL DOUBLE)
SCALE: 3/8" = 1'-0"



1 FRONT ELEVATION - (TYPICAL DOUBLE)
SCALE: 3/8" = 1'-0"

EXTERIOR FINISH SCHEDULE

- (A) BRICK VENEER: ACME, COLOR – BOURBON STREET
- (B) BURNISHED FACE CMU RUNNING BOND: FEATHERLITE, CUT STONE 8" x 16" SIZE 8" TALL, COLOR – LIMESTONE
- (B2) NATURAL STONE
- (C) BURNISHED FACE CMU STRAIGHT STACKED: FEATHERLITE, CUT STONE 8" x 16" SIZE 8" TALL, COLOR – LIMESTONE
- (D) STONE CAP: FEATHERLITE, COLOR – LIMESTONE
- (E1) COMPOSITE SIDING: NICHIHA, COLOR – CEDAR
- (E2) COMPOSITE SIDING: NICHIHA ILLUMINATION, COLOR – CUSTOM BLUE
- (F) PREFINISHED METAL COPING COLOR – SILVER
- (G) STOREFRONT WINDOW FRAMES, COLOR – BLACK
- (H) GLAZING: DOUBLE PANE INSULATED, LOW E GLASS W/ WINDOW TINTED @ 10% – GREY
- (J) STOREFRONT ENTRY DOOR SYSTEM: ALUM. COLOR – BLACK
- (K) METAL RAILING, COLOR – BLACK
- (L) AWNINGS: PREFINISHED STANDING SEAM MTL. AWNINGS PANELS COLOR – MED. GREY
- (M) METAL CANOPY
- (N) STEEL COLUMN, COLOR – BLACK
- (P) DECOR WALL PACKS – BLACK
- (Q) ACCENT LIGHT FIXTURE – BLACK
- (R) STEEL – SILVER
- (S) FABRIC – BLUE

ISSUE:
OWNER REVIEW: 06-30-2025

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NEW FACILITY FOR
FUEL CITY
490 S. John King Blvd
Rockwall, Texas 75087

CITY OF ROCKWALL CASE NUMBER:
SP-2025-021

FUEL CITY – ROCKWALL

LEGAL DESCRIPTION AND OR ADDRESS:
LOT 2, BLOCK A
CORNERSTONE COMMUNITY CHURCH ADDITION
490 S. JOHN KING BLVD, ROCKWALL TX, 75087

OWNER
Fuel City
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Dallas, TX 75207
P: 469-203-0159
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ATTN: Joseph Bickham

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225 E. John W Carpenter FWY, Suite 1100
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SITE PLAN SIGNATURE BLOCK

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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

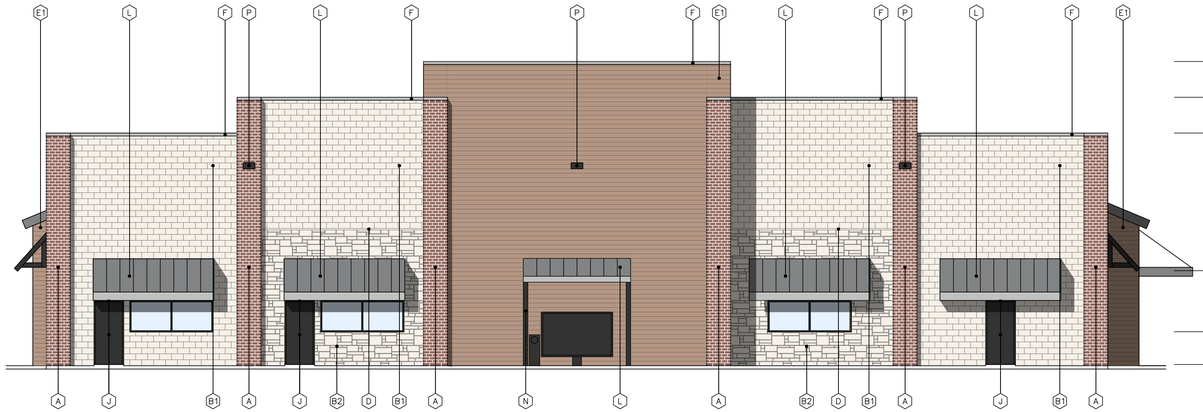
_____
Director of Planning and Zoning

FUEL CITY

CARROLL architects
750 E. Interstate 30
Suite 110
Rockwall, TX 75087
t: 972-732-6065
w: carrollarch.com

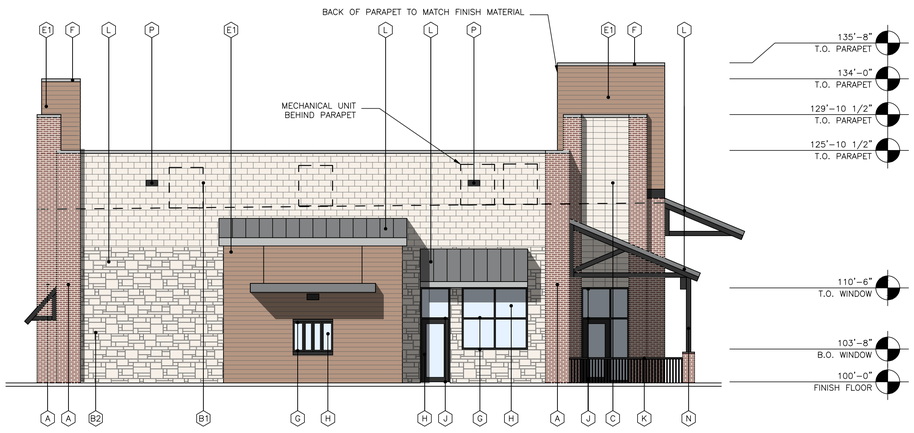
VACUUM ELEVATIONS

DATE: JUNE 2025
SHEET NO: A501
PROJECT NO: 2024074
DRAWN BY: GL
CHECKED BY:



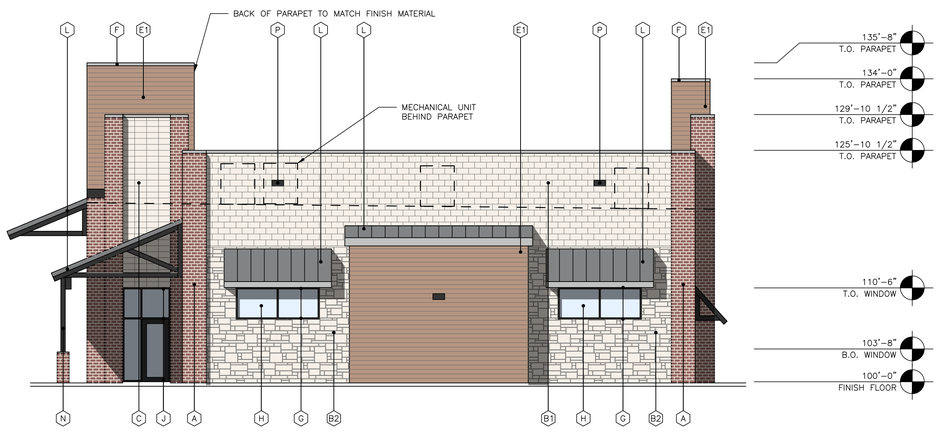
	BURNISHED CMU	- 1,382.5 S.F.	- 38.5%
	STONE	- 602.3 S.F.	- 20.8%
	BRICK	- 410.4 S.F.	- 12.3%
(MASONRY) -	COMPOSITE SIDING	- 949.1 S.F.	- 28.4%
	TOTAL	- 3,344.3 S.F.	- 100%

4 BACK ELEVATION - WEST
SCALE: 1/8" = 1'-0"



	BURNISHED CMU	- 540.0 S.F.	- 33.5%
	STONE	- 343.1 S.F.	- 21.3%
	BRICK	- 326.9 S.F.	- 20.3%
(MASONRY) -	COMPOSITE SIDING	- 402.0 S.F.	- 24.9%
	TOTAL	- 1,612.0 S.F.	- 100%

3 LEFT SIDE ELEVATION - SOUTH
SCALE: 1/8" = 1'-0"



	BURNISHED CMU	- 538.7 S.F.	- 31.5%
	STONE	- 419.4 S.F.	- 23.9%
	BRICK	- 326.9 S.F.	- 19.0%
(MASONRY) -	COMPOSITE SIDING	- 433.8 S.F.	- 25.6%
	TOTAL	- 1,718.8 S.F.	- 100%

2 RIGHT SIDE ELEVATION - NORTH
SCALE: 1/8" = 1'-0"



	BURNISHED CMU	- 769.2 S.F.	- 31.5%
	STONE	- 465.7 S.F.	- 20.0%
	BRICK	- 626.4 S.F.	- 25.7%
(MASONRY) -	COMPOSITE SIDING	- 576.7 S.F.	- 22.8%
	TOTAL	- 2,438.0 S.F.	- 100%

1 FRONT ELEVATION - EAST
SCALE: 1/8" = 1'-0"

EXTERIOR FINISH SCHEDULE

A	BRICK VENEER: ACME, COLOR – BOURBON STREET
B	BURNISHED FACE CMU RUNNING BOND: FEATHERLITE, CUT STONE 8" x 16" SIZE 8" TALL, COLOR – LIMESTONE
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F	PREFINISHED METAL COPING COLOR – SILVER
G	STOREFRONT WINDOW FRAMES, COLOR – BLACK
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L	AWNINGS: PREFINISHED STANDING SEAM MTL. AWNINGS PANELS COLOR – MED. GREY
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P	DECOR WALL PACKS – BLACK
Q	ACCENT LIGHT FIXTURE – BLACK
R	STEEL – SILVER
S	FABRIC – BLUE

ISSUE:
OWNER REVIEW: 06-30-2025

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NEW FACILITY FOR
FUEL CITY
490 S. John King Blvd
Rockwall, Texas 75087

FUEL CITY ★★★★★

CARROLL architects
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t: 972-732-6085
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EXTERIOR ELEVATIONS

DATE: JUNE 2025
SHEET NO: A501
PROJECT NO: 2024074
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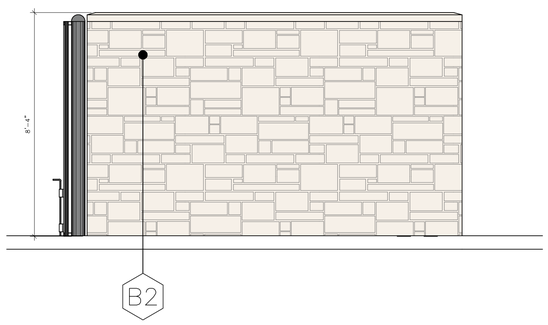
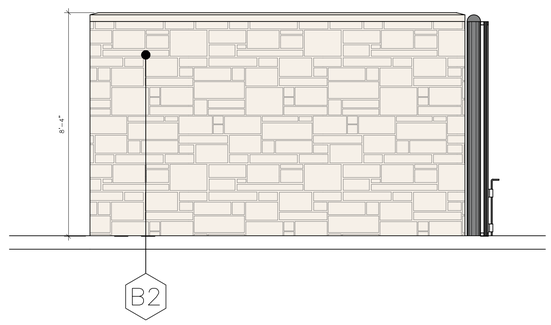
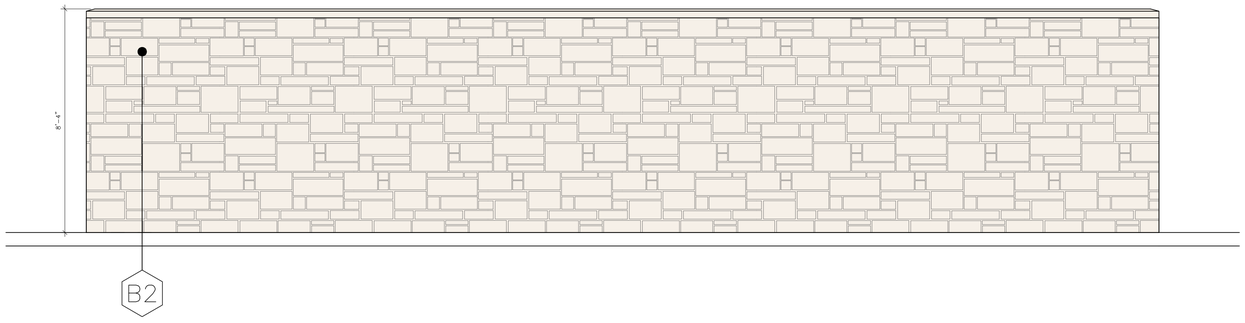
Director of Planning and Zoning



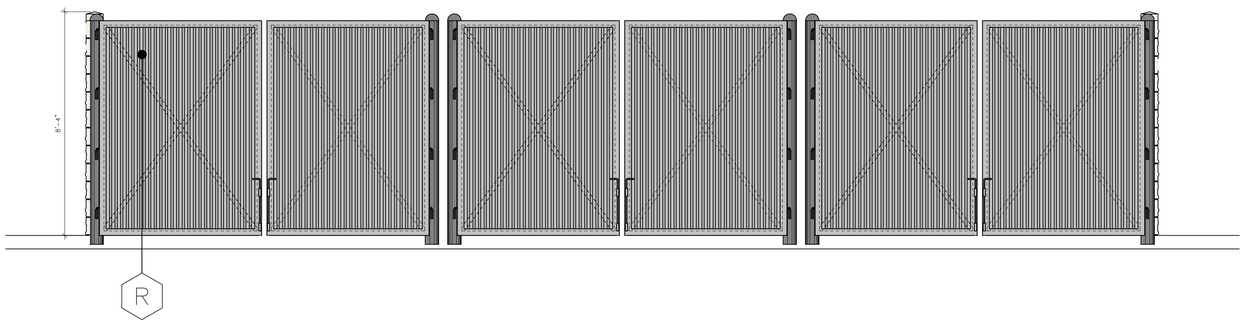
4 RIGHT SIDE ELEVATION - NORTH
SCALE: 3/8" = 1'-0"



3 RIGHT SIDE ELEVATION - SOUTH
SCALE: 3/8" = 1'-0"



2 BACK ELEVATION - WEST
SCALE: 3/8" = 1'-0"



1 FRONT ELEVATION - EAST
SCALE: 3/8" = 1'-0"

EXTERIOR FINISH SCHEDULE

A	BRICK VENEER: ACME, COLOR – BOURBON STREET
B	BURNISHED FACE CMU RUNNING BOND: FEATHERLITE, CUT STONE 8" x 16" SIZE 8" TALL, COLOR – LIMESTONE
B2	NATURAL STONE
C	BURNISHED FACE CMU STRAIGHT STACKED: FEATHERLITE, CUT STONE 8" x 16" SIZE 8" TALL, COLOR – LIMESTONE
D	STONE CAP: FEATHERLITE, COLOR – LIMESTONE
E1	COMPOSITE SIDING: NICHIHA, COLOR – CEDAR
E2	COMPOSITE SIDING: NICHIHA ILLUMINATION, COLOR – CUSTOM BLUE
F	PREFINISHED METAL COPING COLOR – SILVER
G	STOREFRONT WINDOW FRAMES, COLOR – BLACK
H	GLAZING: DOUBLE PANE INSULATED, LOW E GLASS W/ WINDOW TINTED @ 10% – GREY
J	STOREFRONT ENTRY DOOR SYSTEM: ALUM. COLOR – BLACK
K	METAL RAILING, COLOR – BLACK
L	AWNINGS: PREFINISHED STANDING SEAM MTL. AWNINGS PANELS COLOR – MED. GREY
M	METAL CANOPY
N	STEEL COLUMN, COLOR – BLACK
P	DECOR WALL PACKS – BLACK
Q	ACCENT LIGHT FIXTURE – BLACK
R	STEEL – SILVER
S	FABRIC – BLUE

CITY OF ROCKWALL CASE NUMBER:
SP-2025-021

FUEL CITY – ROCKWALL

LEGAL DESCRIPTION AND OR ADDRESS:

LOT 2, BLOCK A
CORNERSTONE COMMUNITY CHURCH ADDITION
490 S. JOHN KING BLVD, ROCKWALL TX, 75087

OWNER

Fuel City
801. S Riverfront Boulevard, 00
Dallas, TX 75207
P: 469-203-0159
E: jbickham@fuelcity.com
ATTN: Joseph Bickham

APPLICANT

Kimley-Horn and Associates, Inc.
225 E. John W Carpenter FWY, Suite 1100
Irving, TX 75062
P: 214-420-5600
E: jared.earney@kimley-horn.com
ATTN: Jared Earney

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

ISSUE:
OWNER REVIEW: 06-30-2025

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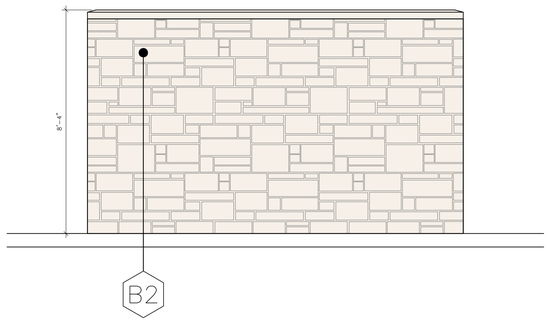
NEW FACILITY FOR
FUEL CITY
490 S. John King Blvd
Rockwall, Texas 75087

FUEL CITY

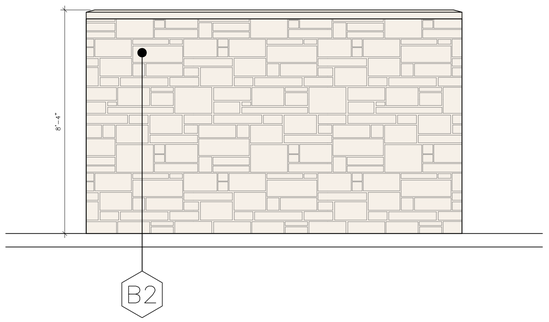
CARROLL architects
750 E. Interstate 30
Suite 110
Rockwall, TX 75087
t: 972-732-6085
w: carrollarch.com

DUMPSTER ELEVATIONS

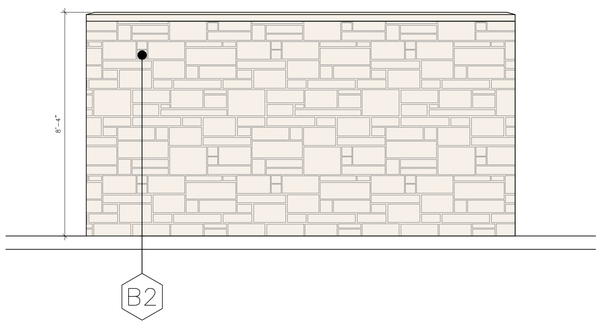
DATE: JUNE 2025
SHEET NO: A501
PROJECT NO: 2024074
DRAWN BY: GL
CHECKED BY:



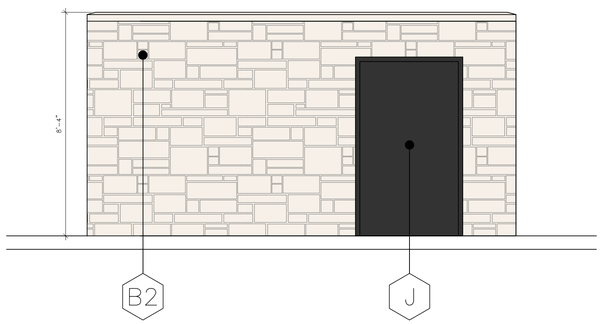
4 SOUTH ELEVATION
SCALE: 3/8" = 1'-0"



3 NORTH ELEVATION
SCALE: 3/8" = 1'-0"



2 EAST ELEVATION
SCALE: 3/8" = 1'-0"



1 WEST ELEVATION
SCALE: 3/8" = 1'-0"

CITY OF ROCKWALL CASE NUMBER:
SP-2025-021

FUEL CITY – ROCKWALL

LEGAL DESCRIPTION AND OR ADDRESS:

LOT 2, BLOCK A
CORNERSTONE COMMUNITY CHURCH ADDITION
490 S. JOHN KING BLVD, ROCKWALL TX, 75087

OWNER

Fuel City
801. S Riverfront Boulevard, 00
Dallas, TX 75207
P: 469-203-0159
E: jbickham@fuelcity.com
ATTN: Joseph Bickham

APPLICANT

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P: 214-420-5600
E: jared.earney@kimley-horn.com
ATTN: Jared Earney

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Planning & Zoning Commission, Chairman

Director of Planning and Zoning

ISSUE:
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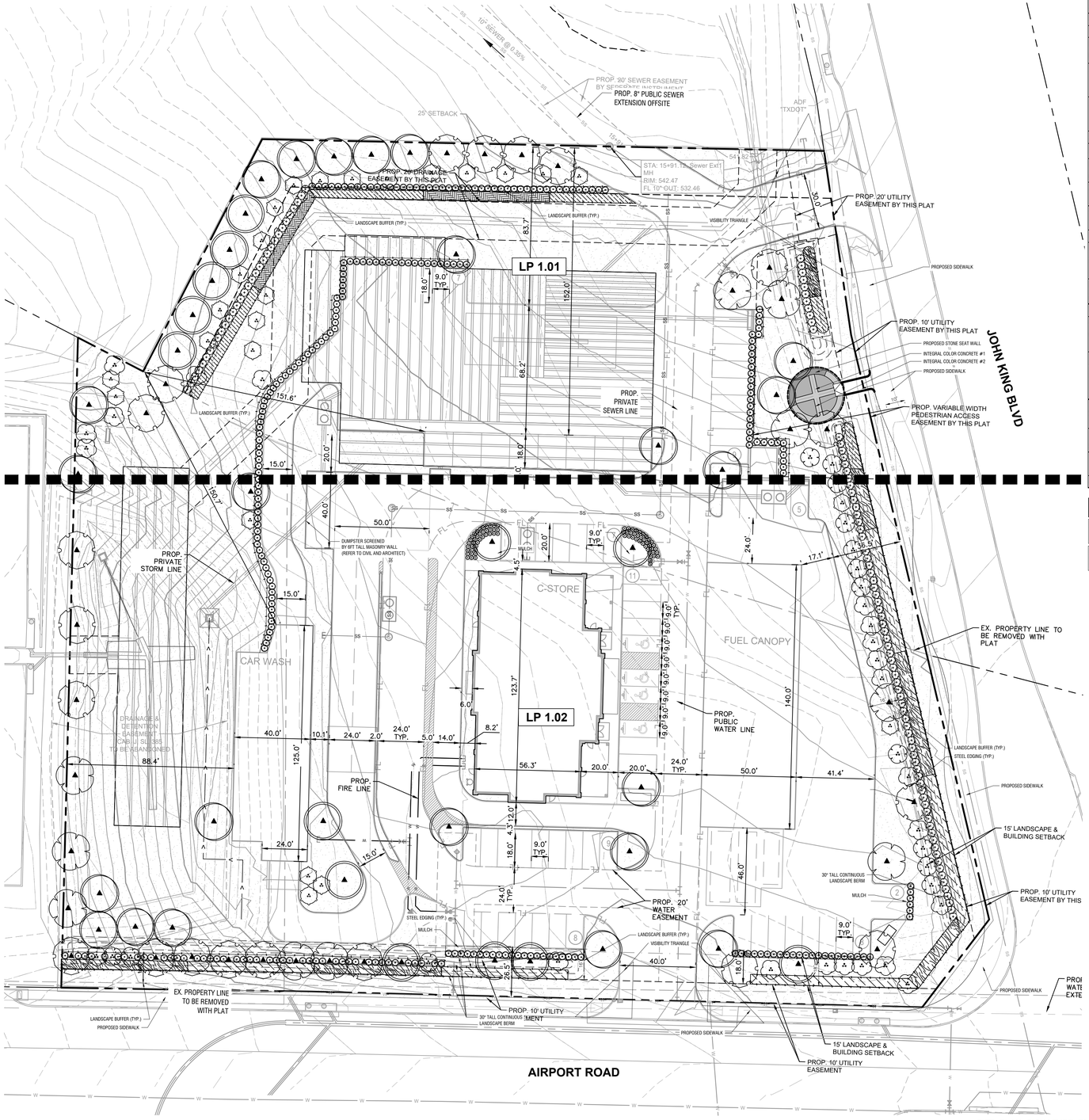
NEW FACILITY FOR
FUEL CITY
490 S. John King Blvd
Rockwall, Texas 75087

FUEL CITY

CARROLL architects
750 E. Interstate 30
Suite 110
Rockwall, TX 75087
t: 972-732-6085
w: carrollarch.com

EQUIPMENT STORAGE ELEVATIONS

DATE: JUNE 2025
SHEET NO: A501
PROJECT NO: 2024074
DRAWN BY: GL
CHECKED BY:



CITY OF ROCKWALL LANDSCAPE REQUIREMENTS

LANDSCAPE MATERIAL (SECTION 4.A)	REQUIRED	PROVIDED
Canopy Trees shall be a minimum of 4" caliper Accent Trees shall be a minimum of 4 ft in total height Shrubs shall be a minimum of 3 gallons in size	Yes	Yes
AIRPORT ROAD - LANDSCAPE BUFFERS	**REQUIRED**	**PROVIDED**
Retail/Commercial Land Uses: 15-feet (Subsection 05.01.E, Article 08, UDC)	10 ft	15 ft
Berms and shrubbery shall each have a minimum height of 30-inches. (Subsection 05.01.E, Article 08, UDC)	30 in	30 in
1 Canopy Trees / 50 lf (Subsection 05.01.E, Article 08, UDC) 511 lf / 50 lf * 1 = 11 Canopy Trees	11 Canopy Trees	11 Canopy Trees
1 Accent Trees / 50 lf (Subsection 05.01.E, Article 08, UDC) 511 lf / 50 lf * 1 = 11 Accent Trees	11 Accent Trees	11 Accent Trees
JOHN KING BLVD. - LANDSCAPE BUFFERS	**REQUIRED**	**PROVIDED**
Retail/Commercial Land Use: 25 ft (Subsection 06.02.E, Article 05, UDC)	25 ft	25 ft
Berms and shrubbery shall each have a minimum height of 30-inches and a maximum height of 48-inches. (Subsection 06.02.E, Article 05, UDC)	30 in	30 in
2 Canopy Trees / 100 lf (Subsection 06.02.E, Article 05, UDC) 487 lf / 100 lf * 2 = 10 Canopy Trees	10 Canopy Trees	10 Canopy Trees
4 Accent Trees / 100 lf (Subsection 06.02.E, Article 05, UDC) 487 lf / 100 lf * 4 =20 Accent Trees	20 Accent Trees	20 Accent Trees
PARKING LOT LANDSCAPING	**REQUIRED**	**PROVIDED**
If the parking and maneuvering space exceeds 20,000 sf, one (1) large canopy tree for every ten (10) parking spaces shall to be required to be planted internal to the parking areas. (Subsection 05.03.E, Article 08, UDC)	1 Canopy Tree per 10 spots	10 Canopy Trees
No parking spaces may be located more than 80-feet from the trunk of a canopy tree. (Subsection 05.03.E, Article 08, UDC)	80 ft	80 ft
LANDSCAPE REQUIREMENTS	**REQUIRED**	**PROVIDED**
Zoning District: Commercial (C) District 20 % required landscaping areas. (Subsection 05.03.A, Article 08, UDC) *20% x 188,972 sf = 37,794 sf*	37,794 sf (20%)	37,794 sf (20%)
A minimum of 50% of the required landscaping shall be located in the front of and along the side of buildings with street frontage. (Subsection 05.03.A, Article 08, UDC) *50% x 37,795 sf = 18,898 sf*	18,898 sf (50%)	18,898 sf (50%)
SCREENING REQUIREMENTS	**REQUIRED**	**PROVIDED**
Trash/Recycling enclosures shall be four sided. These receptacles shall be screened by a minimum six foot, solid masonry dumpster enclosure.	6 ft Wall	6 ft Wall
1 Canopy Tree / 20 lf (Subsection 01.05.E, Article 05, UDC) 90 lf / 20 lf = 5 Canopy Trees	5 Canopy Trees	5 Canopy Trees
Screened with evergreen shrubs (Subsection 01.05.B, Article 05, UDC)	Yes	Yes

NOTE: REFER TO SHEET LP 3.03 TO SEE FULL LANDSCAPE TABLE

NOTE: PLANTS ARE SPECIFIED BY HEIGHT AND SPREAD, NOT CONTAINER SIZE. ALL PLANTINGS ARE EXPECTED TO MEET ALL SPECIFICATIONS PROVIDED.

NOTE: PLANT QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. IN THE CASE OF A DISCREPANCY, THE DRAWING SHALL TAKE PRECEDENCE.

NOTE: IRRIGATION WILL MEET REQUIREMENTS OF UDC

Pervious	Impervious
65% (123,862 sf)	35% (65,110 sf)

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME
TREES		
	QT	Quercus texana / Texas Red Oak
	QV	Quercus virginiana / Southern Live Oak
	UC	Ulmus crassifolia / Cedar Elm
	UP	Ulmus parvifolia / Lacebark Elm
ORNAMENTAL TREE		
	CT	Cercis canadensis / Eastern Redbud
	CH	Chilopsis linearis / Desert Willow
	IO	Ilex decidua / Possumhaw Holly
SHRUBS		
	ILB	Ilex cornuta `Burfordii` / Burford Holly
	LEU	Leucophyllum frutescens / Texas Sage
GRASSES		
	NAS	Nassella tenuissima / Mexican Feather Grass
GROUND COVERS		
	ECG	Eragrostis curvula / Weeping Lovegrass
	EUF	Euonymus fortunei `Coloratus` / Purple-leaf Winter Creeper
	LIR	Liriope muscari / Liriope

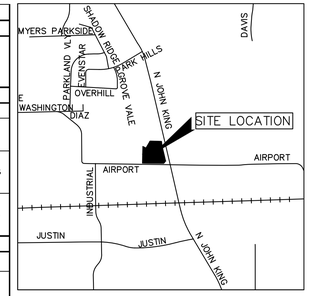
SITE PLAN SIGNATURE BLOCK

APPROVED:
I HEREBY CERTIFY THAT THE ABOVE FOREGOING SITE PLAN FOR DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS WAS APPROVED BY THE PLANNING AND ZONING COMISSION OF THE CITY OF ROCKWALL ON THE _____ DAY OF _____, _____.

WITNESS OUR HANDS, THIS _____ DAY OF _____, _____.

_____
PLANNING & ZONING COMMISSION, CHAIRMAN AND ZONING

DIRECTOR OF PLANNING



VICINITY MAP
N.T.S.

CASE NO. SP2025-021

SITE PLAN FOR
FUEL CITY – ROCKWALL
LOT 2, BLOCK A
CORNERSTONE COMMUNITY CHURCH

4.34 ACRES
N. BUTLER SURVEY ABSTRACT NO. 20
City of Rockwall, Rockwall County, Texas
Current Zoning: C (Commerical District)
Proposed Land Use: Gas Station/ Car Wash
Submitted: May 16th, 2025

Architect:	*Developer:*	*Engineer:*
Carroll Architects 750 E. Interstate 30, Ste. 110 Rockwall, Texas 75087 Contact: Glennon Langston Phone: 972-732-6085	Fuel City 801 S. Riverfront Boulevard,00 Dallas, Texas 75207 Contact: Joseph Bickham Phone: 469-203-0159	Kimley-Horn and Associates, Inc. 225 E. John W Carpenter FWY, Suite 1100 Irving, Texas 75062 Contact: Jared Earney, P.E. Phone: 214-420-5600

No.	REVISIONS	DATE	BY

Kimley»Horn
13455 NOEL RD. TWO GALLERIA OFFICE TOWER
SUITE 700 DALLAS, TX 75240
PHONE: 972-770-1300 FAX: 972-239-3820
WWW.KIMLEY-HORN.COM TX F-928

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PRELIMINARY
FOR REVIEW ONLY
Not for construction or permit purposes.
Kimley»Horn
P.L.A. _____ NIKOLAUS B. ADAMS
L.A. No. 3404 DATE 7/1/2025

KHA PROJECT	064454302
DATE	JUNE 2025
SCALE	AS SHOWN
DESIGNED BY	PNA
DRAWN BY	PNA
CHECKED BY	NBA

FUEL CITY - ROCKWALL
ROCKWALL, TEXAS, 75087

OVERALL LANDSCAPE PLAN

SHEET NUMBER
LP 1.00

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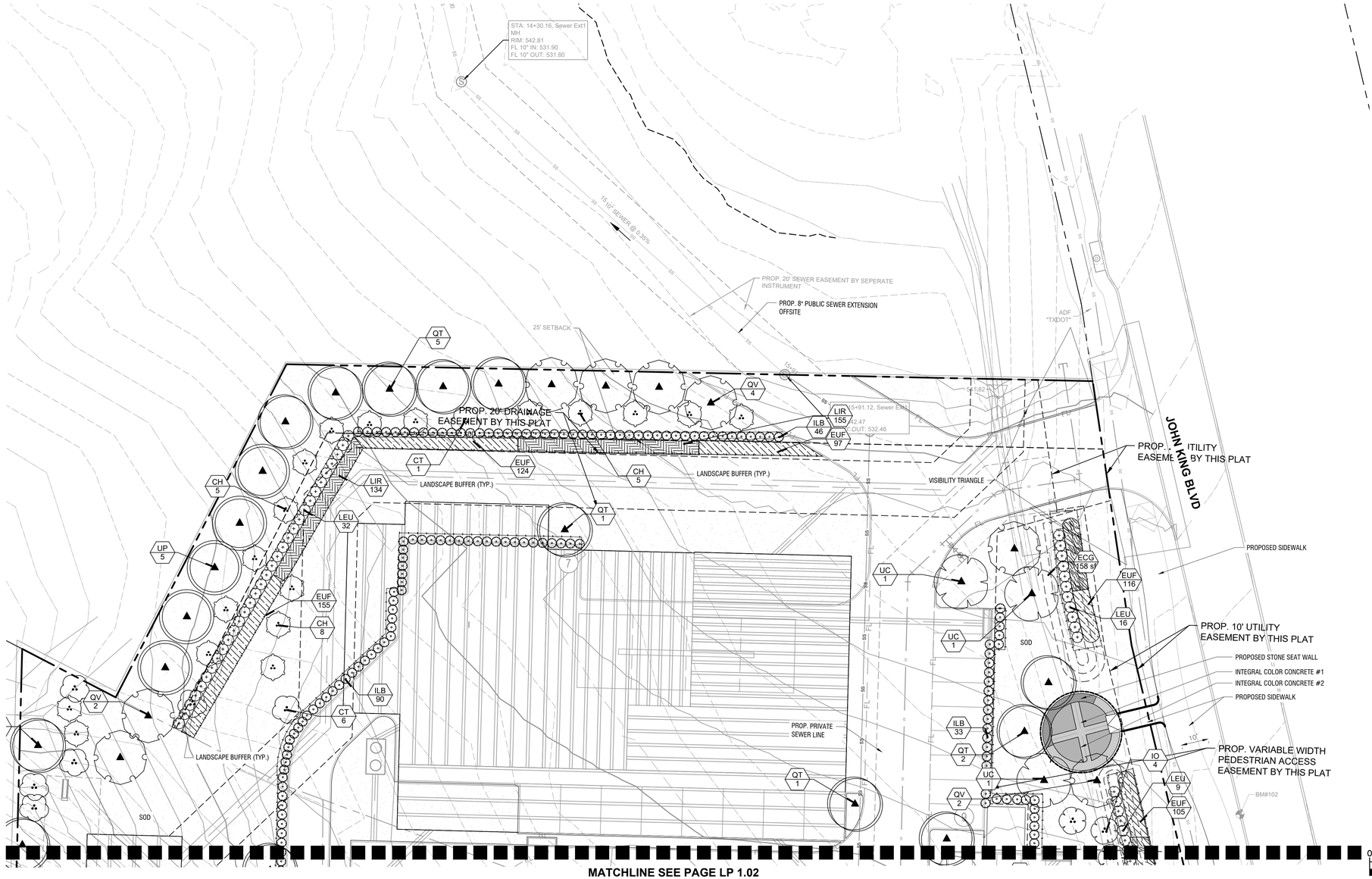
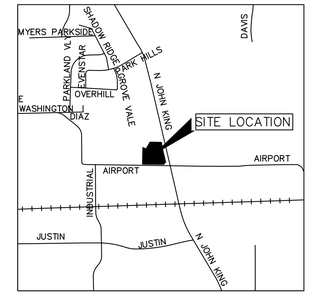


MATCHLINE SEE PAGE LP 1.02



VICINITY MAP
N.T.S.

NORTH

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME
TREES		
	QT	Quercus texana / Texas Red Oak
	QV	Quercus virginiana / Southern Live Oak
	UC	Ulmus crassifolia / Cedar Elm
	UP	Ulmus parvifolia / Lacebark Elm
ORNAMENTAL TREE		
	CT	Cercis canadensis / Eastern Redbud
	CH	Chilopsis linearis / Desert Willow
	IO	Ilex decidua / Possumhaw Holly
SHRUBS		
	ILB	Ilex cornuta `Burfordii` / Burford Holly
	LEU	Leucophyllum frutescens / Texas Sage
GRASSES		
	NAS	Nassella tenuissima / Mexican Feather Grass
GROUND COVERS		
	ECG	Eragrostis curvula / Weeping Lovegrass
	EUF	Euonymus fortunei `Coloratus` / Purple-leaf Winter Creeper
	LIR	Liriope muscari / Liriope

Pervious	Impervious
65% (123,862 sf)	35% (65,110 sf)

NOTE: IRRIGATION WILL MEET REQUIREMENTS OF UDC.

NOTE: REFER TO SHEET LP 3.03 TO SEE FULL LANDSCAPE TABLE

NOTE: PLANTS ARE SPECIFIED BY HEIGHT AND SPREAD, NOT CONTAINER SIZE. ALL PLANTINGS ARE EXPECTED TO MEET ALL SPECIFICATIONS PROVIDED.

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NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

CASE NO. SP2025-021

SITE PLAN SIGNATURE BLOCK

APPROVED:
I HEREBY CERTIFY THAT THE ABOVE FOREGOING SITE PLAN FOR DEVELOPMENT IN THE CITY, OF ROCKWALL, TEXAS WAS APPROVED BY THE PLANNING AND ZONING COMISSION OF THE CITY OF ROCKWALL ON THE ____ DAY OF ____, ____.

WITNESS OUR HANDS, THIS ____ DAY OF ____, ____.

_____
PLANNING & ZONING COMMISSION, CHAIRMAN

_____
DIRECTOR OF PLANNING AND ZONING

SITE PLAN FOR
FUEL CITY – ROCKWALL
LOT 2, BLOCK A
CORNERSTONE COMMUNITY CHURCH
4.34 ACRES
N. BUTLER SURVEY ABSTRACT NO. 20
City of Rockwall, Rockwall County, Texas
Current Zoning: C (Commerical District)
Proposed Land Use: Gas Station/ Car Wash
Submitted: May 16th, 2025

Architect:	Developer:	Engineer:
Carroll Architects 750 E. Interstate 30, Ste. 110 Rockwall, Texas 75087 Contact: Glennon Langston Phone: 972-732-6085	Fuel City 801 S. Riverfront Boulevard,00 Dallas, Texas 75207 Contact: Joseph Bickham Phone: 469-203-0159	Kimley-Horn and Associates, Inc. 225 E. John W Carpenter FWY, Suite 1100 Irving, Texas 75062 Contact: Jared Earney, P.E. Phone: 214-420-5600

No.	REVISIONS	DATE	BY

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P.L.A. ____ NIKOLAUS B. ADAMS
L.A. No. 3404 Date 7/1/2025

KHA PROJECT 064454302
DATE JUNE 2025
SCALE AS SHOWN
DESIGNED BY PNA
DRAWN BY PNA
CHECKED BY NBA

FUEL CITY - ROCKWALL
ROCKWALL, TEXAS, 75087

LANDSCAPE PLAN

SHEET NUMBER
LP 1.01

IMAGES
XREFS
LAST SAVED
PLOTTED BY
PLOTTED
DWG NAME
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LP 1.01 (PWS) (LP 1.01 (2))

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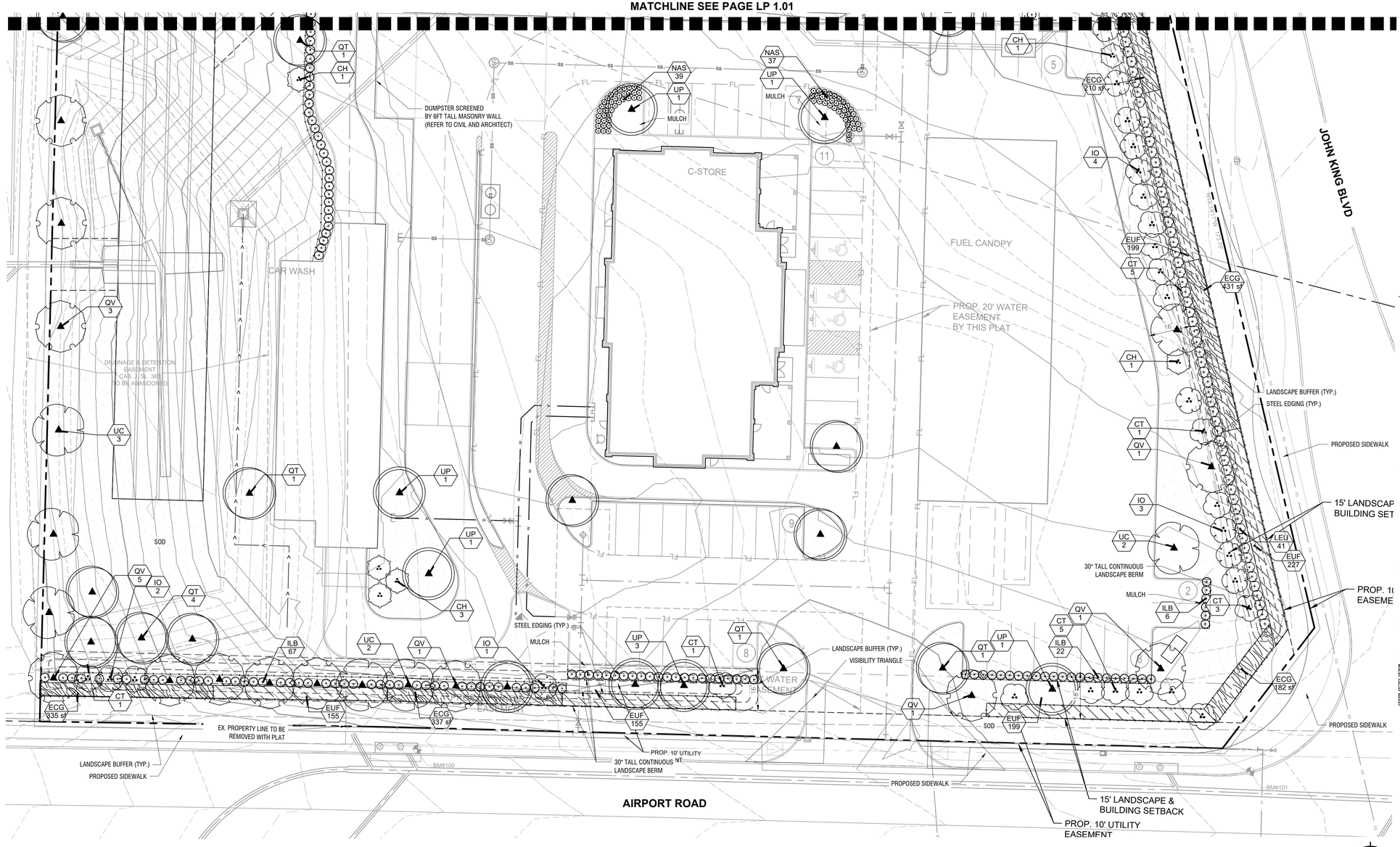
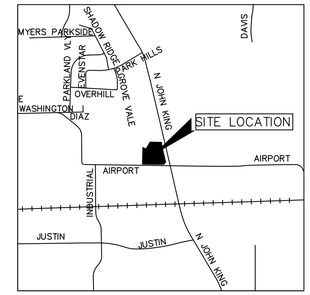
MATCHLINE SEE PAGE LP 1.01





VICINITY MAP
N.T.S.

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	ECG	Eragrostis curvula / Weeping Lovegrass
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NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

CASE NO. SP2025-021

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WITNESS OUR HANDS, THIS _____ DAY OF _____, _____.

_____
PLANNING & ZONING COMMISSION, CHAIRMAN

_____
DIRECTOR OF PLANNING AND ZONING

SITE PLAN FOR
FUEL CITY – ROCKWALL
LOT 2, BLOCK A
CORNERSTONE COMMUNITY CHURCH

4.34 ACRES
N. BUTLER SURVEY ABSTRACT NO. 20
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No.	REVISIONS	DATE	BY

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WWW.KIMLEY-HORN.COM TX F-928

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Kimley»Horn
P.L.A. NIKOLAUS B. ADAMS
L.A. No. 3404 Date 7/1/2025

KHA PROJECT 064454302
DATE JUNE 2025
SCALE AS SHOWN
DESIGNED BY PNA
DRAWN BY PNA
CHECKED BY NBA

FUEL CITY - ROCKWALL
ROCKWALL, TEXAS, 75087

LANDSCAPE PLAN

SHEET NUMBER
LP 1.02

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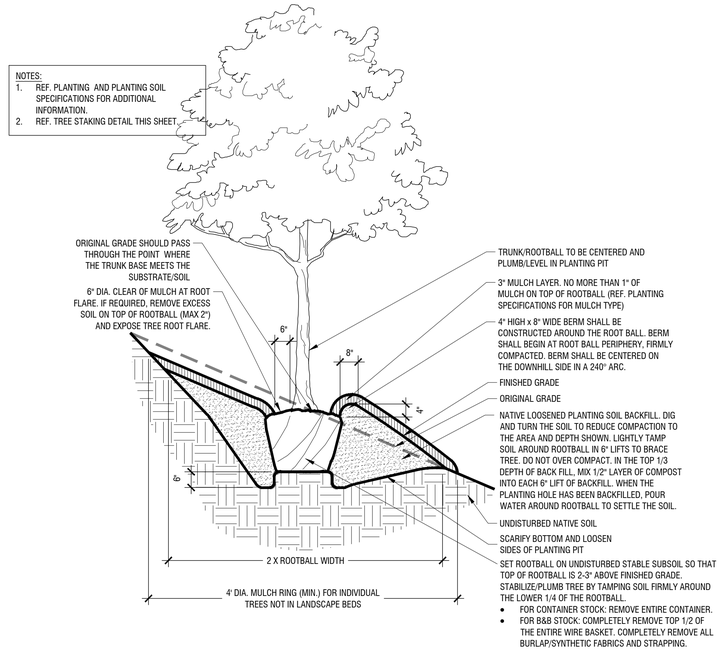
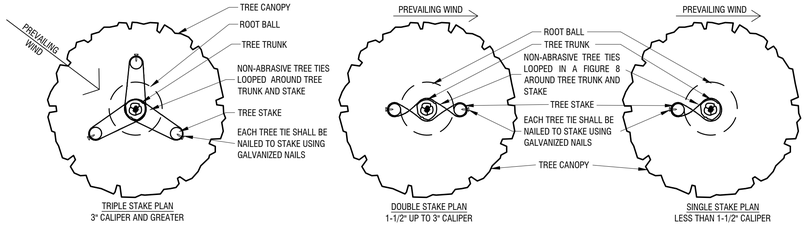
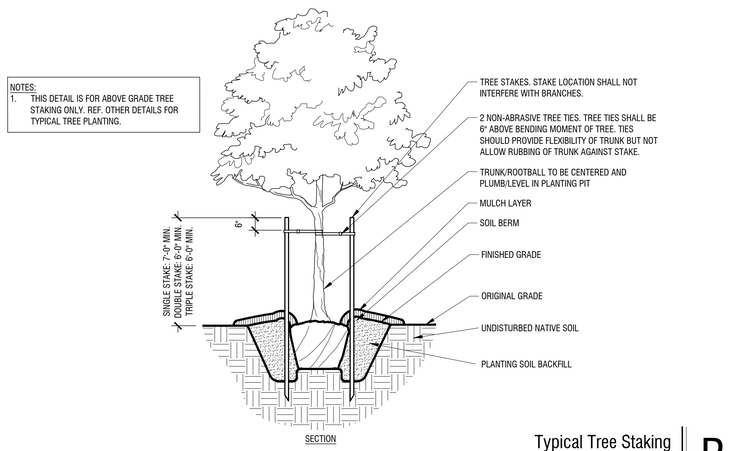


Tree Planting On 5-25% Slopes (20:1 to 4:1 Slopes) **D**

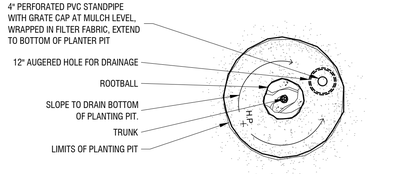
Scale: NTS



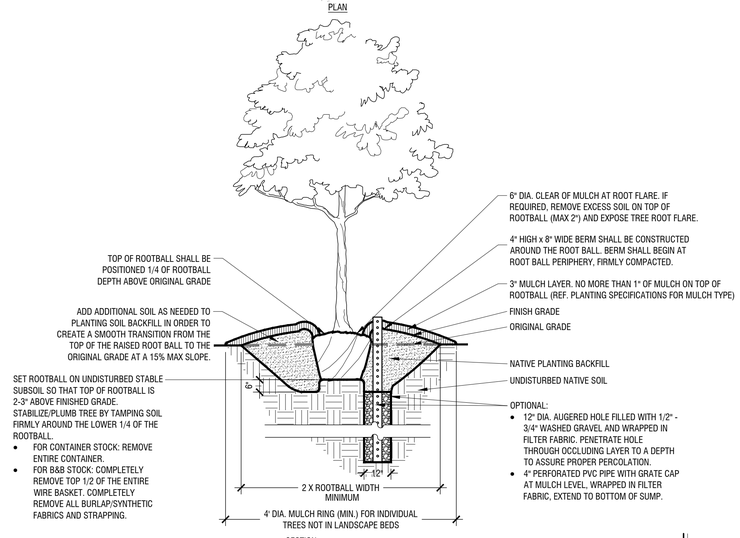


Typical Tree Staking **B**

Scale: NTS

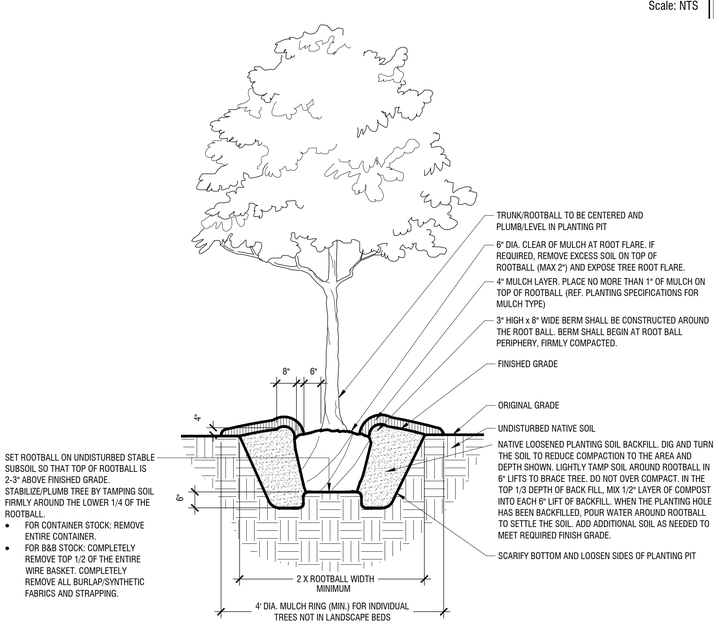


NOTES:
1. THIS DETAIL IS FOR TREE PLANTING IN POOR DRAINAGE CONDITIONS ONLY. REF. DETAIL A THIS SHEET FOR TYPICAL TREE PLANTING.



Tree Planting (Poor Drainage Condition) **C**

Scale: NTS



Typical Tree Planting (Up to 3" Caliper) **A**

Scale: NTS

SITE PLAN SIGNATURE BLOCK

APPROVED:
I HEREBY CERTIFY THAT THE ABOVE FOREGOING SITE PLAN FOR DEVELOPMENT IN THE CITY, OF ROCKWALL, TEXAS WAS APPROVED BY THE PLANNING AND ZONING COMISSION OF THE CITY OF ROCKWALL ON THE _____ DAY OF _____, _____.

WITNESS OUR HANDS, THIS _____ DAY OF _____, _____.

_____
PLANNING & ZONING COMMISSION, CHAIRMAN

_____
DIRECTOR OF PLANNING AND ZONING

CASE NO. SP2025-021

SITE PLAN FOR
FUEL CITY – ROCKWALL
LOT 2, BLOCK A
CORNERSTONE COMMUNITY CHURCH

4.34 ACRES
N. BUTLER SURVEY ABSTRACT NO. 20
City of Rockwall, Rockwall County, Texas
Current Zoning: C (Commerical District)
Proposed Land Use: Gas Station/ Car Wash
Submitted: May 16th, 2025

Architect:	*Developer:*	*Engineer:*
Carroll Architects 750 E. Interstate 30, Ste. 110 Rockwall, Texas 75087 Contact: Glennon Langston Phone: 972-732-6085	Fuel City 801 S. Riverfront Boulevard,00 Dallas, Texas 75207 Contact: Joseph Bickham Phone: 469-203-0159	Kimley-Horn and Associates, Inc. 225 E. John W Carpenter FWY, Suite 1100 Irving, Texas 75062 Contact: Jared Earney, P.E. Phone: 214-420-5600

No.	REVISIONS	DATE	BY

Kimley»Horn
13455 NOEL RD. TWO GALLERIA OFFICE TOWER
SUITE 700 DALLAS, TX 75240
PHONE: 972-770-1300 FAX: 972-239-3820
WWW.KIMLEY-HORN.COM TX F-928
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KHA PROJECT 064454302
DATE JUNE 2025
SCALE AS SHOWN
DESIGNED BY PNA
DRAWN BY PNA
CHECKED BY NBA

FUEL CITY - ROCKWALL
ROCKWALL, TEXAS, 75087

LANDSCAPE DETAILS

SHEET NUMBER
LP 3.01

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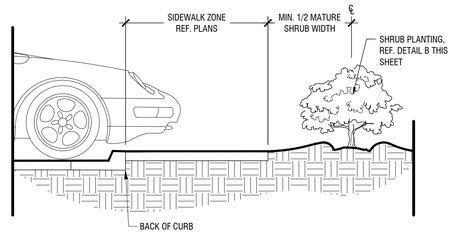
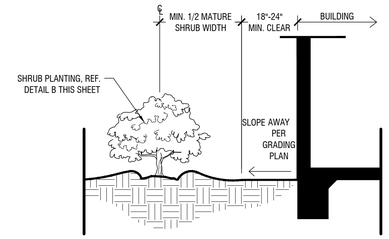
LP 3.01 (LANDSCAPE DETAILS)

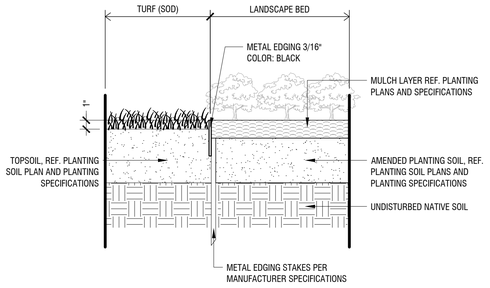
NOTES:
1. REF. PLANTING AND PLANTING SOIL SPECIFICATIONS FOR ADDITIONAL INFORMATION.
2. REF. PLANTING SCHEDULE AND PLANTING PLANS FOR SPACING/LAYOUT
3. WHEN SHRUBS ARE MASSED TOGETHER WITH GROUNDCOVER BEDS, ALL SOIL IN BED TO BE AMENDED. (REF. PLANTING SPECIFICATIONS)



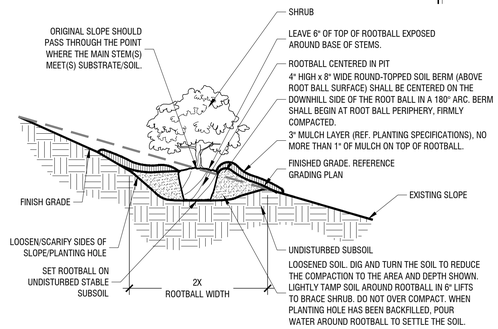
Shrub Planting at Sidewalk | E
Scale: NTS



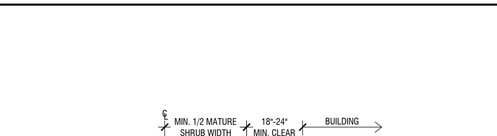
Shrub Planting at Building Edge | B
Scale: NTS



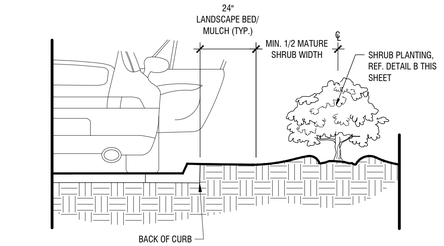
METAL EDGING (AT TURF & LANDSCAPE BED) | G
Scale: 1 1/2" = 1'-0"

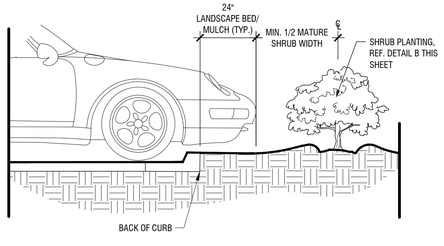


Shrub Planting On 5-50% (20:1 TO 2:1) Slope | D
Scale: NTS

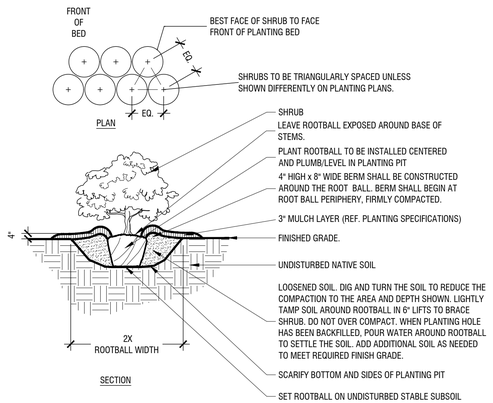


Typical Groundcover Planting | A
Scale: NTS





Shrub Planting at Curb | F
Scale: NTS



Typical Shrub Planting | C
Scale: NTS

SITE PLAN SIGNATURE BLOCK

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I HEREBY CERTIFY THAT THE ABOVE FOREGOING SITE PLAN FOR DEVELOPMENT IN THE CITY, OF ROCKWALL, TEXAS WAS APPROVED BY THE PLANNING AND ZONING COMISSION OF THE CITY OF ROCKWALL ON THE _____ DAY OF _____, _____.

WITNESS OUR HANDS, THIS _____ DAY OF _____, _____.

_____
PLANNING & ZONING COMMISSION, CHAIRMAN

_____
DIRECTOR OF PLANNING AND ZONING

CASE NO. SP2025-021

SITE PLAN FOR
FUEL CITY – ROCKWALL
LOT 2, BLOCK A
CORNERSTONE COMMUNITY CHURCH
4.34 ACRES
N. BUTLER SURVEY ABSTRACT NO. 20
City of Rockwall, Rockwall County, Texas
Current Zoning: C (Commerical District)
Proposed Land Use: Gas Station/ Car Wash
Submitted: May 16th, 2025

Architect:	Developer:	Engineer:
Carroll Architects 750 E. Interstate 30, Ste. 110 Rockwall, Texas 75087 Contact: Glennon Langston Phone: 972-732-6085	Fuel City 801 S. Riverfront Boulevard,00 Dallas, Texas 75207 Contact: Joseph Bickham Phone: 469-203-0159	Kimley-Horn and Associates, Inc. 225 E. John W Carpenter FWY, Suite 1100 Irving, Texas 75062 Contact: Jared Earney, P.E. Phone: 214-420-5600

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P.E.A. _____ NIKOLAUS B. ADAMS
L.A. No. ____3404____ Date ____7/1/2025____

KHA PROJECT 064454302
DATE JUNE 2025
SCALE AS SHOWN
DESIGNED BY PNA
DRAWN BY PNA
CHECKED BY NBA

FUEL CITY - ROCKWALL
ROCKWALL, TEXAS, 75087

LANDSCAPE DETAILS

SHEET NUMBER
LP 3.02

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GENERAL LANDSCAPE SPECIFICATIONS AND NOTES

A. SCOPE OF WORK

1. THE WORK CONSISTS OF FURNISHING ALL LABOR, MATERIALS, EQUIPMENT, TOOLS, TRANSPORTATION, AND ANY OTHER APPURTENANCES NECESSARY FOR THE COMPLETION OF THIS PROJECT AS SHOWN ON THE DRAWINGS, AS INCLUDED IN THE PLANT LIST, AND AS HEREIN SPECIFIED.

2. WORK SHALL INCLUDE MAINTENANCE AND WATERING OF ALL PLANTING AREAS OF THIS CONTRACT UNTIL CERTIFICATION OF ACCEPTABILITY BY THE OWNER.

B. PROTECTION OF EXISTING STRUCTURES

ALL EXISTING BUILDINGS, WALKS, WALLS, PAVING, PIPING, AND OTHER ITEMS OF CONSTRUCTION AND PLANTING ALREADY COMPLETED OR ESTABLISHED SHALL BE PROTECTED FROM DAMAGE BY THIS CONTRACTOR UNLESS OTHERWISE SPECIFIED. ALL DAMAGE RESULTING FROM NEGLIGENCE SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER.

C. PROTECTION OF EXISTING PLANT MATERIALS OUTSIDE LIMIT OF WORK

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UNAUTHORIZED CUTTING OR DAMAGE TO TREES AND SHRUBS EXISTING OR OTHERWISE, CAUSED BY CARELESS OPERATION OF EQUIPMENT, STOCKPILING OF MATERIALS, ETC. THIS SHALL INCLUDE COMPACTION BY DRIVING OR PARKING INSIDE THE DRIP-LINE OR THE SPILLING OF OIL, GASOLINE, OR OTHER DELETERIOUS MATERIALS WITHIN THE DRIP-LINE. NO MATERIALS SHALL BE BURNED WHERE THE HEAT WILL DAMAGE ANY PLANT. TREES KILLED OR DAMAGED SO THAT THEY ARE MISSHAPEN AND/ OR UNSIGHTFUL SHALL BE REPLACED AT THE COST TO THE CONTRACTOR OF ONE HUNDRED DOLLARS ($100) PER CALIPER INCH ON AN ESCALATING SCALE WHICH ADDS AN ADDITIONAL TWENTY (20) PER CENT PER INCH OVER FOUR (4) INCHES CALIPER AS FIXED AND AGREED LIQUIDATED DAMAGES. CALIPER SHALL BE MEASURED SIX (6) INCHES ABOVE GROUND LEVEL FOR TREES UP TO AND INCLUDING FOUR (4) INCHES IN CALIPER AND TWELVE (12) INCHES ABOVE GROUND LEVEL FOR TREES OVER FOUR (4) INCHES IN CALIPER.

D. MATERIALS

1. GENERAL

SAMPLES OF MATERIALS AS LISTED BELOW SHALL BE SUBMITTED FOR APPROVAL, ON THE SITE OR AS OTHERWISE DETERMINED BY THE OWNER. UPON APPROVAL OF SAMPLES, DELIVERY OF MATERIALS MAY BEGIN.

MATERIALS	SAMPLES
MULCH	ONE (1) CUBIC FOOT
TOPSOIL	ONE (1) CUBIC YARD
PLANTS	ONE (1) OF EACH VARIETY

2. PLANT MATERIALS

A. PLANT SPECIES AND SIZE SHALL CONFORM TO THOSE INDICATED ON THE DRAWINGS. NOMENCLATURE SHALL CONFORM TO STANDARDIZED PLANT NAMES, 1942 EDITION. ALL NURSERY STOCK SHALL BE IN ACCORDANCE WITH GRADES AND STANDARDS AS STATED IN THE LATEST EDITION OF "AMERICAN STANDARD FOR NURSERY STOCK" BY THE AMERICAN ASSOCIATION OF NURSERYMEN. ALL PLANTS SHALL BE FRESHLY DUG, SOUND, HEALTHY, VIGOROUS, WELL-BRANCHED AND FREE OF DISEASE AND INSECTS, INSECT EGGS AND LARVAE AND SHALL HAVE ADEQUATE ROOT SYSTEMS. TREES FOR PLANTING IN ROWS SHALL BE UNIFORM IN SIZE AND SHAPE. ALL MATERIALS SHALL BE SUBJECT TO APPROVAL BY THE OWNER. WHERE ANY REQUIREMENTS ARE OMITTED FROM THE PLANT LIST, THE PLANTS FURNISHED SHALL BE NORMAL FOR THE VARIETY. PLANTS SHALL BE PRUNED PRIOR TO DELIVERY ONLY UPON THE APPROVAL OF THE OWNER.

B. MEASUREMENTS: THE HEIGHT AND/OR WIDTH OF TREES SHALL BE MEASURED FROM THE GROUND OR ACROSS THE NORMAL SPREAD OF BRANCHES WITH THE PLANTS IN THEIR NORMAL POSITION. THIS MEASUREMENT SHALL NOT INCLUDE THE IMMEDIATE TERMINAL GROWTH. PLANTS LARGER IN SIZE THAN THOSE SPECIFIED IN THE PLANT LIST MAY BE USED IF APPROVED BY THE OWNER. IF THE USE OF LARGER PLANTS IS APPROVED, THE BALL OF EARTH OR SPREAD OF ROOTS SHALL BE INCREASED IN PROPORTION TO THE SIZE OF THE PLANT.

C. INSPECTION: PLANTS SHALL BE SUBJECT TO INSPECTION AND APPROVAL AT THE PLACE OF GROWTH, OR UPON DELIVERY TO THE SITE, AS DETERMINED BY THE OWNER, FOR QUALITY, SIZE, AND VARIETY; SUCH APPROVAL SHALL NOT IMPAIR THE RIGHT OF INSPECTION AND REJECTION AT THE SITE DURING PROGRESS OF THE WORK OR AFTER COMPLETION FOR SIZE AND CONDITION OF BALLS OR ROOTS, LATENT DEFECTS OR INJURIES. REJECTED PLANTS SHALL BE REMOVED IMMEDIATELY FROM THE SITE. NOTICE REQUESTING INSPECTION SHALL BE SUBMITTED IN WRITING BY THE CONTRACTOR AT LEAST ONE (1) WEEK PRIOR TO ANTICIPATED DATE.

E. TOPSOIL

1. ASTM D5268, NATURAL, FRIABLE, FERTILE, FINE LOAMY SOIL POSSESSING CHARACTERISTICS OF REPRESENTATIVE TOPSOIL IN THE VICINITY THAT PRODUCES HEAVY GROWTH. TOPSOIL SHALL HAVE A PH RANGE OF 5.5 TO 7.4 PERCENT, FREE FROM SUBSOIL, OBJECTIONABLE WEEDS, LITTER, SODS, STIFF CLAY, STONES LARGER THAN 1-INCH IN DIAMETER, STUMPS, ROOTS, TRASH, HERBICIDES, TOXIC SUBSTANCES, OR ANY OTHER MATERIAL WHICH MAY BE HARMFUL TO PLANT GROWTH OR HINDER PLANTING OPERATIONS. TOP SOIL SHALL CONTAIN A MINIMUM OF THREE PERCENT ORGANIC MATERIAL.
2. SALVAGED OR EXISTING TOPSOIL: REUSE SUITABLE TOPSOIL STOCKPILED ON-SITE OR EXISTING TOPSOIL UNDISTURBED BY GRADING OR EXCAVATION OPERATIONS. CLEAN TOPSOIL OF ROOTS, PLANTS, SOD, STONES, CLAY LUMPS, AND OTHER EXTRANEOUS MATERIALS HARMFUL TO PLANT GROWTH.
3. VERIFY AMOUNT OF SUITABLE TOPSOIL STOCKPILED IF ANY, AND SUPPLY ADDITIONAL IMPORTED TOPSOIL AS NEEDED. FOUR (4) INCHES OF TOPSOIL TO BE PROVIDED FOR ALL TURF AREAS. TWENTY FOUR (24) INCHES OF TOPSOIL TO BE PROVIDED FOR ALL PLANTING AREAS WITHIN INTERIOR LANDSCAPE ISLANDS AND FOUNDATION PLANTINGS. FOR ALL OTHER PLANTING AREAS, TWELVE (12) INCHES OF TOPSOIL MINIMUM TO BE PROVIDED.
4. IMPORTED TOPSOIL: SUPPLEMENT SALVAGED TOPSOIL WITH IMPORTED TOPSOIL FROM OFF-SITE SOURCES WHEN EXISTING QUANTITIES ARE INSUFFICIENT.
5. OBTAIN TOPSOIL DISPLACED FROM NATURALLY WELL-DRAINED SITES WHERE TOPSOIL OCCURS AT LEAST 6 INCHES DEEP; DO NOT OBTAIN FROM AGRICULTURAL LAND, BOGS, OR MARSHES.
6. VERIFY BORROW AND DISPOSAL SITES ARE PERMITTED AS REQUIRED BY STATE AND LOCAL REGULATIONS. OBTAIN WRITTEN CONFIRMATION THAT PERMITS ARE CURRENT AND CLTIVE.
7. OBTAIN PERMITS REQUIRED BY STATE AND LOCAL REGULATIONS FOR TRANSPORTING TOPSOIL. PERMITS SHALL BE CURRENT AND ACTIVE.
8. AMEND EXISTING AND IMPORTED TOPSOIL AS INDICATED BELOW.
   a. ORGANIC SOIL AMENDMENTS
      1. MANURE: WELL-ROTTED, UNLEACHED, STABLE OR CATTLE MANURE CONTAINING NOT MORE THAN 25 PERCENT BY VOLUME OF STRAW, SAWDUST, OR OTHER BEDDING MATERIALS; FREE OF TOXIC SUBSTANCES, STONES, STICKS, SOIL, WEED SEED, AND MATERIAL HARMFUL TO PLANT GROWTH.
      2. BACK TO NATURE COTTON BURR COMPOST OR APPROVED EQUIVALENT.
      3. COMPOST: DECOMPOSED ORGANIC MATERIAL INCLUDING LEAF LITTER, MANURE, SAWDUST, PLANT TRIMMINGS AND/OR HAY, MIXED WITH SOIL.
      4. PECAN HULLS: COMPOSTED PECAN HULLS FOR LOCAL SOURCE.
      5. BIOSOLIDS: USE GRADE 1 CONTAINING LOWER PATHOGEN LEVELS.
      6. WORM CASTINGS: EARTHWORMS.
   b. INORGANIC SOIL AMENDMENTS
      1. LIME: ASTM C602, CLASS O AGRICULTURAL LIMESTONE CONTAINING A MINIMUM OF 80 PERCENT CALCIUM CARBONATE EQUIVALENT WITH A MINIMUM OF 95 PERCENT PASSING NO. 8 SIEVE AND MINIMUM OF 55 PERCENT PASSING NO. 60 SIEVE.
      2. SULFUR: GRANULAR, BIODEGRADABLE, CONTAINING A MINIMUM OF 90 PERCENT SULFUR, WITH A MINIMUM OF 99 PERCENT PASSING NO. 6 SIEVE AND A MAXIMUM OF 10 PERCENT PASSING NO. 40 SIEVE.
      3. IRON SULFATE: GRANULATED FERROUS SULFATE CONTAINING A MINIMUM OF 20 PERCENT IRON AND 10 PERCENT SULFUR.
      4. AGRICULTURAL GYPSUM: FINELY GROUND, CONTAINING A MINIMUM OF 90 PERCENT CALCIUM SULFATE.
      5. SAND: CLEAN, WASHED, NATURAL OR MANUFACTURED, FREE OF TOXIC MATERIALS.
   c. PLANTING SOIL MIX
      1. PLANTING MIX MAY BE PROVIDED BY LIVING EARTH OR MINICK MATERIALS OR APPROVED EQUAL.
      2. PLANTING MEDIUM CONTAINING 75 PERCENT SPECIFIED TOPSOIL MIXED WITH 15 PERCENT ORGANIC SOIL AMENDMENTS AND 10 PERCENT SHARP WASHED SAND. INSTALL TO DEPTHS, PER PLANTING DETAILS (12" MIN.) FINISHED GRADES OF PLANTING BEDS TO BE 2" BELOW FINISHED GRADE OF ADJACENT PAVING OR AS SHOWN ON GRADING PLAN.
      2. SOD/SEED AREA TOPSOIL
         ALL SOD AREAS TO RECEIVE 4" DEPTH (MIN) TOPSOIL PRIOR TO INSTALLATION. TOPSOIL SHALL BE NATURAL, FRIABLE, FERTILE, WITH 25% (MIN.) ORGANIC MATERIAL, AND FREE OF TRASH, DEBRIS, STONES, WEEDS, AND TWIGS/BRANCHES. THE PARTICLE SIZES SHALL BE SUCH THAT 98.5% OF THE TOPSOIL WILL PASS THROUGH A 1/2 INCH SCREEN, AND 99% MORE SHALL PASS THROUGH A 3/4 INCH SCREEN. TOPSOIL SHALL BE REVIEWED/APPROVED BY OWNER/LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. CONTRACTOR TO SUBMIT SAMPLES IN 1 GAL (MIN.) CONTAINER.

I. WATER

WATER NECESSARY FOR PLANTING AND MAINTENANCE SHALL BE OF SATISFACTORY QUALITY TO SUSTAIN AN ADEQUATE GROWTH OF PLANTS AND SHALL NOT CONTAIN HARMFUL, NATURAL OR MAN-MADE ELEMENTS DETRIMENTAL TO PLANTS. WATER MEETING THE ABOVE STANDARD SHALL BE OBTAINED ON THE SITE FROM THE OWNER, IF AVAILABLE, AND THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE ARRANGEMENTS FOR ITS USE BY HIS TANKS, HOSES, SPRINKLERS, ETC. IF SUCH WATER IS NOT AVAILABLE AT THE SITE, THE CONTRACTOR SHALL PROVIDE SUCH SATISFACTORY WATER FROM SOURCES OFF THE SITE AT NO ADDITIONAL COST TO THE OWNER.

J. COMMERCIAL FERTILIZER

COMMERCIAL FERTILIZER SHALL BE A COMPLETE FORMULA; IT SHALL BE UNIFORM IN COMPOSITION, DRY AND FREE FLOWING. THIS FERTILIZER SHALL BE DELIVERED TO THE SITE IN THE ORIGINAL UNOPENED CONTAINERS, EACH BEARING THE MANUFACTURER'S GUARANTEED STATEMENT OF ANALYSIS.

FIFTY PERCENT (50%) OF THE NITROGEN SHALL BE DERIVED FROM NATURAL ORGANIC SOURCES. THE FOLLOWING FERTILIZERS SHALL BE USED AND APPLIED AT RATES AS SUGGESTED BY MANUFACTURER'S SPECIFICATIONS:

1. SHRUBS AND TREES - MILORGANITE, OR APPROVED EQUAL
2. ANNUALS AND GROUNDCOVERS - OSMOCOTE/SIERRA BLEND 16-14-14
3. SOD - 5-5-5 FERTILIZER

IN ADDITION TO SURFACE APPLIED FERTILIZERS, ALL CONTAINER GROWN AND FIELD GROWN PLANT MATERIAL SHALL RECEIVE "AGRIFORM" PLANTING TABLETS 24-10-5 FORMULA, 21 GRAM OR EQUAL. THESE TABLETS SHALL BE PLACED AT A DEPTH OF ROOT BALL AT THE RATE AS SPECIFIED BY MANUFACTURER.

K. MULCH

MULCH MATERIAL SHALL BE MOISTENED AT THE TIME OF APPLICATION TO PREVENT WIND DISPLACEMENT, AND APPLIED AT A DEPTH OF 3 INCHES. SEE PLANT LIST FOR TYPE OF MATERIAL AND GRADE.

L. DIGGING AND HANDLING

1. PROTECT ROOTS OR BALLS OF PLANTS AT ALL TIMES FROM SUN AND DRYING WINDS, WATER AND FREEZING, AS NECESSARY UNTIL PLANTING. PLANT MATERIALS SHALL BE ADEQUATELY PACKED TO PREVENT BREAKAGE AND DRYING OUT DURING TRANSIT. TREES TRANSPORTED MORE THAN TEN (10) MILES OR WHICH ARE NOT PLANTED WITHIN THREE (3) DAYS OF DELIVERY TO SITE SHALL BE SPRAYED WITH AN ANTI-TRANSPIRANT PRODUCT ("WILTPRUF" OR EQUAL) TO MINIMIZE TRANSPIRATIONAL WATER LOSS.

2. BALLED AND BURLAPPED PLANTS (B&B) SHALL BE DUG WITH FIRM, NATURAL BALLS OF SOIL OF SUFFICIENT SIZE TO ENCOMPASS THE FIBROUS AND FEEDING ROOTS OF THE PLANTS. NO PLANTS MOVED WITH A BALL SHALL BE PLANTED IF THE BALL IS CRACKED OR BROKEN. PLANTS BALLED AND BURLAPPED OR CONTAINER GROWN SHALL NOT BE HANDLED BY STEMS.

3. PLANTS MARKED "BR" IN THE PLANT LIST SHALL BE DUG WITH BARE ROOTS. THE ROOTS SHALL NOT BE CUT WITHIN THE MINIMUM SPREAD SPECIFIED IN THE PLANT LIST. CARE SHALL BE EXERCISED THAT THE ROOTS DO NOT DRY OUT IN MOVING AND PRIOR TO PLANTING.

4. PROTECTION OF PALMS (IF APPLICABLE): ONLY A MINIMUM OF FRONDS SHALL BE REMOVED FROM THE CROWN OF THE PALM TREES TO FACILITATE MOVING AND HANDLING. CLEAR TRUNK (CT) SHALL BE AS SPECIFIED AFTER THE MINIMUM OF FRONDS HAVE BEEN REMOVED. ALL PALMS SHALL BE BRACED PER DETAIL.

5. EXCAVATION OF TREE PITS SHALL BE DONE USING EXTREME CARE TO AVOID DAMAGE TO SURFACE AND SUBSURFACE ELEMENTS SUCH AS UTILITIES OR HARDSCAPE ELEMENTS, FOOTERS AND PREPARED SUB- BASES.

M. CONTAINER GROWN STOCK

1. ALL CONTAINER GROWN MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED PLANTS AND ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD. THE PLANTS SHALL HAVE TOPS WHICH ARE OF GOOD QUALITY AND ARE IN A HEALTHY GROWING CONDITION.

2. AN ESTABLISHED CONTAINER GROWN PLANT SHALL BE TRANSPLANTED INTO A CONTAINER AND GROWN IN THAT CONTAINER SUFFICIENTLY LONG FOR THE NEW FIBROUS ROOTS TO HAVE DEVELOPED SO THAT THE ROOT MASS WILL RETAIN ITS SHAPE AND HOLD TOGETHER WHEN REMOVED FROM THE CONTAINER. CONTAINER GROWN STOCK SHALL NOT BE HANDLED BY THEIR STEMS.

3. PLANT ROOTS BOUND IN CONTAINERS SHALL NOT BE ACCEPTABLE.

4. SUBSTITUTION OF NON-CONTAINER GROWN MATERIAL FOR MATERIAL EXPLICITLY SPECIFIED TO BE CONTAINER GROWN WILL NOT BE PERMITTED UNLESS WRITTEN APPROVAL IS OBTAINED FROM THE OWNER AND LANDSCAPE ARCHITECT.

N. COLLECTED STOCK

WHEN THE USE OF COLLECTED STOCK IS PERMITTED AS INDICATED ON THE PLANT LIST SCHEDULE, THE MINIMUM SIZES OF ROOTBALLS SHALL BE EQUAL TO THAT SPECIFIED FOR THE NEXT LARGER SIZE OF NURSERY GROWN STOCK OF THE SAME VARIETY.

O. NATIVE STOCK

PLANTS COLLECTED FROM WILD OR NATIVE STANDS SHALL BE CONSIDERED NURSERY GROWN WHEN THEY HAVE BEEN SUCCESSFULLY REESTABLISHED IN A NURSERY ROW AND GROWN UNDER REGULAR NURSERY CULTURAL PRACTICES FOR A MINIMUM OF TWO (2) GROWING SEASONS AND HAVE ATTAINED ADEQUATE ROOT AND TOP GROWTH TO INDICATE FULL RECOVERY FROM TRANSPLANTING INTO THE NURSERY ROW.

P. MATERIALS LIST

QUANTITIES NECESSARY TO COMPLETE THE WORK ON THE DRAWINGS SHALL BE FURNISHED BY THE CONTRACTOR. QUANTITY ESTIMATES HAVE BEEN MADE CAREFULLY, BUT THE LANDSCAPE ARCHITECT OR OWNER ASSUMES NO LIABILITY FOR OMISSIONS OR ERRORS. SHOULD A DISCREPANCY OCCUR BETWEEN THE BIDDERS TAKE OFF AND THE PLANT LIST QUANTITY, THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED FOR CLARIFICATION PRIOR TO THE SUBMISSIONS OF BIDS. ALL DIMENSIONS AND/OR SIZES SPECIFIED SHALL BE THE MINIMUM ACCEPTABLE SIZE

Q. FINE GRADING

1. FINE GRADING UNDER THIS CONTRACT SHALL CONSIST OF FINAL FINISHED GRADING OF LAWN AND PLANTING AREAS THAT HAVE BEEN ROUGH GRADED BY OTHERS. BERMING AS SHOWN ON THE DRAWINGS SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR, UNLESS OTHERWISE NOTED.

2. THE LANDSCAPE CONTRACTOR SHALL FINE GRADE THE LAWN AND PLANTING AREAS TO BRING THE ROUGH GRADE UP TO FINAL FINISHED GRADE ALLOWING FOR THICKNESS OF SOD AND/OR MULCH DEPTH. THIS CONTRACTOR SHALL FINE GRADE BY HAND AND/OR WITH ALL EQUIPMENT NECESSARY INCLUDING A GRADING TRACTOR WITH FRONT-END LOADER FOR TRANSPORTING SOIL WITHIN THE SITE.

3. ALL PLANTING AREAS SHALL BE GRADED AND MAINTAINED TO ALLOW FREE FLOW OF SURFACE WATER. AREAS ADJACENT TO BUILDINGS SHALL SLOPE AWAY FROM THE BUILDINGS.

R. PLANTING PROCEDURES

1. CLEANING UP BEFORE COMMENCING WORK: THE CONTRACTOR SHALL CLEAN UP WORK AND SURROUNDING AREAS OF ALL RUBBISH OR OBJECTIONABLE MATTER. ALL MORTAR, CEMENT, AND TOXIC MATERIAL SHALL BE REMOVED FROM THE SURFACE OF ALL PLANT BEDS. THESE MATERIALS SHALL NOT BE MIXED WITH THE SOIL. SHOULD THE CONTRACTOR FIND SUCH SOIL CONDITIONS BENEATH THE SOIL WHICH WILL IN ANY WAY ADVERSELY AFFECT THE PLANT GROWTH, HE SHALL IMMEDIATELY CALL IT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT OR OWNER. FAILURE TO DO SO BEFORE PLANTING SHALL MAKE THE CONTRACTOR RESPONSIBLE FOR THE RESPONSIBILITY OF THE CONTRACTOR.

2. VERIFY LOCATIONS OF ALL UTILITIES, CONDUITS, SUPPLY LINES AND CABLES, INCLUDING BUT NOT LIMITED TO: ELECTRIC, GAS (LINES AND TANKS), WATER, SANITARY SEWER, STORMWATER LINES, CABLE AND TELEPHONE. PROPERLY MAINTAIN AND PROTECT EXISTING UTILITIES.

3. SUBGRADE EXCAVATION: SITE CONTRACTOR IS RESPONSIBLE TO REMOVE ALL EXISTING AND IMPORTED LIMEROCK AND LIMEROCK SUB-BASE FROM ALL LANDSCAPE PLANTING AREAS TO A MINIMUM DEPTH OF 36". SITE CONTRACTOR IS RESPONSIBLE TO BACKFILL THESE PLANTING AREAS TO ROUGH FINISHED GRADE WITH CLEAN TOPSOIL FROM AN ON-SITE SOURCE OR AN IMPORTED SOURCE. IF LIMEROCK OR OTHER ADVERSE CONDITIONS OCCUR IN PLANTED AREAS AFTER 36" DEEP EXCAVATION BY SITE CONTRACTOR, AND POSITIVE DRAINAGE CAN NOT BE ACHIEVED, LANDSCAPE CONTRACTOR SHALL CONTACT LANDSCAPE ARCHITECT OR OWNER.

4. FURNISH NURSERY'S CERTIFICATE OF COMPLIANCE WITH ALL REQUIREMENTS AS HEREIN SPECIFIED AND REQUIRED. INSPECT AND SELECT PLANT MATERIALS BEFORE PLANTS ARE DUG AT NURSERY OR GROWING SITE.

5. GENERAL: COMPLY WITH APPLICABLE FEDERAL, STATE, COUNTY, AND LOCAL REGULATIONS GOVERNING LANDSCAPE MATERIALS AND WORK. CONFORM TO ACCEPTED HORTICULTURAL PRACTICES AS USED IN THE TRADE. PLANTS SHALL BE PROTECTED UPON ARRIVAL AT THE SITE BY BEING THOROUGHLY WATERED AND PROPERLY MAINTAINED UNTIL PLANTED. PLANTS SHALL NOT REMAIN UNPROTECTED FOR A PERIOD EXCEEDING TWENTY-FOUR (24) HOURS. AT ALL TIMES WORKMANLIKE METHODS CUSTOMARY IN GOOD HORTICULTURAL PRACTICES SHALL BE EXERCISED.

6. THE WORK SHALL BE COORDINATED WITH OTHER TRADES TO PREVENT CONFLICTS. COORDINATE THE PLANTING WITH THE IRRIGATION WORK TO ASSURE AVAILABILITY OF WATER AND PROPER LOCATION OF IRRIGATION ITEMS AND PLANTS.

7. ALL PLANTING PITS SHALL BE EXCAVATED TO SIZE AND DEPTH IN ACCORDANCE WITH THE USA STANDARD FOR NURSERY STOCK Z60.1, UNLESS SHOWN OTHERWISE ON THE DRAWINGS, AND BACKFILLED WITH THE PREPARED PLANTING SOIL AS SPECIFIED HEREIN BEFORE (SECTION H). TEST ALL TREE PITS WITH WATER BEFORE PLANTING TO ASSURE PROPER DRAINAGE PERCOLATION IS AVAILABLE. NO ALLOWANCE WILL BE MADE FOR LOST TIME DUE TO IMPROPER DRAINAGE. IF POOR DRAINAGE EXISTS, UTILIZE PLANTING DETAIL THAT ADDRESSES THIS CONDITION. TREES SHALL BE SET PLUMB AND HELD IN POSITION UNTIL THE PLANTING MIXTURE HAS BEEN FLUSHED INTO PLACE WITH A SLOW, FULL HOSE STREAM. ALL PLANTING SHALL BE PERFORMED BY PERSONNEL FAMILIAR WITH PLANTING PROCEDURE AND UNDER THE SUPERVISION OF A QUALIFIED PLANTING FOREMAN. PROPER "LETTING IN" SHALL BE ASSURED TO ELIMINATE AIR POCKETS AROUND THE ROOTS. "JET STICK" OR "PUDDLING" IS RECOMMENDED.

8. TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO BUILDINGS AND BUILDING STRUCTURES WHILE INSTALLING TREES.

9. SOIL MIXTURE SHALL BE AS SPECIFIED IN SECTION H OF THESE SPECIFICATIONS. IN ADDITION, EACH PLANTING PIT SHALL RECEIVE 21-GRAM "AGRIFORM" PLANTING TABLETS PER MANUFACTURER'S SPECIFICATIONS OR AS FOLLOWS:

- TWO (2) TABLETS PER 1 GAL PLANT
- THREE (3) TABLETS PER 3 GAL. PLANT
- FOUR (4) TABLETS PER 10 GAL. PLANT
- LARGER MATERIAL - TWO (2) TABLETS PER 1/2" OF TRUNK CALIPER

10. TREES AND SHRUBS SHALL BE SET STRAIGHT AND AT SUCH A LEVEL THAT AFTER SETTLEMENT, THE PLANT CROWN WILL STAND ONE (1) TO TWO (2) INCHES ABOVE GRADE. EACH PLANT SHALL BE SET IN THE CENTER OF THE PIT. PLANTING SOIL MIXTURE SHALL BE BACKFILLED AND THOROUGHLY TAMPED AROUND THE BALL AND SHALL BE SETTLED BY WATER AFTER TAMPING.

11. FILL HOLE WITH SOIL MIXTURE, MAKING CERTAIN ALL SOIL IS SATURATED. TO DO THIS, FILL HOLE WITH WATER AND ALLOW TO SOAK MINIMUM TWENTY (20) MINUTES, STIRRING IF NECESSARY TO GET SOIL THOROUGHLY WET. PACK LIGHTLY WITH FEET. ADD MORE WET SOIL MIXTURE. DO NOT COVER TOP OF BALL WITH SOIL MIXTURE, ONLY WITH MULCH. ALL BURLAP, ROPE, WIRES, ETC., SHALL BE REMOVED FROM THE SIDES AND TOPS OF BALLS, BUT NO BURLAP SHALL BE PULLED FROM UNDERNEATH.

12. PRUNING: EACH TREE SHALL BE PRUNED TO PRESERVE THE NATURAL CHARACTER OF THE PLANT AS SHOWN ON THE DRAWINGS. ALL SOFT WOOD OR SUCKER GROWTH AND ALL BROKEN OR BADLY DAMAGED BRANCHES SHALL BE REMOVED WITH A CLEAN CUT.

13. SHRUBS AND GROUND COVER PLANTS SHALL BE EVENLY SPACED IN ACCORDANCE WITH THE DRAWINGS AND AS INDICATED ON THE PLANT LIST. CULTIVATE ALL PLANTING AREAS TO A MINIMUM DEPTH OF 6", REMOVE AND DISPOSE ALL DEBRIS. TILL INTO TOP 4" THE PLANTING SOIL MIX AS SPECIFIED IN SECTION E. THOROUGHLY WATER ALL PLANTS AFTER INSTALLATION.

14. TREE GUYING AND BRACING SHALL BE INSTALLED BY THE LANDSCAPE CONTRACTOR IN ACCORDANCE WITH THE PLANS TO INSURE STABILITY AND MAINTAIN TREES IN AN UPRIGHT POSITION. IF THE LANDSCAPE CONTRACTOR AND OWNER DECIDE TO WAIVE THE TREE GUYING AND BRACING, THE OWNER SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING OF THEIR INTENTIONS AND AGREE TO HOLD HARMLESS THE LANDSCAPE ARCHITECT IN THE EVENT ANY TREES FALL DOWN AND DAMAGE PERSON OR PROPERTY.

15. MULCHING: PROVIDE A THREE (3) INCH MINIMUM LAYER OF SPECIFIED MULCH OVER THE ENTIRE AREA OF EACH SHRUB BED, GROUND COVER AND VINE BED AND TREE PIT.

16. HERBICIDE WEED CONTROL: ALL PLANT BEDS SHALL BE KEPT FREE OF NOXIOUS WEEDS UNTIL FINAL ACCEPTANCE OF WORK. IF DIRECTED BY THE OWNER, "ROUND-UP" SHALL BE APPLIED FOR WEED CONTROL BY QUALIFIED PERSONNEL TO ALL PLANTING AREAS IN SPOT APPLICATIONS PER MANUFACTURER'S PRECAUTIONS AND SPECIFICATIONS. PRIOR TO FINAL INSPECTION, TREAT ALL PLANTING BEDS WITH AN APPROVED PRE-EMERGENT HERBICIDE AT AN APPLICATION RATE RECOMMENDED BY THE MANUFACTURER.

S. LAWN SODDING

1. THE WORK CONSISTS OF LAWN BED PREPARATION, SOIL PREPARATION, AND SODDING COMPLETE, IN STRICT ACCORDANCE WITH THE SPECIFICATIONS AND THE APPLICABLE DRAWINGS TO PRODUCE A GRASS LAWN ACCEPTABLE TO THE OWNER.

2. LAWN BED PREPARATION: ALL AREAS THAT ARE TO BE SODDED SHALL BE CLEARED OF ANY ROUGH GRASS, WEEDS, AND DEBRIS, AND THE GROUND BROUGHT TO AN EVEN GRADE. THE WHOLE SURFACE SHALL BE ROLLED WITH A ROLLER WEIGHING NOT MORE THAN ONE-HUNDRED (100) POUNDS PER FOOT OF WIDTH. DURING THE ROLLING, ALL DEPRESSIONS CAUSED BY SETTLEMENT OF ROLLING SHALL BE FILLED WITH ADDITIONAL SOIL, AND THE SURFACE SHALL BE REGRADED AND ROLLED UNTIL PRESENTING A SMOOTH AND EVEN FINISH THAT IS UP TO THE REQUIRED GRADE.

3. SOIL PREPARATION: PREPARE LOOSE BED FOUR (4) INCHES DEEP. APPLY FERTILIZER AT RATE OF TWENTY (20) POUNDS PER ONE THOUSAND (1000) SQUARE FEET. APPLICATION SHALL BE UNIFORM, UTILIZING APPROVED MECHANICAL SPREADERS. MIX FERTILIZER THOROUGHLY WITH THE SOIL TO A DEPTH OF THREE (3) INCHES. HAND RAKE UNTIL ALL BUMPS AND DEPRESSIONS ARE REMOVED. WET PREPARED AREA THOROUGHLY.

4. SODDING

A. THE CONTRACTOR SHALL SOD ALL AREAS THAT ARE NOT PAVED OR PLANTED AS DESIGNATED ON THE DRAWINGS WITHIN THE CONTRACT LIMITS, UNLESS SPECIFICALLY NOTED OTHERWISE.

B. THE SOD SHALL BE CERTIFIED TO MEET THE STATE PLANT BOARD SPECIFICATIONS, ABSOLUTELY TRUE TO VARIETAL TYPE, AND FREE FROM WEEDS, FUNGUS, INSECTS AND DISEASE OF ANY KIND.

C. SOD PANELS SHALL BE LAID TIGHTLY TOGETHER SO AS TO MAKE A SOLID SODDED LAWN AREA. SOD SHALL BE LAID UNIFORMLY AGAINST THE EDGES OF ALL CURBS AND OTHER HARDSCAPE ELEMENTS, PAVED AND PLANTED AREAS. ADJACENT TO BUILDINGS, A FOUR INCH MULCH STRIP SHALL BE PROVIDED. IMMEDIATELY FOLLOWING SOD LAYING, THE LAWN AREAS SHALL BE ROLLED WITH A LAWN ROLLER CUSTOMARILY USED FOR SUCH PURPOSES, AND THEN THOROUGHLY IRRIGATED. IF, IN THE OPINION OF THE OWNER, TOP-DRESSING IS NECESSARY AFTER ROLLING TO FILL THE VOIDS BETWEEN THE SOD PANELS AND TO EVEN OUT INCONSISTENCIES IN THE SOD, CLEAN SAND AS APPROVED BY THE LANDSCAPE ARCHITECT OR OWNER SHALL BE UNIFORMLY SPREAD OVER THE ENTIRE SURFACE OF THE SOD AND THOROUGHLY WATERED IN.

D. DURING DELIVERY, PRIOR TO AND DURING THE PLANTING OF THE LAWN AREAS, THE SOD PANELS SHALL AT ALL TIMES BE PROTECTED FROM EXCESSIVE DRYING AND UNNECESSARY EXPOSURE OF THE ROOTS TO THE SUN. ALL SOD SHALL BE STACKED SO AS NOT TO BE DAMAGED BY SWEATING OR EXCESSIVE HEAT AND MOISTURE.

5. SEEDING

A. PROVIDE FRESH, CLEAN, NEW CROP LAWN SEED MIXTURE. FURNISH TO OWNER DEALERS GUARANTEED STATEMENT OF COMPOSITION OF MIXTURE AND PERCENTAGE OF PURITY AND GERMINATION OF EACH VARIETY.

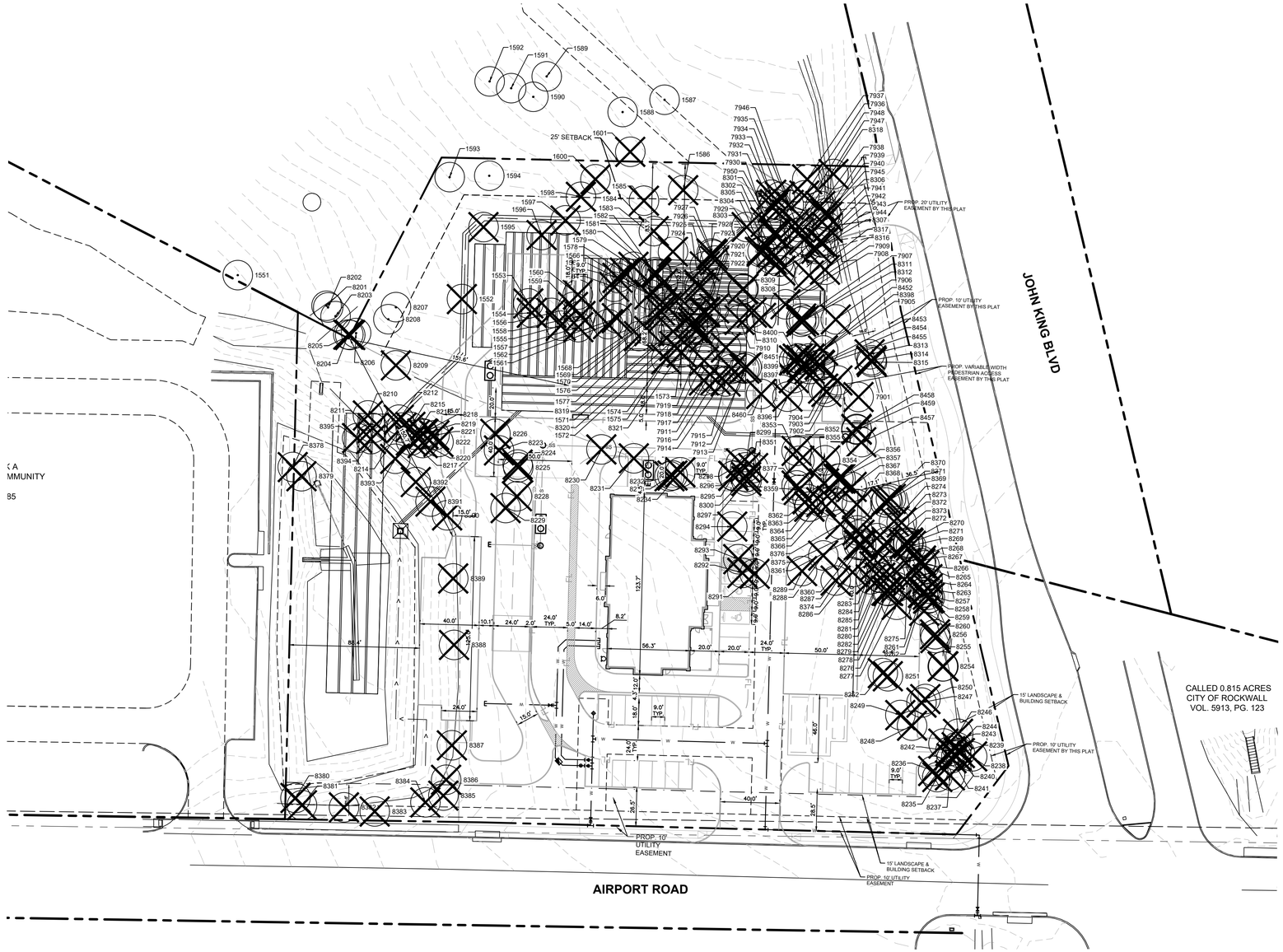
B. SEED MIXTURE: PROVIDE SEED OF GRASS SPECIES AND VARIETIES, PROPORTIONS BY WEIGHT AND MINIMUM PERCENTAGES OF PURITY, GERMINATION, AND MAXIMUM PERCENTAGE OF WEED SEED. SEED MIXTURES VARY BY REGION AND SEASON AND SHALL COMPLY WITH STATE DO AND LOCAL SOIL CONSERVATION SERVICE STANDARDS FOR LAWN TURF.

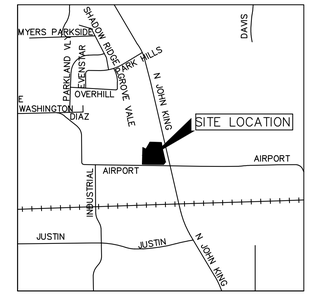
C. DO NOT PERFORM SEEDING IN WINDY CONDITIONS.

D. SEEDING SHALL BE DISPERSED IN 2 DIRECTIONS AT RIGHT ANGLES TO EACH OTHER.

E. PERMANENTLY SEED AND MULCH CUT AND FILL SLOPES AS CONSTRUCTION PROCEEDS TO EXTENT CONSIDERED DESIRABLE AND PRACTICAL, IN THE EVENT IT IS NOT PRACTICAL TO SEED AREAS, SLOPES SHALL BE STABILIZED WITH STRAW MULCH AND TACKIFIER, BONDED FIBER MATRIX, NETTING, BLANKETS OR OTHER MEANS TO REDUCE THE EROSIVE POTENTIAL OF THE AREA.

F. SEED LAWN AREAS BY SOWING EVENLY WITH APPROVED MECHANICAL SEEDER AT RATE OF MINIMUM OF 6 POUNDS PER 1,000 SQUARE FEET, AMOUNT WILL VARY BASED ON VARIETY AND/OR SPECIES. CULTI-PACKER OR APPROVED SIMILAR EQUIPMENT MAY BE USED TO COVER SEED AND TO FORM SEEDBED IN ONE OPERATION IN AREAS INACCESSIBLE TO CUTI-PACKER, LIGHTLY RAKE SEEDED GROUND WITH FLEXIBLE RAKES AD ROLL WITH WATER BALLAST ROLLER. AFTER ROLLING, MULCH WITH STRAW MULCH AT THE RATE





VICINITY MAP
N.T.S.

TREE PRESERVATION LEGEND

EXISTING TREE TO BE PRESERVED

EXISTING TREE TO BE REMOVED

NOTE:
CONTRACTOR SHALL NOT REMOVE ANY TREE UNTIL A TREE REMOVAL PERMIT HAS BEEN OBTAINED FROM THE APPLICABLE CITY AUTHORITY. A FORMAL TREE REMOVAL PERMIT MUST BE REQUESTED AND APPROVED PRIOR TO ANY TREE DISTURBANCE OR REMOVAL ACTIVITIES. THESE PLANS DO CONSTITUTE AUTHORIZATION FOR TREE REMOVAL, NOR DO THEY IMPLY APPROVAL FOR SUCH ACTION. APPROVAL OF THESE PLANS BY THE CITY IS REQUIRED AS PART OF THE TREE REMOVAL PERMITTING PROCESS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE ALL REQUIRED PERMITS ARE SECURED PRIOR TO COMMENCING WORK.

TREE PRESERVATION AND REMOVAL NOTES

1. CONTRACTOR SHALL COORDINATE WITH ISA CERTIFIED ARBORIST AND PROPERTY OWNERS TO VERIFY OBJECTIVES PRIOR TO COMMENCING ANY PRUNING OR TREE REMOVAL ACTIVITIES.

2. ALL CREW MEMBERS SHOULD BE WEARING THE APPROPRIATE SAFETY GEAR: HARD HATS, EYE PROTECTION, APPROVED BOOTS, HEARING PROTECTION, CHAIN SAW CHAPS FOR GROUNDWORK.

3. ANY TREES REMOVED, AND ALL TREE MATERIALS REMOVED SHALL BE REMOVED FROM THE PROPERTY AT THE CONTRACTOR'S EXPENSE.

4. ALL TRASH AND DEBRIS FROM ANY CONSTRUCTION RELATED ACTIVITIES SHALL BE REMOVED FROM THE SITE AT THE CONTRACTOR'S EXPENSE, FOLLOWING COMPLETION OF THE PROJECT.

5. ANY DAMAGE TO THE EXISTING LANDSCAPE, PAVEMENT, BUILDING, OR ANY OTHER SITE FEATURES SHALL BE REPLACED BY THE CONTRACTOR AND/OR RESTORED TO PRE-CONSTRUCTION CONDITION.

6. CONTRACTOR SHALL PROVIDE REMOVAL, STORAGE, AND TRANSPLANTING OF EXISTING TREES ON SITE. THE CONTRACTOR SHALL REMOVE EACH EXISTING TREE THROUGH THE USE OF HAND DIGGING, OR WITH THE USE OF AN APPROVED MECHANICAL DEVICE. TREES SHALL BE HARVESTED AS BALLED & BURLAPPED TREE SPECIMENS, PER ANSI Z60 STANDARDS, AND TRANSPORTED TO NEW LOCATION ON SITE, OR AT ALTERNATE SITE AS DIRECTED OR APPROVED BY THE OWNER. CONTRACTOR SHALL PROVIDE ALL LABOR AND MATERIALS NECESSARY TO PROVIDE FOR REMOVAL, PLACEMENT OF BURLAP, PLACEMENT OF WIRE BASKET OR OTHER APPROVED BALL-SUPPORTING DEVICE, TRANSPORT TO TEMPORARY STORAGE AREA, ONGOING MAINTENANCE AND WATERING DURING CONSTRUCTION, AND RE-PLANTING TO BE PERFORMED UPON COMPLETION OF MAJOR SITE WORK. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE GUIDELINES AND RECOMMENDATIONS SET FORTH IN THE AMERICAN STANDARDS FOR NURSERY STOCK.

SITE PLAN SIGNATURE BLOCK

APPROVED:
I HEREBY CERTIFY THAT THE ABOVE FOREGOING SITE PLAN FOR DEVELOPMENT IN THE CITY, OF ROCKWALL, TEXAS WAS APPROVED BY THE PLANNING AND ZONING COMISSION OF THE CITY OF ROCKWALL ON THE _____ DAY OF _____, _____.

WITNESS OUR HANDS, THIS _____ DAY OF _____, _____.

_____
PLANNING & ZONING COMMISSION, CHAIRMAN

_____
DIRECTOR OF PLANNING AND ZONING

CASE NO. SP2025-021

SITE PLAN FOR
FUEL CITY – ROCKWALL
LOT 2, BLOCK A
CORNERSTONE COMMUNITY CHURCH
4.34 ACRES
N. BUTLER SURVEY ABSTRACT NO. 20
City of Rockwall, Rockwall County, Texas
Current Zoning: C (Commerical District)
Proposed Land Use: Gas Station/ Car Wash
Submitted: May 16th, 2025

Architect:	Developer:	Engineer:
Carroll Architects 750 E. Interstate 30, Ste. 110 Rockwall, Texas 75087 Contact: Glennon Langston Phone: 972-732-6085	Fuel City 801 S. Riverfront Boulevard,00 Dallas, Texas 75207 Contact: Joseph Bickham Phone: 469-203-0159	Kimley-Horn and Associates, Inc. 225 E. John W Carpenter FWY, Suite 1100 Irving, Texas 75062 Contact: Jared Earney, P.E. Phone: 214-420-5600

No.	REVISIONS	DATE	BY

Kimley»Horn
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PRELIMINARY
FOR REVIEW ONLY
Not for construction or permit purposes.
Kimley»Horn
P.L.A. ____ NIKOLAUS B. ADAMS
L.A. No. ____ 3404 ____ Date ____ 7/1/2025

KHA PROJECT 064454302
DATE JUNE 2025
SCALE AS SHOWN
DESIGNED BY PNA
DRAWN BY PNA
CHECKED BY NBA

FUEL CITY - ROCKWALL
ROCKWALL, TEXAS, 75087

TREE PRESERVATION PLAN

SHEET NUMBER
TP 1.01

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IMAGES
XREFS
LAST SAVED
PLOTTED BY
PLOT STYLE
DWG NAME

EPSG2278_Dallas2011ft0_Lat32.828948_Lon-96.438453_Mrgn0.149
Engineer: Nikolaus Adams, PE - GES - GFG - Lic#64 - Expiry: 10/2027 - Site - Fuel City Rockwall Tree Inventory CAD - April 2025 - ddunn
6/30/2025 3:40 PM
M:\KHA\064454302\CAD\SHEETS\TREE PRESERVATION\ROCKWALL\LANDSCAPE\DESIGN\01 PERMIT-CODE\PLANSHEET
11 (1.01) DWG - (11"x 17")

TAG#	DBH	COMMON NAME	SCIENTIFIC NAME	CONDITION	MULTIPLE-STEMMED	PROTECT OR REMOVE	MITIGATION REQUIRED (IN)
1552	6.2	eastern redcedar	*Juniperus virginiana*	Healthy (5)	Single	Remove	4
1553	6.1	eastern redcedar	*Juniperus virginiana*	Healthy (5)	Single	Remove	
1554	13.1	eastern redcedar	*Juniperus virginiana*	Healthy (5)	Multi	Remove	4
1555	8.8	eastern redcedar	*Juniperus virginiana*	Healthy (5)	Single	Remove	
1556	6.1	eastern redcedar	*Juniperus virginiana*	Healthy (5)	Single	Remove	
1557	8.7	eastern redcedar	*Juniperus virginiana*	Healthy (5)	Multi	Remove	
1558	4.5	eastern redcedar	*Juniperus virginiana*	Healthy (5)	Single	Remove	
1559	7.0	eastern redcedar	*Juniperus virginiana*	Healthy (5)	Single	Remove	
1560	10.6	eastern redcedar	*Juniperus virginiana*	Healthy (5)	Forked	Remove	
1561	6.3	eastern redcedar	*Juniperus virginiana*	Healthy (5)	Single	Remove	
1562	6.1	eastern redcedar	*Juniperus virginiana*	Healthy (5)	Single	Remove	
1563	6.2	eastern redcedar	*Juniperus virginiana*	Healthy (5)	Single	Remove	
1564	12.4	eastern redcedar	*Juniperus virginiana*	Healthy (5)	Multi	Remove	4
1565	5.1	eastern redcedar	*Juniperus virginiana*	Healthy (5)	Single	Remove	
1566	4.1	eastern redcedar	*Juniperus virginiana*	Healthy (5)	Single	Remove	
1567	6.0	eastern redcedar	*Juniperus virginiana*	Healthy (5)	Single	Remove	4
1568	6.2	eastern redcedar	*Juniperus virginiana*	Healthy (5)	Single	Remove	
1569	5.1	eastern redcedar	*Juniperus virginiana*	Healthy (5)	Single	Remove	
1570	6.2	eastern redcedar	*Juniperus virginiana*	Healthy (5)	Forked	Remove	
1571	6.3	eastern redcedar	*Juniperus virginiana*	Healthy (5)	Single	Remove	
1572	5.9	eastern redcedar	*Juniperus virginiana*	Healthy (5)	Single	Remove	
1573	8.4	eastern redcedar	*Juniperus virginiana*	Healthy (5)	Single	Remove	
1574	6.7	eastern redcedar	*Juniperus virginiana*	Healthy (5)	Forked	Remove	
1575	7.1	eastern redcedar	*Juniperus virginiana*	Healthy (5)	Single	Remove	
1576	5.4	eastern redcedar	*Juniperus virginiana*	Healthy (5)	Single	Remove	
1577	9.9	eastern redcedar	*Juniperus virginiana*	Healthy (5)	Multi	Remove	
1578	14.4	eastern redcedar	*Juniperus virginiana*	Healthy (5)	Multi	Remove	
1579	7.3	eastern redcedar	*Juniperus virginiana*	Healthy (5)	Forked	Remove	
1580	5.8	eastern redcedar	*Juniperus virginiana*	Healthy (5)	Forked	Remove	
1581	6.4	eastern redcedar	*Juniperus virginiana*	Healthy (5)	Single	Remove	
1582	10.0	eastern redcedar	*Juniperus virginiana*	Healthy (5)	Forked	Remove	
1583	6.5	eastern redcedar	*Juniperus virginiana*	Healthy (5)	Single	Remove	
1584	6.2	eastern redcedar	*Juniperus virginiana*	Healthy (5)	Forked	Remove	4
1585	5.4	eastern redcedar	*Juniperus virginiana*	Healthy (5)	Single	Remove	4
1586	4.5	eastern redcedar	*Juniperus virginiana*	Healthy (5)	Multi	Remove	4
1595	8.6	eastern redcedar	*Juniperus virginiana*	Healthy (5)	Single	Remove	
1596	6.4	eastern redcedar	*Juniperus virginiana*	Healthy (5)	Single	Remove	
1597	5.7	eastern redcedar	*Juniperus virginiana*	Healthy (5)	Single	Remove	
1598	11.2	eastern redcedar	*Juniperus virginiana*	Healthy (5)	Multi	Remove	
1599	7.3	eastern redcedar	*Juniperus virginiana*	Healthy (5)	Multi	Remove	4
1600	6.8	eastern redcedar	*Juniperus virginiana*	Healthy (5)	Multi	Remove	
1601	5.0	eastern redcedar	*Juniperus virginiana*	Healthy (5)	Single	Remove	4
Tags 1602-7900 were not used.							
7901	9.3	eastern redcedar	*Juniperus virginiana*	Healthy (5)	Single	Remove	
7902	6.0	eastern redcedar	*Juniperus virginiana*	Healthy (5)	Single	Remove	
7903	7.1	eastern redcedar	*Juniperus virginiana*	Healthy (5)	Single	Remove	
7904	6.4	eastern redcedar	*Juniperus virginiana*	Healthy (5)	Single	Remove	
7905	10.3	eastern redcedar	*Juniperus virginiana*	Healthy (5)	Single	Remove	
7906	14.7	eastern redcedar	*Juniperus virginiana*	Healthy (5)	Forked	Remove	
7907	8.5	eastern redcedar	*Juniperus virginiana*	Healthy (5)	Single	Remove	
7908	14.3	eastern redcedar	*Juniperus virginiana*	Healthy (5)	Forked	Remove	4
7909	6.1	eastern redcedar	*Juniperus virginiana*	Healthy (5)	Single	Remove	4
7910	7.9	eastern redcedar	*Juniperus virginiana*	Healthy (5)	Single	Remove	4
7911	8.7	eastern redcedar	*Juniperus virginiana*	Healthy (5)	Single	Remove	
7912	5.7	eastern redcedar	*Juniperus virginiana*	Healthy (5)	Single	Remove	
7913	16.6	eastern redcedar	*Juniperus virginiana*	Healthy (5)	Multi	Remove	
7914	8.8	eastern redcedar	*Juniperus virginiana*	Healthy (5)	Forked	Remove	
7915	6.7	eastern redcedar	*Juniperus virginiana*	Healthy (5)	Single	Remove	
7916	6.3	eastern redcedar	*Juniperus virginiana*	Healthy (5)	Single	Remove	
7917	14.2	eastern redcedar	*Juniperus virginiana*	Healthy (5)	Multi	Remove	
7918	8.5	eastern redcedar	*Juniperus virginiana*	Healthy (5)	Single	Remove	
7919	7.3	eastern redcedar	*Juniperus virginiana*	Healthy (5)	Single	Remove	4
7920	5.9	eastern redcedar	*Juniperus virginiana*	Healthy (5)	Single	Remove	
7921	6.8	eastern redcedar	*Juniperus virginiana*	Healthy (5)	Single	Remove	
7922	10.2	eastern redcedar	*Juniperus virginiana*	Healthy (5)	Single	Remove	
7923	12.5	eastern redcedar	*Juniperus virginiana*	Healthy (5)	Forked	Remove	
7924	13.5	eastern redcedar	*Juniperus virginiana*	Healthy (5)	Forked	Remove	
7925	8.7	eastern redcedar	*Juniperus virginiana*	Healthy (5)	Single	Remove	
7926	7.6	eastern redcedar	*Juniperus virginiana*	Healthy (5)	Single	Remove	
7927	7.4	eastern redcedar	*Juniperus virginiana*	Healthy (5)	Single	Remove	
7928	5.8	eastern redcedar	*Juniperus virginiana*	Healthy (5)	Single	Remove	
7929	8.7	eastern redcedar	*Juniperus virginiana*	Healthy (5)	Single	Remove	
7930	7.4	eastern redcedar	*Juniperus virginiana*	Healthy (5)	Single	Remove	
7931	4.2	chittamwood	*Sideroxylon lanuginosum*	Healthy (5)	Single	Remove	4.2
7932	7.1	hackberry	*Celtis laevigata*	Healthy (5)	Single	Remove	0
7933	9.8	eastern redcedar	*Juniperus virginiana*	Healthy (5)	Single	Remove	
7934	14.2	eastern redcedar	*Juniperus virginiana*	Healthy (5)	Single	Remove	
7935	8.9	eastern redcedar	*Juniperus virginiana*	Healthy (5)	Single	Remove	
7936	16.8	eastern redcedar	*Juniperus virginiana*	Healthy (5)	Multi	Remove	
7937	7.5	hackberry	*Celtis laevigata*	Healthy (5)	Single	Remove	0
7938	5.8	eastern redcedar	*Juniperus virginiana*	Healthy (5)	Single	Remove	
7939	6.7	eastern redcedar	*Juniperus virginiana*	Healthy (5)	Single	Remove	
7940	6.8	eastern redcedar	*Juniperus virginiana*	Healthy (5)	Single	Remove	
7941	8.1	hackberry	*Celtis laevigata*	Healthy (5)	Single	Remove	0
7942	6.0	eastern redcedar	*Juniperus virginiana*	Healthy (5)	Single	Remove	
7943	7.4	eastern redcedar	*Juniperus virginiana*	Healthy (5)	Single	Remove	
7944	6.9	eastern redcedar	*Juniperus virginiana*	Healthy (5)	Single	Remove	
7945	6.4	eastern redcedar	*Juniperus virginiana*	Healthy (5)	Single	Remove	
7946	8.5	eastern redcedar	*Juniperus virginiana*	Healthy (5)	Forked	Remove	
7947	6.1	eastern redcedar	*Juniperus virginiana*	Healthy (5)	Single	Remove	
7948	6.5	eastern redcedar	*Juniperus virginiana*	Healthy (5)	Single	Remove	
7949	8.3	eastern redcedar	*Juniperus virginiana*	Healthy (5)	Single	Remove	4
7950	11.9	eastern redcedar	*Juniperus virginiana*	Healthy (5)	Forked	Remove	
Tags 7951-8200 were not used.							
8204	5.5	eastern redcedar	*Juniperus virginiana*	Healthy (5)	Single	Remove	
8205	7.3	eastern redcedar	*Juniperus virginiana*	Healthy (5)	Forked	Remove	
8209	4.1	hackberry	*Celtis laevigata*	Healthy (5)	Single	Remove	0
8210	7.3	eastern redcedar	*Juniperus virginiana*	Healthy (5)	Single	Remove	
8211	5.6	eastern redcedar	*Juniperus virginiana*	Healthy (5)	Single	Remove	
8212	11.2	eastern redcedar	*Juniperus virginiana*	Healthy (5)	Forked	Remove	
8213	4.1	eastern redcedar	*Juniperus virginiana*	Healthy (5)	Single	Remove	4
8214	5.5	eastern redcedar	*Juniperus virginiana*	Healthy (5)	Single	Remove	
8215	5.0	eastern redcedar	*Juniperus virginiana*	Healthy (5)	Single	Remove	
8216	6.0	eastern redcedar	*Juniperus virginiana*	Healthy (5)	Single	Remove	
8217	5.6	eastern redcedar	*Juniperus virginiana*	Healthy (5)	Single	Remove	
8218	6.7	hackberry	*Celtis laevigata*	Declining (1)	Single	Remove	0
8219	5.6	eastern redcedar	*Juniperus virginiana*	Healthy (5)	Single	Remove	
8220	5.5	eastern redcedar	*Juniperus virginiana*	Healthy (5)	Single	Remove	
8221	6.8	eastern redcedar	*Juniperus virginiana*	Healthy (5)	Single	Remove	
8222	24.2	eastern redcedar	*Juniperus virginiana*	Healthy (5)	Multi	Remove	
8223	5.5	American elm	*Ulmus americana*	Healthy (5)	Single	Remove	5.5"
8224	24.3	eastern redcedar	*Juniperus virginiana*	Healthy (5)	Forked	Remove	
8225	12.4	eastern redcedar	*Juniperus virginiana*	Healthy (5)	Single	Remove	
8226	10.3	eastern redcedar	*Juniperus virginiana*	Healthy (5)	Single	Remove	
8227	5.1	eastern redcedar	*Juniperus virginiana*	Healthy (5)	Single	Remove	4
8228	9.3	eastern redcedar	*Juniperus virginiana*	Healthy (5)	Forked	Remove	
8229	6.3	eastern redcedar	*Juniperus virginiana*	Healthy (5)	Single	Remove	
8230	5.8	eastern redcedar	*Juniperus virginiana*	Healthy (5)	Single	Remove	4
8231	11.2	eastern redcedar	*Juniperus virginiana*	Healthy (5)	Single	Remove	4
8232	4.2	eastern redcedar	*Juniperus virginiana*	Healthy (5)	Single	Remove	4
8233	6.1	eastern redcedar	*Juniperus virginiana*	Healthy (5)	Single	Remove	4
8234	10.6	eastern redcedar	*Juniperus virginiana*	Healthy (5)	Single	Remove	4
8235	12.0	hackberry	*Celtis laevigata*	Healthy (5)	Single	Remove	0
8236	7.3	eastern redcedar	*Juniperus virginiana*	Healthy (5)	Single	Remove	
8237	5.2	hackberry	*Celtis laevigata*	Healthy (5)	Single	Remove	0
8238	5.8	American elm	*Ulmus americana*	Healthy (5)	Single	Remove	
8239	5.0	hackberry	*Celtis laevigata*	Healthy (5)	Single	Remove	0
8240	4.0	hackberry	*Celtis laevigata*	Healthy (5)	Single	Remove	0
8241	9.1	hackberry	*Celtis laevigata*	Healthy (5)	Single	Remove	0
8242	4.3	hackberry	*Celtis laevigata*	Healthy (5)	Single	Remove	0
8243	22.7	eastern redcedar	*Juniperus virginiana*	Healthy (5)	Multi	Remove	4
8244	7.1	hackberry	*Celtis laevigata*	Healthy (5)	Single	Remove	0
8245	14.3	American elm	*Ulmus americana*	Healthy (5)	Forked	Remove	14.3
8246	9.4	eastern redcedar	*Juniperus virginiana*	Healthy (5)	Single	Remove	4
8247	7.4	hackberry	*Celtis laevigata*	Healthy (5)	Single	Remove	0
8248	6.5	eastern redcedar	*Juniperus virginiana*	Healthy (5)	Forked	Remove	4
8249	5.4	hackberry	*Celtis laevigata*	Healthy (5)	Single	Remove	0
8250	5.0	hackberry	*Celtis laevigata*	Healthy (5)	Single	Remove	0
8251	5.3	American elm	*Ulmus americana*	Healthy (5)	Single	Remove	5.3
8252	5.2	hackberry	*Celtis laevigata*	Healthy (5)	Single	Remove	0
8253	4.1	hackberry	*Celtis laevigata*	Healthy (5)	Single	Remove	0
8254	4.4	hackberry	*Celtis laevigata*	Healthy (5)	Forked	Remove	0
8255	6.2	hackberry	*Celtis laevigata*	Healthy (5)	Multi	Remove	0
8256	11.8	hackberry	*Celtis laevigata*	Healthy (5)	Multi	Remove	0
8257	8.8	hackberry	*Celtis laevigata*	Healthy (5)	Single	Remove	0
8258	6.3	eastern redcedar	*Juniperus virginiana*	Healthy (5)	Single	Remove	
8259	6.3	eastern redcedar	*Juniperus virginiana*	Healthy (5)	Single	Remove	
8260	5.8	eastern redcedar	*Juniperus virginiana*	Healthy (5)	Single	Remove	
8261	9.8	hackberry	*Celtis laevigata*	Healthy (5)	Single	Remove	0
8262	9.5	hackberry	*Celtis laevigata*	Healthy (5)	Single	Remove	0
8263	4.4	eastern redcedar	*Juniperus virginiana*	Healthy (5)	Single	Remove	
8264	6.1	hackberry	*Celtis laevigata*	Healthy (5)	Single	Remove	0
8265	6.1	eastern redcedar	*Juniperus virginiana*	Healthy (5)	Single	Remove	
8266	5.1	hackberry	*Celtis laevigata*	Healthy (5)	Single	Remove	0
8267	6.3	eastern redcedar	*Juniperus virginiana*	Healthy (5)	Single	Remove	
8268	7.5	hackberry	*Celtis laevigata*	Healthy (5)	Single	Remove	0
8269	5.3	eastern redcedar	*Juniperus virginiana*	Healthy (5)	Single	Remove	
8270	8.2	hackberry	*Celtis laevigata*	Healthy (5)	Single	Remove	0
8271	6.3	hackberry	*Celtis laevigata*	Healthy (5)	Single	Remove	0
8272	8.6	hackberry	*Celtis laevigata*	Healthy (5)	Single	Remove	0
8273	5.8	eastern redcedar	*Juniperus virginiana*	Healthy (5)	Single	Remove	
8274	17.2	hackberry	*Celtis laevigata*	Healthy (5)	Single	Remove	0
8274	6.3	hackberry	*Celtis laevigata*	Healthy (5)	Single	Remove	0
8275	10.2	hackberry	*Celtis laevigata*	Healthy (5)	Single	Remove	0
8276	13.8	hackberry	*Celtis laevigata*	Healthy (5)	Forked	Remove	0
8277	7.8	eastern redcedar	*Juniperus virginiana*	Healthy (5)	Single	Remove	
8278	5.9	eastern redcedar	*Juniperus virginiana*	Healthy (5)	Single	Remove	
8279	5.1	eastern redcedar	*Juniperus virginiana*	Healthy (5)	Single	Remove	
8280	4.2	hackberry	*Celtis laevigata*	Healthy (5)	Single	Remove	0
8281	5.1	hackberry	*Celtis laevigata*	Healthy (5)	Single	Remove	0
8282	4.3	hackberry	*Celtis laevigata*	Healthy (5)	Single	Remove	0
8283	4.7	hackberry	*Celtis laevigata*	Healthy (5)	Single	Remove	0
8284	12.1	hackberry	*Celtis laevigata*	Declining (1)	Single	Remove	0
8285	5.2	eastern redcedar	*Juniperus virginiana*	Healthy (5)	Single	Remove	
8286	6.2	hackberry	*Celtis laevigata*	Healthy (5)	Single	Remove	0
8287	12.6	eastern redcedar	*Juniperus virginiana*	Healthy (5)	Single	Remove	
8288	6.7	eastern redcedar	*Juniperus virginiana*	Healthy (5)	Single	Remove	4
8289	4.9	eastern redcedar	*Juniperus virginiana*	Healthy (5)	Single	Remove	4
8290	16.8	eastern redcedar	*Juniperus virginiana*	Healthy (5)	Single	Remove	4
8291	11.3	eastern redcedar	*Juniperus virginiana*	Healthy (5)	Single	Remove	
8292	7.4	eastern redcedar	*Juniperus virginiana*	Healthy (5)	Single	Remove	
8293	12.4	eastern redcedar	*Juniperus virginiana*	Healthy (5)	Single	Remove	
8294	8.3	eastern redcedar	*Juniperus virginiana*	Healthy (5)	Single	Remove	4
8295	12.2	eastern redcedar	*Juniperus virginiana*	Healthy (5)	Forked	Remove	
8296	7.9	eastern redcedar	*Juniperus virginiana*	Healthy (5)	Single	Remove	
8297	4.6	eastern redcedar	*Juniperus virginiana*	Healthy (5)	Single	Remove	
8298	7.1	eastern redcedar	*Juniperus virginiana*	Healthy (5)	Single	Remove	
8299	8.8	eastern redcedar	*Juniperus virginiana*	Healthy (5)	Single	Remove	
8300	5.2	eastern redcedar	*Juniperus virginiana*	Healthy (5)	Single	Remove	
8301	5.9	eastern redcedar	*Juniperus virginiana*	Healthy (5)	Single	Remove	
8302	5.7	eastern redcedar	*Juniperus virginiana*	Healthy (5)	Single	Remove	
8303	6.0	eastern redcedar	*Juniperus virginiana*	Healthy (5)	Single	Remove	
8304	19.1	eastern redcedar	*Juniperus virginiana*	Healthy (5)	Multi	Remove	4
8305	7.1	eastern redcedar	*Juniperus virginiana*	Healthy (5)	Single	Remove	4
8306	14.0	eastern redcedar	*Juniperus virginiana*	Healthy (5)	Forked	Remove	
8307	9.0	eastern redcedar	*Juniperus virginiana*	Healthy (5)	Single	Remove	
8308	4.5	eastern redcedar	*Juniperus virginiana*	Healthy (5)	Single	Remove	4
8309	10.4	eastern redcedar	*Juniperus virginiana*	Healthy (5)	Single	Remove	4
8310	6.4	eastern redcedar	*Juniperus virginiana*	Healthy (5)	Single	Remove	4
8311	5.5	eastern redcedar	*Juniperus virginiana*	Healthy (5)	Single	Remove	
8312	6.1	eastern redcedar	*Juniperus virginiana*	Healthy (5)	Single	Remove	
8313	6.5	hackberry	*Celtis laevigata*	Healthy (5)	Single	Remove	0
8314	5.3	hackberry	*Celtis laevigata*	Healthy (5)	Single	Remove	0
8315	4.5	hackberry	*Celtis laevigata*	Healthy (5)	Single	Remove	0
8316	10.2	eastern redcedar	*Juniperus virginiana*	Healthy (5)	Single	Remove	
8317	4.6	eastern redcedar	*Juniperus virginiana*	Healthy (5)	Single	Remove	
8318	4.4	hackberry	*Celtis laevigata*	Healthy (5)	Single	Remove	0
8319	13.0	eastern redcedar	*Juniperus virginiana*	Healthy (5)	Forked	Remove	
8320	4.1	eastern redcedar	*Juniperus virginiana*	Healthy (5)	Single	Remove	
8321	6.2	eastern redcedar	*Juniperus virginiana*	Healthy (5)	Single	Remove	
8351	6.3	eastern redcedar	*Juniperus virginiana*	Healthy (5)	Multi	Remove	
8352	8.6	eastern redcedar	*Juniperus virginiana*	Healthy (5)	Forked	Remove	
8353	10.3	eastern redcedar	*Juniperus virginiana*	Healthy (5)	Forked	Remove	
8354	9.2	eastern redcedar	*Juniperus virginiana*	Healthy (5)	Single	Remove	
8355	5.4	eastern redcedar	*Juniperus virginiana*	Healthy (5)	Single	Remove	
8356	10.6	eastern redcedar	*Juniperus virginiana*	Healthy (5)	Single	Remove	
8357	6.3	eastern redcedar	*Juniperus virginiana*	Healthy (5)	Single	Remove	
8358	7.6	eastern redcedar	*Juniperus virginiana*	Healthy (5)	Single	Remove	4
8359	6.8	eastern redcedar	*Juniperus virginiana*	Healthy (5)	Single	Remove	
8360	6.0	eastern redcedar	*Juniperus virginiana*	Healthy (5)	Single	Remove	
8361	10.8	hackberry	*Celtis laevigata*	Healthy (5)	Forked	Remove	0
8362	4.8	eastern redcedar	*Juniperus virginiana*	Healthy (5)	Single	Remove	
8363	7.3	eastern redcedar	*Juniperus virginiana*	Healthy (5)	Single	Remove	
8364	4.8	eastern redcedar	*Juniperus virginiana*	Healthy (5)	Single	Remove	
8365	5.6	eastern redcedar	*Juniperus virginiana*	Healthy (5)	Single	Remove	
8366	6.0	eastern redcedar	*Juniperus virginiana*	Healthy (5)	Single	Remove	
8367	7.2	eastern redcedar	*Juniperus virginiana*	Healthy (5)	Single	Remove	
8368	6.5	eastern redcedar	*Juniperus virginiana*	Healthy (5)	Single	Remove	
8369	7.3	eastern redcedar	*Juniperus virginiana*	Healthy (5)	Single	Remove	
8370	4.8	hackberry	*Celtis laevigata*	Healthy (5)	Single	Remove	0
8371	7.0	eastern redcedar	*Juniperus virginiana*	Healthy (5)	Single	Remove	
8372	6.1	hackberry	*Celtis laevigata*	Healthy (5)	Single	Remove	0
8373	7.3	hackberry	*Celtis laevigata*	Healthy (5)	Single	Remove	0
8374	12.2	hackberry	*Celtis laevigata*	Declining (1)	Single	Remove	0
8375	18.6	hackberry	*Celtis laevigata*	Healthy (5)	Forked	Remove	0
8376	9.9	eastern redcedar	*Juniperus virginiana*	Healthy (5)	Single	Remove	4
8377	5.9	eastern redcedar	*Juniperus virginiana*	Healthy (5)	Single	Remove	
8378	3.6	live oak	*Quercus virginiana*	Healthy (5)	Single	Remove	3.6
8379	3.1	live oak	*Quercus virginiana*	Healthy (5)	Single	Remove	3.1
8380	3.1	live oak	*Quercus virginiana*	Healthy (5)	Single	Remove	3.1
8381	3.9	live oak	*Quercus virginiana*	Healthy (5)	Single	Remove	3.9
8382	4.2	live oak	*Quercus virginiana*	Healthy (5)	Single	Remove	4.2
8383	3.3	live oak	*Quercus virginiana*	Healthy (5)	Single	Remove	3.3
8384	4.4	live oak	*Quercus virginiana*	Healthy (5)	Single	Remove	4.4
8385	2.6	live oak	*Quercus virginiana*	Healthy (5)	Single	Remove	2.6
8386	3.1	live oak	*Quercus virginiana*	Healthy (5)	Single	Remove	3.1
8387	2.9	live oak	*Quercus virginiana*	Healthy (5)	Single	Remove	2.9
8388	3.8	live oak	*Quercus virginiana*	Healthy (5)	Single	Remove	3.8
8389	4.2	live oak	*Quercus virginiana*	Healthy (5)	Single	Remove	4.2
8390	3.9	live oak	*Quercus virginiana*	Healthy (5)	Single	Remove	3.9
8391	4.1	live oak	*Quercus virginiana*	Healthy (5)	Single	Remove	4.1
8392	6.2	live oak	*Quercus virginiana*	Healthy (5)	Forked	Remove	6.2
8393	4.1	live oak	*Quercus virginiana*	Healthy (5)	Single	Remove	
8394	4.3	live oak	*Quercus virginiana*	Healthy (5)	Single	Remove	
8395	5.1	live oak	*Quercus virginiana*	Healthy (5)	Forked	Remove	
8396	11.3	eastern redcedar	*Juniperus virginiana*	Healthy (5)	Forked	Remove	
8397	14.6	eastern redcedar	*Juniperus virginiana*	Healthy (5)	Forked	Remove	
8398	7.6	eastern redcedar	*Juniperus virginiana*	Healthy (5)	Single	Remove	
8399	8.3	eastern redcedar	*Juniperus virginiana*	Healthy (5)	Single	Remove	
8400	7.4	eastern redcedar	*Juniperus virginiana*	Healthy (5)	Single	Remove	
Tags 8401-8450 were not used.							
8451	6.4	eastern redcedar	*Juniperus virginiana*	Healthy (5)	Single	Remove	
8452	6.1	eastern redcedar	*Juniperus virginiana*	Healthy (5)	Single	Remove	
8453	6.5	eastern redcedar	*Juniperus virginiana*	Healthy (5)	Single	Remove	
8454	7.1	eastern redcedar	*Juniperus virginiana*	Healthy (5)	Single	Remove	
8455	6.2	eastern redcedar	*Juniperus virginiana*	Healthy (5)	Single	Remove	
8456	8.3	eastern redcedar	*Juniperus virginiana*	Healthy (5)	Forked	Remove	4
8457	15.3	eastern redcedar	*Juniperus virginiana*	Healthy (5)	Single	Remove	
8458	11.3	eastern redcedar	*Juniperus virginiana*	Healthy (5)	Single	Remove	
8459	9.6	eastern redcedar	*Juniperus virginiana*	Healthy (5)	Forked	Remove	
8460	9.8	eastern redcedar	*Juniperus virginiana*	Healthy (5)	Single	Remove	4

Kimley-Horn red tag series: 1551-1601, 7901-7950, 8201-8400, and 8451-8460. Trees measuring 4-

NOTE:
CONTRACTOR SHALL NOT REMOVE ANY TREE UNTIL A TREE REMOVAL PERMIT HAS BEEN OBTAINED FROM THE APPLICABLE CITY AUTHORITY. A FORMAL TREE REMOVAL PERMIT MUST BE REQUESTED AND APPROVED PRIOR TO ANY TREE DISTURBANCE OR REMOVAL ACTIVITIES. THESE PLANS DO CONSTITUTE AUTHORIZATION FOR TREE REMOVAL, NOR DO THEY IMPLY APPROVAL FOR SUCH ACTION. APPROVAL OF THESE PLANS BY THE CITY IS REQUIRED AS PART OF THE TREE REMOVAL PERMITTING PROCESS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE ALL REQUIRED PERMITS ARE SECURED PRIOR TO COMMENCING WORK.

Code Required MAX of 20% to the Tree Fund	
Total Mitigation Required	228.2
Total Mitigation to be paid (20%)	45.64
Total Mitigation Cost	$9,128.00
Total Required Inches to be planted	182.56

TREE MITIGATION	
Total Mitigation Required	228.2
Total Provided Inches 31-Canopy Trees at 4"Cal.	124
Total Mitigation Needed	104.2
Total Mitigation Cost	$20,840.00

SITE PLAN SIGNATURE BLOCK

APPROVED:
I HEREBY CERTIFY THAT THE ABOVE FOREGOING SITE PLAN FOR DEVELOPMENT IN THE CITY, OF ROCKWALL, TEXAS WAS APPROVED BY THE PLANNING AND ZONING COMISSION OF THE CITY OF ROCKWALL ON THE _____ DAY OF _____, _____.

WITNESS OUR HANDS, THIS _____ DAY OF _____, _____.

_____
PLANNING & ZONING COMMISSION, CHAIRMAN AND ZONING

_____
DIRECTOR OF PLANNING

CASE NO. SP2025-021

SITE PLAN FOR
FUEL CITY – ROCKWALL
LOT 2, BLOCK A
CORNERSTONE COMMUNITY CHURCH

4.34 ACRES
N. BUTLER SURVEY ABSTRACT NO. 20
City of Rockwall, Rockwall County, Texas
Current Zoning: C (Commerical District)
Proposed Land Use: Gas Station/ Car Wash
Submitted: May 16th, 2025

Architect:	Developer:	Engineer:
Carroll Architects 750 E. Interstate 30, Ste. 110 Rockwall, Texas 75087 Contact: Glennon Langston Phone: 972-732-6085	Fuel City 801 S. Riverfront Boulevard,00 Dallas, Texas 75207 Contact: Joseph Bickham Phone: 469-203-0159	Kimley-Horn and Associates, Inc. 225 E. John W Carpenter FWY, Suite 1100 Irving, Texas 75062 Contact: Jared Earney, P.E. Phone: 214-420-5600

BY / DATE / REVISIONS / No.

Kimley»Horn
13455 NOEL RD. TWO GALLERIA OFFICE TOWER
SUITE 700 DALLAS, TX 75240
PHONE: 972-770-1300 FAX: 972-239-3820
WWW.KIMLEY-HORN.COM TX F-928
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PRELIMINARY
FOR REVIEW ONLY
Not for construction or permit purposes.
Kimley»Horn
P.E.L.A. _____ NIKOLAUS B. ADAMS
L.A. No. 3404 Date 7/1/2025

KHA PROJECT 064454302
DATE JUNE, 2025
SCALE AS SHOWN
DESIGNED BY PNA
DRAWN BY PNA
CHECKED BY NBA

FUEL CITY - ROCKWALL
ROCKWALL, TEXAS, 75087

TREE PERSERVATION CHARTS

SHEET NUMBER
TP 1.02

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EPSG:2276_State2024(ft2)_Lat32.808948_Lon96.439653_Ntyp0:149 - Fuel City Rockwall -Tree Inventory CAD - April 2025 - dShim
Plotted: 7 Jul 2025 - 3:40 PM
MCKINNEY, BRANDON, P:\2025\064454302\CAD\LANDSCAPE\DESIGN\01 PERMIT CODE\PLANSHEET (TP1 TO TREE PERSERVATION CHARTS).DWG - 11" x 17" (1:1)

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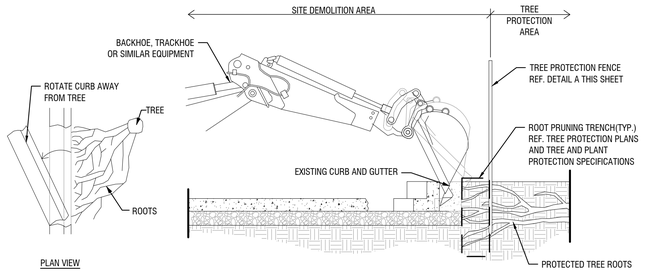
DEMOLITION SEQUENCE:
1. PERFORM ANY ROOT PRUNING.
2. INSTALL TREE PROTECTION FENCING.
3. BREAK OR CUT 6' SECTIONS OF CURB.
4. CAREFULLY ROTATE CURB SECTIONS AWAY FROM ROOTS.
5. COORDINATE ALL DEMOLITION OPERATIONS AROUND PROTECTED TREES WITH ENGINEER AND PROJECT ARBORIST.

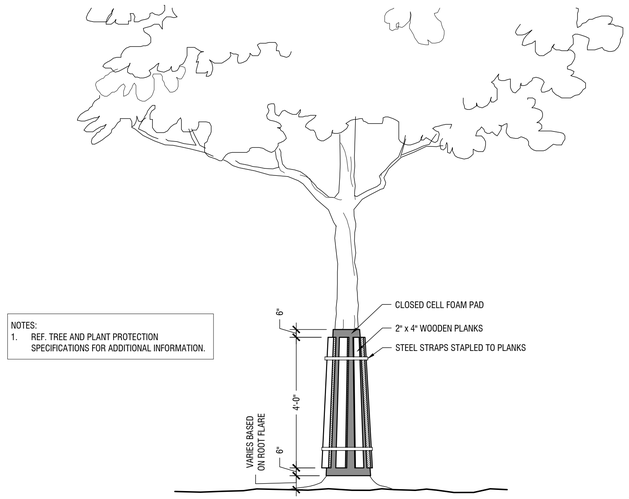
NOTES:
1. PRIOR TO DEMOLITION ACTIVITIES, COORDINATE WITH OWNER'S REPRESENTATIVE.
2. ALL TREE PROTECTION MEASURES MUST BE IN PLACE AND APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO DEMOLITION ACTIVITIES.
3. OWNER'S REPRESENTATIVE TO APPROVE ANY CANOPY THINNING AND/OR CANOPY RAISING PRUNING TO ALLOW FOR DEMOLITION ACTIVITIES PRIOR TO CONSTRUCTION.



CURB DEMOLITION AROUND EXISTING TREE ROOTS

Scale: NTS

F

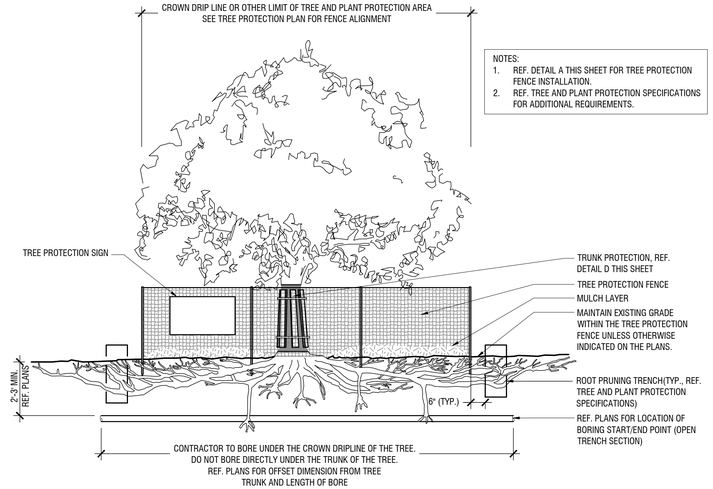


NOTES:
1. REF. TREE AND PLANT PROTECTION SPECIFICATIONS FOR ADDITIONAL INFORMATION.

TRUNK PROTECTION

Scale: NTS

D



NOTES:
1. REF. DETAIL A THIS SHEET FOR TREE PROTECTION FENCE INSTALLATION.
2. REF. TREE AND PLANT PROTECTION SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.

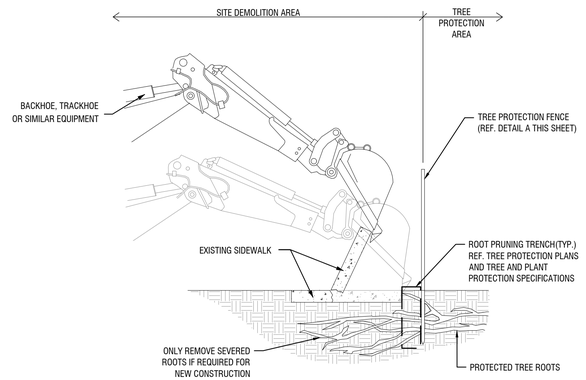
TREE PROTECTION - UTILITY BORING UNDER CROWN DRIPLINE

Scale: NTS

B

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.

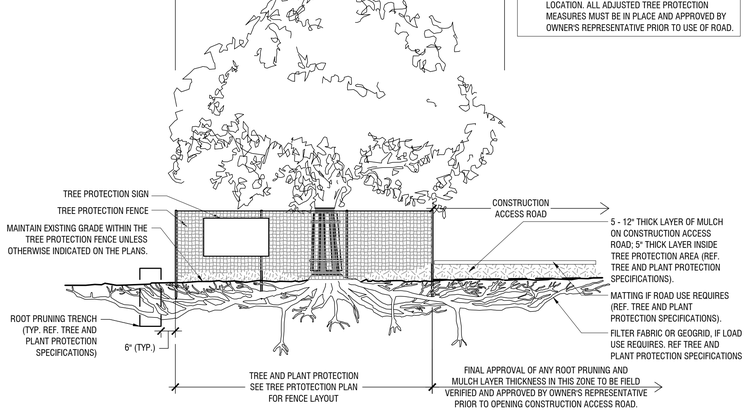
NOTES:
1. PRIOR TO DEMOLITION ACTIVITIES, COORDINATE WITH OWNER'S REPRESENTATIVE.
2. ALL TREE PROTECTION MEASURES MUST BE IN PLACE AND APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO DEMOLITION ACTIVITIES.
3. OWNER'S REPRESENTATIVE TO APPROVE ANY CANOPY THINNING AND/OR CANOPY RAISING PRUNING TO ALLOW FOR DEMOLITION ACTIVITIES PRIOR TO CONSTRUCTION.



SIDEWALK DEMOLITION AROUND EXISTING TREE ROOTS

Scale: NTS

E



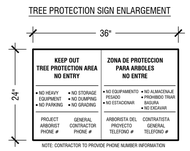
NOTES:
1. REF. DETAIL A THIS SHEET FOR TREE PROTECTION FENCE INSTALLATION.
2. REF. TREE AND PLANT PROTECTION SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
3. OWNER'S REPRESENTATIVE TO APPROVE ANY CANOPY THINNING AND/OR CANOPY RAISING PRUNING TO ALLOW FOR CONSTRUCTION ACCESS ROAD USE PRIOR TO CONSTRUCTION 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.

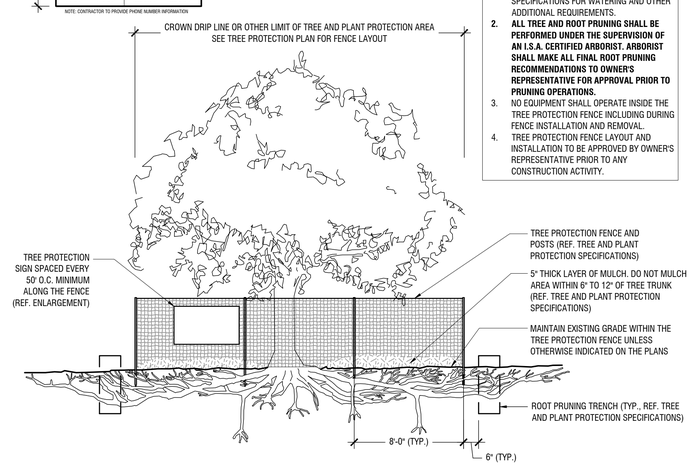
TREE PROTECTION - CONSTRUCTION ACCESS ROAD

Scale: NTS

C

TREE PROTECTION SIGN ENLARGEMENT





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

A

CASE NO. SP2025-021

SITE PLAN SIGNATURE BLOCK

APPROVED:
I HEREBY CERTIFY THAT THE ABOVE FOREGOING SITE PLAN FOR DEVELOPMENT IN THE CITY, OF ROCKWALL, TEXAS WAS APPROVED BY THE PLANNING AND ZONING COMISSION OF THE CITY OF ROCKWALL ON THE _____ DAY OF _____, _____.

WITNESS OUR HANDS, THIS _____ DAY OF _____, _____.

_____
PLANNING & ZONING COMMISSION, CHAIRMAN

_____
DIRECTOR OF PLANNING AND ZONING

SITE PLAN FOR
FUEL CITY – ROCKWALL
LOT 2, BLOCK A
CORNERSTONE COMMUNITY CHURCH

4.34 ACRES
N. BUTLER SURVEY ABSTRACT NO. 20
City of Rockwall, Rockwall County, Texas
Current Zoning: C (Commerical District)
Proposed Land Use: Gas Station/ Car Wash
Submitted: May 16th, 2025

Architect:
Carroll Architects
750 E. Interstate 30, Ste. 110
Rockwall, Texas 75087
Contact: Glennon Langston
Phone: 972-732-6085

Developer:
Fuel City
801 S. Riverfront Boulevard,00
Dallas, Texas 75207
Contact: Joseph Bickham
Phone: 469-203-0159

Engineer:
Kimley-Horn and Associates, Inc.
225 E. John W Carpenter FWY,
Suite 1100
Irving, Texas 75062
Contact: Jared Earney, P.E.
Phone: 214-420-5600

No.	REVISIONS	DATE	BY

Kimley»Horn
13455 NOEL RD. TWO GALLERIA OFFICE TOWER
SUITE 700 DALLAS, TX 75240
PHONE: 972-770-1300 FAX: 972-239-3820
WWW.KIMLEY-HORN.COM TX F-928
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Kimley»Horn
P.I.A. _____ NIKOLAUS B. ADAMS
L.A. No. 3404 Date 7/1/2025

KHA PROJECT	064454302
DATE	JUNE 2025
SCALE	AS SHOWN
DESIGNED BY	PNA
DRAWN BY	PNA
CHECKED BY	NBA

FUEL CITY - ROCKWALL
ROCKWALL, TEXAS, 75087

TREE PRESERVATION DETAILS

SHEET NUMBER
TP 3.01

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PLOT DATE 6/13/2025 - 1:31 PM
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SECTION 015639: TREE AND PLANT PROTECTION

PART 1 GENERAL

1.1 SUMMARY

A. THE SCOPE OF WORK INCLUDES ALL LABOR, MATERIALS, TOOLS, EQUIPMENT, FACILITIES, TRANSPORTATION AND SERVICES NECESSARY FOR, AND INCI DENTAL TO PERFORMING ALL OPERATIONS IN CONNECTION WITH PROTECTION OF EXISTING TREES AND OTHER PLANTS AS SHOWN ON THE DRAWINGS AND AS SPECIFIED HEREIN.
1. PROVIDE PRECONSTRUCTION EVALUATIONS
2. PROVIDE PROTECTION OF ROOT ZONES AND ABOVE GROUND TREES AND PLANTS
3. PROVIDE PRUNING OF EXISTING TREES AND PLANTS.
4. COORDINATE WITH THE REQUIREMENTS OF THE SPECIFICATIONS FOR MODIFICATIONS TO THE SOIL WITHIN THE ROOT ZONE OF EXISTING TREES AND PLANTS.
5. PROVIDE ALL INSECT AND DISEASE CONTROL.
6. PROVIDE MAINTENANCE OF EXISTING TREES AND PLANTS INCLUDING IRRIGATION DURING THE CONSTRUCTION PERIOD AS RECOMMENDED BY THE ARBORIST REPORT.
7. PROVIDE MAINTENANCE OF EXISTING TREES AND PLANTS INCLUDING IRRIGATION DURING THE POST CONSTRUCTION PLANT MAINTENANCE PERIOD.
8. REMOVE TREE PROTECTION FROM AROUND AND UNDER TREES AND PLANTS.
9. CLEAN UP AND DISPOSAL OF ALL EXCESS AND SURPLUS MATERIAL.

1.2 CONTRACT DOCUMENTS

A. SHALL CONSIST OF SPECIFICATIONS AND GENERAL CONDITIONS AND THE DRAWINGS. THE INTENT OF THESE DOCUMENTS IS TO INCLUDE ALL LABOR, MATERIALS, AND SERVICES NECESSARY FOR THE PROPER EXECUTION OF THE WORK. THE DOCUMENTS ARE TO BE CONSIDERED AS ONE. WHATEVER IS CALLED FOR BY ANY PARTS SHALL BE AS BINDING AS IF CALLED FOR IN ALL PARTS.

B. IT IS THE INTENT OF THIS SECTION THAT THE REQUIREMENTS APPLY TO ALL OTHER SECTIONS OF THE PROJECT SPECIFICATION SUCH THAT ANY SUBCONTRACTOR MUST COMPLY WITH THE RESTRICTIONS ON WORK WITHIN DESIGNATED TREE AND PLANT PROTECTION AREAS.

1.3 RELATED DOCUMENTS AND REFERENCES

A. RELATED DOCUMENTS:
1. DRAWINGS AND GENERAL PROVISIONS OF CONTRACT INCLUDING GENERAL AND SUPPLEMENTARY CONDITIONS AND DIVISION I SPECIFICATIONS APPLY TO WORK OF THIS SECTION.
2. IRRIGATION SPECIFICATIONS
3. PLANTING SPECIFICATIONS

B. REFERENCES: THE FOLLOWING SPECIFICATIONS AND STANDARDS OF THE ORGANIZATIONS AND DOCUMENTS LISTED IN THIS PARAGRAPH FORM A PART OF THE SPECIFICATION TO THE EXTENT REQUIRED BY THE REFERENCES THERETO. IN THE EVENT THAT THE REQUIREMENTS OF THE FOLLOWING REFERENCED STANDARDS AND SPECIFICATION CONFLICT WITH THIS SPECIFICATION SECTION, THE REQUIREMENTS OF THIS SPECIFICATION SHALL PREVAIL. IN THE EVENT THAT THE REQUIREMENTS OF ANY OF THE FOLLOWING REFERENCED STANDARDS AND SPECIFICATIONS CONFLICT WITH EACH OTHER, THE MORE STRINGENT REQUIREMENT SHALL PREVAIL.
1. ANSI A300 - STANDARD PRACTICES FOR TREE, SHRUB AND OTHER WOODY PLANT MAINTENANCE (9 PARTS), MOST CURRENT EDITIONS.
2. INTERNATIONAL SOCIETY OF ARBORICULTURE BEST MANAGEMENT PRACTICES (ISA BMP) MOST CURRENT EDITIONS.
   a. TREE PRUNING
   b. SOIL MANAGEMENT FOR URBAN TREES
   c. TREE SUPPORT SYSTEMS: CABLING, BRACING, GUYING, AND PROPPING
   d. TREE LIGHTING PROTECTION SYSTEMS
   e. MANAGING TREES DURING CONSTRUCTION
   f. TREE PLANTING
   g. TREE RISK ASSESSMENT
   h. TREE INVENTORY
   i. INTEGRATED PEST MANAGEMENT
   j. TREE INJECTIONS
   k. TREE AND SHRUB FERTILIZATION
3. PRUNING PRACTICES SHALL CONFORM WITH RECOMMENDATIONS "STRUCTURAL PRUNING: A GUIDE FOR THE GREEN INDUSTRY"; PUBLISHED BY URBAN TREE FOUNDATION, VISALIA, CALIFORNIA; MOST CURRENT EDITION.
4. GLOSSARY OF ARBORICULTURAL TERMS, INTERNATIONAL SOCIETY OF ARBORICULTURE, CHAMPAIGN IL, MOST CURRENT EDITION.

1.4 VERIFICATION

A. ALL SCALED DIMENSIONS ON THE DRAWINGS ARE APPROXIMATE. BEFORE PROCEEDING WITH ANY WORK, THE CONTRACTOR SHALL CAREFULLY CHECK AND VERIFY ALL DIMENSIONS AND QUANTITIES, AND SHALL IMMEDIATELY INFORM THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES BETWEEN THE INFORMATION ON THE DRAWINGS AND THE ACTUAL CONDITIONS, REFRAINING FROM DOING ANY WORK IN SAID AREAS UNTIL GIVEN APPROVAL TO DO SO BY THE OWNER'S REPRESENTATIVE.

1.5 PERMITS AND REGULATIONS

A. THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS RELATED TO THIS SECTION OF THE WORK UNLESS PREVIOUSLY EXCLUDED UNDER PROVISION OF THE CONTRACT OR GENERAL CONDITIONS. THE CONTRACTOR SHALL COMPLY WITH ALL LAWS AND ORDINANCES BEARING ON THE OPERATION OR CONDUCT OF THE WORK AS DRAWN AND SPECIFIED. IF THE CONTRACTOR OBSERVES THAT A CONFLICT EXISTS BETWEEN PERMIT REQUIREMENTS AND THE WORK OUTLINED IN THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL PROMPTLY NOTIFY THE OWNER'S REPRESENTATIVE IN WRITING INCLUDING A DESCRIPTION OF ANY NECESSARY CHANGES AND CHANGES TO THE CONTRACT PRICE RESULTING FROM CHANGES IN THE WORK.

B. WHEREVER REFERENCES ARE MADE TO STANDARDS OR CODES IN ACCORDANCE WITH WHICH WORK IS TO BE PERFORMED OR TESTED, THE EDITION OR REVISION OF THE STANDARDS AND CODES CURRENT ON THE EFFECTIVE DATE OF THIS CONTRACT SHALL APPLY, UNLESS OTHERWISE EXPRESSLY SET FORTH.

C. IN CASE OF CONFLICT AMONG ANY REFERENCED STANDARDS OR CODES OR BETWEEN ANY REFERENCED STANDARDS AND CODES AND THE SPECIFICATIONS, THE MORE RESTRICTIVE STANDARD OR CODE SHALL APPLY OR OWNER'S REPRESENTATIVE SHALL DETERMINE WHICH SHALL GOVERN.

1.6 PROTECTION OF WORK, PROPERTY AND PERSON

A. THE CONTRACTOR SHALL PROTECT THE WORK, ADJACENT PROPERTY, AND THE PUBLIC, AND SHALL BE RESPONSIBLE FOR ANY DAMAGES OR INJURY DUE TO HIS/HER ACTIONS.

1.7 CHANGES IN THE WORK

A. THE OWNER'S REPRESENTATIVE MAY ORDER CHANGES IN THE WORK, AND THE CONTRACT SUM SHOULD BE ADJUSTED ACCORDINGLY. ALL SUCH ORDERS AND ADJUSTMENTS PLUS CLAIMS BY THE CONTRACTOR FOR EXTRA COMPENSATION MUST BE MADE AND APPROVED IN WRITING BEFORE EXECUTING THE WORK INVOLVED.

1.8 CORRECTION OF WORK

A. THE CONTRACTOR SHALL RE-EXECUTE ANY WORK THAT FAILS TO CONFORM TO THE REQUIREMENTS OF THE CONTRACT AND SHALL REMEDY DEFECTS DUE TO FAULTY MATERIALS OR WORKMANSHIP UPON WRITTEN NOTICE FROM THE OWNER'S REPRESENTATIVE, AT THE SOONEST POSSIBLE TIME THAT CAN BE COORDINATED WITH OTHER WORK AND SEASONAL WEATHER DEMANDS.

1.9 DEFINITIONS

A. ALL TERMS IN THIS SPECIFICATION SHALL BE AS DEFINED IN THE "GLOSSARY OF ARBORICULTURAL TERMS" OR AS MODIFIED BELOW.
1. OWNER'S REPRESENTATIVE: THE PERSON APPOINTED BY THE OWNER TO REPRESENT THEIR INTEREST IN THE REVIEW AND APPROVAL OF THE WORK AND TO SERVE AS THE CONTRACTING AUTHORITY WITH THE CONTRACTOR. THE OWNER'S REPRESENTATIVE MAY APPOINT OTHER PERSONS TO REVIEW AND APPROVE ANY ASPECTS OF THE WORK.
2. REASONABLE AND REASONABLY: WHEN USED IN THIS SPECIFICATION IS INTENDED TO MEAN THAT THE CONDITIONS CITED WILL NOT AFFECT THE ESTABLISHMENT OR LONG TERM STABILITY, HEALTH OR GROWTH OF THE PLANT. THIS SPECIFICATION RECOGNIZES THAT PLANTS ARE NOT FREE OF DEFECTS, AND THAT PLANT CONDITIONS CHANGE WITH TIME. THIS SPECIFICATION ALSO RECOGNIZES THAT SOME DECISIONS CANNOT BE TOTALLY BASED ON MEASURED FINDINGS AND THAT PROFESSION JUDGMENT IS REQUIRED. IN CASES OF DIFFERING OPINION, THE OWNER'S REPRESENTATIVE EXPERT SHALL DETERMINE WHEN CONDITIONS WITHIN THE PLANT ARE JUDGED AS REASONABLE.
3. SHRUB: WOODY PLANTS WITH MATURE HEIGHT APPROXIMATELY LESS THAN 25 FEET.
4. TREE AND PLANT PROTECTION AREA: AREA SURROUNDING INDIVIDUAL TREES, GROUPS OF TREES, SHRUBS, OR OTHER VEGETATION TO BE PROTECTED DURING CONSTRUCTION, AND DEFINED BY A CIRCLE CENTERED ON THE TRUNK WITH EACH TREE WITH A RADIUS EQUAL TO THE CLOWN DRIPLINE UNLESS OTHERWISE INDICATED BY THE OWNER'S REPRESENTATIVE OR THE CONSTRUCTION DRAWINGS.
5. TREE: SINGLE AND MULTI-STEMMED PLANTS, INCLUDING PALMS WITH ANTICIPATED MATURE HEIGHT APPROXIMATELY GREATER THAN 25 FEET OR ANY PLANT IDENTIFIED ON THE PLANS AS A TREE.

1.10 SUBMITTALS

A. ARBORIST REPORT
1. PRIOR TO THE START OF CONSTRUCTION, SUBMIT, FOR APPROVAL BY THE OWNER'S REPRESENTATIVE, THE REPORT OF A CONSULTING ARBORIST WHO IS A REGISTERED CONSULTING ARBORIST® (RCA) WITH AMERICAN SOCIETY OF CONSULTING ARBORISTS OR AN ISA BOARD CERTIFIED ARBORIST, WHICH DETAILS THE FOLLOWING INFORMATION FOR ALL TREES TO REMAIN WITHIN THE AREA DESIGNATED ON THE DRAWINGS AS THE TREE AND PLANT PROTECTION AREA. THE REPORT SHALL INCLUDE THE FOLLOWING:
   a. A DESCRIPTION OF EACH TREE TO REMAIN INDICATING ITS GENUS AND SPECIES, CONDITION INCLUDING ANY VISIBLE DAMAGE TO THE ROOT SYSTEM OR SOIL WITHIN THE ROOT ZONE. TREE DIAMETER AT BREAST HEIGHT (DBH) AND APPROXIMATE HEIGHT AND CANOPY SPREAD, SIZE AND ANY VISIBLE DISEASE, INSECT INFESTATIONS AND OR BRANCH AND TRUNK STRUCTURAL DEFICIENCIES.
   b. THE REPORT SHALL NOTE ALL TREES OR PARTS OF TREES, WHICH ARE CONSIDERED A HAZARD OR SIGNIFICANT OR EXTREME RISK LEVEL. INCLUDE THE INTERNATIONAL SOCIETY OF ARBORICULTURE HAZARD EVALUATION SHEET FOR EACH TREE, WHICH MAY REASONABLY BE IDENTIFIED AS A POTENTIAL HAZARD TREE.
   c. RECOMMENDATIONS AS TO TREATMENT OF ALL INSECT, DISEASE AND STRUCTURAL PROBLEMS ENCOUNTERED.
   d. RECOMMENDATIONS FOR FERTILIZER TREATMENTS, IF ANY.
   e. A PLAN OF THE SITE SHOWING THE LOCATION OF ALL TREES INCLUDED IN THE REPORT.

B. PRODUCT DATA
1. SUBMIT MANUFACTURER PRODUCT DATA AND LITERATURE DESCRIBING ALL PRODUCTS REQUIRED BY THIS SECTION TO THE OWNER'S REPRESENTATIVE FOR APPROVAL. PROVIDE SUBMITTAL BEFORE THE START OF ANY WORK AT THE SITE.

C. QUALIFICATIONS SUBMITTAL
1. FOR EACH APPLICABLE PERSON EXPECTED TO WORK ON THE PROJECT, PROVIDE COPIES OF THE QUALIFICATIONS AND EXPERIENCE OF THE CONSULTING ARBORIST, PROOF OF EITHER THE REGISTERED CONSULTING ARBORIST® (RCA) WITH AMERICAN SOCIETY OF CONSULTING ARBORISTS OR AN ISA BOARD CERTIFIED MASTER ARBORIST, ANY ISA CERTIED ARBORISTS, AND ANY REQUIRED HERBICIDE/PESTICIDE LICENSE TO THE OWNER'S REPRESENTATIVE, FOR REVIEW PRIOR TO THE START OF WORK.

1.11 OBSERVATION OF THE WORK

A. THE OWNER'S REPRESENTATIVE MAY INSPECT THE WORK AT ANY TIME.

1.12 PRE-CONSTRUCTION CONFERENCE

A. SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE OWNER'S REPRESENTATIVE AT LEAST SEVEN (7) DAYS BEFORE BEGINNING WORK TO REVIEW ANY QUESTIONS THE CONTRACTOR MAY HAVE REGARDING THE WORK, ADMINISTRATIVE PROCEDURES DURING CONSTRUCTION AND PROJECT WORK SCHEDULE.
1. THE FOLLOWING CONTRACTORS SHALL ATTEND THE PRECONSTRUCTION CONFERENCE:
   a. GENERAL CONTRACTOR.
   b. CONSULTING ARBORIST/CERTIFIED ARBORIST
   c. TREE AND PLANT PROTECTION SUB-CONTRACTOR.
   d. EARTHWORK SUB-CONTRACTOR.
   e. ALL SITE UTILITY SUB-CONTRACTORS THAT MAY BE REQUIRED TO DIG OR TRENCH INTO THE SOIL.
   f. LANDSCAPE SUB-CONTRACTOR.
   g. IRRIGATION SUB-CONTRACTOR.
   h. PRIOR TO THIS MEETING, MARK ALL TREES AND PLANTS TO REMAIN AND OR BE REMOVED AS DESCRIBED IN THIS SPECIFICATION FOR REVIEW AND APPROVAL BY THE OWNER'S REPRESENTATIVE.

1.13 QUALITY ASSURANCE

A. CONTRACTOR QUALIFICATIONS:
1. ALL PRUNING, BRANCH TIE BACK, TREE REMOVAL, ROOT PRUNING, AND FERTILIZING REQUIRED BY THIS SECTION SHALL BE PERFORMED BY OR UNDER THE DIRECT SUPERVISION OF ISA CERTIFIED ARBORIST. SUBMIT AFOREMENTIONED INDIVIDUAL'S QUALIFICATIONS FOR APPROVAL BY THE OWNER'S REPRESENTATIVE.
2. ALL APPLICATIONS OF PESTICIDE OR HERBICIDE SHALL BE PERFORMED BY A PERSON MAINTAINING A CURRENT STATE LICENSE TO APPLY CHEMICAL PESTICIDES VALID IN THE JURISDICTION OF THE PROJECT. SUBMIT COPIES OF ALL REQUIRED STATE LICENSING CERTIFICATES INCLUDING APPLICABLE CHEMICAL APPLICATOR LICENSES.

PART 2 PRODUCTS

2.1 TREE PROTECTION SIGN:

A. HEAVY-DUTY PLASTIC LAMINATED OR CORRUGATED PLASTIC SIGNS, 24 INCHES X 36 INCHES, WHITE COLORED BACKGROUND WITH BLACK 2 INCH HIGH OR LARGER LETTERS BLOCK LETTERS. THE SIGNS SHALL BE STAKED ADJACENT TO EXISTING TREES. THE TREE PROTECTION SIGN SHALL READ "KEEP OUT - TREE AND PLANT PROTECTION AREA" AND OTHER PROJECT INFORMATION AS SHOWN ON DRAWINGS.

2.2 MATTING

A. MATTING FOR VEHICLE AND WORK PROTECTION SHALL BE HEAVY DUTY MATTING DESIGNED FOR VEHICLE LOADING OVER TREE ROOTS, ALTURNAMATS AS MANUFACTURED BY ALTURNAMATS, INC. FRANKLIN, PA 16323 OR APPROVED EQUAL.

B. SUBMIT SUPPLIERS PRODUCT DATA THAT PRODUCT MEETS THE REQUIREMENTS FOR APPROVAL.

2.3 GEOGRID

A. GEOGRID SHALL BE WOVEN POLYESTER FABRIC WITH PVC COATING, UNI-AXIAL OR BIAXIAL GEOGRID, INERT TO BIOLOGICAL DEGRADATION, RESISTANT TO NATURALLY OCCURRING CHEMICALS, ALKALIS, ACIDS.
1. GEOGRID SHALL BE MIRAGRID 2XT AS MANUFACTURED BY TEN CATE NICOLON, NORCROSS, GA. HTTP://WWW.TENCATE.COM OR APPROVED EQUAL.

B. SUBMIT SUPPLIERS PRODUCT DATA THAT PRODUCT MEETS THE REQUIREMENTS FOR APPROVAL.

2.4 FILTER FABRIC

A. FILTER FABRIC SHALL BE NONWOVEN POLYPROPYLENE FIBERS, INERT TO BIOLOGICAL DEGRADATION AND RESISTANT OF NATURALLY OCCURRING CHEMICALS, ALKALIS AND ACIDS.
1. MIRAFI 135 N AS MANUFACTURED BY TEN CATE NICOLON, NORCROSS, GA. HTTP://WWW.TENCATE.COM OR APPROVED EQUAL.

B. SUBMIT SUPPLIERS PRODUCT DATA THAT PRODUCT MEETS THE REQUIREMENTS FOR APPROVAL.

PART 3 EXECUTION

3.1 SITE EXAMINATION

A. EXAMINE THE SITE, TREE, PLANT AND SOIL CONDITIONS. NOTIFY THE OWNER'S REPRESENTATIVE IN WRITING OF ANY CONDITIONS THAT MAY IMPACT THE SUCCESSFUL TREE AND PLANT PROTECTIONS THAT IS THE INTENT OF THIS SECTION.

3.2 COORDINATION WITH PROJECT WORK

A. THE CONTRACTOR SHALL COORDINATE WITH ALL OTHER WORK THAT MAY IMPACT THE COMPLETION OF THE WORK.

B. PRIOR TO THE START OF WORK, PREPARE A DETAILED SCHEDULE OF THE WORK FOR COORDINATION WITH OTHER TRADES.

C. COORDINATE THE RELOCATION OF ANY IRRIGATION LINES CURRENTLY PRESENT ON THE IRRIGATION PLAN, HEADS OR THE CONDUITS OF OTHER UTILITY LINES OR STRUCTURES THAT ARE IN CONFLICT WITH TREE LOCATIONS. TREE ROOTS SHALL NOT BE ALTERED TO FIT AROUND LINES. NOTIFY THE OWNER'S REPRESENTATIVE OF ANY CONFLICTS ENCOUNTERED.

3.3 TREE AND PLANT PROTECTION AREA:

A. THE TREE AND PLANT PROTECTION AREA IS DEFINED AS ALL AREAS INDICATED ON THE TREE PROTECTION PLAN.

B. WHERE NO LIMIT OF THE TREE AND PLANT PROTECTION AREA IS DEFINED ON THE DRAWINGS, THE LIMIT SHALL BE THE DRIP LINE (OUTER EDGE OF THE BRANCH CROWN) OF EACH TREE.

3.4 PREPARATION:

A. PRIOR TO THE PRECONSTRUCTION MEETING, LAYOUT THE LIMITS OF THE TREE AND PLANT PROTECTION AREA AND THEN ALIGNMENTS OF REQUIRED TREE AND PLANT PROTECTION FENCING AND ROOT PRUNING. OBTAIN THE OWNER'S REPRESENTATIVE'S APPROVAL OF THE LIMITS OF THE PROTECTION AREA AND THE ALIGNMENT OF ALL FENCING AND ROOT PRUNING.

B. FLAG ALL TREES AND LARGE SHRUBS TO BE REMOVED BY WRAPPING ORANGE PLASTIC RIBBON AROUND THE TRUNK AND OBTAIN THE OWNER'S REPRESENTATIVE'S APPROVAL OF ALL TREES AND LARGE SHRUBS TO BE REMOVED PRIOR TO THE START OF TREE AND SHRUB REMOVAL. AFTER APPROVAL, MARK ALL TREES AND SHRUBS TO BE REMOVED WITH ORANGE PAINT IN A BAND COMPLETELY AROUND THE BASE OF THE TREE OR LARGE SHRUB 4.5 FEET ABOVE THE GROUND.

C. FLAG ALL TREES AND LARGE SHRUBS TO REMAIN WITH WHITE PLASTIC RIBBON TIED COMPLETELY AROUND THE TRUNK OR EACH TREE AND ON A PROMINENT BRANCH FOR EACH SHRUB. OBTAIN THE OWNER'S REPRESENTATIVE'S APPROVAL OF ALL TREES AND SHRUBS TO REMAIN PRIOR TO THE START OF TREE AND SHRUB REMOVAL.

D. PRIOR TO ANY CONSTRUCTION ACTIVITY AT THE SITE INCLUDING UTILITY WORK, GRADING, STORAGE OF MATERIALS, OR INSTALLATION OF TEMPORARY CONSTRUCTION FACILITIES, INSTALL ALL TREE PROTECTION FENCING, FILTER FABRIC, SILT FENCE. TREE PROTECTION SIGNS, GEOGRID, MULCH AND OR WOOD CHIPS AS SHOWN ON THE DRAWINGS.

3.5 SOIL MOISTURE

A. VOLUMETRIC SOIL MOISTURE LEVEL, IN ALL SOILS WITHIN THE TREE AND PLANT PROTECTION AREA SHALL BE MAINTAINED ABOVE PERMANENT WILT POINT TO A DEPTH OF AT LEAST 8 INCHES. NO SOIL WORK OR OTHER ACTIVITY SHALL BE PERMITTED WITHIN THE TREE AND PLANT PROTECTION AREA WHEN THE VOLUMETRIC SOIL MOISTURE IS ABOVE FIELD CAPACITY. THE PERMANENT WILT POINT AND FIELD CAPACITY FOR EACH TYPE OF SOIL TEXTURE SHALL BE DEFINED AS FOLLOWS (NUMBERS INDICATE PERCENTAGE VOLUMETRIC SOIL MOISTURE):

SOIL TYPE	PERMANENT WILT POINT V/V	FIELD CAPACITY V/V
SAND, LOAMY SAND, SANDY LOAM	5 - 8%	12 - 18%
LOAM, SANDY CLAY, SANDY CLAY LOAM	14 - 25%	27 - 36%
CLAY LOAM, SILT LOAM	11 - 22%	31 - 36%
SILTY CLAY, SILTY CLAY LOAM	22 - 27%	38 - 41%

B. VOLUMETRIC SOIL MOISTURE SHALL BE MEASURED WITH A DIGITAL, ELECTRIC CONDUCTIVITY METER. THE METER SHALL BE THE DIGITAL SOIL MOISTURE METER, DSMM500 BY GENERAL SPECIALTY TOOLS AND INSTRUMENTS, OR APPROVED EQUIVALENT METER.

C. THE CONTRACTOR SHALL CONFIRM THE SOIL MOISTURE LEVELS WITH A MOISTURE METER. IF THE MOISTURE IS TOO HIGH, SUSPEND OPERATIONS UNTIL THE SOIL MOISTURE DRAINS TO BELOW FIELD CAPACITY.

3.6 ROOT PRUNING:

A. FINAL RECOMMENDATIONS ON ANY ROOT PRUNING REQUIREMENTS AND PROCEDURES ARE TO BE DETERMINED BY THE PROJECT ARBORIST AND PROVIDED IN WRITING TO THE OWNER'S REPRESENTATIVE PRIOR TO ANY ROOT PRUNING.

B. PRIOR TO ANY EXCAVATING INTO THE EXISTING SOIL GRADE WITHIN 25 FEET OF THE LIMIT OF THE TREE AND PLANT PROTECTION AREA OR TREES TO REMAIN, ROOT PRUNE ALL EXISTING TREES TO A DEPTH OF 24 INCHES BELOW EXISTING GRADE IN ALIGNMENTS FOLLOWING THE EDGES OF THE TREE AND PLANT PROTECTION AREA OR AS DIRECTED BY THE OWNER'S REPRESENTATIVE. ROOT PRUNING SHALL BE IN CONFORMANCE WITH ANSI A300 (PART 8) LATEST EDITION.
1. USING A ROCK SAW, CHAIN TRENCHER OR SIMILAR TRENCHING DEVICE, MAKE A VERTICAL CUT WITHIN 2 FEET OF THE LIMIT OF GRADING.
2. AFTER COMPLETION OF THE CUT, MAKE CLEAN CUTS WITH A LOPPER, SAW OR PRUNER TO REMOVE ALL TORN ROOT ENDS ON THE TREE SIDE OF THE EXCAVATION, AND BACKFILL THE TRENCH IMMEDIATELY WITH EXISTING SOIL, FILLING ALL VOIDS.

3.7 INSTALLATION OF GEOGRIDS, FILTER FABRIC, MATTING, AND OR AGGREGATE

A. INSTALL GEOGRIDS, FILTER FABRIC, MATTING, AND/OR AGGREGATE IN AREAS AND DEPTHS SHOWN ON THE PLANS AND DETAILS OR AS DIRECTED BY THE OWNER'S REPRESENTATIVE. IN GENERAL IT IS THE INTENT OF THIS SPECIFICATION TO PROVIDE THE FOLLOWING LEVELS OF PROTECTION:
1. AREAS WHERE FOOT TRAFFIC OR STORAGE OF LIGHTWEIGHT MATERIALS IS ANTICIPATED TO BE UNAVOIDABLE PROVIDE A LAYER OF FILTER FABRIC UNDER THE 6 INCHES OF MULCH.
2. AREAS WHERE OCCASIONAL LIGHT VEHICLE TRAFFIC IS ANTICIPATED TO BE UNAVOIDABLE PROVIDE A LAYER OF GEOGRIDS UNDER 8 INCHES OF MULCH.
3. AREAS WHERE HEAVY VEHICLE TRAFFIC IS UNAVOIDABLE PROVIDE A LAYER OF GEOGRIDS UNDER 8 - 12 INCHES OF MULCH AND A LAYER OF MATTING OVER THE MULCH.

B. THE OWNERS REPRESENTATIVE SHALL APPROVE THE APPROPRIATE LEVEL OF PROTECTION.

C. IN THE ABOVE REQUIREMENTS, LIGHT VEHICLE IS DEFINED AS A TRACK SKID STEER WITH A GROUND PRESSURE OF 4 PSI OR LIGHTER, A HEAVY VEHICLE IS ANY VEHICLE WITH A TIRE OR TRACK PRESSURE OF GREATER THAN 4 PSI. LIGHTWEIGHT MATERIALS ARE ANY PACKAGED MATERIALS THAT CAN BE PHYSICALLY MOVED BY HAND INTO THE LOCATION. BULK MATERIALS SUCH AS SOIL, OR AGGREGATE SHALL NEVER BE STORED WITHIN THE TREE AND PLANT PROTECTION AREA.

3.8 PROTECTION:

A. PROTECT THE TREE AND PLANT PROTECTION AREA AT ALL TIMES FROM COMPACTION OF THE SOIL; DAMAGE OF ANY KIND TO TRUNKS, BARK, BRANCHES, LEAVES AND ROOTS OF ALL PLANTS; AND CONTAMINATION OF THE SOIL, BARK OR LEAVES WITH CONSTRUCTION MATERIALS, DEBRIS, SILT, FUELS, OILS, AND ANY CHEMICALS SUBSTANCE. NOTIFY THE OWNER'S REPRESENTATIVE OF ANY SPILLS, COMPACTION OR DAMAGE AND TAKE CORRECTIVE ACTION IMMEDIATELY USING METHODS APPROVED BY THE OWNER'S REPRESENTATIVE.

3.9 GENERAL REQUIREMENTS AND LIMITATIONS FOR OPERATIONS WITHIN THE TREE AND PLANT PROTECTION AREA:

A. THE CONTRACTOR SHALL NOT ENGAGE IN ANY CONSTRUCTION ACTIVITY WITHIN THE TREE AND PLANT PROTECTION AREA WITHOUT THE APPROVAL OF THE OWNER'S REPRESENTATIVE INCLUDING: OPERATING, MOVING OR STORING EQUIPMENT; STORING SUPPLIES OR MATERIALS; LOCATING TEMPORARY FACILITIES INCLUDING TRAILERS OR PORTABLE TOILETS AND SHALL NOT PERMIT EMPLOYEES TO TRAVERSE THE AREA TO ACCESS ADJACENT AREAS OF THE PROJECT OR USE THE AREA ANY REASON. PERMITTED ACTIVITY, IF ANY, WITHIN THE TREE AND PLANT PROTECTION AREA MAY BE INDICATED ON THE DRAWINGS ALONG WITH ANY REQUIRED REMEDIAL ACTIVITY AS LISTED BELOW.

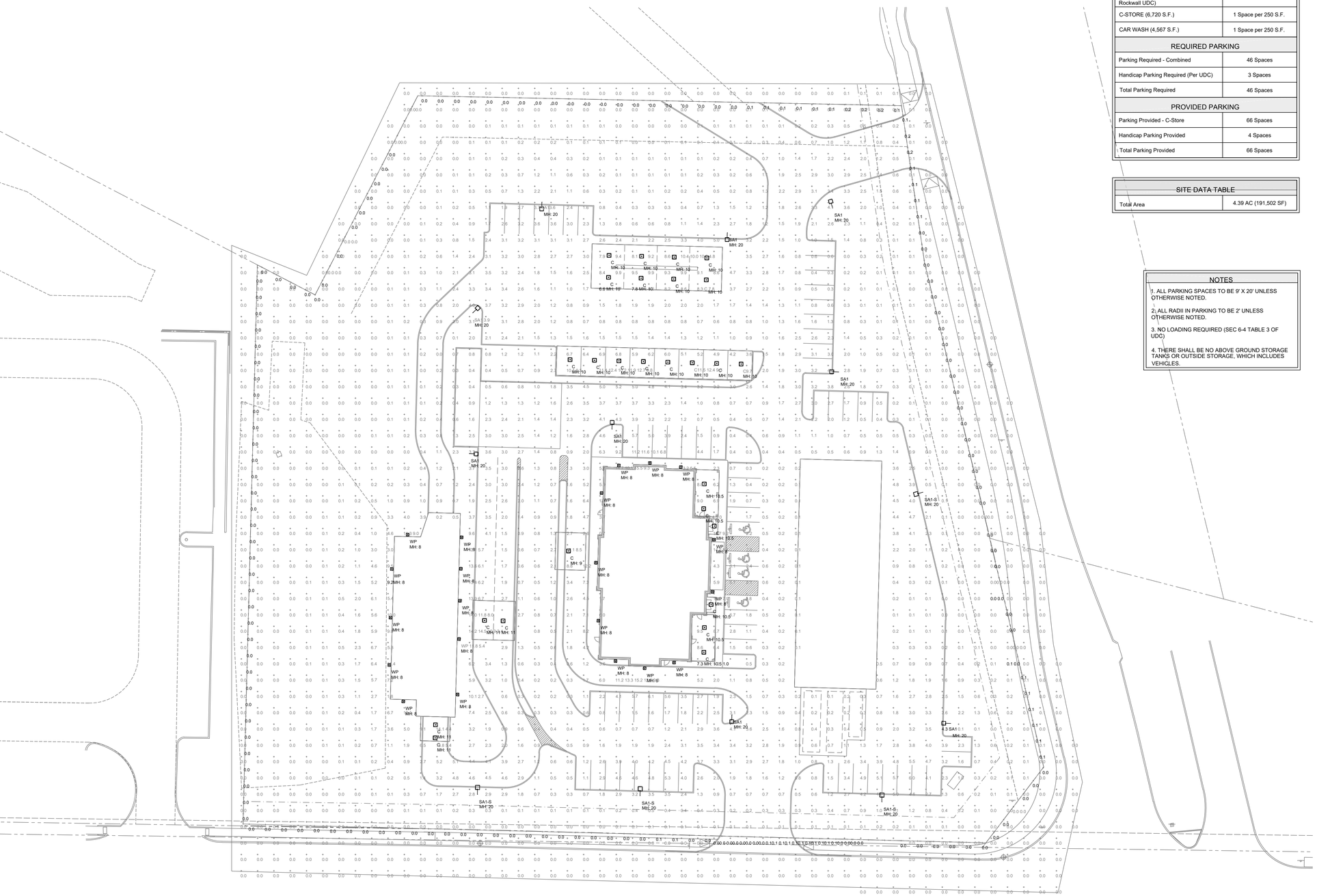
B. IN THE EVENT THAT CONSTRUCTION/VEHICULAR ACTIVITY IS UNAVOIDABLE WITHIN THE TREE AND PLANT PROTECTION AREA, NOTIFY THE OWNER'S REPRESENTATIVE AND SUBMIT A DETAILED WRITTEN PLAN OF ACTION FOR APPROVAL. THE PLAN SHALL INCLUDE: A STATEMENT DETAILING THE REASON FOR THE ACTIVITY INCLUDING WHY OTHER AREAS ARE NOT SUITED; A DESCRIPTION OF THE PROPOSED ACTIVITY; THE TIME PERIOD FOR THE ACTIVITY, AND A LIST OF REMEDIAL ACTIONS THAT WILL REDUCE THE IMPACT ON THE TREE AND PLANT PROTECTION AREA FROM THE ACTIVITY. TREE PROTECTION FOR THE REMEDIAL ACTIONS SHALL INCLUDE BUT SHALL NOT BE LIMITED TO THE FOLLOWING:
1. IN GENERAL, DEMOLITION AND EXCAVATION WITHIN THE DRIP LINE OF TREES AND SHRUBS SHALL PROCEED WITH EXTREME CARE EITHER BY THE USE OF HAND TOOLS, DIRECTIONAL BORING AND OR AIR KNIFE EXCAVATION WHERE INDICATED OR WITH OTHER LOW IMPACT EQUIPMENT THAT WILL NOT CAUSE DAMAGE TO THE TREE, ROOTS OR SOIL.
2. WHEN ENCOUNTERED, EXPOSED ROOTS, 1 INCHES AND LARGER IN DIAMETER SHALL BE WORKED AROUND IN A MANNER THAT DOES NOT BREAK THE OUTER LAYER OF THE ROOT SURFACE (BARK). THESE ROOTS SHALL BE COVERED IN MULCH AND SHALL BE MAINTAINED ABOVE PERMANENT WILT POINT AT ALL TIMES. ROOTS ONE INCH AND LARGER IN DIAMETER SHALL NOT BE CUT WITHOUT THE APPROVAL OF THE OWNERS REPRESENTATIVE AND PROJECT ARBORIST. EXCAVATION SHALL BE TUNNELED UNDER THESE ROOTS WITHOUT CUTTING THEM. IN THE AREAS WHERE ROOTS ARE ENCOUNTERED, WORK SHALL BE PERFORMED AND SCHEDULED TO CLOSE EXCAVATIONS AS QUICKLY AS POSSIBLE OVER EXPOSED ROOTS.
3. TREE BRANCHES THAT INTERFERE WITH THE CONSTRUCTION MAY BE TIED BACK OR PRUNED TO CLEAR ONLY TO THE POINT NECESSARY TO COMPLETE THE WORK. OTHER BRANCHES SHALL ONLY BE REMOVED WHEN SPECIFICALLY INDICATED BY THE OWNER'S REPRESENTATIVE. TYING BACK OR TRIMMING OF ALL BRANCHES AND THE CUTTING OF ROOTS SHALL BE IN ACCORDANCE WITH ACCEPTED ARBORICULTURAL PRACTICES (ANSI A300, PARTS 1 AND 8) AND BE PERFORMED UNDER SUPERVISION OF THE I.S.A. CERTIFIED ARBORIST.
4. MATTING: INSTALL TEMPORARY MATTING OR AN ADDITIONAL 12 INCH MULCH LAYER OVER THE MULCH SPECIFIED HEREFORD WITHIN THESE SPECIFICATIONS TO THE EXTENT INDICATED. DO NOT PERMIT FOOT TRAFFIC, SCAFFOLDING, VEHICULAR TRAFFIC, OR THE STORAGE OF MATERIALS WITHIN THE TREE AND PLANT PROTECTION AREA TO OCCUR OFF OF THE TEMPORARY MATTING.
5. TRUNK PROTECTION: PROTECT THE TRUNK OF EACH TREE TO REMAIN BY COVERING IT WITH A CLOSED CELL FOAM PAD AND A RING OF 2" x 4" x 4'-0" PLANKS LOOSELY BANDED ONTO THE TREE WITH 3 STEEL BANDS. STAPLE THE BANDS TO THE PLANKS AS NECESSARY TO HOLD THEM SECURELY IN PLACE. TRUNK PROTECTION MUST BY KEPT IN PLACE NO LONGER THAN 12 MONTHS. IF CONSTRUCTION REQUIRES WORK NEAR A PARTICULAR TREE TO CONTINUE LONGER THAN 12 MONTHS, THE STEEL BANDS SHALL BE INSPECTED EVERY SIX MONTHS AND LOOSENED IF THEY ARE FOUND TO HAVE BECOME TIGHT.
6. AIR EXCAVATION TOOL: IF EXCAVATION FOR FOOTINGS OR UTILITIES IS REQUIRED WITHIN THE TREE AND PLANT PROTECTION AREA, AIR EXCAVATION TOOL TECHNIQUES SHALL BE USED WHERE PRACTICAL OR AS DESIGNED ON THE DRAWINGS.
   a. REMOVE THE MULCH FROM AN AREA APPROXIMATELY 18 INCHES BEYOND THE LIMITS OF THE HOLE OR TRENCH TO BE EXCAVATED. COVER THE MULCH FOR A DISTANCE OF NOT LESS THAN 15 FEET AROUND THE LIMIT OF THE EXCAVATION AREA WITH FILTER FABRIC OR PLASTIC SHEETING TO PROTECT THE MULCH FROM SILT. MOUND THE MULCH SO THAT THE PLASTIC SLOPES TOWARDS THE EXCAVATION.
   b. USING A SPRINKLER OR SOAKER HOSE, APPLY WATER SLOWLY TO THE AREA OF THE EXCAVATION FOR A PERIOD OF AT LEAST 4 HOURS, APPROXIMATELY 12 HOURS PRIOR TO THE WORK SO THAT THE GROUND WATER LEVEL IS AT OR NEAR FIELD CAPACITY AT THE BEGINNING OF THE WORK. FOR EXCAVATIONS THAT GO BEYOND THE DAMP SOIL, REWET THE SOIL AS NECESSARY TO KEEP SOIL MOISTURE NEAR FIELD CAPACITY.
   c. USING AN AIR EXCAVATION TOOL SPECIFICALLY DESIGNED AND MANUFACTURED FOR THE INTENDED PURPOSE, AND AT PRESSURES RECOMMENDED BY THE MANUFACTURER OF THE EQUIPMENT, FRACTURE THE EXISTING SOIL TO THE SHAPE AND THE DEPTHS REQUIRED. WORK AT RATES AND USING TECHNIQUES THAT DO NOT HARM TREE ROOTS. AIR PRESSURE SHALL BE A MAXIMUM OF 90-100 PSI.
      1.) THE AIR EXCAVATION TOOL SH

Luminaire Schedule

Symbol	Qty	Label	Arrangement	Description	Tag	LLF	Luminaire Lumens	Luminaire Watts	Total Watts	Mounting Height
	27	C	Single	LSI_WCP-03L-DA-W-40		0.900 3363		25	675	9, 10, 10.5, 11
	9	SA1	Single	LSI_MRS-LED-12L-SIL-FT-40-70CRI		0.900 12479		86	774	20
	4	SA1-S	Single	MRS-LED-15L-SIL-FT-40-70CRI-IL		0.900 9900		111	444	20
	21	WP	Single	XWS-LED-06L-SIL-FT-40-70CRI		0.900 6073		43	903	8

Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
PROP LINE	Illuminance	Fc	0.02	0.2	0.0	N.A.	N.A.
SITE_Planar	Illuminance	Fc	1.43	19.2	0.0	N.A.	N.A.



PARKING TABLE	
Parking Ratio (From The City of Rockwall UDC)	
C-STORE (6,720 S.F.)	1 Space per 250 S.F.
CAR WASH (4,567 S.F.)	1 Space per 250 S.F.
REQUIRED PARKING	
Parking Required - Combined	46 Spaces
Handicap Parking Required (Per UDC)	3 Spaces
Total Parking Required	46 Spaces
PROVIDED PARKING	
Parking Provided - C-Store	66 Spaces
Handicap Parking Provided	4 Spaces
Total Parking Provided	66 Spaces

SITE DATA TABLE	
Total Area	4.39 AC (191,502 SF)

NOTES

1. ALL PARKING SPACES TO BE 9' X 20' UNLESS OTHERWISE NOTED.
2. ALL RADII IN PARKING TO BE 2' UNLESS OTHERWISE NOTED.
3. NO LOADING REQUIRED (SEC 6-4 TABLE 3 OF UDC)
4. THERE SHALL BE NO ABOVE GROUND STORAGE TANKS OR OUTSIDE STORAGE, WHICH INCLUDES VEHICLES.

1 SITE PHOTOMETRIC PLAN
SCALE: 1" = 30'-0"

James F. Turner Engineers, L.P.
Consulting Engineers
8340 Meadow Rd. Suite 160
Dallas, Texas 75231
TEL. 214-750-2900
Job #: 35920
TX REGISTRATION # 10349
DRAWN/DESIGN TJM QC/APPD TJM

CITY OF ROCKWALL CASE NUMBER:
SP-2025-021

FUEL CITY – ROCKWALL

LEGAL DESCRIPTION AND OR ADDRESS:
LOT 2, BLOCK A
CORNERSTONE COMMUNITY CHURCH ADDITION
490 S. JOHN KING BLVD, ROCKWALL TX, 75087

OWNER
Fuel City
801. S Riverfront Boulevard, 00
Dallas, TX 75207
P: 469-203-0159
E: jbickham@fuelcity.com
ATTN: Joseph Bickham

APPLICANT
Kimley-Horn and Associates, Inc.
225 E. John W Carpenter FWY, Suite 1100
Irving, TX 75062
P: 214-420-5600
E: jared.earney@kimley-horn.com
ATTN: Jared Earney

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

ISSUE:
OWNER REVIEW: 06-30-2025

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NEW FACILITY FOR
FUEL CITY
490 S. John King Blvd
Rockwall, Texas 75087

FUEL CITY

CARROLL architects
750 E. Interstate 30
Suite 110
Rockwall, TX 75087
t: 972-732-6085
w: carrollarch.com

SITE PHOTOMETRICS

DATE: JUNE 2025
SHEET NO: E0.0
PROJECT NO: 2024074
DRAWN BY: GL
CHECKED BY:

Catalog # :	Project :
Prepared By :	Date :

WCP Series
LED Walkway Canopy



The LSI WCP LED Walkway Canopy Series is designed to optimize LED life and light output. Housing is hinged for quick and easy mounting and entrance. Using high brightness, high LED count technology, more usable light output is produced while eliminating glare.

Features & Specifications

Optical System

- The high transmission lens, with 91% efficiency, is high impact, scratch resistant acrylic and protects the LEDs. At the same time, it delivers improved visual comfort by eliminating any glare and providing a wider smoother and more uniform light output.
- Lens assembly is designed to provide high efficiency and to target the light where needed to satisfy outdoor lighting requirements.
- Positioning of the LEDs result in the light being directed to desired locations eliminating glare.
- 3000K | 4000K | 5000K color temperatures.
- Minimum CRI of 80.
- L70 Calculated Life: >200k Hours

Electrical

- High-performance driver features over-voltage, under voltage, short-circuit and over temperature protection.
- 0-10 volt dimming (10% - 100%) standard.
- Standard Universal Voltage (120-277 Vac) Input 50/60 Hz
- Total harmonic distortion: <20%
- Power factor: >.85
- Driver Off-State Power is 0 watts.
- Components are fully encased in potting material for moisture resistance. Driver complies with FCC standards. Driver and key electronic components can easily be accessed.
- Minimum 4kV surge rating

Controls

Wireless Controls System

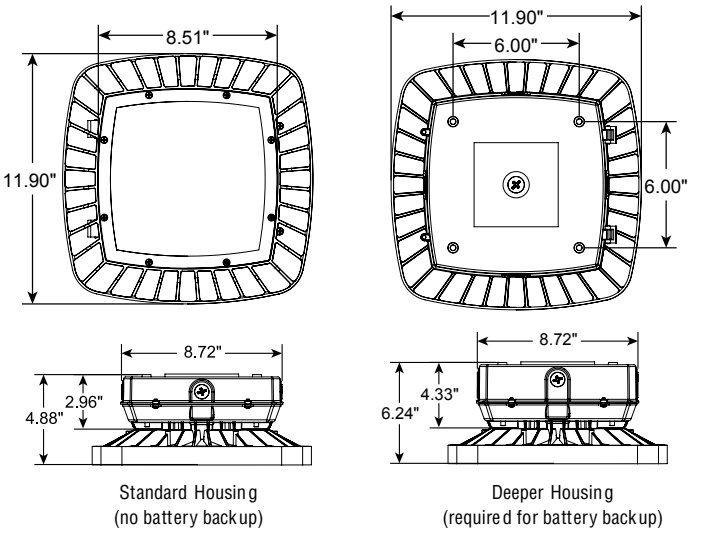
To make Airlink ready, order one of the following options:

a. The integrated Wireless Lighting Controller: ALSC (see ordering guide) as the controls option, or

b. Integrated Wireless Controller option (above) with integrated motion sensor: ALSCS (ordering guide for mounting heights)

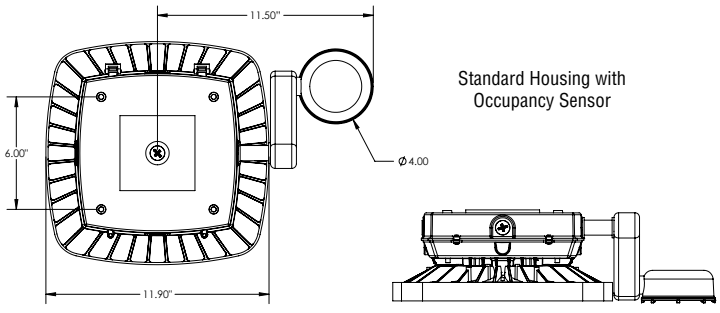
For more information on our AirLink products, visit our website: www.lsi airlink.com/airlink-synapse/

Dimensions



Standard Housing (no battery backup)

Deeper Housing (required for battery backup)



Standard Housing with Occupancy Sensor

*The majority of LSI Lighting Products are assembled in USA facilities by an American Workforce utilizing both Domestic and Foreign components. Meets Buy American requirements within the ARRA.

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Features & Specifications (Cont.)

Stand Alone Controls

- The passive infrared motion sensor activates switching of luminaire light levels.

Construction

- Rugged aluminum die cast housing provides proven environmental protection for LED modules.
- Designed for commercial and industrial applications.
- Patent pending thermal stacking technology features a unique internal design that allows for lower operating temperatures which results in a brighter, whiter light, more stable color and longer LED and driver life.
- LSI LEDs provide higher lumen output, greater energy efficiency and more reliable fixture performance.
- LEDs manufactured for the WCP series utilize Epoxy Guard conformal coating which reduces the chance of board corrosion.
- Weight: 10.0 lbs in carton.

Warranty

- LSI LED Fixtures carry a 5-year warranty.

Listings

- CSA listed to UL 1598 and UL 8750.
- Luminaire is certified to UL/cUL Standards for Wet Locations.
- IDA Listed (3000K or warmer CCT)
- DesignLights Consortium® (DLC) qualified product. Not all versions of this product DLC qualified. Check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

Installation:

- Apertures for continuous wiring.
- Housing is hinged for quick and easy mounting and entrance.
- Can be pendant mounted using 1/2" threaded conduit fitting (by others).

Performance

Lumens	3000K		4000K		5000K		Wattage
	Delivered Lumens	Efficacy	Delivered Lumens	Efficacy	Delivered Lumens	Efficacy	
3L	3363	137.21	3363	137.21	3492	142.37	25
5L	5452	134.60	5452	134.60	5626	135.25	40
7L	7680	127.30	7680	127.30	7788	129.11	60
10L	9691	121.78	9691	121.78	9821	121.11	80

Energy Savings

LED		HID			
Wattage	Annual Cost	Source Wattage	Total Wattage Used	Annual Cost	Annual Savings
25	$11	50	72	$52	$41
		70	90	$59	$48
		100	129	$77	$66
40	$18	100	129	$77	$59
		150	185	$100	$82
		175	210	$112	$94
60	$26	200	232	$128	$102
		250	285	$150	$124
		400	458	$226	$200
80	$35	200	232	$128	$93
		250	285	$150	$115
		400	458	$226	$191

Luminaire Ordering Guide

TYPICAL ORDER EXAMPLE: **WCP LED 3L DA W UNV DIM 30 BZA**

Family Prefix	Lumen Package	Lens Type	Distribution	Voltage	Dimming	Color Temp	Color Rendering	Options / Controls	Finishes
WCP LED - Walkway Canopy Series	**3L** - 3,000 Lumens **5L** - 5,000 Lumens **7L** - 7,000 Lumens **10L** - 10,000 Lumens	**DA** - Diffused Acrylic	**W** - Wide	**UNV** - Universal (120V-277V) **HV** - High Voltage (347V-480V)	**DIM** - Dim to 10% (0 to 10V)	**30** - 3000K **40** - 4000K **50** - 5000K	**Blank** - 80 Color Rendering Index	**ALSC** - Airlink Synapse Wireless Controller[1] **OCSUE** - Occupancy Sensor white housing 120 - 277V[2] **OCSHV** - Occupancy Sensor white housing 480V[2] **EXT**- 0-10V Dimming leads extended to housing exterior[2] **CWBB** - Cold Weather Battery Backup -20°C to 50°C(-4°F to 122°F) (requires deeper housing) **SP** - Surge Protection	**BZA** - Bronze **WHT** - White

Footnotes:
1 - Consult factory for HV with AirLink Synapse Wireless Digital Controller.
2 - Not compatible with AirLink Wireless Controls.

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Catalog # : _____ Project : _____

Prepared By : _____ Date : _____

Mirada Small Area (MRS)

Outdoor LED Area Light



OVERVIEW	
Lumen Package	6,000 - 30,000
Wattage Range	39 - 209
Efficacy Range (LPW)	112 - 163
Weight lbs(kg)	20 (9.1)
Control Options	IMSBT, ALB, ALS, 7-Pin, PCI

QUICK LINKS

Ordering Guide | Performance | Photometrics | Dimensions

FEATURES & SPECIFICATIONS

Construction

- Rugged die-cast aluminum housing contains factory prewired driver and optical unit. Cast aluminum wiring access door located underneath.
- Fixtures are finished with LSI's DuraGrip® polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling. Other standard LSI finishes available. Consult factory.
- Shipping weight: 27 lbs in carton.

Optical System

- State-of-the-Art one piece silicone optic sheet delivers industry leading optical control with an integrated gasket to provide IP66 rated seal.
- Proprietary silicone refractor optics provide exceptional coverage and uniformity in distribution types 2, 3, 4, 5W, FT, and LC/RC.
- Silicone optical material does not yellow or crack with age and provides a typical light transmittance of 93-95%.
- Zero uplight.
- Available in 5000K, 4000K, 3500K, 3000K and 2700K color temperatures per ANS C78.377.
- 70 or 80CRI Minimum.
- Integral louver (IL) and integral half louver (IH) options available for enhanced backlight control.

Electrical

- High-performance driver features over-voltage, under-voltage, short-circuit and over temperature protection.
- 0-10V dimming (10% - 100%) standard.
- Standard Universal Voltage (120-277 VAC) Input 50/60 Hz or optional High Voltage (347-480 VAC).
- L70 Calculated Life: >60k Hours
- Total harmonic distortion: <20%
- Operating temperature: -40°C to +50°C (-40°F to +122°F). 30L lumen packages rated to +40°C.
- Power factor: >.90
- Input power stays constant over life.
- Field replaceable 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).
- High-efficacy LEDs mounted to metal-core circuit board to maximize heat dissipation
- Driver is fully encased in potting material for moisture resistance and complies with FCC standards. Driver and key electronic components can easily be accessed.

Controls

- Optional integral passive infrared Bluetooth™ motion and photocell sensor. Fixtures operate independently and can be commissioned via iOS or Android configuration app.
- LSI's AirLink™ wireless control system options reduce energy and maintenance costs while optimizing light quality 24/7.

Installation

- Designed to mount to square or round poles.
- A single fastener secures the hinged door, underneath the housing and provides quick & easy access to the electrical compartment.
- Included terminal block accepts up to 12 ga. wire.
- Utilizes LSI's traditional B3 drill pattern.

Warranty

- LSI luminaires carry a 5-year limited warranty. Refer to https://www.lsicorp.com/resources/terms-conditions-warranty/ for more information.

Listings

- Listed to UL 1598 and UL 8750.
- Meets Buy American Act requirements.
- Dark Sky compliant; with 3000K color temperature selection.
- Title 24 Compliant; see local ordinance for qualification information.
- RoHS compliant
- Suitable for wet locations.
- IP66 rated Luminaire per IEC 60598-1.
- 3G rated for ANSI C136.31 high vibration applications are qualified.
- IK08 rated luminiare per IEC 66262 mechanical impact code
- DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

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Mirada Small Area Light (MRS)

Type: _____

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ORDERING GUIDE

Back to Quick Links

TYPICAL ORDER EXAMPLE: MRS LED 18L SIL FT UNV DIM 40 70CRI ALBMR1LR BLK IH

Prefix	Light Source	Lumen Package	Lens	Distribution	Orientation[2]	Voltage	Driver
MRS - Mirada Small Area Light	**LED**	**6L** - 6,000 lms, 39W **9L** - 9,000 lms, 63W **12L** - 12,000 lms, 86W **15L** - 15,000 lms, 111W **18L** - 18,000 lms, 135W **21L** - 21,000 lms, 165W **24L** - 24,000 lms, 196W **30L** - 30,000 lms, 209W[8] Custom Lumen Packages[1]	**SIL** - Silicone	**2** - Type 2 **3** - Type 3 **4** - Type 4 **5W** - Type 5 Wide **FT** - Forward Throw **LC** - Left Corner **RC** - Right Corner	**(blank)** - standard **L**- Optics rotated left 90° **R** - Optics rotated right 90°	**UNV** - Universal Voltage (120-277V) **HV** - High Voltage (347-480V)	**DIM** - 0-10V Dimming (0-10%)

Color Temp	Color Rendering	Controls (Choose One)	Finish	Options
50 - 5,000 CCT **40** - 4,000 CCT **35** - 3,500 CCT (80 CRI only) **30** - 3,000 CCT **27**- 2,700 CCT (80 CRI only)	**70CRI** - 70 CRI **80CRI** - 80 CRI	**(Blank)** - None **Wireless Controls System** **ALSC** - AirLink Synapse Control System **ALSCS2** - AirLink Synapse Control System with 12-20' MH Motion Sensor[8] **ALSCS4** - AirLink Synapse Control System with 20-40' MH Motion Sensor[8] **ALBMR1LR** - AirLink Blue Long Range Wireless Motion & Photo Sensor Controller (8-15' MH)[4,8] **ALBMR2LR** - AirLink Blue Long Range Wireless Motion & Photo Sensor Controller (16-40' MH)[4,8] **Stand-Alone Controls** **EXT** - 0-10v Dimming leads extended to housing exterior **CR7P** - 7 Pin Control Receptacle ANSI C136.41[3] **IMSBT1L** - Integral Bluetooth™ Motion and Photocell Sensor (8-24' MH)[4,8] **IMSBT2L** - Integral Bluetooth™ Motion and Photocell Sensor (25-40' MH)[4,8]	**BLK** - Black **BRZ** - Dark Bronze **GMG** - Gun Metal Gray **GPT** - Graphite **MSV** - Metallic Silver **PLP** - Platinum Plus **SVG** - Satin Verde Green **WHT** - White	**(Blank)** - None **IH** - Integral Half Louver (Moderate Spill Light Cutoff)[2] **IL** - Integral Louver (Sharp Spill Light Cutoff)[2]

Need more information?
Click here for our glossary

Have additional questions?
Call us at (800) 436-7800

Accessory Ordering Information[5]

CONTROLS ACCESSORIES	
Description	**Order Number**
Twist Lock Photocell (120V) for use with CR7P	**122514**
Twist Lock Photocell (208-277) for use with CR7P	**122515**
Twist Lock Photocell (347V) for use with CR7P	**122516**
Twist Lock Photocell (480V) for use with CR7P	**1225180**
AirLink 5 Pin Twist Lock Controller	**661409**
AirLink 7 Pin Twist Lock Controller	**661410**
Shorting Cap for use with CR7P	**149328**

FUSING OPTIONS[7]	
Description	**Order Number**
Single Fusing (120V)	See Fusing Accessory Guide
Single Fusing (277V)	
Double Fusing (208V, 240V)	
Double Fusing (480V)	
Double Fusing (347V)	

EXTERNAL SHIELDING OPTIONS	
3" External Shield	See Shielding Guide
6" External Shield	

1. Custom lumen and wattage packages available, consult factory. Values are within industry standard tolerances but not DLC listed.
2. Not available on "Type 5W" distribution.
3. Control device or shorting cap must be ordered separately. See Accessory Ordering Information.
4. Motion sensors are field configurable via the LSI app that can be downloaded from your smartphone's native app store.
5. Accessories are shipped separately and field installed.
6. "CLR" denotes finish. See Finish options.
7. Fusing must be located in hand hole of pole. See Fusing Accessory Guide for compatability.
8. ALSC, ALB, and IMSBT not available with 30L HV.

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ACCESSORIES

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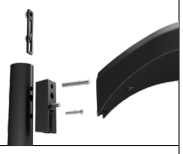
MOUNTING ACCESSORIES

Side Arm

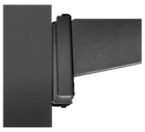
Universal Mounting Bracket
Mounts to ≥ 3" square or round (tapered/straight) poles with (2) mounting hole spaces between 3.5" to 5"

Part Number: BKA UMB CLR



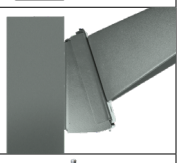
Quick Mount Plate
True one person installation to existing/new contruction poles with hole spaces beteen 2.4 to 4.6"

Part Number: BKS PQM B3B5 XX CLR



15° Tilt Quick Mount Plate
True one person installation to existing/new contruction poles with hole spaces beteen 2.4 to 4.6"

Part Number: BKS PQ15 B3B5 XX CLR



Tenon / Slipfitter

Adjustable Slipfitter
Mounts onto a 2" (51mm) IP, 2.375" (60mm) O.D. tenon and provides 180° of tilt (max 45° above horizontal)

Part Number: BKA ASF CLR



Square Tenon Top
Mounts onto a 2" (51mm) IP, 2.375" (60mm) O.D. tenon and allows for mounting up to 4 luminaires

Part Number: BKA XNM *



Square Internal Slipfitter
Mounts inside 4" or 5" square pole and allows for mounting up to 4 lumianires

Part Number: BKA X_ISF * CLR



Wall Mount/ Wood Pole

Wall Mount Bracket
Mounts onto vertical wall surface (hardware/anchors not included)

Part Number: BKS XBO WM CLR
Part Number: BKS B3 WM CLR (Includes surface conduit punchouts)



Wood Pole Bracket
Mounts onto wooden poles (6" minimum OD, hardware/anchors not included)

Part Number: BKS XBO WP CLR (Includes surface conduit punchouts)



SHIELDING, POLES & MISC. ACCESSORIES

Shielding

Integral Louver
Field Install Integral Louver provides maximum backlight control by shiedling each individual row of LEDS

Part Number: 763445



Integral Half Louver
Field Install Integral Half Louver provides great backlight control without impacting front side distribution.

Part Number: 763446



External Shield
External shield blocks view of light source from anyside of luminaire, additional shielding configurations available

Part Number: 783607BLK (3") / 776538BLK (6")



Poles

Square Poles
14 - 39' steel and aluminum poles in 4", 5" and 6" sizes for retrofit and new construction

Part Number: 4SQ/5SQ/6SQ



Round Poles
10 - 30' steel and aluminum poles in 4" and 5" sizes for retrofit and new construction

Part Number: 4RP/5RP



Tapered Poles
20' - 39' steel and aluminum poles for retrofit and new construction

Part Number: RTP



Misc.

Bird Spikes
10' linear bird spike (2' recommended per luminaire) silcone adhesive (covers approximately 25' linear fee of bird spike) and application tool

Spike Part Number: 751631
Adhesive Part Number: 751632
Caulk Gun Part Number: 751636



Replace CLR with paint finish description

Replace X with: 2'

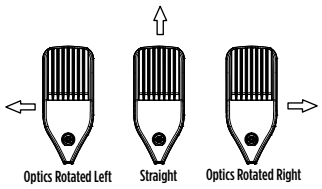
Replace XX with SQ for square pole or RD for round pole (≥3" OD)

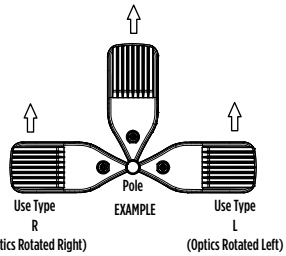
Replace * with S (Single), D180 (Double @180°), D90 (Double @90°), T90 (Triple), Q90 (Quad)

Replace _ with 4 (4" square pole) or 5 (5" square pole)

OPTICS ROTATION

Top View





ACCESSORIES/OPTIONS

Integral Louver (IL) and House-Side Shield (IH)

Integral louver (IL) and half louver (IH) accessory shields available for improved backlight control without sacrificing street side performance. LSI's Integral Louver (IL) and Integral House-Side Shield (IH) options deliver backlight control that significantly reduces spill light behind the poles for applications with pole locations close to adjacent properties. The design maximizes forward reflected light while reducing glare, maintaining the optical distribution selected, and most importantly eliminating light trespass. Both options rotate with the optical distribution.

Luminaire Shown with Integral Louver (IL)



Luminaire Shown with IMSBT Option



7 Pin Photoelectric Control

7-pin ANSI C136.41-2013 control receptacle option available for twist lock photocontrols or wireless control modules. Control accessories sold separately. Dimming leads from the receptacle will be connected to the driver dimming leads (Consult factory for alternate wiring).

Luminaire Shown with CR7P



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Mirada Small Area Light (MRS)

Type: _____

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PERFORMANCE

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DELIVERED LUMENS*

Lumen Package	Distribution	CRI	3000K CCT			4000K CCT			5000K CCT			Wattage
			Delivered Lumens	Efficacy	BUG Rating	Delivered Lumens	Efficacy	BUG Rating	Delivered Lumens	Efficacy	BUG Rating	
6L	2	70	5918	149	B2-U0-G1	6136	155	B2-U0-G1	6122	155	B2-U0-G1	39
	3		6016	152	B1-U0-G2	6238	158	B1-U0-G2	6224	157	B1-U0-G2	
	4		5967	153	B1-U0-G2	6333	162	B1-U0-G3	6136	157	B1-U0-G2	
	5W		5690	144	B3-U0-G1	5899	149	B3-U0-G1	5886	149	B3-U0-G1	
	FT		5822	147	B1-U0-G1	6037	152	B1-U0-G1	6023	152	B1-U0-G1	
	LC		6003	154	B1-U0-G2	6371	163	B1-U0-G2	6173	158	B1-U0-G2	
	RC		5964	153	B1-U0-G2	6329	162	B1-U0-G2	6132	157	B1-U0-G2	
9L	2	70	9091	145	B2-U0-G2	9484	152	B2-U0-G2	9462	151	B2-U0-G2	63
	3		9241	148	B2-U0-G2	9641	154	B2-U0-G2	9619	154	B2-U0-G2	
	4		9214	146	B2-U0-G3	9778	155	B2-U0-G3	9474	150	B2-U0-G3	
	5W		8740	140	B3-U0-G2	9118	146	B3-U0-G2	9097	144	B3-U0-G2	
	FT		8943	143	B2-U0-G2	9330	149	B2-U0-G2	9308	149	B2-U0-G2	
	LC		9269	147	B2-U0-G3	9837	156	B2-U0-G3	9531	151	B2-U0-G3	
	RC		9208	146	B2-U0-G2	9772	155	B2-U0-G3	9468	150	B2-U0-G3	
12L	2	70	12132	141	B3-U0-G2	12685	148	B3-U0-G2	12514	146	B3-U0-G2	86
	3		12333	143	B2-U0-G2	12894	150	B2-U0-G2	12721	148	B2-U0-G2	
	4		12277	143	B2-U0-G3	13029	152	B2-U0-G3	12623	147	B2-U0-G3	
	5W		11664	136	B4-U0-G2	12195	142	B4-U0-G2	12031	140	B4-U0-G2	
	FT		11935	139	B2-U0-G2	12479	145	B2-U0-G2	12311	143	B2-U0-G2	
	LC		12351	144	B2-U0-G3	13108	152	B2-U0-G3	12700	148	B2-U0-G3	
	RC		12271	143	B2-U0-G3	13022	151	B2-U0-G3	12617	147	B2-U0-G3	
15L	2	70	14220	128	B3-U0-G2	15167	137	B3-U0-G2	14488	131	B3-U0-G2	111
	3		14938	135	B2-U0-G2	15933	144	B2-U0-G2	15219	137	B2-U0-G2	
	4		14792	133	B2-U0-G4	15698	141	B2-U0-G4	15209	137	B2-U0-G4	
	5W		14304	129	B4-U0-G2	15257	137	B4-U0-G2	14574	131	B4-U0-G2	
	FT		14342	129	B2-U0-G2	15297	138	B2-U0-G2	14612	132	B2-U0-G2	
	LC		14881	134	B2-U0-G3	15793	142	B2-U0-G3	15301	138	B2-U0-G3	
	RC		14784	133	B2-U0-G3	15689	141	B2-U0-G3	15201	137	B2-U0-G3	
18L	2	70	16438	122	B3-U0-G2	17532	130	B3-U0-G3	16747	124	B3-U0-G2	135
	3		17267	128	B3-U0-G3	18417	137	B3-U0-G3	17592	131	B3-U0-G3	
	4		17101	127	B3-U-G4	18149	134	B3-U-G4	17584	130	B3-U-G4	
	5W		16535	123	B4-U0-G2	17636	133	B5-U0-G2	16846	125	B4-U0-G2	
	FT		16578	123	B3-U0-G2	17682	131	B3-U0-G2	16890	125	B3-U0-G2	
	LC		17204	127	B3-U0-G3	18258	135	B3-U0-G3	17689	131	B3-U0-G3	
	RC		17091	127	B2-U0-G3	18138	134	B2-U0-G3	17574	130	B2-U0-G3	
21L	2	70	19488	118	B3-U0-G3	20786	126	B3-U0-G3	19885	120	B3-U0-G3	165
	3		20472	124	B3-U0-G3	21835	132	B3-U0-G3	20857	126	B3-U0-G3	
	4		20279	123	B3-U0-G4	21521	130	B3-U0-G5	20851	126	B3-U0-G5	
	5W		19604	119	B5-U0-G3	20909	126	B5-U0-G3	19973	121	B5-U0-G3	
	FT		19655	119	B3-U0-G3	20964	127	B3-U0-G3	20025	121	B3-U0-G3	
	LC		20401	124	B3-U0-G4	21651	131	B3-U0-G4	20977	127	B3-U0-G4	
	RC		20268	123	B3-U0-G3	21509	130	B3-U0-G4	20840	126	B3-U0-G3	

*LEDs are frequently updated therefore values are nominal.

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Mirada Small Area Light (MRS)

Type: _____

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PERFORMANCE

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DELIVERED LUMENS*

Lumen Package	Distribution	CRI	3000K CCT			4000K CCT			5000K CCT			Wattage
			Delivered Lumens	Efficacy	BUG Rating	Delivered Lumens	Efficacy	BUG Rating	Delivered Lumens	Efficacy	BUG Rating	
24L	2	70	21976	112	B3-U0-G3	23439	120	B3-U0-G3	22390	114	B3-U0-G3	196
	3		23085	118	B3-U0-G3	24622	126	B3-U0-G3	23519	120	B3-U0-G3	
	4		23190	117	B3-U0-G5	24758	124	B3-U0-G5	23888	120	B3-U0-G5	
	5W		22105	113	B5-U0-G3	23578	120	B5-U0-G3	22522	115	B5-U0-G3	
	FT		22164	113	B3-U0-G3	23640	121	B3-U0-G3	22581	115	B3-U0-G3	
	LC		23330	117	B3-U0-G4	24907	125	B3-U0-G4	24032	121	B3-U0-G4	
	RC		23117	117	B3-U0-G4	24744	124	B3-U0-G4	23874	120	B3-U0-G4	
30L	2	70	30078	144	B4-U0-G3	29485	143	B4-U0-G4	30697	147	B4-U0-G3	209
	3		31711	154	B3-U0-G3	31086	151	B3-U0-G3	32364	157	B3-U0-G3	
	4		30459	148	B4-U0-G5	29858	145	B4-U0-G5	31085	151	B4-U0-G5	
	5W		30588	149	B5-U0-G3	29985	146	B5-U0-G3	31218	152	B5-U0-G3	
	FT		31585	153	B3-U0-G4	30962	150	B3-U0-G4	32235	156	B4-U0-G4	
	LC		32303	155	B3-U0-G5	31666	152	B3-U0-G5	32968	158	B3-U0-G5	
	RC		31943	153	B3-U0-G4	31313	150	B3-U0-G4	32600	156	B3-U0-G5	

*LEDs are frequently updated therefore values are nominal.

LUMEN SCALING FACTOR

70CRI - 80CRI	3000K 70CRI - 3500K 80CRI	3000K 70CRI - 2700K 80CRI
0.93	1.00	0.86

ELECTRICAL DATA (AMPS)*

Lumens	120V	208V	240V	277V	347V	480V
6L	0.34	0.20	0.17	0.15	0.12	0.09
9L	0.52	0.30	0.26	0.23	0.18	0.13
12L	0.72	0.41	0.36	0.31	0.25	0.18
15L	0.93	0.53	0.46	0.40	0.32	0.23
18L	1.12	0.65	0.56	0.49	0.39	0.28
21L	1.38	0.80	0.69	0.60	0.48	0.34
24L	1.63	0.94	0.82	0.71	0.56	0.41
30L	1.74	1.00	0.87	0.75	0.60	0.43

*Electrical data at 25°C (77°F). Actual wattage may differ by +/-10%

RECOMMENDED LUMEN MAINTENANCE[1]

Ambient Temp	Lumen Multiplier				
C	0 hrs.[2]	25K hrs.[2]	50K hrs.[2]	75K hrs.[3]	100K hrs.[3]
0 C - 25 C	100%	95%	89%	84%	79%
40 C	100%	94%	87%	80%	74%

1. Lumen maintenance values at 25°C are calculated per TM-21 based on LM-80 data and in-situ luminaire testing.
2. In accordance with IESNA TM-21-11, Projected Values represent interpolated value based on time durations that are within six times (6X)the IESNA LM-80-08 total test duration (in hours) for the device under testing ((DUT) i.e. the packaged LED chip).
3. In accordance with IESNA TM-21-11, Calculated Values represent time durations that exceed six times NA LM-80-08 total test duration (in hours) for the device under testing ((DUT) i.e. the packaged LED chip).

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PHOTOMETRICS

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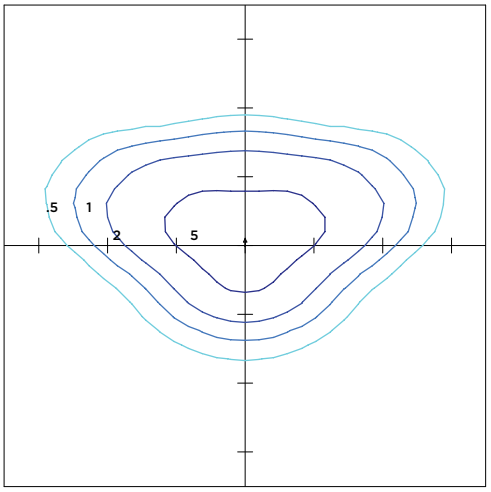
Luminaire photometry has been conducted by an accredited laboratory in accordance with IESNA LM-79. As specified by IESNA LM-79 the entire luminaire is tested as the source resulting in a luminaire efficiency of 100%.

MRS-LED-18L-SIL-2-40-70CRI

Luminaire Data	
Type 2 Distribution	
Description	4000 Kelvin, 70 CRI
Delivered Lumens	17,532
Watts	135
Efficacy	130
IES Type	Type II - Short
BUG Rating	B3-U0-G3

Zonal Lumen Summary		
Zone	**Lumens**	**% Luminaire**
Low (0-30)°	2831	16%
Medium (30-60)°	10310	59%
High (60-80)°	4208	24%
Very High (80-90)°	184	1%
Uplight (90-180)°	0	0%
Total Flux	17532	100%

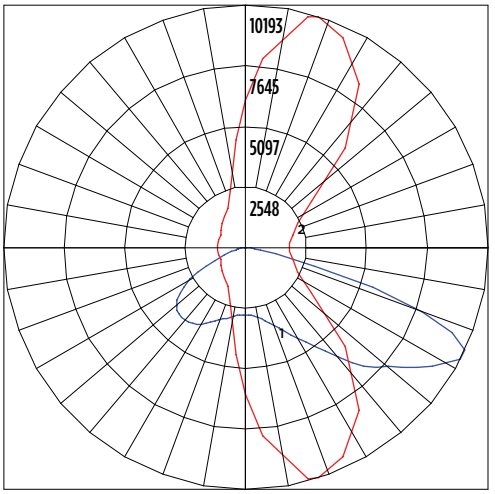
ISO Footcandle



20' Mounting Height / 20' Grid Spacing

5 FC 2 FC 1 FC 0.5 FC

Polar Curve



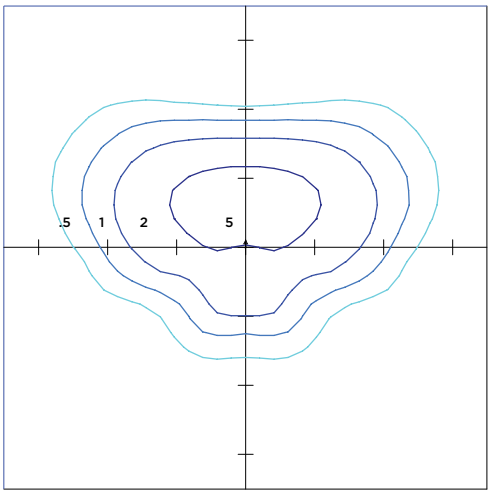
Vertical Plane Horizontal Cone

MRS-LED-18L-SIL-3-40-70CRI

Luminaire Data	
Type 3 Distribution	
Description	4000 Kelvin, 70 CRI
Delivered Lumens	18,417
Watts	135
Efficacy	137
IES Type	Type III - Short
BUG Rating	B3-U0-G3

Zonal Lumen Summary		
Zone	**Lumens**	**% Luminaire**
Low (0-30)°	2329	13%
Medium (30-60)°	10634	61%
High (60-80)°	5246	30%
Very High (80-90)°	208	1%
Uplight (90-180)°	0	0%
Total Flux	18417	100%

ISO Footcandle



20' Mounting Height / 20' Grid Spacing

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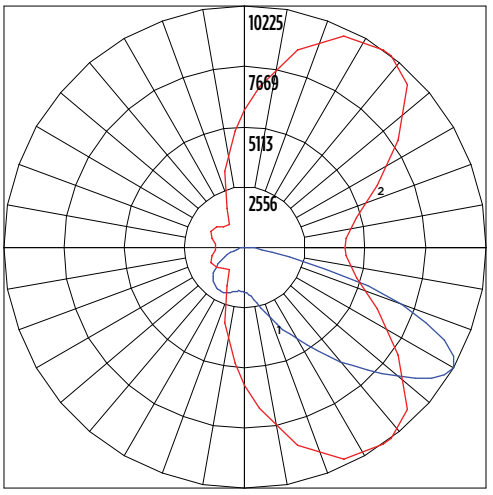
Polar Curve



Vertical Plane Horizontal Cone

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PHOTOMETRICS (CONT)

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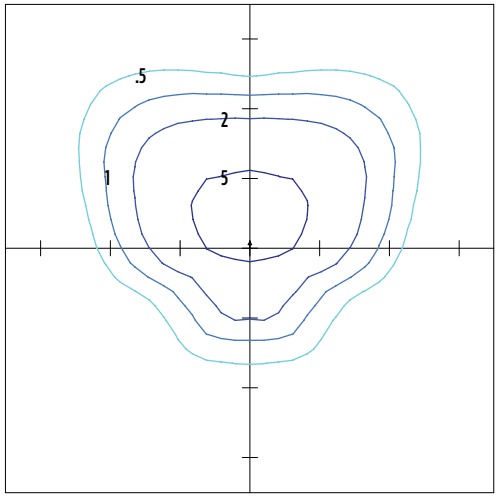
MRS-LED-18L-SIL-FT-40-70CRI

Luminaire Data	
Type FT Distribution	
Description	4000 Kelvin, 70 CRI
Delivered Lumens	17,682
Watts	135
Efficacy	131
IES Type	Type III - Short
BUG Rating	B3-U0-G2

Zonal Lumen Summary		
Zone	**Lumens**	**% Luminaire**
Low (0-30)°	2255	13%
Medium (30-60)°	9463	54%
High (60-80)°	5696	32%
Very High (80-90)°	268	2%
Uplight (90-180)°	0	0%
Total Flux	17682	100%

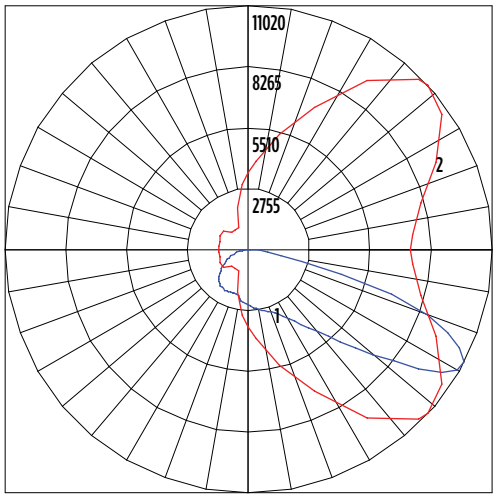
ISO Footcandle



20' Mounting Height / 20' Grid Spacing

5 FC 2 FC 1 FC 0.5 FC

Polar Curve



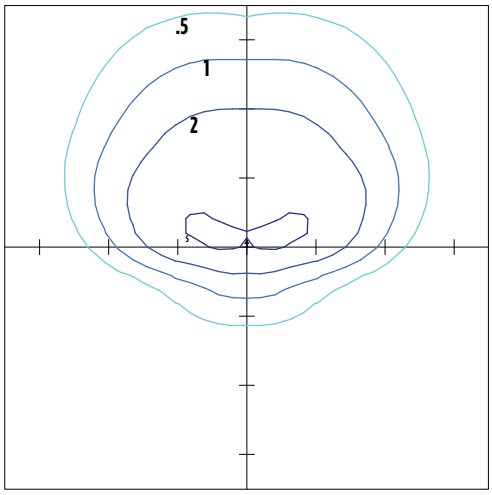
Vertical Plane Horizontal Cone

MRS-LED-18L-SIL-4-40-70CRI

Luminaire Data	
Type 4 Distribution	
Description	4000 Kelvin, 70 CRI
Delivered Lumens	18,149
Watts	135
Efficacy	134
IES Type	Type IV - Very Short
BUG Rating	B3-U0-G4

Zonal Lumen Summary		
Zone	**Lumens**	**% Luminaire**
Low (0-30)°	1671	9%
Medium (30-60)°	7615	42%
High (60-80)°	8074	44%
Very High (80-90)°	790	4%
Uplight (90-180)°	0	0%
Total Flux	18149	100%

ISO Footcandle



20' Mounting Height / 20' Grid Spacing

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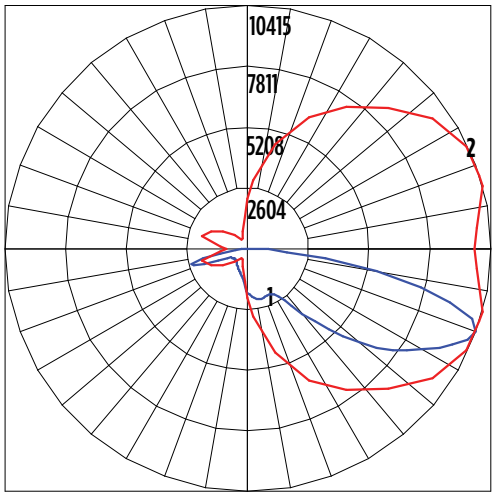
Polar Curve



Vertical Plane Horizontal Cone

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PHOTOMETRICS (CONT)

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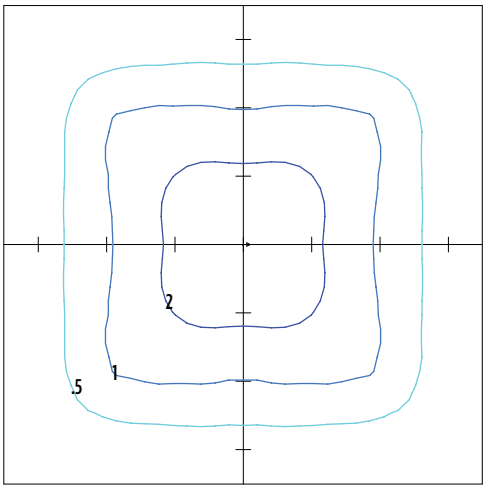
MRM-LED-30L-SIL-5W-40-70CRI

Luminaire Data	
Type 5W Distribution	
Description	4000 Kelvin, 70 CRI
Delivered Lumens	17,636
Watts	135
Efficacy	131
IES Type	Type VS - Short
BUG Rating	B4-U0-G2

Zonal Lumen Summary		
Zone	**Lumens**	**% Luminaire**
Low (0-30)°	1646	9%
Medium (30-60)°	7453	43%
High (60-80)°	8405	48%
Very High (80-90)°	132	1%
Uplight (90-180)°	0	0%
Total Flux	17636	100%

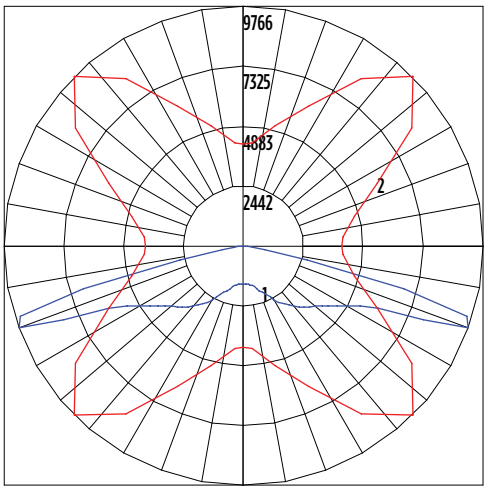
ISO Footcandle



20' Mounting Height / 20' Grid Spacing

5 FC 2 FC 1 FC 0.5 FC

Polar Curve



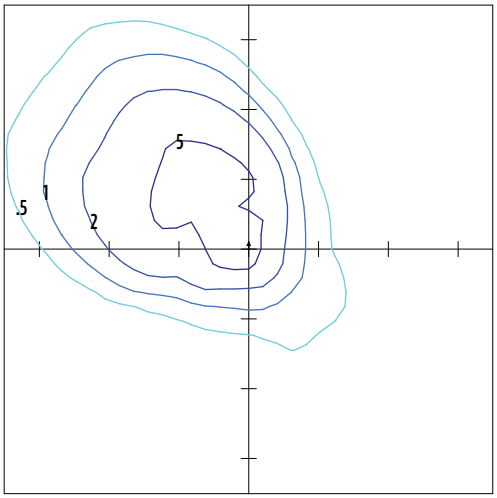
Vertical Plane Horizontal Cone

MRS-LED-18L-SIL-LC-40-70CRI

Luminaire Data	
Left Corner Distribution	
Description	4000 Kelvin, 70 CRI
Delivered Lumens	18,258
Watts	135
Efficacy	135
IES Type	N/A
BUG Rating	B3-U0-G3

Zonal Lumen Summary		
Zone	**Lumens**	**% Luminaire**
Low (0-30)°	2412	13%
Medium (30-60)°	7504	41%
High (60-80)°	7698	42%
Very High (80-90)°	644	4%
Uplight (90-180)°	0	0%
Total Flux	18258	100%

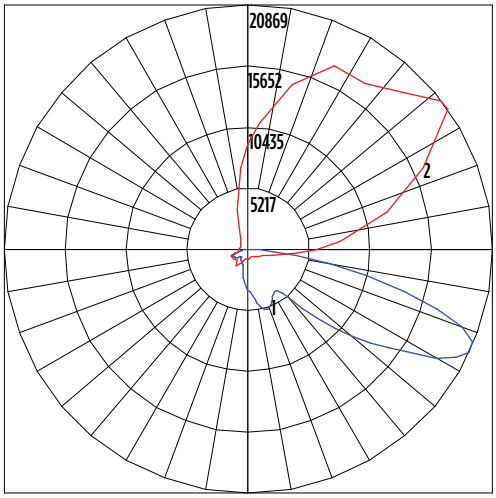
ISO Footcandle



20' Mounting Height / 20' Grid Spacing

5 FC 2 FC 1 FC 0.5 FC

Polar Curve



Vertical Plane Horizontal Cone

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PHOTOMETRICS (CONT)

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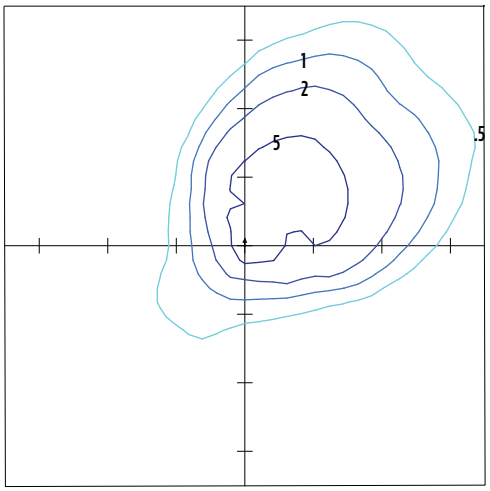
MRM-LED-30L-SIL-5W-40-70CRI

Luminaire Data	
Right Corner Distribution	
Description	4000 Kelvin, 70 CRI
Delivered Lumens	18,138
Watts	135
Efficacy	134
IES Type	N/A
BUG Rating	B3-U0-G3

Zonal Lumen Summary		
Zone	**Lumens**	**% Luminaire**
Low (0-30)°	2317	13%
Medium (30-60)°	8066	44%
High (60-80)°	7214	40%
Very High (80-90)°	541	3%
Uplight (90-180)°	0	0%
Total Flux	18138	100%

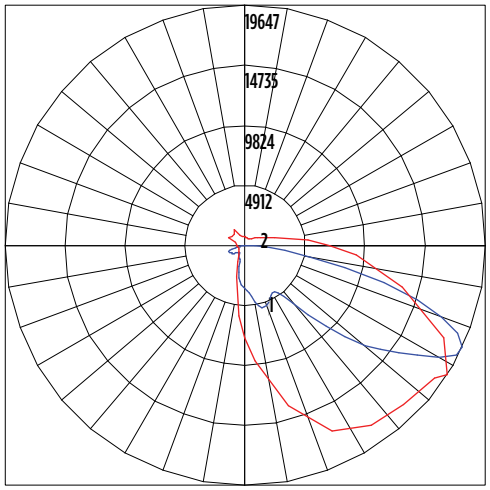
ISO Footcandle



20' Mounting Height / 20' Grid Spacing

5 FC 2 FC 1 FC 0.5 FC

Polar Curve



Vertical Plane Horizontal Cone

PRODUCT DIMENSIONS

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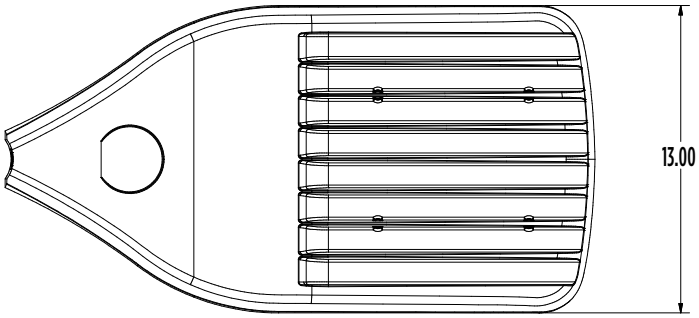

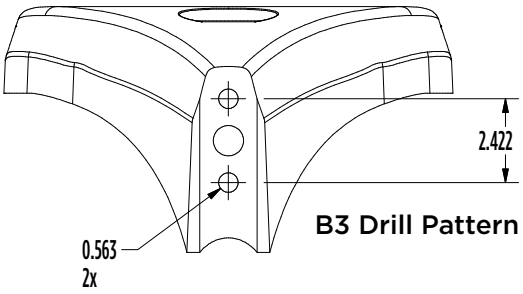

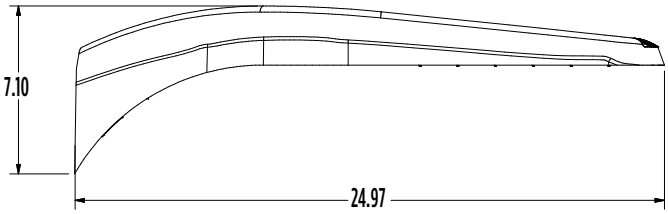

Luminaire EPA Chart					
Tilt Degree		**0°**	**15°**	**30°**	**45°**
	Single	0.4	0.7	1.1	1.5
	D180°	0.8	1.5	1.9	2.4
	D90°	0.9	1.5	1.9	2.4
	T90°	0.9	1.6	21	2.5
	TN120°	0.9	1.9	2.7	3.0
	Q90°	0.9	1.6	2.1	2.5

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CONTROLS

Back to Quick Links

Integral Bluetooth™ Motion and Photocell Sensor (IMSBTxL)

Slim low profile sensor provides multi-level control based on motion and/or daylight. Sensor controls 0-10 VDC LED drivers and is IP66 rated for cold and wet locations (-40°F to 167°F). Two unique PIR lenses are available and used based on fixture mounting height. All control parameters are adjustable via an iOS or Android App capable of storing and transmitting sensor profiles.

Click here to learn more details about IMSBT

LEVITON App | Apple | Android

AirLink Blue (ALBMRxLR, ALBCSx)

Wireless Bluetooth Mesh Outdoor Lighting Control System that provides energy savings, code compliance and enhanced safety/security for parking lots and parking garages. Three key components; Bluetooth wireless radio/sensor controller, Time Keeper and an iOS App. Capable of grouping multiple fixtures and sensors as well as scheduling time-based events by zone. Radio/Sensor Controller is factory integrated into Area/Site, Wall Mounted, Parking Garage and Canopy luminaires.

Click here to learn more details about AirLink Blue

AirLink Blue App | Apple

Sensor Sequence of Operations

Standard Programming	On Event	Off Event	On Light Level	Dim Light Level	Daylight Harvesting	Delay To Off	Sensitivity
IMSBTxL	Motion	No Motion	100%	N/A	On; Auto Calibration	20 minutes	High

Operation	Description
On Event	Trigger that activates lights to turn on; either automatic via motion detected or manually activated via push of button.
Off Event	Trigger that activates lights to turn off; either automatic via no motion detected or manually activated via push of button.
On Light Level	The light level that the fixtures will turn on to when ON EVENT occurs.
Dim Light Level	The light level that the fixtures will dim down to when no motion is detected.
Delay to Dim	The amount of time after which no motion is detected that the fixtures will be triggered to dim down. This sequence is optional, and sensor can be programmed to only trigger the fixture to turn off by entering 100% in this field.
Delay to Off	The amount of time after which no motion is detected that the fixtures will be triggered to turn off. If delay to dim is part of the programmed functionality, this is the amount of time after which no motion is detected after the fixture have already dimmed down.
Sensitivity	The sensitivity can be set to high, medium, low, or auto where applicable. High will detect smaller, simple motions. Low will only detect larger more complex motions. Auto temperature calibration adjusts the PIR sensitivity as ambient temperature rises to increase detection of heat movement through the field of view.

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Catalog # : _____ Project : _____ Type : _____

Prepared By : _____ Date : _____

Mirada Small Silicone (XWS SIL)

Outdoor Wall Sconce



OVERVIEW	
Lumen Package (lm)	1,000 - 8,000
Wattage Range (W)	10 - 61
Efficacy Range (LPW)	126 - 162
Weight lbs (kg)	10 (4.5)
Control Options	IMSBT, ALB, ALS, PCI

QUICK LINKS

Ordering Guide | Performance | Photometrics | Dimensions

FEATURES & SPECIFICATIONS

Construction

- Rugged die-cast aluminum housing.
- Fixtures are finished with LSI's DuraGrip® polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling. Other standard LSI finishes available. Consult factory.
- Extended housing available with 1/2" threaded hubs for surface conduit and rated wire.
- Standard luminaire shipping weight: TBD lbs in carton.
- Max luminaire shipping weight: 12 lbs in carton (20 lbs w/EH option)

Optical System

- State-of-the-Art one piece silicone optic provides industry leading optical control while also acting as an integrated gasket reducing system complexity and improving fixture reliability.
- Proprietary silicone refractor optics provide exceptional coverage and uniformity in distribution types 2, 3, and FT.
- Silicone optical material does not yellow or crack with age and provides a typical light transmittance of 93%.
- Zero uplight.
- 5000K, 4000K, 3500K, 3000K, and 2700K color temperatures per ANSI C78.377. Also available in Phosphor Converted Amber with peak intensity at 610nm.
- 70 or 80CRI Minimum.

Electrical

- High-performance programmable driver features over-voltage, under-voltage, short circuit and over temperature protection. Custom lumen and wattage packages available.
- 0-10V dimming (10% - 100%) standard.
- Standard Universal Voltage (120-277 VAC) Input 50/60 Hz or optional High Voltage (347-480 VAC).
- L80 Calculated Life: >100k Hours
- Total harmonic distortion (THD): <20%
- Operating temperature: -40°C to 40°C (-40°F to +104°F)
- Power factor (PF): >.90
- Input power stays constant over life.
- Optional 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).
- High-efficacy LEDs mounted to metal-core circuit board to maximize heat dissipation
- Components are fully encased in potting material for moisture resistance. Driver complies with FCC standards. Driver and key electronic components can easily be accessed via hinged door.
- Optional integral emergency battery pack provides 90-minutes of constant power to the LED system, ensuring code compliance. A test switch/indicator button is installed on the housing for ease of maintenance. The fixture delivers 1500 lumens during emergency mode.

Controls

- Integral passive infrared Bluetooth™ motion sensor options. Fixtures operate independently and can be commissioned via an iOS or Android configuration app. Updates and modifications to the control strategy are easily implemented via an intuitive app.
- The ALBMRxLR utilizing an external antenna for long range communications allows for Bluetooth Mesh wireless up to 100' from node to node. Ensures reliable wireless communications for applications where only wall-mount fixture product is being utilized.

Installation

- Universal wall mounting plate easily mounts directly to 4" octagonal or square junction box.
- 2 fasteners secure the hinged door underneath the housing and provide quick & easy access to the electrical compartment for installing/servicing.
- Optional terminal block accepts up to 12 ga wire.

Warranty

- LSI luminaires carry a 5-year limited warranty. Refer to https://www.lsicorp.com/resources/terms-conditions-warranty/ for more information.

Listings

- Listed to UL 1598 and UL 8750.
- Meets Buy American Act requirements.
- IDA compliant; with 3000K color temperature selection.
- Title 24 Compliant; see local ordinance for qualification information.
- Suitable for wet locations.
- IP65 rated luminaire per IEC 60598-1.
- 3G rated for ANSI C136.31 high vibration applications when pole mounted (using optional XPMA bracket) or wall mounted.
- IK08 rated luminiare per IEC 66262 mechanical impact code.
- DesignLights Consortium® (DLC) Premium qualified product. Not all versions of this product may be DLC Premium qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

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Mirada Small Silicone (XWS SIL)

Type : _____

Have questions? Call us at (800) 436-7800

ORDERING GUIDE

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TYPICAL ORDER EXAMPLE: XWS LED 6L SIL FT UNV DIM 40 70CRI ALBMR1LR BLK CWBB

Prefix	Light Source	Lumen Package	Lens	Distribution	Voltage	Driver
XWS - Mirada Small Wall Sconce	**LED**	**1L** - 1,000 (10w) UNV Only **2L** - 2,000 (15w) **3L** - 3,000 (26w) **5L** - 5,000 (39w) **6L** - 6,000 (52w) **8L** - 8,000 (63w) **Custom Lumen Packages**[1]	**SIL** - Silicone	**2** - Type 2 **3** - Type 3 **FT** - Forward Throw	**UNV** - Universal Voltage (120-277V) **HV** - High Voltage (347-480V)	**DIM** - 0-10v Dimming (0-10%)

Color Temperature	Color Rendering	Controls	Finish	Options
50 - 5,000 CCT **40** - 4,000 CCT **35** - 3,500 CCT (80 CRI only) **30** - 3,000 CCT **27** - 2,700 CCT (80 CRI only)	**70CRI** - 70 CRI **80CRI** - 80 CRI	**Blank** - None **Wireless Controls** **ALBMR1LR** - AirLink Blue Long Range Wireless Multi-Range Sensor Controller (8-15' MH)[2,3] **ALBMR2LR** - AirLink Blue Long Range Wireless Multi-Range Sensor Controller (16 - 40' mounting height)[2,3] **Standalone Controls** **EXT** - 0-10v Dimming leads extended to housing exterior **IMSBT1L** - Integral Bluetooth™ Motion Sensor 8-24' MH[2,3] **Button Type Photocells** **PCI120** - 120V **PCI208-277** - 208 -277V **PCI347** - 347V	**BLK** - Black **BRZ** - Dark Bronze **GMG** - Gun Metal Gray **GPT** - Graphite **MSV** - Metallic Silver **PLP** - Platinum Plus **SVG** - Satin Verde Green **WHT** - White	**Blank** - None **BB** - 10w Battery Back-up (0°C)[4] **CWBB** - 10w Cold Weather Battery Backup (-20°C)[4] **BB20** - 20W Battery Back-up (0°C)[4] **EH** - Extended Housing[5] **SP1** - 10kV Surge Protection Device

Need more information?
Click here for our glossary

Have additional questions?
Call us at (800) 436-7800

ACCESSORY ORDERING INFORMATION*

Part Number	Description
758274CLR	XWS Extended Housing/Surface Conduit Wiring Box
760159CLR	XWS Spacer Plate/Wiring Box

*Accessories are shipped separately and field installed.

Battery Backup

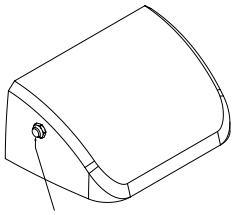
- Emergency battery system provides 90-minutes of constant power to the LED system, ensuring code compliance.
- A test switch/indicator button is installed on the housing for ease of maintenance.
- 10w battery delivers ~1,500 lumens during emergency mode.
- 20w battery delivers ~3,000 lumens during emergency mode.



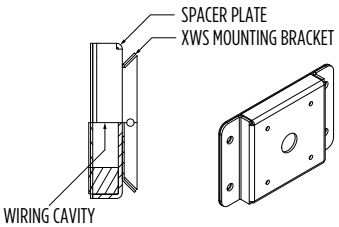
Luminaire shown with battery backup



AirLink Wireless Control Luminaire shown with ALBMR1LR



BUTTON PHOTOCELL
LUMINAIRE SHOWN WITH PCI



1 Custom lumen and wattage packages available, consult factory. Values are within industry standard tolerances but not DLC listed.
2 When high voltage (HV) is specified, IMSBT and ALBMRxLR control options are limited to 6L and 8L lumen packages.
3 Sensors are field configurable via a phone app that can be downloaded from your smartphone's native app store.
4 Universal Voltage Only (120-277V). 20W Battery Backup only available 1L - 6L.
5 For applications with surface conduit.

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Mirada Small Silicone (XWS SIL)

Type : _____

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PERFORMANCE

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Delivered Lumens[1]

Lumen Package	Distribution	CRI	3000K CCT (70 CRI)			4000K CCT (70 CRI)			5000K CCT (70 CRI)			Wattage
			Delivered Lumens	Efficacy	Bug Rating	Delivered Lumens	Efficacy	Bug Rating	Delivered Lumens	Efficacy	Bug Rating	
1L	2	70	1,429	143	B1-U0-G1	1,524	152	B1-U0-G1	1,526	153	B1-U0-G1	10
	3		1,491	149	B0-U0-G1	1,590	159	B0-U0-G1	1,592	159	B0-U0-G1	
	FT		1,459	146	B0-U0-G1	1,556	156	B1-U0-G1	1,557	156	B1-U0-G1	
2L	2	70	1,851	142	B1-U0-G1	1,974	152	B1-U0-G1	1,976	152	B1-U0-G1	13
	3		1,930	148	B1-U0-G1	2,058	158	B1-U0-G1	2,060	158	B1-U0-G1	
	FT		1,889	145	B1-U0-G1	2,015	155	B1-U0-G1	2,017	155	B1-U0-G1	
3L	2	70	2,765	146	B1-U0-G1	2,950	155	B1-U0-G1	2,953	155	B1-U0-G1	19
	3		2,884	152	B1-U0-G1	3,077	162	B1-U0-G1	3,079	162	B1-U0-G1	
	FT		2,822	149	B1-U0-G1	3,010	158	B1-U0-G1	3,012	159	B1-U0-G1	
5L	2	70	4,655	133	B2-U0-G1	4,965	142	B2-U0-G1	4,970	142	B2-U0-G1	35
	3		4,855	139	B1-U0-G1	5,179	148	B1-U0-G1	5,184	148	B1-U0-G1	
	FT		4,750	136	B1-U0-G2	5,067	145	B1-U0-G2	5,072	145	B1-U0-G2	
6L	2	70	5,578	130	B2-U0-G1	5,950	138	B2-U0-G2	5,956	139	B2-U0-G2	43
	3		5,819	135	B1-U0-G2	6,207	144	B1-U0-G2	6,214	145	B1-U0-G2	
	FT		5,693	132	B1-U0-G2	6,073	141	B1-U0-G2	6,079	141	B1-U0-G2	
8L	2	70	7,531	123	B2-U0-G2	8,034	132	B2-U0-G2	8,041	132	B2-U0-G2	61
	3		7,856	129	B2-U0-G2	8,380	137	B2-U0-G2	8,388	138	B2-U0-G2	
	FT		7,687	126	B2-U0-G2	8,199	134	B2-U0-G2	8,207	135	B2-U0-G2	

LUMEN SCALING FACTOR

70CRI - 80CRI	3000K 70CRI - 3500K 80CRI	3000K 70CRI - 2700K 80CRI
0.93	1.00	0.86

Electrical Data - Current Draw AMPS[2]

Lumen Package	120V	208V	240V	277V	347V	480V
1L	0.08	0.05	0.04	0.04	0.03	0.02
2L	0.11	0.06	0.05	0.05	0.04	0.03
3L	0.16	0.09	0.08	0.07	0.05	0.04
5L	0.29	0.17	0.15	0.13	0.10	0.07
6L	0.36	0.21	0.18	0.16	0.12	0.09
8L	0.51	0.29	0.25	0.22	0.18	0.13

Recommended Lumen Maintenance - XWS[3]

Ambient Temperature C°	Initial[4]	25K hrs.[4]	50K hrs.[4]	75K hrs.[5]	100K hrs.[5]
25	100%	95%	90%	85%	80%
40	100%	91%	82%	73%	65%

1 1L not available in HV
2 1L not available with controls.
3 Lumen maintenance values at 25°C are calculated per TM-21 based on LM-80 data and in-situ luminaire testing.
4 In accordance with IESNA TM-21-11, Projected Values represent interpolated value based on time durations that are within six times (6X)the IESNA LM-80-08 total test duration (in hours) for the device under testing ((DUT) i.e. the packaged LED chip).
5 In accordance with IESNA TM-21-11, Calculated Values represent time durations that exceed six times NA LM-80-08 total test duration (in hours) for the device under testing ((DUT) i.e. the packaged LED chip).

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PHOTOMETRICS

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Luminaire photometry has been conducted by a NVLAP accredited testing laboratory in accordance with IESNA LM-79-08. As specified by IESNA LM-79-08 the entire luminaire is tested as the source resulting in a luminaire efficiency of 100%.

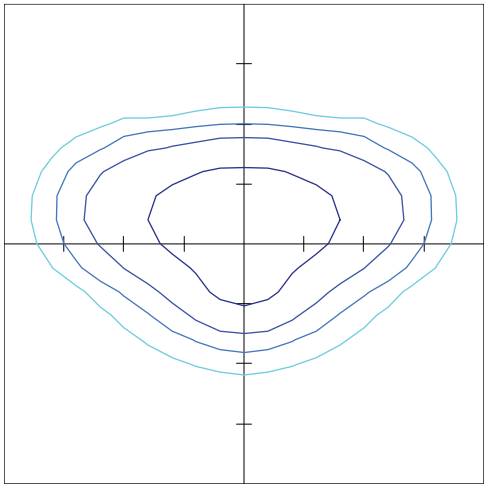
See the individual product page on https://www.lsicorp.com/ for detailed photometric data.

XWS-LED-6L-SIL-2-40-70CRI

Luminaire Data	
Type 2 Distribution	
Description	4000 Kelvin, 70 CRI
Delivered Lumens	5,951
Watts	42.5
Efficacy	138
IES Type	Type II - Short
BUG Rating	B1-U0-G1

Zonal Lumen Summary		
Zone	**Lumens**	**% Luminaire**
Low (0-30°)	834	20%
Medium (30-60°)	3,379	50%
High (60-80°)	1,647	28%
Very High (80-90°)	91	1%
Uplight (90-180°)	0	0%
Total Flux	5,951	100%

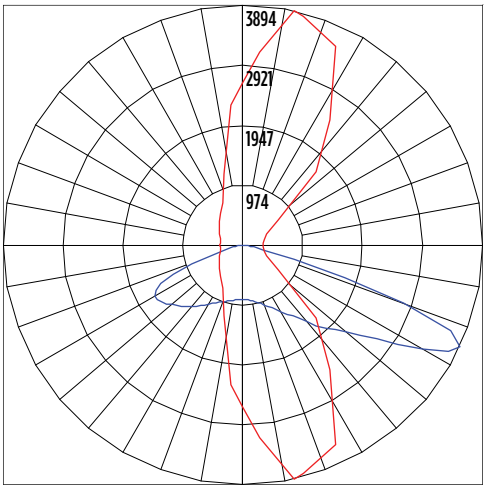
ISO Footcandle



10' Mounting Height / 10' Grid Spacing

5 FC 2 FC 1 FC 0.5 FC

Polar Curve



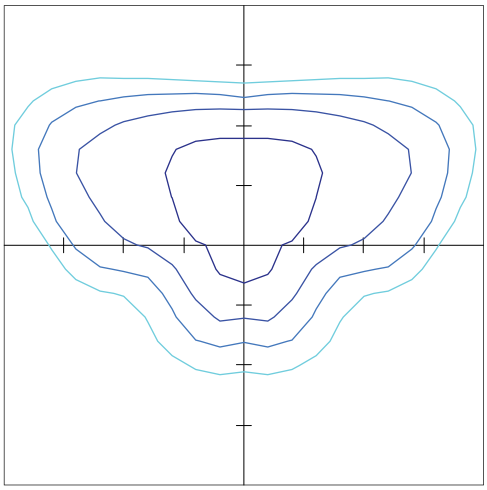
Vertical Plane Horizontal Cone

XWS-LED-6L-SIL-3-40-70CRI

Luminaire Data	
Type 3 Distribution	
Description	4000 Kelvin, 70 CRI
Delivered Lumens	6,208
Watts	42.5
Efficacy	146
IES Type	Type III - Medium
BUG Rating	B1-U0-G2

Zonal Lumen Summary		
Zone	**Lumens**	**% Luminaire**
Low (0-30°)	582	9%
Medium (30-60°)	2,997	48%
High (60-80°)	2,506	40%
Very High (80-90°)	124	2%
Uplight (90-180°)	0	0%
Total Flux	6,208	100%

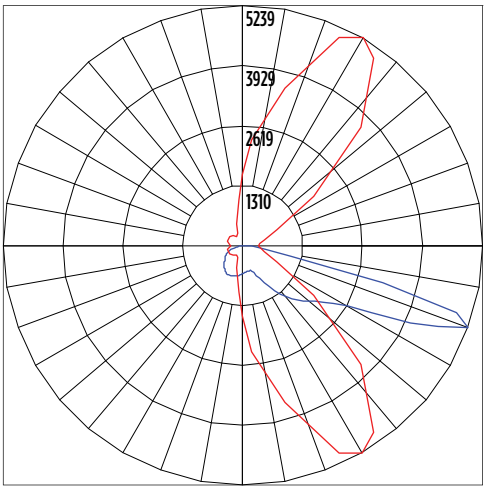
ISO Footcandle



10' Mounting Height / 10' Grid Spacing

5 FC 2 FC 1 FC 0.5 FC

Polar Curve



Vertical Plane Horizontal Cone

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Mirada Small Silicone (XWS SIL)

Type : _____

Have questions? Call us at (800) 436-7800

PHOTOMETRICS

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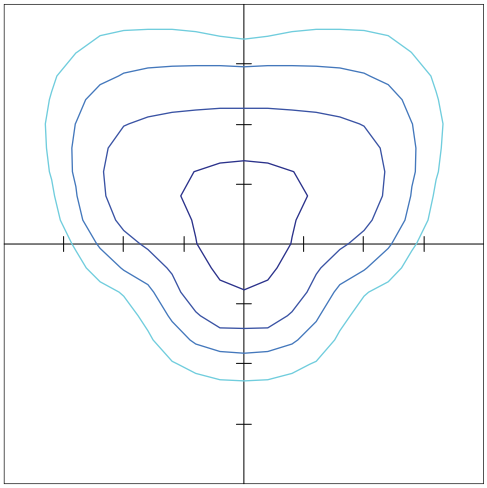
XWS-LED-6L-SIL-FT-40-70CRI

Luminaire Data	
Type FT Distribution	
Description	4000 Kelvin, 70 CRI
Delivered Lumens	6,073
Watts	42.5
Efficacy	143
IES Type	Type IV - Short
BUG Rating	B1-U0-G2

Zonal Lumen Summary		
Zone	**Lumens**	**% Luminaire**
Low (0-30°)	708.3	12%
Medium (30-60°)	2,715.5	45%
High (60-80°)	2,475.4	41%
Very High (80-90°)	173.6	3%
Uplight (90-180°)	0	0%
Total Flux	6,073	100%

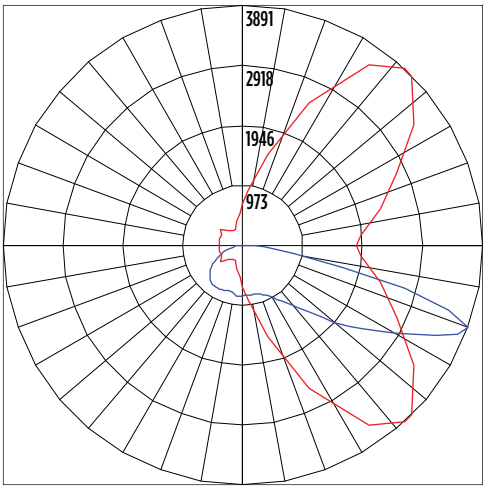
ISO Footcandle



10' Mounting Height / 10' Grid Spacing

5 FC 2 FC 1 FC 0.5 FC

Polar Curve



Vertical Plane Horizontal Cone

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PRODUCT DIMENSIONS

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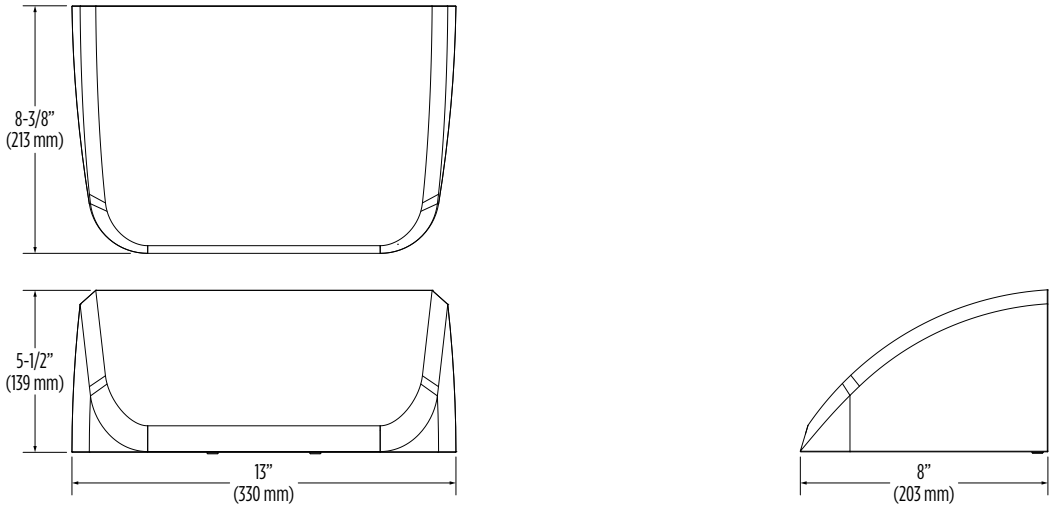
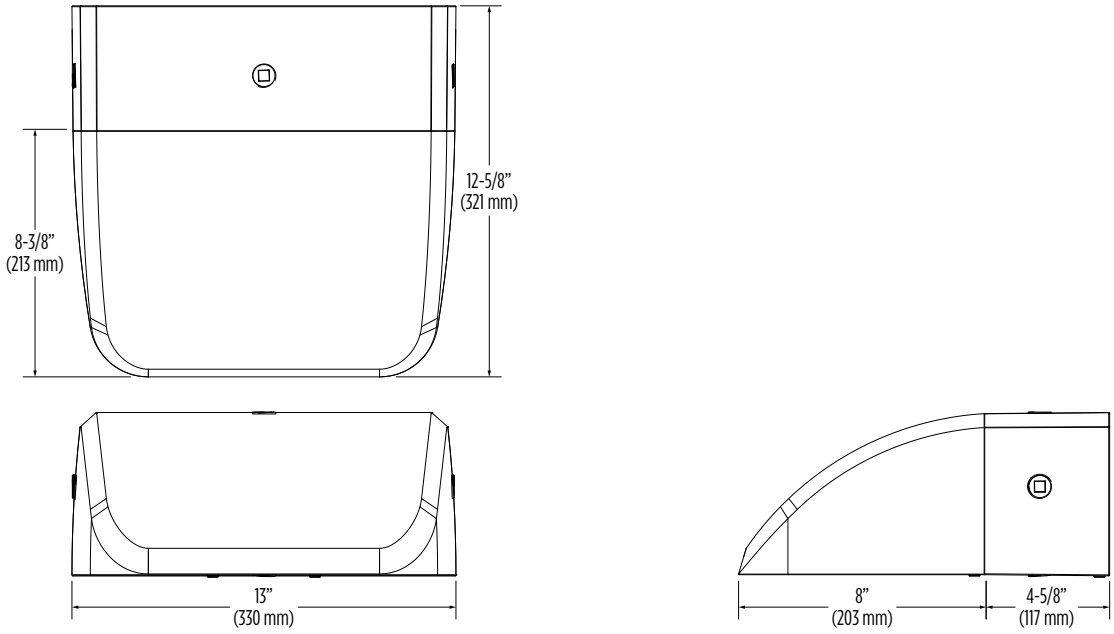
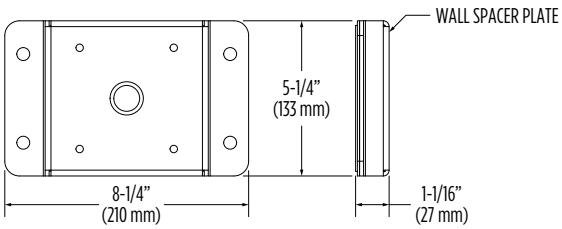
STANDARD HOUSING
(XWS)



SCWB EXTENDED HOUSING
(XWS 758274CLR)



XWS SPACER PLATE/WIRING BOX
(XWS 760159CLR)



NOTE: Wall spacer plate allows the luminaire to float off the wall and provides space for securing wires (8.25" X 5.25" X 1.07").

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CONTROLS

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Integral Bluetooth™ Motion and Photocell Sensor (IMSBTxL)

Slim low profile sensor provides multi-level control based on motion and/or daylight. Sensor controls 0-10 VDC LED drivers and is IP66 rated for cold and wet locations (-40°F to 167°F). Two unique PIR lenses are available and used based on fixture mounting height. All control parameters are adjustable via an iOS or Android App capable of storing and transmitting sensor profiles.

Click here to learn more details about IMSBT

LEVITON App Apple Android

AirLink Wireless Lighting Controller (ALSC, ALSCS)

The AirLink integrated controller is a California Title 24 compliant lighting controller that provides real-time light monitoring and control with utility-grade power monitoring. It includes a 24V sensor input and power supply to connect a sensor into the outdoor AirLink wireless lighting system. The wireless integrated controller is compatible with this fixture.

Click here to learn more details about AirLink

AirLink Blue (ALBMRxLR)

Wireless Bluetooth Mesh Outdoor Lighting Control System that provides energy savings, code compliance and enhanced safety/security for parking lots and parking garages. Three key components; Bluetooth wireless radio/sensor controller, Time Keeper and an iOS App. Capable of grouping multiple fixtures and sensors as well as scheduling time-based events by zone. Radio/Sensor Controller is factory integrated into Area/Site, Wall Mounted, Parking Garage and Canopy luminaires.

Click here to learn more details about AirLink Blue

AirLink Blue App Apple

Sensor Sequence of Operations

Standard Programming	On Event	Off Event	On Light Level	Dim Light Level	Daylight Harvesting	Delay To Off	Sensitivity
IMSBTxL	Motion	No Motion	100%	N/A	On; Auto Calibration	20 minutes	High

Operation	Description
On Event	Trigger that activates lights to turn on; either automatic via motion detected or manually activated via push of button.
Off Event	Trigger that activates lights to turn off; either automatic via no motion detected or manually activated via push of button.
On Light Level	The light level that the fixtures will turn on to when ON EVENT occurs.
Dim Light Level	The light level that the fixtures will dim down to when no motion is detected.
Delay to Dim	The amount of time after which no motion is detected that the fixtures will be triggered to dim down. This sequence is optional, and sensor can be programmed to only trigger the fixture to turn off by entering 100% in this field.
Delay to Off	The amount of time after which no motion is detected that the fixtures will be triggered to turn off. If delay to dim is part of the programmed functionality, this is the amount of time after which no motion is detected after the fixture have already dimmed down.
Sensitivity	The sensitivity can be set to high, medium, low, or auto where applicable. High will detect smaller, simple motions. Low will only detect larger more complex motions. Auto temperature calibration adjusts the PIR sensitivity as ambient temperature rises to increase detection of heat movement through the field of view.

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July 1, 2025

Mr. Ryan Miller
City of Rockwall Director of Planning
City Hall 385 S. Goliad
Rockwall, TX 75087

Re: ***SP2025-021 Exceptions/Variance Requested***
Fuel City (Retail)
NWC Airport Rd. & John King Blvd.
Rockwall, TX 75087

Dear Mr. Miller,

This letter serves as a summary Request for Exception/Variances to the UDC. Zoning – Commercial for commercial land uses within the SH-205 By-Pass Overlay.

The variances include:

1. **Driveway spacing.** Subsection 06.02 of Article 5
   We are requesting an exception to spacing along Airport
2. **Dumpster orientation.** Subsection
   We are requesting an exception
3. **Nichiha materials.** Subsection 06.02 of Article 5
   We are requesting an exception to use this cementitious material as part of the building design as per elevations.
4. **Cementitious material within 4'-0" of grade.** Subsection 06.02 of Article 5
   We are requesting an exception to the cementitious material within four feet of grade as per the elevations.
5. **Four-sided architecture.** Subsection 06.02 of Article 5
   We are requesting an exception on this for the carwash as per building elevations. C-Store meets this requirement

Compensatory items we are providing for these exceptions/variances.

1. Enhanced landscaping along John King will be provided as shown on the landscape plan. We understand that by providing this enhanced area this should satisfy the compensatory items for the variance above.

Thank you for your consideration and reviewing our request.

Sincerely,

Jared Larney, P.E.
Kimley-Horn


Lake Lavon
North Texas Municipal Water District Supply
Centennial Drive
FUEL CITY
3,000+ Customers Daily
CITY OF WYLIE
Swig
STARWOOD CAFE
78
TEXAS
78
TEXAS


FUEL CITY
Little Caesars
express
Turbochargers
Sales & Repair
Free Estimates
Ricos Elote
FUEL CITY
24 HOUR
DRIVE THRU
NOW
HIRING
FUEL CITY
FUEL CITY
NO
TRUCK
ENTRANCE


FUEL CITY


TACOS
20 Of
Draf


FUEL CITY
Car Wash

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:	July 15, 2025
APPLICANT:	Frank Polma, PE; *R-Delta Engineers, Inc.*
CASE NUMBER:	SP2025-023; *Site Plan for Rayburn Electric Cooperation*

SUMMARY

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

BACKGROUND

The subject property was annexed by the City Council on May 19, 1986 by *Ordinance No. 86-37* [*Case No. A1986-005*]. At the time of annexation, the subject property was zoned Agricultural (AG) District. According to the City's December 7, 1993 historic zoning map, at some point between the time of annexation and December 7, 1993, the subject property was rezoned from an Agricultural (AG) District to a Commercial (C) District. On December 4, 2017, the City Council approved a final plat [*Case No P2017-063*] that establish the subject property as a portion of Lots 6 & 7, Block A, Rayburn Country Addition. On July 17, 2023, the City Council approved a final plat [*Case No. P2023-018*] that establish the subject property as a portion of Lots 2 & 3, Block A, REC Campus Addition. On August 5, 2024, the City Council approved a zoning case [*Case No. Z2024-028*] that incorporated the subject property into Planned Development District 44 (PD-44), where the underlying Commercial (C) District remained and the *Outdoor Commercial Amusement/Recreation* (*i.e. Soccer Complex*) was added as a *by-right* land use. The subject property has remained vacant since the time of annexation.

PURPOSE

On June 13, 2025, the applicant -- *Frank Polma, PE of R-Delta Engineers, Inc.* -- submitted an application requesting the approval of a *Site Plan* for the purpose of allowing the construction of a *Soccer Complex* and *Parking Lot Expansion* on the subject property.

ADJACENT LAND USES AND ACCESS

The subject property is generally located on the northwest corner of the intersection of S. Goliad Street [*SH-205*] and Mims Road. The land uses adjacent to the subject property are as follows:

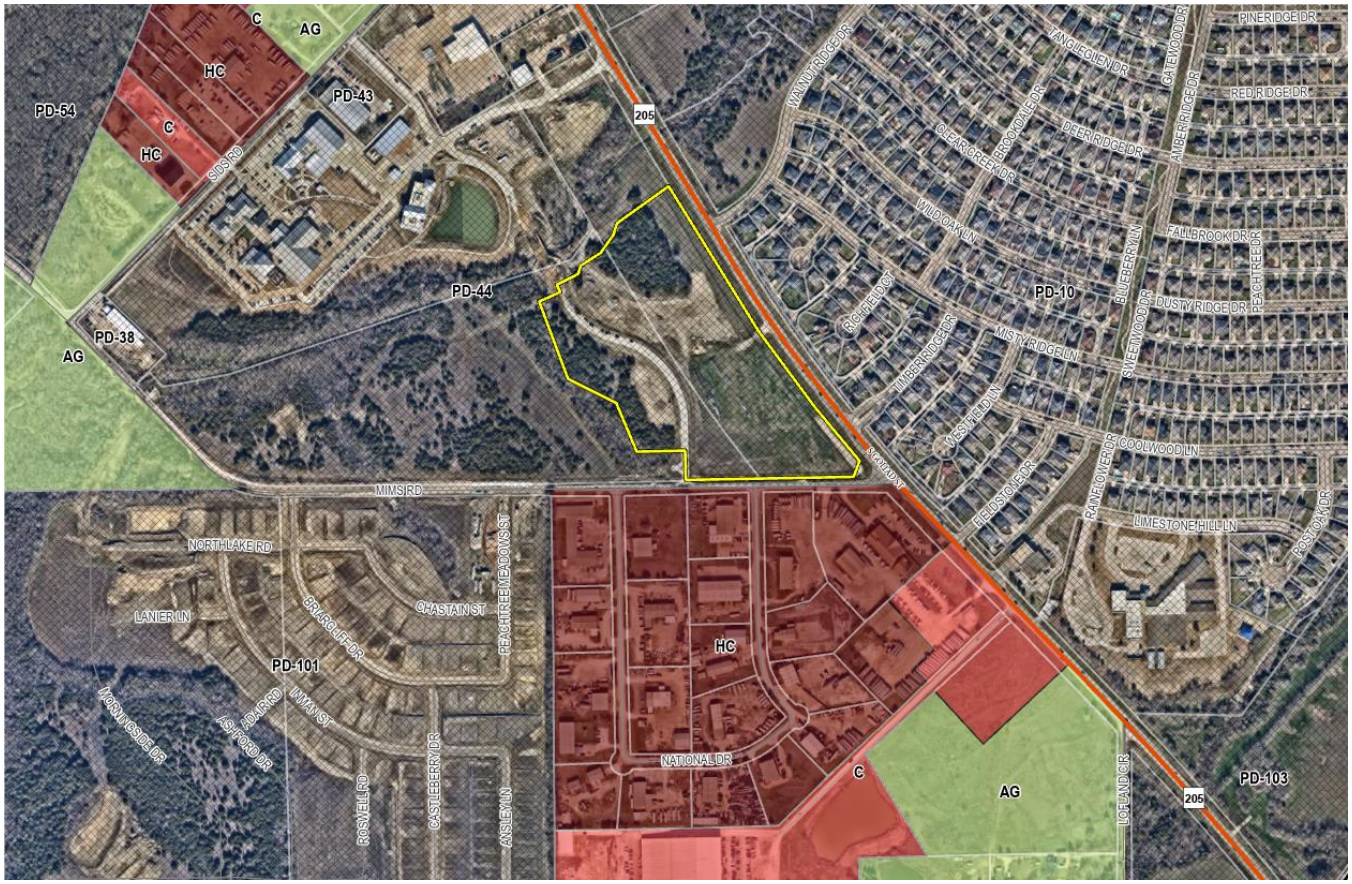
North: Directly north of the subject property is 31.38-acre parcel of land (*i.e. Lot 1, Block A, REC Campus Addition*) that makes up the rest of the Rayburn Electric Cooperative (REC) campus, zoned Planned Development District 44 (PD-44) for Commercial (C) District and Heavy Commercial (HC) District land uses. Beyond this is Sids Road, which is identified as a *Minor Collector* on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Following this is a vacant 5.354-acre tract of land (*i.e. Tract 1-3 of the J. Cadle Survey, Abstract No. 65*) zoned Planned Development District 10 (PD-10) for Commercial (C) District land uses.

South: Directly south of the subject property is Mims Road, which is identified as a *Minor Collector* on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this are several tracts of land developed with non-residential land uses zoned Heavy Commercial (HC) District. These properties primarily front onto National Drive, which is identified as a R2U (*i.e. residential, two [2] lane, undivided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

East: Directly east of the subject property is S. Goliad Street [*SH-205*], which is identified as a P6D (*i.e. principal, six [6] lane, divided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Following this is Phase 1 of the Hickory Ridge Subdivision, which consists of 139 lots on 41.67-acres. This subdivision was established on February 22, 2001 and is zoned Planned Development District 10 (PD-10) for Single-Family 7 (SF-7) District land uses.

West: Directly west of the subject property is the remainder of Lot 3, Block A, REC Campus Addition. Beyond this is Mims Road, which is identified as a *Minor Collector* on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is a 48.6670-acre vacant tract of land (*i.e. Tract 3 of the W. H. Barnes Survey, Abstract No. 26*) zoned Agricultural (AG) District. Following this is Phase 1 of the Highland Meadows Subdivision, which consists of 100 lots on 25.93-acres. This subdivision was established on January 10, 1996 and is zoned Single-Family 7 (SF-7) District.

MAP 1: LOCATION MAP
YELLOW: SUBJECT PROPERTY



DENSITY AND DIMENSIONAL REQUIREMENTS

According to *Exhibit 'D'*, *Development Standards*, of Planned Development District 44 (PD-44) [*Ordinance No. 24-30*], *Outdoor Commercial Amusement/ Recreation* is permitted *by-right*. The submitted site plan, landscape plan, treescape plan, photometric plan, and building elevations generally conform to the technical requirements contained within Planned Development District 44 (PD-44) 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=18.00-Acres; In Conformance*
Minimum Lot Frontage	*60-Feet*	*X=~680.00-feet; In Conformance*
Minimum Lot Depth	*100-Feet*	*X=~640.00-feet; In Conformance*
Minimum Front Yard Setback	*25-Feet*	*X>25-feet; In Conformance*
Minimum Rear Yard Setback	*10-Feet*	*X>10-feet; In Conformance*
Minimum Side Yard Setback	*10-Feet*	*X>10-feet; In Conformance*
Maximum Building Height	*60-Feet*	*X=25.3-feet; In Conformance*
Max Building/Lot Coverage	*60%*	*X=0.42%; In Conformance*
Minimum Number of Parking Spaces	*195 Required Spaces*	*X=204; In Conformance*
Minimum Landscaping Percentage	*20%*	*X=77.28%; In Conformance*
Maximum Impervious Coverage	*85-90%*	*X=22.27%; In Conformance*

TREESCAPE PLAN

As part of this site plan request, the applicant is proposing an *Alternative Tree Mitigation Settlement Agreement*. The applicant is requesting [*1*] to allow sample areas to be utilized to calculate tree mitigation, and [*2*] to not require mitigation for Eastern Red Cedar trees. The applicant is making this request given the dense groves of trees on the subject property. The applicant has indicated to staff that they would rather spend their capital on the *Soccer Complex* and its amenities, rather than surveying the entire property and providing the required mitigation. Based on the proposed Treescape Plan, the estimated mitigation balance is 2,252 caliper inches or 563 canopy trees. Given the nature of the proposed land use (*i.e. Soccer Complex*) the applicant is limited on how many trees could be replanted on site. If required to settle the mitigation balance in accordance with Section 05, *Tree Mitigation*, of Article 08, *Tree Preservation*, of the Unified Development Code (UDC), the applicant would be required to plant 1,801.60 caliper inches (*i.e. 2,252 caliper inches x 80% = 1,801.6 caliper inches*) or 451 canopy trees and pay $45,040.00 (*i.e. [2,252 caliper inches x 20%] x $100.00 = 45,040.00*). With the site constraints it is likely the applicant would need to request an *Alternative Tree Mitigation Settlement Agreement* regardless of the current request. The Planning and Zoning Commission shall consider this *Alternative Tree Mitigation Agreement* as part of the site plan request, and -- *if approved by the Planning and Zoning Commission* -- a recommendation of approval will be forward to the City Council.

CONFORMANCE WITH THE CITY'S CODES

According to Table 5, *Parking Requirement Schedule*, of Article 06, *Parking and Loading*, of the Unified Development Code (UDC), a total of 215 parking spaces are required for the ten (10) athletic fields and the concessions building. Based on the provided site plan, Phase 1 will require 195 parking spaces and Phase 2 will require 20 parking spaces, for a total of 215 parking spaces. In order to meet this requirement, the applicant is proposing 204 parking spaces with Phase 1 and 95 parking spaces with Phase 2, for a total of 299 parking spaces. Given this, the applicant will be providing a surplus of 84 parking spaces once Phase 2 of the *Soccer Complex* is constructed.

The subject property is zoned Planned Development District 44 (PD-44) for Commercial (C) District land uses. According to *Exhibit 'D'*, *Development Standards*, of Planned Development District 44 (PD-44) [*Ordinance No. 24-30*] *Outdoor Commercial Amusement/ Recreation* is permitted *by-right*. In this case, the applicant has indicated that the facility will be for public use, but will be operated and maintained by Rayburn Electric Cooperative; however, the applicant has indicated that a fee will be collected in order to utilize the *Soccer Complex*, which makes this a private *Soccer Complex*. The proposed site plan generally conforms to the requirements of Planned Development District 44 (PD-44), the *General Commercial District Standards*, and the *General Overlay District Standards*, stipulated by Article 05, *District Development Standards*, of the Unified Development Code (UDC), with the exception of the variance(s) and exception(s) being requested as outlined in the *Variances and Exceptions Requested by the Applicant* section of this case memo.

VARIANCES AND EXCEPTIONS BY THE APPLICANT

As stated above, the applicant's request conforms to the majority of the City's codes; however, staff has identified the following variance(s) and exception(s):

(1) *Architectural Standards*.

(a) *Primary Articulation*. According to Subsection 06.02(C), *Architectural Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), each façade on a commercial building in an overlay district shall meet the primary articulation requirements outlined in Figure 7, *Commercial Building Articulation Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC). In this case, each façade of the proposed *Concession Stand* building does not meet these requirements. This type of request typically requires a *variance* from the Planning and Zoning Commission.

(b) *Four (4) Architecture*. According to Subsection 06.02(C), *Architectural Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), all sides of a proposed building shall use the same materials, detailing, articulation, and features. In this case, the proposed *Concession Stand* building does not utilize the same architectural features on all four (4) sides of the building. This type of request typically requires a *variance* from the Planning and Zoning Commission.

(2) *Roof Design*. According to Subsection 04.01(A), *General Commercial District Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), all commercial structures shall incorporate a minimum of a 6:12 roof pitch. In this case, the applicant is requesting a 4:12 roof pitch. This type of variance typically requires an *exception* from the Planning and Zoning Commission.

(3) *Lighting Standards*.

(a) *Height*. According to Subsection 06.02(G), *Lighting Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), "(n)o light standard, light fixture, light pole, pole base or combination thereof shall exceed 20-feet in total height in any overlay district..." In this case, the applicant is proposing light poles that range from 50-feet to 70-feet. This will require a *variance* from the Planning and Zoning Commission. Staff should point out that this type of *variance* is not a typical for *Sport Complexes* or *Sports Fields*.

(b) *Light Levels*. According to Subsection 03.03, *Outdoor Lighting for Non-Residential Properties*, of Article 07, *Environmental Performance*, of the Unified Development Code (UDC), "(t)he maximum outdoor maintained, computed and measured illumination level within any nonresidential development shall not exceed 20 FC outdoors at any point on the site..." In this case, the applicant is proposing light levels up to 50 FC. This will require an *exception* from the Planning and Zoning Commission. Staff should point out that this type of *variance* is not a typical for *Sport Complexes* or *Sports Fields*.

(4) *Sidewalks*. According to Section 2.14, *Parkways, Grades, and Sidewalks*, of Chapter 2, *Streets*, of the Engineering Standards of Design and Construction, "(s)idewalks shall be provided for all streets." In this case, the applicant is requesting to delay the construction of the sidewalk along Mims Road until Mims Road is reconstructed. This will require a *variance* 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*] increased articulation, [*2*] peaked roof forms and varied roof heights, [*3*] large canopies, [*4*] greater than 90% masonry, [*5*] greater than 20% natural stone, and [6] the construction of a public facility without public funds. Staff should note, that because the applicant has indicated that a fee will be charged to utilize these facilities they *cannot* be considered public, and compensatory measure [*6*] cannot be considered a compensatory measure. In addition, compensatory measures [*1*] and [*2*] are not compensatory in nature, as the applicant is not meeting the articulation requirements; and therefore, cannot have compensatory measures indicating increased articulation; however, staff should note, that Planned Development District 44 (PD-44) [*Ordinance No. 24-30*] states that all buildings in PD-44 "…shall incorporate complementary architectural styles, building materials, and colors." In this case, the variances associated with the architectural standards are being requested in

order to maintain architectural consistency with the remainder of Rayburn Electric Cooperative's corporate campus. Based on this staff is required to consider this building conforming in accordance with the requirements of the Planned Development District ordinance (*i.e. the articulation, architecture, and roof standards are considered conforming based on the zoning*); however, requests for exceptions and variances to the sidewalks, light levels, and light pole height are discretionary decisions for the Planning and Zoning Commission. Staff should note that a supermajority vote (*e.g. six [6] out of the seven [7] commissioners*) -- *with a minimum of four (4) votes in the affirmative* -- is required for the approval of a variance or exception.

CONFORMANCE WITH OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN

According to the *Land Use Plan* contained in the OURHometown Vision 2040 Comprehensive Plan, the subject property is located within the *Southwest Residential District* and is designated for *Commercial/Industrial* and *Commercial/Retail* land uses on the Future Land Use Plan. Given that the proposed *Outdoor Commercial Amusement/ Recreation (i.e. Soccer Complex)* land use is part of the large *Corporate Campus* (*i.e. Rayburn Electric Cooperative*) it appears to be in conformance with the *Commercial/Industrial* designation as outlined in the *Southwest Residential District*. In addition, according to the *District Strategies* for the *Southwest Residential District,* "(t)he areas around Sids Road, National Drive, and Mims Road are some of the only areas in the City that are designated for *Commercial/Industrial* land uses. As a result, these areas should be protected from the encroachment of incompatible land uses (*i.e. residential land uses -- higher density or otherwise*). This should protect the businesses that currently exist in these areas." Since the proposed *Outdoor Commercial Amusement/ Recreation (i.e. Soccer Complex)* is associated with an existing *Corporate Campus* (*i.e. Rayburn Electric Cooperative*), the applicant's request appears to meet the intent of the *District Strategies*. Based on all this information, the proposed *Outdoor Commercial Amusement/ Recreation (i.e. Soccer Complex)* appears to be in conformance with the Comprehensive Plan.

In addition, the proposed changes to the subject property help further the following goals and objectives contained in the OURHometown Vision 2040 Comprehensive Plan:

(1) *CH. 09 | Goal 01*: "All non-residential developments should create distinctive destinations that further a sense of place and will attract people to the community."

(2) *CH. 09 | Goal 01 | Policy 3*: "Developments should be encouraged to incorporate a mix of land uses. This is especially vital adjacent to the City's major roadways..."

(3) *CH. 09 | Goal 04 | Policy 1*: "Non-residential buildings should be constructed of masonry materials and contain a minimum of 20% stone on every façade that faces a street, public open space, trail or park."

In this case, the proposed *Outdoor Commercial Amusement/ Recreation* utilizes the same design and architectural style as Rayburn Electric Cooperative *Corporate Campus*. Based on this, the applicant's proposal appears to be in substantial conformance to many of the policies and goals that relate to commercial/industrial developments.

ARCHITECTURAL REVIEW BOARD (ARB) RECOMMENDATION

On June 24, 2025, the Architecture Review Board approved a motion to recommend approval the building elevations by a vote of 3-0, with Board Members Phillips, McAngus, Dalton, and Hadawi absent.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to approve the applicant's *Site Plan* for the *Outdoor Commercial Amusement/ Recreation* (*i.e. Soccer Complex*) 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) Building elevations shall be provided to staff for the proposed maintenance building at the time of building permit, and will generally need to meet the same architectural design and materials as the remainder of the Rayburn Electric Cooperative's *Corporate Campus* in accordance with Planned Development District 44 (PD-44); and,

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

DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

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

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

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

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

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS: 950 Sids Road, Rockwall Tx 75032

SUBDIVISION: REC Campus Addition — LOT: 2 & 3 — BLOCK: A

GENERAL LOCATION: North West corner of SH 205 and Mims Rd

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING: PD-44 — CURRENT USE: Vacant

PROPOSED ZONING: PD-44 — PROPOSED USE: Outdoor Sports Recreation

ACREAGE: 18 — LOTS [CURRENT]: 2 — LOTS [PROPOSED]: 2

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

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

☐ OWNER	Rayburn Electric Cooperative	☐ APPLICANT	R-Delta Engineers, Inc.
CONTACT PERSON	David Naylor	CONTACT PERSON	Frank A. Ploma, P.E.
ADDRESS	950 Sids Rd	ADDRESS	618 Main Street
CITY, STATE & ZIP	Rockwall, Tx 75032	CITY, STATE & ZIP	Garland, Tx 75040
PHONE	[redacted]	PHONE	[redacted]
E-MAIL	[redacted]	E-MAIL	[redacted]

NOTARY VERIFICATION [REQUIRED]

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

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF $610.00 *TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 12th *DAY OF* June, 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 12 *DAY OF* June, 2025

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

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

MY COMMISSION EXPIRES



City of Rockwall

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

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

r.delta
ENGINEERS

June 12, 2025

City of Rockwall, Texas
385 S. Goliad Street
Rockwall, Texas 75087

ATTENTION: **Mr. Henry Lee, AICP**
Planner

SUBJECT: **Rayburn Electric Cooperative Campus**
Rayburn Electric Soccer Complex
Variance Requests

Dear Mr. Lee,

Pursuant to submittal of the project Site Plan and supporting documents and on behalf of Rayburn Electric Cooperative (REC); we seek approval of the following variance requests to address items not in compliance with the City of Rockwall Unified Development Code (UDC):

- Sidewalk Waiver (Mims Road frontage).
- Waiver of mitigation requirements for Cedar Trees

With regard to the sidewalk waiver, Rayburn requests that the Mims Road frontage sidewalk be deferred and included in the future roadway reconstruction.

The Soccer Complex, proposed and entirely funded by Rayburn Electric Cooperative, will be of great benefit to the citizens of Rockwall. No public funding is proposed for this project. The facility will be available for use by Rockwall youth soccer organizations Rockwall schools, and other local area organizations.

The mitigation waiver for removal of Cedar trees greater than 8-feet in height is requested due to the extremely large (876) number of Canopy Tree plantings that would be required per the current UDC. The previous UDC mitigation requirement for Cedar trees was limited to trees greater than 11-inches DBH. The 8-foot height threshold is a relatively recent (2024) addition to the Rockwall UDC. The project cannot support the expense of Cedar tree mitigation and will not move forward without this waiver.

Proposed compensatory measures include the following:

- Increased articulation on the concession building façade.
- Peaked roof forms and varied heights on the concession building front façade.
- Large canopies on the concession building.
- Rayburn Electric Cooperative's funding of this significant project for public use.

We greatly appreciate your consideration of these variance requests.

Best Regards,

R-DELTA ENGINEERS, INC.
TBPE Firm No. F-001515

Frank A. Polma, P.E.
President

Cc: Mr. David Naylor, P.E. – Rayburn Electric Cooperative
Mr. Stephen Geiger, P.E. – Rayburn Electric Cooperative

SITE INFORMATION:

EXISTING ZONING: PD-44
PROPOSED ZONING: NO CHANGE
PROPOSED USE: SOCCER FIELDS & PARKING
TOTAL AREA: 783,858 SQ FT 18.00 AC

"PD-44" ZONING

MAXIMUM BUILDING HEIGHT: 60 FT
MAXIMUM LOT COVERAGE: 60%
MAXIMUM FLOOR AREA RATIO: 4:1
MAXIMUM IMPERVIOUS PARKING: 85% TO 90%

PROPOSED MAX. BUILDING HEIGHT: 25'-3"
PROPOSED LOT COVERAGE: 178,137/784,075 = 22.72%
PROPOSED FLOOR AREA RATIO: 3,508/784,075 = 0.45%
PROPOSED IMPERVIOUS PARKING: 174,629/784,075 = 22.27%

REQUIRED PARKING:
PROPOSED BUILDINGS 3,308 SQ FT
(MAINTENANCE-MB=1,500± SQ FT)
(RESTROOMS-RR=904± SQ FT)
(CONCESSION/STORAGE AREA-CA=904± SQ FT)
(RESTROOM) 1 PER 200 SQ FT = 5
(CONCESSION/STORAGE) 1 PER 100 SQ FT = 10
(SOCCER FIELDS) 20 PER FIELD = 200 TOTAL REQUIRED PARKING = 215 SPACES
TOTAL PROVIDED PARKING (CAR)= 288 SPACES
TOTAL PROVIDED PARKING (BUS)= 11 SPACES
TOTAL PROVIDED HANDICAP SPACES= 8 SPACES
(TOTAL PROVIDED VAN ACCESSIBLE SPACES= 4 SPACES)
TOTAL PARKING SPACES 299

NOTES:

1. ALL SIDEWALKS ARE 6' UNLESS OTHERWISE INDICATED.
2. ALL DIMENSIONS ARE TO THE FACE OF CURB OR EDGE OF PAVEMENT.
3. ALL RADIUS ARE 2' UNNLESS OTHERWISE STATED.
4. THERE SHALL BE NO OUTSIDE STORAGE OR ABOVE GROUND STORAGE TANKS.
5. PROPOSED DRAINAGE PATTERNS MATCH EXISTING DRAINAGE PATTERNS.

PROPOSED SITE PARKING DATA

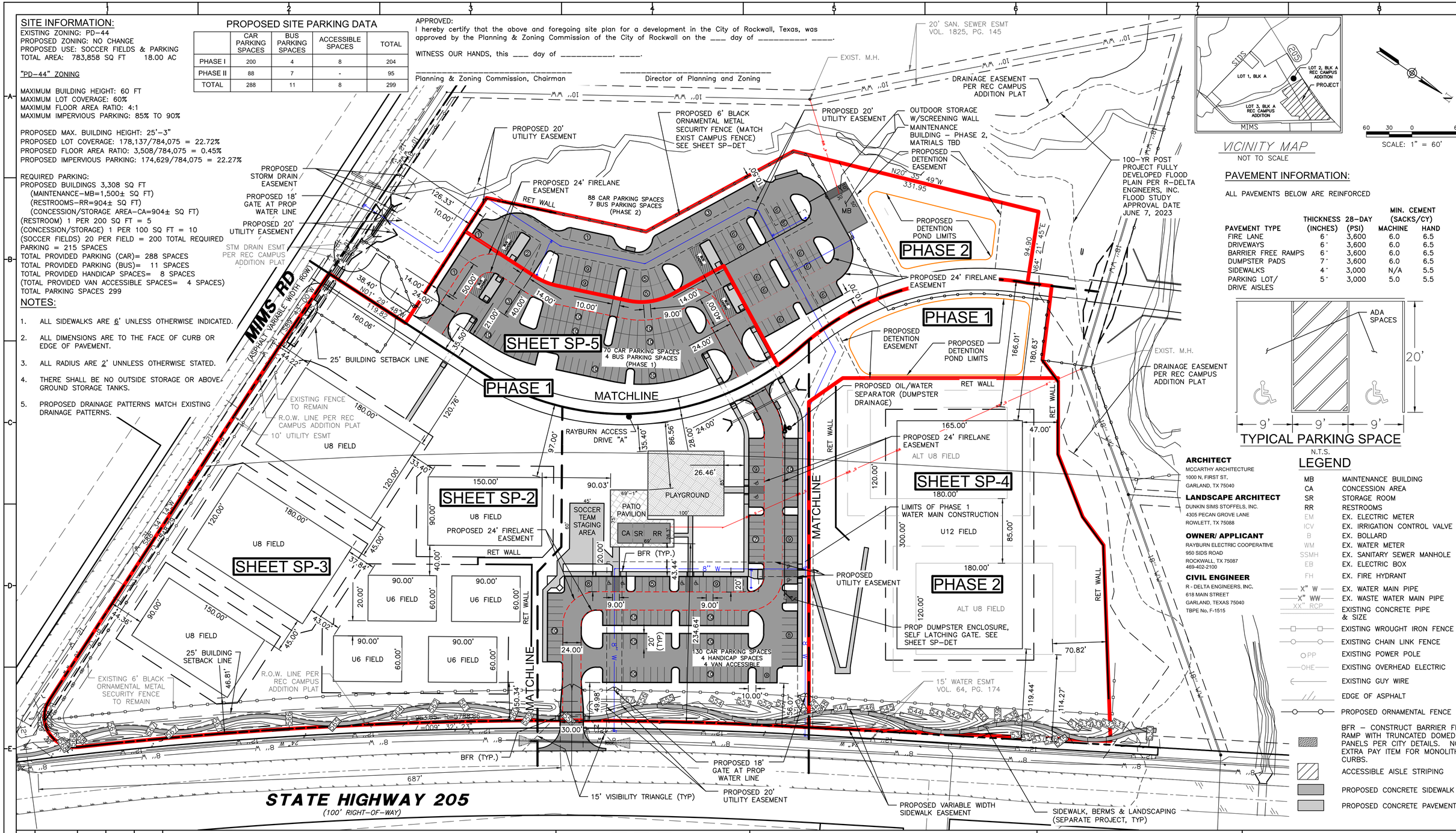
	CAR PARKING SPACES	BUS PARKING SPACES	ACCESSIBLE SPACES	TOTAL
PHASE I	200	4	8	204
PHASE II	88	7	-	95
TOTAL	288	11	8	299

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



VICINITY MAP
NOT TO SCALE

60 30 0 60
SCALE: 1" = 60'

PAVEMENT INFORMATION:

ALL PAVEMENTS BELOW ARE REINFORCED

PAVEMENT TYPE	THICKNESS (INCHES)	28-DAY (PSI)	MIN. CEMENT (SACKS/CY) MACHINE	HAND
FIRE LANE	6"	3,600	6.0	6.5
DRIVEWAYS	6"	3,600	6.0	6.5
BARRIER FREE RAMPS	6"	3,600	6.0	6.5
DUMPSTER PADS	7"	3,600	6.0	6.5
SIDEWALKS	4"	3,000	N/A	5.5
PARKING LOT/ DRIVE AISLES	5"	3,000	5.0	5.5

TYPICAL PARKING SPACE
N.T.S.

LEGEND

MB	MAINTENANCE BUILDING
CA	CONCESSION AREA
SR	STORAGE ROOM
RR	RESTROOMS
EM	EX. ELECTRIC METER
ICV	EX. IRRIGATION CONTROL VALVE
B	EX. BOLLARD
WM	EX. WATER METER
SSMH	EX. SANITARY SEWER MANHOLE
EB	EX. ELECTRIC BOX
FH	EX. FIRE HYDRANT
X" W	EX. WATER MAIN PIPE
X" WW	EX. WASTE WATER MAIN PIPE
XX" RCP	EXISTING CONCRETE PIPE & SIZE
	EXISTING WROUGHT IRON FENCE
	EXISTING CHAIN LINK FENCE
PP	EXISTING POWER POLE
OHE	EXISTING OVERHEAD ELECTRIC
	EXISTING GUY WIRE
	EDGE OF ASPHALT
	PROPOSED ORNAMENTAL FENCE
	BFR - CONSTRUCT BARRIER FREE RAMP WITH TRUNCATED DOMED PANELS PER CITY DETAILS. NO EXTRA PAY ITEM FOR MONOLITHIC CURBS.
	ACCESSIBLE AISLE STRIPING
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ARCHITECT
MCCARTHY ARCHITECTURE
1000 N. FIRST ST.
GARLAND, TX 75040

LANDSCAPE ARCHITECT
DUNKIN SIMS STOFFELS, INC.
4305 PECAN GROVE LANE
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OWNER/ APPLICANT
RAYBURN ELECTRIC COOPERATIVE
950 SIDS ROAD
ROCKWALL, TX 75087
469-402-2100

CIVIL ENGINEER
R - DELTA ENGINEERS, INC.
618 MAIN STREET
GARLAND, TEXAS 75040
TBPE No. F-1515

REV	DATE	REV.BY	P.M.	ENG.	REVISION/RELEASE
0	06/12/2025	RDE	FAP	RDE	ISSUED FOR REVIEW
1	07/01/2025	RDE	FAP	RDE	REVISE PER CITY COMMENTS

Rayburn Electric Cooperative
r.delta ENGINEERS
618 Main Street
Garland, TX 75040
Ph. (972) 494-5031
Fax (972) 487-2270
www.rdelta.com
TBPE No. F-1515

PRELIMINARY
SUBMITTED FOR REVIEW
BY: FRANK A. POLMA
P.E. 80274
R-Delta Engineers, Inc.
Date: June 30, 2025
NOT FOR CONSTRUCTION, BIDDING OR PERMITTING PURPOSES

JOB NO.	3036-21	DESIGN BY	JMJ
CREATED		CODE	
PLOTTED		CHECKED BY	RDE
LAST UPDATE BY			
DRAWN:	JMJ	SCALE:	AS NOTED
CHECKED:		DRAWING NO.:	SP-1
APPROVED:		ISSUE:	1
FILENAME:			

REC CAMPUS EXPANSION
SOCCER FIELDS & PARKING
S.H. 205
ROCKWALL, TX 75032
CASE # SP2025-023
CITY SITE PLAN SUBMITTAL

SITE INFORMATION:

EXISTING ZONING: PD-44
PROPOSED ZONING: NO CHANGE
PROPOSED USE: SOCCER FIELDS & PARKING
TOTAL AREA: 783,858 SQ FT 18.00 AC

"PD-44" ZONING

MAXIMUM BUILDING HEIGHT: 60 FT
MAXIMUM LOT COVERAGE: 60%
MAXIMUM FLOOR AREA RATIO: 4:1
MAXIMUM IMPERVIOUS PARKING: 85% TO 90%

PROPOSED MAX. BUILDING HEIGHT: 25'-3"
PROPOSED LOT COVERAGE: 178,137/784,075 = 22.72%
PROPOSED FLOOR AREA RATIO: 3,508/784,075 = 0.45%
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SIDEWALKS	4"	3,000	N/A	5.5
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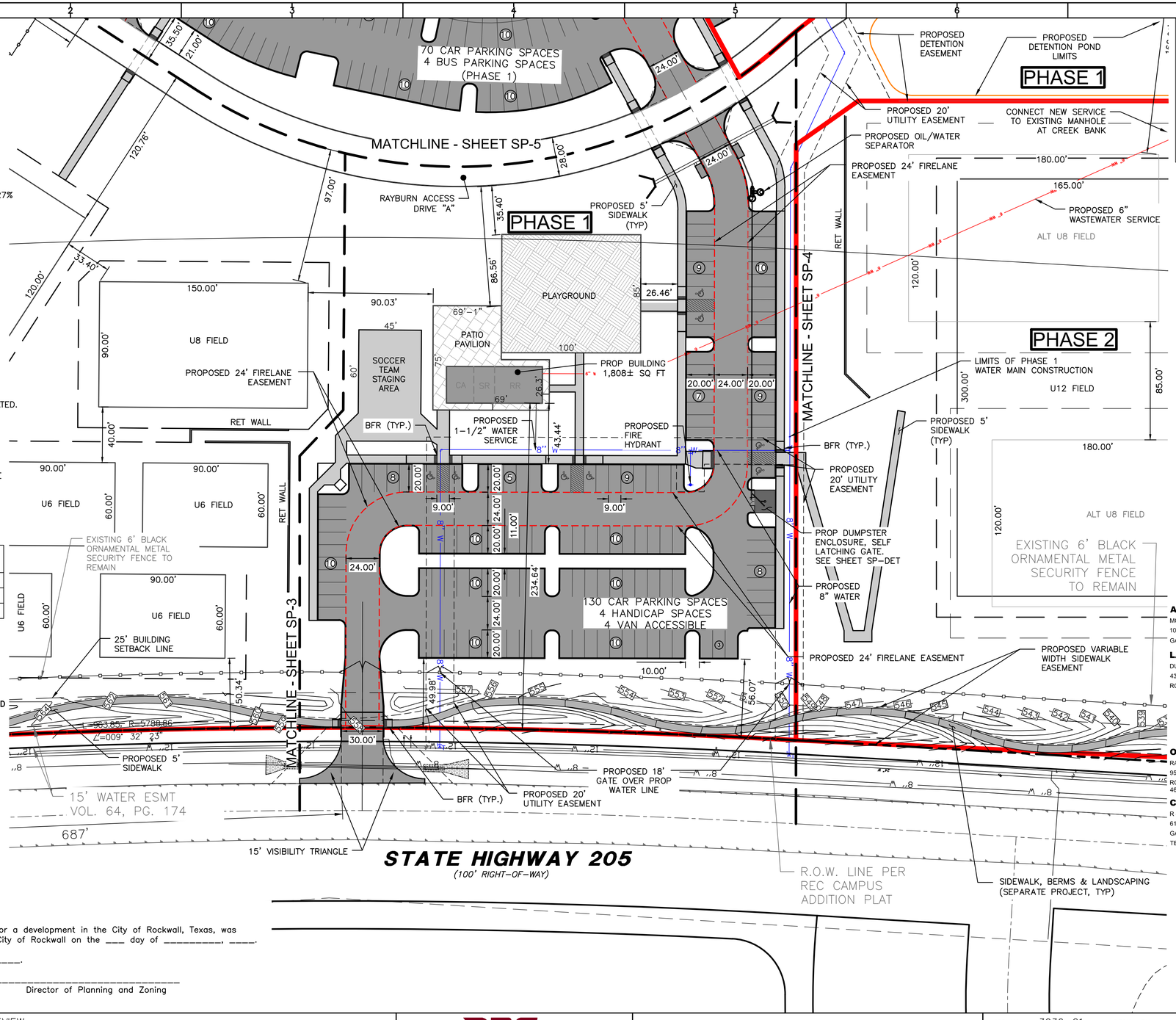
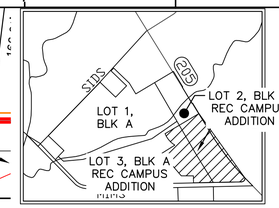
APPROVED:
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the ___ day of _____, _____.

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

_____ Planning & Zoning Commission, Chairman

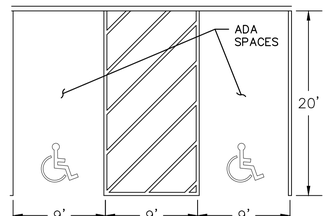
_____ Director of Planning and Zoning





VICINITY MAP
NOT TO SCALE

40 20 0 40
GRAPHIC SCALE IN FEET
SCALE: 1" = 40'



TYPICAL PARKING SPACE
N.T.S.

LEGEND

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r.delta ENGINEERS
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Ph. (972) 494-5031
Fax (972) 487-2270
www.rdelta.com
TBPE No. F-1515

PRELIMINARY
SUBMITTED FOR REVIEW
BY: FRANK A. POLMA
P.E. 80274
R-Delta Engineers, Inc.
Date: June 30, 2025
NOT FOR CONSTRUCTION, BIDDING OR PERMITTING PURPOSES

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PLOTTED		CHECKED BY	RDE
LAST UPDATE BY			
DRAWN:	JMJ	SCALE:	AS NOTED
CHECKED:		DRAWING NO.:	SP-2
APPROVED:		ISSUE:	1
FILENAME:			

REC CAMPUS EXPANSION
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ROCKWALL, TX 75032
CASE # SP2025-023
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PROPOSED FLOOR AREA RATIO: 3,508/784,075 = 0.45%
PROPOSED IMPERVIOUS PARKING: 174,629/784,075 = 22.27%

REQUIRED PARKING:
PROPOSED BUILDINGS 3,308 SQ FT
(MAINTENANCE-MB=1,500± SQ FT)
(RESTROOMS-RR=904± SQ FT)
(CONCESSION/STORAGE AREA-CA=904± SQ FT)
(RESTROOM) 1 PER 200 SQ FT = 5
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(SOCCER FIELDS) 20 PER FIELD = 200 TOTAL REQUIRED
PARKING = 215 SPACES
TOTAL PROVIDED PARKING (CAR)= 288 SPACES
TOTAL PROVIDED PARKING (BUS)= 11 SPACES
TOTAL PROVIDED HANDICAP SPACES= 8 SPACES
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TOTAL PARKING SPACES 299

PROPOSED SITE PARKING DATA

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PHASE II	88	7	-	95
TOTAL	288	11	8	299

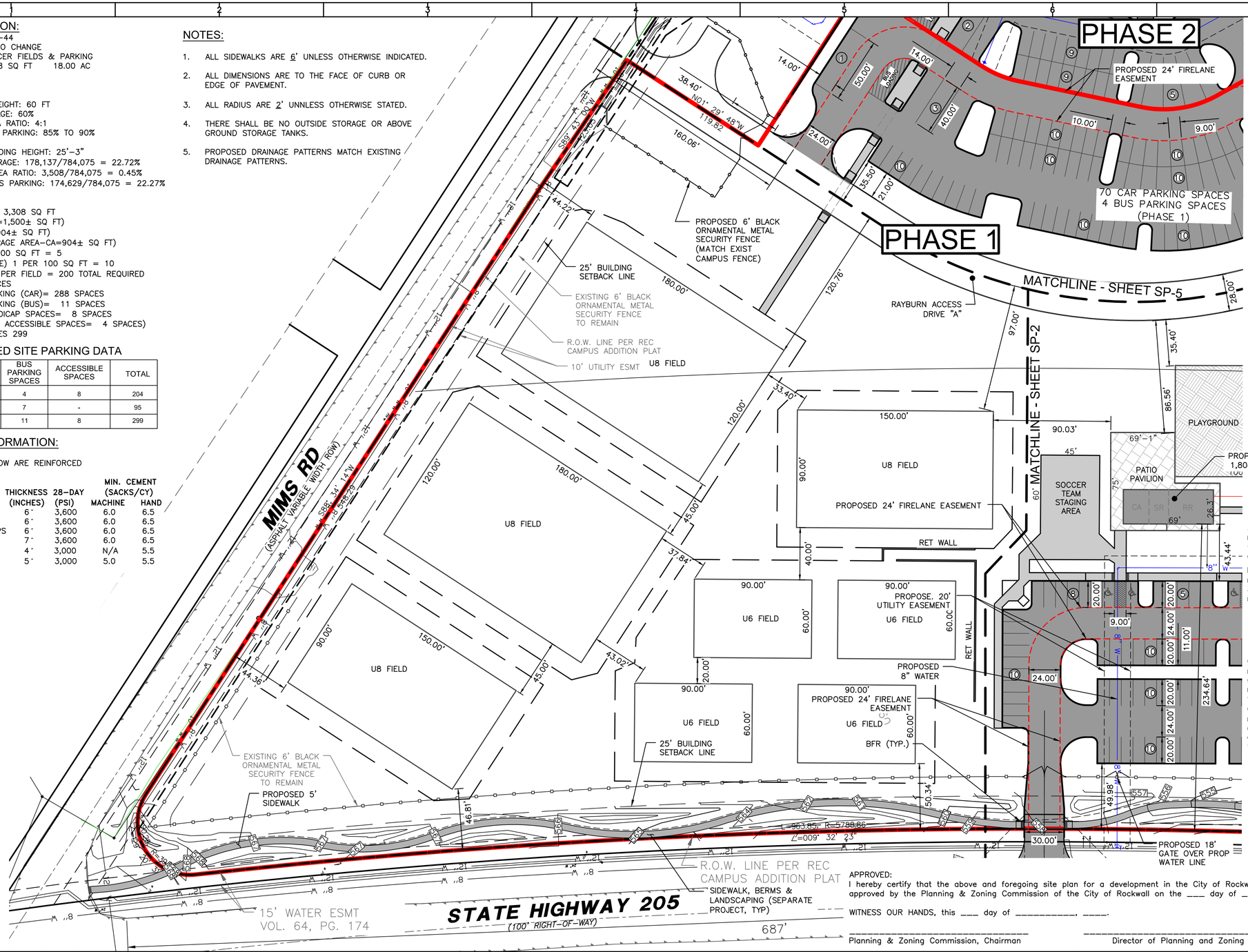
PAVEMENT INFORMATION:

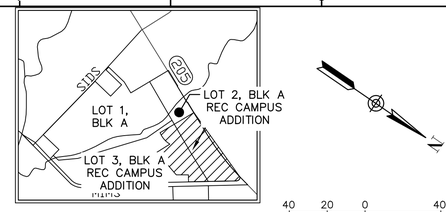
ALL PAVEMENTS BELOW ARE REINFORCED

PAVEMENT TYPE	THICKNESS (INCHES)	28-DAY (PSI)	MIN. CEMENT (SACKS/CY) MACHINE	HAND
FIRE LANE	6"	3,600	6.0	6.5
DRIVEWAYS	6"	3,600	6.0	6.5
BARRIER FREE RAMPS	6"	3,600	6.0	6.5
DUMPSTER PADS	7"	3,600	6.0	6.5
SIDEWALKS	4"	3,000	N/A	5.5
PARKING LOT/ DRIVE AISLES	5"	3,000	5.0	5.5

NOTES:

1. ALL SIDEWALKS ARE 6' UNLESS OTHERWISE INDICATED.
2. ALL DIMENSIONS ARE TO THE FACE OF CURB OR EDGE OF PAVEMENT.
3. ALL RADIUS ARE 2' UNNLESS OTHERWISE STATED.
4. THERE SHALL BE NO OUTSIDE STORAGE OR ABOVE GROUND STORAGE TANKS.
5. PROPOSED DRAINAGE PATTERNS MATCH EXISTING DRAINAGE PATTERNS.





VICINITY MAP
NOT TO SCALE

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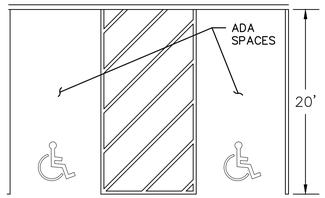
GRAPHIC SCALE IN FEET
SCALE: 1" = 40'



TYPICAL PARKING SPACE
N.T.S.

ARCHITECT
MCCARTHY ARCHITECTURE
1000 N. FIRST ST.
GARLAND, TX 75040

LANDSCAPE ARCHITECT
DUNKIN SIMS STOFFELS, INC.
4305 PECAN GROVE LANE
ROWLETT, TX 75088

OWNER/ APPLICANT
RAYBURN ELECTRIC COOPERATIVE
950 SIDS ROAD
ROCKWALL, TX 75087
469-402-2100

CIVIL ENGINEER
R - DELTA ENGINEERS, INC.
618 MAIN STREET
GARLAND, TEXAS 75040
TBPE No. F-1515

LEGEND

EM	EX. ELECTRIC METER
ICV	EX. IRRIGATION CONTROL VALVE
B	EX. BOLLARD
WM	EX. WATER METER
SSMH	EX. SANITARY SEWER MANHOLE
EB	EX. ELECTRIC BOX
FH	EX. FIRE HYDRANT
X" W	EX. WATER MAIN PIPE
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XX" RCP	EXISTING CONCRETE PIPE & SIZE
	EXISTING WROUGHT IRON FENCE
	EXISTING CHAIN LINK FENCE
PP	EXISTING POWER POLE
OHE	EXISTING OVERHEAD ELECTRIC
	EXISTING GUY WIRE
	EDGE OF ASPHALT
	PROPOSED ORNAMENTAL FENCE
	BFR – CONSTRUCT BARRIER FREE RAMP WITH TRUNCATED DOMED PANELS PER CITY DETAILS. NO EXTRA PAY ITEM FOR MONOLITHIC CURBS.
	ACCESSIBLE AISLE STRIPING
	PROPOSED CONCRETE SIDEWALK
	PROPOSED CONCRETE PAVEMENT

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

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

_____ Planning & Zoning Commission, Chairman

_____ Director of Planning and Zoning

REV	DATE	REV.BY	P.M.	ENG.	REVISION/RELEASE
0	06/12/2025	RDE	FAP	RDE	ISSUED FOR REVIEW
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r.delta ENGINEERS
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Ph. (972) 494-5031
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www.rdelta.com
TBPE No. F-1515

PRELIMINARY
SUBMITTED FOR REVIEW
BY: FRANK A. POLMA
P.E. 80274
R-Delta Engineers, Inc.
Date: June 30, 2025
NOT FOR CONSTRUCTION, BIDDING OR PERMITTING PURPOSES

JOB NO. 3036-21 DESIGN BY JMJ
CREATED CODE
PLOTTED CHECKED BY RDE
LAST UPDATE BY
DRAWN: JMJ SCALE: AS NOTED
CHECKED:
APPROVED:
FILENAME:
DRAWING NO.: SP-3 ISSUE: 1

REC CAMPUS EXPANSION
SOCCER FIELDS & PARKING
S.H. 205
ROCKWALL, TX 75032
CASE # SP2025-023
CITY SITE PLAN SUBMITTAL

SITE INFORMATION:

EXISTING ZONING: PD-44
PROPOSED ZONING: NO CHANGE
PROPOSED USE: SOCCER FIELDS & PARKING
TOTAL AREA: 783,858 SQ FT 18.00 AC

"PD-44" ZONING

MAXIMUM BUILDING HEIGHT: 60 FT
MAXIMUM LOT COVERAGE: 60%
MAXIMUM FLOOR AREA RATIO: 4:1
MAXIMUM IMPERVIOUS PARKING: 85% TO 90%

PROPOSED MAX. BUILDING HEIGHT: 25'-3"
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TOTAL PARKING SPACES 299

NOTES:

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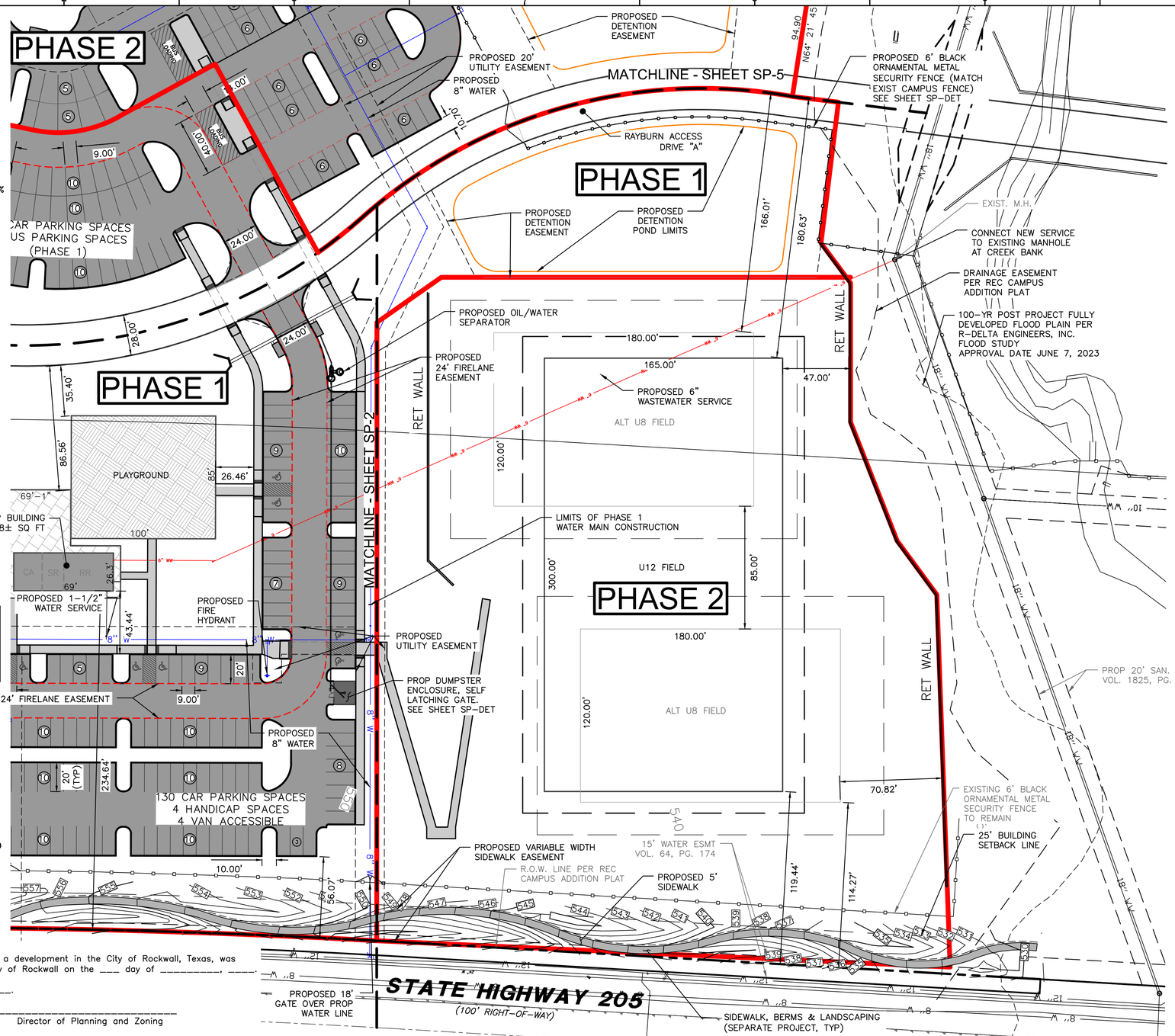
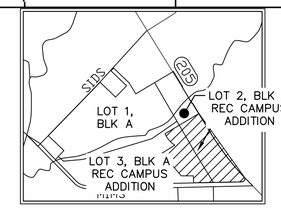
_____ Director of Planning and Zoning





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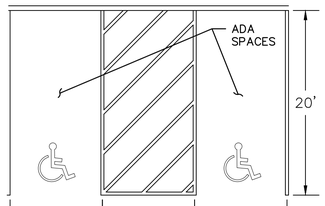

TYPICAL PARKING SPACE
N.T.S.

ARCHITECT
MCCARTHY ARCHITECTURE
1000 N. FIRST ST.
GARLAND, TX 75040

LANDSCAPE ARCHITECT
DUNKIN SIMS STOFFELS, INC.
4305 PECAN GROVE LANE
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950 SIDS ROAD
ROCKWALL, TX 75087
469-402-2100

CIVIL ENGINEER
R - DELTA ENGINEERS, INC.
618 MAIN STREET
GARLAND, TEXAS 75040
TBPE No. F-1515

LEGEND

EM	EX. ELECTRIC METER
ICV	EX. IRRIGATION CONTROL VALVE
B	EX. BOLLARD
WM	EX. WATER METER
SSMH	EX. SANITARY SEWER MANHOLE
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Fax (972) 487-2270
www.rdelta.com
TBPE No. F-1515

PRELIMINARY
SUBMITTED FOR REVIEW
BY: FRANK A. POLMA
P.E. 80274
R-Delta Engineers, Inc.
Date: June 30, 2025
NOT FOR CONSTRUCTION, BIDDING OR PERMITTING PURPOSES

JOB NO. 3036-21 DESIGN BY JMJ
CREATED CODE
PLOTTED CHECKED BY RDE
LAST UPDATE BY
DRAWN: JMJ SCALE: AS NOTED
CHECKED:
APPROVED:
FILENAME:
DRAWING NO.: SP-4 ISSUE: 1

REC CAMPUS EXPANSION
SOCCER FIELDS & PARKING
S.H. 205
ROCKWALL, TX 75032
CASE # SP2025-023
CITY SITE PLAN SUBMITTAL

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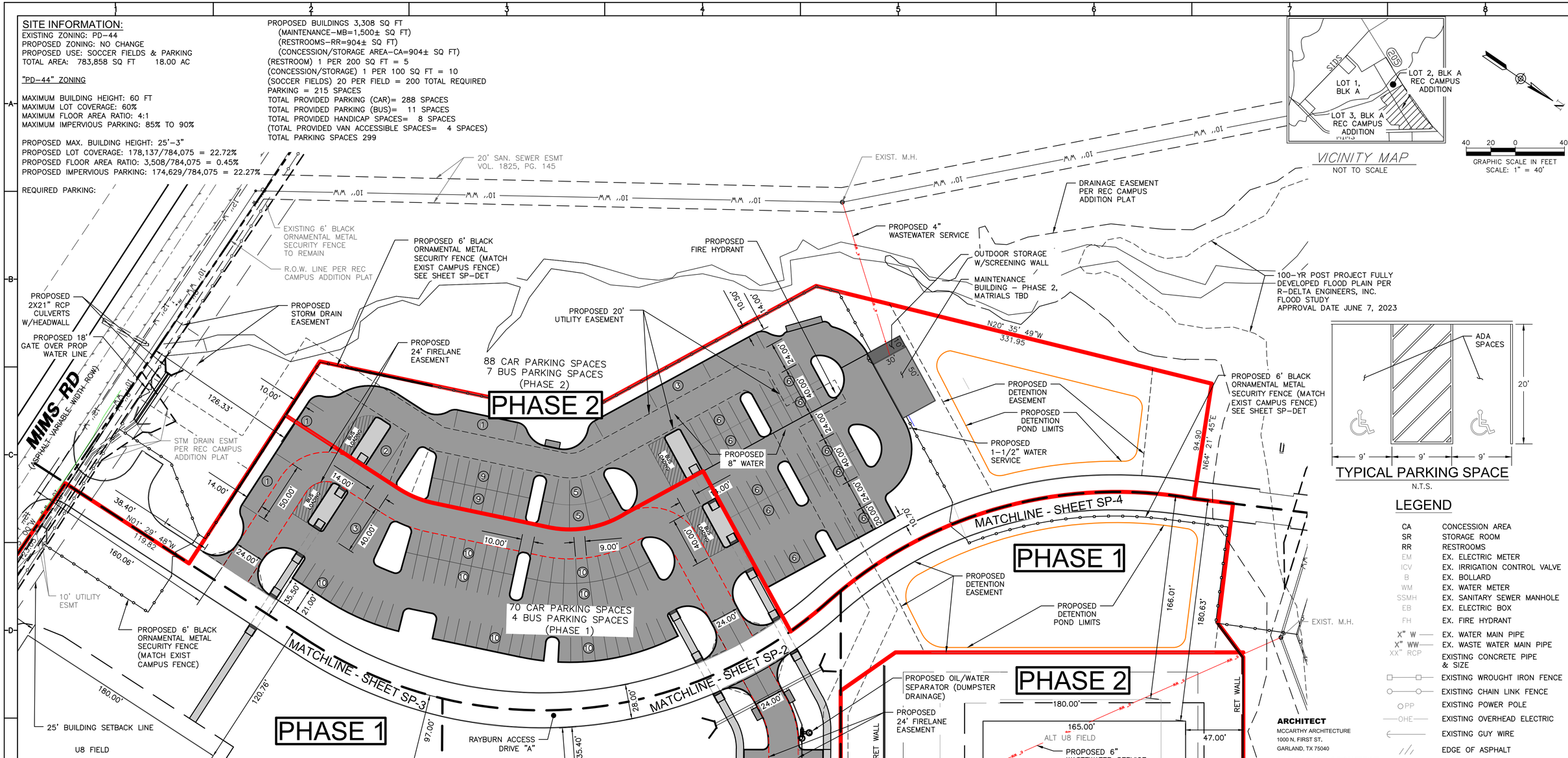

VICINITY MAP
NOT TO SCALE

GRAPHIC SCALE IN FEET
SCALE: 1" = 40'

TYPICAL PARKING SPACE
N.T.S.

LEGEND

CA	CONCESSION AREA
SR	STORAGE ROOM
RR	RESTROOMS
EM	EX. ELECTRIC METER
ICV	EX. IRRIGATION CONTROL VALVE
B	EX. BOLLARD
WM	EX. WATER METER
SSMH	EX. SANITARY SEWER MANHOLE
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ARCHITECT
MCCARTHY ARCHITECTURE
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GARLAND, TX 75040

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DUNKIN SIMS STOFFELS, INC.
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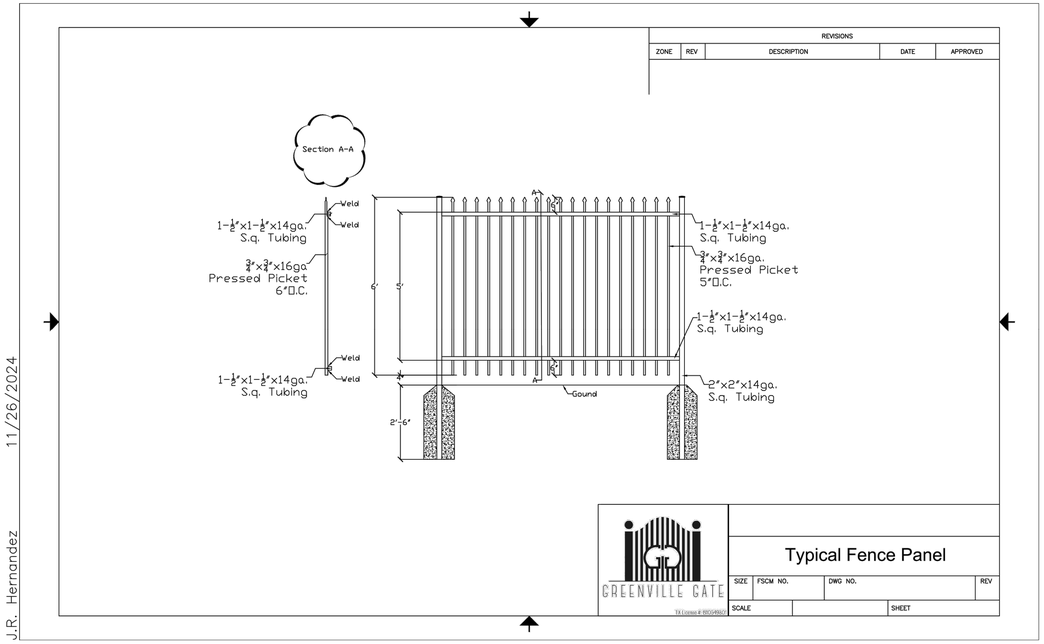
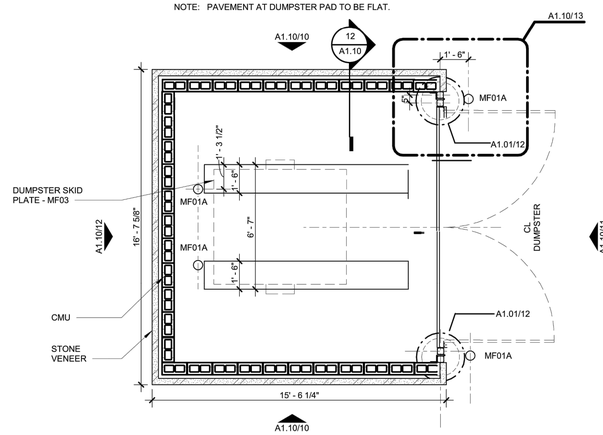
BY: FRANK A. POLMA
P.E. 80274
R-Delta Engineers, Inc.
Date: June 30, 2025
NOT FOR CONSTRUCTION, BIDDING OR PERMITTING PURPOSES

JOB NO. 3036-21 DESIGN BY JMJ
CREATED CODE
PLOTTED CHECKED BY RDE
LAST UPDATE BY
DRAWN: JMJ SCALE: AS NOTED
CHECKED:
APPROVED:
FILENAME:
DRAWING NO.: SP-5
ISSUE: 1

REC CAMPUS EXPANSION
SOCCER FIELDS & PARKING
S.H. 205
ROCKWALL, TX 75032
CASE # SP2025-023
CITY SITE PLAN SUBMITTAL

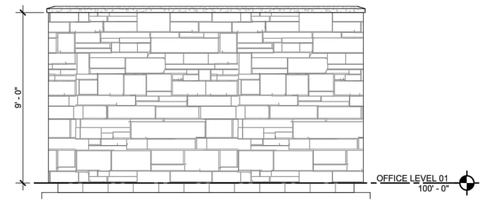


NOTE: PAVEMENT AT DUMPSTER PAD TO BE FLAT.



DUMPSTER ENCLOSURE

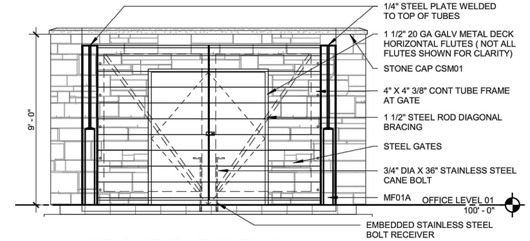
N.T.S.



REAR ELEVATION

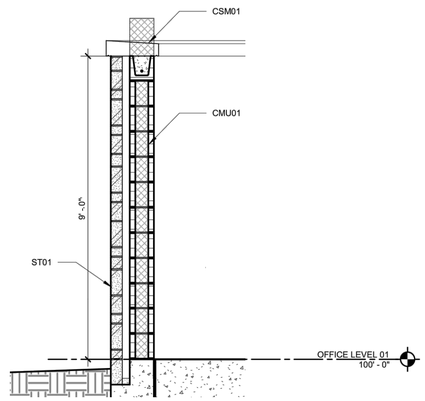
N.T.S.

ENCLOSURE GATE HARDWARE	
CASTERS:	CASTER CITY MODEL 50
CANE BOLT:	3/4" DIA X 36" STAINLESS STEEL CANE BOLT HARDWARE SOURCE
HINGES:	4" X 72 STAILESS STEEL HINGE, HEAVY DUTY MONROE HINGE AND STAMPING # CS 1254 0072



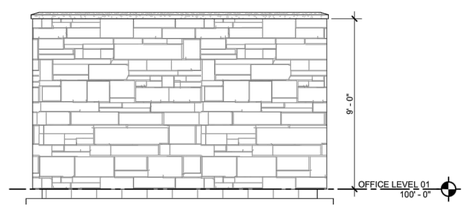
FRONT ELEVATION

N.T.S.



DUMPSTER ENCLOSURE SECTION

N.T.S.



SIDE ELEVATION

N.T.S.

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DETAILS

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LAST UPDATE BY			
DRAWN: JMJ		SCALE: AS NOTED	
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APPROVED:			
FILENAME:			

REC CAMPUS EXPANSION
SOCCER FIELDS & PARKING
S.H. 205
ROCKWALL, TX 75032
CASE # SP2025-023
CITY SITE PLAN SUBMITTAL

RAYBURN ELECTRIC CO - OP SNACK BAR ROCKWALL, TEXAS

DESIGN TEAM

OWNER:
RAYBURN ELECTRIC CO-OP
950 SIDS RD.
ROCKWALL, TX 75032
P: 469.402.2100

ARCHITECT:
MCCARTHY ARCHITECTURE
1000 N. FIRST ST.
GARLAND, TX. 75040
P: 972.272.2500

STRUCTURAL ENGINEER:
BLAKE WILSON ENGINEERING, PLLC
1848 NORTHWOOD PLAZA
SUITE 113, HURST, TEXAS 76054
P: 817.268.2345 P
P: 817.282.1636 F

MEP ENGINEER:
MEP SYSTEMS DESIGN AND ENGINEERING, INC.
918 DRAGON ST
DALLAS, TEXAS 75207
P: 214.915.0929

CONSTRUCTION MANAGER:
PULLIAM CONSTRUCTION MANAGEMENT
303 S. JACKSON ST., SUITE 100
WYLIE, TEXAS 75098
P: 972.442.0400

ISSUE

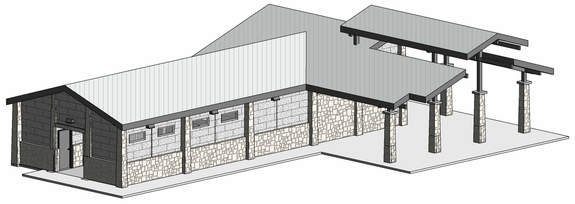
BUILDING MATERIAL



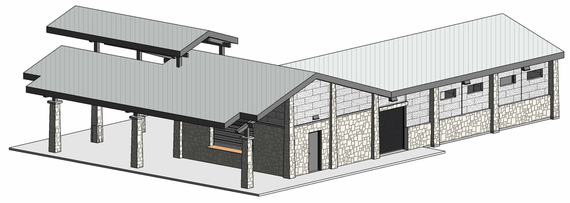
DARK BRONZE ALUM. FRAME

STONE - BUFF LUEDERS LIMESTONE

CMU - SPLIT FACE CONCRETE BLOCK



6 3D VIEW
SCALE:

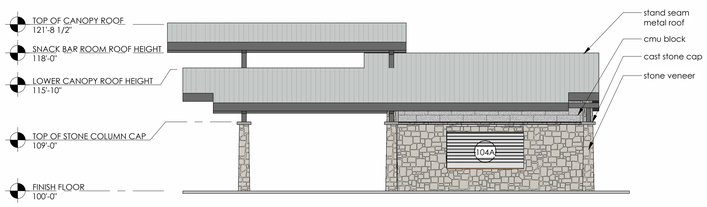


5 3D VIEW
SCALE:

BUILDING MATERIAL CALCULATIONS FOR WALLS

CATEGORIES	EAST	PERCENT
TOTAL SQ FT. - EXCLUDING WINDOWS, DOORS, LIGHTS,ROOF	247.05 S.F	100%
Stone - Buff lueders limestone	211. 10 S.F	85.43%
Cmu - Split face concrete block	36.40 S.F	14.71%

GENERAL NOTE:
1. ROOF NOT PART OF ELEVATION CALCULATIONS (TYP. TO ALL ELEVATIONS)
2. COLUMN STONE & STONE CAP INCLUDED IN STONE WALL CALCULATIONS



4 SNACK BAR ELEVATION
SCALE: 1/8" = 1'-0"

BUILDING MATERIAL CALCULATIONS FOR WALLS

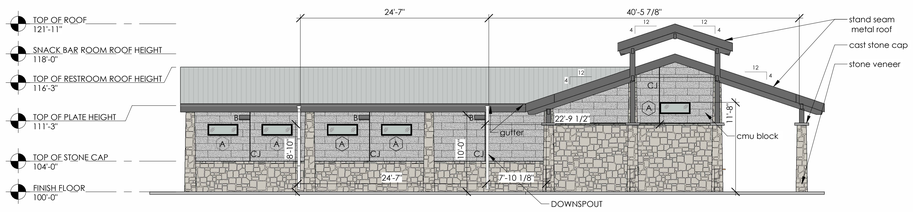
CATEGORIES	EAST	PERCENT
TOTAL SQ FT. - EXCLUDING WINDOWS, DOORS, LIGHTS,ROOF	752.66 S.F	100%
Stone - Buff lueders limestone	402.56 S.F	53.46%
Cmu - Split face concrete block	350.10 S.F	46.54%



3 SNACK BAR ELEVATION
SCALE: 1/8" = 1'-0"

BUILDING MATERIAL CALCULATIONS FOR WALLS

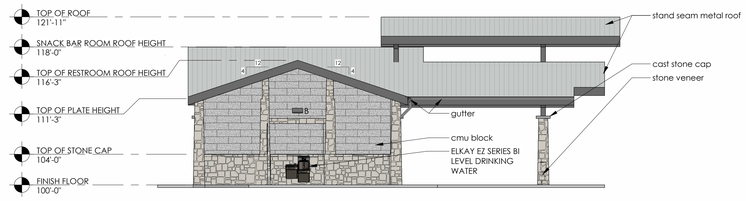
CATEGORIES	SOUTH	PERCENT
TOTAL SQ FT. - EXCLUDING WINDOWS, DOORS, LIGHTS,ROOF, DOWNSPOUT	822.04 S.F	100%
Stone - Buff lueders limestone	448.78 S.F	54.5%
Cmu - Split face concrete block	373.62 S.F	45.5%



2 SNACK BAR ELEVATION
SCALE: 1/8" = 1'-0"

BUILDING MATERIAL CALCULATIONS FOR WALLS

CATEGORIES	EAST	PERCENT
TOTAL SQ FT. - EXCLUDING WINDOWS, DOORS, LIGHTS,ROOF	352.02 S.F	100%
Stone - Buff lueders limestone	187.99 S.F	53%
Cmu - Split face concrete block	164.50 S.F	47%



1 SNACK BAR ELEVATION
SCALE: 1/8" = 1'-0"

APPROVED:
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WITNESS OUR HANDS, this _____ day of _____, _____.

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

SEAL

Case # SP2025 -023

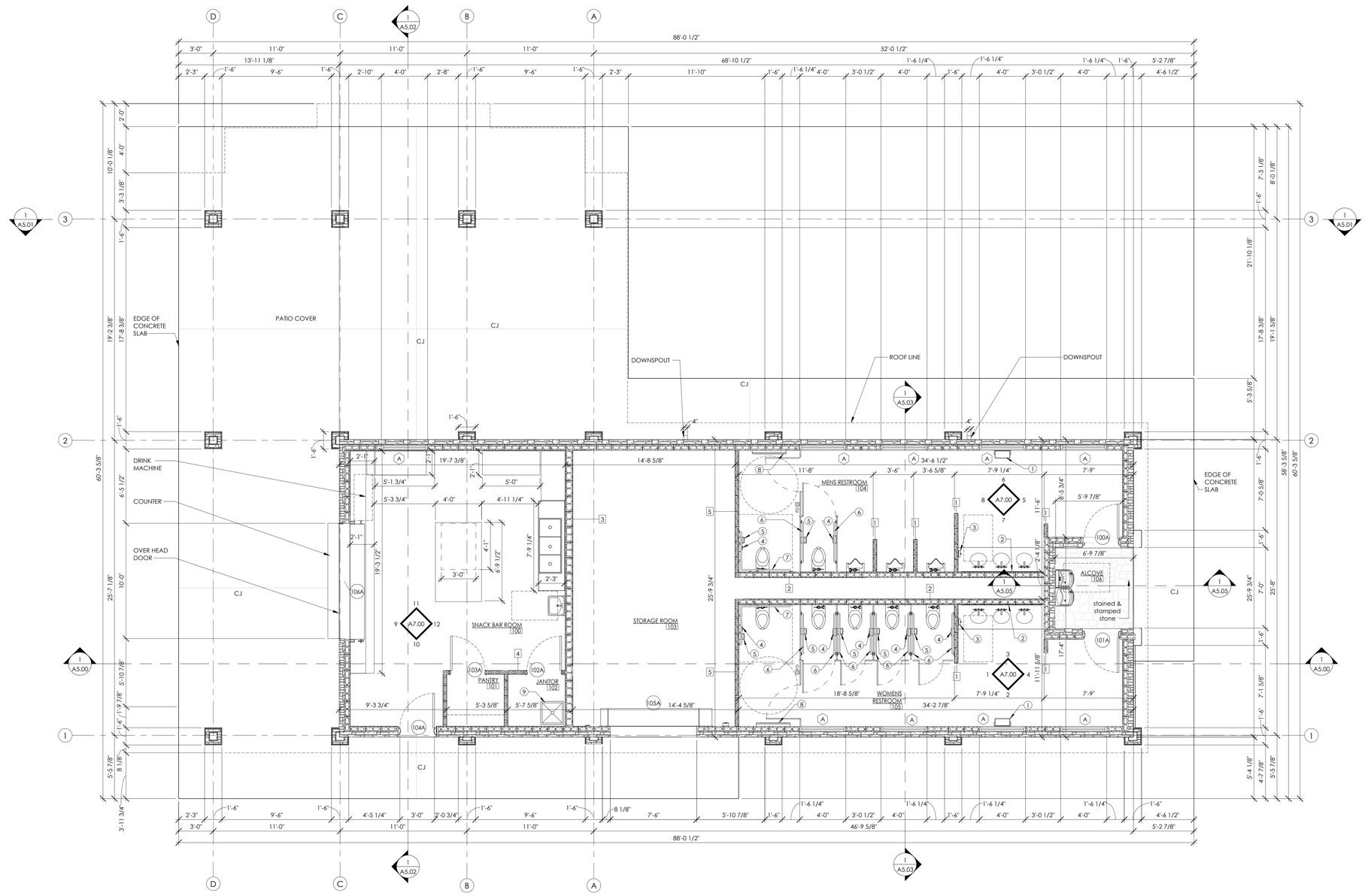
Copyright © 2025

DATE:	6.26.2025
SCALE:	
JOB NO.	25006
DRAWN:	DM
APPD:	KM
ACAD #	

EXTERIOR ELEVATIONS & 3D VIEWS

DRAWING NO. **A4.00**

REV NO.



1 SNACK BAR - FLOOR PLAN

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

FLOOR PLAN GENERAL NOTES

1. Reference A0.01 for all accessibility requirements.
2. Reference structural for location of all columns.

TOILET ACCESSORIES

1. BOBRICK B - 3939 SURFACED MOUNTED PAPER TOWEL - WASTE RECEPTACLE
2. BOBRICK B-2908 2436 MIRROR
3. BOBRICK 818615 SOAP DISPENSER
4. BOBRICK B - 270 SANITARY NAPKIN DISPOSAL
5. BOBRICK B-4288 TOILET TISSUE DISPENSER
6. BOBRICK B-5806X42 GRAB BAR 42"
7. BOBRICK B-5897 GRAB ADA BAR
8. KOALA KARE KB200 BABY CHANGING STATION 1
9. MOP SINK 24"X24"

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Planning & Zoning Commission, Chairman

Director of Planning and Zoning

RAYBURN ELECTRIC CO - OP SNACK BAR ROCKWALL, TEXAS

DESIGN TEAM

OWNER:
RAYBURN ELECTRIC CO-OP
950 SIDS RD.
ROCKWALL, TX 75032
P: 469.402.2100

ARCHITECT:
MCCARTHY ARCHITECTURE
1000 N. FIRST ST.
GARLAND, TX. 75040
P: 972.272.2500

STRUCTURAL ENGINEER:
BLAKE WILSON ENGINEERING, PLLC
1848 NORTHWOOD PLAZA
SUITE 113, HURST, TEXAS 76054
P: 817.268.2345 P
P: 817.282.1636 F

MEP ENGINEER:
MEP SYSTEMS DESIGN AND ENGINEERING, INC.
918 DRAGON ST
DALLAS, TEXAS 75207
P: 214.915.0929

CONSTRUCTION MANAGER:
PULLIAM CONSTRUCTION MANAGEMENT
303 S. JACKSON ST., SUITE 100
WYLIE, TEXAS 75098
P: 972.442.0400

ISSUE

SEAL

Case # SP2025 -023

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DATE:	6.26.2025
SCALE:	
JOB NO.	25006
DRAWN:	DM
APPD:	KM
ACAD #	
FLOOR PLAN	

DRAWING NO.	REV NO.
A2.00	

Plant Schedule

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
	UC	20	Ulmus crassifolia	Cedar Elm	65 gal.	4" Caliper, Min 12` Height, 7' Spread
	UP	4	Ulmus parvifolia	Lacebark Elm	65 gal.	4" Caliper, Min 12` Height, 7' Spread
	QM	5	Quercus macrocarpa	Bur Oak	65 gal.	4" Caliper, Min 12` Height, 7' Spread
	QV	25	Quercus virginiana	Live Oak	65 gal.	4" Caliper, Min 12` Height, 7' Spread
	CC	3	Cercis canadensis	Red Bud	45 gal.	3" Caliper, Min 6` Height, 4' Spread
	SA	8	Sophora affinis	Eve's Necklace	45 gal.	3" Caliper, Min 6` Height, 4' Spread
	ID	6	Ilex decidua	Possumhaw Holly	45 gal.	3" Caliper, Min 6` Height, 4' Spread

SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	REMARKS
	IC	172	Ilex cornuta 'Burfordii Nana'	Dwarf Burford Holly	10 gal.	Cont.	4` O.C., Min. 3' Height

GROUND COVERS	CODE	QTY	BOTANICAL NAME	COMMON NAME	REMARKS
		299,509 s.f.	Tif Turf Bermuda	Tif Turf Bermuda Grass	Solid Sod
		242,086 s.f.	Tahoma31 Bermuda	Tahoma 31 Bermuda Grass	Solid Sod
		13,115 s.f.	Common Bermuda	Common Bermuda Grass	Hydromulch
	Shd mul	3,006 s.f.		Shredded Hardwood Mulch	--

LEGEND

LO 3 — PLANT SYMBOL, REF. PLANT SCHEDULE, PLANT QUANITY

EXISTING TREES TO REMAIN

METAL EDGING @ PLANTING BED BORDER WITH TURF, QUANITY- 1,444 L.F.

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

_____ Planning & Zoning Commission, Chairman

_____ Director of Planning and Zoning

LANDSCAPE REQUIREMENTS

Landscape Buffer Components Street Frontage- Mims Road
Total (10' Wide) Required Landscape Buffer Area - 7,786 SF
Total (10' Wide) *Provided Landscape Buffer Area - 7,786 SF*

3,006 SF OF LANDSCAPE BED
4,780 SF OF TURF PROVIDED

Landscape Buffer Trees Street Frontage- SH 205-
See Plans

Landscape Buffer Trees Street Frontage- Mims Road

Street Frontage Length - 825 LF
1 Canopy Tree per 50 LF of Street Frontage (Min.4" Cal.)
1 Accent Tree per 50 LF of Street Frontage (4' Ht. Min.)

17 CANOPY / 17 ACCENT TREES REQUIRED

17 CANOPY / 17 ACCENT TREES PROVIDED

Landscape Parking Trees
1 Canopy Tree/ 10 parking spaces (Min.4" Cal.)
1 Tree within 80' of each parking space (Min.4" Cal.)

37 CANOPY TREES REQUIRED

37 CANOPY TREES PROVIDED

IRRIGATION:
An automatic irrigation system will be installed by the Owner, to water the required landscape improvements. Irrigation plans to be provided.

NOTE:
Landscape Plans shall meet requirements in the Unified Development Code-Article 8 with exceptions granted to Owner if approved.

Trees that are existing within the landscape buffer or limbs that enter into the landscape buffer shall be pruned by a certified arbortist. It shall be pruned to allow for sunlight to filter through existing tree to facilitate success of newly planted trees.

NOTES

1. “The owner, tenant and their agent, if any, shall be jointly and severally responsible for the maintenance of all landscaping. All required landscaping shall be maintained in a neat and orderly manner at all times. This shall include mowing, edging, pruning, fertilizing, watering, weeding, and such activities common to the maintenance of landscaping”

2. “Landscape areas shall be kept free of trash, litter, weeds and other such material or plants not a part of the landscaping”

3. “No substitutions for plant materials without approval by the Director”

4. “The right-of-way adjacent to required landscape areas shall be maintained by the property owner in the same manner as the required landscape area. All driveways shall maintain site visibility. All plantings intended for erosion control will be maintained. The City may require revegetation to prevent erosion or slippage”

5. “All plant material shall be maintained in a healthy and growing condition as is appropriate for the season of the year. Plant materials which die shall be replaced with plant material of similar variety and size”

6. “When overhead or underground utilities are present, landscape plan alterations may be considered by the Director”

7. “All required landscape areas shall be provided with an automatic underground irrigation system with rain and freeze sensors and/or evapotranspiration (ET) weather-based controllers and said irrigation system shall be designed by a qualified professional and installed by a licensed irrigator”

8. “All trees are to be equipped with a bubbler irrigation system”

9. “Required landscaped open areas and disturbed soil areas shall be completely covered with living plant material”

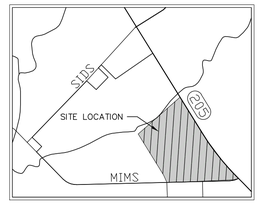
10. “All streetscape furniture (benches, lampposts, trash receptacles, patio furniture, bike racks, etc.) shall be a chip and flake resistant metal, decorative, and generally black "storm cloud" or comparable in color”

11. “Excessive pruning of plant materials is prohibited. (e.g. topping crape myrtles, pruning “up” creating a carrot top”)

12. “All transformers and mechanical equipment to be screened with evergreen shrubs, to be 2’ at time of planting.”

13. No Tree Planting within 5 feet of water/storm sewer lines.

N



REV	DATE	REV.BY	P.M.	ENG.	REVISION/RELEASE
0	06/29/2025	BS	BS	BS	ISSUED FOR REVIEW

RayburnElectric COOPERATIVE
r.delta ENGINEERS
618 Main Street
Garland, TX 75040
Ph. (972) 494-5031
Fax (972) 487-2270
www.rdelta.com
TBPE No. F-1515

PRELIMINARY
SUBMITTED FOR REVIEW
BY: Bob Stoffels
Dunkin Sims Stoffels, Inc.
Date: June 13, 2025
NOT FOR CONSTRUCTION, BIDDING OR PERMITTING PURPOSES

JOB NO. 3036-21 | DESIGN BY BS
CREATED | CODE
PLOTTED 6/29/2025 | CHECKED BY BS
LAST UPDATE BY
DRAWN: MW | SCALE: AS NOTED
CHECKED: | DRAWING NO.: LP-1 | ISSUE: 0
APPROVED:
FILENAME:

CASE NO. SP2025-023

REC CAMPUS EXPANSION SOCCER FIELDS & PARKING SH 205 ROCKWALL, TX 75032

LANDSCAPE PLAN

MATCH LINE- A

MATCH LINE- A

ACCESS DRIVE TO REC SOCCER EXPANSION

MIMS ROAD

VISIBILITY TRIANGLE

PROPERTY/ R.O.W. LINE

10' LANDSCAPE BUFFER

S GOLIAD ST (SH 205)

GRAPHIC SCALE IN FEET
SCALE: 1" = 30'

S.H. 205 BERMS AND LANDSCAPING ARE PART OF THE "S.H.205 PARKWAY LANDSCAPE" AND ARE SHOWN FOR REFERENCE ONLY

SITE INFORMATION:

EXISTING ZONING: PD-44
PROPOSED ZONING: NO CHANGE
PROPOSED USE: SOCCER FIELDS & PARKING
TOTAL AREA: 783,858 SQ FT 18.00 AC

"PD-44" ZONING

MAXIMUM BUILDING HEIGHT: 60 FT
MAXIMUM LOT COVERAGE: 60%
MAXIMUM FLOOR AREA RATIO: 4:1
MAXIMUM IMPERVIOUS PARKING: 85% TO 90%

PROPOSED MAX. BUILDING HEIGHT: 25'-3"
PROPOSED LOT COVERAGE: 178,137/784,075 = 22.72%
PROPOSED FLOOR AREA RATIO: 3,508/784,075 = 0.45%
PROPOSED IMPERVIOUS PARKING: 174,629/784,075 = 22.27%

REQUIRED PARKING:
PROPOSED BUILDINGS 3,308 SQ FT
(MAINTENANCE-MB=1,500± SQ FT)
(RESTROOMS-RR=904± SQ FT)
(CONCESSION/STORAGE AREA-CA=904± SQ FT)
(RESTROOM) 1 PER 200 SQ FT = 5
(CONCESSION/STORAGE) 1 PER 100 SQ FT = 10
(SOCCER FIELDS) 20 PER FIELD = 200 TOTAL REQUIRED
PARKING = 215 SPACES
TOTAL PROVIDED PARKING (CAR)= 288 SPACES
TOTAL PROVIDED PARKING (BUS)= 11 SPACES
TOTAL PROVIDED HANDICAP SPACES= 8 SPACES
(TOTAL PROVIDED VAN ACCESSIBLE SPACES= 4 SPACES)
TOTAL PARKING SPACES 299

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

_____ Planning & Zoning Commission, Chairman

_____ Director of Planning and Zoning

REV	DATE	REV.BY	P.M.	ENG.	REVISION/RELEASE
0	06/30/2025	BS	BS	BS	ISSUED FOR REVIEW

RayburnElectric COOPERATIVE

r.delta ENGINEERS
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TBPE No. F-1515

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Dunkin Sims Stoffels, Inc.
Date: June 13, 2025
NOT FOR CONSTRUCTION, BIDDING OR PERMITTING PURPOSES

JOB NO.	3036-21	DESIGN BY	BS
CREATED		CODE	
PLOTTED	6/30/2025	CHECKED BY	BS
LAST UPDATE BY			
DRAWN:	MW	SCALE:	AS NOTED
CHECKED:		DRAWING NO.:	LP-2
APPROVED:		ISSUE:	0
FILENAME:			

CASE NO. SP2025-023

REC CAMPUS EXPANSION SOCCER FIELDS & PARKING SH 205 ROCKWALL, TX 75032

LANDSCAPE PLAN

MATCH LINE- B

MATCH LINE- A

S GOLIAD ST (SH 205)

S.H. 205 BERMS AND LANDSCAPING ARE PART OF THE "S.H.205 PARKWAY LANDSCAPE" AND ARE SHOWN FOR REFERENCE ONLY

NOTE:
REFERENCE SHEET LP-2 FOR SITE DATA LISTING

ACCESS DRIVE TO REC SOCCER EXPANSION

FUTURE SOCCER COMPLEX ACCESS

BUS PARKING

GRAPHIC SCALE IN FEET
SCALE: 1" = 30'

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Planning & Zoning Commission, Chairman

Director of Planning and Zoning

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PLOTTED	6/29/2025	CHECKED BY	BS
LAST UPDATE BY			
DRAWN:	MW	SCALE:	AS NOTED
CHECKED:		DRAWING NO.:	LP-3
APPROVED:		ISSUE:	0
FILENAME:			

REC CAMPUS EXPANSION SOCCER FIELDS & PARKING
SH 205
ROCKWALL, TX 75032

LANDSCAPE PLAN

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_____ Director of Planning and Zoning

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NOTE:
REFERENCE SHEET LP-2
FOR SITE DATA LISTING

MATCH LINE- B

MATCH LINE- B

GRAPHIC SCALE IN FEET
SCALE: 1" = 30'

S GOLIAD ST (SH 205)

CASE NO. SP2025-023

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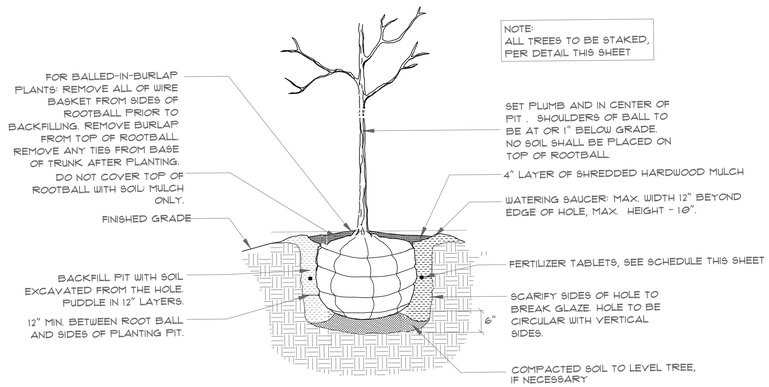
LAST UPDATE BY			
DRAWN:	MW	SCALE:	AS NOTED
CHECKED:		DRAWING NO.:	LP-4
APPROVED:		ISSUE:	0
FILENAME:			

REC CAMPUS EXPANSION
SOCCER FIELDS & PARKING
SH 205
ROCKWALL, TX 75032

LANDSCAPE PLAN



A SECTION: TREE PLANTING - B&B, BOX, CONT.
NTS

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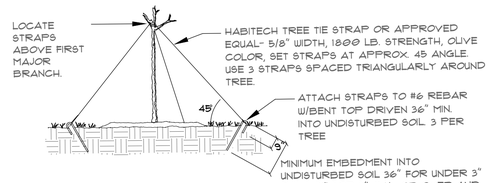
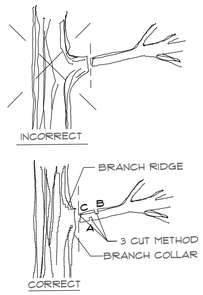


RE: GENERAL NOTES AND SPECIFICATION DATA FOR PLANTING NOTES.

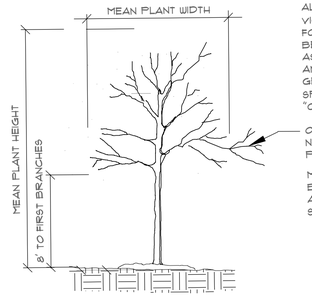
B SECTION: TREE GUYING
NTS



PRUNING NOTES:

1. REMOVE ALL BROKEN, DISEASED, OR WEAK BRANCHES.
2. MAKE ALL CUTS AS CLOSE TO THE BRANCH AS POSSIBLE-LEAVE THE BRANCH COLLAR
3. DO NOT CUT A LEADER.
4. PRUNE SO AS TO RETAIN THE NATURAL FORM OF THE TREE.
5. REMOVE APPROXIMATELY 1/3 OF INTERIOR BRANCHING.
6. DO NOT TIP PRUNE.
7. CONTACT LANDSCAPE ARCHITECT PRIOR TO PRUNING FOR FURTHER INSTRUCTIONS.
8. CUTS OVER 1/2" DIAMETER MADE TO TREES OF THE OAK FAMILY (IE RED OAK, LIVE OAK, BUR OAK, ETC.) FROM FEBRUARY 15 - DECEMBER 15 SHALL BE PAINTED WITH TREE PRUNING PAINT IMMEDIATELY FOLLOWING PRUNING (ONE HOUR MAX.). APPLY SUFFICIENT COATS TO ENSURE SEALING OF THE CUT.
9. REMOVE LARGE LIMBS BY PERFORMING THE 3-CUT METHOD.

C SECTION: TREE PRUNING
NTS



ALL TREES SHALL BE VIGOROUS, HEALTHY, & WELL FORMED. FOLIAGE MASS SHALL BE FULL HEIGHT AND SPREAD AS PER THE GENERAL NOTES AND SPECIFICATION DATA. SEE GENERAL NOTES, SPECIFICATION DATA & DETAIL "C" FOR PRUNING NOTES.

OUTSTANDING BRANCHES NOT INCLUDED IN THE PLANT MEASUREMENTS.

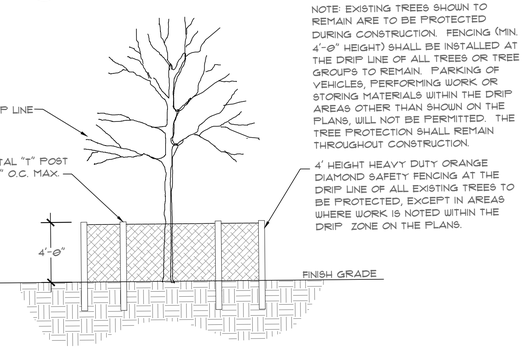
MEAN PLANT WIDTH SHALL BE CENTERED ON TRUNK, AND SHALL BE SYMMETRICAL

D SECTION: TREE INFORMATION
NTS

FERTILIZER SCHEDULE: PLANTING

TREES	SHRUBS AND PERENNIALS:
5-GALLON TREES 2 AGRIFORM* 21 GRAM TABLETS	1-GALLON AND SMALLER 1 AGRIFORM* 21 GRAM TABLET
15-GALLON TREES 3 AGRIFORM* 21 GRAM TABLETS	3 TO 5-GALLON AND B&B MATERIAL WITH SPREADS TO THREE (3) FT. 2 AGRIFORM* 21 GRAM TABLETS
30-GALLON AND ALL B&B MATERIAL 1 AGRIFORM* 21 GRAM TABLET PER CALIPER EACH ONE-HALF (1/2) INCH OF CALIPER	15-GALLON AND B&B MATERIAL WITH SPREADS GREATER THAN THREE (3) FT. 3 AGRIFORM* 21 GRAM TABLETS
SPACE TABLETS EVENLY AROUND ROOT BALL APPROX. 8" BELOW GRADE. PLACE NEXT TO BALL	PLACE TABLETS AT A DEPTH APPROX. 1/3 BALL DEPTH AND NEXT TO BALL
* OR APPROVED EQUAL	* OR APPROVED EQUAL

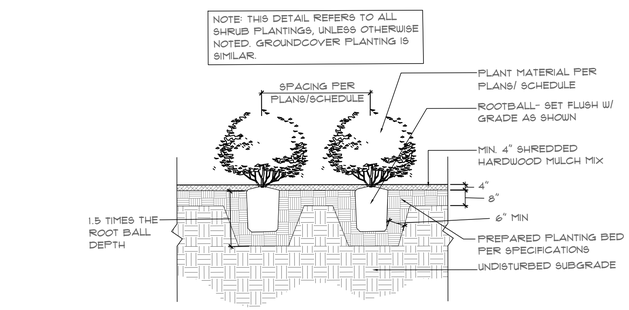
E CHART: FERTILIZER SCHEDULE



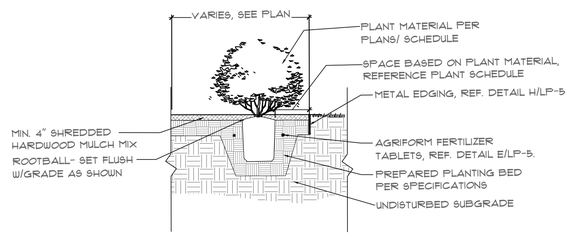
NOTE: EXISTING TREES SHOWN TO REMAIN ARE TO BE PROTECTED DURING CONSTRUCTION. FENCING (MIN. 4'-0" HEIGHT) SHALL BE INSTALLED AT THE DRIP LINE OF ALL TREES OR TREE GROUPS TO REMAIN. PARKING OF VEHICLES, PERFORMING WORK OR STORING MATERIALS WITHIN THE DRIP AREAS OTHER THAN SHOWN ON THE PLANS, WILL NOT BE PERMITTED. THE TREE PROTECTION SHALL REMAIN THROUGHOUT CONSTRUCTION.

4' HEIGHT HEAVY DUTY ORANGE DIAMOND SAFETY FENCING AT THE DRIP LINE OF ALL EXISTING TREES TO BE PROTECTED, EXCEPT IN AREAS WHERE WORK IS NOTED WITHIN THE DRIP ZONE ON THE PLANS.

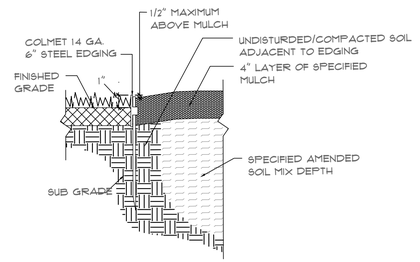
C SECTION: TREE PROTECTION
NTS



F DETAIL: LANDSCAPE BED W/ MULCH
NOT TO SCALE



G SECTION: LANDSCAPE BED W/ MULCH AND METAL EDGING
NOT TO SCALE



H SECTION: METAL EDGING
NOT TO SCALE

CASE NO. SP2025-023

REV	DATE	REV.BY	P.M.	ENG.	REVISION/RELEASE
0	06/27/2025	BS	BS	BS	ISSUED FOR REVIEW

REC Rayburn Electric Cooperative
r.delta ENGINEERS
618 Main Street
Garland, TX 75040
Ph. (972) 494-5031
Fax (972) 487-2270
www.rdelta.com
TBPE No. F-1515

PRELIMINARY
SUBMITTED FOR REVIEW
BY: Bob Stoffels
Dunkin Sims Stoffels, Inc.
Date: June 13, 2025
NOT FOR CONSTRUCTION, BIDDING OR PERMITTING PURPOSES

JOB NO. 3036-21	DESIGN BY BS		
CREATED	CODE		
PLOTTED 6/27/2025	CHECKED BY BS		
LAST UPDATE BY			
DRAWN: MW	SCALE: AS NOTED		
CHECKED:	DRAWING NO.: LP-5	ISSUE: 0	
APPROVED:			
FILENAME:			

REC CAMPUS EXPANSION
SOCCER FIELDS & PARKING
SH 205
ROCKWALL, TX 75032

LANDSCAPE DETAILS

MATCH LINE- A

37,276 S.F.

AREA III
WESTERN CEDAR
GROUPING AS HATCHED
REFERENCE TM-6

AREA II
CREEK DECIDUOUS GROUPING
REFERENCE TM-6

ACCESS DRIVE TO REC SOCCER EXPANSION

MIMS ROAD

VISIBILITY TRIANGLE

PROPERTY/ R.O.W. LINE

10' LANDSCAPE BUFFER

3"x3" METAL POST (TYP.)

3"x3" METAL POST (TYP.) GATE

S GOLIAD ST (SH 205)

GRAPHIC SCALE IN FEET
SCALE: 1" = 30'

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

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

_____ Planning & Zoning Commission, Chairman

_____ Director of Planning and Zoning

REV	DATE	REV.BY	P.M.	ENG.	REVISION/RELEASE
0	06/29/2025	BS	BS	BS	ISSUED FOR REVIEW

RayburnElectric COOPERATIVE

r.delta ENGINEERS
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JOB NO.	3036-21	DESIGN BY	BS
CREATED		CODE	
PLOTTED	6/29/2025	CHECKED BY	BS
LAST UPDATE BY			
DRAWN:	MW	SCALE:	AS NOTED
CHECKED:		DRAWING NO.:	TM-1
APPROVED:		ISSUE:	0
FILENAME:			

CASE NO. SP2025-023

REC CAMPUS EXPANSION SOCCER FIELDS & PARKING SH 205 ROCKWALL, TX 75032

TREE MITIGATION PLAN

MATCH LINE- B

MATCH LINE- B

29,923 S.F.

AREA III
WESTERN CEDAR
GROUPING AS HATCHED
REFERENCE TM-6

AREA II
CREEK DECIDUOUS GROUPING
REFERENCE TM-6

37,276 S.F.

BUS LOADING

ACCESS DRIVE TO REC SOCCER EXPANSION

FUTURE SOCCER COMPLEX ACCESS

S GOLIAD ST (SH 205)

GRAPHIC SCALE IN FEET
SCALE: 1" = 30'

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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

MATCH LINE- A

CASE NO. SP2025-023

REV	DATE	REV.BY	P.M.	ENG.	REVISION/RELEASE
0	06/29/2025	BS	BS	BS	ISSUED FOR REVIEW

Rayburn Electric Cooperative
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Dunkin Sims Stoffels, Inc.
Date: June 13, 2025
NOT FOR CONSTRUCTION, BIDDING OR PERMITTING PURPOSES

JOB NO.	3036-21	DESIGN BY	BS
CREATED		CODE	
PLOTTED	6/29/2025	CHECKED BY	BS
LAST UPDATE BY			
DRAWN:	MW	SCALE:	AS NOTED
CHECKED:		DRAWING NO.:	TM-2
APPROVED:		ISSUE:	0
FILENAME:			

REC CAMPUS EXPANSION
SOCCER FIELDS & PARKING
SH 205
ROCKWALL, TX 75032

TREE MITIGATION PLAN

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

AREA II
CREEK DECIDUOUS GROUPING
REFERENCE TM-6

AREA III
WESTERN CEDAR
GROUPING AS HATCHED
REFERENCE TM-6

AREA I
EASTERN CEDAR GROUPING
REFERENCE TM-4 & 5

800 S.F.

864 S.F.

3,424 S.F.

3,216 S.F.

29,923 S.F.

SAMPLE AREA BOUNDARY (55,657 S.F.) USED FOR EXTRAPOLATION OF EXISTING CEDAR TREE QUANTITIES IN AREA III- WESTERN CEDAR GROUPING

CEDAR TREE
GROUPING
(12' D) TYP.

MATCH LINE- B

GRAPHIC SCALE IN FEET
SCALE: 1" = 30'

S GOLIAD ST (SH 205)

GOLIAD ST (SH 205)

CASE NO. SP2025-023

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0	06/29/2025	BS	BS	BS	ISSUED FOR REVIEW

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CREATED	CODE		
PLOTTED 6/29/2025	CHECKED BY BS		
LAST UPDATE BY			
DRAWN: MW	SCALE: AS NOTED		
CHECKED:	DRAWING NO.: TM-3	ISSUE: 0	
APPROVED:			
FILENAME:			

REC CAMPUS EXPANSION
SOCCER FIELDS & PARKING
SH 205
ROCKWALL, TX 75032

TREE MITIGATION PLAN

AREA I- Site Tree Listing
Rayburn Electric Cooperative- Soccer Landscape- Eastern Cedar Grouping
June 13, 2025

Location Key	Size DBH (Inches)	Common Name	Comments	Tree Designation				Removal Status	Replacement Caliper Inches	Replacement Caliper Inches
				Feature	Primary	Secondary	Non-Protected		CEDAR TREES	OTHER TREES
1	12	CEDAR				x		Remove	4	
2	9	CEDAR				x		Remove	4	
3	9	CEDAR				x		Remove	4	
4	4	HACKBERRY					x	Remove		
5	8	CEDAR				x		Remove	4	
6	6	HACKBERRY					x	Remove		
7	4	HACKBERRY					x	Remove		
8	16	CEDAR				x		Remove	4	
9	8	CEDAR				x		Remove	4	
10	12	CEDAR				x		Remove	4	
11	7	CEDAR				x		Remove	4	
12	10	CEDAR				x		Remove	4	
13	7	CEDAR				x		Remove	4	
14	14	BUMELIA			x			Remove		14
15	8	CEDAR				x		Remove	4	
16	11	CEDAR				x		Remove	4	
17	6	CEDAR				x		Remove	4	
18	3	CEDAR	Dead			x		Remove		
19	5	HACKBERRY					x	Remove		
20	4	BUMELIA			x			Remove		4
21	4	CEDAR				x		Remove	4	
22	17	BUMELIA			x			Remove		17
23	4	BUMELIA			x			Remove		4
24	8	BUMELIA			x			Remove		8
25	2	CEDAR	Shaded Out			x		Remove	4	
26	2	CEDAR	Shaded Out			x		Remove	4	
27	3	CEDAR	Shaded Out			x		Remove	4	
28	8	BUMELIA			x			Remove		8
29	12	HACKBERRY					x	Remove		
30	7	CEDAR				x		Remove	4	
31	4	CEDAR	Shaded Out			x		Remove	4	
32	10	CEDAR				x		Remove	4	
33	14	CEDAR				x		Remove	4	
34	4	CEDAR				x		Remove	4	
35	5	HACKBERRY					x	Remove		
36	7	CEDAR				x		Remove	4	
37	7	CEDAR				x		Remove	4	
38	12	CEDAR				x		Remove	4	
39	13	HACKBERRY					x	Remove		
40	8	CEDAR				x		Remove	4	
41	6	CEDAR				x		Remove	4	
42	20	CEDAR				x		Remove	4	
43	7	CEDAR				x		Remove	4	
44	20	CEDAR				x		Remove	4	
45	13	CEDAR				x		Remove	4	
46	8	CEDAR				x		Remove	4	
47	6	CEDAR				x		Remove	4	
48	6	CEDAR				x		Remove	4	
49	18	CEDAR				x		Remove	4	
50	5	CEDAR				x		Remove	4	
51	7	CEDAR				x		Remove	4	
52	16	CEDAR				x		Remove	4	
53	5	CEDAR				x		Remove	4	
54	6	CEDAR				x		Remove	4	
55	7	CEDAR				x		Remove	4	
56	9	CEDAR				x		Remove	4	
57	8	CEDAR				x		Remove	4	
58	8	CEDAR				x		Remove	4	
59	10	CEDAR				x		Remove	4	
60	7	CEDAR				x		Remove	4	
61	2	CEDAR				x		Remove	4	
62	3	CEDAR				x		Remove	4	
63	5	CEDAR				x		Remove	4	
64	1	CEDAR	Dead			x		Remove		
65	2	CEDAR	Dead			x		Remove		
66	7	CEDAR				x		Remove	4	
67	8	CEDAR				x		Remove	4	
68	8	CEDAR				x		Remove	4	
69	8	CEDAR				x		Remove	4	
70	10	CEDAR				x		Remove	4	
71	4	CEDAR				x		Remove	4	
72	6	CEDAR				x		Remove	4	
73	9	CEDAR				x		Remove	4	
74	3	CEDAR				x		Remove	4	
75	6	CEDAR				x		Remove	4	
76	1	CEDAR	Dead			x		Remove		
77	14	CEDAR				x		Remove	4	
78	4	CEDAR				x		Remove	4	
79	6	CEDAR				x		Remove	4	
80	4	BUMELIA			x			Remove		4
81	10	HACKBERRY					x	Remove		
82	6	BUMELIA			x			Remove		6
83	7	BOIS D'ARC				x		Remove	4	
84	8	CEDAR	Thin			x		Remove	4	
85	22	BOIS D'ARC					x	Remove		
86	9	BOIS D'ARC					x	Remove		
87	6	BOIS D'ARC					x	Remove		
88	14	BOIS D'ARC					x	Remove		
89	9	CEDAR				x		Remove	4	
90	9	CEDAR				x		Remove	4	
91	5	CEDAR				x		Remove	4	
92	4	HACKBERRY					x	Remove		
93	9	CEDAR				x		Remove	4	
94	8	BOIS D'ARC					x	Remove		
95	8	CEDAR				x		Remove	4	
96	15	CEDAR				x		Remove	4	
97	6	CEDAR				x		Remove	4	
98	6	CEDAR				x		Remove	4	
99	3	CEDAR				x		Remove	4	
100	12	CEDAR				x		Remove	4	
101	8	CEDAR				x		Remove	4	
102	2	CEDAR				x		Remove	4	
103	15	CEDAR				x		Remove	4	
104	7	CEDAR				x		Remove	4	
105	5	CEDAR				x		Remove	4	
106	10	CEDAR	Dead			x		Remove		
107	9	CEDAR				x		Remove	4	
108	14	HACKBERRY	Dead				x	Remove		
109	8	CEDAR				x		Remove	4	
110	7	CEDAR				x		Remove	4	
111	10	CEDAR				x		Remove	4	
112	6	CEDAR				x		Remove	4	
113	7	CEDAR				x		Remove	4	
114	7	CEDAR				x		Remove	4	
115	5	CEDAR				x		Remove	4	
116	7	CEDAR				x		Remove	4	
117	3	CEDAR				x		Remove	4	
118	13	CEDAR				x		Remove	4	
119	8	CEDAR				x		Remove	4	
120	2	CEDAR				x		Remove	4	
121	7	CEDAR				x		Remove	4	
122	6	CEDAR				x		Remove	4	
123	8	CEDAR				x		Remove	4	
124	8	HACKBERRY					x	Remove		
125	8	CEDAR				x		Remove	4	
126	8	CEDAR				x		Remove	4	
127	3	CEDAR				x		Remove	4	
128	18	CEDAR				x		Remove	4	
129	20	CEDAR				x		Remove	4	
130	8	CEDAR				x		Remove	4	
131	10	CEDAR				x		Remove	4	
132	3	CEDAR				x		Remove	4	
133	15	CEDAR				x		Remove	4	
134	13	CEDAR				x		Remove	4	
135	13	CEDAR				x		Remove	4	
136	4	CEDAR				x		Remove	4	
137	9	CEDAR				x		Remove	4	
138	11	CEDAR				x		Remove	4	
139	10	CEDAR				x		Remove	4	
140	8	CEDAR	Dead			x		Remove		
141	7	CEDAR	Thin Crown			x		Remove	4	
142	8	CEDAR	Diseased			x		Remove	4	
143	9	CEDAR				x		Remove	4	
144	7	CEDAR				x		Remove	4	
145	9	CEDAR				x		Remove	4	
146	11	CEDAR	Dead			x		Remove		
147	8	CEDAR				x		Remove	4	
148	8	CEDAR				x		Remove	4	
149	4	HACKBERRY					x	Remove		
150	4	HACKBERRY					x	Remove		
151	9	CEDAR				x		Remove	4	
152	10	CEDAR				x		Remove	4	
153	7	HACKBERRY					x	Remove		
154	8	CEDAR				x		Remove	4	
155	8	CEDAR				x		Remove	4	
156	8	CEDAR				x		Remove	4	
157	14	CEDAR				x		Remove	4	
158	9	HACKBERRY					x	Remove		
159	5	CEDAR	Shaded Out			x		Remove	4	
160	13	CEDAR				x		Remove	4	
161	3	HACKBERRY					x	Remove		
162	8	CEDAR				x		Remove	4	
163	9							Remove		
164	8	CEDAR				x		Remove	4	
165	15	CEDAR				x		Remove	4	
166	7	CEDAR				x		Remove	4	
167	19	CEDAR				x		Remove	4	
168	5	CEDAR				x		Remove	4	
169	6	CEDAR				x		Remove	4	
170	13	CEDAR				x		Remove	4	
171	8	CEDAR				x		Remove	4	
172	8	CEDAR				x		Remove	4	
173	8	CEDAR				x		Remove	4	
174	7	CEDAR				x		Remove	4	
175	11	CEDAR				x		Remove	4	
176	8	CEDAR				x		Remove	4	
177	15	CEDAR				x		Remove	4	
178	5	CEDAR				x		Remove	4	
179	8	CEDAR				x		Remove	4	
180	8	CEDAR				x		Remove	4	
181	6	CEDAR				x		Remove	4	
182	7	CEDAR				x		Remove	4	
183	10	CEDAR				x		Remove	4	
184	14	HACKBERRY	Dead				x	Remove		
185	10	CEDAR				x		Remove	4	
186	12	CEDAR				x		Remove	4	
187	8	HACKBERRY	Dead above 8'				x	Remove		
188	9	CEDAR				x		Remove	4	
189	8	MEXICAN PLUM			x			Remove		8
190	9	HACKBERRY					x	Remove		
191	9	HACKBERRY					x	Remove		
192	12	CEDAR				x		Remove	4	
193	2	CEDAR				x		Remove	4	
194	8	CEDAR				x		Remove	4	
195	5	CEDAR				x		Remove	4	
196	8	CEDAR				x		Remove	4	
197	11	CEDAR				x		Remove	4	
198	6	CEDAR				x		Remove	4	
199	12	CEDAR				x		Remove	4	
200	13	CEDAR				x		Remove	4	
334	28	HACKBERRY					x	Remove		
335	12	CEDAR				x		Remove	4	
336	12	CEDAR				x		Remove	4	
337	11	CEDAR				x		Remove	4	
338	6	CEDAR				x		Remove	4	
339	16	CEDAR				x		Remove	4	
340	7	CEDAR				x		Remove	4	
341	15	BOIS D'ARC					x	Remove		
342	30	CEDAR				x		Remove	4	
343	25	CEDAR				x		Remove	4	
344	9	CEDAR				x		Remove	4	
345	7	HACKBERRY					x	Remove		
346	9	CEDAR				x		Remove	4	
347	8	CEDAR				x		Remove	4	
348	5	CEDAR				x		Remove	4	
349	3	CEDAR	Shaded Out			x		Remove	4	
350	48	HACKBERRY					x	Remove		
351	9	CEDAR				x		Remove	4	
352	8	CEDAR				x		Remove	4	
353	5	CEDAR				x		Remove	4	
354	3	CEDAR	Shaded Out			x		Remove	4	
355	36	BOIS D'ARC					x	Remove		
356	6	CEDAR				x		Remove	4	
357	12	CEDAR				x		Remove	4	
358	5	HACKBERRY					x	Remove		
359	8	CEDAR	Shaded Out			x		Remove	4	
360	6	CEDAR				x		Remove	4	
361	3	CEDAR	Fallen			x		Remove	4	
362	13	CEDAR				x		Remove	4	
363	3	CEDAR	Shaded Out			x		Remove	4	
364	7	CEDAR				x		Remove	4	
365	9	CEDAR				x		Remove	4	
366	8	CEDAR				x		Remove	4	
367	6	CEDAR				x		Remove	4	
368	8	CEDAR				x		Remove	4	
369	14	CEDAR				x		Remove	4	
370	8	CEDAR				x		Remove	4	
371	6	CEDAR				x		Remove	4	
372	8	CEDAR				x		Remove	4	
373	8	CEDAR				x		Remove	4	
374	12	CEDAR				x		Remove	4	
375	15	CEDAR				x		Remove	4	
376	19	CEDAR				x		Remove	4	
377	5	HACKBERRY					x	Remove		
378	8	CEDAR				x		Remove	4	
379	8	CEDAR				x		Remove	4	
380	6	CEDAR				x		Remove	4	
381	4	CEDAR				x		Remove	4	
382	23	CEDAR				x		Remove	4	
383	5	CEDAR				x		Remove	4	
384	10	CEDAR				x		Remove	4	
385	6	CEDAR				x		Remove	4	
386	14	CEDAR				x		Remove	4	
387	7	HACKBERRY					x	Remove		
388	12	CEDAR				x		Remove	4	
389	10	CEDAR				x		Remove	4	
390	10	CEDAR				x		Remove	4	
391	10	CEDAR				x		Remove	4	
392	5	CEDAR				x		Remove	4	
393	8	CEDAR				x		Remove	4	
394	6	CEDAR				x		Remove	4	
395	7	CEDAR				x		Remove	4	
396	10	HACKBERRY					x	Remove		
397	5	CEDAR				x		Remove	4	
398	9	CEDAR	Shaded Out			x		Remove	4	
399	6	CEDAR	Dead			x		Remove		
400	9	CEDAR				x		Remove	4	
401	14	CEDAR				x		Remove	4	
402	8	CEDAR				x		Remove	4	
403	8	CEDAR				x		Remove	4	
404	8	CEDAR				x		Remove	4	
405	8	CEDAR				x		Remove	4	
406	8	CEDAR				x		Remove	4	
407	8	CEDAR				x		Remove	4	
408	9	HACKBERRY					x	Remove		
409	10	CEDAR	Crown Thin			x		Remove	4	
410	13	CEDAR				x		Remove	4	
411	9	CEDAR				x		To Remain		
412	6	CEDAR				x		To Remain		
413	4	CEDAR				x		To Remain		
414	8	HACKBERRY					x	To Remain		
415	10	HACKBERRY					x	To Remain		
416	8	HACKBERRY					x	To Remain		
417	10	CEDAR				x		To Remain		
418	6	CEDAR				x		To Remain		
419	9	CEDAR	Diseased			x		To Remain		
420	1	CEDAR	Thin Spindly			x		To Remain		
421	1	CEDAR	Thin Spindly			x		To Remain		
422	2	CEDAR	Thin Spindly			x		To Remain		
423	1	CEDAR	Thin Spindly			x		To Remain		
424	1	CEDAR	Thin Spindly			x		To Remain		
425	10	CEDAR				x		To Remain		
426	11	CEDAR				x		To Remain		
427	5	CEDAR				x		To Remain		
428	8	CEDAR				x		To Remain		
429	4	HACKBERRY					x	To Remain		
430	5	HACKBERRY					x	Remove		
431	14	CEDAR				x		Remove	4	
432	5	HACKBERRY					x	Remove		
433	30	CEDAR	Sparse			x		Remove	4	
434	15	CEDAR	Sparse			x		Remove	4	

AREA I-
TREE MITIGATION REQUIREMENTS
Site Trees Existing- See Tree Listing

Site Trees Removed- See Proposed Tree Removal Listing
1639 Total Caliper inches to be removed that require mitigation

Tree Designation-
Non-Protected- 0 Caliper Inch required to replace
Secondary- 4" Tree Required for each Cedar Tree >8' Ht. removed
Primary- 1" Caliper Required per 1" Caliper Removed
Feature- 2" Caliper Required per 1" Caliper Removed

Calculation-
Replacement Inches needed **1639** , Replace with 4" Caliper Trees
1639"/4"= 410 Trees Required

410 CANOPY REPLACEMENT TREES REQUIRED

AREA I-
TREE MITIGATION REQUIREMENTS- EXCLUDING CEDAR TREES
Site Trees Existing- See Tree Listing

Site Trees Removed- See Proposed Tree Removal Listing
99 Total Caliper inches to be removed that require mitigation

Tree Designation-
Non-Protected- 0 Caliper Inch required to replace
Secondary- 4" Tree Required for each Cedar Tree >8' Ht. removed
Primary- 1" Caliper Required per 1" Caliper Removed
Feature- 2" Caliper Required per 1" Caliper Removed

Calculation-
Replacement Inches needed **99**, Replace with 4" Caliper Trees
99"/4"= 25 Trees Required

25 CANOPY REPLACEMENT TREES REQUIRED

AREA I-
TREE MITIGATION REQUIREMENTS- WITH CEDAR GROUPING
Site Trees Existing- See Tree Listing

Site Trees Removed- See Proposed Tree Removal Listing
1075 Total Caliper inches 976" Cedar to be removed that require mitigation

Tree Designation-
Non-Protected- 0 Caliper Inch required to replace
Secondary- 4" Tree Required for each Cedar Tree >8' Ht. removed
Primary- 1" Caliper Required per 1" Caliper Removed
Feature- 2" Caliper Required per 1" Caliper Removed

Calculation-
Replacement Inches needed **1075** , Replace with 4" Caliper Trees
1075"/4"= 269 Trees Required

269 CANOPY REPLACEMENT TREES REQUIRED

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

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

_____ Planning & Zoning Commission, Chairman

_____ Director of Planning and Zoning

CASE NO. SP2025-023

REV	DATE	REV.BY	P.M.	ENG.	REVISION/RELEASE
0	06/29/2025	BS	BS	BS	ISSUED FOR REVIEW

Rayburn Electric Cooperative
r.delta ENGINEERS
618 Main Street
Garland, TX 75040
Ph. (972) 494-5031
Fax (972) 487-2270
www.rdelta.com
TBPE No. F-1515

PRELIMINARY
SUBMITTED FOR REVIEW
BY: Bob Stoffels
Dunkin Sims Stoffels, Inc.
Date: June 13, 2025
NOT FOR CONSTRUCTION, BIDDING OR PERMITTING PURPOSES

JOB NO. 3036-21 DESIGN BY BS
CREATED CODE
PLOTTED 6/29/2025 CHECKED BY BS
LAST UPDATE BY
DRAWN: MW SCALE: AS NOTED
CHECKED: DRAWING NO.: TM-4 ISSUE: 0
APPROVED:
FILENAME:

REC CAMPUS EXPANSION
SOCCER FIELDS & PARKING
SH 205
ROCKWALL, TX 75032

TREE MITIGATION PLAN

Location Key	Size DBH (Inches)	Common Name	Comments	Tree Designation				Removal Status	Replacement Caliper Inches	Replacement Caliper Inches
				Feature	Primary	Secondary	Non-Protected		CEDAR TREES	OTHER TREES
435	7	CEDAR	Sparse			x		Remove	4	
436	6	CEDAR	Sparse			x		Remove	4	
437	4	CEDAR				x		Remove	4	
438	8	CEDAR	Sparse			x		Remove	4	
439	8	CEDAR	Sparse			x		Remove	4	
440	7	CEDAR	Sparse			x		Remove	4	
441	8	CEDAR	Sparse			x		Remove	4	
442	14	CEDAR	Sparse			x		Remove	4	
443	8	CEDAR	Sparse			x		Remove	4	
801	13	CEDAR				x		Remove	4	
802	13	CEDAR				x		Remove	4	
803	11	HACKBERRY					x	Remove		
804	10	CEDAR				x		Remove	4	
805	12	CEDAR				x		Remove	4	
806	7	BUMELIA			x			Remove		7
807	17	HACKBERRY					x	Remove		
808	7	CEDAR				x		Remove	4	
809	26	HACKBERRY					x	Remove		
810	6	CEDAR				x		Remove	4	
811	7	CEDAR				x		Remove	4	
812	4	CEDAR				x		Remove	4	
813	20	CEDAR				x		Remove	4	
814	5	CEDAR ELM			x			Remove		5
815	8	CEDAR				x		Remove	4	
816	18	HACKBERRY					x	Remove		
817	9	CEDAR				x		Remove	4	
818	9	CEDAR				x		Remove	4	
819	7	CEDAR				x		Remove	4	
820	7	CEDAR				x		Remove	4	
821	5	HACKBERRY					x	Remove		
822	10	CEDAR				x		Remove	4	
823	8	CEDAR				x		Remove	4	
824	6	CEDAR				x		Remove	4	
825	11	CEDAR				x		Remove	4	
826	9	CEDAR				x		Remove	4	
827	6	CEDAR				x		Remove	4	
828	5	HACKBERRY					x	Remove		
829	8	CEDAR				x		Remove	4	
830	8	CEDAR				x		Remove	4	
831	6	CEDAR				x		Remove	4	
832	10	CEDAR				x		Remove	4	
833	9	HACKBERRY					x	Remove		
834	10	CEDAR				x		Remove	4	
835	6	CEDAR	Shaded Out			x		Remove	4	
836	6	CEDAR				x		Remove	4	
837	13	CEDAR				x		Remove	4	
838	2	CEDAR				x		Remove	4	
839	9	CEDAR				x		Remove	4	
840	10	CEDAR				x		Remove	4	
841	5	CEDAR				x		Remove	4	
842	8	CEDAR				x		Remove	4	
843	7	CEDAR				x		Remove	4	
844	10	CEDAR				x		Remove	4	
845	12	CEDAR				x		Remove	4	
846	8	CEDAR				x		Remove	4	
847	8	HACKBERRY					x	Remove		
848	5	CEDAR				x		Remove	4	
849	11	CEDAR				x		Remove	4	
850	7	CEDAR				x		Remove	4	
851	24	BOIS D'ARC					x	Remove		
852	10	CEDAR				x		Remove	4	
853	9	CEDAR				x		Remove	4	
854	6	HACKBERRY						Remove		
855	6	CEDAR	Shaded Out			x		Remove	4	
856	6	HACKBERRY						Remove		
857	7	CEDAR				x		Remove	4	
858	10	CEDAR				x		Remove	4	
859	11	CEDAR				x		Remove	4	
860	10	CEDAR				x		Remove	4	
861	8	CEDAR				x		Remove	4	
862	10	CEDAR				x		Remove	4	
863	11	CEDAR				x		Remove	4	
864	10	HACKBERRY					x	Remove		
865	10	CEDAR				x		Remove	4	
866	5	HACKBERRY					x	Remove		
867	6	HACKBERRY					x	Remove		
868	14	HACKBERRY					x	Remove		
869	9	CEDAR				x		Remove	4	
870	7	CEDAR				x		Remove	4	
871	12	CEDAR				x		Remove	4	
872	6	HACKBERRY					x	Remove		
873	12	CEDAR				x		Remove	4	
874	10	CEDAR	Thin			x		Remove	4	
875	30	BOIS D'ARC					x	Remove		
876	10	CEDAR				x		Remove	4	
877	12	CEDAR				x		Remove	4	
878	13	CEDAR				x		Remove	4	
879	6	HACKBERRY					x	Remove		
880	8	CEDAR			x			Remove	4	
881	9	CEDAR			x			Remove	4	
882	6	HACKBERRY					x	Remove		
883	10	CEDAR					x	Remove	4	
884	9	CEDAR				x		Remove	4	
885	12	HACKBERRY					x	Remove		
886	7	HACKBERRY					x	Remove		
887	7	HACKBERRY					x	Remove		
888	6	HACKBERRY					x	Remove		
889	25	BOIS D'ARC					x	Remove		
890	10	CEDAR	Dead			x		Remove		
891	8	CEDAR				x		Remove	4	
892	9	CEDAR				x		Remove	4	
893	4	HACKBERRY					x	Remove		
894	8	CEDAR				x		Remove	4	
895	7	CEDAR				x		Remove	4	
896	7	CEDAR	Crown @ 12'			x		Remove	4	
897	4	HACKBERRY					x	Remove		
898	8	CEDAR	Dead		x			Remove		
899	8	CEDAR				x		Remove	4	
900	28	CEDAR				x		Remove	4	
901	9	CEDAR				x		Remove	4	
902	8	HACKBERRY					x	Remove		
903	8	CEDAR				x		Remove	4	
904	6	HACKBERRY					x	Remove		
905	7	CEDAR				x		Remove	4	
906	5	CEDAR				x		Remove	4	
907	6	CEDAR				x		Remove	4	
908	10	CEDAR				x		Remove	4	
909	6	CEDAR				x		Remove	4	
910	15	HACKBERRY					x	Remove		
911	9	CEDAR				x		Remove	4	
912	14	CEDAR				x		Remove	4	
913	7	HACKBERRY					x	Remove		
914	8	HACKBERRY					x	Remove		
915	9	HACKBERRY					x	Remove		
916	4	CEDAR	Shaded Out			x		Remove	4	
917	8	CEDAR				x		Remove	4	
918	6	CEDAR				x		Remove	4	
919	9	CEDAR				x		Remove	4	
920	8	BUMELIA			x			Remove		8
921	1	CEDAR	Shaded Out			x		Remove	4	
922	6	CEDAR	Shaded Out			x		Remove	4	
923	4	CEDAR	Shaded Out			x		Remove	4	
924	6	HACKBERRY					x	Remove		
925	12	CEDAR				x		Remove	4	
926	6	CEDAR				x		Remove	4	
927	7	HACKBERRY					x	Remove		
928	7	HACKBERRY					x	Remove		
929	11	CEDAR				x		Remove	4	
930	17	CEDAR				x		Remove	4	
931	14	CEDAR				x		Remove	4	
932	4	HACKBERRY					x	Remove		
933	8	HACKBERRY					x	Remove		
934	6	HACKBERRY					x	Remove		
935	18	CEDAR				x		Remove	4	
936	20	CEDAR				x		Remove	4	
937	12	HACKBERRY					x	Remove		
938	4	CEDAR	Shaded Out			x		Remove	4	
939	11	CEDAR				x		Remove	4	
940	6	HACKBERRY					x	Remove		
941	6	CEDAR				x		Remove	4	
942	10	CEDAR				x		Remove	4	
943	7	CEDAR				x		Remove	4	
944	9	CEDAR				x		Remove	4	
945	8	CEDAR				x		Remove	4	
946	4	HACKBERRY					x	Remove		
947	9	HACKBERRY					x	Remove		
948	10	CEDAR				x		Remove	4	
949	2	CEDAR	Dead			x		Remove		
950	9	CEDAR				x		Remove	4	
951	13	CEDAR				x		Remove	4	
952	15	CEDAR				x		Remove	4	
953	9	CEDAR				x		Remove	4	
954	28	CEDAR				x		Remove	4	
955	28	CEDAR				x		Remove	4	
956	14	CEDAR				x		Remove	4	
957	6	CEDAR				x		Remove	4	
958	18	CEDAR				x		Remove	4	
959	7	CEDAR				x		Remove	4	
960	32	CEDAR				x		Remove	4	
961	6	CEDAR				x		Remove	4	
962	7	CEDAR				x		Remove	4	
963	8	CEDAR				x		Remove	4	
964	14	CEDAR				x		Remove	4	
965	20	CEDAR				x		Remove	4	
966	8	CEDAR				x		Remove	4	
967	7	CEDAR				x		Remove	4	
968	6	CEDAR				x		Remove	4	
969	9	CEDAR				x		Remove	4	
970	6	CEDAR				x		Remove	4	
971	4	LOCUST	12' Tall 50% Dead					Remove		
972	12	CEDAR				x		Remove	4	
973	9	CEDAR				x		Remove	4	
974	14	CEDAR				x		Remove	4	
975	8	CEDAR				x		Remove	4	
976	8	CEDAR				x		Remove	4	
977	6	CEDAR				x		Remove	4	
978	6	CEDAR				x		Remove	4	
979	11	CEDAR				x		Remove	4	
980	6	CEDAR				x		Remove	4	
981	4	CEDAR				x		Remove	4	
982	4	HACKBERRY					x	Remove		
983	8	CEDAR				x		Remove	4	
984	6	BUMELIA			x			Remove		6
985	7	CEDAR				x		Remove	4	
986	18	CEDAR				x		Remove	4	
987	14	CEDAR				x		Remove	4	
988	8	CEDAR				x		Remove	4	
989	10	CEDAR				x		Remove	4	
990	14	CEDAR				x		Remove	4	
991	9	CEDAR				x		Remove	4	
992	12	CEDAR				x		Remove	4	
993	7	CEDAR				x		Remove	4	
994	8	CEDAR				x		Remove	4	
995	9	CEDAR				x		Remove	4	
996	11	CEDAR				x		Remove	4	
997	9	CEDAR				x		Remove	4	
998	8	CEDAR				x		Remove	4	
999	8	CEDAR				x		Remove	4	
1000	6	CEDAR				x		Remove	4	
TOTAL	4,601								1,540.0	99.0

AREA I-
TREE MITIGATION REQUIREMENTS
Site Trees Existing- See Tree Listing

Site Trees Removed- See Proposed Tree Removal Listing
1639 Total Caliper inches to be removed that require mitigation

Tree Designation-
Non-Protected- 0 Caliper Inch required to replace
Secondary- 4" Tree Required for each Cedar Tree >8' Ht. removed
Primary- 1" Caliper Required per 1" Caliper Removed
Feature- 2" Caliper Required per 1" Caliper Removed

Calculation-
Replacement Inches needed **1639** , Replace with 4" Caliper Trees
1639"/4"= 410 Trees Required

410 CANOPY REPLACEMENT TREES REQUIRED

AREA I-
TREE MITIGATION REQUIREMENTS- EXCLUDING CEDAR TREES
Site Trees Existing- See Tree Listing

Site Trees Removed- See Proposed Tree Removal Listing
99 Total Caliper inches to be removed that require mitigation

Tree Designation-
Non-Protected- 0 Caliper Inch required to replace
Secondary- 4" Tree Required for each Cedar Tree >8' Ht. removed
Primary- 1" Caliper Required per 1" Caliper Removed
Feature- 2" Caliper Required per 1" Caliper Removed

Calculation-
Replacement Inches needed **99**, Replace with 4" Caliper Trees
99"/4"= 25 Trees Required

25 CANOPY REPLACEMENT TREES REQUIRED

AREA I-
TREE MITIGATION REQUIREMENTS- WITH CEDAR GROUPING
Site Trees Existing- See Tree Listing

Site Trees Removed- See Proposed Tree Removal Listing
1075 Total Caliper inches 976" Cedar to be removed that require mitigation

Tree Designation-
Non-Protected- 0 Caliper Inch required to replace
Secondary- 4" Tree Required for each Cedar Tree >8' Ht. removed
Primary- 1" Caliper Required per 1" Caliper Removed
Feature- 2" Caliper Required per 1" Caliper Removed

Calculation-
Replacement Inches needed **1075** , Replace with 4" Caliper Trees
1075"/4"= 269 Trees Required

269 CANOPY REPLACEMENT TREES REQUIRED

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

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

_____ Planning & Zoning Commission, Chairman

_____ Director of Planning and Zoning

CASE NO. SP2025-023

REV	DATE	REV.BY	P.M.	ENG.	REVISION/RELEASE
0	06/29/2025	BS	BS	BS	ISSUED FOR REVIEW

Rayburn Electric Cooperative
r.delta ENGINEERS
618 Main Street
Garland, TX 75040
Ph. (972) 494-5031
Fax (972) 487-2270
www.rdelta.com
TBPE No. F-1515

PRELIMINARY
SUBMITTED FOR REVIEW
BY: Bob Stoffels
Dunkin Sims Stoffels, Inc.
Date: June 13, 2025
NOT FOR CONSTRUCTION, BIDDING OR PERMITTING PURPOSES

JOB NO. 3036-21 | DESIGN BY BS
CREATED | CODE
PLOTTED 6/29/2025 | CHECKED BY BS
LAST UPDATE BY
DRAWN: MW | SCALE: AS NOTED
CHECKED: | DRAWING NO.: TM-5 | ISSUE: 0
APPROVED:
FILENAME:

REC CAMPUS EXPANSION
SOCCER FIELDS & PARKING
SH 205
ROCKWALL, TX 75032

TREE MITIGATION PLAN

AREA II- Site Tree Listing
Rayburn Electric Cooperative- Soccer Landscape- Creek Deciduous
June 13, 2025

Location Key	Size DBH (Inches)	Common Name	Comments	Tree Designation				Removal Status	Replacement Caliper Inches	Replacement Caliper Inches
				Feature	Primary	Secondary	Non-Protected		CEDAR TREES	OTHER TREES
201	7	HACKBERRY	> 8'				x	To Remain		
202	9	HACKBERRY	> 8'				x	To Remain		
203	57	BOIS D'ARC	> 8'				x	To Remain		
204	9	HACKBERRY	> 8'				x	Remove		
205	8	HACKBERRY	> 8'				x	Remove		
206	8	HACKBERRY	> 8'				x	Remove		
207	6	HACKBERRY	> 8'				x	Remove		
208	21	ELM	> 8'		x			To Remain		0
209	8	HACKBERRY	> 8'				x	To Remain		
210	8	HACKBERRY	> 8'				x	To Remain		
211	5	HACKBERRY	> 8'				x	To Remain		
212	5	HACKBERRY	> 8'				x	To Remain		
213	9	HACKBERRY	> 8'				x	To Remain		
214	6	HACKBERRY	> 8'				x	To Remain		
215	4	HACKBERRY	> 8'				x	To Remain		
216	7	HACKBERRY	> 8', Dead				x	To Remain		
217	10	HACKBERRY	> 8', Dead				x	To Remain		
218	10	ELM	> 8'		x			To Remain		0
219	8	HACKBERRY	> 8'				x	To Remain		
220	5	ELM	> 8'		x			To Remain		0
221	6	ELM	> 8'		x			To Remain		0
222	23	COTTONWOOD	> 8', Diseased				x	To Remain		
223	4	HACKBERRY	> 8'				x	To Remain		
224	6	WHITE ASH	> 8'		x			To Remain		0
225	8	HACKBERRY	> 8'				x	To Remain		
226	11	COTTONWOOD	> 8', Dead				x	To Remain		
227	7	WHITE ASH	> 8'		x			To Remain		0
228	6	WHITE ASH	> 8'		x			To Remain		0
229	22	BOIS D'ARC	> 8'				x	To Remain		
230	4	HACKBERRY	> 8'				x	To Remain		
231	9	WHITE ASH	> 8'		x			To Remain		0
232	7	WHITE ASH	> 8'		x			To Remain		0
233	6	WHITE ASH	> 8'		x			To Remain		0
234	10	WHITE ASH	> 8'		x			To Remain		0
235	8	WHITE ASH	> 8'		x			To Remain		0
236	5	WHITE ASH	> 8'		x			To Remain		0
237	6	WHITE ASH	> 8'		x			To Remain		0
238	4	ELM	> 8', Dead		x			To Remain		
239	5	WHITE ASH	> 8'		x			To Remain		0
240	7	WHITE ASH	> 8'		x			To Remain		0
241	6	WHITE ASH	> 8'		x			To Remain		0
242	5	WHITE ASH	> 8'		x			To Remain		0
243	4	HACKBERRY	> 8'				x	To Remain		
244	9	HACKBERRY	> 8', Diseased				x	To Remain		
245	7	WHITE ASH	> 8'		x			To Remain		0
246	7	WHITE ASH	> 8'		x			To Remain		0
247	7	HACKBERRY	> 8'				x	To Remain		
248	5	WHITE ASH	> 8'		x			To Remain		0
249	9	WHITE ASH	> 8'		x			To Remain		0
250	20	BOIS D'ARC	> 8'				x	To Remain		
251	4	HACKBERRY	> 8'				x	To Remain		
252	5	LOCUST	> 8'				x	To Remain		
253	5	WHITE ASH	> 8'		x			To Remain		0
254	6	LOCUST	> 8'				x	To Remain		
255	9	ELM	> 8'		x			To Remain		0
256	9	HACKBERRY	> 8', Diseased				x	To Remain		
257	22	WILLOW	> 8', Diseased				x	To Remain		
258	9	ELM	> 8'		x			To Remain		0
259	6	HACKBERRY	> 8'				x	To Remain		
260	6	HACKBERRY	> 8'				x	To Remain		
261	17	HACKBERRY	> 8'				x	To Remain		
262	6	LOCUST	> 8'				x	To Remain		
263	8	BOIS D'ARC	> 8'				x	To Remain		
264	8	HACKBERRY	> 8'				x	To Remain		
265	5	HACKBERRY	> 8'				x	To Remain		
266	13	WHITE ASH	> 8'		x			To Remain		0
267	6	HACKBERRY	> 8'				x	To Remain		
268	4	HACKBERRY	> 8'				x	Remove		
269	7	HACKBERRY	> 8', Dead				x	Remove		
270	8	HACKBERRY	> 8'				x	Remove		
271	8	HACKBERRY	> 8'				x	Remove		
272	10	HACKBERRY	> 8'				x	Remove		
273	5	HACKBERRY	> 8'				x	Remove		
274	8	HACKBERRY	> 8'				x	Remove		
275	10	HACKBERRY	> 8'				x	Remove		
276	5	HACKBERRY	> 8'				x	Remove		
277	10	HACKBERRY	> 8'				x	To Remain		
278	7	HACKBERRY	> 8'				x	Remove		
279	9	HACKBERRY	> 8', Diseased				x	To Remain		
280	8	HACKBERRY	> 8'				x	To Remain		
281	5	HACKBERRY	> 8'				x	Remove		
282	15	HACKBERRY	> 8'				x	To Remain		
283	4	HACKBERRY	> 8'				x	Remove		
284	7	LOCUST	> 8'				x	To Remain		
285	6	HACKBERRY	> 8'				x	To Remain		
286	11	WHITE ASH	> 8'		x			To Remain		0
287	10	WHITE ASH	> 8'		x			To Remain		0
288	8	WHITE ASH	> 8'		x			To Remain		0
289	4	HACKBERRY	> 8'				x	To Remain		
290	10	ELM	> 8'		x			To Remain		0
291	9	WHITE ASH	> 8'		x			To Remain		0
292	4	WHITE ASH	> 8'		x			To Remain		0
293	4	HACKBERRY	> 8'				x	Remove		
294	5	HACKBERRY	> 8'				x	Remove		
295	5	HACKBERRY	> 8'				x	Remove		
296	6	HACKBERRY	> 8'				x	Remove		
297	7	HACKBERRY	> 8'				x	To Remain		
298	6	HACKBERRY	> 8'				x	To Remain		
299	6	WHITE ASH	> 8'		x			To Remain		0
300	7	HACKBERRY	> 8', Dead				x	To Remain		
445	6	HACKBERRY	> 8'				x	To Remain		
447	9	HACKBERRY	> 8', Dead				x	To Remain		
449	38	WHITE ASH	> 8'		x			To Remain		0
686	8	HACKBERRY	> 8'				x	To Remain		
687	10	HACKBERRY	> 8'				x	To Remain		
688	9	HACKBERRY	> 8', Dead				x	To Remain		
689	5	HACKBERRY	> 8'				x	To Remain		
690	13	HACKBERRY	> 8'				x	To Remain		
691	10	HACKBERRY	> 8'				x	To Remain		
692	7	HACKBERRY	> 8'				x	To Remain		
693	4	HACKBERRY	> 8'				x	To Remain		
694	5	HACKBERRY	> 8'				x	To Remain		
695	8	HACKBERRY	> 8'				x	To Remain		
696	8	HACKBERRY	> 8'				x	To Remain		
697	12	HACKBERRY	> 8'				x	To Remain		
698	10	HACKBERRY	> 8'				x	To Remain		
699	5	HACKBERRY	> 8'				x	To Remain		
700	9	ELM	> 8'		x			To Remain		0
701	5	HACKBERRY	> 8'				x	To Remain		
702	8	HACKBERRY	> 8'				x	To Remain		
703	4	HACKBERRY	> 8'				x	To Remain		
704	6	LOCUST	> 8'				x	To Remain		
705	5	ELM	> 8'		x			To Remain		0
706	5	HACKBERRY	> 8'				x	To Remain		
707	5	LOCUST	> 8'				x	To Remain		
708	13	ELM	> 8'		x			To Remain		0
709	6	HACKBERRY	> 8'				x	To Remain		
710	8	ELM	> 8'		x			To Remain		0
711	8	HACKBERRY	> 8', Diseased				x	To Remain		
712	18	HACKBERRY	> 8'				x	To Remain		
713	6	HACKBERRY	> 8'				x	To Remain		
714	10	WHITE ASH	> 8'		x			To Remain		0
715	9	HACKBERRY	> 8'				x	Remove		
716	23	BOIS D'ARC	> 8'				x	Remove		
717	8	HACKBERRY	> 8'				x	To Remain		
718	7	HACKBERRY	> 8'				x	To Remain		
719	4	WHITE ASH	> 8'		x			To Remain		0
720	38	BOIS D'ARC	> 8'				x	To Remain		
721	55	BOIS D'ARC	> 8'				x	To Remain		
722	5	HACKBERRY	> 8'				x	To Remain		
723	6	HACKBERRY	> 8'				x	To Remain		
724	7	HACKBERRY	> 8'				x	To Remain		
725	4	HACKBERRY	> 8'				x	To Remain		
726	6	HACKBERRY	> 8'				x	To Remain		
727	4	HACKBERRY	> 8'				x	To Remain		
728	4	HACKBERRY	> 8'				x	To Remain		
729	4	HACKBERRY	> 8'				x	To Remain		
730	4	HACKBERRY	> 8'				x	To Remain		
731	8	BOIS D'ARC	> 8'				x	To Remain		
732	5	LOCUST	> 8'				x	To Remain		
733	8	HACKBERRY	> 8'				x	To Remain		
734	7	HACKBERRY	> 8'				x	To Remain		
735	4	HACKBERRY	> 8', Dead				x	To Remain		
736	4	LOCUST	> 8'				x	To Remain		
737	8	HACKBERRY	> 8'				x	To Remain		
738	4	HACKBERRY	> 8', Dead				x	To Remain		
739	7	CEDAR ELM	> 8'		x			To Remain		0
740	5	HACKBERRY	> 8'				x	To Remain		
741	6	HACKBERRY	> 8'				x	To Remain		
742	5	HACKBERRY	> 8'				x	Remove		
743	4	HACKBERRY	> 8'				x	Remove		
744	13	HACKBERRY	> 8'				x	Remove		
745	7	HACKBERRY	> 8'				x	Remove		
746	5	HACKBERRY	> 8'				x	To Remain		
747	4	HACKBERRY	> 8'				x	Remove		
748	4	HACKBERRY	> 8'				x	To Remain		
749	4	HACKBERRY	> 8'				x	To Remain		
750	7	HACKBERRY	> 8'				x	Remove		
751	6	HACKBERRY	> 8'				x	Remove		
752	4	HACKBERRY	> 8'				x	To Remain		
753	5	HACKBERRY	> 8'				x	To Remain		
754	9	HACKBERRY	> 8'				x	To Remain		
755	5	HACKBERRY	> 8'				x	To Remain		
756	4	HACKBERRY	> 8'				x	To Remain		
757	5	HACKBERRY	> 8'				x	To Remain		
758	12	WHITE ASH	> 8'		x			To Remain		0
759	5	HACKBERRY	> 8'				x	To Remain		
760	6	HACKBERRY	> 8'				x	To Remain		
761	4	WHITE ASH	> 8'		x			To Remain		0
762	9	HACKBERRY	> 8'				x	To Remain		
763	4	HACKBERRY	> 8'				x	To Remain		
764	8	HACKBERRY	> 8'				x	To Remain		
765	8	WHITE ASH	> 8'		x			To Remain		0
766	6	HACKBERRY	> 8'				x	To Remain		
767	6	WHITE ASH	> 8'		x			To Remain		0
768	5	WHITE ASH	> 8'		x			To Remain		0
769	6	HACKBERRY	> 8'				x	To Remain		
770	9	HACKBERRY	> 8', Diseased				x	To Remain		
771	6	LOCUST	> 8'				x	To Remain		
772	4	LOCUST	> 8'				x	To Remain		
773	9	BOIS D'ARC	> 8'				x	To Remain		
774	35	ELM	> 8'	x				To Remain		0
775	4	HACKBERRY	> 8'				x	To Remain		
776	7	BOIS D'ARC	> 8'				x	To Remain		
777	7	HACKBERRY	> 8'				x	To Remain		
778	5	HACKBERRY	> 8'				x	To Remain		
779	7	HACKBERRY	> 8'				x	To Remain		
780	4	HACKBERRY	> 8'				x	To Remain		
781	7	ELM	> 8', Dead		x			To Remain		
782	8	HACKBERRY	> 8'				x	To Remain		
TOTAL	1,654								0.0	0.0

AREA II-
TREE MITIGATION REQUIREMENTS
Site Trees Existing- See Tree Listing

No Existing Cedar Trees in Area II

Site Trees Removed- See Proposed Tree Removal Listing
0 Total Caliper inches to be removed that require mitigation

Tree Designation-
Non-Protected- 0 Caliper Inch required to replace
Secondary- 4" Tree Required for each Cedar Tree > 8' Ht. removed
Primary- 1" Caliper Required per 1" Caliper Removed
Feature- 2" Caliper Required per 1" Caliper Removed

Calculation-
Replacement Inches needed **0"** , Replace with 4" Caliper Trees
0"/4"= No Replacement Trees Required

0 CANOPY REPLACEMENT TREES REQUIRED

AREA III- TREE MITIGATION
RAYBURN ELECRIC COOPERATIVE-
SOCCER LANDSCAPE- WESTERN CEDAR GROUPING

EXTRAPOLATION METHOD

AREA III- MITIGATION
Rayburn Electric Cooperative
Western Cedar Goup-Extrapolation Method

AREA I- SAMPLE AREA- 55,657 S.F.
55,657 S.F. / 342 Cedar Trees ≥ 8' Ht.= 162 S.F. per Tree

AREA III- WESTERN CEDAR GROUP
75,504 S.F. / 162S.F. per Tree = 466 Cedar Trees ≥ 8' Ht.

AREA III- MITIGATION
466 Cedar Trees ≥ 8' Ht.= 466 Canopy Trees Mitigation

CEDAR GROUPING METHOD

AREA III- MITIGATION
Rayburn Electric Cooperative
Western Cedar Group- Cedar Grouping Method

AREA I- SAMPLE AREA GROUPING METHOD
AREA I Cedar Mitigation 342 Tree; Cedar Grouping Mitigation 216 Tree
216 / 342 = 63% of Extrapolation Mitigation

AREA III- MITIGATION
Original Cedar Mitigation by Extrapolation 466 Cedar Trees
466 Trees x 0.63 = 294 Canopy Tree MItigation

REC SOCCER SITE TOTAL MITIGATION
Area I Mitigation- 410 Canopy Trees
Area II Mitigation- 0 Canopy Trees
Area III Mitigation- 466 Canopy Trees
Total Mitigation- 876 Canopy Trees

REC SOCCER SITE TOTAL MITIGATION- without Cedar Trees
Area I Mitigation- 25 Canopy Trees
Area II Mitigation- 0 Canopy Trees
Area III Mitigation- 0 Canopy Trees
Total Mitigation- 25 Canopy Trees

REC SOCCER SITE TOTAL MITIGATION- with Cedar Grouping
Area I Mitigation- 269 Canopy Trees
Area II Mitigation- 0 Canopy Trees
Area III Mitigation- 294 Canopy Trees
Total Mitigation- 563 Canopy Trees

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

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

_____ _____
Planning & Zoning Commission, Chairman Director of Planning and Zoning

CASE NO. SP2025-023

REV	DATE	REV.BY	P.M.	ENG.	REVISION/RELEASE
0	06/29/2025	BS	BS	BS	ISSUED FOR REVIEW

Rayburn Electric Cooperative
r.delta ENGINEERS
618 Main Street
Garland, TX 75040
Ph. (972) 494-5031
Fax (972) 487-2270
www.rdelta.com
TBPE No. F-1515

PRELIMINARY
SUBMITTED FOR REVIEW
BY: Bob Stoffels
Dunkin Sims Stoffels, Inc.
Date: June 13, 2025
NOT FOR CONSTRUCTION, BIDDING OR PERMITTING PURPOSES

JOB NO. 3036-21 DESIGN BY BS
CREATED CODE
PLOTTED 6/29/2025 CHECKED BY BS
LAST UPDATE BY
DRAWN: MW SCALE: AS NOTED
CHECKED: DRAWING NO.: ISSUE:
APPROVED: TM-6 0
FILENAME:

REC CAMPUS EXPANSION
SOCCER FIELDS & PARKING
SH 205
ROCKWALL, TX 75032

TREE MITIGATION PLAN



01 SITE PLAN - PHOTOMETRICS

N

0' 60' 120' 180'

SITE INFORMATION:

EXISTING ZONING: PD-44
PROPOSED ZONING: NO CHANGE
PROPOSED USE: SOCCER FIELDS & PARKING
TOTAL AREA: 783,858 SQ FT 18.00 AC

"PD-44" ZONING

MAXIMUM BUILDING HEIGHT: 60 FT
MAXIMUM LOT COVERAGE: 60%
MAXIMUM FLOOR AREA RATIO: 4:1
MAXIMUM IMPERVIOUS PARKING: 85% TO 90%

PROPOSED MAX. BUILDING HEIGHT: 25'-3"
PROPOSED LOT COVERAGE: 178,137/784,075 = 22.72%
PROPOSED FLOOR AREA RATIO: 3,508/784,075 = 0.45%
PROPOSED IMPERVIOUS PARKING: 174,629/784,075 = 22.27%

REQUIRED PARKING:
PROPOSED BUILDINGS 3,308 SQ FT
(MAINTENANCE-MB=1,500± SQ FT)
(RESTROOMS-RR=904± SQ FT)
(CONCESSION/STORAGE AREA-CA=904± SQ FT)
(RESTROOM) 1 PER 200 SQ FT = 5
(CONCESSION/STORAGE) 1 PER 100 SQ FT = 10
(SOCCER FIELDS) 20 PER FIELD = 200 TOTAL REQUIRED
PARKING = 215 SPACES
TOTAL PROVIDED PARKING (CAR)= 288 SPACES
TOTAL PROVIDED PARKING (BUS)= 11 SPACES
TOTAL PROVIDED HANDICAP SPACES= 8 SPACES
(TOTAL PROVIDED VAN ACCESSIBLE SPACES= 4 SPACES)
TOTAL PARKING SPACES 299

ODG Engineering, Inc.
508 W. Lookout Dr.
#14-1024
Richardson, Texas 75080
Ph. (214) 346-9122
Texas Firm #8451

STATE OF TEXAS
FEDERICO DERAS
87686
LICENSED PROFESSIONAL ENGINEER

07/01/2025

ROCKWALL SOCCER FIELDS PHOTOMETRICS

SH 205, ROCKWALL, TEXAS

REVISIONS

No.	REVISION DATE	REVISION DESCRIPTION
1		
2		
3		

PLAN No.
2025012.010

SHEET CONTENT
SITE PLAN - PHOTOMETRICS

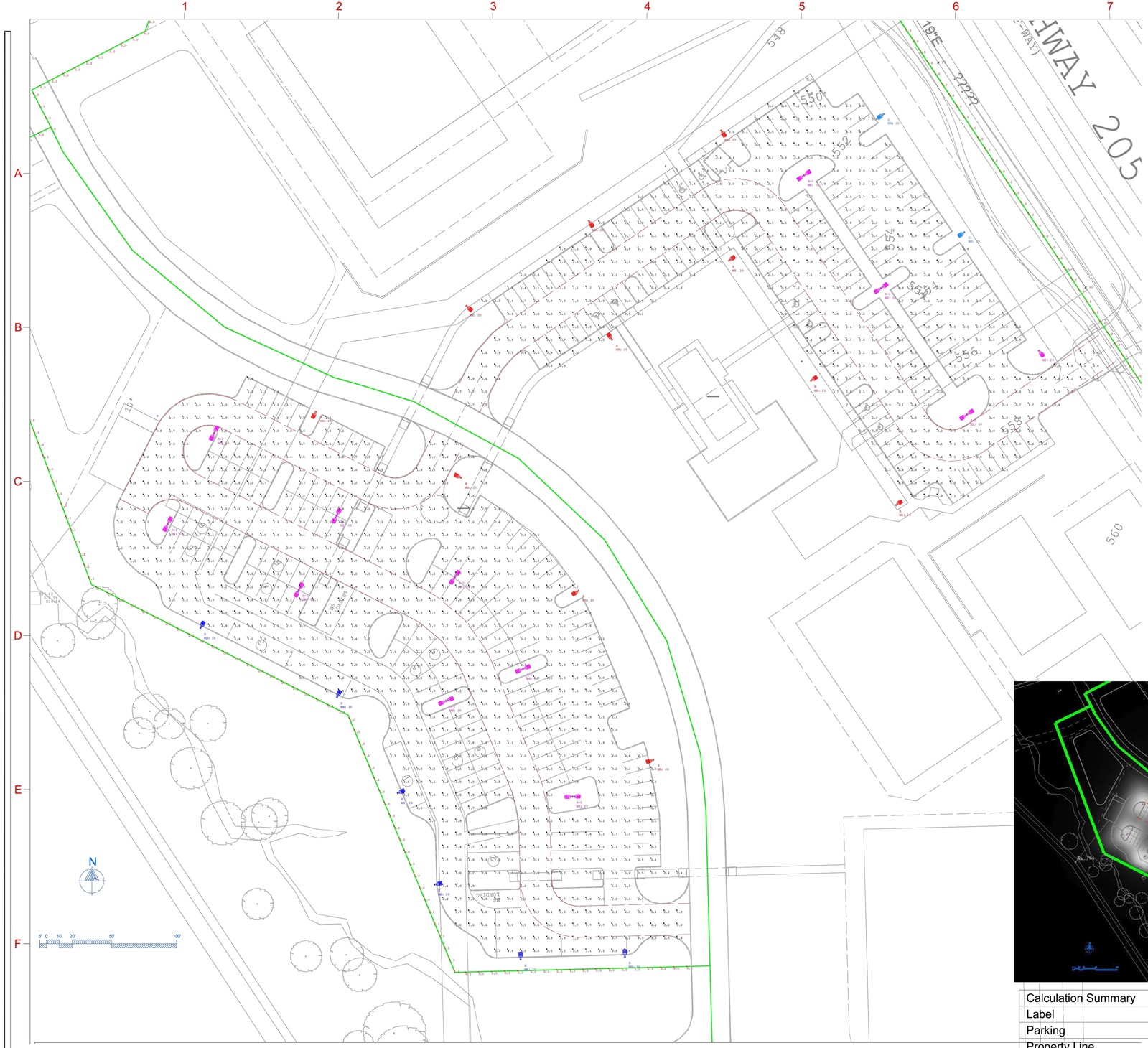
PROJECT
PHOTOMETRICS

DESIGNED BY : FD
DRAWN BY : FD

DATE
2025 | 07 | 01

SHEET
L-0.0

SP2025-023





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TOTAL PARKING SPACES 299

Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Parking	Illuminance	Fc	2.36	6.2	0.4	5.90	15.50
Property Line	Illuminance	Fc	0.01	0.2	0.0	N.A.	N.A.

Luminaire Schedule

Symbol	Qty	Label	Arrangement	LLF	Description	Arr. Lum. Lumens	BUG Rating	Lum. Watts	Total Watts
	1	A	Single	0.950	VISIONAIRE VSX-II_T5_32LD_7_40K7_VOLT SINGLE @ 20' MTG. HT. (N)	9924	B3-U0-G1	67.9	67.9
	11	A-2	D180°	0.950	VISIONAIRE VSX-II_T5_32LD_7_40K7_VOLT D180° @ 20' MTG. HT. (N)	19848	B3-U0-G1	67.9	1493.8
	11	B	Single	0.950	VISIONAIRE VSX-II_T3R_48LD_7_40K7_VOLT SINGLE @ 20' MTG. HT. (N)	13793	B3-U0-G3	101.9	1120.9
	2	C	Single	0.950	VISIONAIRE VSX-II_T3R_48LD_10_40K7_BHS_VOLT SINGLE @ 20' MTG. HT. (N)	14502	B0-U0-G3	157.2	314.4
	6	D	Single	0.950	VISIONAIRE VSX-II_T4_48LD_10_40K7_BHS_VOLT SINGLE @ 20' MTG. HT. (N)	14558	B1-U0-G3	157.2	943.2

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PROFESSIONAL ENGINEER

07/01/2025

ROCKWALL SOCCER FIELDS PHOTOMETRICS

SH 205, ROCKWALL, TEXAS

REVISIONS

No.	REVISION DATE	REVISION DESCRIPTION
1		
2		
3		

PLAN No.
2025012.010

SHEET CONTENT
SITE - PARKING PHOTOMETRICS

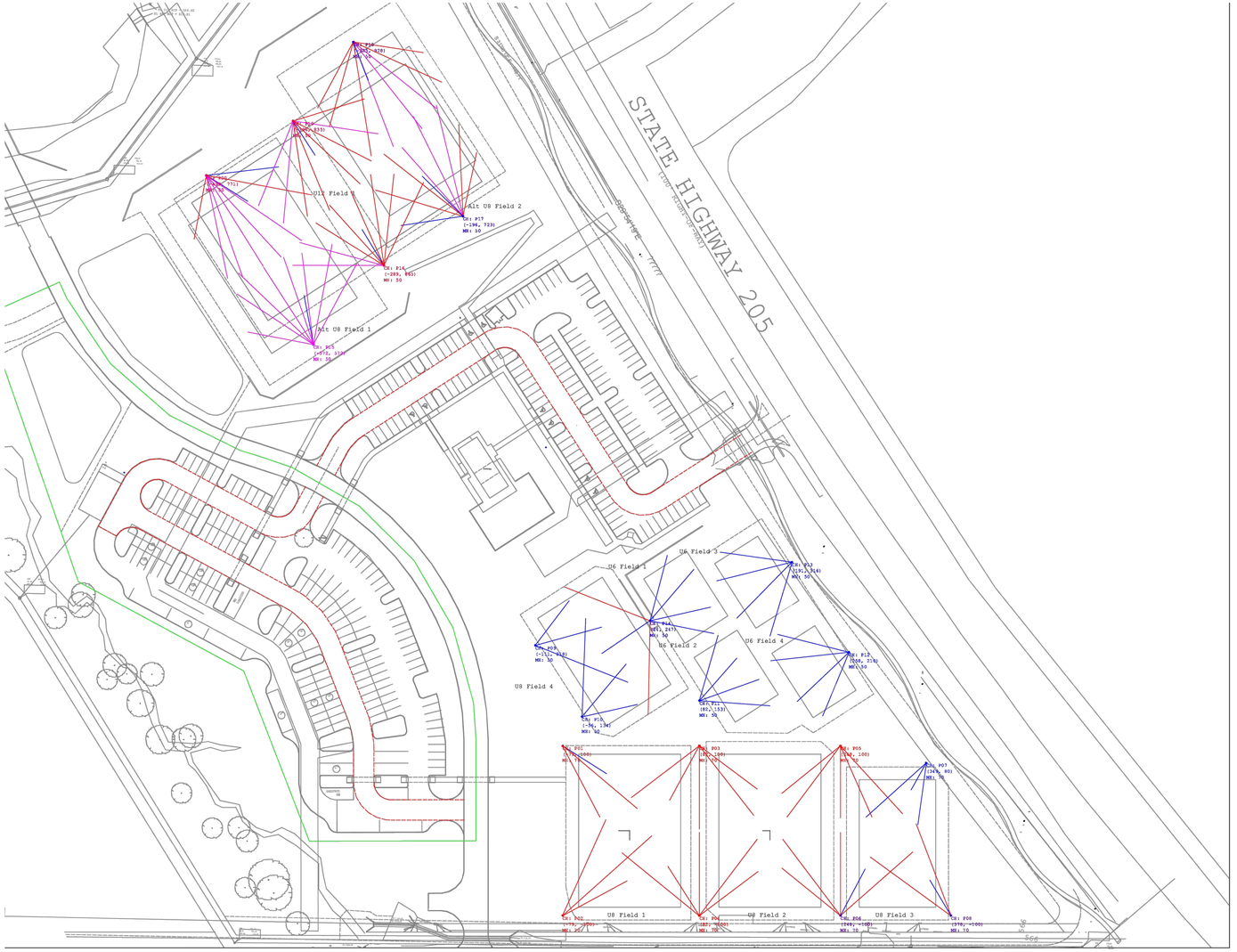
PROJECT
PHOTOMETRICS

DESIGNED BY : FD
DRAWN BY : FD

DATE
2025 | 07 | 01

SHEET
L-1.0

SP2025-023



	U8 Field 1 - Alt	Illuminance	
	U8 Field 2 - Alt	Illuminance	
		Fc	30.4	43
		Fc	30.2	46

Scenario/Channel Summary
Scenario: CHM Lighting

Channel	M.H.	# Lums	Total KW
P01	70'	3	2.19 kW
P02	70'	3	2.19 kW
P03	70'	5	3.66 kW
P04	70'	5	3.66 kW
P05	70'	5	3.66 kW
P06	70'	5	3.66 kW
P07	70'	3	2.19 kW
P08	70'	3	2.19 kW
P09	50'	3	2.19 kW
P10	50'	3	2.19 kW
P11	50'	4	2.93 kW
P12	50'	4	2.93 kW
P13	50'	4	2.93 kW
P14	50'	4/3	5.13 kW
P15	50'	9	3.29 kW
P16	50'	9	3.29 kW

Note:
Poles are a back-to-back configuration

P14
(4) facing front - (3) facing back

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(TOTAL PROVIDED VAN ACCESSIBLE SPACES= 4 SPACES)
TOTAL PARKING SPACES 299

Luminaire Schedule
Scenario: CHM Lighting

Label	Symbol	Qty	LLF	Arrangement	Description	Lum. Watts
USLED2-D-C2		28	0.950	Single	USLED2DXX5070C2XXGC	733
USLED2-D-C3		29	0.950	Single	USLED2DXX5070C3XXGC	733
USLED2-S-C1-FCV		24	0.950	Single	USLED2SXX5070C1XXGC FCV	366
USLED2-S-C2-FCV		22	0.950	Single	USLED2SXX5070C2XXGC FCV	366
USLED2-S-C3-FCV		8	0.950	Single	USLED2SXX5070C3XXGC FCV	366

Calculation Summary
Scenario: CHM Lighting

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	# Pts	PtSpcTb	PtSpcLr
U6 Field 1	Illuminance	Fc	37.1	50	21	1.8	2.4	24	15	15
U6 Field 2	Illuminance	Fc	40.0	54	26	1.5	2.1	24	15	15
U6 Field 3	Illuminance	Fc	31.5	42	23	1.4	1.8	24	15	15
U6 Field 4	Illuminance	Fc	30.2	43	17	1.8	2.5	24	15	15
U8 Field 4	Illuminance	Fc	34.9	42	25	1.4	1.7	60	15	15
U8 Field 1	Illuminance	Fc	32.0	46	21	1.5	2.2	54	20	20
U8 Field 2	Illuminance	Fc	32.3	51	23	1.4	2.2	54	20	20
U8 Field 3	Illuminance	Fc	37.9	55	22	1.7	2.5	40	20	20
U12 Field	Illuminance	Fc	30.9	45	20	1.5	2.3	60	30	30

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07/01/2025

ROCKWALL SOCCER FIELDS PHOTOMETRICS

SH 205, ROCKWALL, TEXAS

REVISIONS

No.	REVISION DATE	REVISION DESCRIPTION
1		
2		
3		

PLAN No.
2025012.010

SHEET CONTENT
SITE PLAN - OVERALL FIELD PHOTOMETRICS

PROJECT
PHOTOMETRICS

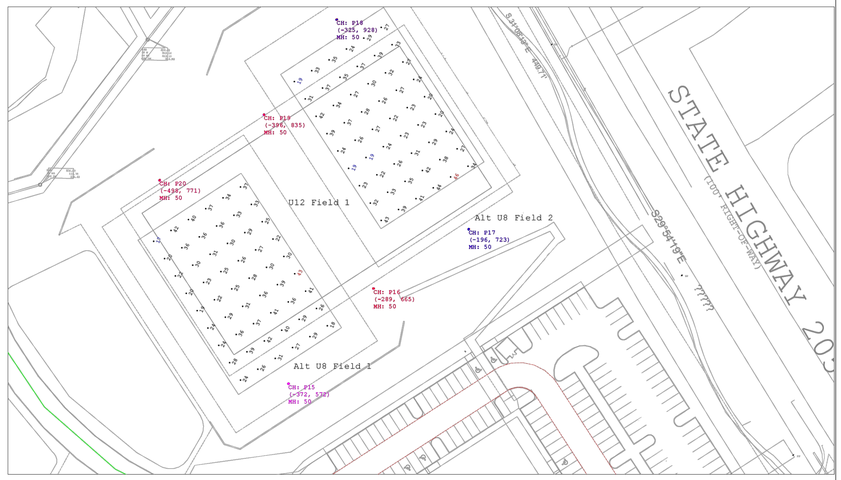
DESIGNED BY : FD
DRAWN BY : FD

DATE
2025 | 07 | 01

SHEET
L-2.0

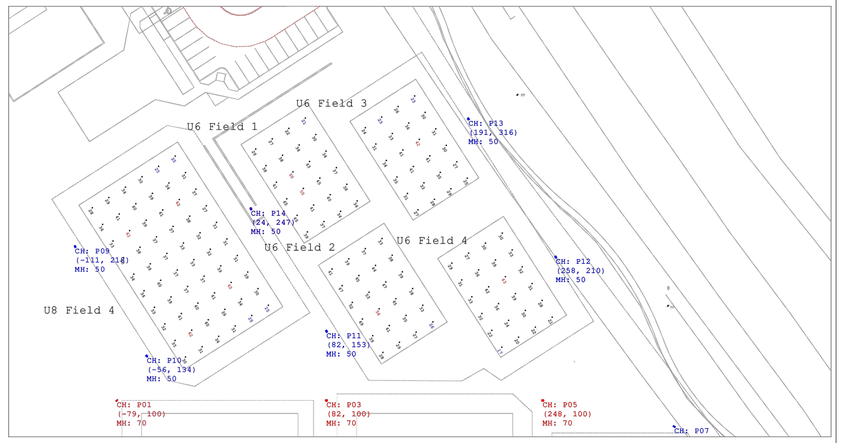
SP2025-023

Calculation Summary										
Project: Scene 3										
Scenario: CHM Lighting										
Label	**CalcType**	**Units**	**Avg**	**Max**	**Min**	**Avg/Min**	**Max/Min**	**# Pts**	**PtSpcTb**	**PtSpcLr**
U8 Field 1 - Alt	Illuminance	Fc	30.4	43	17	1.8	2.5	54	20	20
U8 Field 2 - Alt	Illuminance	Fc	30.2	46	19	1.6	2.4	54	20	20



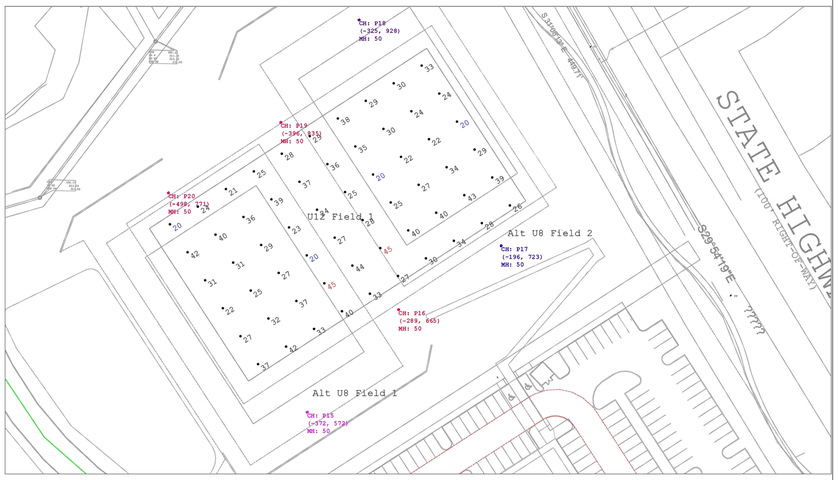
U8 Field 1-2 - Alternate
Scale: 1 inch= 70 Ft.

Calculation Summary										
Project: Scene 2										
Scenario: CHM Lighting										
Label	**CalcType**	**Units**	**Avg**	**Max**	**Min**	**Avg/Min**	**Max/Min**	**# Pts**	**PtSpcTb**	**PtSpcLr**
U6 Field 1	Illuminance	Fc	37.1	50	21	1.8	2.4	24	15	15
U6 Field 2	Illuminance	Fc	40.0	54	26	1.5	2.1	24	15	15
U6 Field 3	Illuminance	Fc	31.5	42	23	1.4	1.8	24	15	15
U6 Field 4	Illuminance	Fc	30.2	43	17	1.8	2.5	24	15	15
U8 Field 4	Illuminance	Fc	34.9	42	25	1.4	1.7	60	15	15



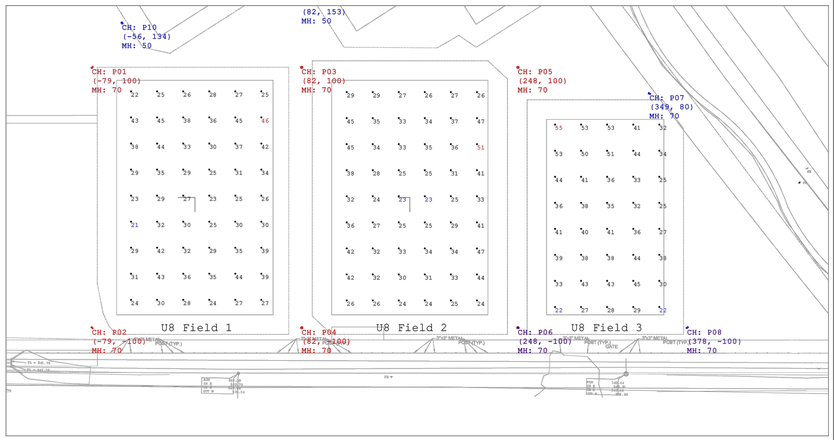
U8 Field 4, U6 Field 1-4
Scale: 1 inch= 55 Ft.

Calculation Summary										
Project: Scene 4										
Scenario: CHM Lighting										
Label	**CalcType**	**Units**	**Avg**	**Max**	**Min**	**Avg/Min**	**Max/Min**	**# Pts**	**PtSpcTb**	**PtSpcLr**
U12 Field	Illuminance	Fc	30.9	45	20	1.5	2.3	60	30	30



U12 Field 1
Scale: 1 inch= 65 Ft.

Calculation Summary										
Project: Project 1										
Scenario: CHM Lighting										
Label	**CalcType**	**Units**	**Avg**	**Max**	**Min**	**Avg/Min**	**Max/Min**	**# Pts**	**PtSpcTb**	**PtSpcLr**
U8 Field 1	Illuminance	Fc	32.0	46	21	1.5	2.2	54	20	20
U8 Field 2	Illuminance	Fc	32.3	51	23	1.4	2.2	54	20	20
U8 Field 3	Illuminance	Fc	37.9	55	22	1.7	2.5	40	20	20



U8 Field 1-3
Scale: 1 inch= 55 Ft.

SITE INFORMATION:

EXISTING ZONING: PD-44
PROPOSED ZONING: NO CHANGE
PROPOSED USE: SOCCER FIELDS & PARKING
TOTAL AREA: 783,858 SQ FT 18.00 AC

"PD-44" ZONING

MAXIMUM BUILDING HEIGHT: 60 FT
MAXIMUM LOT COVERAGE: 60%
MAXIMUM FLOOR AREA RATIO: 4:1
MAXIMUM IMPERVIOUS PARKING: 85% TO 90%

PROPOSED MAX. BUILDING HEIGHT: 25'-3"
PROPOSED LOT COVERAGE: 178,137/784,075 = 22.72%
PROPOSED FLOOR AREA RATIO: 3,508/784,075 = 0.45%
PROPOSED IMPERVIOUS PARKING: 174,629/784,075 = 22.27%

REQUIRED PARKING:
PROPOSED BUILDINGS 3,308 SQ FT
(MAINTENANCE-MB=1,500± SQ FT)
(RESTROOMS-RR=904± SQ FT)
(CONCESSION/STORAGE AREA-CA=904± SQ FT)
(RESTROOM) 1 PER 200 SQ FT = 5
(CONCESSION/STORAGE) 1 PER 100 SQ FT = 10
(SOCCER FIELDS) 20 PER FIELD = 200 TOTAL REQUIRED
PARKING = 215 SPACES
TOTAL PROVIDED PARKING (CAR)= 288 SPACES
TOTAL PROVIDED PARKING (BUS)= 11 SPACES
TOTAL PROVIDED HANDICAP SPACES= 8 SPACES
(TOTAL PROVIDED VAN ACCESSIBLE SPACES= 4 SPACES)
TOTAL PARKING SPACES 299

ODG Engineering, Inc.
508 W. Lookout Dr.
#14-1024
Richardson, Texas 75080
Ph. (214) 346-9122
Texas Firm #8451

STATE OF TEXAS
FEDERICO DERAS
87686
LICENSED
PROFESSIONAL ENGINEER

07/01/2025

ROCKWALL SOCCER FIELDS
PHOTOMETRICS

SH 205, ROCKWALL, TEXAS

REVISIONS

No.	REVISION DATE	REVISION DESCRIPTION
1		
2		
3		

PLAN No.
2025012.010

SHEET CONTENT
SITE PLAN - FIELD PHOTOMETRICS

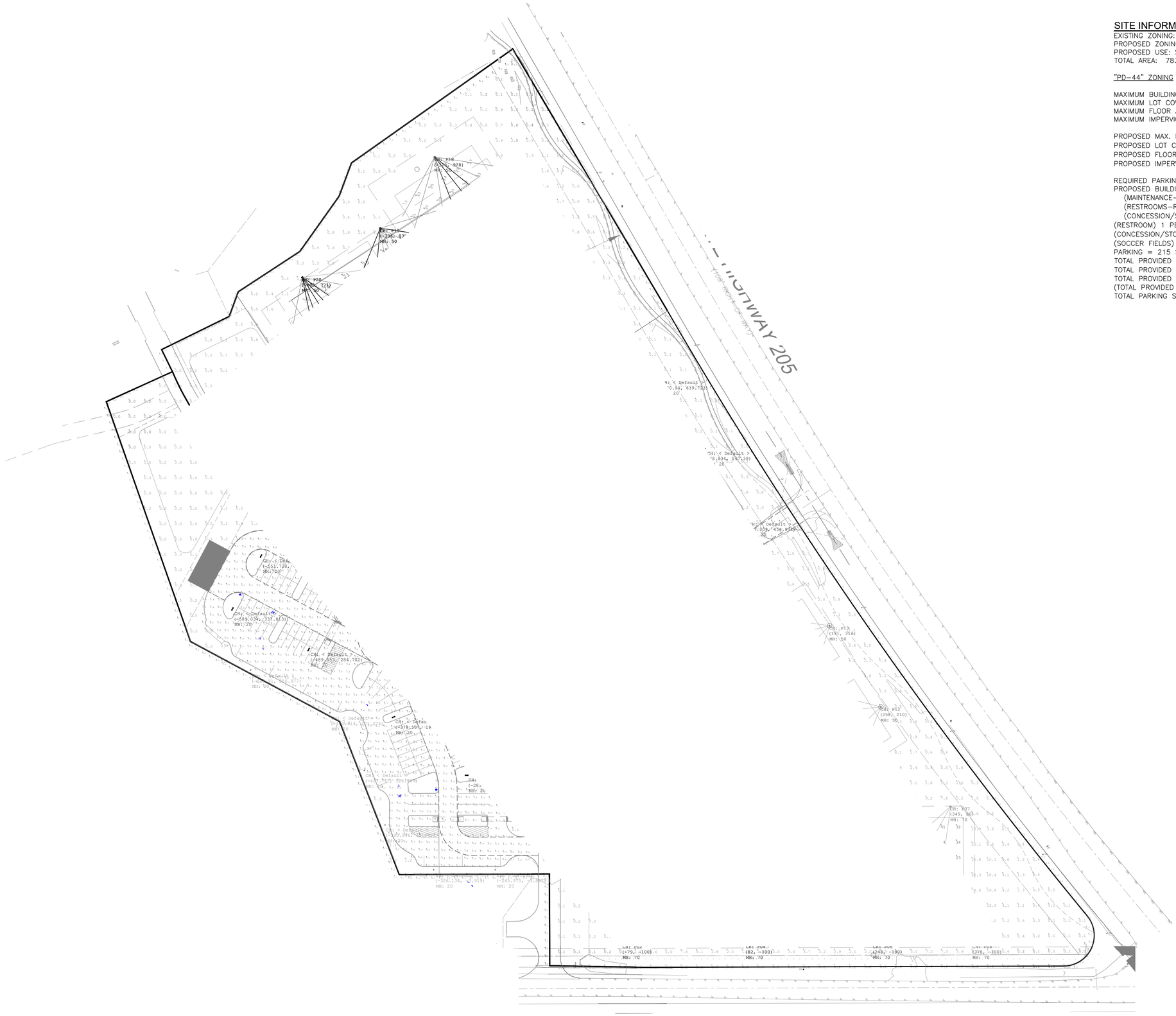
PROJECT
PHOTOMETRICS

DESIGNED BY : FD
DRAWN BY : FD

DATE
2025 | 07 | 01

SHEET
L-2.1

SP2025-023



SITE PLAN PROPERTY LINE - PHOTOMETRICS

01 — 0' 60' 120' 180'

SITE INFORMATION:

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07/01/2025

ROCKWALL SOCCER FIELDS
PHOTOMETRICS

SH 205, ROCKWALL, TEXAS

REVISIONS

No.	REVISION DATE	REVISION DESCRIPTION
1		
2		
3		

PLAN No.
2025012.010

SHEET CONTENT
SITE PLAN - PROPERTY LINE
PHOTOMETRICS

PROJECT
PHOTOMETRICS

DESIGNED BY : FD
DRAWN BY : FD

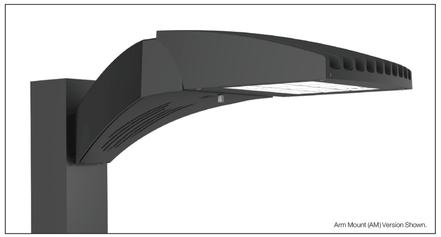
DATE
2025 | 07 | 01

SHEET
L-2.2

SP2025-023

VSX-II LED Specifications

Area - Site - Commercial - Outdoor



Arm Mount (AM) Version Shown.

The VSX-II Series offers clean, functional styling that is defined by its sleek low profile design and rugged construction. It combines LED performance and advanced LED thermal management technology and provides outdoor lighting that is both energy efficient and aesthetically pleasing.

The LED's performance and the driver's life are maximized by enclosing them in two separate cast aluminum housings. Easy captive screw access for mounting and maintenance.

The LED light assemblies come with 16 to 48 LEDs. Sixteen optical distribution patterns are available. Choose between 2700, 3000, 3500, 4000 or 5000 Kelvin temperature of the LEDs.

The VSX-II Series offers an impressive output of up to 23,000 lumens with a wattage package reaching up to 181 watts, delivering an average efficiency of 143 lumens per watt. With integrated controls, the VSX-II ensures optimal lighting coverage while minimizing energy consumption.

A durable polyester powder coat finish is guaranteed for five years; and is available in standard or custom colors.

The VSX-II series is an exceptional choice for commercial parking lots, office complexes, architectural projects, and other general lighting projects.

Project Name:	
Catalog Number:	
Type:	
Date:	Location:

VISIONAIRE LIGHTING

REV. 06.28.24

LED Specifications VSX-II

Housing
Cast aluminum LED housing with integral cooling fins for thermal management.

Mounting Arm/Driver Compartment
Durable two-piece die cast aluminum driver compartment utilizes stainless steel hardware and sealed with a one-piece silicone gasket.

Thermal Management
- The VSX-II series provides excellent thermal management by mounting the LEDs to the substantial heat sink of the housing. This enables the Luminaire to withstand higher ambient temperatures and driver currents without degrading LED life.
- The L70 test determines the point in an LEDs life when it reaches 70 percent of its initial output. The VSX-II series LEDs have been determined to last 100,000+ hours in 25° C environments when driven at 350 mA.

Optical System
- The highest lumen output LEDs are utilized in the VSX-II series. IES distribution Types I, II, III R, III W, III-G, IV, IV-A, IV-LG, V, V-LG, V-W, V-WW, FN, FM and FW are available. The optical system qualifies as IES full cutoff to restrict light trespass, glare and light pollution.
- CRI values are 70, 80 or 90.
- CCT values are 2700K, 3000K, 3500K, 4000K, 5000K

Quali-Guard® Finish
- The finish is a Quali-Guard® textured, chemically pretreated through a multiple-stage washer, electrostatically applied, thermoset polyester powder coat finish, with a minimum of 3-5 mils thickness. Finish is oven-baked at 400° F to promote maximum adherence and finish hardness.
- Optional Zinc-Free Primer - Recommended within three miles of the ocean
- Finish is guaranteed for five (5) years.

Electrical Assembly
- The VSX-II LED series is supplied with a choice of 350, 530, 700, 1050 or 1200 mA high-performance LED drivers that accept 120v thru 480v, 50 Hz to 60 Hz, input. Power factor of 90% Rated for -40°C operations.
- 10-kV surge protector supplied as standard.
- Terminal block supplied as standard on AM, SAM, MAF and UAM

Warranty
- Five (5) year Limited Warranty on entire system, including finish. For full warranty information, please visit visionairelighting.com.

Options
- Photocell & Receptacle
- Photo Receptacle and Shorting Cap
- 0-10v Dimming Driver
- Motion Sensor
- Round pole plate adapter
- Universal Pole Mount Adaptor
- Cast Wall Plate
- Rotated Optics
- Visionaire Wireless Controls
- Enables high end trim
- Based on Zigbee wireless communication protocol
- Zhaga 4 Pin Receptacle

Listings
- The VSX-II Series is cUL Listed
- IP65 Rated Housing
- ANSI Certification
- Powder Coated Tough
- IDA Certification

3000K or lower must be selected with a fixed mount for IDA certification. Fixed mount must be selected for IDA dark sky certification.

VSX-II - ELECTRICAL LOAD (A)

Ordering Nomenclature	System Watts	120	208	240	277	347	480
VSX-II-T5-16LD-3	16	0.13	0.08	0.07	0.06	0.05	0.03
VSX-II-T5-16LD-5	25	0.21	0.12	0.10	0.09	0.07	0.05
VSX-II-T5-16LD-7	34	0.28	0.16	0.14	0.12	0.10	0.07
VSX-II-T5-16LD-10	52	0.43	0.25	0.22	0.19	0.15	0.11
VSX-II-T5-16LD-12	60	0.50	0.29	0.25	0.22	0.17	0.13
VSX-II-T5-32LD-3	33	0.28	0.16	0.14	0.12	0.10	0.07
VSX-II-T5-32LD-5	51	0.43	0.25	0.21	0.18	0.15	0.11
VSX-II-T5-32LD-7	68	0.57	0.33	0.28	0.25	0.20	0.14
VSX-II-T5-32LD-10	105	0.88	0.50	0.44	0.38	0.30	0.22
VSX-II-T5-32LD-12	121	1.01	0.58	0.50	0.44	0.35	0.25
VSX-II-T5-48LD-3	49	0.41	0.24	0.20	0.18	0.14	0.10
VSX-II-T5-48LD-5	76	0.63	0.37	0.32	0.27	0.22	0.16
VSX-II-T5-48LD-7	102	0.85	0.49	0.43	0.37	0.29	0.21
VSX-II-T5-48LD-10	157	1.31	0.75	0.65	0.57	0.45	0.33
VSX-II-T5-48LD-12	181	1.51	0.87	0.75	0.65	0.52	0.38

19645 Rancho Way - Rancho Dominguez, CA 90220 - Phone: 310.512.6480 Fax 310.512.6486
www.visionaireslighting.com

LED Specifications VSX-II

VSX-II LED SPECIFICATIONS / Forward Optics

Lum/Count	Current & Watts	Distribution Type	2700K						3000K						3500K					
			Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
16LD	350 mA (5.6W)	T1	4609	1	0	1	147	5095	1	0	1	163	4960	1	0	1	159	5340	1	0	1	171
		T2	4655	1	0	1	149	4974	1	0	1	159	4834	1	0	1	155	5208	1	0	1	167
		T3	4602	1	0	1	147	5017	1	0	1	160	4884	1	0	1	156	5257	1	0	1	168
		T3R	4602	1	0	1	147	5017	1	0	1	160	4884	1	0	1	156	5257	1	0	1	168
		T3W	4784	1	0	1	153	5102	1	0	1	163	4965	1	0	1	159	5347	1	0	1	171
		T4A	4660	1	0	1	149	4932	1	0	1	158	4801	1	0	1	153	5171	1	0	1	165
		T4LG	4815	1	0	1	154	5095	1	0	1	163	4955	1	0	1	158	5334	1	0	1	170
		T5	4789	1	0	1	153	5068	1	0	1	162	4930	1	0	1	158	5307	1	0	1	170
		T5LG	4819	1	0	1	154	5099	1	0	1	163	4959	1	0	1	159	5338	1	0	1	171
		T5W	4757	1	0	1	152	5033	1	0	1	161	4897	1	0	1	157	5270	1	0	1	169
		T4A	4660	1	0	1	150	5210	1	0	1	168	5072	1	0	1	163	5457	1	0	1	175
		T4LG	4855	1	0	1	156	5112	1	0	1	164	4979	1	0	1	160	5356	1	0	1	172
		T5	4789	1	0	1	148	5306	1	0	1	164	5166	1	0	1	160	5217	1	0	1	161
		T5LG	4819	1	0	1	149	5339	1	0	1	165	5198	1	0	1	161	5250	1	0	1	162
		T5W	4757	1	0	1	147	5271	1	0	1	163	5132	1	0	1	159	5183	1	0	1	160
		T5WW	4359	1	0	1	135	4546	1	0	1	126	4431	1	0	1	137	4726	1	0	1	131
		FN	5379	1	0	1	166	5552	1	0	1	171	5245	1	0	1	162	5601	1	0	1	173
		FW	5040	1	0	1	155	5292	1	0	1	163	5205	1	0	1	161	5479	1	0	1	169
		FM	4735	1	0	1	146	4955	1	0	1	153	4855	1	0	1	150	5171	1	0	1	160
32LD	530 mA (8.5W)	T1	7312	1	0	1	144	7550	1	0	1	151	7353	1	0	1	148	7846	1	0	1	157
		T2	7387	1	0	1	146	7550	1	0	1	151	7353	1	0	1	148	7846	1	0	1	157
		T3R	7277	1	0	1	144	7550	1	0	1	151	7414	1	0	1	148	7910	1	0	1	158
		T3	7180	1	0	1	143	7460	1	0	1	149	7414	1	0	1	148	7826	1	0	1	157
		T3W	7264	1	0	1	145	7552	1	0	1	151	7504	1	0	1	149	7926	1	0	1	158
		T4LG	7387	1	0	1	148	7614	1	0	1	152	7620	1	0	1	149	7951	1	0	1	159
		T4	7178	1	0	1	143	7460	1	0	1	149	7413	1	0	1	148	7826	1	0	1	157
		T4A	7500	1	0	1	149	7806	1	0	1	155	7611	1	0	1	154	8054	1	0	1	163
		T4LG	7278	1	0	1	145	7574	1	0	1	151	7515	1	0	1	149	7926	1	0	1	158
		T5	7372	1	0	1	147	7668	1	0	1	153	7609	1	0	1	151	8027	1	0	1	160
		T5LG	7423	1	0	1	148	7722	1	0	1	154	7663	1	0	1	152	8083	1	0	1	161
		T5W	7295	1	0	1	146	7588	1	0	1	151	7531	1	0	1	150	7939	1	0	1	158
		T5WW	6806	1	0	1	135	8082	1	0	1	126	8082	1	0	1	126	7479	1	0	1	149
		FN	7996	1	0	1	159	8321	1	0	1	166	8247	1	0	1	164	8695	1	0	1	173
		FW	7826	1	0	1	151	7970	1	0	1	157	7907	1	0	1	156	8332	1	0	1	164
		FM	7139	1	0	1	142	7430	1	0	1	147	7376	1	0	1	146	7774	1	0	1	154
48LD	700 mA (9W)	T1	9660	1	0	1	143	10060	1	0	1	149	9979	1	0	1	147	10422	1	0	1	155
		T2	9757	1	0	1	145	10060	1	0	1	149	9979	1	0	1	147	10422	1	0	1	155
		T3R	9616	1	0	1	143	10060	1	0	1	149	10064	1	0	1	149	10516	1	0	1	156
		T3	9489	1	0	1	141	9880	1	0	1	146	9726	1	0	1	144	10214	1	0	1	151
		T3W	9599	1	0	1	142	10071	1	0	1	149	9913	1	0	1	147	10404	1	0	1	154
		T3LG	9643	1	0	1	143	10056	1	0	1	149	9867	1	0	1	147	10361	1	0	1	153
		T4	9485	1	0	1	141	9880	1	0	1	146	9726	1	0	1	144	10214	1	0	1	151
		T4A	9899	1	0	1	147	10400	1	0	1	154	10304	1	0	1	153	10868	1	0	1	161
		T4LG	9611	1	0	1	143	10076	1	0	1	149	10004	1	0	1	148	10514	1	0	1	156
		T5	9812	1	0	1	145	10224	1	0	1	151	10144	1	0	1	150	10693	1	0	1	158
		T5LG	9879	1	0	1	146	10301	1	0	1	152	10230	1	0	1	151	10787	1	0	1	159
		T5W	9691	1	0	1	143	9932	1	0	1	147	9859	1	0	1	146	10394	1	0	1	154
		T5WW	8979	1	0	1	126	8107	1	0	1	114	8012	1	0	1	113	8457	1	0	1	119
		FN	10715	1	0	1	158	10972	1	0	1	162	10903	1	0	1	161	11498	1	0	1	170
		FW	10500	1	0	1	148	10659	1	0	1	155	10422	1	0	1	153	10971	1	0	1	161
		FM	9515	1	0	1	135	9734	1	0	1	138	9681	1	0	1	137	10214	1	0	1	145
64LD	1050 mA (12W)	T1	13497	1	0	1	141	14006	1	0	1	146	13907	1	0	1	145	14652	1	0	1	153
		T2	13597	1	0	1	142	14006	1	0	1	146	13907	1	0	1	145	14652	1	0	1	153
		T3R	13455	1	0	1	140	14014	1	0	1	146	14014	1	0	1	146	14737	1	0	1	154
		T3	13302	1	0	1	139	13772	1	0	1	144	13772	1	0	1	144	14429	1	0	1	151
		T3W	13384	1	0	1	140	14039	1	0	1	147	13819	1	0	1	145	14501	1	0	1	152
		T3LG	13447	1	0	1	140	14018	1	0	1	146	13756	1	0	1	144	14439	1	0	1	151
		T4	13227	1	0	1	138	13772	1	0	1	144	13772	1	0	1	144	14429	1	0	1	151
		T4A	13806	1	0	1	145	14380	1	0	1	151	14380	1	0	1	151	15086	1	0	1	158
		T4LG	13399	1	0	1	140	13962	1	0	1	146	13962	1	0	1	146	14654	1	0	1	153
		T5	13648	1	0	1	143	14215	1	0	1	149	14215	1	0	1	149	14910	1	0	1	156
		T5LG	13751	1	0	1	144	14322	1	0	1	150	14322	1	0	1	150	15027	1	0	1	157
		T5W	13498	1	0	1	141	14058	1	0	1	147	14058	1	0	1	147	14752	1	0	1	154
		T5WW	12191	1	0	1	128	12721	1	0	1	133	12721	1	0	1	133	13351	1	0	1	140
		FN	14237	1	0	1	149	14831	1	0	1	155	14831	1	0	1	155	15572	1	0	1	163
		FW	14096	1	0	1	148	14211	1	0	1	149	14211	1	0	1	149	14924	1	0	1	156
		FM	12877	1	0	1	135	13172	1	0	1	138	13172	1	0	1	138	13831	1	0	1	145
80LD	1400 mA (16W)	T1	14842	1	0	1	118	15534	1	0	1	124	15534	1	0	1	124	16311	1	0	1	130
		T2	14978	1	0	1	119	15534	1	0	1	124	15534	1	0	1	124	16311	1	0	1	130
		T3R	14819	1	0	1	118	15534	1	0	1	124	15534	1	0	1	124	16311	1	0	1	130
		T3	14674	1	0	1	117	15272	1	0	1	122	15272	1	0	1	122	16036	1	0	1	128
		T3W	14773	1	0	1	118	15557	1	0	1	124	15557	1	0	1	124	16335	1	0	1	130
		T3LG	14851	1	0	1	118	15534	1	0	1	124	15534	1	0	1	124	16311	1	0	1	130
		T4	14674	1	0	1	117	15272	1	0	1	122	15272	1	0	1	122	16036	1	0	1	128
		T4A	15308	1	0	1	122	16082	1	0	1	128	16082	1	0	1	128	16887	1	0	1	135
		T4LG	14842	1	0	1	118	15534	1	0	1	124	15534	1	0	1	124	16311	1	0	1	130
		T5	15128	1	0	1	121	15888	1	0	1	127	15888	1	0	1	127	16682	1	0	1	133
		T5LG	15238	1	0	1	121	16004	1	0	1	128	16004	1	0	1	128	16804	1	0	1	134
		T5W	14960	1	0	1	119	15712	1	0	1	125	15712	1	0	1	125	16497	1	0	1	132
		T5WW	13516	1	0	1	108	14201	1	0	1	113	14201	1	0	1	113	14912	1	0	1	119
		FN	15778	1	0	1	126	16569	1	0	1	132	16569	1	0	1	132	17398	1	0	1	139
		FW	15626	1	0	1	125	16407	1	0	1	131	16407	1	0	1	131	17228	1	0	1	138
		FM	14272	1	0	1	114	14986	1	0	1	120	14986	1	0	1	120	15736	1	0	1	126
96LD	1700 mA (21W)	T1	17003	1	0	1	113	17854	1	0	1	119	17854	1	0	1	119	18747	1	0	1	125
		T2	17220	1	0	1	115	17854	1	0	1	119	17854	1	0	1	119	18747	1	0	1	125
		T3R	17046	1	0	1	114	17854	1	0	1	119	17854	1	0	1	119	18747	1	0	1	125
		T3	16878	1	0	1	113	17564	1	0	1	117	17564	1	0	1	117	18442	1	0	1	123
		T3W	16984	1	0	1	113	17891	1	0	1	119	17891	1	0	1	119	18785	1	0	1	125
		T3LG	17073	1	0	1	114	17854	1	0	1	119	17854	1	0	1	119	18747	1	0	1	125
		T4	16878	1	0	1	113	17564	1	0	1	117	17564	1	0	1	117	18442	1	0	1	123
		T4A	17609	1	0	1	117	18493	1	0	1	123	18493	1	0	1	123	19418	1	0	1	129
		T4LG	17073	1	0	1	114	17854	1	0	1	119	17854	1	0	1	119	18747	1	0	1	125
		T5	17395	1	0	1	116	18271	1	0	1	122	18271	1	0	1	122	19185	1	0	1	128
		T5LG	17532	1	0	1	117	18408	1	0	1	123	18408	1	0	1	123	19328	1	0	1	129
		T5W	17201	1	0	1	115	18068	1	0	1	120	18068	1	0	1	120	18971	1	0	1	126
		T5WW	15539	1	0	1	104	16916	1	0	1	113	16916	1	0	1	113	17762	1	0	1	119
		FN	18154	1	0	1	121	19061	1	0	1	127	19061	1	0	1	127	20014	1	0	1	134
		FW	17982	1	0	1	120	18882	1	0	1	126	18882	1	0	1	126	19826	1	0	1	132
		FM	16418	1	0	1	109	17239	1	0	1	115	17239	1	0	1	115	18101	1	0	1	121
48LD	350 mA (4W)	T1	8703	1	0	1	156	8994	1	0	1	162	8993	1	0	1	162	9439	1	0	1	169
		T2	8483	1	0	1	152	8764	1	0	1	157	8763	1	0	1	156	9197	1	0	1	165
		T3R	8571	1	0	1	153	8861	1	0	1	159	8861	1	0	1	159	9302	1	0	1	167
		T3	8392	1	0	1	150	8680	1	0	1	155	8680	1	0	1	155	9114	1	0	1	163
		T3W	8503	1	0	1	152	8846	1	0	1	158	8846	1	0	1	158	9286	1	0	1	166
		T3LG	8560	1	0	1	153	8844	1	0	1	158	8844	1	0	1	158	9284	1	0	1	166
		T4	8392	1	0	1	150	8680	1	0	1	155	8680	1	0	1	155	9114	1	0	1	163
		T4A	8755	1	0	1	156	9054	1	0	1	162	9054	1	0	1	162	9507	1	0	1	170
		T4LG	8603	1	0	1	154	8894	1	0	1	159	8894	1	0	1	159	9337	1	0	1	167
		T5	8667	1	0	1	155	8965	1	0	1	160	8965	1	0	1	160	9413	1	0	1	168
		T5LG	8703	1	0	1	156	9002	1	0	1	161	9002	1	0	1	161	9452	1	0	1	169
		T5W	8603	1	0	1	154	8894	1	0	1	159	8894	1	0	1	159	9337	1	0	1	167
		T5WW	7692	1	0	1	137	7955	1	0	1	142	7955	1	0	1	142	8353	1	0	1	149
		FN	9021	1	0	1	161	9326	1	0	1	167	9326	1	0	1	167	9793	1	0	1	175
		FW	8851	1	0	1	158	9151	1	0	1	164	9151	1	0	1	164	9608	1	0	1	172
		FM	8251	1	0	1	147	8530	1	0	1	153	8530	1	0	1	153	8956	1	0	1	160
64LD	530 mA (6W)	T1	10437	1	0	1	154	10789	1	0	1	160	10789	1	0	1	160	11329	1	0	1	168
		T2	9730	1	0	1	144	10054	1	0	1	149	10054	1	0	1	149	10557	1	0	1	156
		T3R	10108	1	0	1	150	10547	1	0	1	156	10547	1	0	1	156	11067	1	0	1	164
		T3	9974	1	0	1	148	10308	1	0	1	153	10308	1	0	1	153	10823	1	0	1	160
		T3W	10084	1	0	1	150	10421	1	0	1	154	10421	1	0	1	154	10942	1	0	1	162
		T3LG	10136	1	0	1	150	10477	1	0	1	155	10477	1	0	1	155	10996	1	0	1	163
		T4	9971	1	0	1	148	10308	1	0	1	153	10308	1	0	1	153	10823	1	0	1	160
		T4A	10610	1	0	1	158	10967	1	0	1	163	10967	1	0	1	163	11423	1	0	1	169
		T4LG	10193	1	0	1	151	10536	1	0	1	156	10536	1	0	1	156	11066	1	0	1	164
		T5	10302	1	0	1	153	10541	1	0	1	156	10541	1	0	1	156	10960	1	0	1	162
		T5LG	10308	1	0	1	153	10654	1	0	1	158	10654	1	0	1	158	11036	1	0	1	163
		T5W	10123	1	0	1	150	10459	1	0	1	155	10459	1	0	1	155	10877	1	0	1	161
		T5WW	9133	1	0	1	135	9435	1	0	1	140	9435	1	0	1	140	9812	1	0	1	145
		FN	10715	1	0	1	159	11071	1	0	1	164	11071	1	0	1	164	11514	1	0	1	170
		FW	10500	1	0	1	155	10850	1	0	1	161	10850	1	0	1	161	11284	1	0	1	167
		FM	9515	1	0	1	141	9832	1	0	1	146	9832	1	0	1	146	10226	1	0	1	151
80LD	700 mA (9W)	T1	12978	1	0	1	144	13412	1	0	1	149	13412	1	0	1	149	13950	1	0	1	155
		T2	13078	1	0	1	145	13412	1	0	1	149	13412	1	0	1	149	13950	1	0	1	155
		T3R	12936	1	0	1	144	13412	1	0	1	149	13412	1	0	1	149	13950	1	0	1	155
		T3	12796	1	0	1	142	13220	1	0	1	147	13220	1	0	1	147	13751	1	0	1	153
		T3W	12884	1	0	1	143	13396	1	0	1	149	13396	1	0	1	149	13934	1	0	1	155
		T3LG	12944	1	0	1	144	13412	1	0	1	149	13412	1	0	1	149	13950	1	0	1	155
		T4	12796	1	0	1	142	13220	1	0	1	147	13220	1	0	1	147	13751	1	0	1	153
		T4A	13306	1	0	1	148	13832	1	0	1	154	13832	1	0	1	154	14382	1	0	1	160
		T4LG	13021	1	0	1	145	13534	1	0	1	150	13534	1	0	1	150	14076	1	0	1	156
		T5	13148	1	0	1	146	13668	1	0	1	152	13668	1	0	1	152	14215	1	0

General Notes:

Age Group

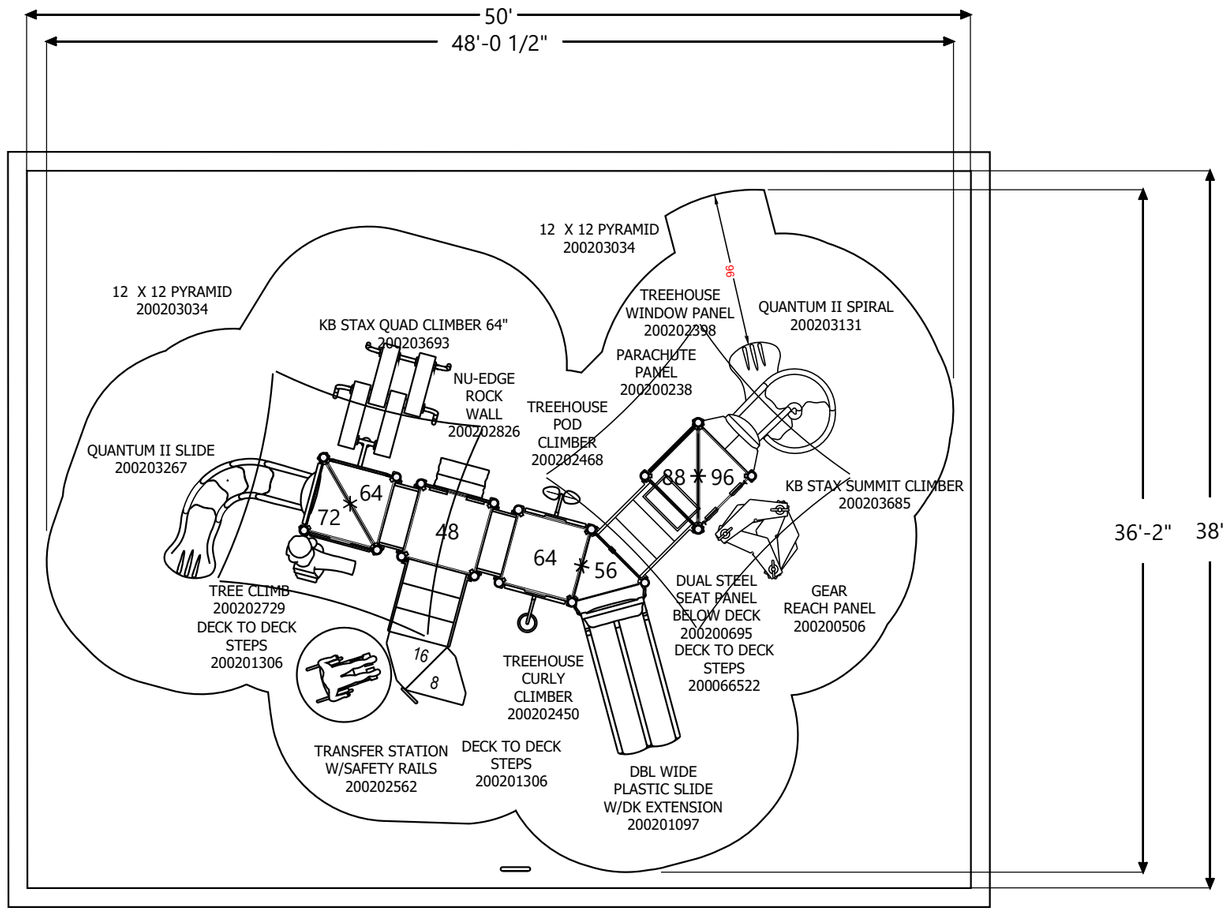
☐ 2-5yrs ☑ 5-12 yrs ☐ 2-12yrs ☐ 13+ yrs

1. The Americans with Disabilities Act (ADA) may require that you make your park and/or playground accessible when viewed in its entirety. Please consult your legal counsel to determine if the ADA applies to you.
2. For playground equipment to be considered accessible, accessible surfacing must be utilized in applicable areas.
3. Although a particular playground design may not meet the proposed Access Board Regulations in regards to the appropriate number of ground level events, the actual playground may be in compliance when considering existing play components.
4. All deck heights are measured from top of ground cover.
5. Fall absorbing ground cover is required under and around all play equipment.
6. The minimum recommended fall zone around the entire playstructure is shown. This zone is to be free of all tripping or collision hazards (i.e. roots, rocks, border material, etc.).
7. All post lengths are identified by text showing the post lengths, i.e. 96 represents a 96 inch post.
8. Not all equipment may be appropriate for all children. Supervision is required.

AGE GROUP:	5-12		
ELEVATED PLAY ACTIVITIES - TOTAL:	9		
ELEVATED PLAY ACTIVITIES ACCESIBLE BY TRANSFER:	9	REQ'D	5
ELEVATED PLAY ACTIVITIES ACCESIBLE BY RAMP:	0	REQ'D	0
GROUND LEVEL ACTIVITY TYPE:	3	REQ'D	3
GROUND LEVEL QUANTITY:	3	REQ'D	3

Lea PARK & PLAY

little tikes COMMERCIAL



RISK MANAGEMENT SIGN
ENGLISH
787

AREA: 1901 ft²
PERIMETER: 175 ft
The information provided is for estimation purposes only.

Scale: 1/8" = 1'-0"

2' 8' 1' 4' 16'

Playground Layout Compliance:

☑ ASTM F1487 - Playground Equipment for Public Use.
☑ CPSC Handbook for Public Playground Safety

☑ This playground design meets the final Access Board Regulations.

IPEMA CERTIFIED ASTM F1487

The play components identified in this plan are IPEMA certified.The use and layout of these components conform to the requirements of ASTM F1487.

LEED points for this structure
0

Project:
Rayburn Electric 5-12 D2
Rockwall, TX

LTCPS rep:
Michael Perez
Lea Park & Play, Inc.
(800) 237-7473

Ground Space: 37'-0" x 29'-6"
Protective Area: 50'-6" x 38'-6"

Drawn by: Michael Perez
Date: 5/22/2025
DWG Name: R0306_45799519649

LTCPS - Farmington
878 East Highway 60
Monett, Missouri 65708
Voice: 1-800-325-8828
Fax: 417-354-2273









CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION MEMORANDUM

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

TO:	Planning and Zoning Commission
FROM:	Henry Lee, *Senior Planner*
DATE:	July 15, 2025
SUBJECT:	SP2025-028; *Treescape Plan for SH-276 & Corporate Crossing [FM-740]*

The applicant -- *Todd Martin, P.E. of Kimley-Horn on behalf of the Rockwall Economic Development Corporation (REDC)* --, is requesting the approval of a Treescape Plan for the purpose of removing trees and providing landscaping on the subject property. The subject property is a 23.16-acre vacant tract of land (*i.e. part of Lots 5 & 7, and Lot 8, Block A, Rockwall Technology Park Addition*) zoned Light Industrial (LI) District, situated within the SH-276 Overlay (SH-276 OV) District and the FM-549 Overlay (FM-549 OV) District, and generally located at the northwest corner of SH-276 and Corporate Crossing [*FM-549*]. In order to facilitate the future development of the adjacent properties within the Rockwall Technology Park, the subject property is being developed as a regional detention system. Given this, the applicant has submitted a Treescape Plan for the Planning and Zoning Commission's consideration.

According to Section 03, *Treescape Plan*, of Article 09, *Tree Preservation*, of the Unified Development Code (UDC), before any trees may be removed from a non-residential property a Treescape Plan must be submitted to the Director of Planning and Zoning or his/her designee and go before the Planning and Zoning Commission for action. According to Subsection 03.01, *Treescape Plan*, of Article 09, *Tree Preservation*, of the Unified Development Code (UDC), "(a) treescape plan is a plan showing the exact location, size (*i.e. trunk diameter and height*), and common name of all trees, four (4) inches and greater and indicating the trees that are proposed to be removed, transplanted or replaced." Based on this, the applicant has submitted a Treescape Plan indicating the location, size, and species for every tree on the subject property. In accordance with the *Tree Mitigation Requirements -- outlined in Section 05, of Article 09, of the UDC* -- the applicant has indicated that the total mitigation balance is 130.90 caliper inches. In addition, the applicant has indicated that 292 caliper inches or 73, four (4) inch caliper trees will be planted on the subject property. This satisfies the mitigation balance for the proposed site improvements. That being said, according to Subsection 05.03, *Landscape Requirements*, of Article 08, *Landscape and Fence Standards*, of the Unified Development Code (UDC), "(d)etention basins shall be landscaped in a natural manner using ground cover, grasses, shrubs, berms, and accent and canopy trees. There shall be a minimum of one (1) Canopy Tree per 750 SF and one (1) Accent Tree per 1,500 SF of detention area." In this case, the applicant is required 120 canopy trees and 60 accent trees. Based on the provided landscape plan, the applicant is providing 50 canopy trees and 17 accent trees within the detention area. Given this, the applicant is requesting an *Exception* to detention landscaping requirements. Staff should point out that in this case, the entire property is being developed with a detention pond, and -- *due to the subject property's location along two (2) major roadways (i.e. FM-549 & SH-276)* -- the landscape buffer and tree planting requirements are substantial. The plan submitted by the applicant shows that the property will have plantings that nearly cover all usable area. In addition, there are several large easements along SH-276 that prohibit the applicant's ability to plant additional trees. Based on this, the applicant's request appears to have merit; however, the approval of an exception is a discretionary decision for the Planning and Zoning Commission. Should the Planning and Zoning Commission have any questions concerning the applicant's request, staff will be available at the *July 15, 2025* Planning and Zoning Commission meeting.

PROJECT COMMENTS

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

DATE: 7/9/2025

PROJECT NUMBER: SP2025-028
PROJECT NAME: Amedned Site Plan for SH-276 & Corporate Crossing
SITE ADDRESS/LOCATIONS: SH 276 & Corporate Crossing

CASE CAPTION: Consider a request by Todd Martin, P.E. of Kimley-Horn on behalf of Shannon Foltz of the Rockwall Economic Development Corporation (REDC) for the approval of an Amended Site Plan on a 23.16-acre parcel of land identified as a part of Lots 5 & 7, and Lot 8, Block A, Rockwall Technology Park Addition, City of Rockwall, Rockwall County, Texas, situated within the SH-276 Overlay (SH-276 OV) District and the FM-549 Overlay (FM-549 OV) District, zoned Light Industrial (LI) District, generally located at the northwest corner of SH-276 and Corporate Crossing [FM-549], and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Henry Lee	07/09/2025	Approved w/ Comments

07/09/2025: Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a Treescape Plan on a 23.16-acre parcel of land identified as a part of Lots 5 & 7, and Lot 8, Block A, Rockwall Technology Park Addition, City of Rockwall, Rockwall County, Texas, situated within the SH-276 Overlay (SH-276 OV) District and the FM-549 Overlay (FM-549 OV) District, zoned Light Industrial (LI) District, generally located at the northwest corner of SH-276 and Corporate Crossing [FM-549].

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

M.3 For reference, include the case number (SP2025-028) in the lower right-hand corner of all pages of all revised plan submittals. (Subsection 01.02(D), Article 11, UDC)

M.4 Provide the standard signature block with signature space for the Planning and Zoning Chairman and the Planning Director on all pages of the plans. Also remove the red placeholder text from the signature block. (Subsection 03.04. A, of Article 11)

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

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

_____ _____
Planning & Zoning Commission, Chairman Director of Planning and Zoning

I.5 According to Subsection 03.01, Treescape Plan, of Article 09, Tree Preservation, of the Unified Development Code (UDC), “(a) treescape plan is a plan showing the exact location, size (i.e. trunk diameter and height), and common name of all trees, four (4) inches and greater and indicating the trees that are proposed to be removed, transplanted or replaced.”

M.6 Based on the proposed Treescape Plan, 130.9 caliper inches are being removed and 292 caliper inches (i.e. 73, four (4) inch caliper canopy trees) from the subject property.

The mitigation balance varies from Treescape Plan due to error with the mitigation table. Please correct the table to be in conformance with Article 09 of the Unified Development Code (UDC). The number of caliper inches planted varies from what is indicated on the plan as only canopy trees reduce the mitigation balance. This requirement is detailed in Section 05(F), of Article 09, of the Unified Development Code (UDC). Please update the Treescape Plan to reflect this.

I.7 According to Subsection 05.03, Landscape Requirements, of Article 08, Landscape and Fence Standards, of the Unified Development Code (UDC), "(d)etention basins shall be landscaped in a natural manner using ground cover, grasses, shrubs, berms, and accent and canopy trees. There shall be a minimum of one (1) Canopy Tree per 750 SF and one (1) Accent Tree per 1,500 SF of detention area." In this case, the applicant is required 120 canopy trees and 60 accent trees. Based on the provided landscape plan, the applicant is providing 50 canopy trees and 17 accent trees within the detention area. Given this, the applicant is requesting to plant less than the required number of canopy and accent trees. This will require an exception from the Planning and Zoning Commission.

I.8 Please note the scheduled meetings for this case:

(1) Planning & Zoning meeting/public hearing meeting will be held on July 15, 2025.

I.9 All meetings will be held in person and in the City's Council Chambers. All meetings listed above are scheduled to begin at 6:00 p.m. (P&Z). The City requires that a representative(s) be present for these meetings. During the upcoming work session meeting with the Planning and Zoning Commission, representative(s) are required to present their case and answer any questions the Planning Commission may have regarding this request.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Henry Lee	07/09/2025	N/A

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Henry Lee	07/09/2025	N/A

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Henry Lee	07/09/2025	N/A

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Henry Lee	07/09/2025	N/A

No Comments

DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:
CITY ENGINEER:

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

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

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

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

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

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	Northwest Corner of State Highway 276 & Corporate Crossing				
SUBDIVISION	Rockwall Technology Park	LOT	8	BLOCK	A
GENERAL LOCATION	Northwest Corner of State Highway 276 & Corporate Crossing				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	LI		CURRENT USE	Undeveloped	
PROPOSED ZONING	LI		PROPOSED USE	Office / Detention Pond	
ACREAGE	23.16	LOTS [CURRENT]	3	LOTS [PROPOSED]	3

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

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

☒ OWNER	Rockwall EDC	☒ APPLICANT	Kimley-Horn
CONTACT PERSON	Shannon Foltz	CONTACT PERSON	Todd Martin, P.E.
ADDRESS	2610 Observation Trail	ADDRESS	203 West Nash Street
	Suite 104		Suite 100
CITY, STATE & ZIP	Rockwall, TX 75032	CITY, STATE & ZIP	Terrell, TX 75160
PHONE	[redacted]	PHONE	[redacted]
E-MAIL	[redacted]	E-MAIL	[redacted]

NOTARY VERIFICATION [REQUIRED]

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

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF $ 100.00 *, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 19th *DAY OF* June *, 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."*

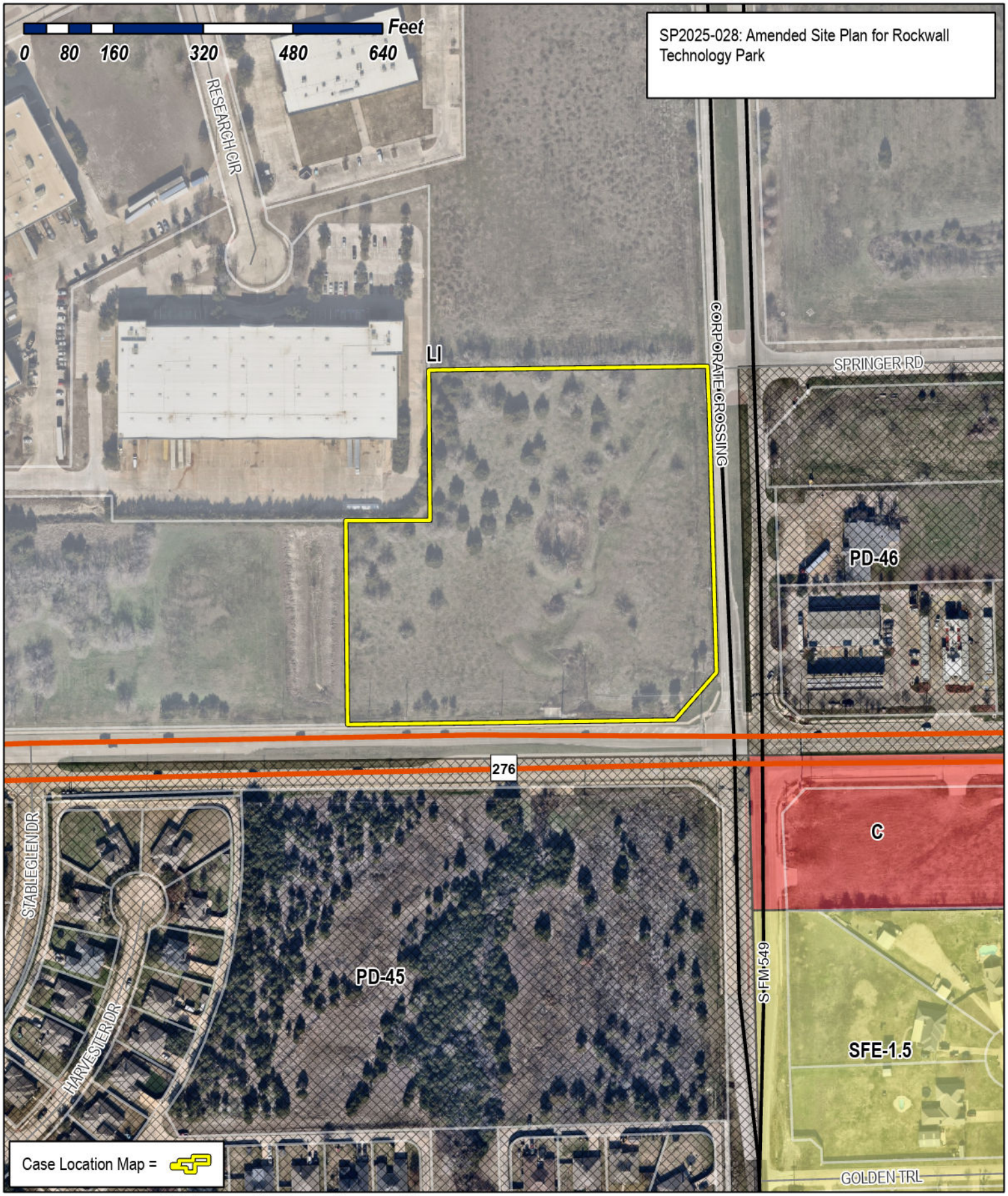
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 19 *DAY OF* June *, 2025.*

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Jennifer Hammonds

JENNIFER L. HAMMONDS
Notary Public, State of Texas
ID # 13230083-8
My Comm. Exp. 01-06-2028

MY COMMISSION EXPIRES 1/6/28



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

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

IMAGES
NOTES
C:\Proof\Plan - Tree Planting Detail - x-Trees - xDetails-RPP - xDetails-RPP - xDetails-RPP - xDetails-RPP - xHelp_Old - xSite-RPP - xSXXSX-RPP_Landscape - X:\Plan_Lot5 and 7 - X:\Plan_Lot5 - X:\Plan\ - xDetails-RPP - X:\Tree\Lisp\ - ExSov\ - xBldg_Old - xSov_Old
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PLOTTED BY KYLE.DANIEL 6/16/2025 11:10 PM
DWG NAME LP 1.00.DWG (13"X 0.0")
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This document, together with the concepts and designs presented herein, as an instrument of service, 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.

PLANTING NOTES:

1. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATIONS OF ALL UNDERGROUND UTILITIES, PIPES, STRUCTURES, AND LINE RUNS IN THE FIELD PRIOR TO THE INSTALLATION OF ANY PLANT MATERIAL.
2. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ADVISE THE LANDSCAPE ARCHITECT OF ANY CONDITION FOUND ON SITE WHICH PERMITS INSTALLATION AS SHOWN ON THESE DRAWINGS.
3. ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY, GROWING CONDITION AND MUST BE REPLACED WITHIN 30 DAYS WITH PLANT MATERIAL OF THE SAME VARIETY AND SIZE IF DAMAGED, DESTROYED, OR REMOVED.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR FINE GRADING AND REMOVAL OF DEBRIS PRIOR TO PLANTING IN ALL AREAS.
5. FINAL FINISH GRADING SHALL BE REVIEWED AND APPROVED BY THE LANDSCAPE ARCHITECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY ADDITIONAL TOPSOIL REQUIRED TO CREATE A SMOOTH CONDITION PRIOR TO PLANTING.
6. CONTRACTOR SHALL VERIFY ALL PLANT QUANTITIES. ALL PLANT QUANTITIES ARE LISTED FOR INFORMATION PURPOSES ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE FULL COVERAGE IN ALL PLANTING AREAS AS SHOWN ON THE PLANS AND SPECIFIED IN THE PLANT SCHEDULE.
7. CONTRACTOR TO PROVIDE STEEL EDGING BETWEEN ALL PLANTING BEDS AND TURF AREAS UNLESS OTHERWISE INDICATED ON THE DRAWINGS.
8. ALL PLANT MATERIAL SHALL CONFORM TO THE SPECIFICATIONS GIVEN IN THE PLANT SCHEDULE, PLANTING DETAILS, AND PLANTING SPECIFICATIONS.
9. ALL PLANT MATERIAL SHALL MEET INDUSTRY STANDARDS AS INDICATED IN THE CURRENT EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1).
10. ALL PLANT MATERIAL SUBSTITUTIONS SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO PURCHASE.
11. CONTRACTOR IS RESPONSIBLE FOR ALL COORDINATION WITH OTHER CONTRACTORS ON SITE AS REQUIRED TO ACCOMPLISH ALL PLANTING OPERATIONS.
12. ALL PLANTING AREAS SHALL RECEIVE SOIL AMENDMENTS.
13. PLANT MATERIAL SHALL BE PRUNED PER PLANTING DETAILS UNLESS OTHERWISE NOTED ON DRAWINGS.
14. PLANTING AREAS SHALL BE KEPT FREE OF TRASH, WEEDS, DEBRIS, AND DEAD PLANT MATERIAL.
15. ALL LIME STABILIZED SOIL AND INORGANIC SELECT FILL FOR BUILDING OR PAVING CONSTRUCTION SHALL BE REMOVED FROM ALL PLANTING BEDS TO A MINIMUM DEPTH OF 24" UNLESS OTHERWISE NOTED. REPLACE MATERIAL REMOVED WITH IMPORTED TOPSOIL.
16. TREES OVERHANGING PEDESTRIAN WALKS AND WITHIN VISIBILITY TRIANGLES AS NOTED ON THE PLANS SHALL BE LIMBED TO A HEIGHT OF SEVEN FEET (7'). TREE OVERHANGING PUBLIC STREETS AND FIRELANES SHALL BE LIMBED TO A HEIGHT OF FOURTEEN FEET (14').
17. TREES PLANTED NEXT TO ACCESSIBLE ROUTES AND ACCESSIBLE AREAS SHALL BE LIMBED TO 7'6" (80" MIN.) AFF.
18. ALL PROPOSED TREES SHALL BE STAKED WITH AN AT-GRADE ROOT BALL SECURING SYSTEM AS SHOWN IN THE PLANTING DETAILS AND SPECIFICATIONS. NO ABOVE-GROUND STAKING SYSTEMS, GUY WIRES/WIRES, HOSES, STRAPS, POSTS (METAL OR WOOD) SHALL BE ALLOWED UNLESS AUTHORIZED IN WRITING BY THE LANDSCAPE ARCHITECT.

PLANTING SCHEDULE:

DETENTION POND LOT

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	ROOT	CAL.	SIZE	REMARKS
TREES							
	UP	4	ULMUS PARVIFOLIA SEMPERVIRENDS `ATHENA` / ATHENA LACEBARK ELM	B & B	4" CAL.	12` - 14` HT.	STRONG CENTRAL LEADER, FULL
	TD	6	TAXODIUM DISTICHUM / BALD CYPRESS	B & B	4" CAL.	16` - 18` HT.	SINGLE STRAIGHT CENTRAL LEADER, FULL AND MATCHING
	QM	8	QUERCUS MACROCARPA / BUR OAK	B & B	4" CAL.	12`-14` HT.	STRONG, CENTRAL LEADER, FULL
	QC	6	QUERCUS MUEHLENBERGII / CHINKAPIN OAK	B & B	4" CAL.	16` - 18` HT.	SINGLE STRAIGHT CENTRAL LEADER, FULL AND MATCHING
	CL	23	CHILOPSIS LINEARIS / DESERT WILLOW	CONT.	2" CAL.	8`-10` HT.	SINGLE STRAIGHT CENTRAL LEADER, FULL AND MATCHING
	JE	44	JUNIPERUS VIRGINIANA / EASTERN RED CEDAR	B & B	4" CAL.	8' - 14' HT.	SINGLE STRAIGHT CENTAL LEADER, FULL AND MATCHING
	QS	5	QUERCUS SHUMARDII / SHUMARD RED OAK	B & B	4" CAL.	16` - 18` HT.	SINGLE STRAIGHT CENTRAL LEADER, FULL AND MATCHING
	CC	26	CERCIS CANADENSIS `TEXENSIS` / TEXAS REDBUD	CONT.	2" CAL.	8`-10` HT.	SINGLE STEM, FULL

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT.	SIZE	SPACING	REMARKS
SHRUBS							
	LC	51	LOROPETALUM CHINENSE / LOROPETALUM	5 GAL. MIN.	36" HT.	60" O.C.	FULL AND MATCHING
	LF	49	LEUCOPHYLLUM FRUTESCENS / TEXAS SAGE	5 GAL. MIN.	36" HT.	48" O.C.	FULL AND MATCHING

No.	REVISIONS	DATE	BY

Kimley»Horn
13455 NOEL RD. TWO GALLERIA OFFICE TOWER
SUITE 700 DALLAS, TX 75240
PHONE: 972-770-1300 FAX: 972-239-3820
WWW.KIMLEY-HORN.COM TX F-928
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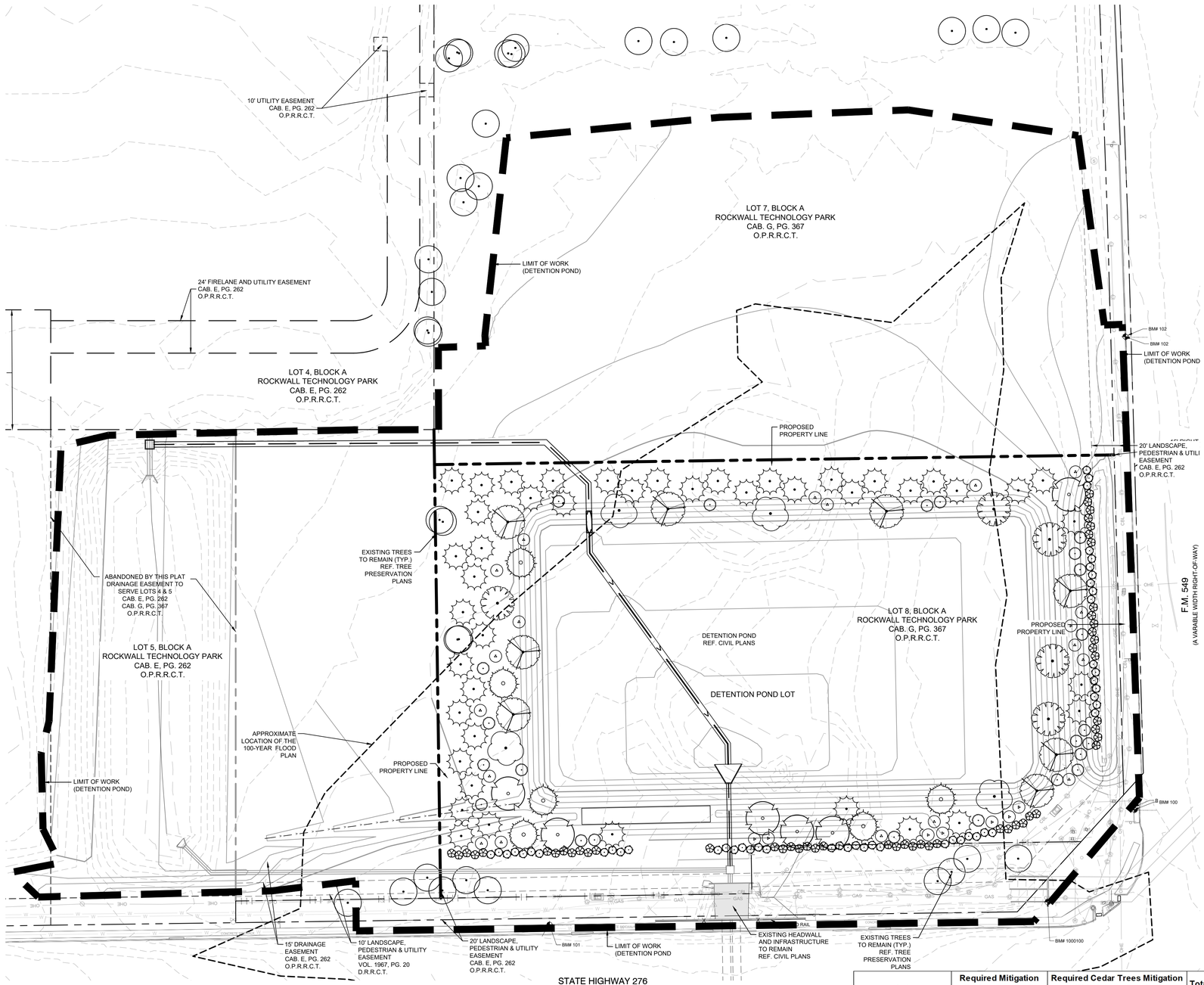
PRELIMINARY
FOR REVIEW ONLY
Not for construction or permit purposes.
Kimley»Horn
Engineer BEN RANKIN
PE/LA No. 2904 Date 06/18/2025

KHA PROJECT	064584405
DATE	06/16/2025
SCALE	AS SHOWN
DESIGNED BY	BLR
DRAWN BY	MLM
CHECKED BY	BLR

TECHNOLOGY PARK
POND
PREPARED FOR
ROCKWALL ECONOMIC
DEVELOPMENT CORPORATION
CITY OF ROCKWALL, TX

PLANTING SCHEDULE
& NOTES

SHEET NUMBER
LP 0.00



NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

City of Rockwall Landscape Requirements		
TOTAL SITE AREA: 332,370 SF (7.63 ACRES); DETENTION POND TRACT AREA 162,332 SF (3.42 ACRES)		
Zoning: FM549 OVERLAY, PD-73, SH276 OVERLAY		
Landscape Buffers - FM 549 Overlay District (Article 5, Subsection 06.02, General Overlay District Standards)	**Required**	**Provided**
The minimum landscape buffer adjacent to Primary Roadways shall be as follows: Industrial/Office/Technology Land Uses 50-feet	15' wide landscape buffer along F.M. 549	15' wide landscape buffer along F.M. 549
All landscape buffers shall incorporate ground cover, a built-up berm and shrubbery or a combination thereof along the entire length of the frontage. Berms and shrubbery shall each have a minimum height of 30-inches and a maximum height of 48- inches.	Yes	Yes
Two (2) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage along the primary roadway. The required landscape buffer shall incorporate one (1) additional cedar tree per 100-feet of linear of frontage along the Primary Roadway F.M. 549 *(302 LF / 100) * 2= 7 Canopy Trees* *(302 LF / 100) * 4 = 12 Accent Trees* (302 LF / 100) = 3 Cedar Trees	6 Canopy Trees 12 Accent Trees 3 Cedar Trees	6 Canopy Trees 12 Accent Trees 3 Cedar Trees
Landscape Buffers - SH 276 Overlay District (Article 5, Subsection 06.02, General Overlay District Standards)	**Required**	**Provided**
The minimum landscape buffer adjacent to Primary Roadways shall be as follows: Industrial/Office/Technology Land Uses 50-feet	15' wide landscape buffer along S.H. 276	15' wide landscape buffer along S.H. 276
All landscape buffers shall incorporate ground cover, a built-up berm and shrubbery or a combination thereof along the entire length of the frontage. Berms and shrubbery shall each have a minimum height of 30-inches and a maximum height of 48- inches.	Yes	Yes
Two (2) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage along the primary roadway. The required landscape buffer shall incorporate one (1) additional cedar tree per 100-feet of linear of frontage along the Primary Roadway S.H. 276 *(488 LF / 100) * 2= 10 Canopy Trees* *(488 LF / 100) * 4 = 20 Accent Trees* (488 LF / 100) = 5 Cedar Trees	10 Canopy Trees 20 Accent Trees 5 Cedar Trees	10 Canopy Trees 20 Accent Trees 5 Cedar Trees
Landscape Screening (Article 08, Section 05, Subsection 05.02, Landscape Screening)	**Required**	**Provided**
Off-street loading docks and outside storage areas shall be screened from all public streets, open spaces, adjacent properties and any residential zoning. The screening must be in accordance with *Subsection 01.05 Screening Standards, of Article 5, District Development Standards.*	N/A	N/A
Trash/Recycling Enclosures shall be screened by a minimum 6' solid masonry dumpster enclosure that utilizes the same masonry material as the primary building and incorporates an opaque, self-latching gate.	N/A	N/A
Head in parking adjacent to a street shall incorporate a minimum of a 2' berm with mature evergreen shrubs along the entire adjacency of the parking areas	N/A	N/A
Landscape Requirements (Article 08, Section 05, Subsection 05.03, Landscape Screening)	**Required**	**Provided**
Light Industrial Districts shall have 15% of the total site area landscaped. A minimum of 100% of the total required landscaping shall be located in front of and along the side of buildings with street frontages.	N/A	N/A
Detention Basins (Article 08, Section 05, Subsection 05.03, Landscape Screening)	**Required**	**Provided**
Detention basins shall be landscaped in a natural manner using ground cover, grasses, shrubs, berms, accent and canopy trees. There shall be a minimum of 1 canopy tree per 750 SF and 1 accent tree per 1,500 SF of detention area. 89,703 SF / 750 SF = 120 canopy trees 89,703 SF / 1,500 SF = 60 accent trees	120 canopy trees 60 accent trees	50 canopy trees 17 accent trees
Parking Lot Landscaping (Article 08, Section 05, Subsection 05.03, Landscape Screening)	**Required**	**Provided**
If the parking and maneuvering space exceeds 20,000 SF, one large canopy tree for every 10 parking spaces shall be required to be planted internal to the parking areas	N/A	N/A
No required parking space may be located more than 80 feet from the trunk of a canopy tree	Yes	Yes

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	ROOT	CAL.	SIZE	REMARKS
TREES							
	UP	4	ULMUS PARVIFOLIA SEMPERVIRENDS `ATHENA` / ATHENA LACEBARK ELM	B & B	4" CAL.	12` - 14` HT.	STRONG CENTRAL LEADER, FULL
	TD	6	TAXODIUM DISTICHUM / BALD CYPRESS	B & B	4" CAL.	16` - 18` HT.	SINGLE STRAIGHT CENTRAL LEADER, FULL AND MATCHING
	QM	8	QUERCUS MACROCARPA / BUR OAK	B & B	4" CAL.	12`-14` HT.	STRONG, CENTRAL LEADER, FULL
	QC	6	QUERCUS MUEHLENBERGII / CHINKAPIN OAK	B & B	4" CAL.	16` - 18` HT.	SINGLE STRAIGHT CENTRAL LEADER, FULL AND MATCHING
	CL	23	CHILOPSIS LINEARIS / DESERT WILLOW	CONT.	2" CAL.	8`-10` HT.	SINGLE STRAIGHT CENTRAL LEADER, FULL AND MATCHING
	JE	44	JUNIPERUS VIRGINIANA / EASTERN RED CEDAR	B & B	4" CAL.	8` - 14` HT.	SINGLE STRAIGHT CENTAL LEADER, FULL AND MATCHING
	QS	5	QUERCUS SHUMARDII / SHUMARD RED OAK	B & B	4" CAL.	16` - 18` HT.	SINGLE STRAIGHT CENTRAL LEADER, FULL AND MATCHING
	CC	26	CERCIS CANADENSIS `TEXENSIS` / TEXAS REDBUD	CONT.	2" CAL.	8`-10` HT.	SINGLE STEM, FULL
SHRUBS							
	LC	51	LOROPETALUM CHINENSE / LOROPETALUM	5 GAL. MIN.	36" HT.	60" O.C.	FULL AND MATCHING
	LF	49	LEUCOPHYLLUM FRUTESCENS / TEXAS SAGE	5 GAL. MIN.	36" HT.	48" O.C.	FULL AND MATCHING

Lot	Required Mitigation (Inches removed) (1" : 1")	Required Cedar Trees Mitigation (8' Height or Greater) (1x4" Cal Tree)	Total Mitigation Inches Removed	Provided Trees (Inches)	Total Excess (Inches)
Detention Pond Lot (Lot 8)	53.2	1	57.2	390	332.8 Over
Lot 5	0	3	12	0	12 Under
Lot 7	0	28	84	0	84 Under

NOTE:
1. CONTRACTOR TO SEED LIMITS OF DISTURBANCE.
2. ALL REQUIRED LANDSCAPE AREAS SHALL BE PROVIDED WITH A TEMPORARY AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WITH RAIN AND FREEZE SENSORS. THE IRRIGATION SYSTEM SHALL BE DESIGNED BY A QUALIFIED PROFESSIONAL, INSTALLED BY A LICENSED IRRIGATOR, AND COMPLY WITH THE CITY OF ROCKWALL IRRIGATION STANDARDS.
3. CONTRACTOR TO ESTABLISH, MAINTAIN, AND IRRIGATE ALL SEEDED/SODDED AREAS UNTIL A "PERMANENT STAND OF GRASS" IS OBTAINED AT WHICH TIME THE PROJECT WILL BE ACCEPTED BY THE CITY. A "STAND OF GRASS" SHALL CONSIST OF 75% TO 80% COVERAGE AND A MINIMUM OF ONE-INCH (1") IN HEIGHT AS DETERMINED BY THE CITY. (SECTION 4.2, ENGINEERING STANDARDS OF DESIGN AND CONSTRUCTION).

No.	REVISIONS	DATE	BY

Kimley»Horn
13455 NOEL RD. TWO GALLERIA OFFICE TOWER
SUITE 700 DALLAS, TX 75240
PHONE: 972-770-1300 FAX: 972-239-3820
WWW.KIMLEY-HORN.COM TX F-928
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PRELIMINARY
FOR REVIEW ONLY
Not for construction or permit purposes.
Kimley»Horn
Engineer BEN RANKIN
PE/LA No. 2904 Date 06/18/2025

KHA PROJECT 064584405
DATE 06/18/2025
SCALE AS SHOWN
DESIGNED BY BLR
DRAWN BY MLM
CHECKED BY BLR

TECHNOLOGY PARK POND

PREPARED FOR
ROCKWALL ECONOMIC DEVELOPMENT CORPORATION
CITY OF ROCKWALL, TX

LANDSCAPE PLAN

SHEET NUMBER
LP 1.00

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IMAGES
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PLOTTED BY
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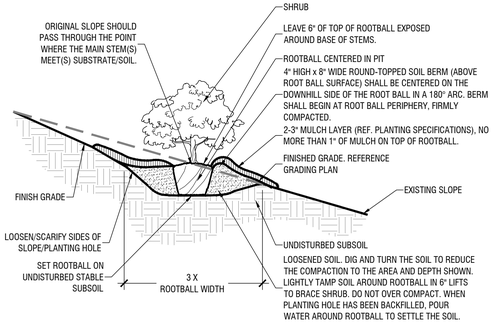
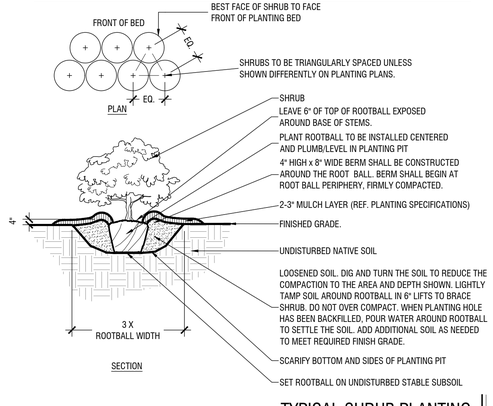


SHRUB PLANTING ON 5-50% (20:1 to 2:1) SLOPE

Scale: NTS

G

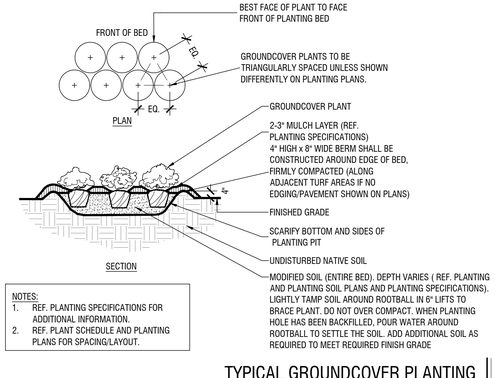
NOTES:
1. REF. PLANTING SPECIFICATIONS FOR ADDITIONAL INFORMATION.
2. WHEN SHRUBS MASSED TOGETHER WITH GROUNDCOVER BEDS, ALL SOIL IN BED TO BE AMENDED. (REF. PLANTING SPECIFICATIONS)
3. WHEN SHRUBS ARE USED IN MASSES, PRUNE ALL SHRUBS TO ACHIEVE UNIFORM MASS/HEIGHT.
4. REF. TO PLANT SCHEDULE AND PLANTING PLANS FOR SPACING/LAYOUT.



TYPICAL SHRUB PLANTING

Scale: NTS

F



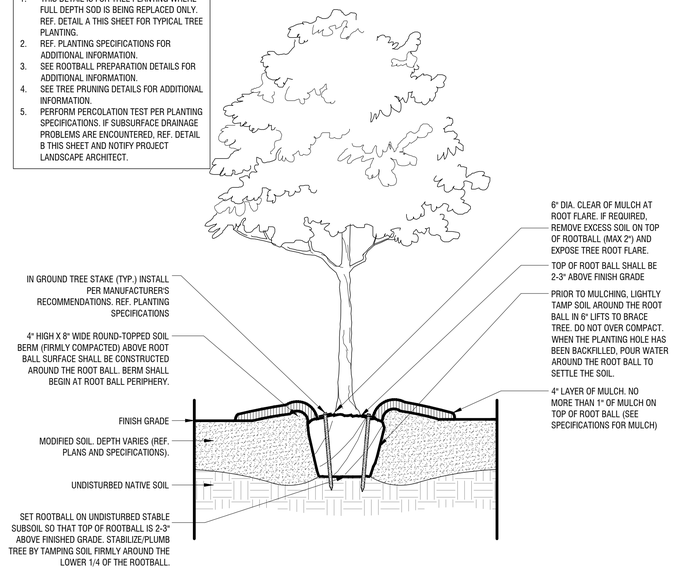
NOTES:
1. REF. PLANTING SPECIFICATIONS FOR ADDITIONAL INFORMATION.
2. REF. PLANT SCHEDULE AND PLANTING PLANS FOR SPACING/LAYOUT.

TYPICAL GROUNDCOVER PLANTING

Scale: NTS

E

NOTES:
1. THIS DETAIL IS FOR TREE PLANTING WHERE FULL DEPTH SOD IS BEING REPLACED ONLY. REF. DETAIL A THIS SHEET FOR TYPICAL TREE PLANTING.
2. REF. PLANTING SPECIFICATIONS FOR ADDITIONAL INFORMATION.
3. SEE ROOTBALL PREPARATION DETAILS FOR ADDITIONAL INFORMATION.
4. SEE TREE PRUNING DETAILS FOR ADDITIONAL INFORMATION.
5. PERFORM PERCOLATION TEST PER PLANTING SPECIFICATIONS. IF SUBSURFACE DRAINAGE PROBLEMS ARE ENCOUNTERED, REF. DETAIL B THIS SHEET AND NOTIFY PROJECT LANDSCAPE ARCHITECT.

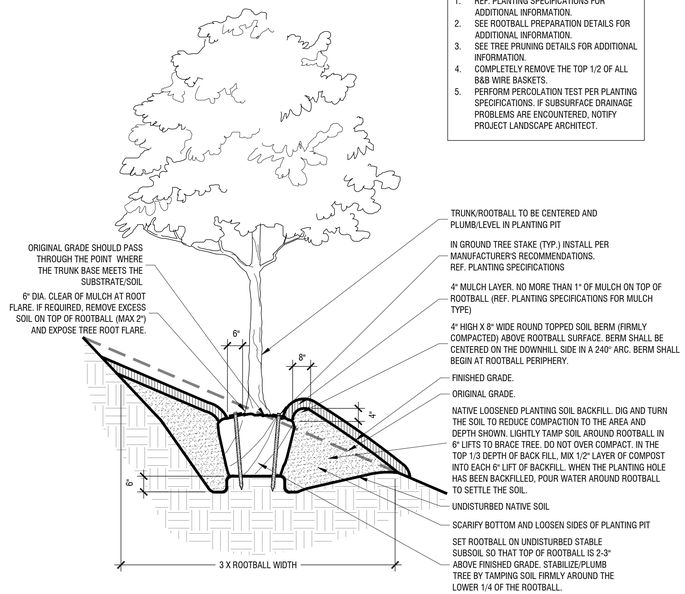


TYPICAL TREE PLANTING (IN SOIL MODIFIED LANDSCAPE BED)

Scale: NTS

D

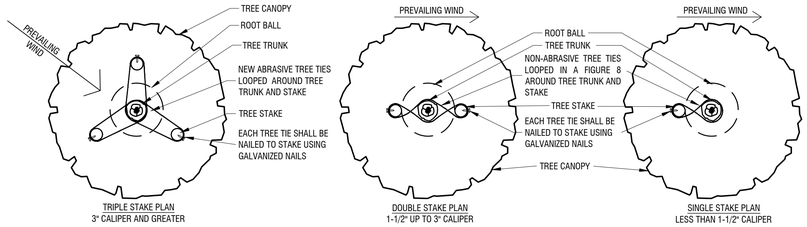
NOTES:
1. REF. PLANTING SPECIFICATIONS FOR ADDITIONAL INFORMATION.
2. SEE ROOTBALL PREPARATION DETAILS FOR ADDITIONAL INFORMATION.
3. SEE TREE PRUNING DETAILS FOR ADDITIONAL INFORMATION.
4. COMPLETELY REMOVE THE TOP 1/2 OF ALL B&B WIRE BASKETS.
5. PERFORM PERCOLATION TEST PER PLANTING SPECIFICATIONS. IF SUBSURFACE DRAINAGE PROBLEMS ARE ENCOUNTERED, NOTIFY PROJECT LANDSCAPE ARCHITECT.



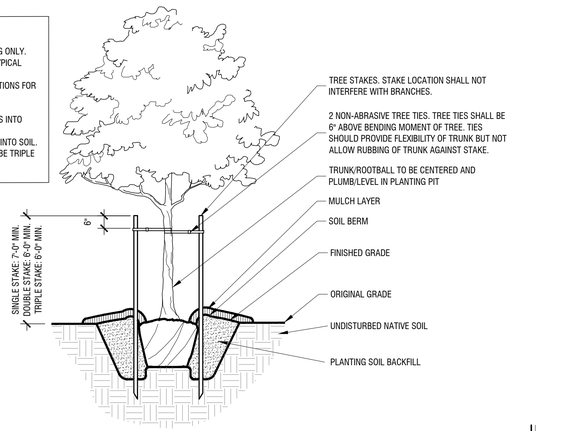
TREE PLANTING ON 5-50% SLOPE'S (20:1 TO 2:1 SLOPES)

Scale: NTS

C



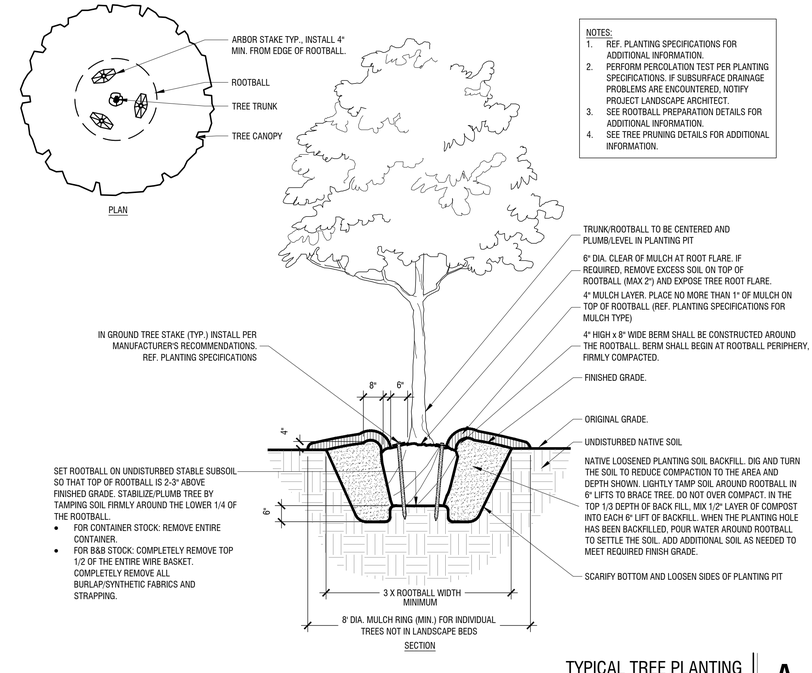
NOTES:
1. THIS DETAIL IS FOR TREE STAKING ONLY. REF. DETAIL A THIS SHEET FOR TYPICAL TREE PLANTING.
2. REFERENCE PLANTING SPECIFICATIONS FOR ADDITIONAL INFORMATION.
3. LOCATE ALL STAKES OUTSIDE OF ROOTBALL. DO NOT DRIVE STAKES INTO ROOTBALL.
4. STAKE MUST BE DRIVEN MIN. 24" INTO SOIL.
5. ALL MULTI-TRUNK TREES SHALL BE TRIPLE STAKED.



TYPICAL TREE STAKING

Scale: NTS

B



TYPICAL TREE PLANTING

Scale: NTS

A

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LAST SAVED 6/18/2025 11:03 PM
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PLOT DATE 6/18/2025 11:15 PM
DWG NAME LP 2.00 DWG (1P 2.00)
G:\HOK\PROJ_LP\ARCH\M_LP\TECHNOLOGY PARK POND\CAD\PHASE 1\PLAN\SHEETS\LANDSCAPE

No.	REVISIONS	DATE	BY

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Kimley»Horn
Engineer BEN RANKIN
RLA No. 2904 Date 06/18/2025

KHA PROJECT	064684405
DATE	06/18/2025
SCALE	AS SHOWN
DESIGNED BY	BLR
DRAWN BY	MLM
CHECKED BY	BLR

TECHNOLOGY PARK POND
PREPARED FOR
ROCKWALL ECONOMIC DEVELOPMENT CORPORATION
CITY OF ROCKWALL, TX

PLANTING DETAILS

SHEET NUMBER
LP 2.00

LANDSCAPE CONSTRUCTION PLANS
FOR

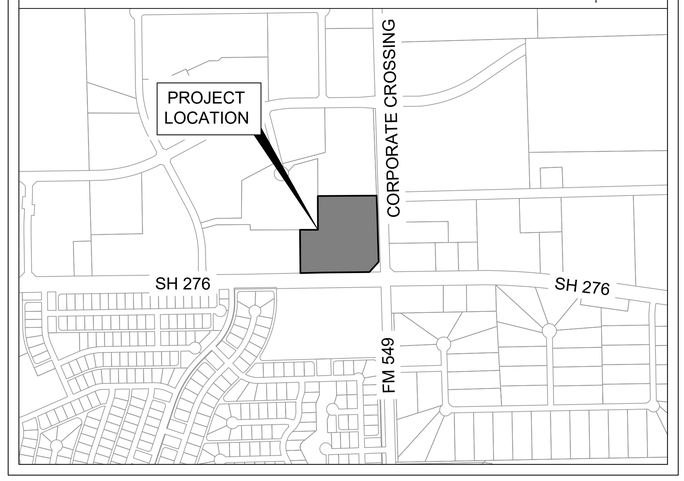
TECHNOLOGY PARK POND DESIGN AND ONSITE GRADING IMPROVEMENTS LOT 8, BLOCK A

AT THE
NORTHWEST CORNER OF SH 276 & CORPORATE CROSSING,
ROCKWALL COUNTY, TEXAS

PLANS SUBMITTAL/REVIEW LOG

FIRST CITY SUBMITTAL -NOT FOR CONSTRUCTION	10/09/2024
SECOND CITY SUBMITTAL -NOT FOR CONSTRUCTION	03/28/2025
THIRD CITY SUBMITTAL -NOT FOR CONSTRUCTION	05/30/2025
FOURTH CITY SUBMITTAL -NOT FOR CONSTRUCTION	06/18/2025

VICINITY MAP N.T.S.



LANDSCAPE SHEET LIST TABLE

Sheet Number	Sheet Title
LC 0.00	COVER SHEET
TP 0.00	KEY MAP
TP 1.00	TREE PRESERVATION & REMOVAL PLAN
TP 2.00	TREE PRESERVATION DETAILS & NOTES
LP 0.00	PLANTING SCHEDULE & NOTES
LP 1.00	LANDSCAPE PLAN
LP 2.00	PLANTING DETAILS
LP 2.01	PLANTING DETAILS
LP 2.02	PLANTING DETAILS

OWNER

ROCKWALL ECONOMIC DEVELOPEMENT CORPORATION
2610 OBSERVATION TRAIL, SUITE 104
ROCKWALL, TX 75032
CONTACT: MATT WAVERING

LANDSCAPE ARCHITECT

Kimley»Horn
2500 PACIFIC AVENUE, SUITE 1100
DALLAS, TX 775226
PHONE: (972) 910 2925
CONTACT: BEN RANKIN, PLA

ROCKWALL TECHNOLOGY PARK, BLOCK A, LOT 8

JUNE 2025

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IMAGES NOT USED: Rockwall Logo - ...\Images\Rockwall Logo - Vertical.png
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PLOTTED BY: LANG, DANIEL
PLOTTED: 6/18/2025 11:05 PM
DWG NAME: C:\Users\daniel.lang\Kimley-Horn\ROCKWALL PARK POND\DATA\PHASE 1\PLANSHEETS\LANDSCAPE LC 0.00.DWG

No.	REVISIONS	DATE	BY

Kimley»Horn
13455 NOEL RD. TWO GALLERIA OFFICE TOWER
SUITE 700 DALLAS, TX 75240
PHONE: 972-770-1300 FAX: 972-239-3820
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Kimley»Horn
Engineer BEN RANKIN
PLA No. 2904 Date 06/18/2025

KHA PROJECT	064584405
DATE	06/18/2025
SCALE	AS SHOWN
DESIGNED BY	BLR
DRAWN BY	MLM
CHECKED BY	BLR

TECHNOLOGY PARK POND
PREPARED FOR
ROCKWALL ECONOMIC DEVELOPMENT CORPORATION
CITY OF ROCKWALL, TX

COVERSHEET

SHEET NUMBER
LC 0.00

IMAGES
XREFS C-Pond-Plan : xTrees : xBndry-RIPP : xBase-RIPP : xEXJ8-RIPP : xHscp_Old : xStrm-RIPP : x24X36-RIPP_Landscape : xExBase-RIPP : xTree-Lscp : ExSurv : xSurv_Old : xBndy_Old
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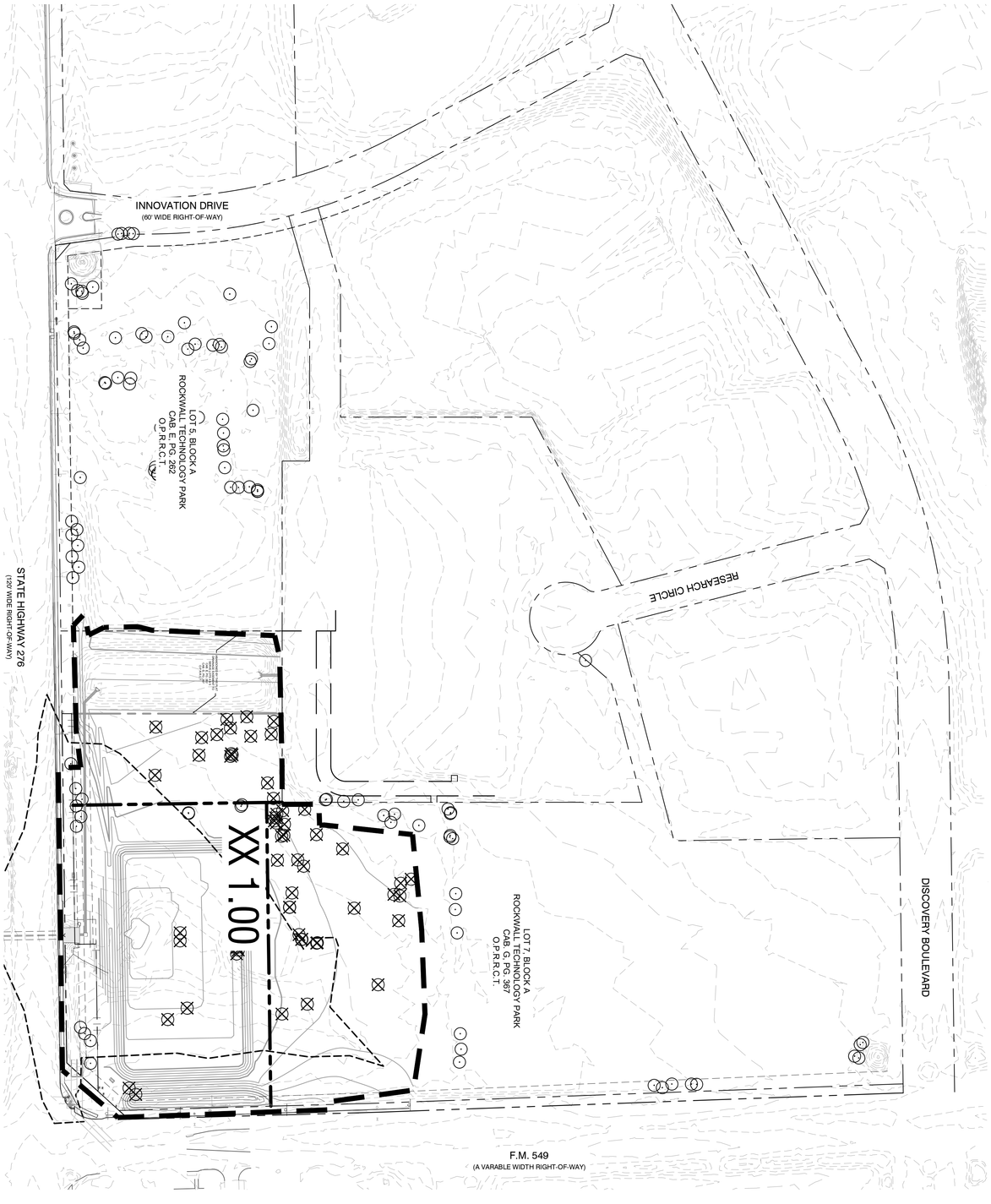

GRAPHIC SCALE IN FEET
0 50 100 200

NORTH

KEY MAP

SHEET NUMBER
TP 0.00

TECHNOLOGY PARK POND
PREPARED FOR
ROCKWALL ECONOMIC DEVELOPMENT CORPORATION
CITY OF ROCKWALL, TX

KHA PROJECT	064584405
DATE	06/18/2025
SCALE	AS SHOWN
DESIGNED BY	BLR
DRAWN BY	MLM
CHECKED BY	BLR

FOR REVIEW ONLY
Kimley»Horn
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Daniel Liang
Texas No. 129304
Date 06/18/2025

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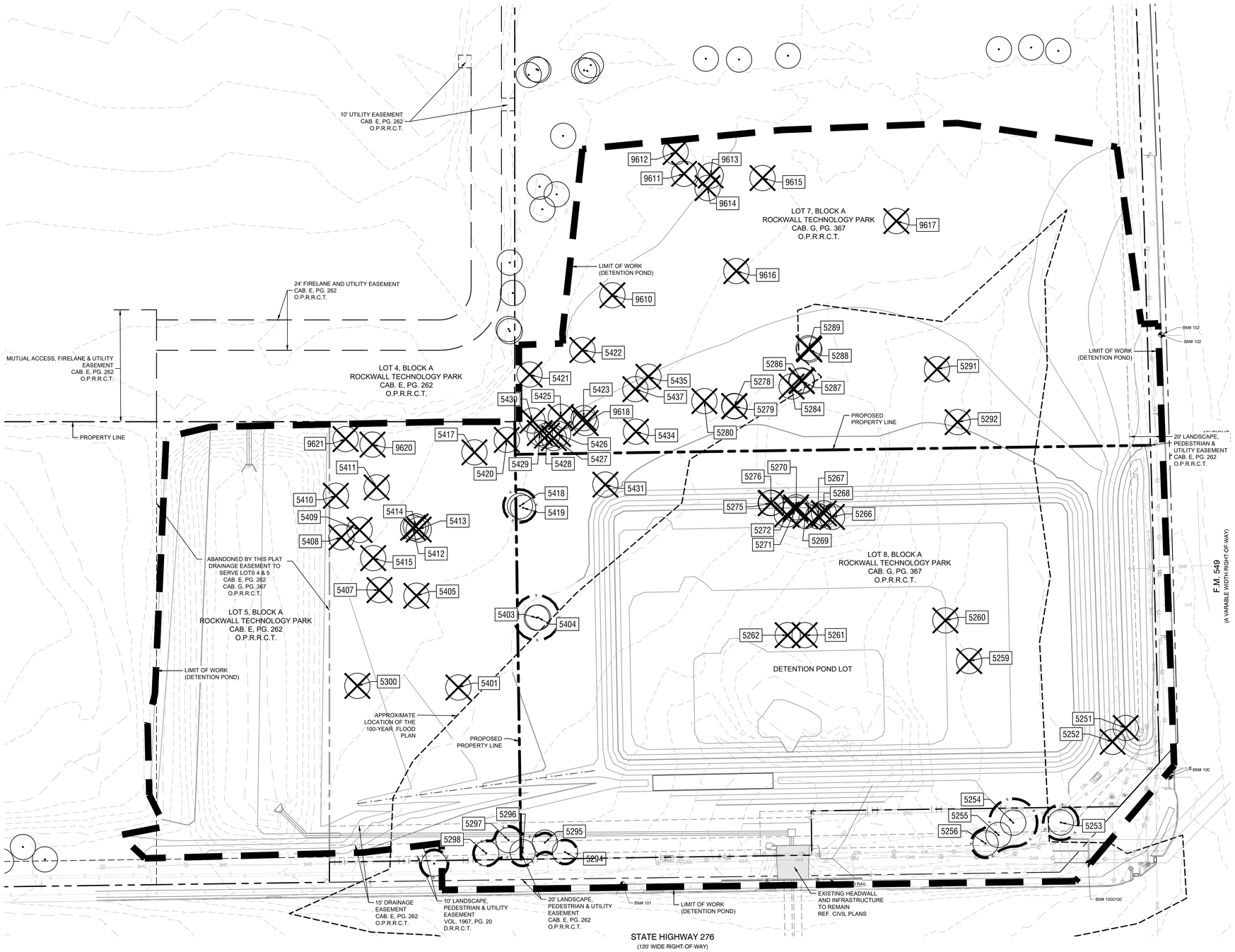

No.	REVISIONS	DATE	BY

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Engineer BEN RANKIN
PE/LA No. 2904 Date 06/18/2025

KHA PROJECT	064584405
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CHECKED BY	BLR

TECHNOLOGY PARK POND

PREPARED FOR
ROCKWALL ECONOMIC
DEVELOPMENT CORPORATION
CITY OF ROCKWALL, TX

TREE PRESERVATION & REMOVAL PLAN

SHEET NUMBER
TP 1.00

IMAGES
XREFS
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PLOTTED BY LUKAS DANIEL BRASSE
PLOTTED ON 6/17/2025 1:51 PM
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LAYOUT TP 1.00 (SHEET)
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TAG#	DBH	COMMON NAME	SCIENTIFIC NAME	CONDITION	MULTIPLE-STEMMED
5251	10.2	live oak	*Quercus virginiana*	Healthy	Single
5252	8.7	live oak	*Quercus virginiana*	Healthy	Single
5253	13.7	live oak	*Quercus virginiana*	Healthy	Single
5254	18.9	eastern redcedar	*Juniperus virginiana*	Healthy	Multi
5255	11.8	live oak	*Quercus virginiana*	Healthy	Single
5256	11.4	live oak	*Quercus virginiana*	Healthy	Single
Tags 5257-5258 were not used.					
5259	18.2	Osage-orange	*Maclura pomifera*	Healthy	Multi
5260	28.3	Osage-orange	*Maclura pomifera*	Healthy	Multi
5261	11.6	honey locust	*Gleditsia triacanthos*	Declining	Multi
5262	9.9	Osage-orange	*Maclura pomifera*	Healthy	Multi
Tags 5263-5265 were not used.					
5266	10.2	black willow	*Salix nigra*	Declining	Single
5267	13.0	hackberry	*Celtis laevigata*	Healthy	Forked
5268	13.1	black willow	*Salix nigra*	Hazard	Single
5269	15.3	eastern redcedar	*Juniperus virginiana*	Healthy	Multi
5270	11.0	black willow	*Salix nigra*	Declining	Single
5271	18.8	hackberry	*Celtis laevigata*	Healthy	Multi
5272	7.2	eastern redcedar	*Juniperus virginiana*	Healthy	Single
Tags 5273-5274 were not used.					
5275	8.3	eastern redcedar	*Juniperus virginiana*	Healthy	Multi
5276	6.8	hackberry	*Celtis laevigata*	Healthy	Multi
Tag 5277 was not used.					
5278	9.1	eastern redcedar	*Juniperus virginiana*	Healthy	Multi
5279	6.3	hackberry	*Celtis laevigata*	Healthy	Single
5280	6.2	eastern redcedar	*Juniperus virginiana*	Healthy	Single
Tags 5281-5283 were not used.					
5284	7.4	hackberry	*Celtis laevigata*	Healthy	Single
Tag 5285 was not used.					
5286	9.5	eastern cottonwood	*Populus deltoides*	Healthy	Single
5287	8.1	hackberry	*Celtis laevigata*	Healthy	Single
5288	20.3	Osage-orange	*Maclura pomifera*	Healthy	Multi
5289	8.6	Osage-orange	*Maclura pomifera*	Healthy	Multi
Tag 5290 was not used.					
5291	10.7	honey locust	*Gleditsia triacanthos*	Declining	Multi
5292	14.6	Osage-orange	*Maclura pomifera*	Healthy	Multi
Tag 5293 was not used.					
5294	8.5	live oak	*Quercus virginiana*	Healthy	Single
5295	6.5	live oak	*Quercus virginiana*	Healthy	Single
5296	9.9	live oak	*Quercus virginiana*	Healthy	Forked
5297	10.1	live oak	*Quercus virginiana*	Healthy	Single
5298	9.0	live oak	*Quercus virginiana*	Healthy	Single
Tag 5299 was not used.					
5300	22.6	Osage-orange	*Maclura pomifera*	Declining	Multi
Tags 5301-5400 were not used.					
5401	15.8	Osage-orange	*Maclura pomifera*	Healthy	Forked
Tag 5402 was not used.					
5403	17.4	Osage-orange	*Maclura pomifera*	Healthy	Multi
5404	7.5	honey locust	*Gleditsia triacanthos*	Healthy	Single
5405	16.3	Osage-orange	*Maclura pomifera*	Healthy	Multi
Tag 5406 was not used.					
5407	14.8	Osage-orange	*Maclura pomifera*	Healthy	Multi
5408	22.9	Osage-orange	*Maclura pomifera*	Healthy	Multi
5409	16.6	eastern redcedar	*Juniperus virginiana*	Healthy	Multi
5410	27.2	Osage-orange	*Maclura pomifera*	Healthy	Multi
5411	20.2	Osage-orange	*Maclura pomifera*	Healthy	Multi
5412	19.1	Osage-orange	*Maclura pomifera*	Healthy	Multi
5413	8.0	honey locust	*Gleditsia triacanthos*	Healthy	Single
5414	10.9	Osage-orange	*Maclura pomifera*	Healthy	Multi
5415	9.0	eastern redcedar	*Juniperus virginiana*	Healthy	Single
Tag 5416 was not used.					
5417	9.8	eastern redcedar	*Juniperus virginiana*	Healthy	Multi
5418	12.4	eastern redcedar	*Juniperus virginiana*	Healthy	Multi
5419	7.6	eastern redcedar	*Juniperus virginiana*	Healthy	Single
5420	16.3	Osage-orange	*Maclura pomifera*	Healthy	Multi
5421	10.9	eastern redcedar	*Juniperus virginiana*	Healthy	Multi
5422	18.9	eastern redcedar	*Juniperus virginiana*	Healthy	Multi
5423	8.6	eastern redcedar	*Juniperus virginiana*	Healthy	Single
Tag 5424 was not used.					
5425	13.2	Osage-orange	*Maclura pomifera*	Healthy	Multi
5426	8.0	hackberry	*Celtis laevigata*	Healthy	Single
5427	12.8	Osage-orange	*Maclura pomifera*	Healthy	Multi
5428	7.8	Osage-orange	*Maclura pomifera*	Healthy	Single
5429	6.7	eastern redcedar	*Juniperus virginiana*	Healthy	Single
5430	5.6	eastern redcedar	*Juniperus virginiana*	Healthy	Single
5431	14.8	eastern redcedar	*Juniperus virginiana*	Healthy	Multi
Tags 5432-5433 were not used.					
5434	17.3	eastern redcedar	*Juniperus virginiana*	Healthy	Multi
5435	10.6	eastern redcedar	*Juniperus virginiana*	Healthy	Forked
Tag 5436 was not used.					
5437	4.9	eastern redcedar	*Juniperus virginiana*	Healthy	Single
Tags 5438-9517 were not used.					
9518	6.3	southern magnolia	*Magnolia grandiflora*	Healthy	Multi
9519	7.2	southern magnolia	*Magnolia grandiflora*	Healthy	Forked
9520	7.1	southern magnolia	*Magnolia grandiflora*	Healthy	Forked
9521	4.8	southern magnolia	*Magnolia grandiflora*	Healthy	Single
9522	13.9	eastern redcedar	*Juniperus virginiana*	Healthy	Multi
9523	4.7	Hercules-club	*Zanthoxyfum clava-herculis*	Declining	Single
9524	11.2	eastern redcedar	*Juniperus virginiana*	Healthy	Multi
9525	14.2	eastern redcedar	*Juniperus virginiana*	Healthy	Single
9526	14.5	eastern redcedar	*Juniperus virginiana*	Healthy	Forked
9527	21.3	eastern redcedar	*Juniperus virginiana*	Hazard	Forked
9528	16.2	hackberry	*Celtis laevigata*	Healthy	Multi
9529	23.2	hackberry	*Celtis laevigata*	Healthy	Multi
9530	23.8	hackberry	*Celtis laevigata*	Healthy	Forked
9531	18.8	hackberry	*Celtis laevigata*	Healthy	Forked
9532	13.7	hackberry	*Celtis laevigata*	Healthy	Multi
9533	11.2	hackberry	*Celtis laevigata*	Healthy	Single
9534	16.5	hackberry	*Celtis laevigata*	Healthy	Multi
9535	11.7	hackberry	*Celtis laevigata*	Healthy	Multi
9536	14.6	hackberry	*Celtis laevigata*	Healthy	Single
9537	7.7	Hercules-club	*Zanthoxyfum clava-herculis*	Healthy	Single
9538	10.0	Hercules-club	*Zanthoxyfum clava-herculis*	Healthy	Forked
9539	11.3	hackberry	*Celtis laevigata*	Healthy	Single
9540	11.0	hackberry	*Celtis laevigata*	Healthy	Multi
9541	15.6	hackberry	*Celtis laevigata*	Healthy	Single
9542	4.4	Hercules-club	*Zanthoxyfum clava-herculis*	Healthy	Single
9543	5.8	Hercules-club	*Zanthoxyfum clava-herculis*	Healthy	Single
9544	12.8	hackberry	*Celtis laevigata*	Healthy	Multi
9545	4.7	Hercules-club	*Zanthoxyfum clava-herculis*	Healthy	Single
9546	15.8	hackberry	*Celtis laevigata*	Healthy	Multi
9547	4.2	Hercules-club	*Zanthoxyfum clava-herculis*	Healthy	Single
9548	13.3	hackberry	*Celtis laevigata*	Healthy	Forked
9549	15.2	hackberry	*Celtis laevigata*	Healthy	Multi
9550	14.4	hackberry	*Celtis laevigata*	Healthy	Multi
9551	11.6	hackberry	*Celtis laevigata*	Healthy	Single
9552	11.0	hackberry	*Celtis laevigata*	Healthy	Single
9553	11.7	hackberry	*Celtis laevigata*	Healthy	Single
9554	13.9	hackberry	*Celtis laevigata*	Healthy	Multi
9555	14.9	hackberry	*Celtis laevigata*	Healthy	Multi
9556	11.6	hackberry	*Celtis laevigata*	Declining	Single
9557	12.3	hackberry	*Celtis laevigata*	Healthy	Forked
9558	13.3	hackberry	*Celtis laevigata*	Declining	Single
9559	30.6	hackberry	*Celtis laevigata*	Healthy	Multi
9560	16.1	hackberry	*Celtis laevigata*	Healthy	Multi
9561	14.8	live oak	*Quercus virginiana*	Healthy	Single
9562	12.1	live oak	*Quercus virginiana*	Healthy	Single
9563	9.6	live oak	*Quercus virginiana*	Healthy	Single
9564	11.2	live oak	*Quercus virginiana*	Healthy	Single
9565	11.9	live oak	*Quercus virginiana*	Healthy	Single
9566	11.7	live oak	*Quercus virginiana*	Healthy	Single
9567	11.3	live oak	*Quercus virginiana*	Healthy	Single
9568	20.1	hackberry	*Celtis laevigata*	Healthy	Forked
9569	13.8	hackberry	*Celtis laevigata*	Healthy	Multi
9570	12.2	hackberry	*Celtis laevigata*	Healthy	Forked
9571	8.8	chittamwood	*Sideroxylon lanuginosum*	Declining	Single
9572	13.6	hackberry	*Celtis laevigata*	Healthy	Single
9573	12.2	hackberry	*Celtis laevigata*	Healthy	Single
9574	11.9	hackberry	*Celtis laevigata*	Healthy	Multi
9575	11.8	eastern redcedar	*Juniperus virginiana*	Healthy	Multi
9576	14.1	eastern redcedar	*Juniperus virginiana*	Healthy	Multi
9577	11.6	eastern redcedar	*Juniperus virginiana*	Healthy	Multi
9578	11.2	eastern redcedar	*Juniperus virginiana*	Healthy	Multi
9579	14.4	eastern redcedar	*Juniperus virginiana*	Healthy	Multi
9580	16.7	eastern redcedar	*Juniperus virginiana*	Healthy	Forked
9581	12.7	eastern redcedar	*Juniperus virginiana*	Healthy	Single
9582	12.1	eastern redcedar	*Juniperus virginiana*	Healthy	Multi
9583	14.2	eastern redcedar	*Juniperus virginiana*	Declining	Multi
9584	5.8	Hercules-club	*Zanthoxyfum clava-herculis*	Healthy	Single
9585	8.8	live oak	*Quercus virginiana*	Healthy	Single
9586	7.7	live oak	*Quercus virginiana*	Healthy	Single
9587	5.0	live oak	*Quercus virginiana*	Healthy	Single
9588	6.4	live oak	*Quercus virginiana*	Healthy	Single
9589	7.7	live oak	*Quercus virginiana*	Healthy	Single
9590	12.7	hackberry	*Celtis laevigata*	Healthy	Multi
9591	14.6	hackberry	*Celtis laevigata*	Healthy	Multi
9592	11.2	hackberry	*Celtis laevigata*	Healthy	Single
9593	14.3	hackberry	*Celtis laevigata*	Healthy	Forked
9594	12.2	eastern redcedar	*Juniperus virginiana*	Healthy	Single
9595	13.9	hackberry	*Celtis laevigata*	Healthy	Multi
9596	8.1	Hercules-club	*Zanthoxyfum clava-herculis*	Healthy	Single
9597	8.4	chittamwood	*Sideroxylon lanuginosum*	Healthy	Single
9598	16.3	hackberry	*Celtis laevigata*	Healthy	Multi
9599	11.0	hackberry	*Celtis laevigata*	Healthy	Single
9600	11.1	hackberry	*Celtis laevigata*	Healthy	Multi
9601	15.9	eastern redcedar	*Juniperus virginiana*	Healthy	Multi
9602	12.6	eastern redcedar	*Juniperus virginiana*	Healthy	Multi
9603	11.2	eastern redcedar	*Juniperus virginiana*	Healthy	Forked
9604	13.0	eastern redcedar	*Juniperus virginiana*	Healthy	Forked
9605	12.4	eastern redcedar	*Juniperus virginiana*	Healthy	Multi
9606	11.1	eastern redcedar	*Juniperus virginiana*	Healthy	Single
9607	12.3	eastern redcedar	*Juniperus virginiana*	Healthy	Forked
9608	16.3	eastern redcedar	*Juniperus virginiana*	Healthy	Multi
9609	11.9	eastern redcedar	*Juniperus virginiana*	Healthy	Multi
9610	15.2	eastern redcedar	*Juniperus virginiana*	Healthy	Multi
9611	13.8	eastern redcedar	*Juniperus virginiana*	Healthy	Forked
9612	11.2	eastern redcedar	*Juniperus virginiana*	Healthy	Multi
9613	11.5	eastern redcedar	*Juniperus virginiana*	Healthy	Multi
9614	11.7	eastern redcedar	*Juniperus virginiana*	Healthy	Multi
9615	11.1	eastern redcedar	*Juniperus virginiana*	Healthy	Multi
9616	13.6	eastern redcedar	*Juniperus virginiana*	Healthy	Forked
9617	12.6	eastern redcedar	*Juniperus virginiana*	Healthy	Multi
9618	12.2	eastern redcedar	*Juniperus virginiana*	Healthy	Multi
9619	10.1	live oak	*Quercus virginiana*	Healthy	Single
9620	13.7	eastern redcedar	*Juniperus virginiana*	Healthy	Multi
9621	11.4	eastern redcedar	*Juniperus virginiana*	Healthy	Single
9622	15.3	cedar elm	*Ulmus crassifolia*	Healthy	Forked

Kimley-Horn red tag series: 5251-5256; 5259-5262; 5266-5272; 5275-5276; 5278-5280; 5284; 5286-5289; 5291-5292; 5294-5298; 5300; 5401; 5403-5405; 5407-5415; 5417-5423; 5425-5431; 5434-5435; 5437; 9518-9622. Trees measuring 4-inches and larger DBH were tagg

DETENTION POND LOT (LOT 8)

Tree Types				TREES REMOVED			
COMMON NAME	SCIENTIFIC NAME	PRIMARY PROTECTED	SECONDARY PROTECTED	QTY.	CALIPER (Inches)	8' HEIGHT OR GREATER	MITIGATION INCHES REMOVED
BLACK WILLOW	SALIX NIGRA	X		3	34.3		34.3
EASTERN REDCEDAR	JUNIPERUS VIRGINIANA		X	3		1	4
HACKBERRY	CELTIS LAEVIGATA			3	38.6		
HONEY LOCUST	GLEDITSIA TRIACANTHOS			1	11.6		
LIVE OAK	QUERCUS VIRGINIANA	X		2	18.9		18.9
OSAGE-ORANGE	MACLURA POMIFERA			3	56.4		
			Total	15	159.8	1	57.2

LOT 5

Tree Types				TREES REMOVED			
COMMON NAME	SCIENTIFIC NAME	PRIMARY PROTECTED	SECONDARY PROTECTED	QTY.	CALIPER (Inches)	8' HEIGHT OR GREATER	MITIGATION INCHES REMOVED
EASTERN REDCEDAR	JUNIPERUS VIRGINIANA		X	5		3	12
HONEY LOCUST	GLEDITSIA TRIACANTHOS			1	8		
OSAGE-ORANGE	MACLURA POMIFERA			10	186.1		
			Total	16	194.1	3	12

LOT 7

Tree Types				TREES REMOVED			
COMMON NAME	SCIENTIFIC NAME	PRIMARY PROTECTED	SECONDARY PROTECTED	QTY.	CALIPER (Inches)	8' HEIGHT OR GREATER	MITIGATION INCHES REMOVED
EASTERN REDCEDAR	JUNIPERUS VIRGINIANA		X	28		21	84
EASTERN COTTONWOOD	POPULUS DELTOIDES			1	9.5		
HACKBERRY	CELTIS LAEVIGATA			4	29.8		
HONEY LOCUST	GLEDITSIA TRIACANTHOS			1	10.7		
OSAGE-ORANGE	MACLURA POMIFERA			6	77.3		
			Total	40	127.3	21	84

Total Mitigation Inches Removed	-153.2
Total Inches Provided	+390
Total Excess	-236.8

TREE REMOVAL NOTES:

A. REMOVE ALL TREES INDICATED BY THE DRAWINGS AND SPECIFICATIONS, AS REQUIRING REMOVAL, IN A MANNER THAT WILL NOT DAMAGE ADJACENT TREES OR STRUCTURES OR COMPACTS THE SOIL.

B. REMOVE TREES THAT ARE ADJACENT TO TREES OR STRUCTURES TO REMAIN, IN SECTIONS, TO LIMIT THE OPPORTUNITY OF DAMAGE TO ADJACENT CROWNS, TRUNKS, GROUND PLANE ELEMENTS AND STRUCTURES.

C. DO NOT DROP TREES WITH A SINGLE CUT UNLESS THE TREE WILL FALL IN AN AREA NOT INCLUDED IN THE TREE PROTECTION AREA.

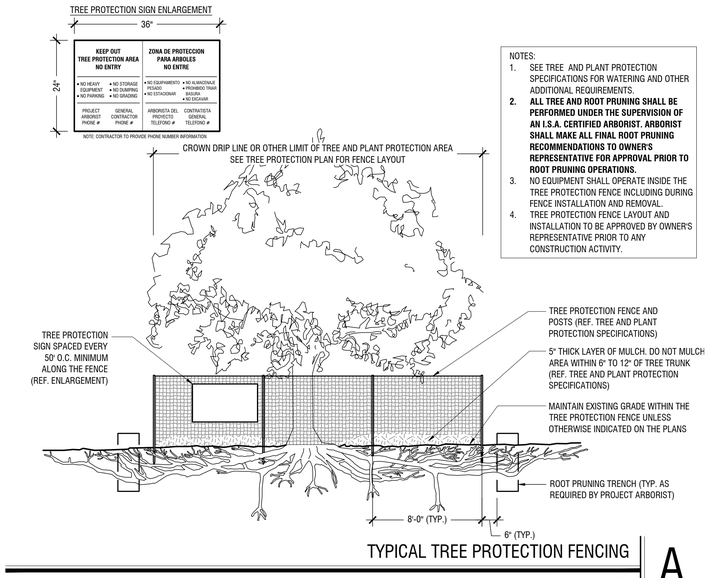
D. NO TREE TO BE REMOVED WITHIN 50 FEET OF OR INSIDE THE TREE PROTECTION AREA SHALL BE PUSHED OVER OR UP-ROOTED USING A PIECE OF GRADING EQUIPMENT. NO HEAVY EQUIPMENT IS ALLOWED INSIDE THE TREE PROTECTION AREA.

E. PROTECT ADJACENT PAVING, SOIL, TREES, SHRUBS, GROUND COVER PLANTINGS AND UNDERSTORY PLANTS TO REMAIN FROM DAMAGE DURING ALL TREE REMOVAL OPERATIONS, AND FROM CONSTRUCTION OPERATIONS. PROTECTION SHALL INCLUDE THE ROOT SYSTEM, TRUNK, LIMBS, AND CROWN FROM BREAKAGE OR SCARRING, AND THE SOIL FROM COMPACTION.

F. REMOVE STUMPS AND IMMEDIATE ROOT PLATE FROM EXISTING TREES TO BE REMOVED. GRIND TRUNK BASES AND LARGE BUTTRESS ROOTS TO A DEPTH OF THE LARGEST BUTTRESS ROOT OR AT LEAST 18 INCHES BELOW THE TOP MOST ROOTS WHICHEVER IS LESS AND OVER THE AREA OF THREE TIMES THE DIAMETER OF THE TRUNK (DBH).

F.A. FOR TREES WHERE THE STUMP WILL FALL UNDER NEW PAVED AREAS, GRIND ROOTS TO A TOTAL DEPTH OF 18 INCHES BELOW THE EXISTING GRADE. IF THE SIDES OF THE STUMP HOLE STILL HAVE GREATER THAN APPROXIMATELY 20% WOOD VISIBLE, CONTINUE GRINDING OPERATION DEEPER AND OR WIDER UNTIL THE RESULTING HOLE HAS LESS THAN 20% WOOD. REMOVE ALL WOOD CHIPS PRODUCED BY THE GRINDING OPERATION AND BACK FILL IN 8 INCH LAYERS WITH CONTROLLED FILL OF A QUALITY ACCEPTABLE TO THE SITE ENGINEER FOR FILL MATERIAL UNDER STRUCTURES, COMPACTED TO 95% OF THE MAXIMUM DRY DENSITY STANDARD PROCTOR. THE OWNER'S REPRESENTATIVE SHALL APPROVE EACH HOLE AT THE END OF THE GRINDING OPERATION.

F.B. IN AREAS WHERE THE TREE LOCATION IS TO BE A PLANTING BED OR LAWN, REMOVE ALL WOODCHIPS AND BACKFILL STUMP HOLES WITH PLANTING SOIL AS DEFINED IN SPECIFICATION SECTION PLANTING SOIL, IN MAXIMUM OF 12 INCH LAYERS AND COMPACT TO 80 - 85% OF THE MAXIMUM DRY DENSITY STANDARD PROCTOR.



TYPICAL TREE PROTECTION FENCING

Scale: NTS

A

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No.	REVISIONS	DATE	BY

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Kimley»Horn
Engineer BEN RANKIN
PE/LA No. 2904 Date 06/18/2025

KHA PROJECT 064584405
DATE 06/18/2025
SCALE AS SHOWN
DESIGNED BY BLR
DRAWN BY MLM
CHECKED BY BLR

TECHNOLOGY PARK POND
PREPARED FOR
ROCKWALL ECONOMIC DEVELOPMENT CORPORATION
CITY OF ROCKWALL, TX

TREE PRESERVATION DETAILS & NOTES

SHEET NUMBER
TP 2.00

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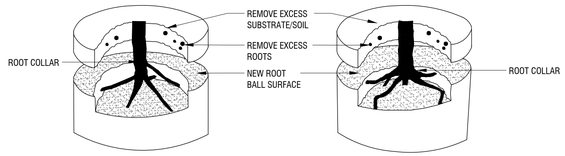
LP 2.01.DWG (LP 2.01)

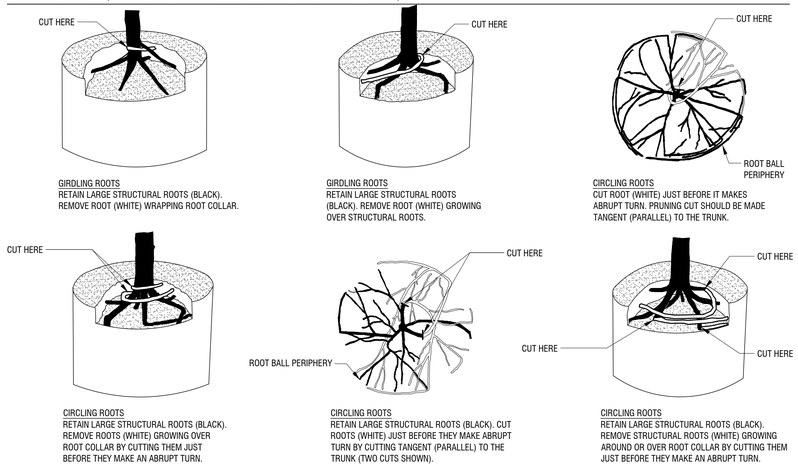
NOTES:
1. IF DEFECTS ARE NOTED DURING SITE OBSERVATIONS AND DEEMED CORRECTABLE BY OWNER'S REPRESENTATIVE (NOT REQUIRING TREE REPLACEMENT), CONTRACTOR MAY USE THESE MINOR ROOT PRUNING PROCEDURES TO CORRECT ROOTBALL DEFECTS. IF DEFECTS REPRESENT A LARGE LOSS OF STRUCTURAL ROOTS, TREE REPLACEMENT WILL BE REQUIRED PER PLANTING SPECIFICATIONS.TREE ROOTBALL CONDITIONS MAY VARY FROM TREE TO TREE.
2. ALL TREES NOTED DURING SITE OBSERVATIONS AS NOT MEETING THE TREE ROOTBALL SPECIFICATIONS CRITERIA AS NOTED IN THESE DETAILS AND IN THE PLANTING SPECIFICATIONS ARE REJECTABLE UNLESS THEY UNDERGO RECOMMENDED CORRECTION.
3. ROOTS AND SOIL MAY BE REMOVED DURING THE CORRECTION PROCESS; SUBSTRATE/SOIL SHALL BE REPLACED AFTER CORRECTION HAS BEEN COMPLETED.
4. TREES SHALL MEET ROOTBALL SPECIFICATIONS CRITERIA DETAIL FOLLOWING CORRECTION.
5. SMALL ROOTS (1/4" OR LESS) ON THE PERIPHERY OF THE ROOT BALL ARE COMMON WITH CONTAINER PLANT PRODUCTION. THESE SMALL ROOTS ARE NOT DEFINED AS "DEFECTS" AND CAN BE ADDRESSED AT THE TIME OF INSTALLATION (SEE ROOT BALL SHAVING CONTAINER DETAIL).
6. REF. PLANTING SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.

STEP 1 - REMOVE SUBSTRATE OVER ROOT COLLAR (EXAMPLES OF POSSIBLE FIELD CONDITIONS TO BE CORRECTED IF ENCOUNTERED)



IF TREE PLANTED TOO DEEPLY IN ROOT BALL, REMOVE EXCESS SOIL (2" MAX) AND ROOTS TO MEET ROOTBALL SPECIFICATIONS CRITERIA DETAIL AND PLANT SPECIFICATIONS.

STEP 2 - REMOVE DEFECTS (EXAMPLES OF POSSIBLE FIELD CONDITIONS TO BE CORRECTED IF ENCOUNTERED)



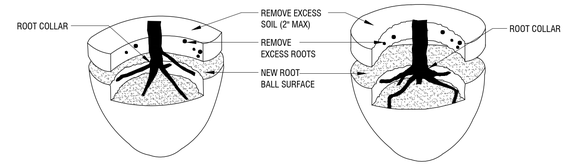
ROOTBALL CORRECTIONS - CONTAINER STOCK

Scale: NTS

D

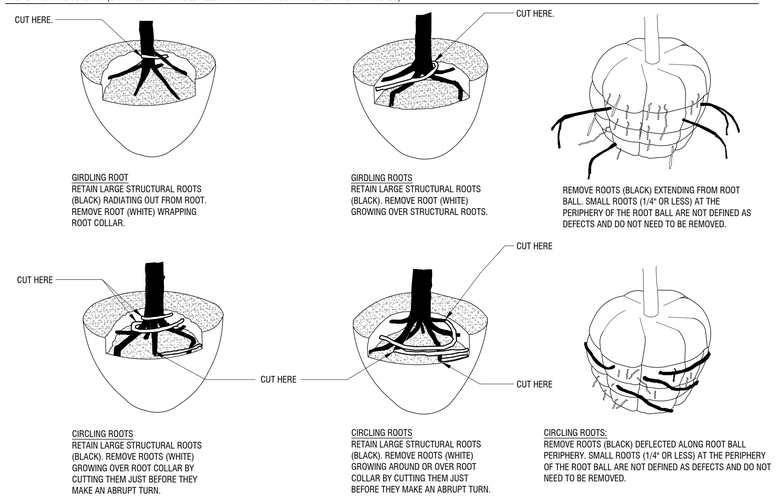
NOTES:
1. IF DEFECTS ARE NOTED DURING SITE OBSERVATIONS AND DEEMED CORRECTABLE BY OWNER'S REPRESENTATIVE (NOT REQUIRING TREE REPLACEMENT), CONTRACTOR MAY USE THESE MINOR ROOT PRUNING PROCEDURES TO CORRECT ROOTBALL DEFECTS. IF DEFECTS REPRESENT A LARGE LOSS OF STRUCTURAL ROOTS, TREE REPLACEMENT WILL BE REQUIRED PER PLANTING SPECIFICATIONS. TREE ROOTBALL CONDITIONS MAY VARY FROM TREE TO TREE.
2. ALL TREES NOTED DURING SITE OBSERVATIONS AS NOT MEETING THE ROOTBALL SPECIFICATION CRITERIA AS NOTED IN THESE DETAILS AND IN THE PLANTING SPECIFICATIONS ARE REJECTABLE UNLESS THEY UNDERGO RECOMMENDED CORRECTION.
3. ADJUST HOLE DEPTH TO ALLOW FOR THE REMOVAL OF EXCESS SOIL AND ROOTS OVER THE ROOT COLLAR.
4. ROOTS AND SOIL MAY BE REMOVED DURING THE CORRECTION PROCESS; SUBSTRATE/SOIL SHALL BE REPLACED AFTER THE CORRECTION HAS BEEN COMPLETED.
5. TREES SHALL MEET ROOTBALL SPECIFICATIONS CRITERIA DETAIL FOLLOWING CORRECTION.
6. REF. PLANTING SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.

STEP 1 - REMOVE SOIL AND ROOTS OVER THE ROOT COLLAR. (EXAMPLES OF POSSIBLE FIELD CONDITIONS TO BE CORRECTED IF ENCOUNTERED)



IF TREE PLANTED TOO DEEPLY IN ROOT BALL. REMOVE EXCESS SOIL (2"MAX) AND ROOTS TO MEET ROOTBALL SPECIFICATIONS CRITERIA DETAIL AND PLANT SPECIFICATIONS.

STEP 2 - REMOVE DEFECTS. (EXAMPLES OF POSSIBLE FIELD CONDITIONS TO BE CORRECTED IF ENCOUNTERED)

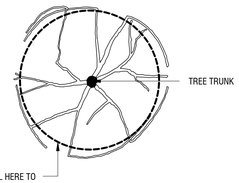


ROOTBALL CORRECTIONS - BALLED AND BURLAPPED STOCK

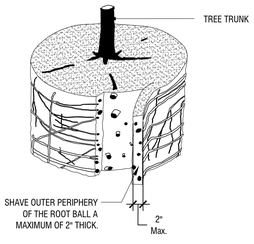
Scale: NTS

B

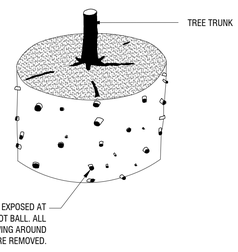
BEFORE SHAVING
PLAN VIEW



SHAVING PROCESS



SHAVING COMPLETE

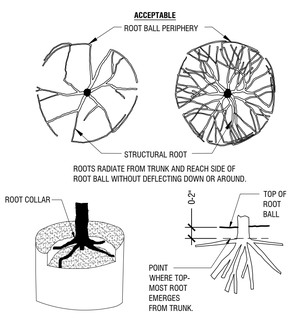


NOTES:
1. ROOTBALL SHAVING TO BE CONDUCTED USING A SHARP BLADE OR HAND SAW ELIMINATING NO MORE THAN NEEDED TO REMOVE ALL ROOTS ON THE PERIPHERY OF ROOT BALL.
2. ROOTBALL SHAVING CAN BE PERFORMED JUST PRIOR TO PLANTING OR AFTER PLACING ROOTBALL INTO PLANTING HOLE.
3. ROOTBALL SHAVING SHOULD ONLY BE DONE IF CIRCLING ROOTS ARE ENCOUNTERED AS SHOWN IN ROOTBALL SPECIFICATIONS CRITERIA DETAIL.

ROOT BALL SHAVING - (CONTAINER STACK)

Scale: NTS

E

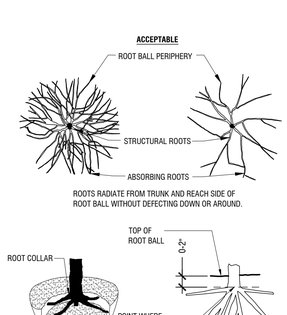


NOTES:
1. OBSERVATIONS OF ROOTBALL SHALL OCCUR PRIOR TO ACCEPTANCE TO ASSUME QUALITY PLANT MATERIAL MEETS ANSI Z60.1 STANDARDS FOR INDSUTRY STANDARD. ROOTS AND SUBSTRATE MAY BE REMOVED DURING THE OBSERVATION PROCESS; SUBSTRATE/SOIL SHALL BE REPLACED AFTER OBSERVATION HAS BEEN COMPLETED.
2. SMALL ROOTS (1/4" OR LESS) THAT GROW AROUND, UP, OR DOWN THE ROOT BALL PERIPHERY ARE CONSIDERED A NORMAL CONDITION IN CONTAINER PRODUCTION AND ARE ACCEPTABLE HOWEVER THEY SHOULD BE ELIMINATED AT THE TIME OF PLANTING. ROOTS ON THE PERIPHERY CAN BE REMOVED AT THE TIME OF PLANTING. (SEE ROOT BALL SHAVING CONTAINER DETAIL).
3. SEE PLANTING SPECIFICATIONS FOR OBSERVATION PROCESS AND REQUIREMENTS.

ROOTBALL CRITERIA SPECIFICATIONS - CONTAINER STOCK

Scale: NTS

C



NOTES:
1. OBSERVATIONS OF ROOTBALL SHALL OCCUR PRIOR TO ACCEPTANCE TO ASSURE QUALITY PLANT MATERIAL MEETS INDUSTRY STANDARD PER ANSI Z60.1. ROOTS AND SOIL MAY BE REMOVED DURING THE OBSERVATION PROCESS; SUBSTRATE/SOIL SHALL BE REPLACED AFTER THE OBSERVATIONS HAVE BEEN COMPLETED.
2. SEE PLANTING SPECIFICATIONS FOR OBSERVATION PROCESS AND REQUIREMENTS.

ROOTBALL SPECIFICATIONS CRITERIA (QUALITY REQUIREMENTS) - BALLED AND BURLAPPED STOCK

Scale: NTS

A

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Kimley»Horn
Engineer BEN RANKIN
PE/LA No. 2904 Date 06/18/2025

KHA PROJECT	064584405
DATE	06/16/2025
SCALE	AS SHOWN
DESIGNED BY	BLR
DRAWN BY	MLM
CHECKED BY	BLR

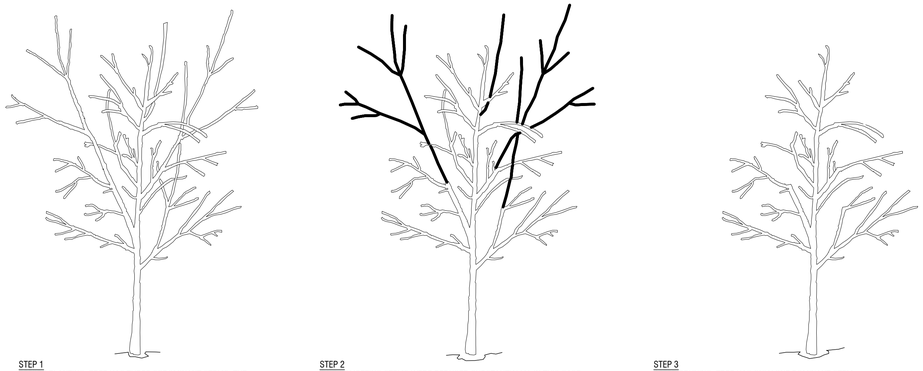
TECHNOLOGY PARK POND

PREPARED FOR
ROCKWALL ECONOMIC DEVELOPMENT CORPORATION
CITY OF ROCKWALL, TX

PLANTING DETAILS

SHEET NUMBER
LP 2.01

NOTES:
1. IF DEFECTS ARE NOTED DURING SITE OBSERVATIONS AND DEEMED CORRECTABLE BY OWNER'S REPRESENTATIVE (NOT REQUIRING TREE REPLACEMENT), CONTRACTOR TO FOLLOW ANSI 300, PART 1 (PRUNING), AND I.S.A. BEST MANAGEMENT PRACTICES - TREE PRUNING (MOST CURRENT EDITION) AS SHOWN IN THIS EXAMPLE OF CORRECTIVE PRUNING TO CORRECT TREE CROWN DEFECTS. CANOPY CONDITIONS WILL VARY FROM TREE TO TREE.
2. ALL TREES NOTED DURING SITE OBSERVATIONS AS NOT MEETING THE TREE CROWN SPECIFICATION CRITERIA AS NOTED IN THESE DETAILS AND IN THE PLANTING SPECIFICATIONS ARE REJECTABLE UNLESS THEY UNDERGO RECOMMENDED TREATMENT.
3. TREE SHALL MEET TREE CROWN SPECIFICATIONS CRITERIA DETAIL FOLLOWING CORRECTION.
4. REF. PLANTING SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.



STEP 1
BEFORE PLANTING, TREE HAS THREE CODOMINANT STEMS. THE TWO THAT COMPETE WITH THE ONE IN THE CENTER SHOULD BE PRUNED TO SUPRESS THEIR GROWTH.

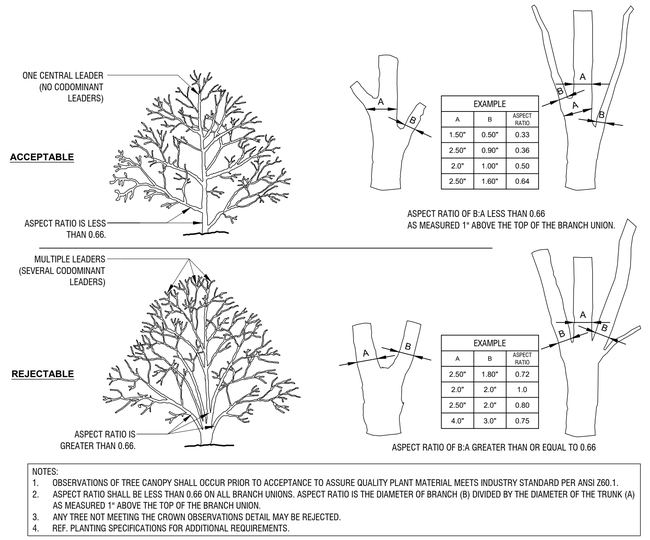
STEP 2
TWO COMPETING STEMS WERE REDUCED SUBSTANTIALLY, IN THIS CASE REMVOING ABOUT 70% OF THEIR FOILAGE USING REDUCTION CUTS.

STEP 3
AFTER PRUNING, TREE HAS ONLY ONE DOMINANT STEM.

TREE CROWN CORRECTION (EXAMPLE)

Scale: NTS

D



EXAMPLE		
A	B	ASPECT RATIO
1.50"	0.50"	0.33
2.50"	0.90"	0.36
2.0"	1.00"	0.50
2.50"	1.60"	0.64

ASPECT RATIO OF B:A LESS THAN 0.66
AS MEASURED 1" ABOVE THE TOP OF THE BRANCH UNION.

EXAMPLE		
A	B	ASPECT RATIO
2.50"	1.80"	0.72
2.0"	2.0"	1.0
2.50"	2.0"	0.80
4.0"	3.0"	0.75

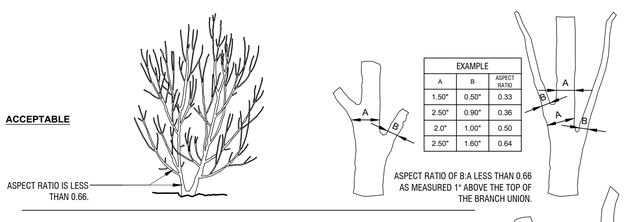
ASPECT RATIO OF B:A GREATER THAN OR EQUAL TO 0.66

NOTES:
1. OBSERVATIONS OF TREE CANOPY SHALL OCCUR PRIOR TO ACCEPTANCE TO ASSURE QUALITY PLANT MATERIAL MEETS INDUSTRY STANDARD PER ANSI Z60.1.
2. ASPECT RATIO SHALL BE LESS THAN 0.66 ON ALL BRANCH UNIONS. ASPECT RATIO IS THE DIAMETER OF BRANCH (B) DIVIDED BY THE DIAMETER OF THE TRUNK (A) AS MEASURED 1" ABOVE THE TOP OF THE BRANCH UNION.
3. ANY TREE NOT MEETING THE CROWN OBSERVATIONS DETAIL MAY BE REJECTED.
4. REF. PLANTING SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.

TREE CROWN SPECIFICATIONS CRITERIA (LOW BRANCHED - CENTRAL LEADER TREE)

Scale: NTS

B



EXAMPLE		
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2.50"	2.0"	0.80
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ASPECT RATIO OF B:A GREATER THAN OR EQUAL TO 0.66 AS MEASURED
1" ABOVE THE TOP OF THE BRANCH UNION.

NOTES:
1. OBSERVATIONS OF TREE CANOPY SHALL OCCUR PRIOR TO ACCEPTANCE TO ASSURE QUALITY PLANT MATERIAL MEETS INDUSTRY STANDARD PER ANSI Z60.1.
2. ASPECT RATIO SHALL BE LESS THAN 0.66 ON ALL BRANCH UNIONS. ASPECT RATIO IS THE DIAMETER OF BRANCH (B) DIVIDED BY THE DIAMETER OF THE TRUNK (A) AS MEASURED 1" ABOVE THE TOP OF THE BRANCH UNION.
3. ANY TREE NOT MEETING THE CROWN OBSERVATIONS DETAIL MAY BE REJECTED.
4. REF. PLANTING SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.

CROWN OBSERVATIONS (MULTI-STEM TREE)

Scale: NTS

C

EXAMPLE		
A	B	ASPECT RATIO
1.50"	0.50"	0.33
2.50"	0.90"	0.36
2.0"	1.00"	0.50
2.50"	1.60"	0.64

ASPECT RATIO OF B:A LESS THAN 0.66
AS MEASURED 1" ABOVE THE TOP OF THE BRANCH UNION.

EXAMPLE		
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2.50"	1.80"	0.72
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ASPECT RATIO OF B:A GREATER THAN OR EQUAL TO 0.66 AS MEASURED
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NOTES:
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3. ANY TREE NOT MEETING THE CROWN OBSERVATIONS DETAIL MAY BE REJECTED.
4. REF. PLANTING SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.

TREE CROWN SPECIFICATIONS CRITERIA (QUALITY REQUIRMENTS) FOR HIGH BRANCHED - CENTRAL LEADER TREE

Scale: NTS

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PLOTTED ON 6/16/2025 1:10 PM
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<ADVANCE> Landscape
KYLE.DANIEL@KIMLEY-HORN.COM
L:\DAL\064584405-TECHNOLOGY PARK POND\CAD\PHASE 1\PLANSHEETS\LANDSCAPE

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TECHNOLOGY PARK POND

PREPARED FOR
ROCKWALL ECONOMIC DEVELOPMENT CORPORATION
CITY OF ROCKWALL, TX

PLANTING DETAILS

SHEET NUMBER
LP 2.02