

AGENDA



PLANNING AND ZONING COMMISSION WORK SESSION MEETING
CITY HALL, 385 SOUTH GOLIAD STREET, ROCKWALL, TEXAS
JUNE 10, 2025 IN THE CITY COUNCIL CHAMBERS AT 6:00 PM

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

(I) CALL TO ORDER

(II) APPOINTMENTS

- (1) Appointment with Jerret Smith to consider a request to submit a new zoning application for a Specific Use Permit (SUP) in accordance with Section 02.05(C), *Reapplication*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), and take any action necessary.

(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 May 27, 2025 Planning and Zoning Commission meeting.

(3) **P2025-016 (BETHANY ROSS)**

Discuss and consider a request by Chase Finch of Corwin Engineering, Inc. on behalf of John Arnold of Erwin Farms SF, LTD for the for the approval of a Preliminary Plat for Erwin Farms Subdivision consisting of 122 residential lots on a 98.198-acre tract of land identified as a portion of Tract 4 of the J. M. Gass Survey, Abstract No. 88, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 104 (PD-104) [*Ordinance No. 25-15*] for Single-Family 10 (SF-10) District land uses, generally located on the southside of North Country Lane east of the intersection of North Country Lane and FM-1141, and take any action necessary.

(4) **P2025-018 (BETHANY ROSS)**

Discuss and consider a request by Chase Finch of Corwin Engineering, Inc. on behalf of John Arnold of Erwin Farms SF, LTD for the for the approval of a Master Plat for Erwin Farms Subdivision consisting of 122 residential lots on a 98.198-acre tract of land identified as a portion of Tract 4 of the J. M. Gass Survey, Abstract No. 88, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 104 (PD-104) [*Ordinance No. 25-15*] for Single-Family 10 (SF-10) District land uses, generally located on the southside of North Country Lane east of the intersection of North Country Lane and FM-1141, and take any action necessary.

(V) PUBLIC HEARING ITEMS

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

(5) **Z2025-023 (HENRY LEE)**

Hold a public hearing to discuss and consider a request by Kyle Peterson on behalf of Dean and Cathy Barrett for the approval of a Specific Use Permit (SUP) for two (2) *Detached Covered Porches* on a 0.1653-acre parcel of land identified as Lot 9, Block A, Breezy Hill, Phase IX Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 74 (PD-74) for Single-Family 10 (SF-10) District land uses, addressed as 3326 Royal Ridge Drive, and take any action necessary.

(6) **Z2025-024 (HENRY LEE)**

Hold a public hearing to discuss and consider a request by Anthony Winkler of Texas Wedge on behalf of Conor Keilty, AIA of Structured REA-Rockwall Land, LLC for the approval of a Specific Use Permit (SUP) for *Outdoor Commercial Amusement/Recreation* and a *Structure Exceeding 60-Feet in Height in a Commercial (C) District* for a *Golf Driving Range* on an

7.847-acre parcel of land identified as Lot 11, Block B, Fit Sport Life Addition, Rockwall County, Texas, zoned Commercial (C) District, generally located at the terminus of Fit Sport Life Boulevard, and take any action necessary.

(7) **Z2025-025 (HENRY LEE)**

Hold a public hearing to discuss and consider a request by Felipe Zanotti on behalf of Ryan Moorman of R. D. Morman, Inc. for the approval of a Specific Use Permit (SUP) for a *Wholesale Showroom Facility* on a 1.2220-acre parcel of land identified as Lot 26 of the Rainbow Acres Addition, Rockwall County, Texas, zoned Commercial (C) District, addressed as 263 Ranch Trail, and take any action necessary.

(8) **Z2025-026 (ANGELICA GUEVARA)**

Hold a public hearing to discuss and consider a request by Elijah Tekurio for the approval of a Specific Use Permit (SUP) for a *Detached Garage* on a 0.7702-acre parcel of land identified as Lot 23, Block A, Stoney Hollow Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 16 (SF-16) District, addressed as 2743 Stoney Hollow Lane, and take any action necessary.

(9) **Z2025-027 (ANGELICA GUEVARA)**

Hold a public hearing to discuss and consider a request by Grayson Hughes of Sutherland King Consulting, LLC on behalf of Felix Tan of Ridgeview Church for a Specific Use Permit (SUP) for a *Church/House of Worship (i.e. Ridgeview Church)* for the expansion of an existing *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.

(10) **Z2025-028 (HENRY LEE)**

Hold a public hearing to discuss and consider a request by Hailee Handy on behalf of John Liu for the approval of a Zoning Change to amend Planned Development District 37 (PD-37) being a ~7.10-acre tract of land identified as Lots 1 & 2 of the Dirkwood Estates Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 37 (PD-37) [Ordinance No. 's 92-44 & 99-44] for Single-Family 16 (SF-16) District land uses, situated within the North SH-205 Overlay (N. SH-205 OV) District, addressed as 3077 N. Goliad Street [SH-205], 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.

(11) **SP2025-018 (HENRY LEE)**

Discuss and Consider a request by Mamta Bojjam on behalf of Grey Stogner of Metroplex Acquisition Fund, L.P. for the approval of a Site Plan for *Incidental Display* for an *ATM* on a portion of a 5.16-acre vacant parcel of land identified as Lot 13, Block A, Stone Creek Retail Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 70 District (PD-70) for General Retail (GR) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY OV) District, addressed generally located in between 3066 & 3068 N. Goliad Street [SH-205], and take any action necessary.

(12) **SP2025-020 (BETHANY ROSS) [TABLED TO THE JUNE 24, 2025 PLANNING AND ZONING COMMISSION MEETING]**

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.

(13) **SP2025-021 (HENRY LEE) [TABLED TO THE JUNE 24, 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.

(VII) **DISCUSSION ITEMS**

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

- P2025-009: Replat for Lot 24, Block A, La Jolla Pointe, Phase 2 Addition (**APPROVED**)
- P2025-017: Replat for Lot 7, Block A, Harbor District Addition (**APPROVED**)
- Z2025-017: Specific Use Permit (SUP) for a *Church/House of Worship* at 670 N. Stodghill Road (**2ND READING; APPROVED**)

- Z2025-018: Zoning Change (AG to SF-1) for 379 N. Country Lane (**2ND READING; APPROVED**)
- Z2025-020: Specific Use Permit (SUP) for an *Accessory Structure* for 1214 East Fork Road (**2ND READING; APPROVED**)
- Z2025-021: Zoning Change (AG to C) for Fuel City (**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 June 6, 2025 at 5:00 PM, and remained so posted for at least 72 continuous hours preceding the scheduled time of said 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

FROM: Ryan Miller, *Director of Planning and Zoning*

DATE: June 10, 2025

SUBJECT: Reapplication Request for *Specific Use Permit (SUP)* at 704 S. Alamo Road

On November 15, 2024, the applicant -- *Jerret Smith* -- submitted an application for a *Specific Use Permit (SUP)* for *Residential Infill in an Established Subdivision* for the purpose of constructing a new single-family home on a 0.1960-acre parcel of land. 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, with Commissioner Conway absent; however, on December 16, 2024, the City Council approved a motion to deny the *Specific Use Permit (SUP)* by a vote of 6-0, with Council Member McCallum absent. 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 is considered to be a denial with prejudice [*Subsection 02.05(B)(2); Article 11; UDC*].

According to Subsection 02.05(C), *Reapplication*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), "(a) request for a zoning change, *Specific Use Permit (SUP)*, or text amendment which has previously been denied with prejudice by the City Council may be resubmitted within one (1) year if there is: [1] An actual change in conditions relating to the lot or tract of land -- *or any portion thereof* -- or any surrounding properties; or, [2] The new request is for a more restrictive or less intense land use than the previously denied request." Under this circumstance the Director of Planning and Zoning is to review the request and report to the Planning and Zoning Commission on whether or not such request meets the aforementioned criteria, and the Planning and Zoning Commission is to either grant or deny the request for reapplication.

On March 11, 2024, the applicant submitted a letter to the Director of Planning and Zoning requesting to resubmit an application, incorporating revised building elevations and a new plot plan. The proposed revisions were intended to ensure compliance with roof pitch and building setback requirements as outlined in Article 05, *District Development Standards*, of the Unified Development Code (UDC). Additionally, the applicant confirmed that they or a designated representative would attend all future meetings, which addressed a key factor that contributed to the initial denial of the application. Based on the applicant's proposed changes, staff reported to the Planning and Zoning Commission that the applicant's request is a substantial enough change to warrant bringing the request forward to the Planning and Zoning Commission, and on March 25, 2025 the Planning and Zoning Commission approved the request by a vote of 7-0.

Based on this approval, the applicant resubmitted the application for the *Specific Use Permit (SUP)* on April 17, 2025. 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.

Based on this denial, 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." Based on the criteria established in Subsection 02.05(C), *Reapplication*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC) the applicant's request does not meet the requirements for either a substantial change or a request that is more restrictive than the previously denied request; however, the Director of Planning and Zoning is bringing the request forward to the Planning and Zoning Commission to consider if the request warrants consideration. As with the previous request, the Planning and Zoning Commission is being tasked with determining if the applicant should be permitted to refile a third application for the

Specific Use Permit (SUP). Should the Planning and Zoning Commission have any questions, staff and the applicant will be available at the June 10, 2025 meeting.

To The City of Rockwall Planning and Zoning,

Jerret and Alicia Smith would like to submit a "Change in Condition" for:

704 S Alamo

Rockwall TX 75032

We have made all required changes to our plan elevations and set back lines and have met your requirements to be considered for the change in condition.

We sincerely apologize for missing the last meeting due to a scheduling conflict.

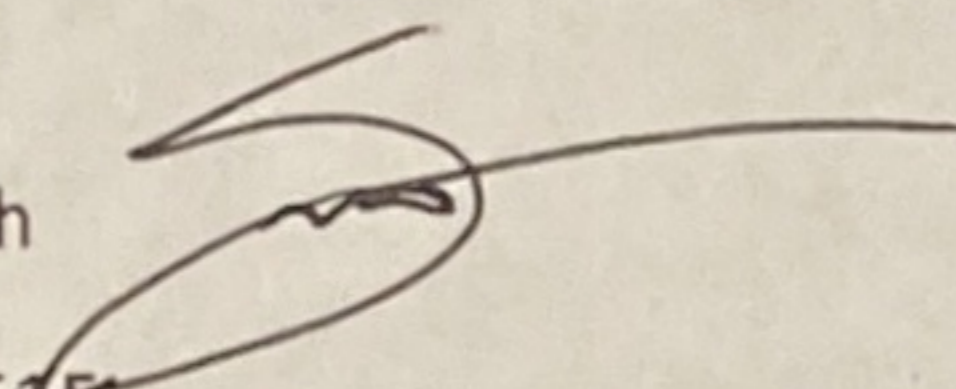
For New Single Family Residents.

We are asking for a resubmit with these condition and that a representative or the applicant will be present at all the meetings

Thank You

Jerret Smith

469-409-8515

A handwritten signature in black ink, appearing to read "Jerret Smith", is written over the printed name. The signature is fluid and cursive, with a long horizontal stroke extending to the right.

MINUTES



PLANNING AND ZONING COMMISSION WORK SESSION MEETING
CITY HALL, 385 SOUTH GOLIAD STREET, ROCKWALL, TEXAS
MAY 27, 2025 IN THE CITY COUNCIL CHAMBERS AT 6:00 PM

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

I. CALL TO ORDER

Chairman Dr. Conway called the meeting to order at 6:00PM. Commissioners present were Vice-Chairman John Womble, Commissioners Kyle Thompson, John Hagaman and Carin Brock. Commissioners absent were Ross Hustings. 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, Assistant City Engineer Jonathan Browning and Civil Engineer Madelyn Price.

II. APPOINTMENTS

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

Director of Planning and Zoning Ryan Miller advised staff would provide ARB recommendations when staff 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 May 13, 2025 Planning and Zoning Commission meeting.

3. **P2025-009 (ANGELICA GUEVARA)**

Consider a request by Phil Wagner of the Rockwall Economic Development Corporation (REDC) for the approval of a Replat for Lot 24, Block A, La Jolla Pointe, Phase 2 Addition being a 9.9406-acre tract 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) and IH-30 Overlay (IH-30 OV) Districts, zoned Commercial (C) District, generally located at the northwest corner of the intersection of Ridge Road (FM-740) and La Jolla Pointe Drive, and take any action necessary.

4. **P2025-017 (BETHANY ROSS)**

Consider a request by Cameron Slown of Teague, Nall, and Perkins, Inc. on behalf of Elias Pope for the approval of a Replat for Lot 7, Block A, Harbor District Addition being 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.

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

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.

5. **SP2025-011 (HENRY LEE) [TABLED BY THE APPLICANT TO THE JUNE 24, 2025 MEETING]**

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.

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

64 Discuss and consider a request by Jimmy Strohmeyer of Strohmeyer Architects, Inc. on behalf Dan Bobst of HH Retail Center, LP for the approval of a Site Plan
65 for a *Retail/Office Building* on a 2.893-acre parcel of land identified as Lot 2, Block B, Harbor District Addition, City of Rockwall, Rockwall County, Texas, zoned
66 Planned Development District 32 (PD-32), situated within the IH-30 Overlay (IH-30 OV) District, addressed as 2351 Harbor Heights Drive, and take any action
67 necessary.
68

69 **Planner Bethany Ross provided a brief summary in regard to the applicant's request. The applicant is requesting approval of a site plan for a 4,500**
70 **SF restaurant on the subject property. The applicants request conforms to the majority of the City's codes with variances to the primary building**
71 **facades, roof design standards, and the parking requirements of the UDC. To relieve these variances, the applicant is providing a stairway down to**
72 **the City of Rockwall parking lot, curb ramps along the parking lot, and additional landscaping. These compensatory measures should alleviate any**
73 **parking issues for this restaurant and help with neighboring businesses parking. This restaurant is of similar design to the other developments**
74 **within this subdistrict of the Harbor. ARB did recommend approval tonight with the previous presented brick color that was a grey color.**
75

76 **Vice-Chairman Womble asked how deficient the parking was.**

77
78 **Planner Bethany Ross explained it was 25 parking spaces deficient.**
79

80 **Jimmy Strohmeyer**
81 **2701 Sunset Ridge**
82 **Suite 601**
83 **Rockwall, TX 75087**
84

85 **Mr. Strohmeyer came forward and explained he is trying to enhance the City of Rockwall lot.**
86

87 **Commissioner Brock explained that since there will be a stairway there will be a benefit for several businesses.**
88

89 **Commissioner Thompson made a motion to approve SP2025-014. Vice-Chairman Womble seconded the motion which passed by a vote of 5-0.**
90

91 **7. SP2025-016 (BETHANY ROSS)**

92 Discuss and consider a request by Todd Martin, PE of Kimley-Horn on behalf of Tracy Tuttle of Lakepointe Church for the approval of an Amended Site Plan
93 for an existing *Church/House of Worship (i.e. Lakepointe Church)* being a 34.4904-acre parcel of land identified as Lot 3, Block A, Lake Pointe Baptist Church
94 Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 701 E.
95 IH-30, and take any action necessary.
96

97 **Planner Bethany Ross provided a brief summary in regard to the applicant's request. During the previous meeting the applicant originally wanted to**
98 **allow a food truck/trailer to remain on the property; however, this request would have violated the conditional land use standards for the *Food***
99 ***Truck/Trailer* land use. Based on this, staff recommended to the applicant that they make the proposed food truck/trailer a permanent structure. The**
100 **applicant did so by removing the wheels and wrapping the trailer. By virtue, this request would need the following variances: materials and masonry**
101 **composition, 20% stone, primary building facades, roof design standards and mechanical equipment screening. The applicant is also requesting an**
102 **exception for the use of artificial turf . The proposed artificial turf will mostly be used as a fall zone for the playground as well as high-trafficked areas**
103 **designated for children's activities, fellowship gatherings, and general recreation. The applicant has indicated that the proposed additions are**
104 **integral to the operations of the church and will be located within the site, not visible from any right-of-way.**
105

106 **Todd Martin**
107 **203 W. Nash Street**
108 **Terrell, TX 75160**
109

110 **Mr. Martin came forward and provided additional details in regards to the applicant's request.**
111

112 **Commissioner Hagaman made a motion to approve SP2025-016. Commissioner Thompson seconded the motion which passed by a vote of 5-0.**
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114 **8. SP2025-017 (BETHANY ROSS)**

115 Discuss and consider a request by Jake Hodges of Kimley-Horn on behalf of Jeff Brockette of Vue Real Estate for the approval of a Site Plan for a *Medical*
116 *Office Building* on a portion of a 8.969-acre tract of land identified as Tract 2-2 of the W. H. Barnes Survey, Abstract No. 26, City of Rockwall, Rockwall County,
117 Texas, zoned Planned Development District 10 (PD-10) for Commercial (C) District land uses, situated within the SH-205 Overlay (SH-205 OV) District, located
118 at south of the intersection of S. Goliad Street [*SH-205*] and SH-276, and take any action necessary.
119

120 **Planner Bethany Ross provided a brief summary in regard to the applicant's request. This property and site plan may look familiar as the applicant**
121 **already received approval for a medical office building very similar to this on the north side of this property. The applicant is requesting the same**
122 **variances as previously approved for the stone, primary articulation, and residential adjacency screening. The applicant has provided compensatory**
123 **measures in the form of increased landscaping, additional architectural features, and pedestrian areas. ARB did recommend approval.**
124

125 **Jake Hodges**
126 **203 W. Nash Street**
127 **Terrell, TX 75160**
128

129 **Mr. Hodges came forward and provided additional details in regard to the applicants request.**
130

131 **Commissioner Thompson made a motion to approve SP2025-017. Vice-Chairman Womble seconded the motion which passed by a vote of 5-0.**

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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 June 10, 2025.

9. Z2025-023 (HENRY LEE)

Hold a public hearing to discuss and consider a request by Kyle Peterson on behalf of Dean and Cathy Barrett for the approval of a Specific Use Permit (SUP) for two (2) Detached Covered Porches on a 0.1653-acre parcel of land identified as Lot 9, Block A, Breezy Hill, Phase IX Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 74 (PD-74) for Single-Family 10 (SF-10) District land uses, addressed as 3326 Royal Ridge Drive, and take any action necessary.

**Kyle Peterson
3445 Ridge Cross Drive
Rockwall, TX 75087**

**Dean Barrett
3326 Royal Ridge
Rockwall, TX 75087**

Mr. Peterson & Mr. Barrett came forward and explained he needs this as a medical necessity since he needs to limit his sun time.

Senior Planner Henry Lee provided a brief summary in regard to the applicant's request. This process was originally started through a code enforcement with Neighborhood Improvement Services (NIS). Before they were able to come and submit they had to make sure the structures were removed and that portion was brought into compliance. There was also artificial turf and that would have to be permitted as well.

Vice-Chairman Womble asked if this will be towards the house.

Chairman Dr. Conway advised that this item will come back before the commission for discussion or action on June 10, 2025.

10. Z2025-024 (HENRY LEE)

Hold a public hearing to discuss and consider a request by Anthony Winkler of Texas Wedge on behalf of Conor Keilty, AIA of Structured REA-Rockwall Land, LLC for the approval of a Specific Use Permit (SUP) for Outdoor Commercial Amusement/Recreation and a Structure Exceeding 60-Feet in Height in a Commercial (C) District for a Golf Driving Range on an 7.847-acre parcel of land identified as Lot 11, Block B, Fit Sport Life Addition, Rockwall County, Texas, zoned Commercial (C) District, generally located at the terminus of Fit Sport Life Boulevard, and take any action necessary.

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

Mr. Winkler came forward and provided additional details in regard to the applicant's request. Explained he wants to build an entertainment center that would have more variety.

Commissioner Hagaman asked how they would calculate parking.

Director of Planning and Zoning Ryan Miller explained that they take each use calculate the SF that the code requires and that would be the amount of parking that staff would need to see. Therefore, they teak everywhere SF and break it down and that will equate to the parking requirement.

Chairman Dr. Conway advised that this item will come back before the commission for discussion or action on June 10, 2025.

11. Z2025-025 (HENRY LEE)

Hold a public hearing to discuss and consider a request by Felipe Zanotti on behalf of Ryan Moorman of R. D. Morman, Inc. for the approval of a Specific Use Permit (SUP) for a Wholesale Showroom Facility on a 1.2220-acre parcel of land identified as Lot 26 of the Rainbow Acres Addition, Rockwall County, Texas, zoned Commercial (C) District, addressed as 263 Ranch Trail, and take any action necessary.

Senior Planner Henry Lee provided a brief summary in regard to the applicant's request. The applicant is requesting to lease the space and they would like to do a wholesale/ showroom facility where they would sell tile and stone. They would like to have that displayed along with doing sales and office space. The comment staff had for this was regarding there storage/ warehouse portion they can not have more then 50% of the floor plan be for that.

Chairman Dr. Conway advised that this item will come back before the commission for discussion or action on June 10, 2025.

12. Z2025-026 (ANGELICA GUEVARA)

Hold a public hearing to discuss and consider a request by Elijah Tekurio for the approval of a Specific Use Permit (SUP) for a Detached Garage on a 0.7702-acre parcel of land identified as Lot 23, Block A, Stoney Hollow Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 16 (SF-16) District, addressed as 2743 Stoney Hollow Lane, and take any action necessary.

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Director of Planning and Zoning Ryan Miller provided a brief summary in regard to the applicant's request. The applicant is looking at building a detached garage. They currently have two (2) accessory structures on the property and one of them will be removed once this detached garage is complete. In order to move the items that are being currently stored in that building to the new building. There will be a condition of approval that once the detached garage is built the accessory structure will have to be removed.

Vice-Chairman Womble asked how big the detached garage would be.

Chairman Dr. Conway advised that this item will come back before the commission for discussion or action on June 10, 2025.

13. Z2025-027 (ANGELICA GUEVARA)

Hold a public hearing to discuss and consider a request by Grayson Hughes of Sutherland King Consulting, LLC on behalf of Felix Tan of Ridgeview Church for a Specific Use Permit (SUP) for a Church/House of Worship (i.e. Ridgeview Church) for the expansion of an existing 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.

Mark S.
2175 E Stone Rd
Wylie, TX 75098

Mr. Mark S. came forward and provided additional details in regards to his request. He discussed the increased landscape and wants to do a compensatory measure.

Chairman Dr. Conway advised that this item will come back before the commission for discussion or action on June 10, 2025.

14. Z2025-028 (HENRY LEE)

Hold a public hearing to discuss and consider a request by Hailee Handy on behalf of John Liu for the approval of a Zoning Change to amend Planned Development District 37 (PD-37) being a ~7.10-acre tract of land identified as Lots 1 & 2 of the Dirkwood Estates Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 37 (PD-37) [Ordinance No.'s 92-44 & 99-44] for Single-Family 16 (SF-16) District land uses, situated within the North SH-205 Overlay (N. SH-205 OV) District, addressed as 3077 N. Goliad Street [SH-205], and take any action necessary.

Senior Planner Henry Lee provided a brief summary in regard to the applicant's request. The applicant is requesting approval of a zoning change to amend PD-37. They're requesting to amend the PD in order to have a medical office that provides services as in massages or an esthetician that would be a general personal service. Where they would have up to three employees. The current Planned Development is set up that whoever lives there runs the business.

Commissioner Brock asked how big the lots were.

Chairman Dr. Conway advised that this item will come back before the commission for discussion or action on June 10, 2025.

15. P2025-016 (BETHANY ROSS)

Discuss and consider a request by Chase Finch of Corwin Engineering, Inc. on behalf of John Arnold of Erwin Farms SF, LTD for the for the approval of a Preliminary Plat for Erwin Farms Subdivision consisting of 122 residential lots on a 98.198-acre tract of land identified as a portion of Tract 4 of the J. M. Gass Survey, Abstract No. 88, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 104 (PD-104) [Ordinance No. 25-15] for Single-Family 10 (SF-10) District land uses, generally located on the southside of North Country Lane east of the intersection of North Country Lane and FM-1141, and take any action necessary.

The Preliminary plat will be reviewed at the June 3rd Parks Board meeting.

16. P2025-018 (BETHANY ROSS)

Discuss and consider a request by Chase Finch of Corwin Engineering, Inc. on behalf of John Arnold of Erwin Farms SF, LTD for the for the approval of a Master Plat for Erwin Farms Subdivision consisting of 122 residential lots on a 98.198-acre tract of land identified as a portion of Tract 4 of the J. M. Gass Survey, Abstract No. 88, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 104 (PD-104) [Ordinance No. 25-15] for Single-Family 10 (SF-10) District land uses, generally located on the southside of North Country Lane east of the intersection of North Country Lane and FM-1141, and take any action necessary.

The Master plat will be reviewed at the June 3rd Parks Board meeting.

17. SP2025-018 (HENRY LEE)

Discuss and Consider a request by Mamta Bojjam on behalf of Grey Stogner of Metroplex Acquisition Fund, L.P. for the approval of a Site Plan for Incidental Display for an ATM on a portion of a 5.16-acre vacant parcel of land identified as Lot 13, Block A, Stone Creek Retail Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 70 District (PD-70) for General Retail (GR) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY OV) District, addressed generally located in between 3066 & 3068 N. Goliad Street [SH-205], and take any action necessary.

Senior Planner Henry Lee provided a brief summary in regard to the applicant's request. They are requesting approval of a site plan for incidental display and it does not meet the requirements. In addition, the Planned Development itself explains tying in development to the surrounding areas as well as non-incorporating any screening walls into the development. In this case they are proposing a 13-foot metal wall and it would not meet the guidelines of the Planned Development District that it is within.

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Director of Planning and Zoning Ryan Miller explained there has to be a drive through and when they approached staff they were informed and they ultimately wanted to turn in the application.

Chairman Dr. Conway advised that this item will come back before the commission for discussion or action on June 10, 2025.

18. **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.

Planner Bethany Ross provided a brief summary in regard to the applicant's request. The applicant is working with an adjacent property owner to determine a shared parking agreement to help alleviate the parking deficiency. ARB did recommend approval.

Cameron Slown
825 Watters Creek Blvd
Allen, TX 75013

Mr. Slown came forward and provided additional details in regard to the applicant's request.

Commissioner Hagaman explained if it was enclosed or if it would roll up.

Chairman Dr. Conway advised that this item will come back before the commission for discussion or action on June 10, 2025.

19. **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.

Jeff Carroll
750 E. Interstate 30
Rockwall, TX 75087

Mr. Carroll came forward and explained there is some issues with residential adjacency and will be working with staff in regards to materials.

Vice-Chairman Womble asked that he would need to meet more of the requirements.

Director of Planning and Zoning Ryan Miller explained if this is the boundary since it has been rezoned.

Chairman Dr. Conway advised that this item will come back before the commission for discussion or action on June 10, 2025.

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

- P2025-012: Final Plat for the Quail Hollow Subdivision (**APPROVED**)
- P2025-014: Final Plat for the Peachtree Meadows Subdivision (**APPROVED**)
- Z2025-012: Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* for 614 E. Boydston Avenue (**2ND READING; APPROVED**)
- Z2025-017: Specific Use Permit (SUP) for a *Church/House of Worship* at 670 N. Stodghill Road (**1ST READING; APPROVED**)
- Z2025-018: Zoning Change (AG to SF-1) for 379 N. Country Lane (**1ST READING; APPROVED**)
- Z2025-020: Specific Use Permit (SUP) for an *Accessory Structure* for 1214 East Fork Road (**1ST READING; APPROVED**)
- Z2025-021: Zoning Change (AG to C) for Fuel City (**1ST READING; APPROVED**)
- Z2025-022: Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* for 704 S. Alamo Road (**DENIED**)

Director of Planning 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 7:20PM

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 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: June 10, 2025

APPLICANT: Chase Finch; Corwin Engineering, Inc.

CASE NUMBER: P2025-016; *Preliminary Plat for the Erwin Farms Subdivision*

SUMMARY

Consider a request by Chase Finch of Corwin Engineering, Inc. on behalf of John Arnold of Erwin Farms SF, LTD for the for the approval of a Preliminary Plat for Erwin Farms Subdivision consisting of 122 residential lots on a 98.198-acre tract of land identified as a portion of Tract 4 of the J. M. Gass Survey, Abstract No. 88, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 104 (PD-104) [*Ordinance No. 25-15*] for Single-Family 10 (SF-10) District land uses, generally located on the southside of North Country Lane east of the intersection of North Country Lane and FM-1141, and take any action necessary.

PLAT INFORMATION

- ☑ Purpose. The purpose of the applicant's request is to Preliminary Plat a 98.198-acre parcel of land (*i.e. Tract 4 of the J. M. Gass Survey, Abstract No. 88*) to show the future establishment of 122 single-family residential lots and six (6) open space lots. The proposed Preliminary Plat also lays out the necessary easements (*e.g. right-of-way, utilities, and drainage*) for the future development of the residential subdivision. Staff should note that in conjunction with the submittal of this Preliminary Plat, the applicant has also submitted a Master Plat [*Case No. P2025-018*] for the Erwin Farms Subdivision.
- ☑ Background. The subject property was annexed on August 30, 1999 by *Ordinance No. 99-33* [*Case No. A1999-001*]. At the time of annexation, the subject property was zoned Agricultural (AG) District. On April 7, 2025, the City Council approved a zoning case [*Case No. Z2025-005*] that changed the zoning designation of the subject property from Agricultural (AG) District to Planned Development District 104 (PD-104) [*Ordinance No. 25-15*] for Single-Family 10 (SF-10) District land uses. Under this Planned Development District ordinance, the subject property was permitted to be developed with a total of 122 single-family residential lots (*or a density of 1.25 dwelling units per acre*) and a minimum of 33.19-acres of open space (*i.e. 25.60% open space on the gross*). The following is a summary of the lot composition and density and dimensional standards contained within Planned Development District 104 (PD-104):

TABLE 1: LOT COMPOSITION

Lot Type	Minimum Lot Size (FT)	Minimum Lot Size (SF)	Dwelling Units (#)	Dwelling Units (%)
A	100' x 120'	12,000 SF	100	81.30%
B	120' x 230'	32,670 SF	17	13.82%
C	120' x 275'	43,560 SF	6	04.88%
<i>Maximum Permitted Units:</i>			123	100.00%

TABLE 2: LOT DIMENSIONAL REQUIREMENTS

	Lot Type (see Concept Plan) ►		
	A	B	C
MINIMUM LOT WIDTH ⁽¹⁾	100'	120'	120'
MINIMUM LOT DEPTH	120'	230'	275'
MINIMUM LOT AREA	12,000 SF	32,670 SF	43,560 SF
MINIMUM FRONT YARD SETBACK ^{(2), (5) & (6)}	25'	30'	30'

MINIMUM SIDE YARD SETBACK	10'	10'	10'
MINIMUM SIDE YARD SETBACK ADJACENT TO A STREET ^{(2), (5), & (6)}	20'	20'	20'
MINIMUM LENGTH OF DRIVEWAY PAVEMENT	25'	25'	25'
MAXIMUM HEIGHT ⁽³⁾	36'	36'	36'
MINIMUM REAR YARD SETBACK ⁽⁴⁾	10'	10'	10'
MINIMUM AREA/DWELLING UNIT (SF) ⁽⁷⁾	2,800 SF	3,000 SF	3,000 SF
MAXIMUM LOT COVERAGE	65%	60%	60%

GENERAL NOTES:

- 1: LOTS FRONTING ONTO CURVILINEAR STREETS, CUL-DE-SACS AND EYEBROWS MAY HAVE THE FRONT LOT WIDTH REDUCED BY 20% AS MEASURED AT THE *FRONT YARD BUILDING SETBACK*. ADDITIONALLY, THE LOT DEPTH ON LOTS FRONTING ONTO CURVILINEAR STREETS, CUL-DE-SACS AND EYEBROWS MAY BE REDUCED BY UP TO TEN (10) PERCENT, BUT SHALL MEET THE MINIMUM LOT SIZE FOR EACH LOT TYPE REFERENCED IN *TABLE 1*.
- 2: THE LOCATION OF THE *FRONT YARD BUILDING SETBACK* AS MEASURED FROM THE FRONT PROPERTY LINE.
- 3: THE *MAXIMUM HEIGHT* SHALL BE MEASURED TO THE EAVE OR TOP PLATE (*WHICHEVER IS GREATER*) OF THE SINGLE-FAMILY HOME.
- 4: THE LOCATION OF THE *REAR YARD BUILDING SETBACK* AS MEASURED FROM THE REAR PROPERTY LINE.
- 5: SUNROOMS, PORCHES, STOOPS, BAY WINDOWS, BALCONIES, MASONRY CLAD CHIMNEYS, EAVES AND SIMILAR ARCHITECTURAL FEATURES MAY ENCROACH BEYOND THE *FRONT YARD BUILDING SETBACK* BY UP TO TEN (10) FEET FOR ANY PROPERTY; HOWEVER, THE ENCROACHMENT SHALL NOT EXCEED FIVE (5) FEET ON *SIDE YARD SETBACKS*. A SUNROOM IS AN ENCLOSED ROOM NO MORE THAN 15-FEET IN WIDTH THAT HAS GLASS ON AT LEAST 50% OF EACH OF THE ENCROACHING FACES.
- 6: ALL *CORNER LOTS* THAT BACK TO A LOT THAT FRONTS ONTO THE SAME STREET THAT THE *CORNER LOT SIDES TO* (*I.E. A KEYSTONE LOT*), SHALL HAVE A SIDE SETBACK THAT IS EQUAL TO THE FRONT SETBACK OF THE FRONTING LOT. IN ADDITION, NO SOLID FENCE SHALL BE SITUATED WITHIN THIS SETBACK.
- 7: AIR-CONDITIONED SPACE.

Parks Board. On June 3, 2025, the Parks and Recreation Board reviewed the *Preliminary Plat* and made the following recommendations concerning the proposed subdivision:

- (1) The property owner shall pay pro-rata equipment fees of \$183,390.40 (*i.e. \$1503.20 x 122 Lots*).
- (2) The property owner shall pay cash-in-lieu of land fees of \$214,605.32 (*i.e. \$1759.06 x 122 Lots*).

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 *Erwin Farms Subdivision* 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) 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 _____

SUBDIVISION

Erwin Farms

LOT _____

BLOCK _____

GENERAL LOCATION

South of Country Club

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING

PD-104

CURRENT USE

SF

PROPOSED ZONING _____

PROPOSED USE _____

ACREAGE

98.198

LOTS [CURRENT] _____

LOTS [PROPOSED] _____

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- 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

Erwin Farms SF, LTD.

APPLICANT

Corwin Engineering, Inc.

CONTACT PERSON

John Arnold

CONTACT PERSON

Chase Finch

ADDRESS

8214 Westchester Dr. Ste. 900

ADDRESS

200 W. Belmont, Ste. E

CITY, STATE & ZIP

Dallas, Tx 75202

CITY, STATE & ZIP

Allen, Texas 75013

PHONE

214-522-4945

PHONE

972-396-1200

E-MAIL

jarnold@skorburgcompany.com

E-MAIL

cfinch@corwinengineering.com

NOTARY VERIFICATION [REQUIRED]

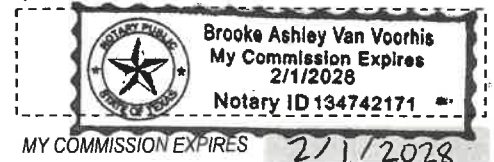
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED John Arnold [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 1,672.97 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE May 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."

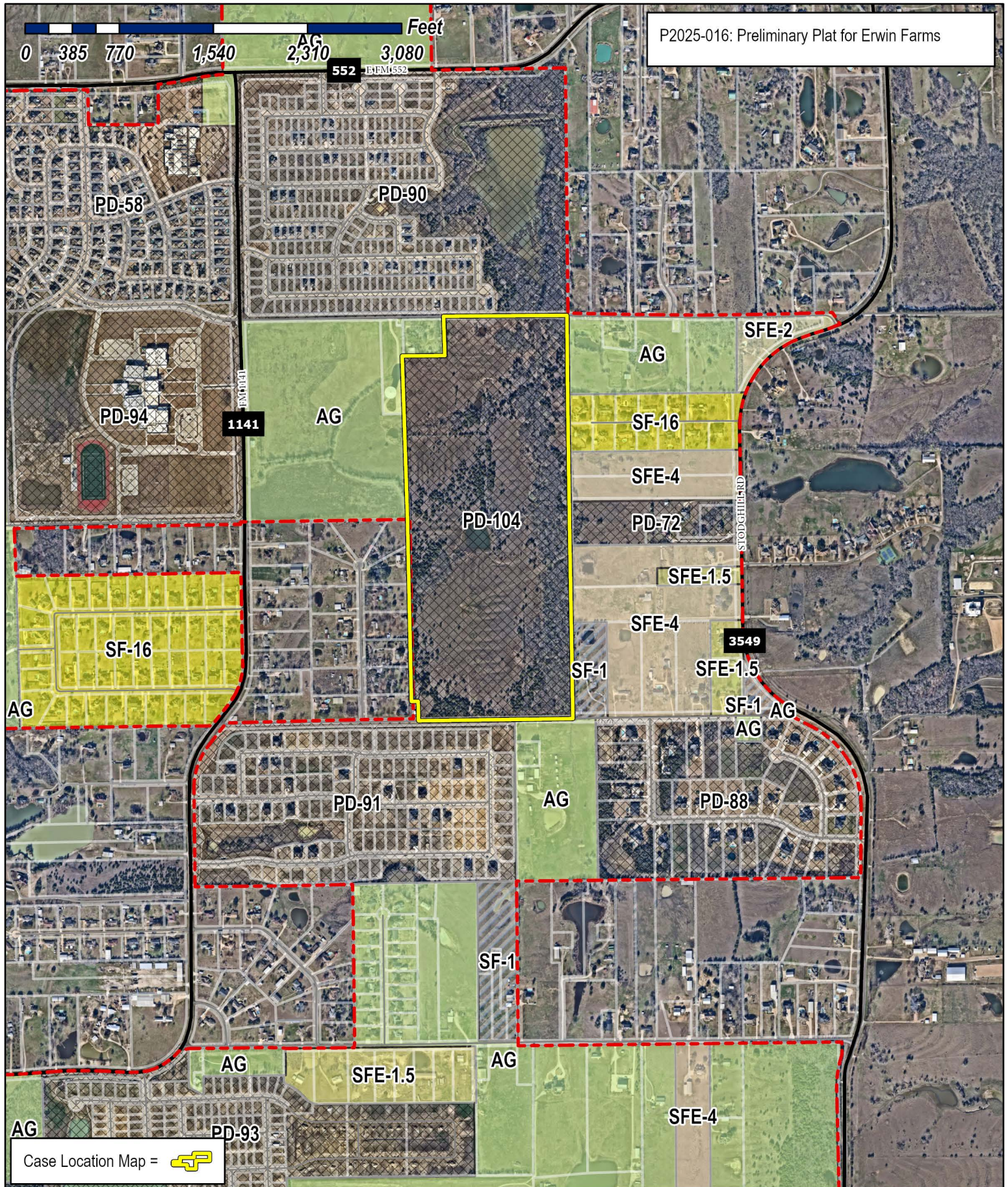
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 12 DAY OF May, 2025.


OWNER'S SIGNATURE _____

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS _____



MY COMMISSION EXPIRES 2/1/2028



Case Location Map = 



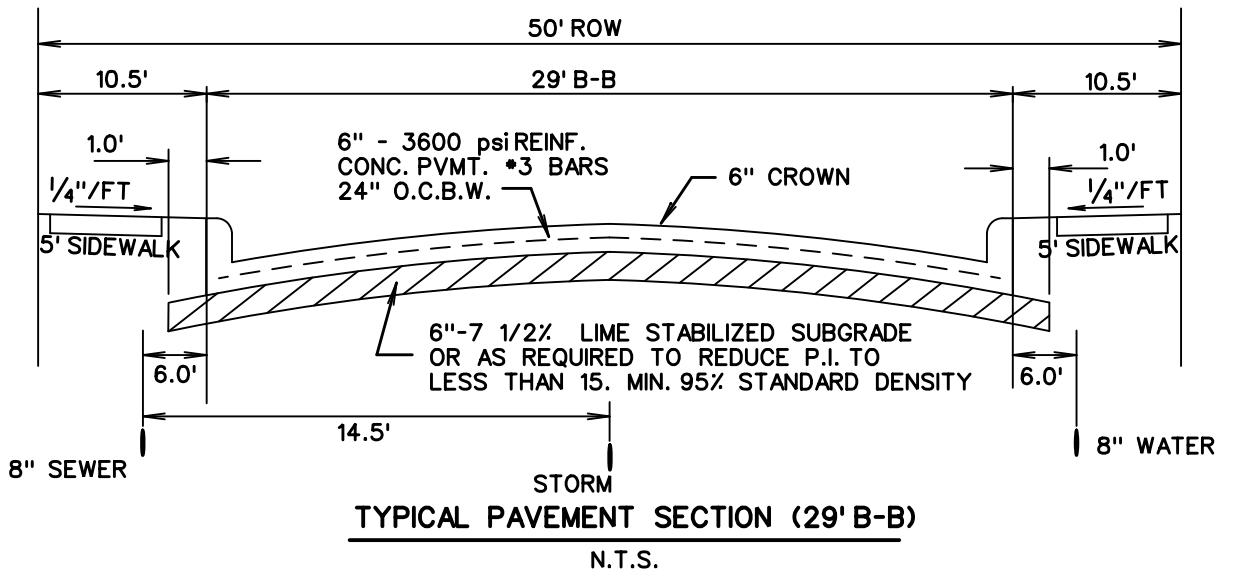
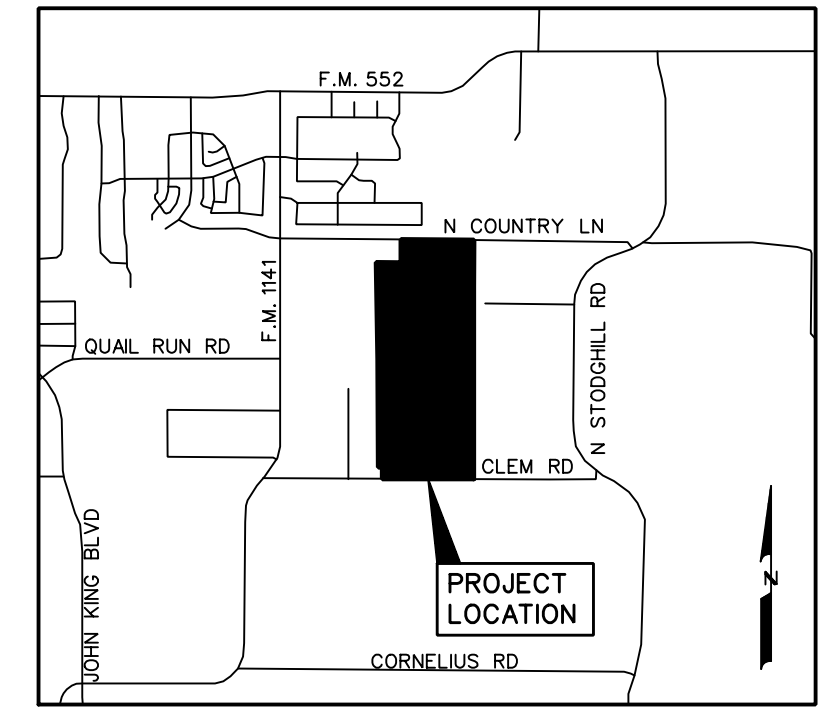
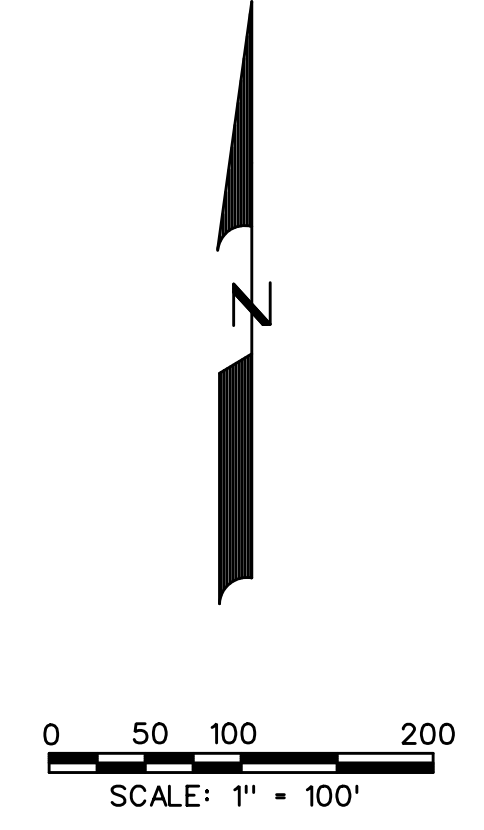
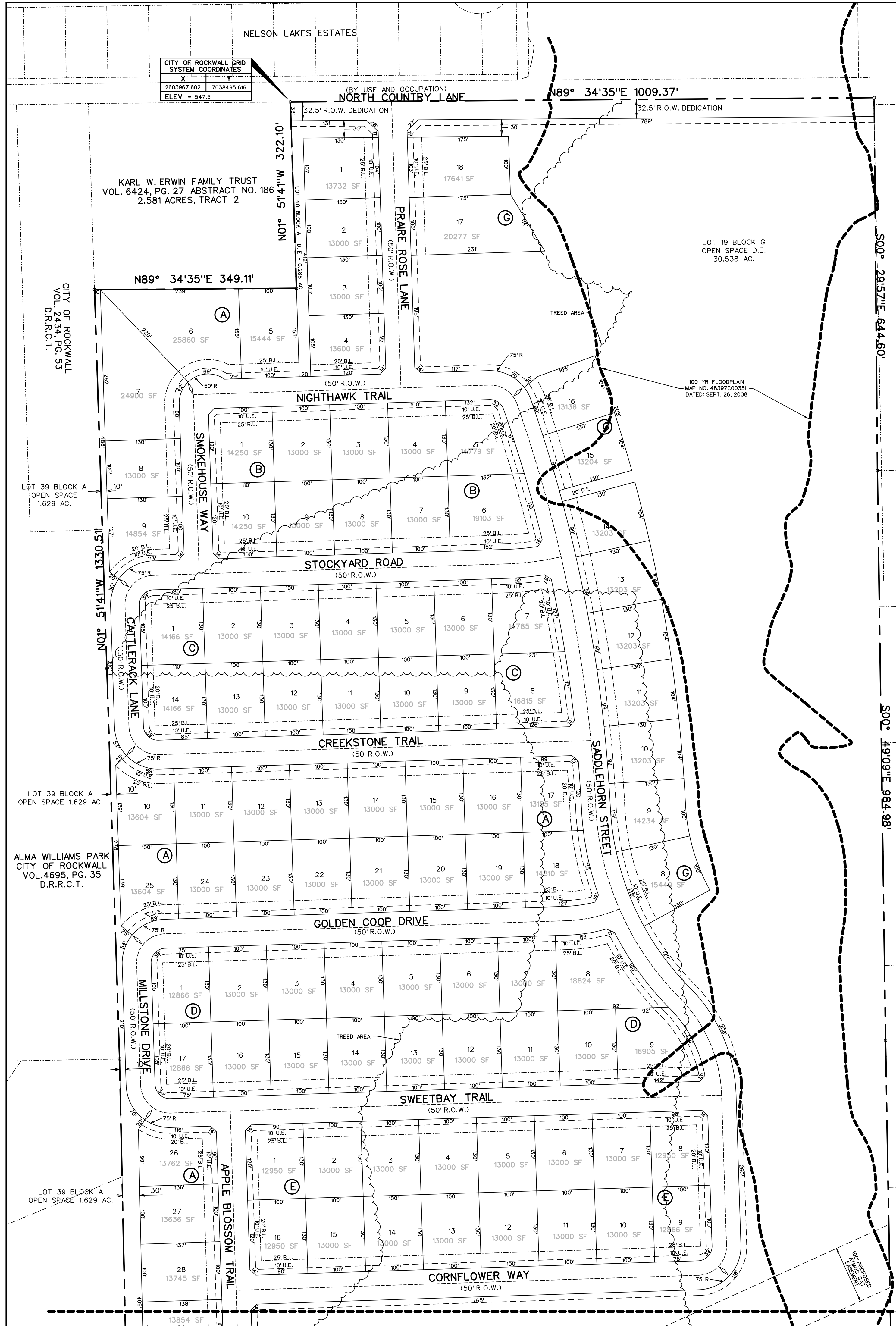
City of Rockwall

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

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



CITY OF ROCKWALL GRID SYSTEM COORDINATES		
X	Y	ELEV.
2603967.602	7038495.616	547.5



- NOTES:
- Bearings are referenced to a 98.198 acre tract, as recorded in Deed No. in the Deed Records of Rockwall County, Texas.
 - All lot lines are radial/perpendicular to the street unless otherwise noted by bearing.
 - 1/2" iron rods with "CORWIN ENGR. INC." caps set at all boundary corners, block corners, points of curvature, points of tangency, and angle points in public right-of-way unless otherwise noted.
 - LEGEND
 B.L. - Building Line
 U.E. - Utility Easements
 C.M. - Controlling Monument
 S.S.E. - Sanitary Sewer Easement
 D.E. - Drainage Easement
 - - - - - Tread area
 - - - - - City Limits
 - - - - - Street Name Change
 - The property owner shall be responsible for maintaining, repairing, and replacing and shall bear sole liability of all systems within the drainage and detention easements.
 - All decorative signage posts, or lights installed in public right-of-way shall be installed, maintained, repaired, and replaced by the Homeowner's Association (HOA).
 - All landscape, drainage and detention easements are to be owned, maintained, repaired and replaced by the Homeowners Association.
 - Selling a portion of this addition by metes and bounds is unlawful and a violation of the Subdivision Ordinance of the City of Rockwall and Chapter 212, Municipal Regulation of Subdivisions and Property Development, of the Texas Local Government Code, and shall be subject to the City of Rockwall withholding utilities and building permits.
 - It shall be the policy of the City of Rockwall to withhold issuing buildings permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a subdivision plat by the City of Rockwall does not constitute any representation, assurance or guarantee that any building within such subdivision plat shall be approved, authorized, or permit issued, nor shall such approval constitute any representation, assurance or guarantee by the City of Rockwall of the adequacy and availability for water and sanitary sewer for personal use and fire protection within such subdivision plat, as required under the Subdivision Ordinance of the City of Rockwall.
 - Septic systems shall only be used on Lot Types B & C and must comply with applicable On-Site Sewage Facility (OSSF) standards.
 - Homeowners Association (HOA) will be responsible for the ongoing maintenance of all trails, open space, and associated amenities.

CAROL ALLEY DEJARNETT AND KENNETH GLENN DEJARNETT TRACT NO. 2 CALLED 5.9825 ACRES VOL. 2216, PG. 197 D.R.R.C.T.

NORTHCREST ESTATES ADDITION II CAB. A, PG. 303 P.R.R.C.T.

STEPHEN RICHARD ERBERT AND PATRICIA ERBERT VOL. 5722, PG. 62 D.R.R.C.T.

WATSON ESTATES CAB. G, PG. 319 P.R.R.C.T.

JAMES WILLIAM WALK JR. AND RENEE LUCILLE BURNS AS TRUSTEES OF THE JAMES WILLIAM WALK, JR. LIVING TRUST VOL. 6107, PG. 305 D.R.R.C.T.

PRELIMINARY PLAT OF
ERWIN FARMS
 TOTAL RESIDENTIAL LOTS 122
 TOTAL OPEN SPACE LOTS 6
 TOTAL ACRES 98.198 or 4,277,504.88 SF
 OUT OF THE

JOHN M. GASS SURVEY,
 ABSTRACT NO. 88
 IN THE
 CITY OF ROCKWALL
 ROCKWALL COUNTY, TEXAS

OWNER
KARL DANIEL ERWIN
 6946 SPERRY STREET
 DALLAS, TEXAS 75214
 DEVELOPER
SKORBURG COMPANY, LLC.
 8214 WESTCHESTER DRIVE, STE. 900
 DALLAS, TEXAS 75225

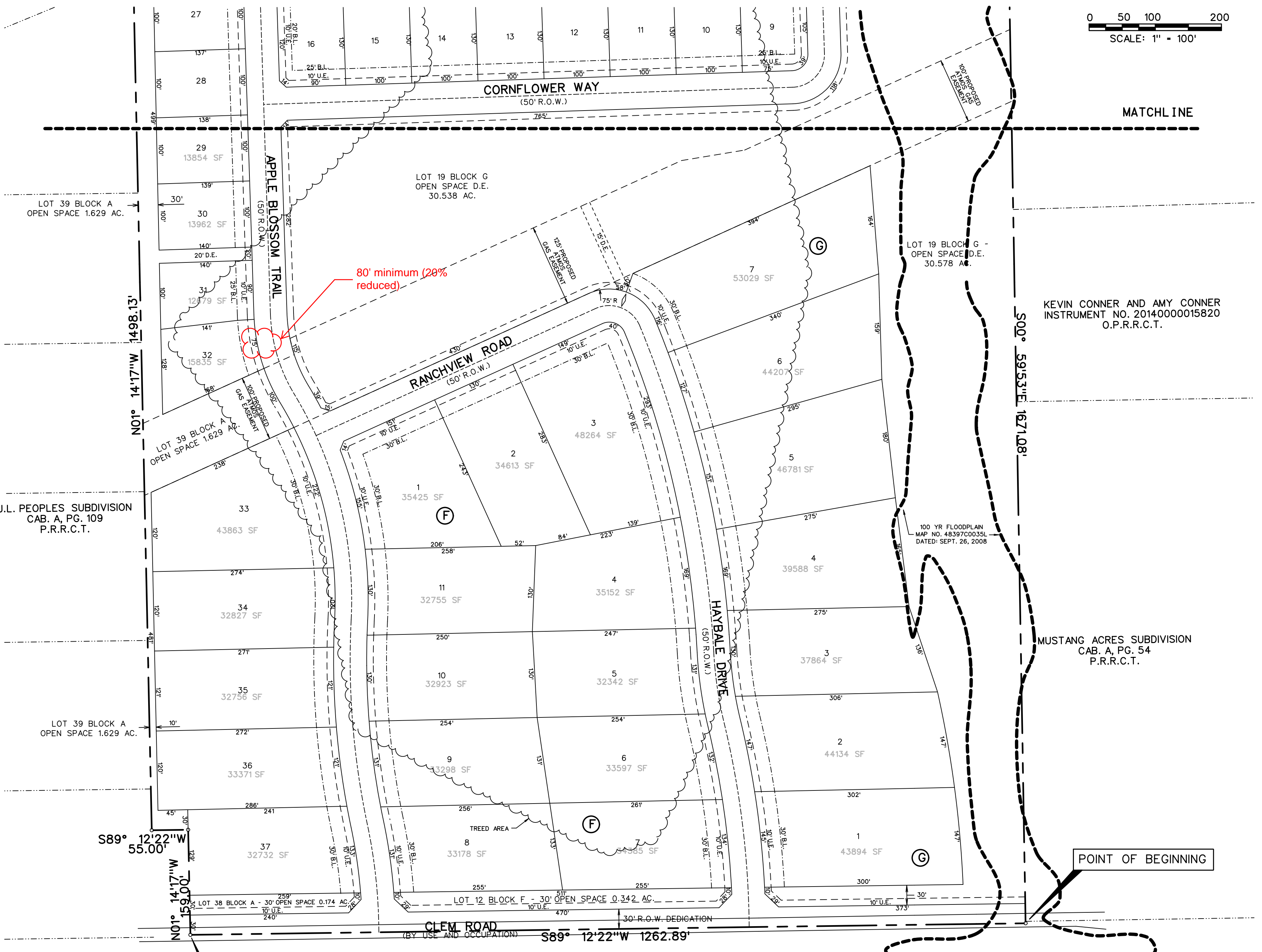
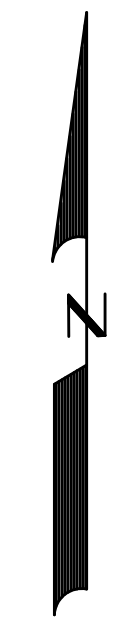
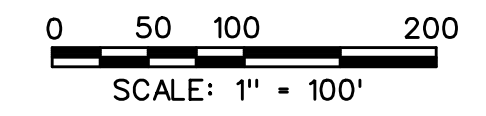
PREPARED BY
CORWIN ENGINEERING, INC.
 200 W. BELMONT, SUITE E
 ALLEN, TEXAS 75013
 972-396-1200

LOT SUMMARY

LOT TYPE	A	B	C	
TOTAL LOTS	100	17	6	123
TOTAL OPEN SPACE				32.64 AC.
TOTAL OPEN SPACE X				19.634 AC.

TOTAL ACRES	98.198
DWELLING UNITS	123
POPULATION DENSITY	1.25
ZONING	PD-104
TOTAL OPEN SPACE ACRES	32.64
LAND USE	SINGLE FAMILY DEVELOPMENT

MAY 2025 SCALE 1" = 100'



CITY OF ROCKWALL GRID SYSTEM COORDINATES	
X	Y
2603771.443	7035215.911
ELEV = 571.5	

LEGAL DESCRIPTION

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

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

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

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

THENCE South 89 degrees 12 minutes 22 seconds West, with the north line of said Mt. Zion Water Supply Corp. tract and the west line of said Erwin tract, a distance of 55.00 feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set at the northwest corner of said Mt. Zion Water Supply Corp. tract, also being in the east line of J.L. Peoples Subdivision, an addition to the County of Rockwall, Texas, according to the plat recorded in Cabinet A, Page 105, Plat Records of Rockwall County, Texas (P.R.R.C.T.);

THENCE North 01 degrees 14 minutes 17 seconds West, with the east line of said J.L. Peoples Subdivision and the west line of said Erwin tract; a distance of 1498.13 feet to a 1/2-inch iron rod found at the northeast corner of said J.L. Peoples Subdivision, also being the southeast corner of a tract of land described in the Warranty Deed to City of Rockwall recorded in Volume 4895, Page 35, D.R.R.C.T.;

THENCE North 01 degrees 51 minutes 41 seconds West, with the west line of said Erwin tract, the east line of said City of Rockwall tract (Volume 4695, Page 35), and the east line of a tract of land described in the Warranty Deed to City of Rockwall recorded in Volume 2434, Page 53, D.R.R.C.T., a distance of 1330.51 feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set;

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

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

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

THENCE South 00 degrees 29 minutes 57 seconds East, with the east line of said Erwin tract and generally with the west line of a tract of land awarded to Carol Alley DeJarnett and described as Tract 2 in the Clarified Final Decree of Divorce recorded in Volume 2216, Page 197, D.R.R.C.T., a distance of 644.60 feet to the southwest corner (unable to set) of said Tract 2, also being the northwest corner of Northcrest Estates Addition II, an addition to the County of Rockwall, Texas, according to the plat recorded in Cabinet A, Page 303, P.R.R.C.T.;

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

THENCE South 00 degrees 59 minutes 53 seconds East, with the east line of said Erwin tract, the west line of said Watson Estates, the west line of a tract of land described in the Warranty Deed to James William Volk, Jr. and Renee Lucille Burns, as Trustees of the James William Volk, Jr. Living Trust, recorded in Volume 6107, Page 305, D.R.R.C.T., the west line of a tract of land described in the General Warranty Deed to Kevin Conner and Amy Conner recorded in Document Number 2014000015820, Official Public Records of Rockwall County, Texas, and the west line of Mustang Acres Subdivision, an addition to the County of Rockwall, Texas, according to the plat recorded in Cabinet A, Page 54, P.R.R.C.T., a distance of 1671.08 feet to the POINT OF BEGINNING and containing 4,277,500 square feet (98.198 acres) of land, of which a portion lies within publicly used roadways.

TRACT 2

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

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

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

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

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

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

NOTES:

- Septic systems shall only be used on Lot Types B & C. Lots must comply with applicable On-Site Sewage Facility (OSSF) standards.
- Homeowners Association (HOA) will be responsible for the ongoing maintenance of all trails, open space and associated amenities.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
STATE OF TEXAS
COUNTY OF ROCKWALL

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

- No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
- Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
- The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
- The developer/property owner and subdivision engineer shall bear total responsibility for storm drain improvements.
- The developer/property owner shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
- No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done or until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

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

SKORBURG COMPANY, LLC.

John Arnold

STATE OF TEXAS
COUNTY OF DALLAS

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

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

Notary Public in and for the State of Texas

APPROVED:

I hereby certify that the above and foregoing Preliminary Plat was reviewed by the planning and zoning commission and approved by the city council of the City of Rockwall, Texas for the preparation of a final plat on the _____ day of _____, 2025.

Mayor, City of Rockwall Planning & Zoning Commission Chairman

SURVEYOR CERTIFICATE

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

DATED the this _____ day of _____, 2025.

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

PRELIMINARY PLAT
OF
ERWIN FARMS
TOTAL RESIDENTIAL LOTS 122
TOTAL OPEN SPACE LOTS 6
TOTAL ACRES 98.198 or 4,277,504.88 SF

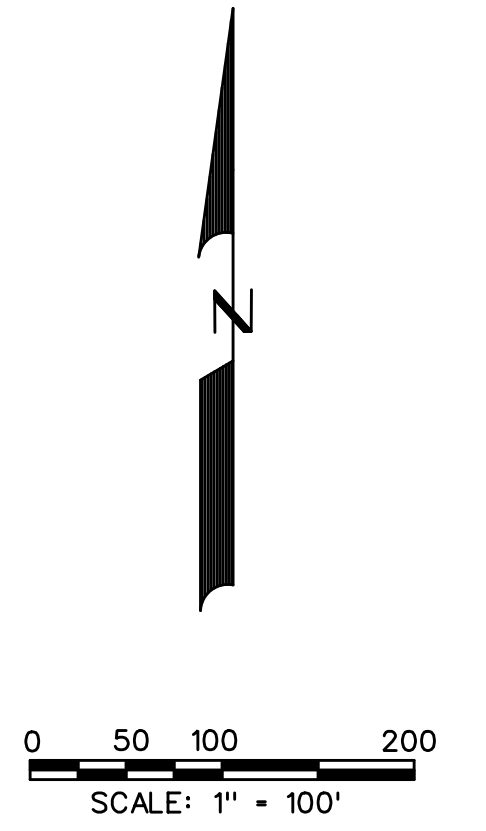
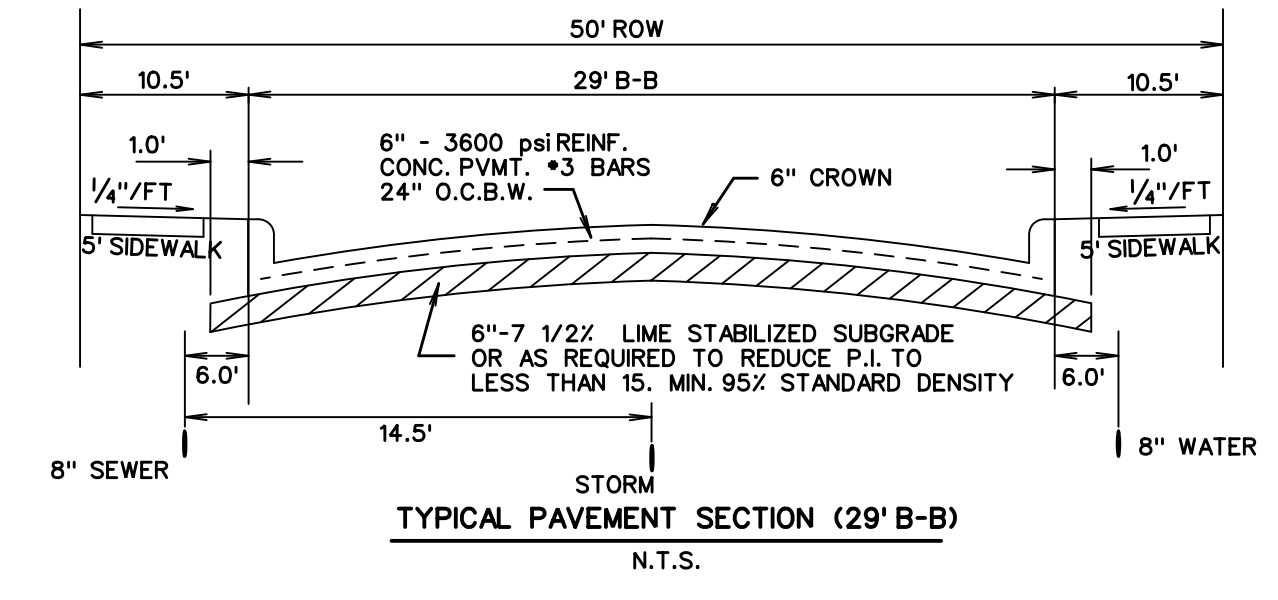
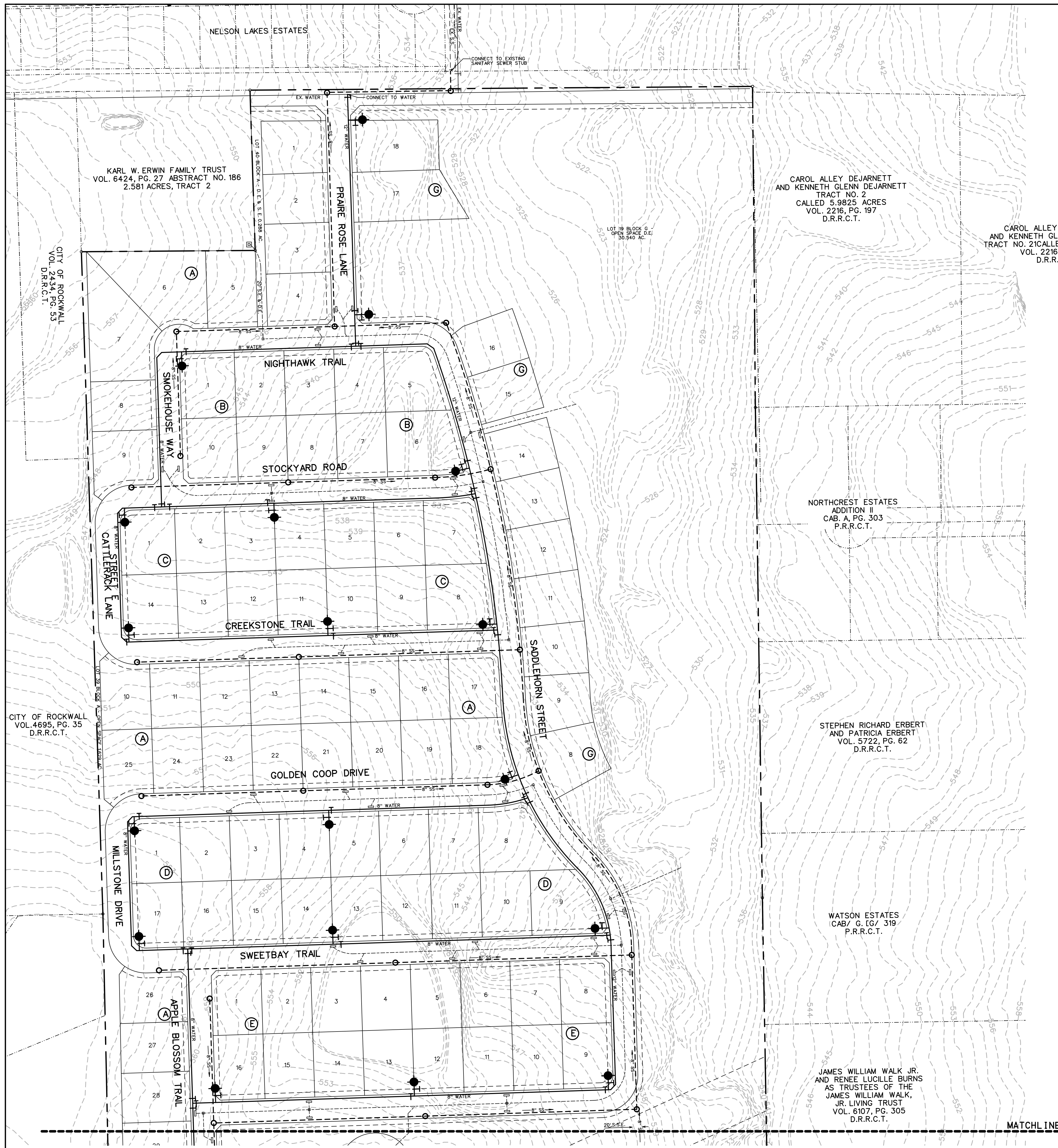
OUT OF THE
**JOHN M. GASS SURVEY,
ABSTRACT NO. 88**

IN THE
**CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS**

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DEVELOPER
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200 W. BELMONT, SUITE E
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972-396-1200

MAY 2025 SCALE 1" = 100'
CORWIN JOB #25024



- LEGEND**
- PROP. WATER LINE
 - PROP. FIRE HYDRANT AND VALVE
 - PROP. GATE VALVE
 - PROP. FLUSH VALVE
 - EXIST. WATER LINE
 - EXIST. FIRE HYDRANT AND VALVE
 - PROP. SANITARY SEWER
 - PROP. MANHOLE
 - PROP. CLEANOUT
 - EXIST. SANITARY SEWER
 - EXIST. MANHOLE
 - PROP. STORM SEWER
 - PROP. CURB INLETS
 - PROP. CONC. HEADWALL

PRELIMINARY
WATER & SEWER PLAN
OF

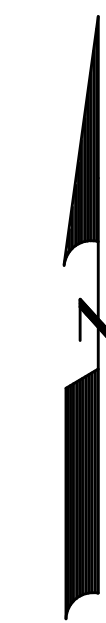
ERWIN FARMS
 LOTS 1-40, BLOCK A
 LOTS 1-10, BLOCK B
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 TOTAL ACRES 98.198
 TOTAL RESIDENTIAL LOTS 122
 TOTAL OPEN SPACE LOTS 7
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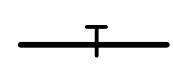



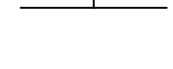

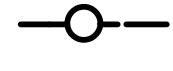
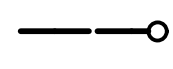
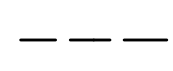



MAY 2025 SCALE 1" = 100'



0 50 100 200
SCALE: 1" = 100'



LEGEND

-  PROP. WATER LINE
-  PROP. FIRE HYDRANT AND VALVE
-  PROP. GATE VALVE
-  PROP. FLUSH VALVE
-  EXIST. WATER LINE
-  EXIST. FIRE HYDRANT AND VALVE
-  PROP. SANITARY SEWER
-  PROP. MANHOLE
-  PROP. CLEANOUT
-  EXIST. SANITARY SEWER
-  EXIST. MANHOLE
-  PROP. STORM SEWER
-  PROP. CURB INLETS
-  PROP. CONC. HEADWALL

J.L. PEOPLES SUBDIVISION
CAB. A, PG. 109
P.R.R.C.T.

KEVIN CONNER AND AMY CONNER
INSTRUMENT NO. 20140000015820
O.P.R.R.C.T.

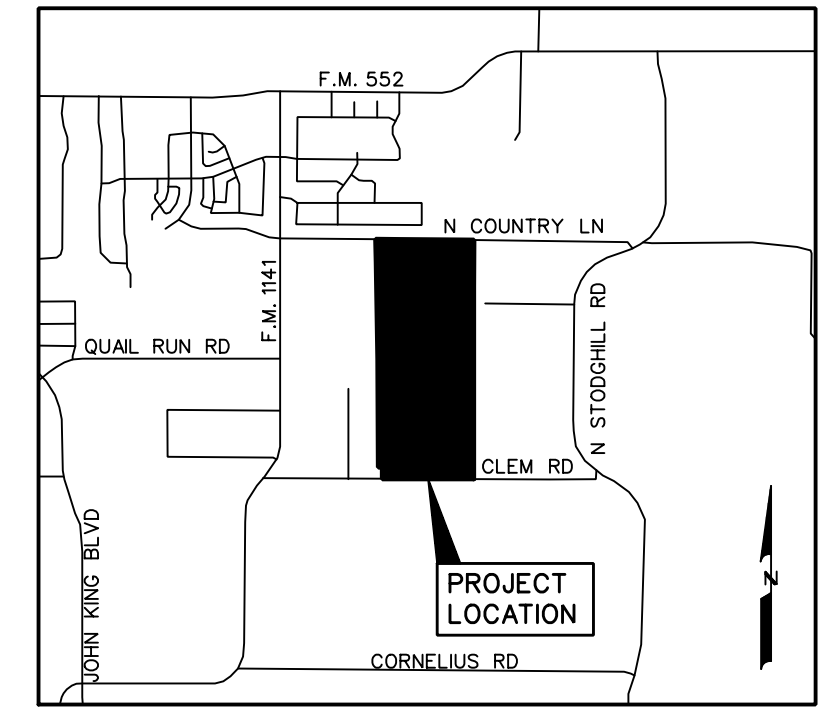
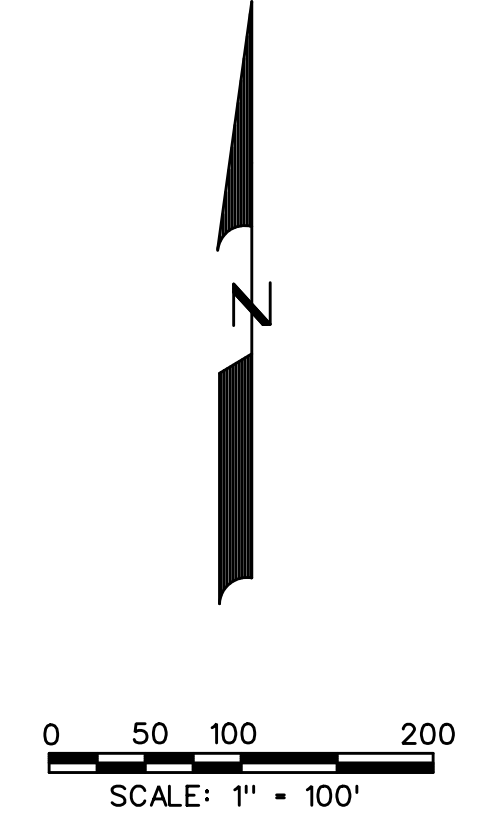
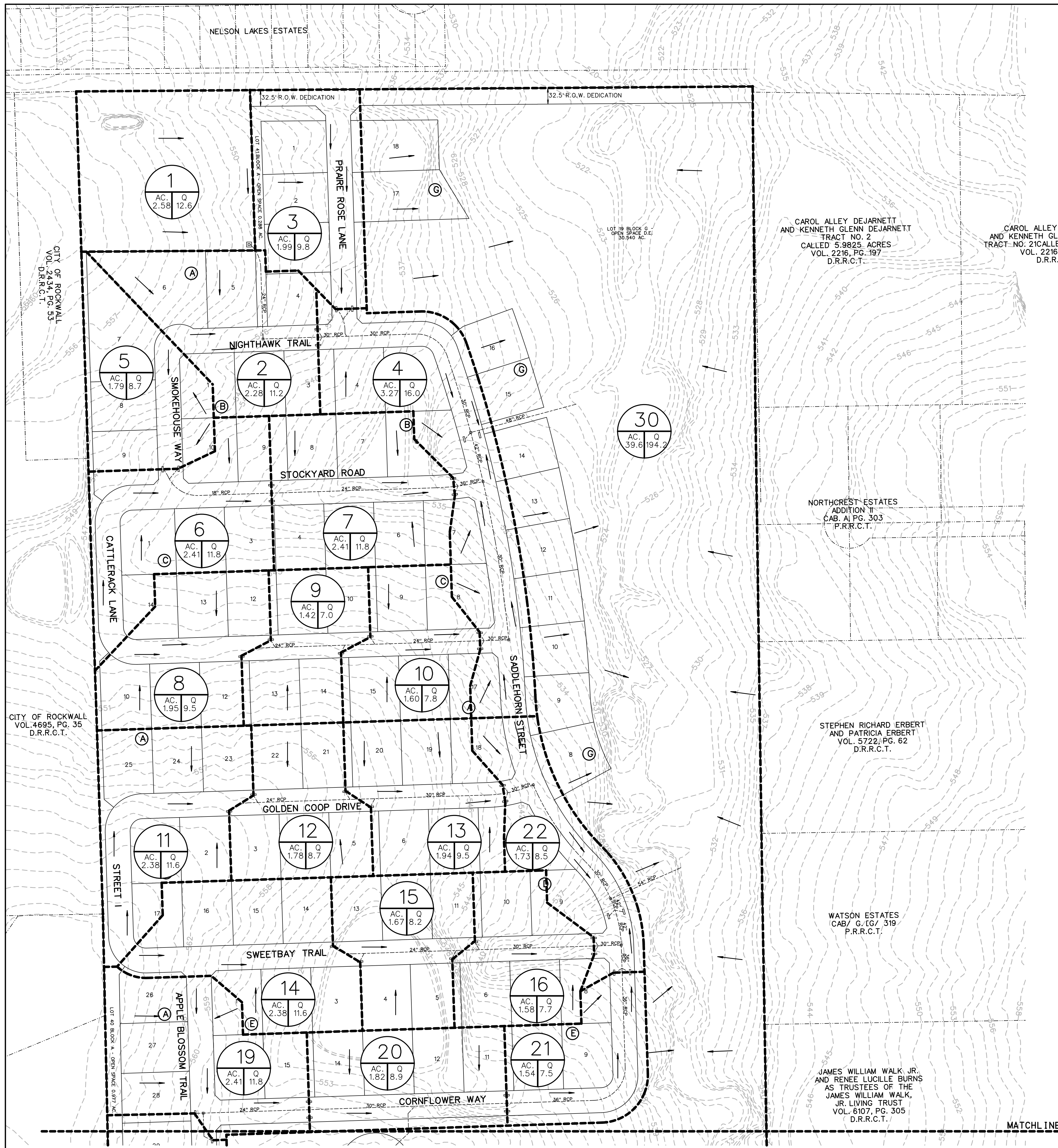
MUSTANG ACRES SUBDIVISION
CAB. A, PG. 54
P.R.R.C.T.

WINDING CREEK SUBDIVISION

A0072 WM DALTON
TRACT 24, 19.06 ACRES

PRELIMINARY
WATER & SEWER PLAN
OF
ERWIN FARMS
LOTS 1-40, BLOCK A
LOTS 1-10, BLOCK B
LOTS 1-14, BLOCK C
LOTS 1-17, BLOCK D
LOTS 1-16, BLOCK E
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LOTS 1-19, BLOCK G
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TOTAL OPEN SPACE LOTS 7
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MAY 2025 SCALE 1" = 100'



LOCATION MAP
N.T.S.

LEGEND

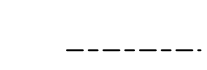
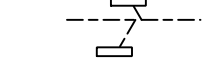



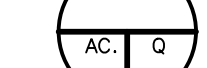

- PROP. STORM SEWER
- PROP. CURB INLETS
- PROP. CONC. HEADWALL
- EXIST. STORM SEWER
- DRAINAGE AREA DIVIDE
- FLOW ARROW
- DRAINAGE AREA NO.

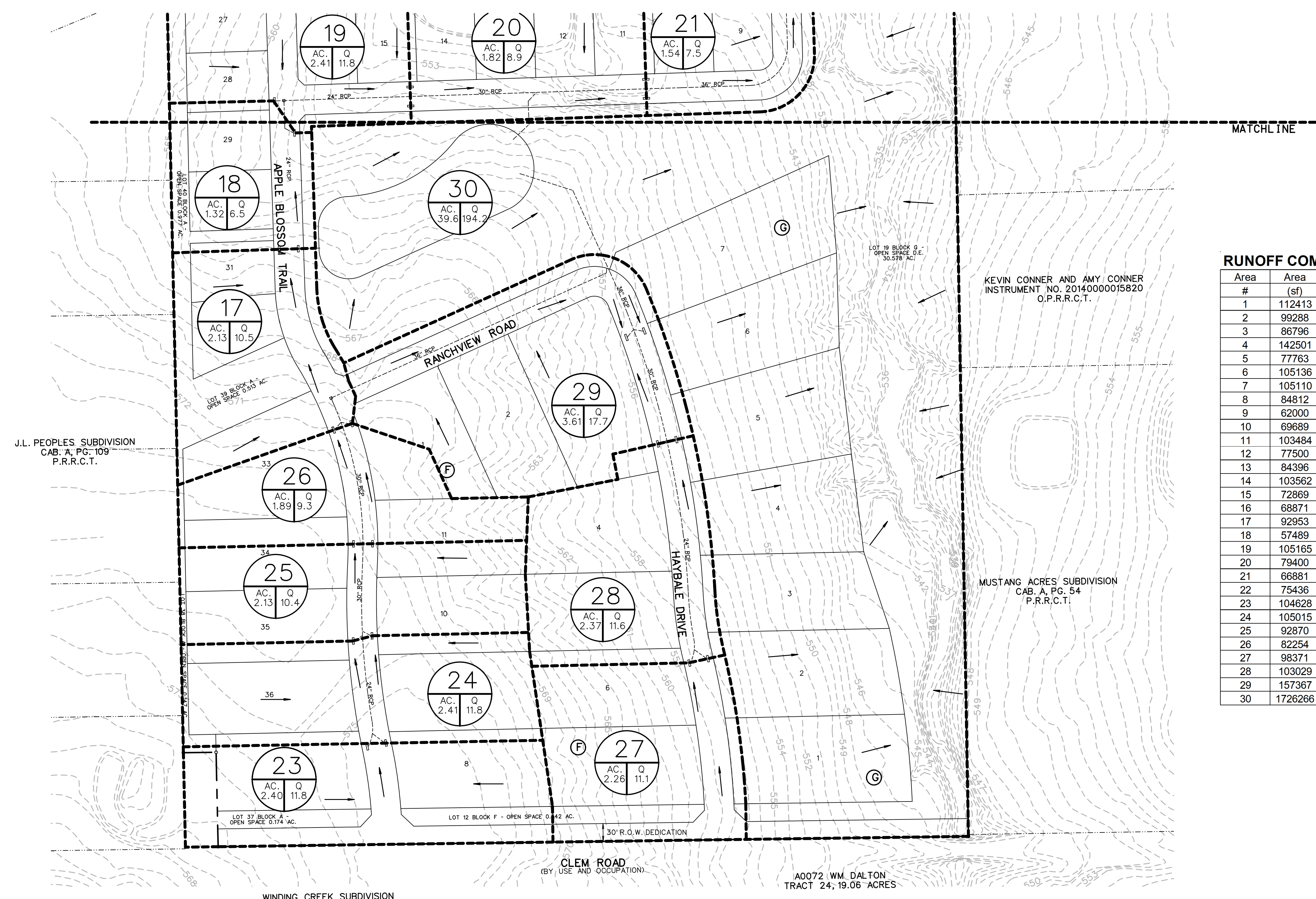
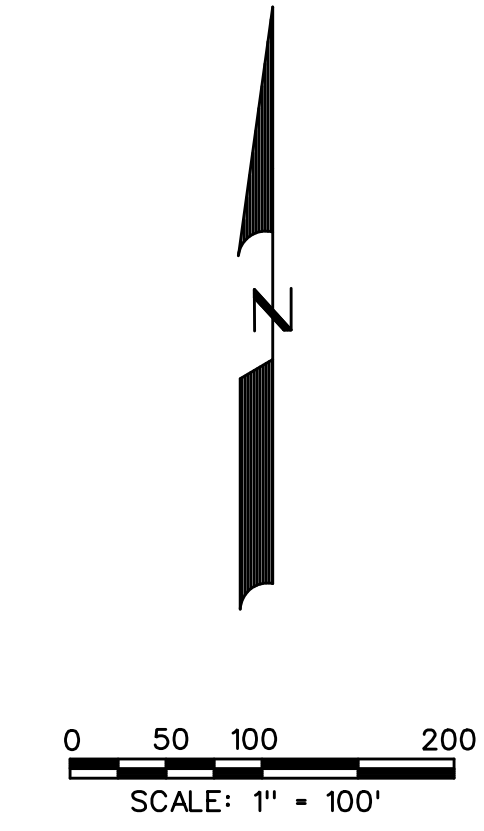
RUNOFF COMPUTATIONS

#	Area (sf)	Area (acres)	Runoff Coefficient	CA	Tc (min)	I(100) (in/hr)	Q(100) (cfs)
1	112413	2.58	0.50	1.29	10	9.80	12.6
2	99288	2.28	0.50	1.14	10	9.80	11.2
3	86796	1.99	0.50	1.00	10	9.80	9.8
4	142501	3.27	0.50	1.64	10	9.80	16.0
5	77763	1.79	0.50	0.89	10	9.80	8.7
6	105136	2.41	0.50	1.21	10	9.80	11.8
7	105110	2.41	0.50	1.21	10	9.80	11.8
8	84812	1.95	0.50	0.97	10	9.80	9.5
9	62000	1.42	0.50	0.71	10	9.80	7.0
10	69689	1.60	0.50	0.80	10	9.80	7.8
11	103484	2.38	0.50	1.19	10	9.80	11.6
12	77500	1.78	0.50	0.89	10	9.80	8.7
13	84396	1.94	0.50	0.97	10	9.80	9.5
14	103562	2.38	0.50	1.19	10	9.80	11.6
15	72869	1.67	0.50	0.84	10	9.80	8.2
16	68871	1.58	0.50	0.79	10	9.80	7.7
17	92953	2.13	0.50	1.07	10	9.80	10.5
18	57489	1.32	0.50	0.66	10	9.80	6.5
19	105165	2.41	0.50	1.21	10	9.80	11.8
20	79400	1.82	0.50	0.91	10	9.80	8.9
21	66881	1.54	0.50	0.77	10	9.80	7.5
22	75436	1.73	0.50	0.87	10	9.80	8.5
23	104628	2.40	0.50	1.20	10	9.80	11.8
24	105015	2.41	0.50	1.21	10	9.80	11.8
25	92870	2.13	0.50	1.07	10	9.80	10.4
26	82254	1.89	0.50	0.94	10	9.80	9.3
27	98371	2.26	0.50	1.13	10	9.80	11.1
28	103029	2.37	0.50	1.18	10	9.80	11.6
29	157367	3.61	0.50	1.81	10	9.80	17.7
30	1726266	39.63	0.50	19.81	10	9.80	194.2

PRELIMINARY DRAINAGE AREA MAP
OF
ERWIN FARMS
LOTS 1-40, BLOCK A
LOTS 1-10, BLOCK B
LOTS 1-14, BLOCK C
LOTS 1-17, BLOCK D
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LEGEND

-  PROP. STORM SEWER
-  PROP. CURB INLETS
-  PROP. CONC. HEADWALL
-  EXIST. STORM SEWER
-  DRAINAGE AREA DIVIDE
-  FLOW ARROW
-  DRAINAGE AREA NO.



RUNOFF COMPUTATIONS

Area #	Area (sf)	Area (acres)	Runoff Coefficient	CA	Tc (min)	I(100) (in/hr)	Q(100) (cfs)
1	112413	2.58	0.50	1.29	10	9.80	12.6
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3	86796	1.99	0.50	1.00	10	9.80	9.8
4	142501	3.27	0.50	1.64	10	9.80	16.0
5	77763	1.79	0.50	0.89	10	9.80	8.7
6	105136	2.41	0.50	1.21	10	9.80	11.8
7	105110	2.41	0.50	1.21	10	9.80	11.8
8	84812	1.95	0.50	0.97	10	9.80	9.5
9	62000	1.42	0.50	0.71	10	9.80	7.0
10	69689	1.60	0.50	0.80	10	9.80	7.8
11	103484	2.38	0.50	1.19	10	9.80	11.6
12	77500	1.78	0.50	0.89	10	9.80	8.7
13	84396	1.94	0.50	0.97	10	9.80	9.5
14	103562	2.38	0.50	1.19	10	9.80	11.6
15	72869	1.67	0.50	0.84	10	9.80	8.2
16	68871	1.58	0.50	0.79	10	9.80	7.7
17	92953	2.13	0.50	1.07	10	9.80	10.5
18	57489	1.32	0.50	0.66	10	9.80	6.5
19	105165	2.41	0.50	1.21	10	9.80	11.8
20	79400	1.82	0.50	0.91	10	9.80	8.9
21	66881	1.54	0.50	0.77	10	9.80	7.5
22	75436	1.73	0.50	0.87	10	9.80	8.5
23	104628	2.40	0.50	1.20	10	9.80	11.8
24	105015	2.41	0.50	1.21	10	9.80	11.8
25	92870	2.13	0.50	1.07	10	9.80	10.4
26	82254	1.89	0.50	0.94	10	9.80	9.3
27	98371	2.26	0.50	1.13	10	9.80	11.1
28	103029	2.37	0.50	1.18	10	9.80	11.6
29	157367	3.61	0.50	1.81	10	9.80	17.7
30	1726266	39.63	0.50	19.81	10	9.80	194.2

PRELIMINARY DRAINAGE AREA MAP OF
ERWIN FARMS
 LOTS 1-40, BLOCK A
 LOTS 1-10, BLOCK B
 LOTS 1-14, BLOCK C
 LOTS 1-17, BLOCK D
 LOTS 1-16, BLOCK E
 LOTS 1-12, BLOCK F
 LOTS 1-19, BLOCK G
 TOTAL ACRES 98.198
 TOTAL RESIDENTIAL LOTS 122
 TOTAL OPEN SPACE LOTS 7
 OUT OF THE
 JOHN M. GASS SURVEY,
 ABSTRACT NO. 88
 IN THE
 CITY OF ROCKWALL
 ROCKWALL COUNTY, TEXAS
 OWNER
 KARL DANIEL ERWIN
 6946 SPERRY STREET
 DALLAS, TEXAS 75214
 DEVELOPER
 SKORBURG COMPANY, LLC.
 8214 WESTCHESTER DRIVE, STE. 900
 DALLAS, TEXAS 75225
 PREPARED BY
 CORWIN ENGINEERING, INC.
 200 W. BELMONT, SUITE E
 ALLEN, TEXAS 75013
 972-396-1200



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: June 10, 2025
APPLICANT: Chase Finch; *Corwin Engineering, Inc.*
CASE NUMBER: P2025-018; *Master Plat for the Quail Hollow Subdivision*

SUMMARY

Discuss and consider a request by Chase Finch of Corwin Engineering, Inc. on behalf of John Arnold of Erwin Farms SF, LTD for the for the approval of a Master Plat for Erwin Farms Subdivision consisting of 122 residential lots on a 98.198-acre tract of land identified as a portion of Tract 4 of the J. M. Gass Survey, Abstract No. 88, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 104 (PD-104) [*Ordinance No. 25-15*] for Single-Family 10 (SF-10) District land uses, generally located on the southside of North Country Lane east of the intersection of North Country Lane and FM-1141, and take any action necessary.

PLAT INFORMATION

- ☑ The applicant is requesting the approval of a Master Plat for the Erwin Farms Subdivision. The Erwin Farms Subdivision will be a single phase, master planned community that will consist of 122 single-family residential lots on a 98.198-acre tract of land. Along with the submittal of the Master Plat, the applicant has provided a Parks and Open Space Plan that indicates the location of the trails, open space, and amenities proposed subdivision. It should be noted that the applicant has also submitted a Preliminary Plat [*i.e. Case No. P2025-016*] concurrently with this Master Plat.
- ☑ The subject property was annexed on August 30, 1999 by Ordinance No. 99-33 [*Case No. A1999-001*]. At the time of annexation, the subject property was zoned Agricultural (AG) District. On April 7, 2025, the City Council approved a zoning case [*Case No. Z2025-005*] that changed the zoning designation of the subject property from Agricultural (AG) District to Planned Development District 104 (PD-104) [*Ordinance No. 25-15*] for Single-Family 10 (SF-10) District land uses. Under this Planned Development District ordinance, the subject property was permitted to be developed with a total of 122 single-family residential lots (*or a density of 1.25 dwelling units per acre*) and a minimum of 33.19-acres of open space (*i.e. 25.60% open space on the gross*).
- ☑ Parks Board. On June 3, 2025, the Parks and Recreation Board reviewed the Parks and Open Space Plan and made a motion to recommend approval of the Master Plat by a vote of 6-0, with Board Member Alvarado absent.
- ☑ 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 Master 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 Master Plat for the Erwin Farms Subdivision, staff would propose the following conditions of approval:

- (1) All technical comments from the Engineering, Planning and Fire Departments shall be addressed prior to the filing of this plat;
- (2) The development shall adhere to the recommendations of the Parks and Recreation Board; and,
- (3) Any construction resulting from the approval of this Master 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	_____		
SUBDIVISION	Erwin Farms	LOT	BLOCK
GENERAL LOCATION	South of Country Club		

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	_____	CURRENT USE	_____
PROPOSED ZONING	_____	PROPOSED USE	_____
ACREAGE	98.198	LOTS [CURRENT]	_____
		LOTS [PROPOSED]	128

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

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

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

NOTARY VERIFICATION [REQUIRED]

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

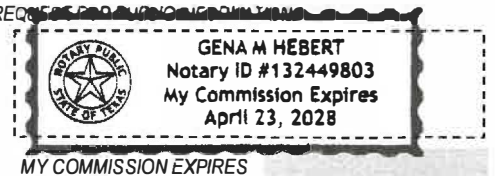
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 1,572.97 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 16 DAY OF May, 2025. BY SIGNING THIS APPLICATION, 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."

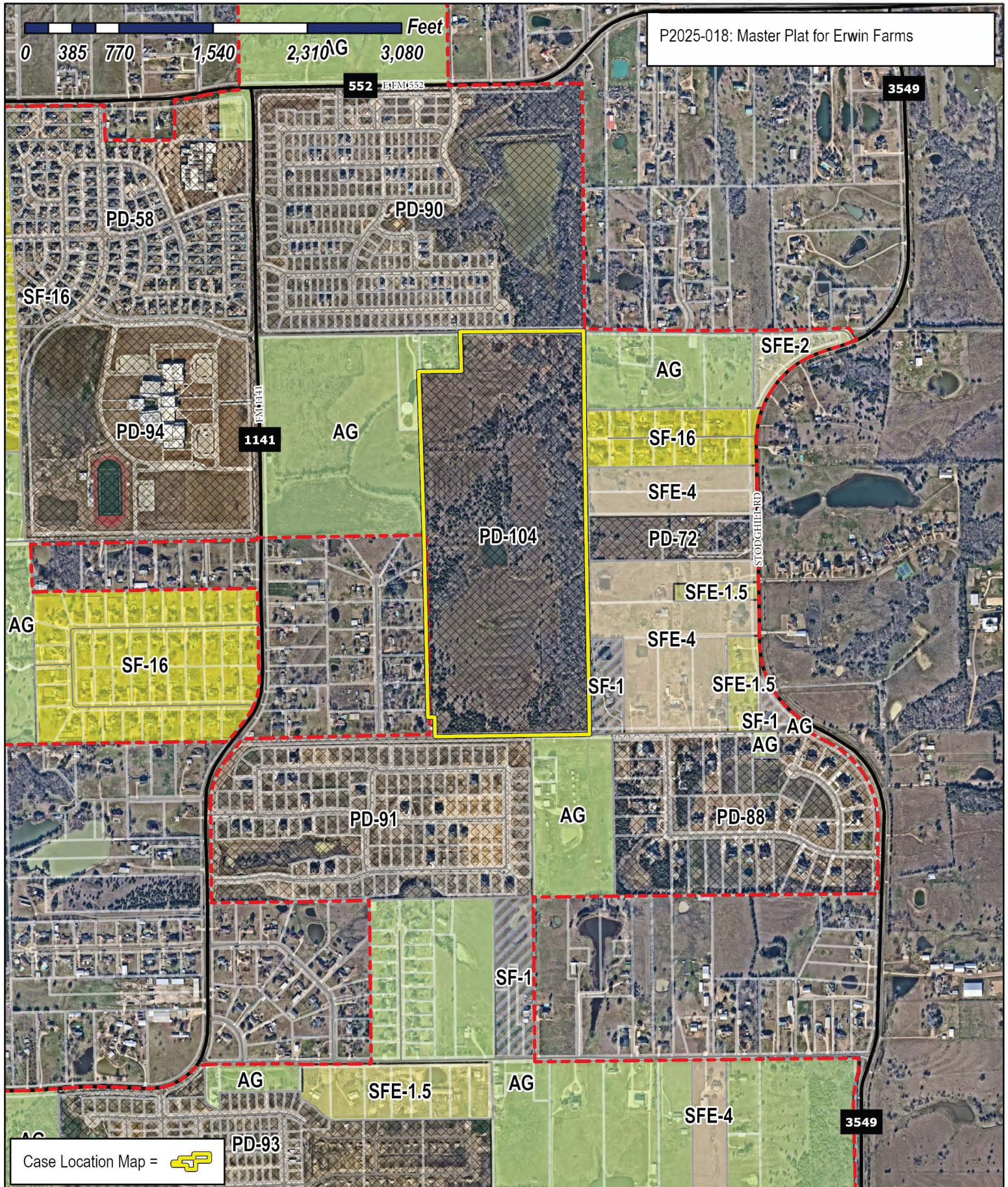
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 16th DAY OF May, 2025


OWNER'S SIGNATURE

[Signature]
[Signature]
 Gena M Hebert

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS





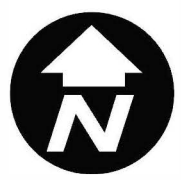
Case Location Map = 



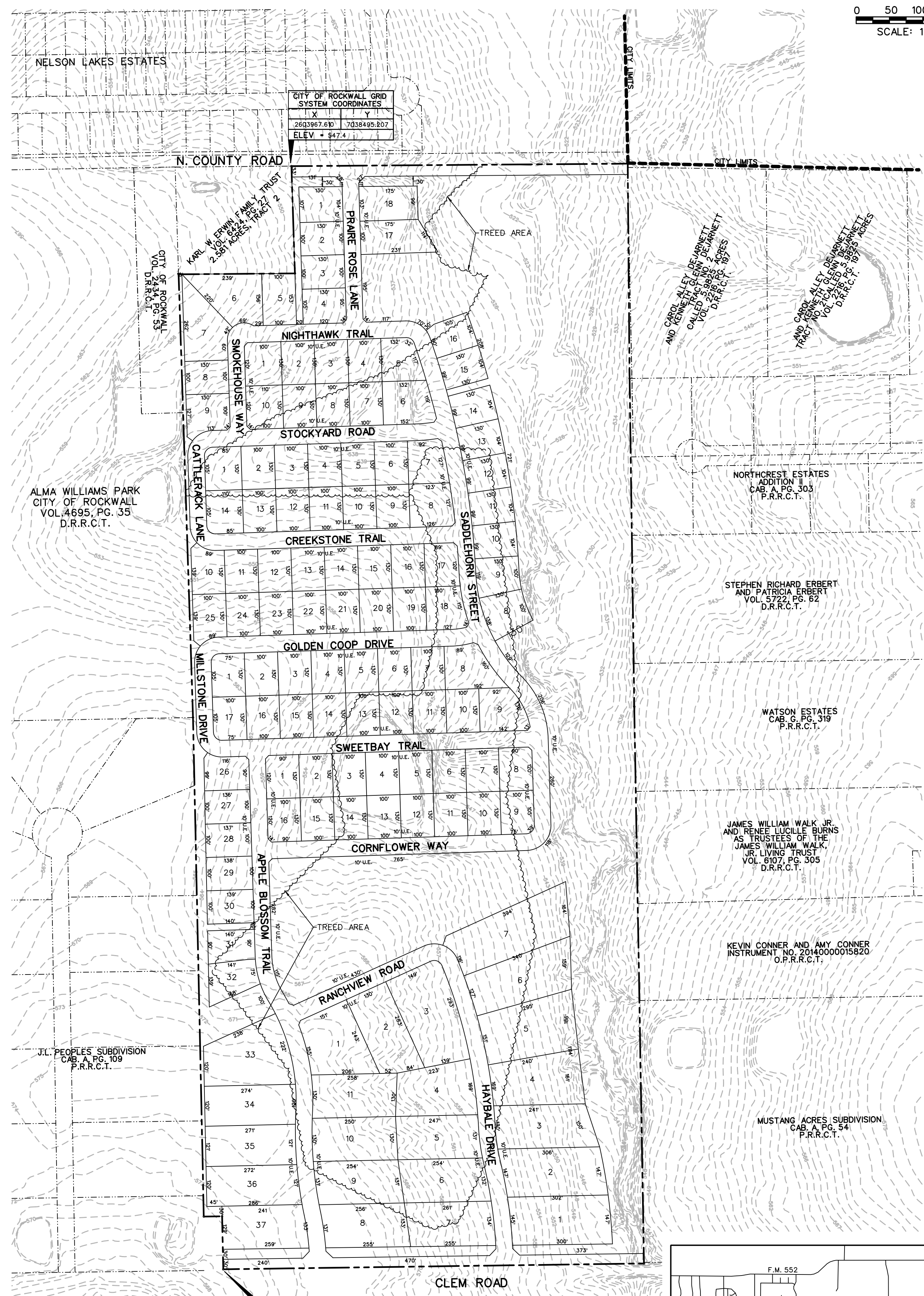
City of Rockwall

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

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



0 50 100 200
SCALE: 1" = 100'



NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
STATE OF TEXAS
COUNTY OF ROCKWALL

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

- No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
- Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
- The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
- The developer/property owner and subdivision engineer shall bear total responsibility for storm drain improvements.
- The developer/property owner shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
- No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall or until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

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

SKORBURG COMPANY, LLC.

John Arnold
STATE OF TEXAS
COUNTY OF DALLAS

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

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

Notary Public in and for the State of Texas

APPROVED:

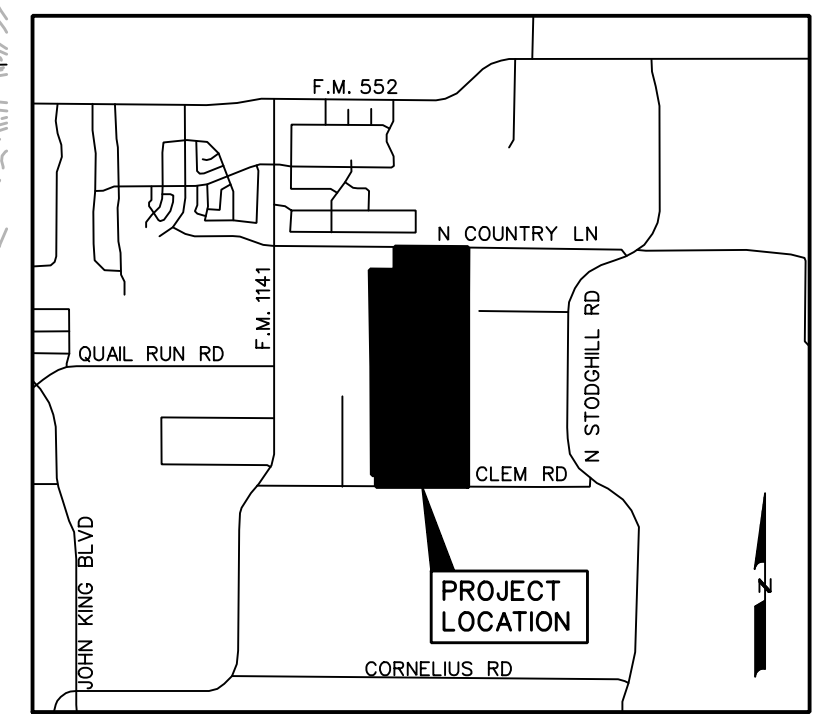
I hereby certify that the above and foregoing Preliminary Plat was reviewed by the planning and zoning commission and approved by the city council of the City of Rockwall, Texas for the preparation of a final plat on the _____ day of _____, 2025.

Mayor, City of Rockwall

Planning & Zoning Commission Chairman

NOTES:

- Bearings are referenced to a 98.198 acre tract, as recorded in Deed No. _____ in the Deed Records of Rockwall County, Texas.
- All lot lines are radial or perpendicular to the street unless otherwise noted by bearing.
- 1/2" iron rods with "CORWIN ENGR. INC." caps set at all boundary corners, block corners, points of curvature, points of tangency, and angle points in public right-of-way unless otherwise noted.
- LEGEND
B.L. - Building Line
U.E. - Utility Easements
C.M. - Controlling Monument
S.S.E. - Sanitary Sewer Easement
D.E. - Drainage Easement
--- - Treed area
--- - City Limits
--- - Street Name Change
- The property owner shall be responsible for maintaining, repairing, and replacing and shall bear sole liability of all systems within the drainage and detention easements.
- All decorative signage posts, or lights installed in public right-of-way shall be installed, maintained, repaired, and replaced by the Homeowner's Association (HOA).
- All landscape, drainage and detention easements are to be owned, maintained, repaired and replaced by the Homeowner's Association.
- Selling a portion of this addition by metes and bounds is unlawful and a violation of the Subdivision Ordinance of the City of Rockwall and Chapter 212, Municipal Regulation of Subdivisions and Property Development, of the Texas Local Government Code, and shall be subject to the City of Rockwall withholding utilities and building permits.
- It shall be the policy of the City of Rockwall to withhold issuing buildings permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a subdivision plat by the City of Rockwall does not constitute any representation, assurance or guarantee that any building within such subdivision plat shall be approved, authorized, or permit issued, nor shall such approval constitute any representation, assurance or guarantee by the City of Rockwall of the adequacy and availability for water and sanitary sewer for personal use and fire protection within such subdivision plat, as required under the Subdivision Ordinance of the City of Rockwall.
- Septic systems shall only be used on Lot Types B & C and must comply with applicable On-Site Sewage Facility (OSSF) standards.
- Homeowners Association (HOA) will be responsible for the ongoing maintenance of all trails, open space, and associated amenities.



LOCATION MAP
N.T.S.

LEGAL DESCRIPTION

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

- BEGINNING at mag nail set in asphalt pavement in the approximate center of Clem Road (by use and occupation) at the southeast corner of said Erwin tract;
- THENCE South 12 degrees 12 minutes 22 seconds West, with the approximate center of Clem Road and the south line of said Erwin tract, a distance of 1262.89 feet to a mag nail set in asphalt pavement at the southeast corner of a tract of land described in the Warranty Deed to Mt. Zion Water Supply Corp. recorded in Volume 1810, Page 34, D.R.R.C.T.;
- THENCE North 01 degrees 14 minutes 17 seconds West, with the east line of said Mt. Zion Water Supply Corp. tract and the west line of said Erwin tract, a distance of 159.00 feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set at the northeast corner of said Mt. Zion Water Supply Corp. tract;
- THENCE South 89 degrees 12 minutes 22 seconds West, with the north line of said Mt. Zion Water Supply Corp. tract and the west line of said Erwin tract, a distance of 55.00 feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set at the northwest corner of said Mt. Zion Water Supply Corp. tract, also being in the east line of J.L. Peoples Subdivision, addition to the County of Rockwall, Texas, according to the plat recorded in Cabinet A, Page 109, Plat Records of Rockwall County, Texas (P.R.R.C.T.);
- THENCE North 01 degrees 14 minutes 17 seconds West, with the east line of said J.L. Peoples Subdivision and the west line of said Erwin tract; a distance of 1498.13 feet to a 1/2-inch iron rod found at the northeast corner of said J.L. Peoples Subdivision, also being the southeast corner of a tract of land described in the Warranty Deed to City of Rockwall recorded in Volume 4695, Page 35, D.R.R.C.T.;
- THENCE North 01 degrees 51 minutes 41 seconds West, with the west line of said Erwin tract, the east line of said City of Rockwall tract (Volume 4695, Page 35), and the east line of a tract of land described in the Warranty Deed to City of Rockwall recorded in Volume 2434, Page 53, D.R.R.C.T., a distance of 1330.51 feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set;
- THENCE North 89 degrees 34 minutes 35 seconds East, crossing said Erwin tract, a distance of 349.11 feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set;
- THENCE North 01 degrees 51 minutes 41 seconds West, crossing said Erwin tract, a distance of 322.10 feet to a mag nail set in asphalt pavement in the approximate center of North Country Lane (by use and occupation), also being the north line of said Erwin tract;
- THENCE North 89 degrees 34 minutes 35 seconds East, with the north line of said Erwin tract and the approximate center of said North Country Lane, a distance of 1009.37 feet to a mag nail set in asphalt at the northeast corner of said Erwin tract;
- THENCE South 00 degrees 29 minutes 57 seconds East, with the east line of said Erwin tract and generally with the west line of a tract of land awarded to Carol Alley DeJarnet and described as Tract 2 in the Clarified Final Decree of Divorce recorded in Volume 2216, Page 197, D.R.R.C.T., a distance of 644.60 feet to the southwest corner (unable to set) of said Tract 2, also being the northwest corner of Northeast Estates Addition II, addition to the County of Rockwall, Texas, according to the plat recorded in Cabinet A, Page 303, P.R.R.C.T.;
- THENCE South 00 degrees 49 minutes 09 seconds East, with the east line of said Erwin tract, the west line of said Watson Estates, the west line of a tract of land described in the Warranty Deed to James William Volk, Jr. and Renee Lucille Burns, as Trustees of the James William Volk, Jr. Living Trust, recorded in Volume 6107, Page 305, D.R.R.C.T., the west line of a tract of land described in the General Warranty Deed to Kevin Conner and Amy Conner recorded in Document Number 20140000015820, Official Public Records of Rockwall County, Texas, and the west line of Mustang Acres Subdivision, addition to the County of Rockwall, Texas, according to the plat recorded in Cabinet A, Page 54, P.R.R.C.T., a distance of 1671.08 feet to the POINT OF BEGINNING and containing 4,277,500 square feet (98.198 acres) of land.

SURVEYOR CERTIFICATE

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

DATED the _____ day of _____, 2025.

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

PRELIMINARY PLAT
OF
ERWIN FARMS

TOTAL RESIDENTIAL LOTS 122
TOTAL OPEN SPACE LOTS 6
TOTAL ACRES 98.198 or 4,277,504.88 SF

OUT OF THE
JOHN M. GASS SURVEY,
ABSTRACT NO. 88
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

OWNER
KARL DANIEL ERWIN
6946 SPERRY STREET
DALLAS, TEXAS 75214

DEVELOPER
SKORBURG COMPANY, LLC.
8214 WESTCHESTER DRIVE, STE. 900
DALLAS, TEXAS 75225

PREPARED BY
CORWIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200

LOT SUMMARY

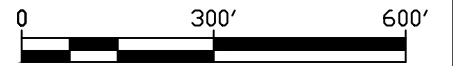
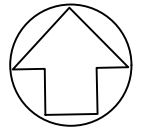
LOT TYPE	A	B	C
TOTAL LOTS	99	17	6
TOTAL OPEN SPACE	32.64 AC.		
TOTAL OPEN SPACE %	19.634 AC.		

TOTAL ACRES	98.198
DWELLING UNITS	123
POPULATION DENSITY	1.25
ZONING	PD-104
TOTAL OPEN SPACE ACRES	32.64

LAND USE SINGLE FAMILY DEVELOPMENT

MAY 2025 SCALE 1" = 100'

CASE #P2025-018



NELSON LAKES

N COUNTRY LN

CITY OF ROCKWALL PARK



BLOCK A, LOT 40 (0.29 AC)

20' LANDSCAPE BUFFER

30' LANDSCAPE BUFFER

FOUNTAIN

RETENTION POND

TREE PRESERVATION AREAS

ERWIN FARMS (1-PHASE DEVELOPMENT)

BLOCK G, LOT 19 (28.71 AC)

4 PARKING STALLS

100-YEAR FLOODPLAIN (PRE-DEVELOPMENT)

8 PARKING STALLS

PROPOSED GAS EASEMENT

30' LANDSCAPE BUFFER

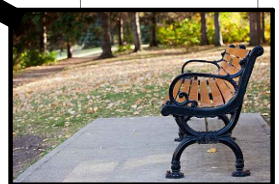
RETENTION POND

FOUNTAIN

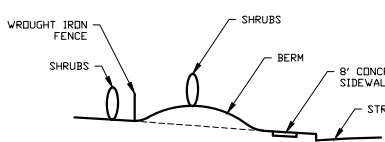


BLOCK A, LOT 39 (1.63 AC)

10' LANDSCAPE BUFFER



PERIMETER LANDSCAPE BUFFER CROSS-SECTION



EVERGREENS

SHRUBS

PRIMARY ENTRY MONUMENT (2)

SECONDARY ENTRY MONUMENT (1)

PAVILION (16'x54')

SPORT COURTS (2)

PARK BENCHES (2)

8' CONCRETE TRAIL (BY DEVELOPER)

8' CONCRETE TRAIL (BY HOMEBUILDER)

30' LANDSCAPE BUFFER

BLOCK A, LOT 38 (0.17 AC)

WINDING CREEK

30' LANDSCAPE BUFFER

BLOCK F, LOT 12 (0.34 AC)

CLEM RD

ERWIN FARMS PARKS & OPEN SPACE PLAN

CITY OF ROCKWALL

MAY 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: June 10, 2025

APPLICANT: Kyle Peterson

CASE NUMBER: Z2025-023; *Specific Use Permit (SUP) for two (2) Detached Covered Patios at 3326 Royal Ridge Drive*

SUMMARY

Hold a public hearing to discuss and consider a request by Kyle Peterson on behalf of Dean and Cathy Barrett for the approval of a Specific Use Permit (SUP) for two (2) *Detached Covered Porches* on a 0.1653-acre parcel of land identified as Lot 9, Block A, Breezy Hill, Phase IX Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 74 (PD-74) for Single-Family 10 (SF-10) District land uses, addressed as 3326 Royal Ridge Drive, and take any action necessary.

BACKGROUND

The subject property was annexed by the City Council -- along with the balance of the Breezy Hill Subdivision -- on February 4, 2008 through the adoption of *Ordinance No. 08-12*. This annexation came after three (3) years of litigation that lead to the execution of a *Chapter 212 Development Agreement*. In accordance with this agreement, the 405.184-acres that makeup the Breezy Hill Subdivision -- which includes the subject property -- was rezoned to Planned Development District 74 (PD-74) [Case No. Z2009-005; *Ordinance No. 09-19*] on April 20, 2009. On October 1, 2012, the City Council approved an amendment to Planned Development District 74 (PD-74) [Case No. Z2012-013; *Ordinance No. 12-26*] modifying the *Concept Plan* to remove the institutional land uses (i.e. *public-school sites*). On July 7, 2014, the City Council amended Planned Development District 74 (PD-74) [Case No. Z2014-017; *Ordinance No. 14-26*] to incorporate two (2) additional phases (i.e. *Phases IXA & IXB*), and to reduce the land area designated for limited General Retail (GR) District land uses. On January 29, 2016, the City Council approved a final plat [Case No. P2015-023] that establish the subject property as Lot 9, Block A, Breezy Hill Phase IX Addition. According to the Rockwall Central Appraisal District (RCAD), currently situated on the subject property is: [1] a 4,400 SF single-family home that was constructed in 2016, and [2] a swimming pool that was constructed in 2019.

Staff should note that this case is a referral from the Neighborhood Improvement Services (NIS) Department. On October 10, 2024, the Building Inspections Department received a building permit [Permit No. RES2024-5435] for two (2) structures in the rear yard [see Figure 1] of the subject property. Upon review of the permit, the Building Inspections Department determined that the applicant had already completed the proposed work, and that the structures violated the setback requirements (see Figure 1). Given this, on October 15, 2024 the Building Inspections Department notified the applicant that the unpermitted improvements needed to be removed from the subject property. Following this, on October 31, 2024, the Neighborhood Improvement Services (NIS) Department notified [Case No. CE2024-5743] the property owner of the violation. On April 14, 2025, the applicant informed the NIS Department that the structures had been removed, and that he would be submitting a subsequent application for two (2) new structures. Staff should also should note, that at a prior date artificial turf was installed in the rear and side yards of the subject property, and that the property owner will be required to submit a separate exception case to request the artificial turf. This has been added as a condition of approval for the requested Specific Use Permit (SUP).



FIGURE 1. AN AERIAL FROM JANUARY 13, 2025 OF THE UNPERMITTED IMPROVEMENTS ON THE SUBJECT PROPERTY.

PURPOSE

The applicant -- *Kyle Peterson* -- is requesting approval of a Specific Use Permit (SUP) for the purpose of allowing the construction of two (2) *Detached Covered Porches* on the subject property.

ADJACENT LAND USES AND ACCESS

The subject property is located at 3326 Royal Ridge Drive. The land uses adjacent to the subject property are as follows:

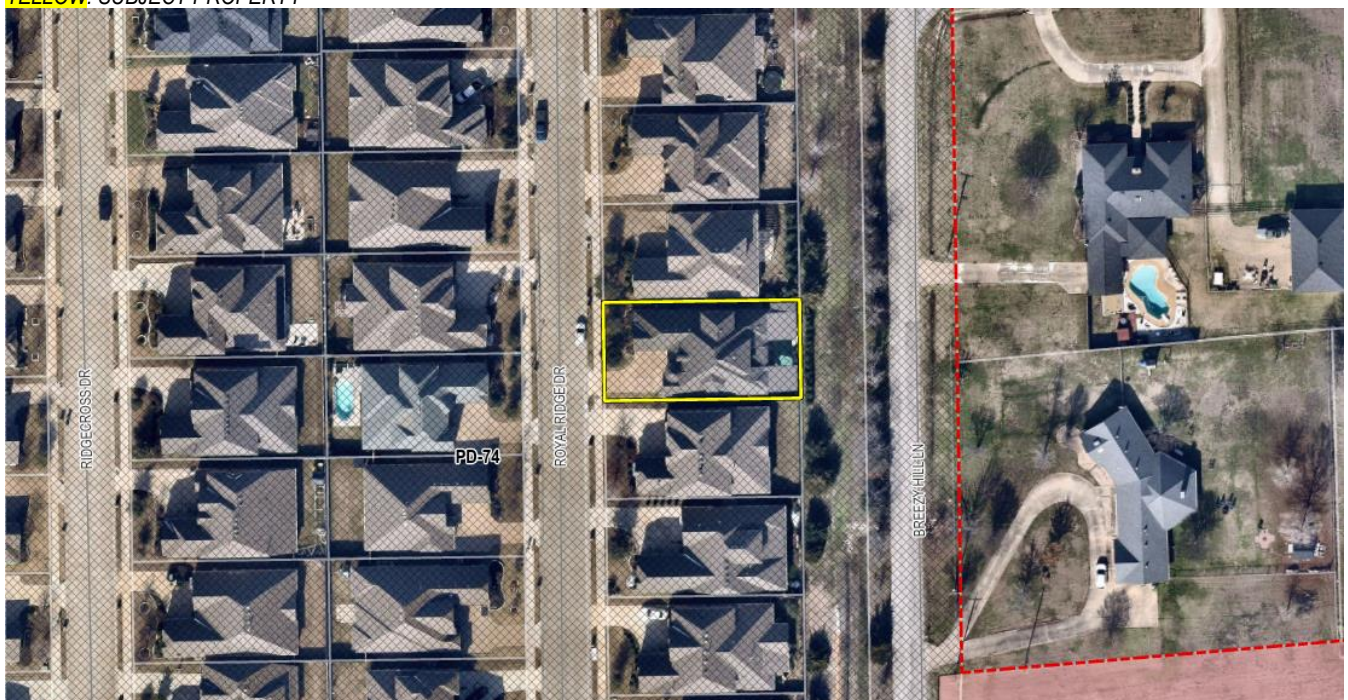
North: Directly north of the subject property is the remainder of the Breezy Hill Subdivision, which is zoned Planned Development District 74 (PD-74) for Single Family 10 (SF-10) District land uses. Beyond this is the corporate limits for the City of Rockwall and the boundary separating Rockwall County and Collin County.

South: Directly south of the subject property is the remainder of Phase IX of the Breezy Hill Subdivision, which consists of 55 residential lots that are zoned Planned Development District 74 (PD-74) for Single-Family 10 (SF-10) District land uses. Beyond this is the corporate limits for the City of Rockwall. Following 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.

East: Directly east of the subject property is 1.2870-acre open space lot (*i.e. Lot 15, Block A, Breezy Hill, Phase IX Addition*). Beyond this is Breezy Hill Lane, which is identified as a *Minor Collector* on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Following this is the corporate limits for the City of Rockwall.

West: Directly west of the subject property is the remainder of Phase IX of the Breezy Hill Subdivision, which consists of 55 residential lots that are zoned Planned Development District 74 (PD-74) for Single-Family 10 (SF-10) District land uses. Beyond this is a vacant 17.3750-acre tract of land (*i.e. Tract 7-05 of the T. R. Bailey Survey, Abstract No. 30*) zoned Planned Development District 74 (PD-74) for limited General Retail (GR) District land uses. Following this is John King Boulevard, which is identified as a P6D (*i.e. principle arterial, six [6] lane, divided 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 requesting approval of a Specific Use Permit (SUP) for two (2) *Detached Covered Porches* on the subject property. The two (2) structures will be 256 SF (*i.e. 16-feet x 16-feet*) and 288 SF (*i.e. 16-feet x 18-feet*), and both be 12-feet in height. Based on the exhibits provided by the applicant the *Detached Covered Porches* will incorporate a composite shingle roof with a 3:12 roof pitch. In addition, the applicant has indicated that the structures will include recessed can lights and a fan.

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

According to Article 13, *Definitions*, of the Unified Development Code (UDC) a *Residential Accessory Building or Structure* is defined as "(a) supplementary structure or building on a residential property that is secondary to the primary dwelling and serves a supportive or complementary function. These structures are typically used for purposes such as storage, recreation, or housing equipment and are ancillary to the primary residential use of the property." In addition, according to Subsection 07.04, *Accessory Structure Development Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) each residential lot in a Single-Family (SF-10) District is permitted by-right one (1) *Detached Covered Porch* up to 500 SF that is 15-feet in height. In this case, the applicant is proposing two (2) *Detached Covered Porches* that will total 544 SF in size and be 12-feet in height.

According to Planned Development District 74 (PD-74) [*Ordinance No. 17-60*], the minimum roof pitch for a porch is 4:12 and all roofing shall utilize dimensional shingles. In this case, the applicant is requesting to utilize a 3:12 roof pitch with architectural shingles. This is considered a deviation from the Planned Development District ordinance; however, staff should point out that this being a detached structure, the change in the roof pitch appears to be nominal and the request does not appear to affect the character of the subdivision. With this being said, this aspect of the applicant's request is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.

STAFF ANALYSIS

In review of the applicant's request, staff examined the other lots in Phase IX of the Breezy Hill Subdivision to determine if any other *Detached Covered Porches* have been constructed. Staff determined that there is currently one (1) other property that has a *Detached Covered Porch*. This *Detached Covered Porch* is 12-feet by 16-feet or 192 SF. Based on this, the subject property would be the only other property with a *Detached Covered Porch* within this phase of the Breezy Hill Subdivision, and -- *in this case* -- it would be the first property to have two (2) *Detached Covered Porches*. In addition, the proposed *Detached Covered Porches* would be the largest permitted -- *if approved* -- in this phase of the subdivision. If the applicant's request is approved, staff has included operational conditions in the Specific Use Permit (SUP) ordinance that tie down the size, roof design, and maximum number of *Accessory Structures* permitted on the subject property. As with any request for a Specific Use Permit (SUP), this request is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.

NOTIFICATIONS

On May 20, 2025, staff mailed 68 property owner notifications to property owners and occupants within 500-feet of the subject property. There were 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 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)* to construct two (2) *Detached Covered Porches* on the subject property, then staff would propose the following conditions of approval:

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

- (a) The development of the *Detached Covered Porches* shall generally conform to the Site Plan as depicted in *Exhibit 'B'* of the Specific Use Permit (SUP) ordinance; and,
 - (b) The *Detached Covered Porches* shall generally conform to the Building Rendering as depicted in *Exhibit 'C'* of the Specific Use Permit (SUP) ordinance; and,
 - (c) The *Detached Covered Porches* shall together not exceed a maximum size of 545 SF; and,
 - (d) The *Detached Covered Porches* shall not incorporate a roof pitch less than 3:12; and,
 - (e) No additional *Accessory Structures* shall be constructed on the *Subject Property*.
- (2) A *Development Application* requesting an exception to allow unpermitted artificial turf shall be submit to the Planning and Zoning Department.
- (3) 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 3326 Royal Ridge Rockwall TX 75087

SUBDIVISION Breezy Hill

LOT 9 BLOCK A

GENERAL LOCATION 3326 Royal Ridge Rockwall TX 75087

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING Residential

CURRENT USE Residential

PROPOSED ZONING Residential

PROPOSED USE Residential

ACREAGE 1.207

LOTS [CURRENT]

LOTS [PROPOSED]

SITE PLANS AND PLATS: BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB316Z 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 Dean & Cathy Barrett

APPLICANT Kyle Peterson

CONTACT PERSON Dean Barrett

CONTACT PERSON

ADDRESS 3326 Royal Ridge

ADDRESS 3445 Foxcross Drive

CITY, STATE & ZIP Rockwall, TX 75087

CITY, STATE & ZIP Rockwall TX 75087

PHONE (325) 721-1945

PHONE (214) 202-2047

E-MAIL deandentcentral@gmail.com

E-MAIL 46 Kyle.Peterson@gmail.com

NOTARY VERIFICATION [REQUIRED]

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

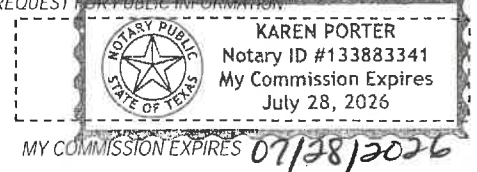
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION: ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT: AND THE APPLICATION FEE OF \$ 215 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 9 DAY OF May, 2025. BY SIGNING THIS APPLICATION, 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."

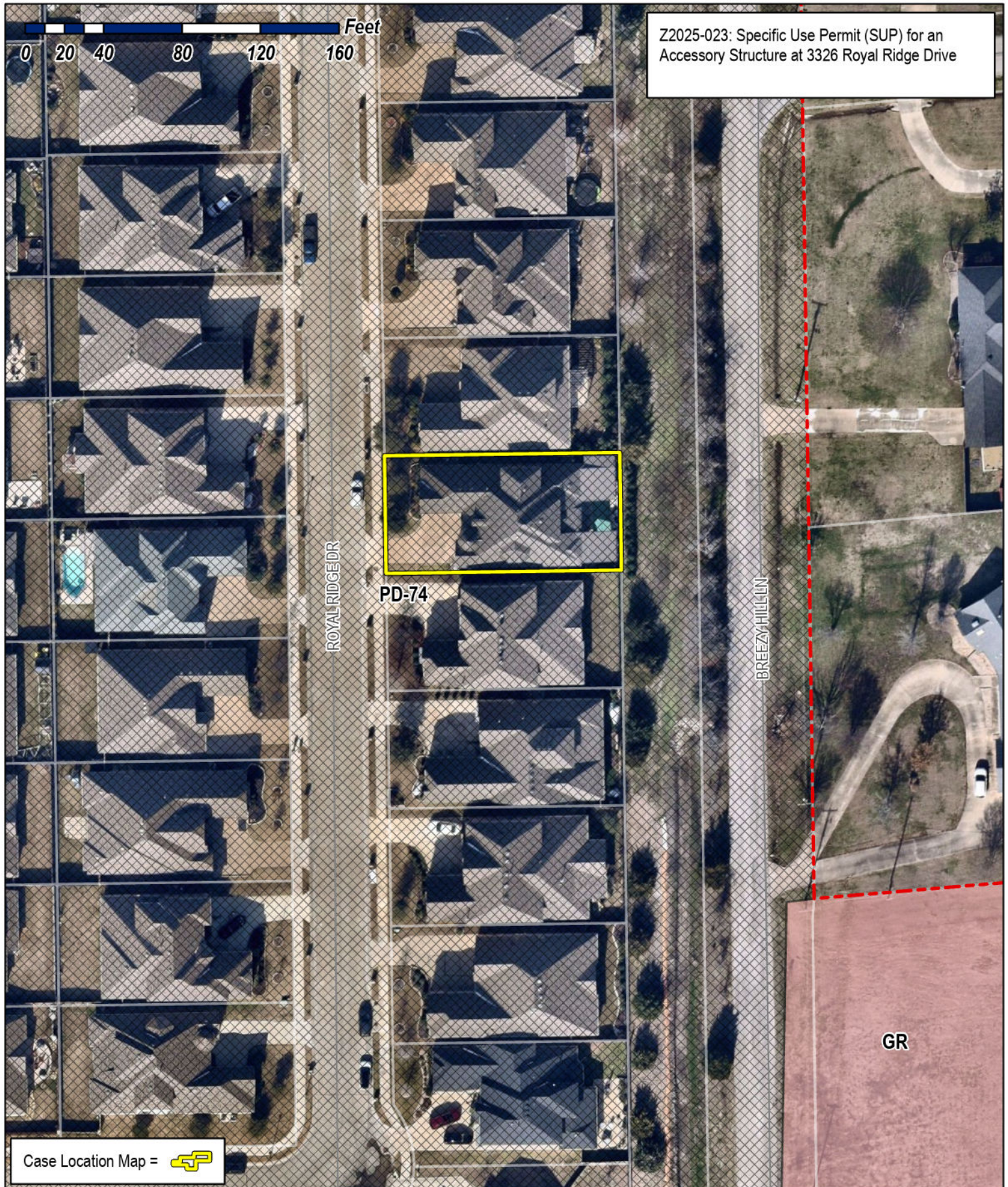
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 9 DAY OF May, 2025

OWNER'S SIGNATURE

Kyle Peterson
Karen Porter

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS





Z2025-023: Specific Use Permit (SUP) for an Accessory Structure at 3326 Royal Ridge Drive



PD-74

ROYAL RIDGE DR

BREEZY HILL LN

GR

Case Location Map = 



City of Rockwall

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

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

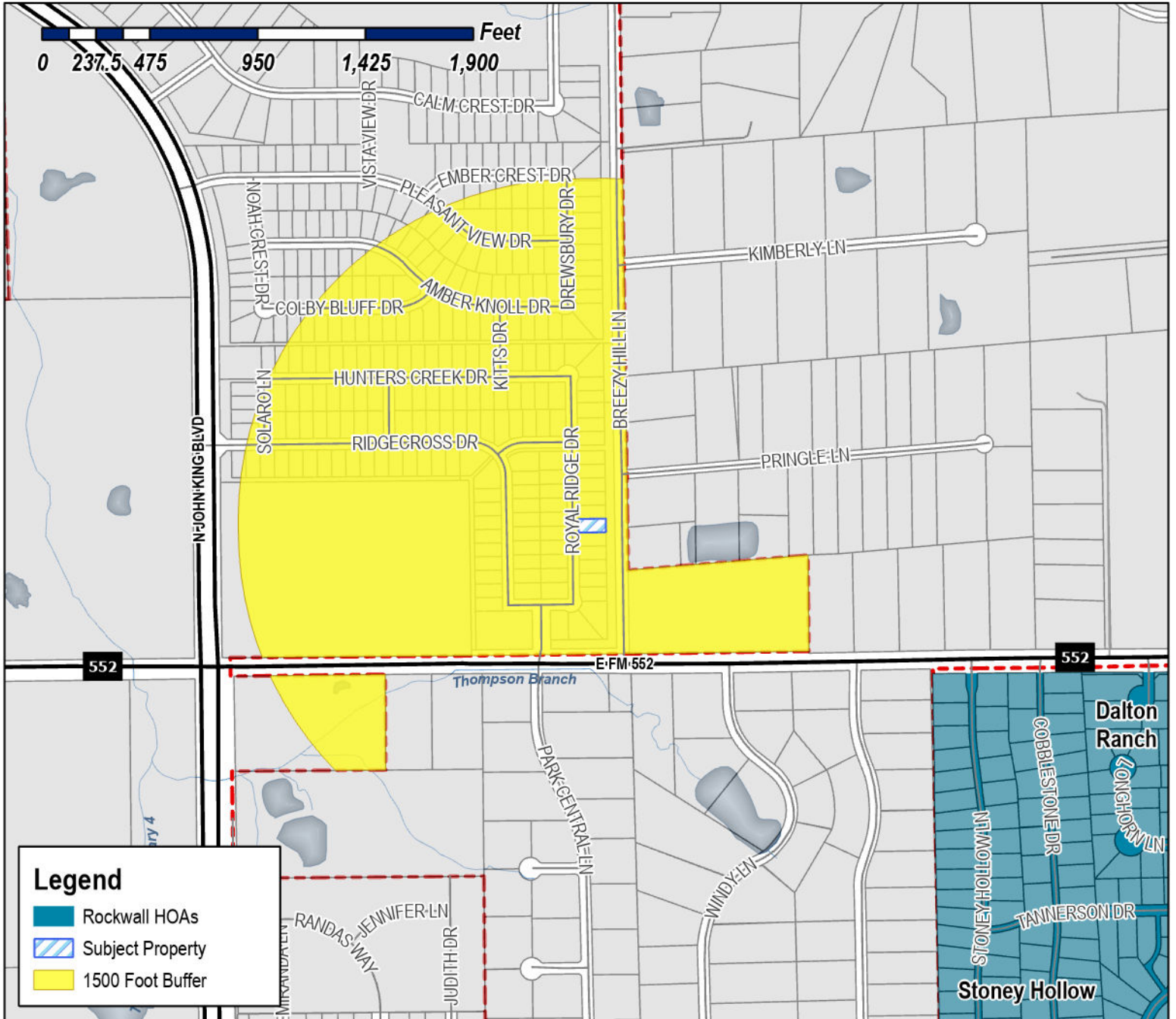




City of Rockwall

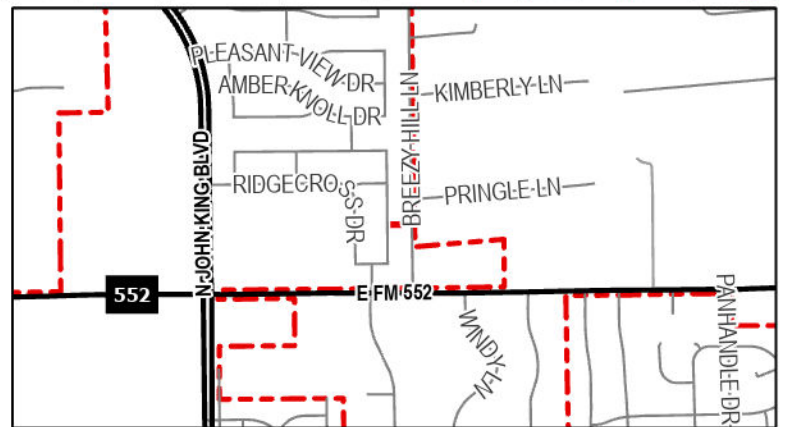
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Case Number: Z2025-023
Case Name: SUP for an Accessory Structure
Case Type: Zoning
Zoning: Planned Development District 74 (PD-74)
Case Address: 3326 Royal Ridge Drive

Date Saved: 5/16/2025
 For Questions on this Case Call (972) 771-7745





City of Rockwall

Planning & Zoning Department
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Rockwall, Texas 75087
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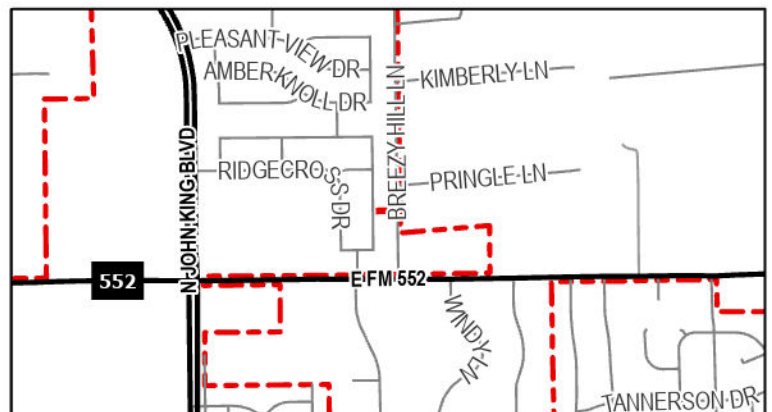
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Case Number: Z2025-023
Case Name: SUP for an Accessory Structure
Case Type: Zoning
Zoning: Planned Development District 74 (PD-74)
Case Address: 3326 Royal Ridge Drive

Date Saved: 5/16/2025

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



RIDGEVIEW CHURCH
1362 E FM 522
ROCKWALL, TX 75087

NEC JOHN KING & 552 LP
7500 SAN JACINTO PLACE
PLANO, TX 75024

TAYLOR CARMELA
3413 RIDGECROSS DR
ROCKWALL, TX 75087

KNOX MARC P AND AVRIL WILLIAMS KNOX
3418 RIDGECROSS DR
ROCKWALL, TX 75087

BREEZY HILL ESTATES HOMEOWNERS
ASSOCIATION INC
1024 S Greenville Ave Ste 230
Allen, TX 75002

BUTLER MICHAEL GLENN AND THERESA LYNN
1037 FAWN TRAIL
ROCKWALL, TX 75087

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BRANDON DAVID GRANT AND ADRIANNE FULTZ
3423 ROYAL RIDGE DRIVE
ROCKWALL, TX 75087

HEUSS JEREMY D AND SHANNON N
3310 RIDGECROSS DRIVE
ROCKWALL, TX 75032

GARVIN CARSON C AND JENNIFER S
3406 RIDGECROSS DRIVE
ROCKWALL, TX 75087

ZIELINSKI THOMAS R & PATRICIA D
3314 RIDGECROSS DR
ROCKWALL, TX 75087

NGUYEN DIANE & HIEU TRUNG
3402 RIDGECROSS DRIVE
ROCKWALL, TX 75087

NEILL JEREMY AND ERIN
3410 RIDGECROSS DRIVE
ROCKWALL, TX 75087

STANLEY SHANNON D AND CHARIDY LYNN
3322 RIDGECROSS DRIVE
ROCKWALL, TX 75087

NGUYEN TIFFANY THAO AND HENRY HIEP VO
3318 RIDGECROSS DRIVE
ROCKWALL, TX 75087

IZU UYOTA & JANE
3414 RIDGECROSS
ROCKWALL, TX 75087

KIPE MICHAEL AND DIANA
3306 RIDGECROSS DR
ROCKWALL, TX 75087

SMITH JAY & CHRISTINE
3311 ROYAL RIDGE DR
ROCKWALL, TX 75087

ARGUEDAS JUAN CARLOS AND
DAYANNA VILLALOBOS
3323 ROYAL RIDGE DR
ROCKWALL, TX 75087

LEWIS STANLEY DALE AND ANITA LYNN
3413 ROYAL RIDGE DR
ROCKWALL, TX 75087

LUETKE SENECA L
3315 ROYAL RIDGE DRIVE
ROCKWALL, TX 75087

THOMAS JARROD M
3319 ROYAL RIDGE DRIVE
ROCKWALL, TX 75087

COLEMAN EDWARD EARL SR AND
NIKITA NASHA COLEMAN
3401 ROYAL RIDGE DR
ROCKWALL, TX 75087

JOHNSON CHRISTOPHER MAX AND ANGELA KAY
3405 ROYAL RIDGE DRIVE
ROCKWALL, TX 75087

TESKE CHARLES A JR AND KIMBERLY K
3409 ROYAL RIDGE DRIVE
ROCKWALL, TX 75087

RESENDEZ ALYSSA RENEE AND REY JR
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ROCKWALL, TX 75087

SMITH JULIUS K AND JANEL W
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AGARDY JIM
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ROCKWALL, TX 75087

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BRENNAN SMITH
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SAMUEL JUSTIN AND ELIZABETH ANN
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DANIELS RHONDA AND BRIAN
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ROCKWALL, TX 75087

DULICK JESSICA
3401 RIDGECROSS DR
ROCKWALL, TX 75087

FUQUA JUSTIN & ERIN MARIE
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NUKALA
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ROCKWALL, TX 75087

LIEBRUM CORY R & RACHEL J
3406 ROYAL RIDGE DRIVE
ROCKWALL, TX 75087

PORTER KAREN CLAIBORNE AND RUSSELL
WAYNE
3318 ROYAL RIDGE DRIVE
ROCKWALL, TX 75087

SHELTON DANA BLAIR AND ANNETTE
COLAROCHIO
3310 ROYAL RIDGE DRIVE
ROCKWALL, TX 75087

DUNPHY JAMES AND KATHERINE
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ROCKWALL, TX 75087

COMPTON BRADFORD D AND
REBECCA J COMPTON
1033 FAWN TRL
ROCKWALL, TX 75087

CHERUBINI VICTOR & ASHLEY DOLLAR
3302 ROYAL RIDGE DR
ROCKWALL, TX 75087

LOYA MARK A AND SHIVON P
3506 ROYAL RIDGE DR
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BYINGTON JOEL AND COURTNEY
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SCHLEICHER CHARLES
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ROCKWALL, TX 75087

VAZ ROCKY AND JULIET ANITA
1032 WINDY HILL LANE
ROCKWALL, TX 75087

SHULMAN ARIEL MADISON
1028 WINDY HILL LANE
ROCKWALL, TX 75087

SCHUBERT ERIC C AND JANE HARDIN
1024 WINDY HILL LANE
ROCKWALL, TX 75087

HAMDAN TRAVIS AND SUMMER
1020 WINDY HILL LN
ROCKWALL, TX 75087

SALES TRAVIS ERIC & REGENIA JEWELL
3422 RIDGECROSS DRIVE
ROCKWALL, TX 75087

BREEZY HILL ESTATES HOMEOWNERS
ASSOCIATION INC
1024 S Greenville Ave Ste 230
Allen, TX 75002

AGOSU JOSEPH & OMOLOLA
1063 HUNTERS CREEK DR
ROCKWALL, TX 75087

RESIDENT
1313 FM552
ROCKWALL, TX 75087

RESIDENT
JOHN KING BLVD
ROCKWALL, TX 75087

RESIDENT
WINDY HILL LN
ROCKWALL, TX 75087

RESIDENT
1037 FAWN TRAIL DR
ROCKWALL, TX 75087

RESIDENT
CLEAR BLUFF DR
ROCKWALL, TX 75087

RESIDENT
RIDGECROSS DR
ROCKWALL, TX 75087

RESIDENT
ROYAL RIDGE DR
ROCKWALL, TX 75087

PUBLIC NOTICE



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

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

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

Z2025-023: Specific Use Permit (SUP) for Two (2) Detached Covered Patios

Hold a public hearing to discuss and consider a request by Kyle Peterson on behalf of Dean and Cathy Barrett for the approval of a *Specific Use Permit (SUP) for two (2) Detached Covered Porches* on a 0.1653-acre parcel of land identified as Lot 9, Block A, Breezy Hill, Phase IX Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 74 (PD-74) for Single-Family 10 (SF-10) District land uses, addressed as 3326 Royal Ridge Drive, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on Tuesday, June 10, 2025 at 6:00 PM, and the City Council will hold a public hearing on Monday, June 16, 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, June 16, 2025 at 4:00 PM to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning



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

PLEASE RETURN THE BELOW FORM

Case No. Z2025-023: Specific Use Permit (SUP) for a Two (2) Detached Covered Patios

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

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.

IN FAVOR DUE TO HEALTH BENEFITS AND IT'S IN THE
BACKYARD FACING BREEZY HILL LANE,

Name: ERIC & JANE SCHUBERT

Address: 1024 WINDY HILL LN.

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

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.

I have no opposition to their adding 2 covered porches/patios in their backyard. I don't see any reason why not.

Name: Janet Jackson

Address: 3502 Royal Ridge Drive

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

Olan (Dean) and Cathy Barrett
3326 Royal Ridge Drive
Rockwall, TX 75087

March 12, 2025

RE: Request for Patio Additions Due to Medical Necessity

To Whom It May Concern,

We are writing to formally request approval for the addition of two patios to our property at 3326 Royal Ridge Drive, Rockwall, TX 75087. These additions are medically necessary to create essential shaded areas for our family members who must avoid direct sunlight due to serious health conditions.

Olan (Dean) Barrett has undergone a kidney transplant and requires immunosuppressive and anti-rejection medications, which significantly increase his sensitivity to sunlight. Due to his transplant, he is unable to swim in public pools, which is why we had a pool built in our backyard. However, prolonged sun exposure poses serious health risks, making shaded outdoor spaces a necessity for his well-being.

Additionally, our granddaughter has been diagnosed with leukemia, and her condition also necessitates strict sun avoidance. Her ongoing treatments and weakened immune system make exposure to direct sunlight particularly hazardous. Without adequate shaded areas, both she and Dean are unable to safely spend time outdoors.

The addition of these patios will provide the necessary protection and allow them to enjoy outdoor time safely. We greatly appreciate your consideration of this request and are happy to provide any additional documentation if needed.

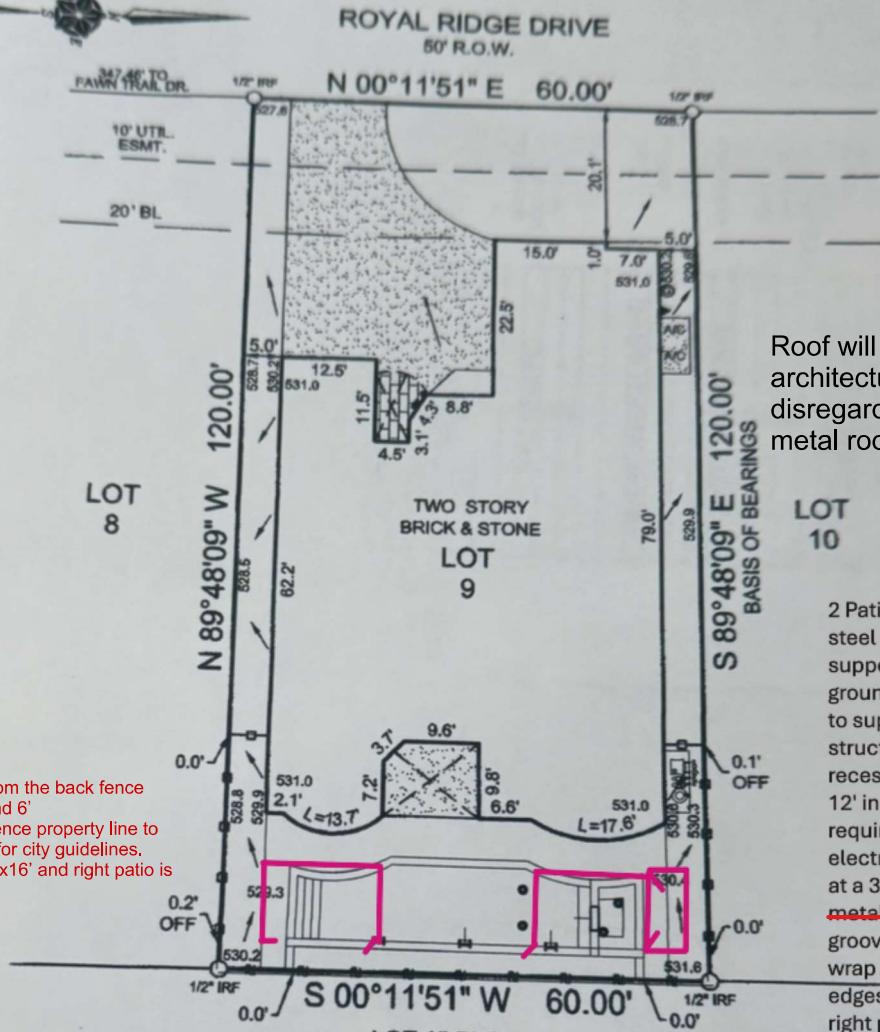
Thank you for your time and understanding. Please feel free to contact us at your convenience for any further discussion.

Sincerely,

Dean and Cathy Barrett
Cell: (325) 721-1945
Email: cbarrett1268@gmail.com

FINAL SURVEY

To certify that persons under my direction have, this date, made an on-the-ground survey of property located at
 3326 ROYAL RIDGE DRIVE, in the City of ROCKWALL, Texas,
 Lot 9, Block A, of BREEZY HILL PHASE IX-A, an addition
 to the City of ROCKWALL, ROCKWALL COUNTY, Texas, according to the PLAT THEREOF
 recorded in VOLUME I, PAGE 301, PLAT Records of ROCKWALL County, Texas,
 and refiled in Volume J, Pages 3 and 4, under Clerk's File No(s). 2016-12444, Plat Records, Rockwall County,
 Texas.



Patios are 3' from the back fence property line and 6' from the side fence property line to accommodate for city guidelines. Left patio is 18'x16' and right patio is 16'x16'.

Roof will be architectural shingles, disregard the R-Panel metal roofing.

2 Patios made of steel with 16' steel columns to provide support. 4' in depth into ground with concrete footers to support weight of each structure. Each patio to have 4 recessed cans and 1 fan each. 12' in height to provide required clearing to allow electric components. Angled at a 3/12 with ~~an R-panel metal roofing~~. Tongue and groove underneath with a wrap around steel to cover edges. Left Patio is 18'x16' and right patio is 16'x16' with a 3' overhang that has 3 recessed cans.

NOTE: PROPERTY SUBJECT TO TERMS, CONDITIONS AND EASEMENTS CONTAINED IN INSTRUMENT RECORDED IN CLERK'S FILE NO. 2014000012754 VOL. 7225, PG. 234.

EASEMENTS RECORDED IN THE FOLLOWING VOLUMES AND PAGES DO NOT AFFECT THE ABOVE DESCRIBED PROPERTY:
 VOL. 36, PG. 493; VOL. 82, PG. 320; VOL. 1767, PG. 211;
 VOL. 5199, PG. 146; VOL. 7152, PG. 248; VOL. 812, PG. 23

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

THIS PROPERTY DOES NOT LIE WITHIN A FLOOD HAZARD AREA ACCORDING TO THE FLOOD INSURANCE RATE MAP NO. 48397C0030L. I, the undersigned Texas Registered Professional Land Surveyor, do hereby certify that the survey plat hereon is a true and correct representation of the above described property, and do further state that this survey accurately depicts the substantial improvements to said property as located on the ground and that there are no protrusions from or encroachments onto said property by any such improvements except as shown hereon.

ACCEPTED BY: _____

ACCEPTED BY: _____

DATE: _____

TITLE CO.: CHICAGO
 GF NO.: CTJMH-8009721800118-TD
 BORROWER: BARRETT
 DRAWN BY: BOWEN
 CHECKED BY: _____
 DATE: 3/16/2018
 SCALE: 1"=20'
 TASK NO.: 1603072-3

LEGEND	
	ASPHALT PAVING
	CHAIN LINK FENCE
	WOOD FENCE (CENTER POST)
	IRON FENCE
	OVERHEAD ELECTRIC SERVICE
	OVERHEAD POWER LINE
	COVERED AREA
	CONCRETE PAVING
	IRON ROD FOUND
	IRON ROD SET
	IRON PIPE FOUND
	IRON PIPE SET
	ELECTRIC METER
	POWER POLE
	GAS METER



TEXAS HERITAGE
 SURVEYING, LLC

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



Gary E. Johnson



Two detached steel patios with electrical to be 12' high for pool clearance, finished with tongue and groove underneath, concrete footers to support the weight of the 5 posts. ~~R Panel Metal Roofing.~~

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 74 (PD-74) [*ORDINANCE NO. 17-60*] 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 TWO (2) DETACHED COVERED PORCHES ON A 0.1653-ACRE PARCEL OF LAND IDENTIFIED AS LOT 9, BLOCK A, BREEZY HILL PHASE IX 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 Kyle Peterson on behalf of Dean and Cathy Barrett for the approval of a *Specific Use Permit (SUP)* for two (2) *Detached Covered Porches* on a 0.1653-acre parcel of land identified as Lot 9, Block A, Breezy Hill Phase IX Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 74 (PD-74) [*Ordinance No. 17-60*], addressed as 3326 Royal Ridge Drive, 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 74 (PD-74) [*Ordinance No. 17-60*] 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 74 (PD-74) 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 two (2) *Detached Covered Porches* 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 Planned Development District 74 (PD-74) [*Ordinance No. 17-60*]; Subsection 03.01, *General Residential Standards*, and Subsection 07.04, *Accessory Structure Development Standards*, of

Article 05, *District Development Standards*, of the Unified Development Code (UDC) [Ordinance No. 20-02], and with the following conditions:

2.1. OPERATIONAL CONDITIONS

The following conditions pertain to the construction of two (2) *Detached Covered Porches* on the *Subject Property* and conformance to these conditions are required for continued operations:

- (1) The development of the *Detached Covered Porches* shall generally conform to the Site Plan as depicted in *Exhibit 'B'* of the Specific Use Permit (SUP) ordinance; and,
- (2) The *Detached Covered Porches* shall generally conform to the Rendering as depicted in *Exhibit 'C'* of the Specific Use Permit (SUP) ordinance; and,
- (3) The *Detached Covered Porches* shall together not exceed a maximum size of 545 SF; and,
- (4) The *Detached Covered Porches* shall not incorporate a roof pitch less than 3:12; and,
- (5) No additional *Accessory Structures* shall be constructed on the *Subject Property*.

2.2. COMPLIANCE

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

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

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

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

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

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

ordinance shall remain in full force and effect.

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

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,
THIS THE 7th DAY OF JULY, 2025.**

Tim McCallum, *Mayor*

ATTEST:

Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: June 16, 2025

2nd Reading: July 7, 2025

Exhibit 'A'
Legal Description

Address: 3326 Royal Ridge Drive

Legal Description: Lot 9, Block A, Breezy Hill Phase IX Addition

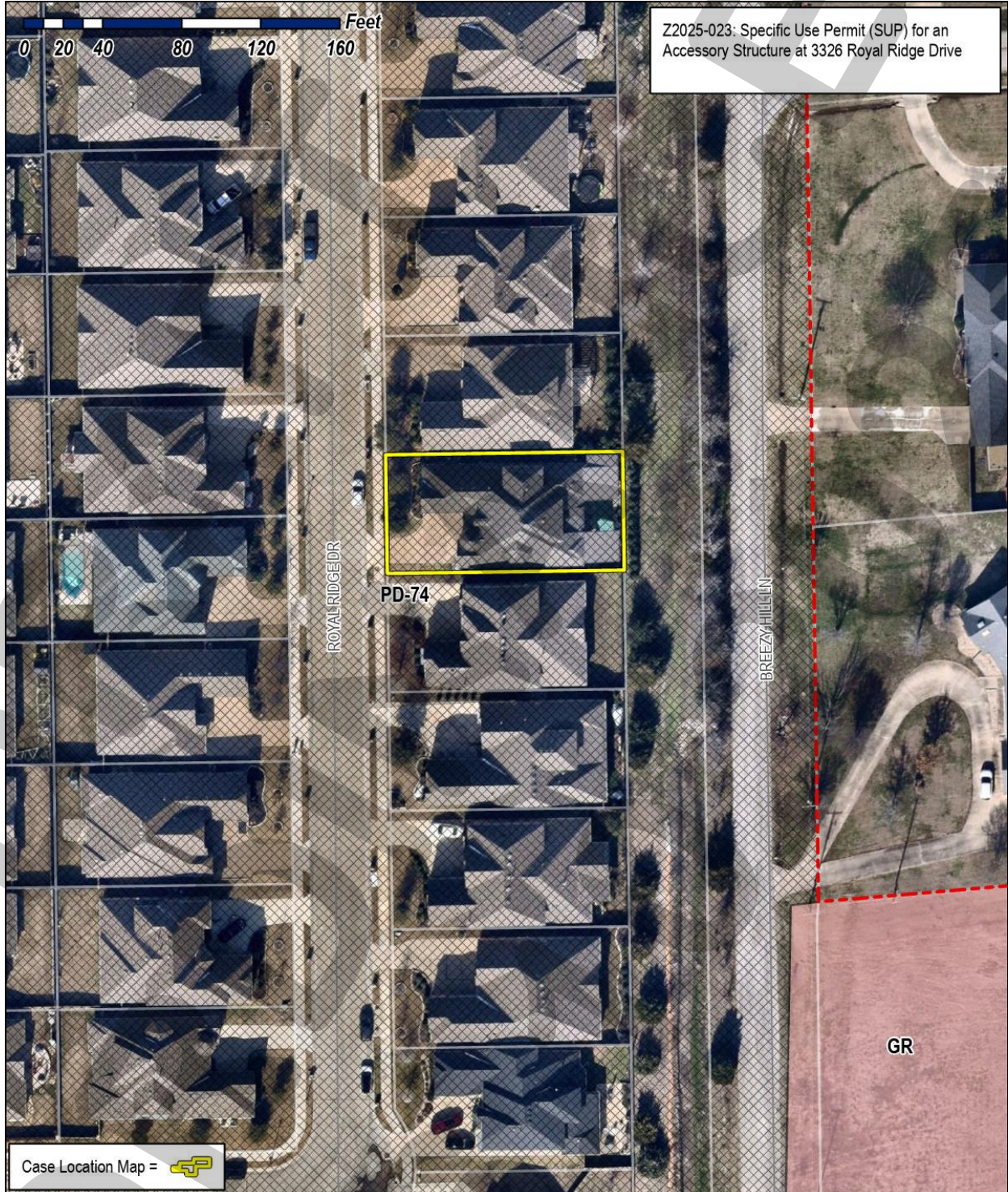


Exhibit 'B'
Site Plan

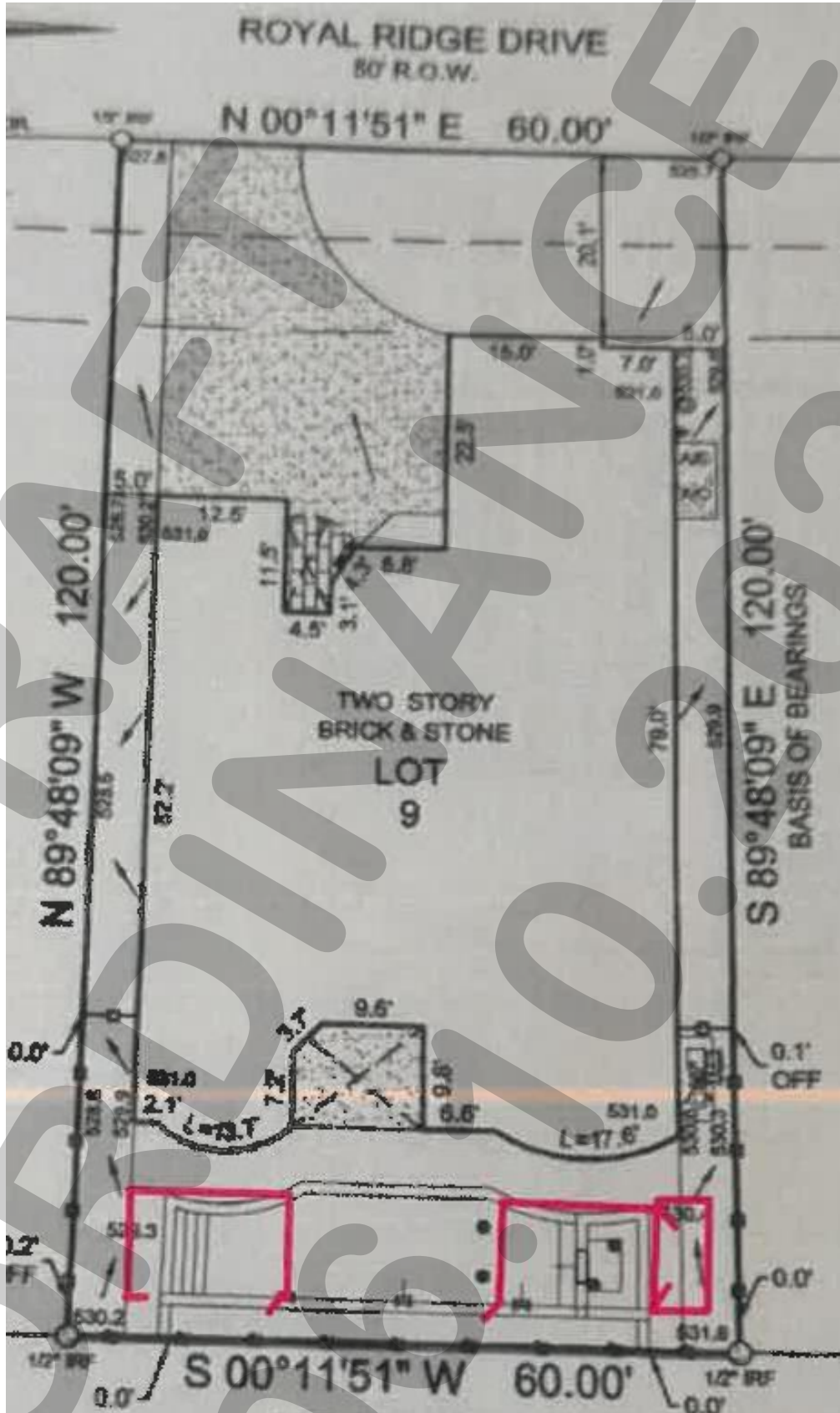


Exhibit 'C':
Building Rendering





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: June 10, 2025
APPLICANT: Anthony Winkler; *Texas Wedge*
CASE NUMBER: Z2025-024; *Specific Use Permit (SUP) for a Golf Driving Range*

SUMMARY

Hold a public hearing to discuss and consider a request by Anthony Winkler of Texas Wedge on behalf of Conor Keilty, AIA of Structured REA-Rockwall Land, LLC for the approval of a Specific Use Permit (SUP) for *Outdoor Commercial Amusement/Recreation* and a *Structure Exceeding 60-Feet in Height in a Commercial (C) District* for a *Golf Driving Range* on an 7.847-acre parcel of land identified as Lot 11, Block B, Fit Sport Life Addition, Rockwall County, Texas, zoned Commercial (C) District, generally located at the terminus of Fit Sport Life Boulevard, and take any action necessary.

BACKGROUND

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. Based on the City's *Historic Zoning Maps*, at some point between annexation and April 5, 2005 the subject property was zoned Commercial (C) District. On December 6, 2021, the City Council approved a preliminary plat [*Case No. P2021-020*] for the subject property. On May 6, 2024, the City Council approved a final plat [*Case No. P2024-016*] that established the subject property as Lot 11, Block B, Fit Sport Life Addition. The subject property has remained vacant since annexation.

Prior to the current submittal, the applicant had previously been approved for two (2) Specific Use Permits (SUP) for similar requests on the property directly north of the subject property. The first was approved by the City Council on October 3, 2022 [*Ordinance No. 22-52; S-287; Case No. Z2022-041*] and the second -- *which amended the original approval* -- was approved on September 5, 2023 [*Case No. Z2025-035; Ordinance No. 23-47; S-312*]. If the current request is approved, it would supersede both the previous approvals.

PURPOSE

On June 10, 2025, the applicant -- *Anthony Winkler* -- submitted an application requesting a Specific Use Permit (SUP) to establish an *Outdoor Commercial Amusement/Recreation* land use and a *Structure Exceeding 60-Feet in Height in a Commercial (C) District* for the purpose of constructing a *Golf Driving Range* and *Family Entertainment Center*.

ADJACENT LAND USES AND ACCESS

The subject property is located at the terminus of Fit Sport Life Boulevard. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property are two (2) vacant tracts of land (*i.e. Tracts 22 & 22-2 of the R. Irvine Survey, Abstract No. 120*) zoned Commercial (C) District. Beyond this is a 4.4317-acre tract of land (*i.e. Tract 22-01 of the R. Irvine Survey, Abstract No. 120*) developed with a *Truck/Trailer Rental* facility (*i.e. Big Tex Trailers*) zoned Light Industrial (LI) District. Following 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.

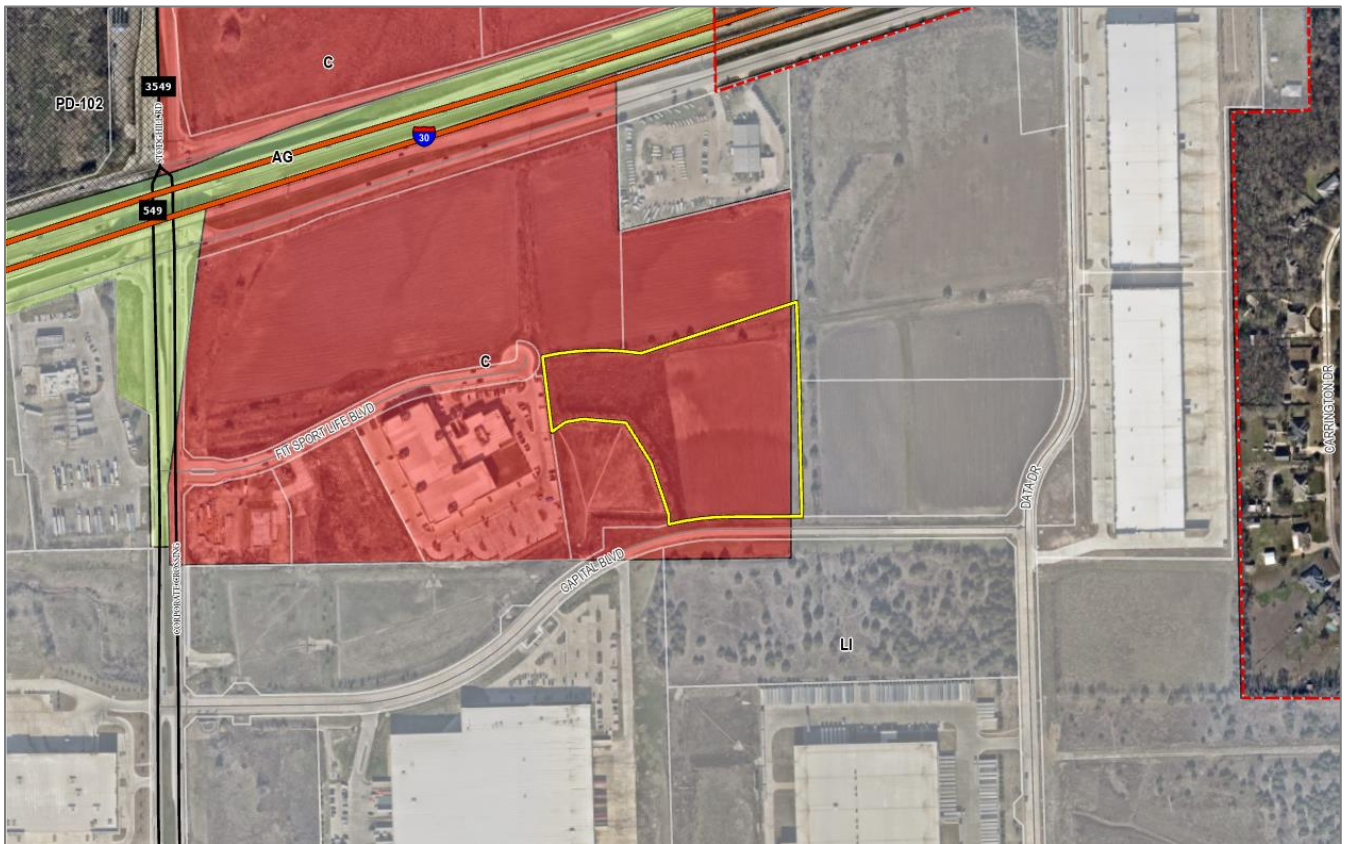
South: Directly south of the subject property is Capital Boulevard, which is identified as a R2U (*i.e. residential, two [2] lane, undivided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive

Plan. Beyond this is a vacant 10.98-acre tract of land (i.e. *Tract 1 of the J. H. B. Jones Survey, Abstract No. 125*), situated within Phase 4 of the Rockwall Technology Park. Following this is a 30.035-acre parcel of land (i.e. *Lot 1, Block A, Rockwall Technology Park Phase IV Addition*) developed with a 391,599 SF industrial building (i.e. *Pratt Industries*). Both properties are zoned Light Industrial (LI) District.

East: Directly east of the subject property is are two (2) vacant tracts of land (i.e. *Lot 9, Block B, Fit Sport Life Addition; Tract 24-2 of the R. Irvine Survey, Abstract No. 120*). Beyond this is Data Drive, which is identified as a *Minor Collector* on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Following this is a 10.174-acre parcel of land (i.e. *Lot 5, Block A, Rockwall Park 30 Addition*) developed with a 157,720 SF industrial building. All of these properties are zoned Light Industrial (LI) District.

West: Directly west of the subject property is a 2.3790-acre parcel of land (i.e. *Lot 8, Block B, Fit Sport Life Addition*) that serves as the detention system for an adjacent property. Beyond this is a 6.3770-acre parcel of land (i.e. *Lot 5, Block B, Fit Sport Life Addition*) developed with a *Sports Complex*. Following this is a 4.7670-acre vacant parcel of land (i.e. *Lot 13, Block B, Fit Sport Life Addition*). West of this is a 1.9490-acre parcel of land (i.e. *Lot 12, Block B, Fit Sport Life Addition*) developed with a *Retail Store with Gasoline Sales* (i.e. 7-11). All of these properties are zoned Commercial (C) District. Beyond this is Corporate Crossing (i.e. *FM-549*), which is identified as a *A4D (i.e. arterial, four [4] lane, divided roadway)* according to the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

MAP 1: LOCATION MAP
YELLOW: SUBJECT PROPERTY



CHARACTERISTICS OF THE REQUEST

The applicant has submitted a concept plan for an entertainment venue that will consist of *Outdoor Commercial Amusement, Restaurants, Banquet Facility/Event Hall*, and a *Golf Driving Range*. The concept plan shows that the facility will incorporate two (2) restaurants consisting of 6,600 SF, an event space consisting of 4,000 SF, an arcade consisting of 3,700 SF, a kid's playground consisting of 1,800 SF, an *Outdoor Commercial Amusement/Recreation* space (i.e. *Mini-Golf*), and a *Golf Driving Range* with of open-air driving bays. The required parking for the proposed facility will be 268 parking spaces. The proposed facility will be two (2) stories in height and incorporate 345 parking spaces. In addition, the *Golf Driving Range* will extend 60-yards and be enclosed using nets that will be supported with poles that will stand 175-feet in height.

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 *Restaurant and Banquet Facility/Event Hall* land uses are permitted *by-right* within the Commercial (C) District; however, the *Golf Driving Range* and *Outdoor Commercial Amusement/Recreation* require a Specific Use Permit (SUP) within the Commercial (C) District. The Unified Development Code (UDC) does not stipulate any *Conditional Land Use Standards* for the *Golf Driving Range*, and the purpose of the Specific Use Permit (SUP) requirement for the *Golf Driving Range* land use is to acknowledge that this land use may not be appropriate in all locations of the City. According to the *Conditional Use Standards* for the *Outdoor Commercial Amusement/Recreation* land use, it shall be located a minimum of 300-feet from and residential zoned or used property. In this case, the applicant is in conformance with this *Conditional Land Use Standard*. In addition to the land use standards, Article 05, *District Development Standards*, of the Unified Development Code (UDC) stipulates a maximum building height of 60-feet in the Commercial (C) District; however, the code goes on to grant the City Council the ability to increase the building height up to 240-feet through a Specific Use Permit (SUP). In this case, the proposed poles supporting the nets for the *Golf Driving Range* will be 175-feet in total height. Staff should note that the City Council and Planning and Zoning Commission approved the height increase of 175-feet with the previous Specific Use Permits (SUP) [Ordinance No. 22-52 & 23-47; S-287 & S-312].

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 *IH-30 Corridor Plan* contained in Appendix B, *Corridor Plans*, of the OURHometown Vision 2040 Comprehensive Plan, identifies the subject property as being a *Strategically Located Property* and 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, it appears that the applicant's request is in conformance with the goals and policies of the *Special Commercial Corridor* within the *IH-30 Corridor District*.

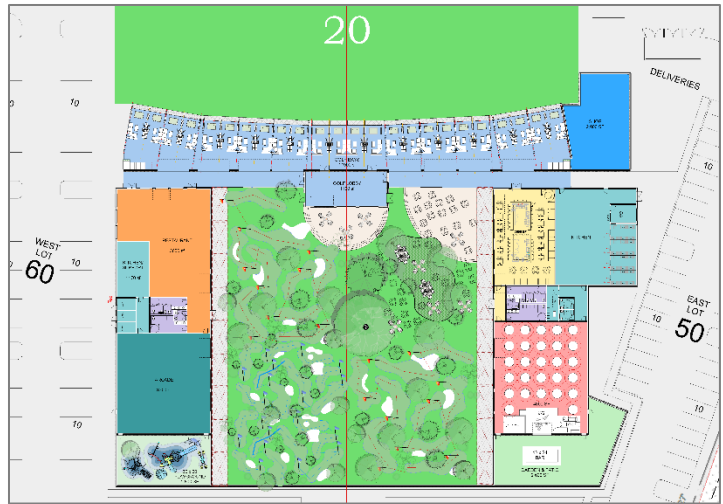


FIGURE 1: CONCEPT FLOOR PLAN FOR THE FACILITY

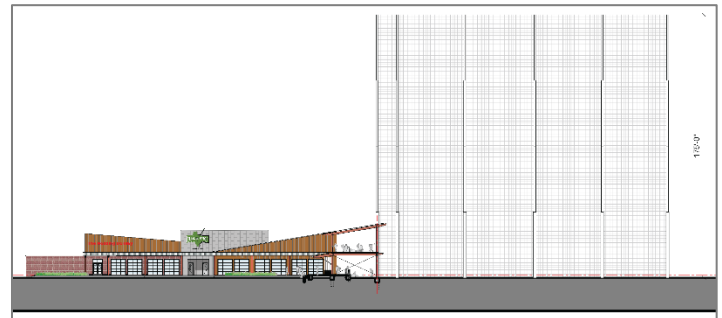


FIGURE 2: CONCEPT BUILDING ELEVATIONS

STAFF ANALYSIS

The Specific Use Permit (SUP) request submitted by the applicant is the third time this request has been made. On September 5, 2023, the City Council approved a Specific Use Permit (SUP) [*Ordinance No. 23-47; S-312*] for a *Golf Driving Range* [*Case No. Z2023-035*] on the subject property. As part of this SUP approval an exception to the maximum building height was approved, and a condition of approval was added to the ordinance to enable the increased height. In this case, the applicant is making the same request except the project is located one (1) lot to the south of the original property. That being said, there are differences between the approved SUP and the current request. Based on the provided concept plans the applicant has: [1] reduced the driving lane structure from three (3) stories to two (2) stories, [2] reduced the main building from three (3) stories to one (1) story, [3] added an arcade, [4] added two (2) driveways onto Discovery Boulevard, [5] reduced the driving range length from 200-yards to 60-yards, and [6] moved the project one (1) lot to the south.

All that being said, the location, access, surrounding land uses, and visibility of the subject property appear to be appropriate for a regional entertainment venue. Staff should point out that in other cities, land uses -- *similar to what the applicant is proposing* -- have proven to be regional destination centers (*e.g. Top Golf, Drive-Shack, etc.*). Based on this, the applicant's request does conform to the types of land uses indicated for the subject property by the OURHometown Vision 2040 Comprehensive Plan. In addition, the subject property is located in an area of the City that is surrounded by commercial and industrial land uses, and does not have any residential adjacencies that would be inconsistent with the proposed land use. Taking this into consideration, the proposed additional height requested for the support poles does not appear to have a negative impact on any adjacent properties. With this being said, a request for a Specific Use Permit (SUP) is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.

NOTIFICATIONS

On May 20, 2025, staff mailed 11 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) allowing *Outdoor Commercial Amusement/Recreation* and a *Structure to Exceed 60-Feet in a Commercial (C) District* for the purpose of establishing a *Golf Driving Range* and *Family Entertainment Center*, 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 and operation of a *Golf Driving Range* and *Outdoor Commercial Amusement/Recreation* shall generally conform to the *Concept Plan* depicted in *Exhibit 'B'* of the Specific Use Permit (SUP) ordinance.
 - (b) The maximum height of the netting and support structures shall not exceed 175-feet and shall generally conform to *Exhibit 'C'* of the Specific Use Permit (SUP) 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 **Fit Sport Life Blvd**

SUBDIVISION **Fit Sport Life Addition** LOT **11** BLOCK **B**

GENERAL LOCATION **Capital Blvd to the South, Approx. 1000' East of Corporate Crossing**

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	Commercial - C	CURRENT USE	Undeveloped
PROPOSED ZONING	Commercial - C with SUP	PROPOSED USE	Restaurant & Golf
ACREAGE	7.847	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]

<input type="checkbox"/> OWNER	Structured REA-Rockwall Land LLC	<input type="checkbox"/> APPLICANT	Texas Wedge
CONTACT PERSON	Conor Keilty, AIA	CONTACT PERSON	Anthony Winkler
ADDRESS	3104 E. Camelback Road, Ste. 2387	ADDRESS	637 Colvin Drive
CITY, STATE & ZIP	Phoenix, Arizona 85016	CITY, STATE & ZIP	Heath, TX 75032
PHONE	(480) 856-8808	PHONE	214-564-6623
E-MAIL	conork@structuredrea.com	E-MAIL	twinkler@calwink.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Conor Keilty [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 \$ 317.71 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 16th 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 OR TO REPRODUCE ANY INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION.

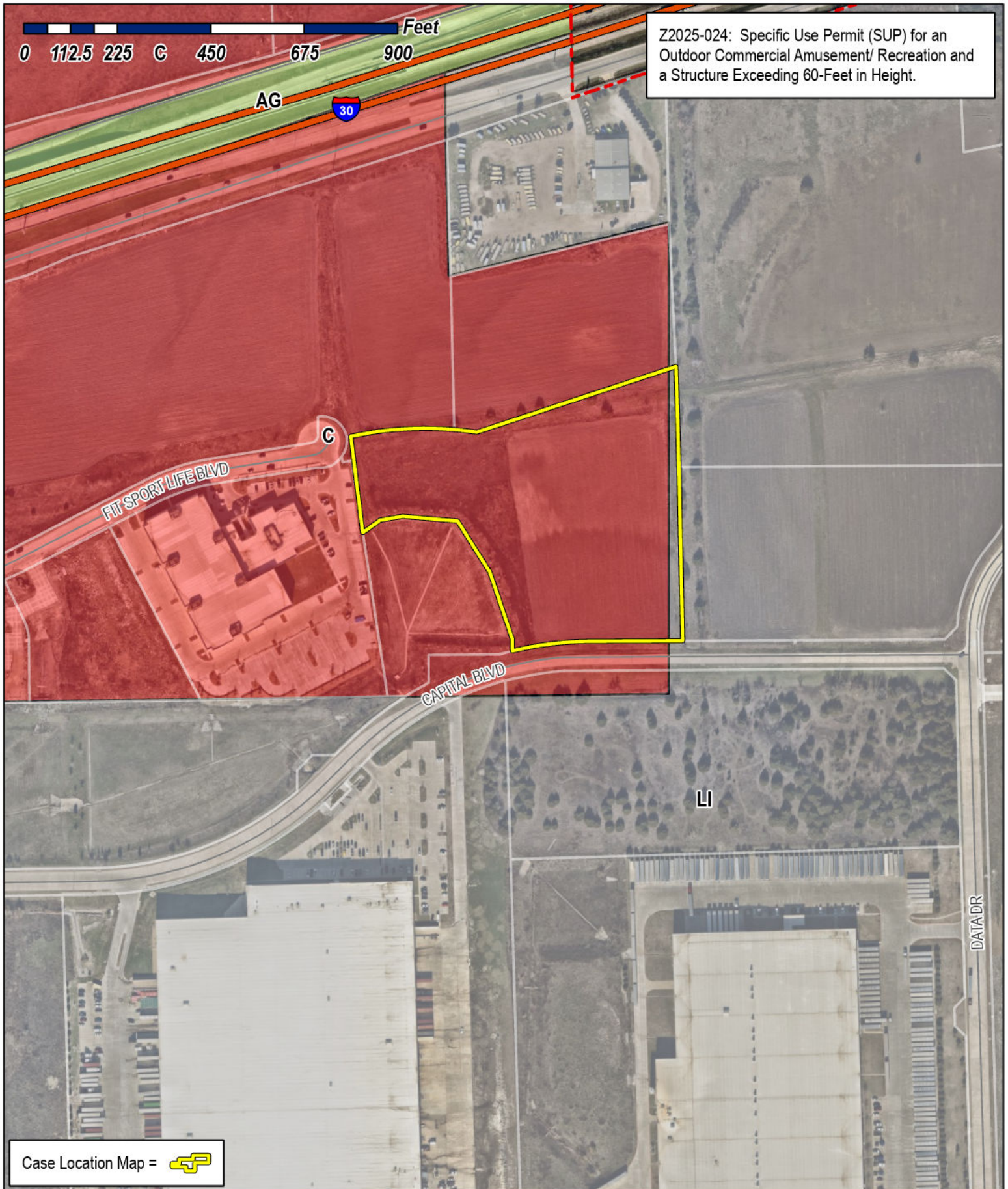
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 16th DAY OF May, 2025

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

NOTARY PUBLIC
My Commission Expires
March 16, 2026

MY COMMISSION EXPIRES March 16, 2026



Case Location Map = 



City of Rockwall

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

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

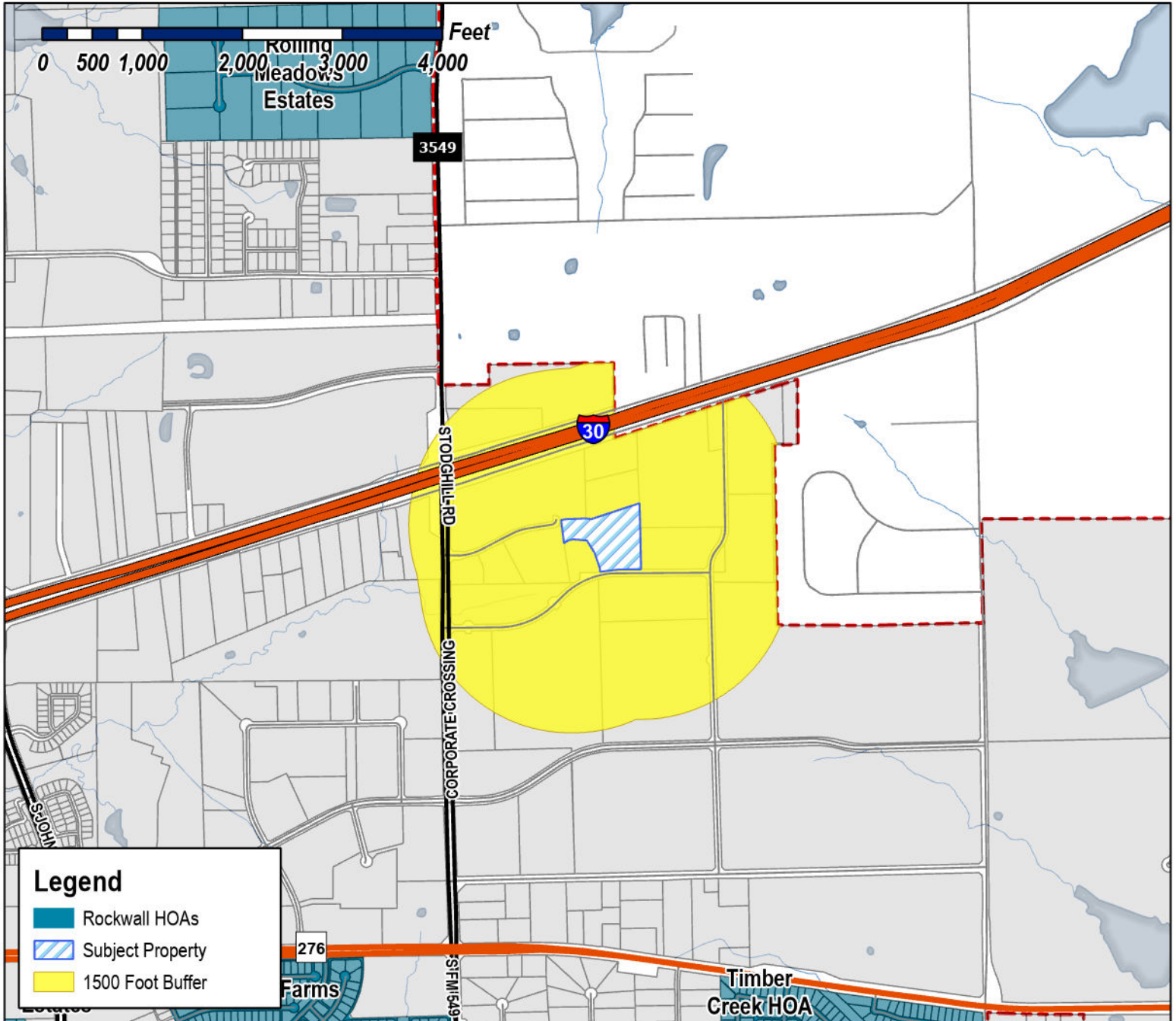




City of Rockwall

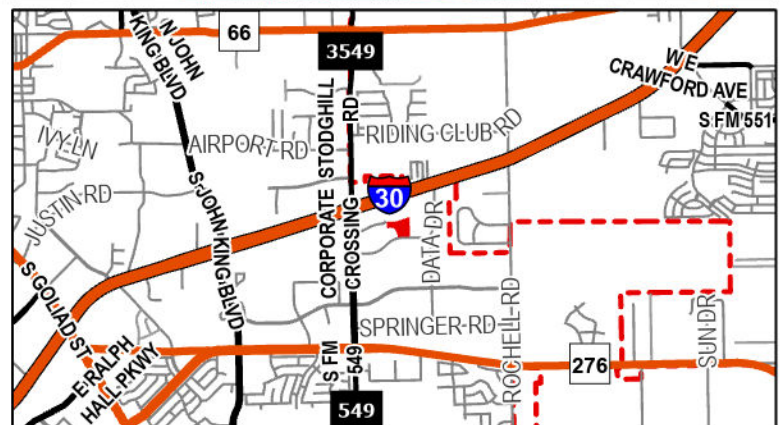
Planning & Zoning Department
385 S. Goliad Street
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Case Number: Z2025-024
Case Name: Specific Use Permit (SUP) for a Golf Driving Range
Case Type: Zoning
Zoning: Commercial (C) District
Case Address: Fit Sport Life Blvd

Date Saved: 5/16/2025
 For Questions on this Case Call (972) 771-7745

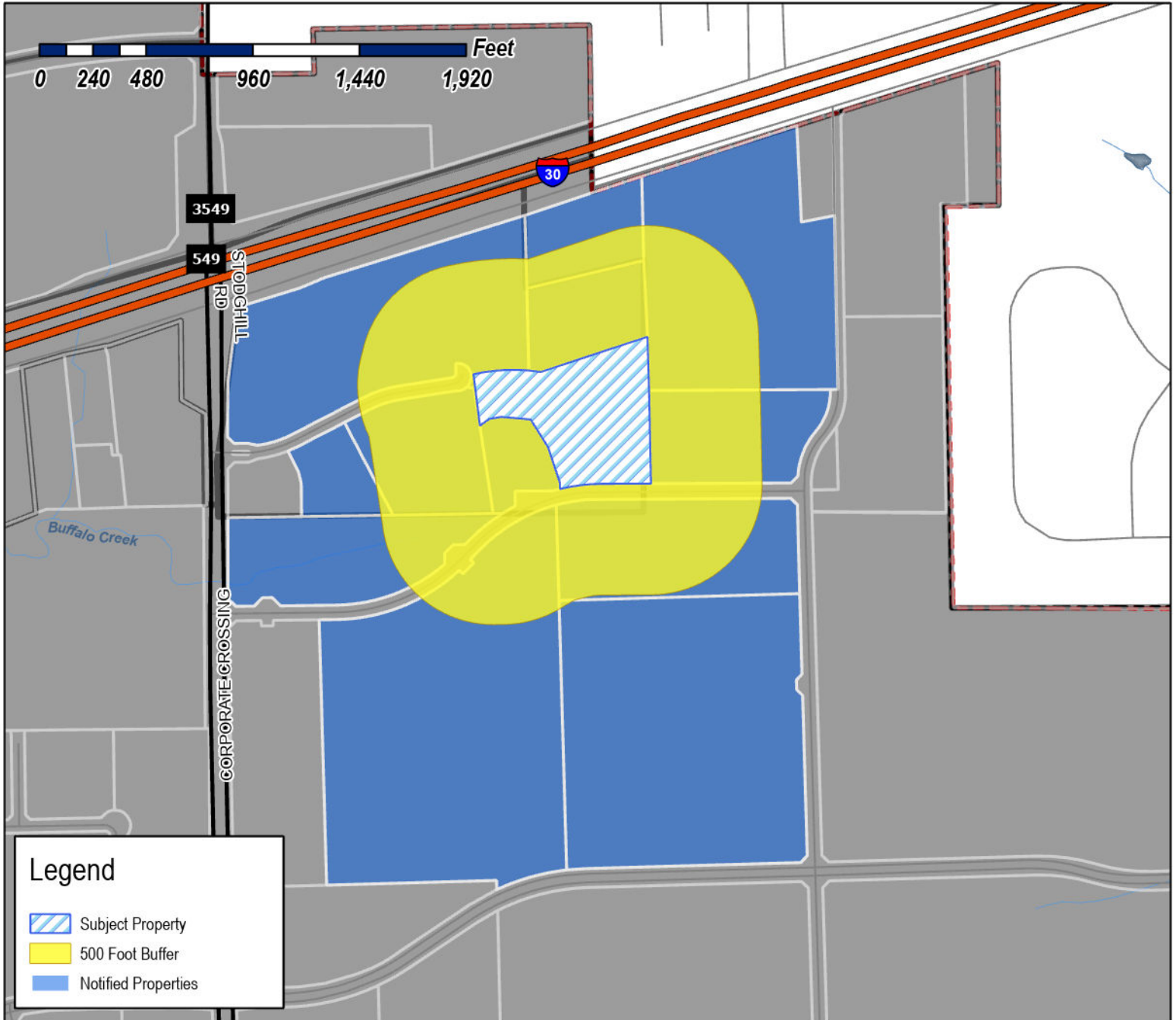




City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
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For Questions on this Case Call: (972) 771-7745



STAG ROCKWALL, L.P. A DELAWARE LIMITED
PARTNERSHIP
STAG INDUSTRIAL HOLDINGS, LLC
1 Federal St Fl 23
Boston, MA 2110

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

RESIDENT
2260 E I30
ROCKWALL, TX 75087

RESIDENT
3101 FIT SPORT LIFE BLVD
ROCKWALL, TX 75087

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

RESIDENT
3201 CAPITAL BLVD
ROCKWALL, TX 75087

RESIDENT
3400 DISCOVERY DR
ROCKWALL, TX 75087

MACA DEVELOPMENT LLC
6904 RAINWOOD DR
PLANO, TX 75024

ROCKWALL ECONOMIC DEVELOPMENT
CORPORATION
P O BOX 968
ROCKWALL, TX 75087

ROCKWALL ECONOMIC DEVELOPMENT
CORPORATION
P O BOX 968
ROCKWALL, TX 75087

JOWERS INC
PO BOX 1870
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:

Z2025-024: Specific Use Permit (SUP) for Outdoor Commercial Amusement/Recreation

Hold a public hearing to discuss and consider a request by Anthony Winkler of Texas Wedge on behalf of Conor Keilty, AIA of Structured REA-Rockwall Land, LLC for the approval of a Specific Use Permit (SUP) for Outdoor Commercial Amusement/Recreation and a Structure Exceeding 60-Feet in Height in a Commercial (C) District for a Golf Driving Range on an 7.847-acre parcel of land identified as Lot 11, Block B, Fit Sport Life Addition, Rockwall County, Texas, zoned Commercial (C) District, generally located at the terminus of Fit Sport Life 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, June 10, 2025 at 6:00 PM, and the City Council will hold a public hearing on Monday, June 16, 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, June 16, 2025 at 4:00 PM to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning



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

PLEASE RETURN THE BELOW FORM

Case No. Z2025-024: 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



7.847 ACRES
Culinary Wise
Nodding Donkey
Texas Wedge
Bluebonnet Event Hall

1 **SITE PLAN**
 Scale: 1" = 100 ft

WDS
 410 SOUTH MICHIGAN AVE SUITE 512
 CHICAGO ILLINOIS 60605
 312.583.7087 ERICH@WDS-AD.COM

JOB # 2207		ZONING CASE: Z2025-024
TEXAS WEDGE FACILITY ROCKWALL, TX		 <small>BRANDS: GOLF, KITCHEN, BAR</small>
SUBMISSION		
<small>DATE</small>	<small>DESCRIPTION</small>	
05.15.2025	SUP SUBMISSION	
06.03.2025	SUP RESUBMISSION AFTER COMMENTS	SITE PLAN
		SP-1.0



EAST BUILDING
 RECREATION CLUB
 1/250 SF (3700 SF) = 15
 FULL SERVICE RESTAURANT
 1/100 SF (3600 SF) = 36

WEST BUILDING
 PRIVATE CLUB
 1/100SF (4000 SF) = 40
 FULL SERVICE RESTAURANT
 1/100 SF (3000 SF) = 30

GOLF BAYS
 RECREATION CLUB
 1/250 SF (13,000 SF) = 52

MINI GOLF
 36 HOLES (1 PER HOLE) = 36

REQUIRED PARKING = 209
 PROVIDED PARKING = 345

1 SITE PLAN
 Scale: 1" = 40 ft

WDS

410 SOUTH MICHIGAN AVE SUITE 512
 CHICAGO ILLINOIS 60605
 312.583.7087 ERICH@WDS-AD.COM

JOB # 2207
TEXAS WEDGE FACILITY
 ROCKWALL, TX

ZONING CASE:
Z2025-024

SUBMISSION	
DATE	DESCRIPTION
05.15.2025	SUP SUBMISSION
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SITE PLAN

SP-1.0

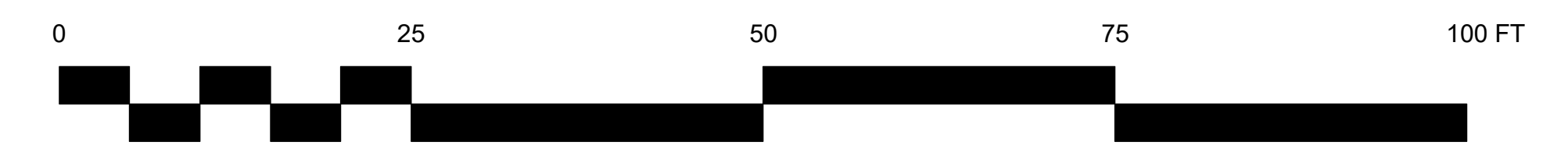
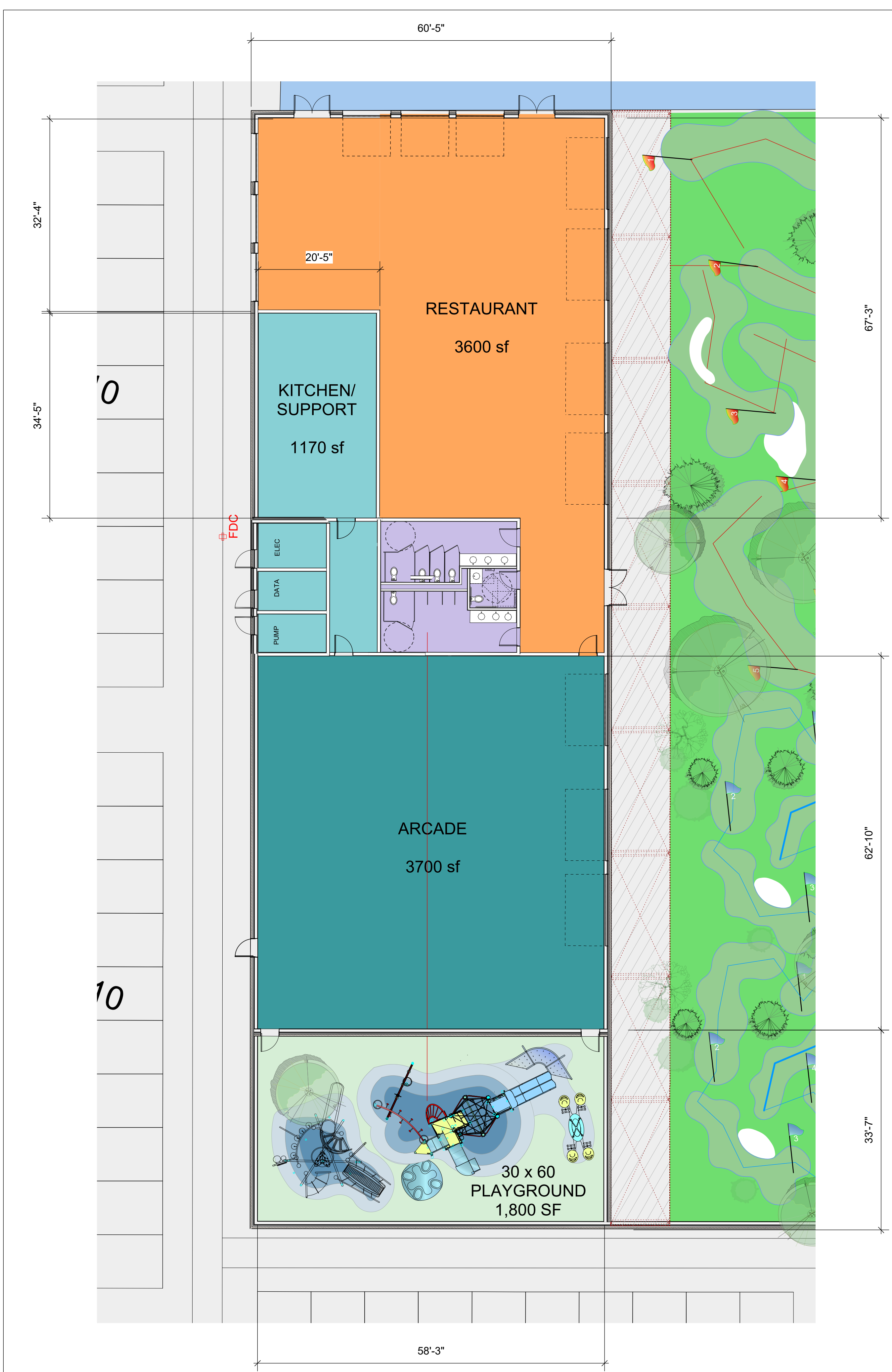


WDS

410 SOUTH MICHIGAN AVE SUITE 512
CHICAGO ILLINOIS 60605
312.583.7087 ERICH@WDS-AD.COM

JOB # 2207 TEXAS WEDGE FACILITY ROCKWALL, TX	ZONING CASE: Z2025-024										
SUBMISSION <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 10%;">DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td style="font-size: x-small;">05.15.2025</td> <td style="font-size: x-small;">SIP SUBMISSION</td> </tr> <tr> <td style="font-size: x-small;">06.03.2025</td> <td style="font-size: x-small;">SIP RESUBMISSION AFTER COMMENTS</td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> </tbody> </table>		DATE	DESCRIPTION	05.15.2025	SIP SUBMISSION	06.03.2025	SIP RESUBMISSION AFTER COMMENTS				
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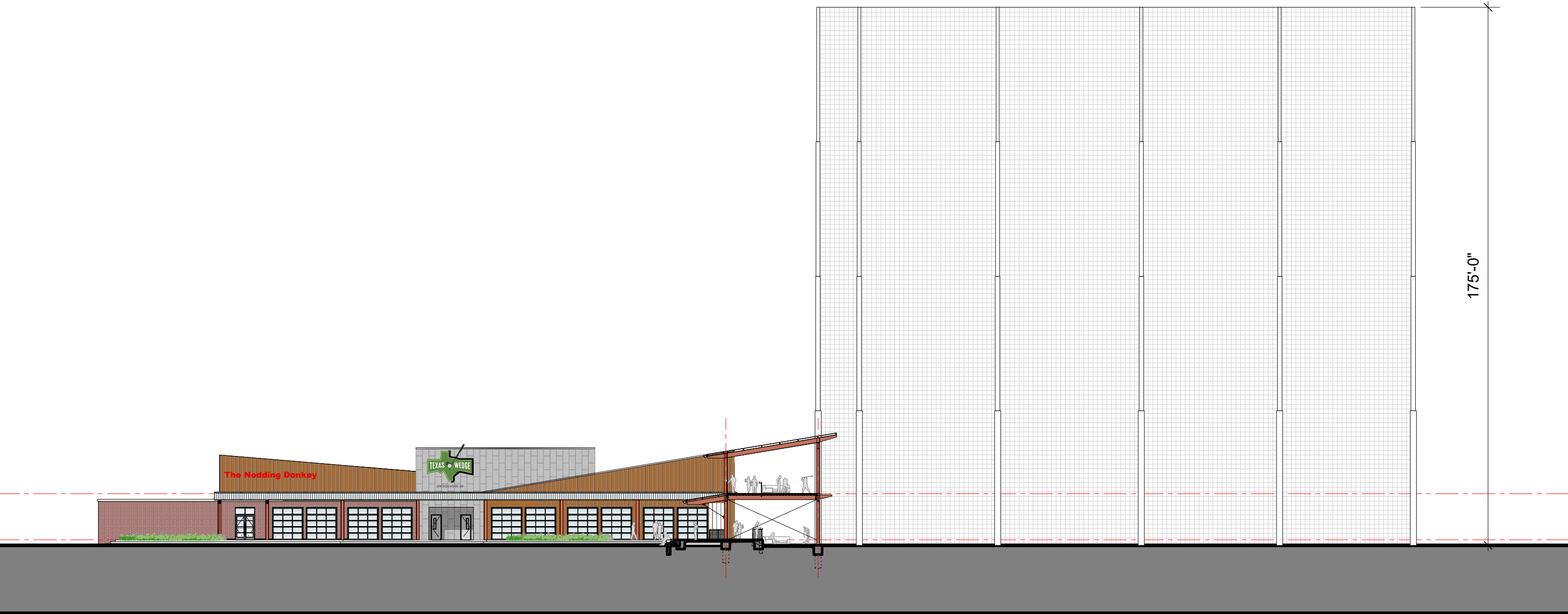
BRAND IDEAS • DESIGN • BAR



WDS

410 SOUTH MICHIGAN AVE SUITE 512
CHICAGO ILLINOIS 60605
312.583.7087 ERICH@WDS-AD.COM

JOB # 2207 TEXAS WEDGE FACILITY ROCKWALL, TX	ZONING CASE: Z2025-024						
SUBMISSION							
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DATE	DESCRIPTION						
05.15.2025	SIP SUBMISSION						
06.03.2025	SIP RESUBMISSION AFTER COMMENTS						
SITE PLAN	SP-1.0						

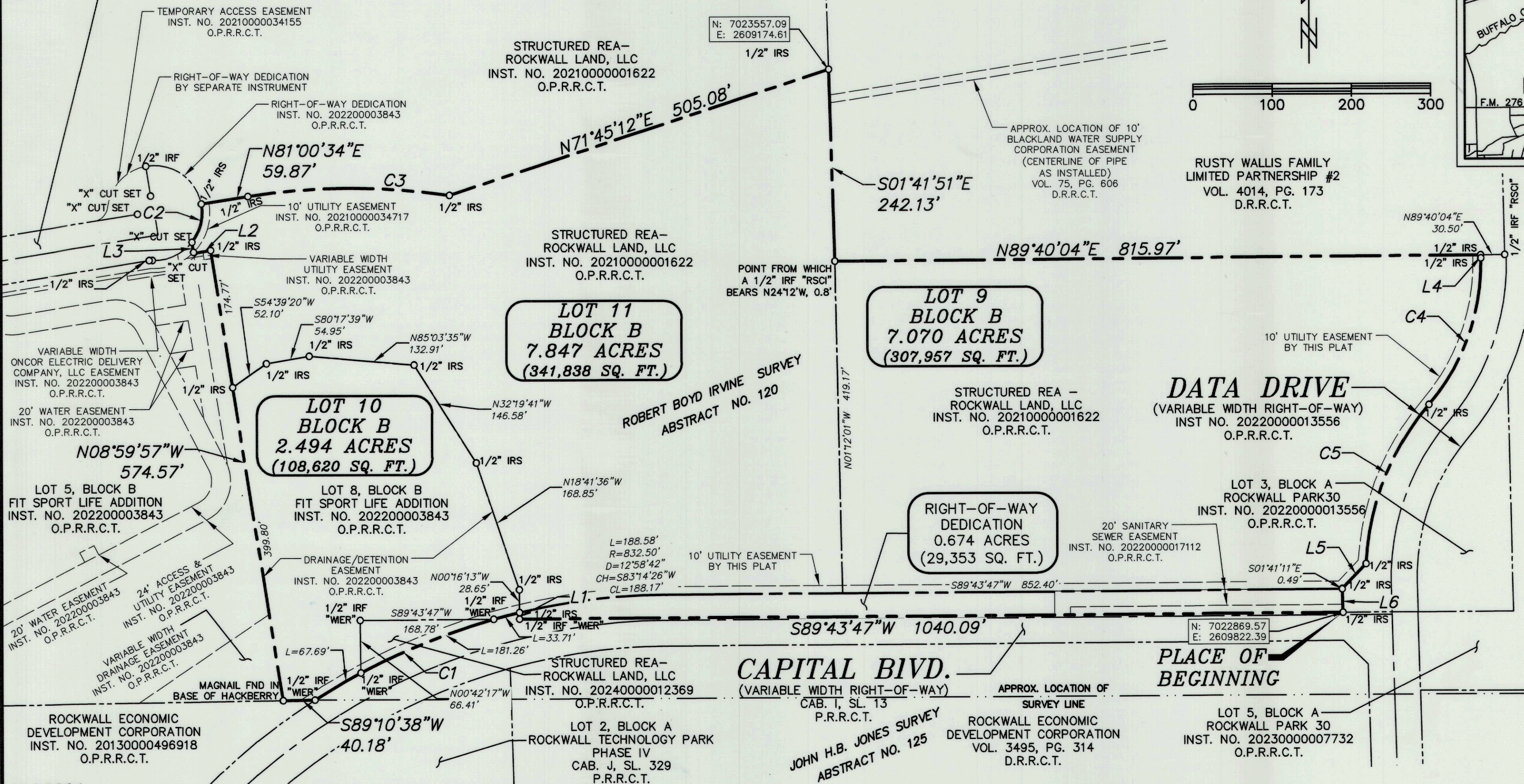


1 NETTING HEIGHT
SCALE: 1" = 30'-0"

FIT SPORT LIFE BLVD.

(60' RIGHT-OF-WAY)
INST. NO. 202200003843
O.P.R.R.C.T.

STRUCTURED REA-ROCKWALL LAND, LLC
INST. NO. 2021000001622
O.P.R.R.C.T.



VICINITY MAP

NOT TO SCALE

* LEGEND *

- CM CONTROLLING MONUMENT
- IRF IRON ROD FOUND
- IRS IRON ROD SET W/YELLOW CAP
- STAMPED "WIER & ASSOC INC"
- INSTRUMENT NUMBER
- INST. NO. VOLUME, PAGE
- D.R.R.C.T. DEED RECORDS, ROCKWALL COUNTY, TEXAS
- O.P.R.R.C.T. OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS

18.085 ACRES GROSS
(787,768 SQUARE FEET)
-0.674 ACRES R.O.W.
(29,353 SQUARE FEET)
17.411 ACRES NET
(758,415 SQUARE FEET)

* NOTES *

1. ACCORDING TO SURVEYOR'S INTERPRETATION OF INFORMATION SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) "FLOOD INSURANCE RATE MAP" (FIRM), MAP No. 48397C0045L, MAP REVISED SEPTEMBER 26, 2008, ALL OF THE SUBJECT TRACT LIES WITHIN ZONE "X", "AREA OF MINIMAL FLOOD HAZARD" AS DEFINED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, FEDERAL INSURANCE ADMINISTRATION, OR THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
2. THE ABOVE REFERENCED "FIRM" MAP IS FOR USE IN ADMINISTERING THE "NFIP"; IT DOES NOT NECESSARILY SHOW ALL AREAS POTENTIALLY SUBJECT TO FLOODING, PARTICULARLY AREAS WHICH COULD BE FLOODED BY SEVERE, CONCENTRATED RAINFALL COUPLED WITH INADEQUATE LOCAL DRAINAGE SYSTEMS. THERE MAY BE OTHER STREAMS, CREEKS, LOW AREAS, DRAINAGE SYSTEMS OR OTHER SURFACE OR SUBSURFACE CONDITIONS EXISTING ON OR NEAR THE SUBJECT PROPERTY WHICH ARE NOT STUDIED OR ADDRESSED AS PART OF THE "NFIP".
3. ALL BEARINGS SHOWN HEREON ARE CORRELATED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, NAD OF 1983, AS DERIVED BY FIELD OBSERVATIONS UTILIZING THE RTK NETWORK ADMINISTERED BY ALLTERRA CENTRAL, INC.
4. THIS FINAL PLAT IS FOR CONVEYANCE PURPOSES ONLY AND NOT FOR THE DEVELOPMENT OF THE SUBJECT PROPERTY.
5. A CONVEYANCE PLAT IS A RECORD OF PROPERTY APPROVED BY THE CITY OF ROCKWALL FOR THE PURPOSE OF SALE OR CONVEYANCE IN ITS ENTIRETY OR INTERESTS THEREON DEFINED. NO BUILDING PERMIT SHALL BE ISSUED NOR PERMANENT PUBLIC UTILITY SERVICE PROVIDED UNTIL A FINAL PLAT IS APPROVED, FILED OF RECORD, AND PUBLIC IMPROVEMENTS ACCEPTED IN ACCORDANCE WITH THE PROVISIONS OF THE SUBDIVISION ORDINANCE OF THE CITY OF ROCKWALL. SELLING A PORTION OF THIS PROPERTY BY METES AND BOUNDS, EXCEPT AS SHOWN ON AN APPROVED, FILED, AND ACCEPTED CONVEYANCE PLAT, FINAL PLAT, OR REPLAT IS A VIOLATION OF THE CITY ORDINANCE AND STATE LAW.
6. IT SHALL BE THE POLICY OF THE CITY OF ROCKWALL TO WITHHOLD ISSUING BUILDING PERMITS UNTIL ALL STREETS, WATER, SEWER AND STORM DRAINAGE SYSTEMS HAVE BEEN ACCEPTED BY THE CITY. THE APPROVAL OF A PLAT BY THE CITY DOES NOT CONSTITUTE ANY REPRESENTATION, ASSURANCE OR GUARANTEE THAT ANY BUILDING WITHIN SUCH PLAT SHALL BE APPROVED, AUTHORIZED OR PERMIT THEREFORE ISSUED, NOR SHALL SUCH APPROVAL CONSTITUTE ANY REPRESENTATION, ASSURANCE OR GUARANTEE BY THE CITY OF THE ADEQUACY AND AVAILABILITY FOR WATER FOR PERSONAL USE AND FIRE PROTECTION WITHIN SUCH PLAT, AS REQUIRED UNDER ORDINANCE 83-54.
7. THE PROPERTY OWNER IS RESPONSIBLE FOR MAINTENANCE, REPAIR, AND REPLACEMENT OF ALL DETENTION AND DRAINAGE SYSTEMS AND EASEMENTS.
8. ALL 1/2" IRON RODS SET WITH A CAP STAMPED "WIER & ASSOC INC", UNLESS NOTED OTHERWISE.

LINE TABLE

LINE	BEARING	DIST
L1	N00°16'13"W	8.23'
L2	S81°00'34"W	21.83'
L3	N08°54'00"W	14.16'
L4	S01°15'53"E	3.99'
L5	S44°01'09"W	4.347'
L6	S01°41'11"E	30.00'

CURVE TABLE

CURVE	ARC	RADIUS	DELTA	BEARING	DIST.
C1	282.66'	832.50'	19°27'13"	S67°01'28"W	281.30'
C2	51.30'	60.00'	48°59'20"	N13°52'59"E	49.75'
C3	255.29'	830.00'	17°37'23"	N89°49'15"E	254.29'
C4	200.36'	274.50'	41°49'15"	S19°38'46"W	195.94'
C5	219.89'	335.50'	37°33'08"	S21°46'50"W	215.98'

FINAL PLAT LOTS 9-11, BLOCK B FIT SPORT LIFE ADDITION

BEING A REPLAT OF
LOT 8, BLOCK B, FIT SPORT LIFE ADDITION,
TRACT 24, & A PORTION OF TRACT 22
OF THE ROBERT BOYD IRVINE SURVEY, ABSTRACT NO. 120
BEING THREE (3) LOTS
18.085 ACRES OR 787,768 SF
SITUATED WITHIN THE
ROBERT BOYD IRVINE SURVEY, ABSTRACT NO. 120
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
CASE NO.: P2024-016

OWNER / DEVELOPER
STRUCTURED REA-ROCKWALL LAND, LLC
3104 E CAMELBACK ROAD #2387
PHOENIX, ARIZONA 85016
CONTACT: CONOR KEILTY
PH: (480) 856-8808

ENGINEER / SURVEYOR
WIER & ASSOCIATES, INC.
2201 E. LAMAR BLVD., SUITE 200E
ARLINGTON, TEXAS 76006
CONTACT: RANDY EARDLEY, P.E.
PH: (817) 467-7700
FAX: (817) 467-7713

PREPARED BY:
WIA WIER & ASSOCIATES, INC.
ENGINEERS SURVEYORS LAND PLANNERS
2201 E. LAMAR BLVD., SUITE 200E ARLINGTON, TEXAS 76006 METRO (817)467-7700
Texas Firm Registration No. F-2776 www.WierAssociates.com
Texas Board of Professional Land Surveying Registration No. 10033900

SHEET 1 OF 3
DATE: 7/22/2024
W.A. No. 19114.02

*** OWNER'S CERTIFICATION ***

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS STRUCTURED REA-ROCKWALL LAND, LLC, BEING THE OWNER OF A TRACT OF LAND IN THE COUNTY OF ROCKWALL, STATE OF TEXAS, SAID TRACT BEING DESCRIBED AS FOLLOWS:

BEING A TRACT OF LAND LOCATED IN THE ROBERT BOYD IRVINE SURVEY, ABSTRACT NO. 120, ROCKWALL COUNTY, TEXAS, BEING A PORTION OF A TRACT OF LAND DESCRIBED IN A DEED TO STRUCTURED REA-ROCKWALL LAND, LLC, RECORDED IN INSTRUMENT NO. 20210000001622, OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS (O.P.R.R.C.T.), AND ALL OF A TRACT OF LAND DESCRIBED IN A DEED TO STRUCTURED REA-ROCKWALL LAND, LLC, RECORDED IN INSTRUMENT NO. 20240000012369, O.P.R.R.C.T., AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC" IN THE SOUTH LINE OF SAID STRUCTURED REA-ROCKWALL TRACT RECORDED IN INSTRUMENT NO. 20210000001622, O.P.R.R.C.T., SAID IRON ROD BEING THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF CAPITAL BOULEVARD (A 65' RIGHT-OF-WAY) WITH THE WEST RIGHT-OF-WAY LINE OF DATA DRIVE (A VARIABLE WIDTH RIGHT OF WAY);

THENCE ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID CAPITAL BOULEVARD AS FOLLOWS:

- 1) S 89°43'47" W, ALONG THE SOUTH LINE OF SAID STRUCTURED REA-ROCKWALL TRACT RECORDED IN INSTRUMENT NO. 20210000001622, O.P.R.R.C.T., A DISTANCE OF 1040.09 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "WIER & ASSOC INC";
- 2) N 00°16'13" W, CONTINUING ALONG ALONG THE SOUTH LINE OF SAID STRUCTURED REA-ROCKWALL TRACT RECORDED IN INSTRUMENT NO. 20210000001622, O.P.R.R.C.T., A DISTANCE OF 8.23 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC", BEING THE SOUTHEAST CORNER OF LOT 8, BLOCK B, FIT SPORT LIFE ADDITION, AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN INSTRUMENT NUMBER 202200003843, O.P.R.R.C.T., AND THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;
- 3) SOUTHWESTERLY, AN ARC LENGTH OF 282.66 FEET ALONG THE SOUTH LINE OF SAID LOT 8 AND SAID CURVE TO THE LEFT, HAVING A RADIUS OF 832.50 FEET, A DELTA ANGLE OF 19°27'13", AND A CHORD BEARING OF S 67°01'28" W, 281.30 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "WIER & ASSOC INC", BEING THE MOST SOUTHERLY SOUTHEAST CORNER OF SAID LOT 8;

THENCE S 89°10'38" W, DEPARTING THE NORTH RIGHT-OF-WAY LINE OF SAID CAPITAL BOULEVARD AND CONTINUING ALONG THE SOUTH LINE OF SAID LOT 8, A DISTANCE OF 40.18 FEET TO A MAGNAIL FOUND IN THE BASE OF A HACKBERRY TREE, BEING THE SOUTHWEST CORNER OF SAID LOT 8 AND THE SOUTHEAST CORNER OF LOT 5, BLOCK B OF SAID FIT SPORT LIFE ADDITION;

THENCE N 08°59'57" W, ALONG THE WEST LINE OF SAID LOT 8 AND THE EAST LINE OF SAID LOT 5, A DISTANCE OF 574.57 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC", BEING THE MOST EASTERLY NORTHEAST CORNER OF SAID LOT 5;

THENCE S 81°00'34" W, ALONG A NORTH LINE OF SAID LOT 5, A DISTANCE OF 21.83 FEET TO AN "X" CUT SET;

THENCE N 08°54'00" W, CONTINUING ALONG A NORTH LINE OF SAID LOT 5, A DISTANCE OF 14.16 FEET TO AN "X" CUT SET IN THE SOUTH RIGHT-OF-WAY LINE OF FIT SPORT LIFE BOULEVARD (A 60' RIGHT-OF-WAY), BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;

THENCE NORTHEASTERLY, AN ARC LENGTH OF 51.30 FEET ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID FIT SPORT LIFE BOULEVARD AND SAID CURVE TO THE LEFT, HAVING A RADIUS OF 60.00 FEET, A DELTA ANGLE OF 48°59'20", AND A CHORD BEARING OF N 13°52'59" E, 49.75 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC";

THENCE N 81°00'34" E, DEPARTING THE SOUTH RIGHT-OF-WAY LINE OF SAID FIT SPORT LIFE BOULEVARD, A DISTANCE OF 59.87 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC", BEING THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE EASTERLY, AN ARC LENGTH OF 255.29 FEET ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 830.00 FEET, A DELTA ANGLE OF 17°37'23", AND A CHORD BEARING OF N 89°49'15" E, 254.29 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC";

THENCE N 71°45'12" E, A DISTANCE OF 505.08 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC" IN THE WEST LINE OF A TRACT OF LAND DESCRIBED IN A DEED TO RUSTY WALLIS FAMILY LIMITED PARTNERSHIP #2, RECORDED IN VOLUME 4014, PAGE 173, D.R.R.C.T., AND THE MOST NORTHERLY EAST LINE OF SAID STRUCTURED REA-ROCKWALL TRACT RECORDED IN INSTRUMENT NO. 20210000001622, O.P.R.R.C.T.;

THENCE S 01°41'51" E, ALONG THE WEST LINE OF SAID RUSTY WALLIS TRACT AND THE MOST NORTHERLY EAST LINE OF SAID STRUCTURED REA-ROCKWALL TRACT RECORDED IN INSTRUMENT NO. 20210000001622, O.P.R.R.C.T., A DISTANCE OF 242.13 FEET TO A POINT, FROM WHICH A 1/2" IRON ROD FOUND WITH A CAP STAMPED "RSCI" BEARS N 24°12' W, 0.8 FEET, BEING THE SOUTHWEST CORNER OF SAID RUSTY WALLIS TRACT AND AN ELL CORNER OF SAID STRUCTURED REA-ROCKWALL TRACT RECORDED IN INSTRUMENT NO. 20210000001622, O.P.R.R.C.T.;

THENCE N 89°40'04" E, ALONG THE SOUTH LINE OF SAID RUSTY WALLIS TRACT AND THE MOST EASTERLY NORTH LINE OF SAID STRUCTURED REA-ROCKWALL TRACT RECORDED IN INSTRUMENT NO. 20210000001622, O.P.R.R.C.T., A DISTANCE OF 815.97 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC" IN THE WEST RIGHT-OF-WAY LINE OF SAID DATA DRIVE;

THENCE DEPARTING THE SOUTH LINE OF SAID RUSTY WALLIS TRACT AND THE MOST EASTERLY NORTH LINE OF SAID STRUCTURED REA-ROCKWALL TRACT RECORDED IN INSTRUMENT NO. 20210000001622, O.P.R.R.C.T., AND ALONG THE WEST RIGHT-OF-WAY LINE OF SAID DATA DRIVE AS FOLLOWS:

- 1) S 01°15'53" E, A DISTANCE OF 3.99 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC", BEING THE BEGINNING OF A CURVE TO THE RIGHT;
- 2) SOUTHWESTERLY, AN ARC LENGTH OF 200.36 FEET ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 274.50 FEET, A DELTA ANGLE OF 41°49'15", AND A CHORD BEARING OF S 19°38'46" W, 195.94 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC", BEING THE BEGINNING OF A REVERSE CURVE TO THE LEFT;
- 3) SOUTHWESTERLY, AN ARC LENGTH OF 219.89 FEET ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 335.50 FEET, A DELTA ANGLE OF 37°33'08", AND A CHORD BEARING OF S 21°46'50" W, 215.98 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC";
- 4) S 44°01'09" W, A DISTANCE OF 43.47 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC";
- 5) S 01°41'11" E, A DISTANCE OF 30.00 FEET TO THE PLACE OF BEGINNING AND CONTAINING 18.085 ACRES (787,768 SQUARE FEET) OF LAND, MORE OR LESS.

**FINAL PLAT
LOTS 9-11, BLOCK B
FIT SPORT LIFE ADDITION**

BEING A REPLAT OF
LOT 8, BLOCK B, FIT SPORT LIFE ADDITION,
TRACT 24, & A PORTION OF TRACT 22
OF THE ROBERT BOYD IRVINE SURVEY, ABSTRACT NO. 120
BEING THREE (3) LOTS
18.085 ACRES OR 787,768 SF
SITUATED WITHIN THE
ROBERT BOYD IRVINE SURVEY, ABSTRACT NO. 120
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
CASE NO.: P2024-016

OWNER / DEVELOPER
STRUCTURED REA-ROCKWALL LAND, LLC
3104 E CAMELBACK ROAD #2387
PHOENIX, ARIZONA 85016
CONTACT: CONOR KEILTY
PH: (480) 856-8808

ENGINEER / SURVEYOR
WIER & ASSOCIATES, INC.
2201 E. LAMAR BLVD., SUITE 200E
ARLINGTON, TEXAS 76006
CONTACT: RANDY EARDLEY, P.E.
PH: (817) 467-7700
FAX: (817) 467-7713

PREPARED BY:
WIA WIER & ASSOCIATES, INC.
ENGINEERS SURVEYORS LAND PLANNERS
2201 E. LAMAR BLVD., SUITE 200E ARLINGTON, TEXAS 76006 METRO (817)467-7700
Texas Firm Registration No. F-2776 www.WierAssociates.com
Texas Board of Professional Land Surveying Registration No. 10033900

SHEET 2 OF 3

DATE: 7/22/2024
W.A. No. 19114.02

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

WE THE UNDERSIGNED OWNERS OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS LOTS 9, 10, & 11, BLOCK B, FIT SPORT LIFE ADDITION TO THE CITY OF ROCKWALL, TEXAS, AND WHOSE NAMES ARE SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES SHOWN THEREON FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED. WE FURTHER CERTIFY THAT ALL OTHER PARTIES WHO HAVE A MORTGAGE OR LIEN INTEREST IN LOTS 9, 10, & 11, BLOCK B, FIT SPORT LIFE ADDITION HAVE BEEN NOTIFIED AND SIGNED THIS PLAT. WE UNDERSTAND AND DO HEREBY RESERVE THE EASEMENT STRIPS SHOWN ON THIS PLAT FOR THE PURPOSES STATED AND FOR THE MUTUAL USE AND ACCOMMODATION OF ALL UTILITIES DESIRING TO USE OR USING SAME. WE ALSO UNDERSTAND THE FOLLOWING:

1. NO BUILDINGS SHALL BE CONSTRUCTED OR PLACED UPON, OVER, OR ACROSS THE UTILITY EASEMENTS AS DESCRIBED HEREIN.
2. ANY PUBLIC UTILITY SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PART OF ANY BUILDINGS, FENCES, TREES, SHRUBS, OR OTHER GROWTHS OR IMPROVEMENTS WHICH IN ANY WAY ENDANGER OR INTERFERE WITH CONSTRUCTION, MAINTENANCE OR EFFICIENCY OF THEIR RESPECTIVE SYSTEM ON ANY OF THESE EASEMENT STRIPS; AND ANY PUBLIC UTILITY SHALL AT ALL TIMES HAVE THE RIGHT OF INGRESS OR EGRESS TO, FROM AND UPON THE SAID EASEMENT STRIPS FOR PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTING, PATROLLING, MAINTAINING, AND EITHER ADDING TO OR REMOVING ALL OR PART OF THEIR RESPECTIVE SYSTEM WITHOUT THE NECESSITY OF, AT ANY TIME, PROCURING THE PERMISSION OF ANYONE.
3. THE CITY OF ROCKWALL WILL NOT BE RESPONSIBLE FOR ANY CLAIMS OF ANY NATURE RESULTING FROM OR OCCASIONED BY THE ESTABLISHMENT OF GRADE OF STREETS IN THE SUBDIVISION.
4. THE DEVELOPER/PROPERTY OWNER AND SUBDIVISION ENGINEER SHALL BEAR TOTAL RESPONSIBILITY FOR STORM DRAIN IMPROVEMENTS.
5. THE DEVELOPER/PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE NECESSARY FACILITIES TO PROVIDE DRAINAGE PATTERS AND DRAINAGE CONTROLS SUCH THAT PROPERTIES WITHIN THE DRAINAGE ARE NOT ADVERSELY AFFECTED BY STORM DRAINAGE FROM THE DEVELOPMENT.
6. NO HOUSE DWELLING UNIT, OR OTHER STRUCTURE SHALL BE CONSTRUCTED ON ANY LOT IN THIS ADDITION BY THE OWNER OR ANY OTHER PERSON UNTIL THE DEVELOPER AND/OR OWNER HAS COMPLIED WITH ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY OF ROCKWALL REGARDING IMPROVEMENTS WITH RESPECT TO THE ENTIRE BLOCK ON THE STREET OR STREETS ON WHICH PROPERTY ABUTS, INCLUDING THE ACTUAL INSTALLATION OF STREETS WITH THE REQUIRED BASE AND PAVING, CURB AND GUTTER, WATER AND SEWER, DRAINAGE STRUCTURES, STORM SEWERS, AND ALLEYS, ALL ACCORDING TO THE SPECIFICATIONS OF THE CITY OF ROCKWALL; OR

UNTIL AN ESCROW DEPOSIT, SUFFICIENT TO PAY FOR THE COST OF SUCH IMPROVEMENTS, AS DETERMINED BY THE CITY'S ENGINEER AND/OR CITY ADMINISTRATOR, COMPUTED ON A PRIVATE COMMERCIAL RATE BASIS, HAS BEEN MADE WITH THE CITY SECRETARY, ACCOMPANIED BY AN AGREEMENT SIGNED BY THE DEVELOPER AND/OR OWNER, AUTHORIZING THE CITY TO MAKE SUCH IMPROVEMENTS AT PREVAILING PRIVATE COMMERCIAL RATES, OR HAVE THE SAME MADE BY A CONTRACTOR AND PAY FOR THE SAME OUT OF THE ESCROW DEPOSIT, SHOULD THE DEVELOPER AND/OR OWNER FAIL OR REFUSE TO INSTALL THE REQUIRED IMPROVEMENTS WITHIN THE TIME STATED IN SUCH WRITTEN AGREEMENT, BUT IN NO CASE SHALL THE CITY BE OBLIGATED TO MAKE SUCH IMPROVEMENTS ITSELF. SUCH DEPOSIT MAY BE USED BY THE OWNER AND/OR DEVELOPER AS PROGRESS PAYMENTS AS THE WORK PROGRESSES IN MAKING SUCH IMPROVEMENTS BY MAKING CERTIFIED REQUISITIONS TO THE CITY SECRETARY, SUPPORTED BY EVIDENCE OF WORK DONE; OR

UNTIL THE DEVELOPER AND/OR OWNER FILES A CORPORATE SURETY BOND WITH THE CITY SECRETARY IN A SUM EQUAL TO THE COST OF SUCH IMPROVEMENTS FOR THE DESIGNATED AREA, GUARANTEEING THE INSTALLATION THEREOF WITHIN THE TIME STATED IN THE BOND, WHICH TIME SHALL BE FIXED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL.

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

WITNESS OUR HANDS THIS THE 24 DAY OF July, 2024:

FOR: STRUCTURED REA-ROCKWALL LAND, LLC

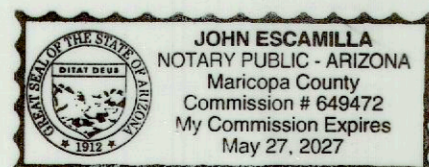
[Signature]
OWNER
Principal
TITLE

STATE OF Arizona
COUNTY OF Maricopa

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Michael J. Hurst OF STRUCTURED REA-ROCKWALL LAND, LLC, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN STATED.

GIVEN UPON MY HAND AND SEAL OF OFFICE THIS 24 DAY OF July, 2024.

[Signature]
NOTARY PUBLIC IN AND FOR THE STATE OF Arizona
John Escamilla
PRINTED NAME



SURVEYOR'S STATEMENT

THAT I, AARON L. STRINGFELLOW, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION.

SURVEYED ON THE GROUND
APRIL 9, 2024

[Signature]
AARON L. STRINGFELLOW, R.P.L.S.
STATE OF TEXAS NO. 6373
E-MAIL: AaronLS@WIERASSOCIATES.COM



STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED AARON L. STRINGFELLOW, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED AND AS THE ACT AND DEED THEREIN STATED.

GIVEN UPON MY HAND AND SEAL OF OFFICE THIS 22 DAY OF July, 2024.

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

Zachary Stinson
PRINTED NAME



GENERAL NOTES

1. SUBDIVIDER'S STATEMENT. SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS UNLAWFUL AND A VIOLATION OF THE SUBDIVISION ORDINANCE OF THE CITY OF ROCKWALL AND CHAPTER 212, MUNICIPAL REGULATION OF SUBDIVISIONS AND PROPERTY DEVELOPMENT, OF THE TEXAS LOCAL GOVERNMENT CODE, AND SHALL BE SUBJECT TO THE CITY OF ROCKWALL WITHHOLDING UTILITIES AND BUILDING PERMITS.
2. PUBLIC IMPROVEMENT STATEMENT. IT SHALL BE THE POLICY OF THE CITY OF ROCKWALL TO WITHHOLD ISSUING BUILDINGS PERMITS UNTIL ALL STREETS, WATER, SEWER AND STORM DRAINAGE SYSTEMS HAVE BEEN ACCEPTED BY THE CITY. THE APPROVAL OF A SUBDIVISION PLAT BY THE CITY OF ROCKWALL DOES NOT CONSTITUTE ANY REPRESENTATION, ASSURANCE OR GUARANTEE THAT ANY BUILDING WITHIN SUCH SUBDIVISION PLAT SHALL BE APPROVED, AUTHORIZED, OR PERMIT ISSUED, NOR SHALL SUCH APPROVAL CONSTITUTE ANY REPRESENTATION, ASSURANCE OR GUARANTEE BY THE CITY OF ROCKWALL OF THE ADEQUACY AND AVAILABILITY FOR WATER AND SANITARY SEWER FOR PERSONAL USE AND FIRE PROTECTION WITHIN SUCH SUBDIVISION PLAT, AS REQUIRED UNDER THE SUBDIVISION ORDINANCE OF THE CITY OF ROCKWALL.
3. DRAINAGE AND DETENTION EASEMENTS. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTAINING, REPAIRING, AND REPLACING AND SHALL BEAR SOLE LIABILITY OF ALL SYSTEMS WITHIN THE DRAINAGE AND DETENTION EASEMENTS.
4. FIRE LANES. ALL FIRE LANES WILL BE CONSTRUCTED, MAINTAINED, REPAIRED AND REPLACED BY THE PROPERTY OWNER. FIRE LANES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE APPROVED CIVIL ENGINEERING PLANS FOR BOTH ON-SITE AND OFF-SITE FIRE LANE IMPROVEMENTS.
5. STREET APPURTENANCES. ALL DECORATIVE SIGNAGE, POSTS, OR LIGHTS INSTALLED IN PUBLIC RIGHT-OF-WAY SHALL BE INSTALLED, MAINTAINED, REPAIRED, AND REPLACED BY THE HOMEOWNER'S ASSOCIATION (HOA).

RECOMMENDED FOR FINAL APPROVAL

APPROVED

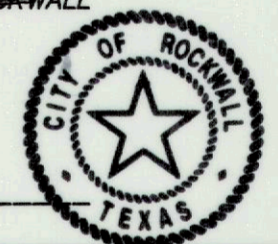
I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SUBDIVISION PLAT WAS REVIEWED BY THE PLANNING AND ZONING COMMISSION AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS FOR THE PREPARATION OF A FINAL PLAT ON THE 6th DAY OF May, 2024.

[Signature]
MAYOR OF THE CITY OF ROCKWALL

[Signature]
PLANNING AND ZONING CHAIRMAN

[Signature]
CITY SECRETARY


[Signature]
CITY ENGINEER



FINAL PLAT LOTS 9-11, BLOCK B FIT SPORT LIFE ADDITION

BEING A REPLAT OF
LOT 8, BLOCK B, FIT SPORT LIFE ADDITION,
TRACT 24, & A PORTION OF TRACT 22
OF THE ROBERT BOYD IRVINE SURVEY, ABSTRACT NO. 120
BEING THREE (3) LOTS
18.085 ACRES OR 787,768 SF
SITUATED WITHIN THE
ROBERT BOYD IRVINE SURVEY, ABSTRACT NO. 120
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
CASE NO.: P2024-016

Filed and Recorded
Official Public Records
Jennifer Fogg, County Clerk
Rockwall County, Texas
08/29/2024 04:04:38 PM
\$147.00
20240000015148



[Signature]

OWNER / DEVELOPER
STRUCTURED REA-ROCKWALL LAND, LLC
3104 E CAMELBACK ROAD #2387
PHOENIX, ARIZONA 85016
CONTACT: CONOR KELTY
PH: (480) 856-8808

ENGINEER / SURVEYOR
WIER & ASSOCIATES, INC.
2201 E. LAMAR BLVD., SUITE 200E
ARLINGTON, TEXAS 76006
CONTACT: RANDY EARDLEY, P.E.
PH: (817) 467-7700
FAX: (817) 467-7713

PREPARED BY:
WIA WIER & ASSOCIATES, INC.
ENGINEERS SURVEYORS LAND PLANNERS
2201 E. LAMAR BLVD., SUITE 200E ARLINGTON, TEXAS 76006 METRO (817)467-7700
Texas Firm Registration No. F-2776 www.WierAssociates.com
Texas Board of Professional Land Surveying Registration No. 10033900

PRINTED: 7/22/2024 STB FILE: WIER-SURVEY.STB LAST SAVED: 7/22/2024 9:40 AM SAVED BY: CRISTIANV FILE: CONV-PLAT-LOTS-9-THRU-11-19144.02 BAR IS ONE INCH ON ORIGINAL FULL-SIZE PRINT

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 *ORDINANCE NO. 23-47* AND THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW FOR *OUTDOOR COMMERCIAL AMUSEMENT/RECREATION* AND A *STRUCTURE EXCEEDING 60-FEET IN HEIGHT IN A COMMERCIAL (C) DISTRICT* FOR A *GOLF DRIVING RANGE* ON A 7.847-ACRE PARCEL OF LAND IDENTIFIED AS LOT 11, BLOCK B, FIT SPORT LIFE 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 Anthony Winkler of Texas Wedge on behalf of Conor Keilty, AIA of Structured REA-Rockwall Land, LLC for the approval of a Specific Use Permit (SUP) for *Outdoor Commercial Amusement/Recreation* and a *Structure Exceeding 60-Feet in Height in a Commercial (C) District* for a *Golf Driving Range* on a 7.847-acre parcel of land, zoned Commercial (C) District, being identified as Lot 11, Block B, Fit Sport Life Addition, City of Rockwall, Rockwall County, Texas, generally located near the terminus of Fit Sport Life Boulevard, and being more specifically described in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that *Ordinance No. 23-47 (S-312)* and the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall should be amended as follows:

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

SECTION 1. That the approval of this ordinance shall supersede all requirements stipulated in *Ordinance No. 23-47 (S-312)*.

SECTION 2. That the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) allowing for the establishment of a *Golf Driving Range* with *Outdoor Commercial Amusement/Recreation* and a *Structure Exceeding 60-Feet in Height in a Commercial (C) District* as stipulated by Article 04, *Permissible Uses*, and Article 05, *District Development Standards*, of the Unified Development Code [*Ordinance No. 20-02*] on the *Subject Property*; and

SECTION 3. That the *Subject Property* shall be used and developed only in the manner and for the purposes described in this Specific Use Permit (SUP) ordinance and as specifically set forth in Subsection 01.01, *Land Use Schedule*, and Subsection 02.03, *Conditional Land Use Standards*, of Article 04, *Permissible Uses*, and Subsection 04.01, *General Commercial District Standards*, and Subsection 04.05, *Commercial (C) District*, of Article 05, *District Development Standards*, of the Unified Development Code [Ordinance No. 20-02] of the City of Rockwall -- as heretofore amended and may be amended in the future -- and with the following conditions:

3.1 OPERATIONAL CONDITIONS

The following conditions pertain to the operation of a *Golf Driving Range* and *Outdoor Commercial Amusement/Recreation* on the *Subject Property* and conformance to these requirements is necessary for continued operations:

- 1) The development and operation of a *Golf Driving Range* and *Outdoor Commercial Amusement/Recreation* shall generally conform to the *Concept Plan* depicted in *Exhibit 'B'* of this ordinance.
- 2) The maximum height of the netting and support structures shall not exceed 175-feet and shall generally conform to *Exhibit 'C'* of this ordinance.

3.2 COMPLIANCE

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

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

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

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

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

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

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 7th DAY OF JULY, 2025.

Tim McCallum, *Mayor*

ATTEST:

Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: June 16, 2025

2nd Reading: July 7, 2025

Exhibit 'A':
Legal Description

BEING A TRACT OF LAND LOCATED IN THE ROBERT BOYD IRVINE SURVEY, ABSTRACT NO. 120, ROCKWALL COUNTY, TEXAS, BEING A PORTION OF A TRACT OF LAND DESCRIBED IN A DEED TO STRUCTURED REA-ROCKWALL LAND, LLC, RECORDED IN INSTRUMENT NO. 20210000001622, OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS (O.P.R.C.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND, SAID IRON ROD BEING A NORTHEAST CORNER OF SAID STRUCTURED TRACT, THE SOUTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN A DEED TO JOWERS, INC., RECORDED IN VOLUME 1215, PAGE 155, DEED RECORDS, ROCKWALL COUNTY, TEXAS (D.R.R.C.T.), AND IN THE WEST LINE OF A TRACT OF LAND DESCRIBED IN A DEED TO RUSTY WALLIS FAMILY LIMITED PARTNERSHIP #2, RECORDED IN VOLUME 4014, PAGE 173, D.R.R.C.T.;

THENCE S 01°41'51" E, ALONG AN EAST LINE OF SAID STRUCTURED TRACT AND THE WEST LINE OF SAID RUSTY WALLIS TRACT, 345.16 FEET TO A POINT;

THENCE S 71°45'12" W, DEPARTING AN EAST LINE OF SAID STRUCTURED TRACT AND THE WEST LINE OF SAID RUSTY WALLIS TRACT, 505.08 FEET TO A POINT, BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;

THENCE SOUTHERLY, AN ARC LENGTH OF 255.29 FEET ALONG SAID NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 830.00 FEET, A DELTA ANGLE OF 17°37'23", AND A CHORD BEARING S 89°49'15" W, A DISTANCE OF 254.29 FEET TO A POINT;

THENCE S 81°00'34" W, A DISTANCE OF 305.78 FEET TO A POINT IN THE NORTH RIGHT-OF-WAY LINE OF FIT SPORT LIFE BOULEVARD (A 60' RIGHT-OF-WAY), BEING THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE NORTHWESTERLY DEPARTING SAID FIT SPORT LIFE BOULEVARD, AN ARC LENGTH OF 31.42 FEET ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 20.00 FEET, A DELTA ANGLE OF 90°00'00", AND A CHORD BEARING OF N 53°59'26" W, A DISTANCE OF 28.28 FEET TO A POINT;

THENCE N 08°59'26" W, A DISTANCE OF 356.88 FEET TO A POINT, FROM WHICH A 5/8" IRON ROD FOUND WITH A PINK CAP STAMPED "TXDOT" BEARS S 87°49'28" W, 726.69 FEET, SAID IRON ROD BEING THE NORTHWEST CORNER OF SAID STRUCTURED TRACT AND BEING THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF CORPORATE CROSSING (VARIABLE WIDTH RIGHT-OF-WAY) WITH THE SOUTH RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY NO. 30 (VARIABLE WIDTH RIGHT-OF-WAY);

THENCE N 72°46'09" E, A DISTANCE OF 602.14 FEET TO A POINT IN THE WEST LINE OF SAID JOWERS TRACT AND THE MOST NORTHERLY EAST LINE OF SAID STRUCTURED TRACT;

THENCE S 01°36'16" E, ALONG THE WEST LINE OF SAID JOWERS TRACT AND THE MOST NORTHERLY EAST LINE OF SAID STRUCTURED TRACT, A DISTANCE OF 121.40 FEET TO A POINT, BEING THE SOUTHWEST CORNER OF SAID JOWERS TRACT;

THENCE N 76°34'05" E, ALONG THE SOUTH LINE OF SAID JOWERS TRACT AND THE MOST EASTERLY NORTH LINE OF SAID STRUCTURED TRACT, A DISTANCE OF 540.70 FEET TO THE PLACE OF BEGINNING AND CONTAINING 9.942 ACRES (433,054 SQUARE FEET) OF LAND, MORE OR LESS.

**Exhibit 'B':
Concept Plan**



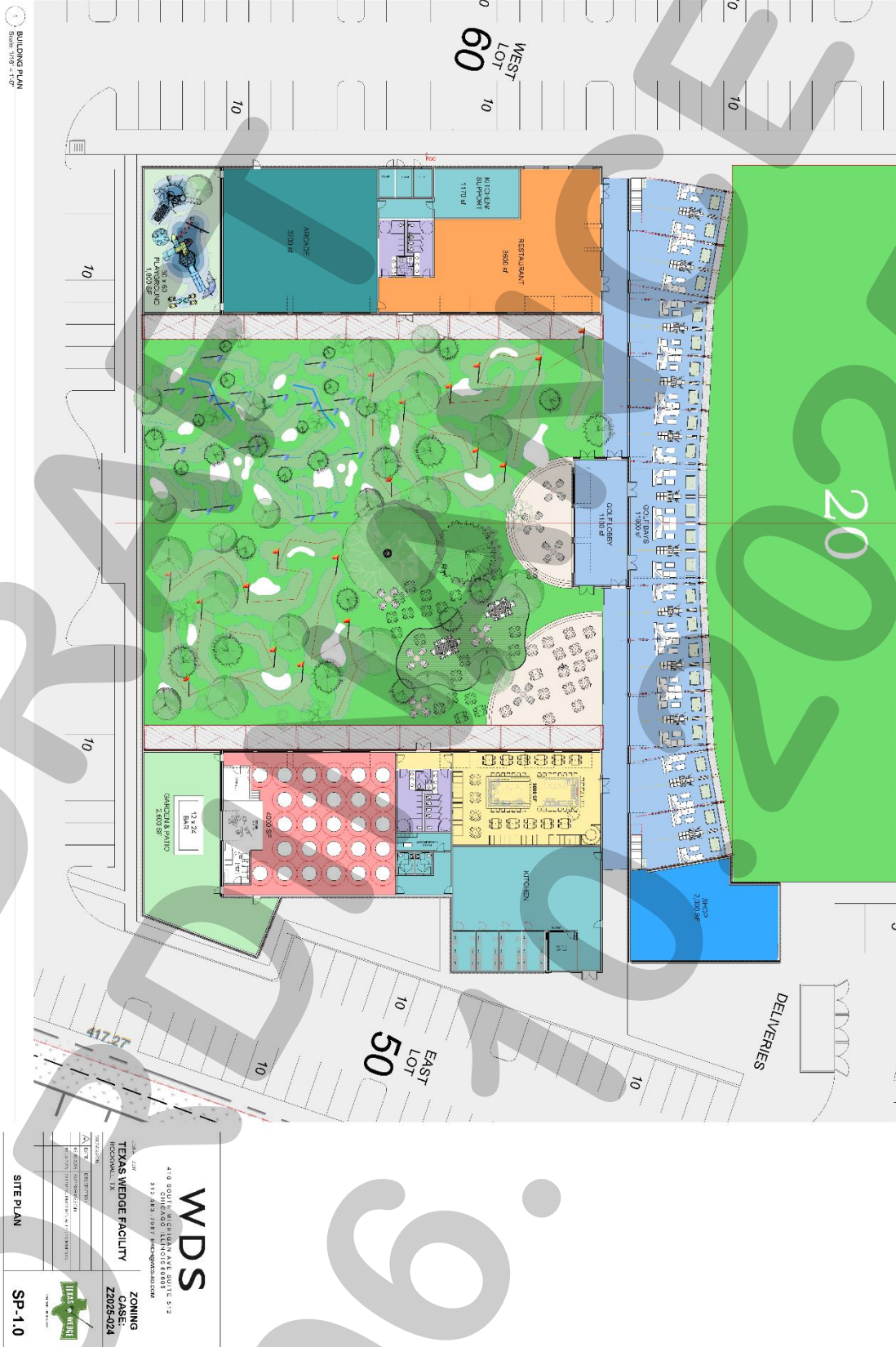
		410 SOUTH MICHIGAN AVE SUITE #12 CHICAGO, ILLINOIS 60605 312.880.7000 / WWW.WDSGROUP.COM	
		5,000 SQ. FT. 10,000 SQ. FT. 15,000 SQ. FT. 20,000 SQ. FT. 25,000 SQ. FT. 30,000 SQ. FT. 35,000 SQ. FT. 40,000 SQ. FT. 45,000 SQ. FT. 50,000 SQ. FT. 55,000 SQ. FT. 60,000 SQ. FT. 65,000 SQ. FT. 70,000 SQ. FT. 75,000 SQ. FT. 80,000 SQ. FT. 85,000 SQ. FT. 90,000 SQ. FT. 95,000 SQ. FT. 100,000 SQ. FT.	
WDS 410 SOUTH MICHIGAN AVE SUITE #12 CHICAGO, ILLINOIS 60605 312.880.7000 / WWW.WDSGROUP.COM		TEXAS WEDGE FACILITY ROCKWALL, TX CASE: SP2024-010 ZONING: SP-1.0	

**Exhibit 'B':
Concept Plan**

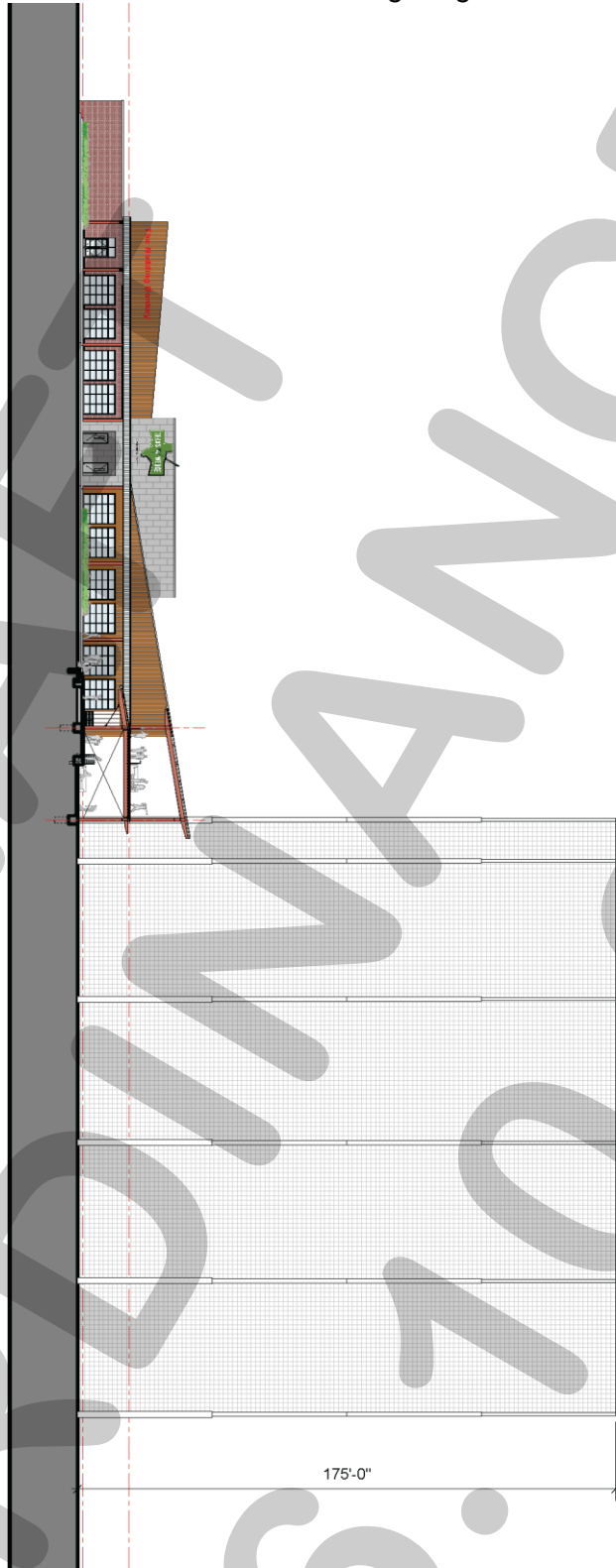


<p>WDS</p> <p>418 SOUTH ROCKWALL ROAD, SUITE 512 ROCKWALL, TX 75087 312.683.7897 INFO@WDS-COM</p>		<p>SP-1.0</p>
<p>TEXAS WEDGE FACILITY</p> <p>ROCKWALL, TX</p>		<p>SP2024-010</p>
<p>ZONING</p> <p>SP-1.0</p>		<p>CASE:</p> <p>SP2024-010</p>
<p>SITE PLAN</p>		<p>SP-1.0</p>

**Exhibit 'B':
Concept Plan**



**Exhibit 'C':
Golf Netting Height**



1 NETTING HEIGHT
SCALE: 1" = 30'-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: June 10, 2025
APPLICANT: Felipe Zanotti
CASE NUMBER: Z2025-025; *Specific Use Permit (SUP) for a Wholesale Showroom Facility*

SUMMARY

Hold a public hearing to discuss and consider a request by Felipe Zanotti on behalf of Ryan Moorman of R. D. Morman, Inc. for the approval of a Specific Use Permit (SUP) for a *Wholesale Showroom Facility* on a 1.2220-acre parcel of land identified as Lot 26 of the Rainbow Acres Addition, Rockwall County, Texas, zoned Commercial (C) District, addressed as 263 Ranch Trail, and take any action necessary.

BACKGROUND

On October 25, 1962 -- *prior to the date of annexation* -- the subject property was established by final plat as part of Lots 14 & 16 of the Rainbow Acres Addition. The subject property was annexed by *Ordinance No. 04-34* on May 17, 2004. On September 7, 2004, the City Council approved a zoning change [*Case No. Z2024-027; Ordinance No. 04-50*] changing the zoning of the subject property from an Agricultural (AG) District to a Commercial (C) District. In 2017, the City Council approved a replat [*Case No. P2017-050*] to subdivide the subject property (*i.e. Lots 22 & 23 of the Rainbow Acres Addition*) from the adjacent property in order for a *Mini-Warehouse Facility* to be developed on Lot 23. On September 10, 2019, the Planning and Zoning Commission approved a site plan [*Case No. SP2019-031*] for the purpose of constructing a 4,950 SF office building, and converting the existing 2,366 SF single-family home into an office building. Associated with the site plan was a variance for the horizontal articulation; however, this request failed to get a supermajority vote, failing 4-2 with Commissioners Womble and Welch dissenting and Commissioner Moeller absent. The applicant appealed the variance denial to the City Council, where the City Council denied the appeal on November 7, 2019 by a vote of 7-0. After this denial the applicant proceeded with converting the existing single-family home into an office building, but abandoned the request to add a new 4,950 SF office building to the subject property. On May 11, 2021 the Planning and Zoning Commission approved a site plan [*Case No. SP2021-012*] to allow the construction of a 4,950 SF *Office Building* on the subject property. On February 21, 2023, the City Council approved a replat [*Case No. P2023-001*] that establish the subject property as Lot 26 of the Rainbow Acres Addition.

PURPOSE

The applicant -- *Felipe Zanotti* -- is requesting the approval of a Specific Use Permit (SUP) to allow a *Wholesale Showroom Facility* in a Commercial (C) District on the subject property.

ADJACENT LAND USES AND ACCESS

The subject property is addressed as 263 Ranch Trail. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is a 2.00-acre parcel of land (*i.e. part of Lot 16 of the Rainbow Acres Addition*) developed with a 2,601 SF *Office Building*. Beyond this is a 2.04-acre parcel of land (*i.e. Lot 17 of the Rainbow Acres Addition*) developed with four (4) commercial structures. Following this is a 9.76-acre parcel of land (*i.e. Lot 18 and the S. part of Lot 19 of the Rainbow Acres Addition*) that has a 13,516 SF *Office Building* under construction. All of these properties are zoned Commercial (C) District. North of this is County Line Road, which is identified as a *Minor Collector* on the City's Master Thoroughfare Plan contained within the OURHometown Vision 2040 Comprehensive Plan.

South: Directly south of the subject property is a 7.473-acre parcel of land (i.e. Lot 25 of the Rainbow Acres Addition) developed with a Mini-Warehouse Facility. Beyond this is a vacant 1.50-acre parcel of land (i.e. Lot 12 of the Rainbow Acres Addition). Following this is a 2.491-acre parcel of land (i.e. Lot 20 of the Rainbow Acres Addition) with a standalone 2,832 SF storage building. All of these properties are zoned Commercial (C) District. South of this is Horizon Road [FM-3097], which is identified as a A4D (i.e. arterial, four [4] lane, divided roadway) on the City's Master Thoroughfare Plan contained within the OURHometown Vision 2040 Comprehensive Plan.

East: Directly east of the subject property is a 7.489-acre parcel of land (i.e. Lot 25 of the Rainbow Acres Addition) developed with a Mini-Warehouse Facility zoned Commercial (C) District. Beyond this is a vacant 131.39-acre tract of land (i.e. Tract 43-01 of the W. W. Ford Survey, Abstract No. 80 [commonly referred to as the Wallace Tract]) zoned Agricultural (AG) District. Beyond this is the Oaks of Buffalo Way Subdivision, which consists of 63 lots is zoned Planned Development District 51 (PD-51) for Single Family Estate 1.5 (SFE-1.5) District.

West: Directly west of the subject property is Ranch Trail, which is identified as a Minor Collector on the City's Master Thoroughfare Plan contained within the OURHometown Vision 2040 Comprehensive Plan. Beyond this is 3.466-acre parcel of land (i.e. Lot 1, Block A, Patriot Paws Addition) developed with Animal Boarding Facility (i.e. Patriot Paws). Following this are two (2) parcels of land (i.e. Lots 1-2 of the Rainbow Acres Addition) developed with residential homes. West of this is a 4.97-acre tract of land (i.e. Tract 26 of the W. W. Ford Survey, Abstract No. 80) developed with a Mini-Warehouse Facility. All of these properties are zoned Commercial (C) District. Beyond this is Horizon Road [FM-3097], which is identified as a A4D (i.e. arterial, four [4] lane, divided roadway) on the City's Master Thoroughfare Plan contained within the OURHometown Vision 2040 Comprehensive Plan.

MAP 1: LOCATION MAP
YELLOW: SUBJECT PROPERTY



CHARACTERISTICS OF THE REQUEST

The applicant has submitted an application and a zoning exhibit requesting a Specific Use Permit (SUP) for a Wholesale Showroom Facility on the subject property. Existing on the subject property is a 2,797 SF Office Building that was converted from a single-family home in 2018, and a 4,950 SF Office Building that was constructed in 2022. Based on the floor plan

provided by the applicant, the 4,950 SF *Office Building* will be split into *Office* and *Warehousing* in order to accommodate the requested *Wholesale Showroom Facility*.

CONFORMANCE WITH THE CITY'S CODES

Subsection 02.01(J), *Wholesale, Distribution, and Storage Land Uses*, of Article 13, *Definitions*, of the Unified Development Code (UDC), defines a *Wholesale Showroom Facility* as “(a)n establishment that primarily consists of sales offices and sample display areas for products and/or services delivered or performed off-premises...retail sales of products associated with the primary products and/or services are permitted. Warehousing facilities shall be incidental to the primary use and shall not exceed 50% of the total floor area.” In this case, the applicant’s proposed use falls under this classification, and the provided floor plan indicates that 50% of the total floor area will be for *Warehousing*. According to the *Permissible Use Charts* contained in Article 04, *Permitted Uses*, of the Unified Development Code (UDC), a *Wholesale Showroom Facility* requires a Specific Use Permit (SUP) in a Commercial (C) District. The purpose of this requirement is to acknowledge that the *Wholesale Showroom Facility* 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 this land use and their impacts within these types of districts.

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 review of the surrounding land uses, many of the adjacent uses are either offices or legally non-conforming warehouse land uses. Based on this, the proposed *Wholesale Showroom Facility* appears to blend with the adjacent established land uses. Staff should note, that the proposed *Wholesale Showroom Facility* is being utilized in a similar manner as the previous tenant (*i.e. Office and Storage*). Given this, the subject property conforms to the parking standards outlined within the Unified Development Code (UDC). 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 *Southwest Residential District* and is situated within an area that is identified as a *Transitional Area*. According to the district, the *Transitional Area* is defined as, “...currently transitioning from interim land uses and building types to more permanent structures with conforming land uses. These areas should be given special consideration with regard to requests that further the establishment of uses and structures that will improve the property values of the adjacent properties...” In this case, this the proposed *Wholesale Showroom Facility* appears to be blend with the adjacent land uses within the *Transitional Area* along Ranch Trail. In addition, the *Wholesale Showroom Facility* will be required to meet the current Unified Development Code (UDC) standards.

NOTIFICATIONS

On May 20, 2025, staff mailed 34 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) for a *Wholesale Showroom Facility* 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 SUP ordinance and which are detailed as follows:

- (a) The development of the *Subject Property* shall generally conform to the *Floor Plan* as depicted in *Exhibit 'B'* of this ordinance.
 - (b) The *Wholesale Showroom Facility* shall not utilize more than 50.00% of the total floor area for *Warehousing*.
 - (c) There shall be no *Outside Storage* on the *Subject Property*.
- (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: 263 RANCH TRAIL, ROCKWALL, TX 75032
 SUBDIVISION: _____
 GENERAL LOCATION: _____ LOT: _____ BLOCK: _____

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]

<input type="checkbox"/> OWNER	<u>R.D. MOORMAN, INC</u>	<input type="checkbox"/> APPLICANT	_____
CONTACT PERSON	<u>RYAN MOSEMAN</u>	CONTACT PERSON	<u>Felipe Zanotti</u>
ADDRESS	<u>263 Ranch Trail</u>	ADDRESS	<u>17727 ADDISON RD,</u>
CITY, STATE & ZIP	<u>Rockwall, TX 75032</u>	CITY, STATE & ZIP	<u>DALLAS, TX, 75287</u>
PHONE	<u>972-977-2110</u>	PHONE	<u>214-430-7927</u>
E-MAIL	<u>RYAN@RDMOORMANINC.COM</u>	E-MAIL	<u>ZANOTTI@ZTXSURFACES.COM</u>

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Ryan Moorman [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 15th DAY OF May, 2025

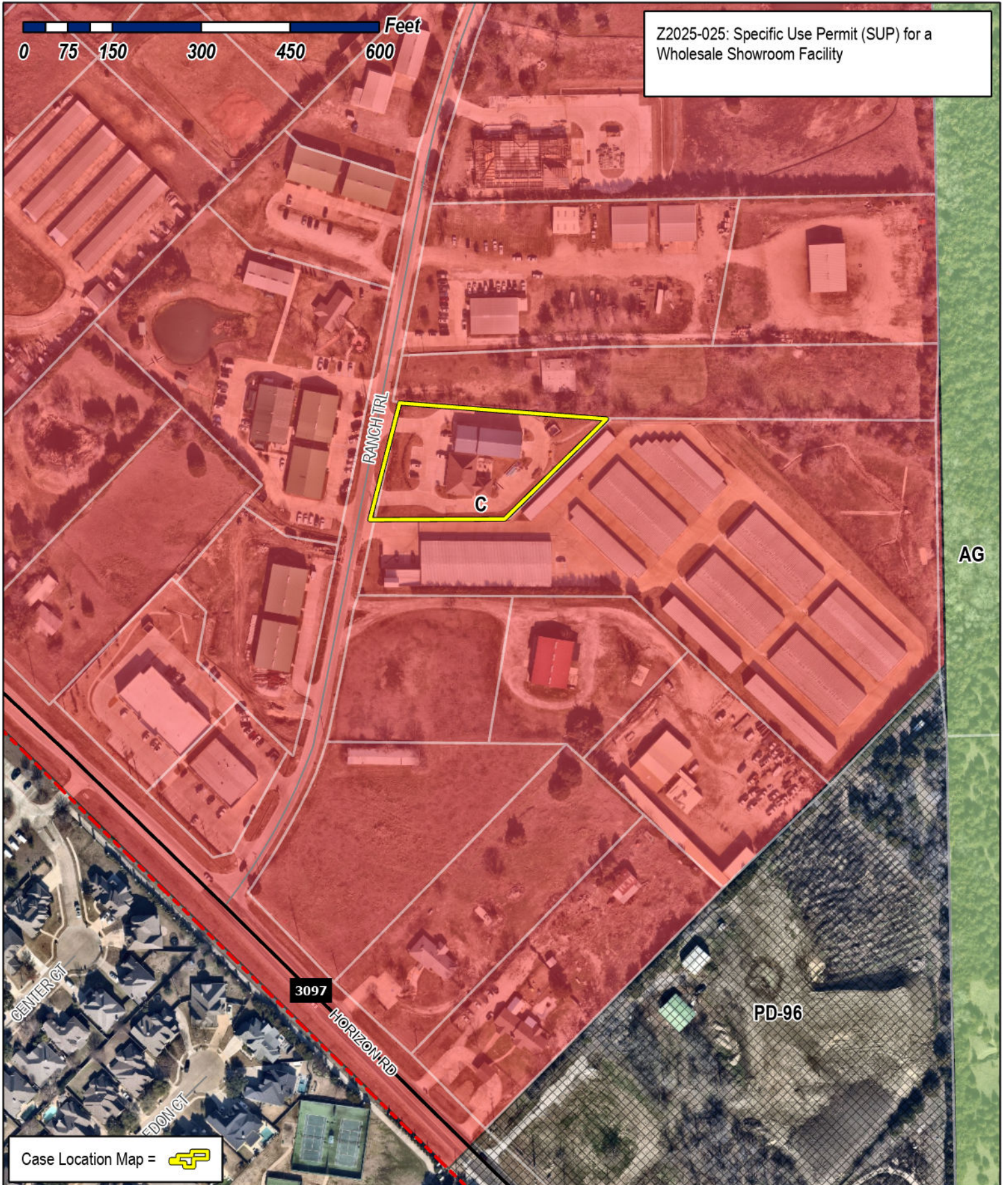
OWNER'S SIGNATURE: _____

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS: Rani B. Castilleja

NOTARY PUBLIC
 STATE OF TEXAS
RANI B. CASTILLEJA
 My Notary ID # 134229903
 Expires March 2, 2027
 MY COMMISSION EXPIRES 3/2/2027

0 75 150 300 450 600 Feet

Z2025-025: Specific Use Permit (SUP) for a Wholesale Showroom Facility



Case Location Map = 



City of Rockwall

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

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

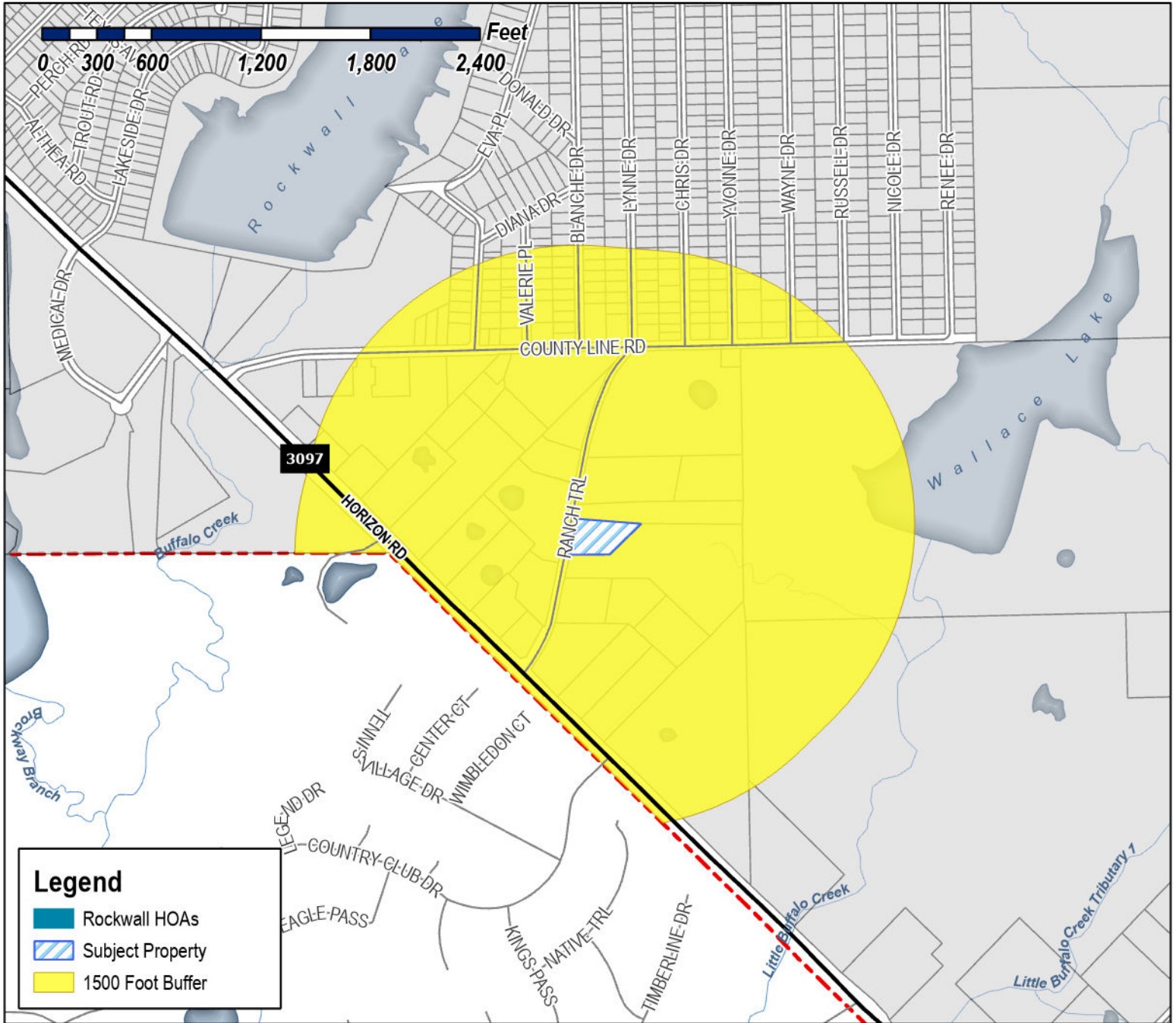




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Case Number: Z2025-025
Case Name: Specific Use Permit (SUP) for Wholesale Showroom Facility
Case Type: Zoning
Zoning: Commercial (C) District
Case Address: 263 Ranch Trail

Date Saved: 5/16/2025
 For Questions on this Case Call (972) 771-7745

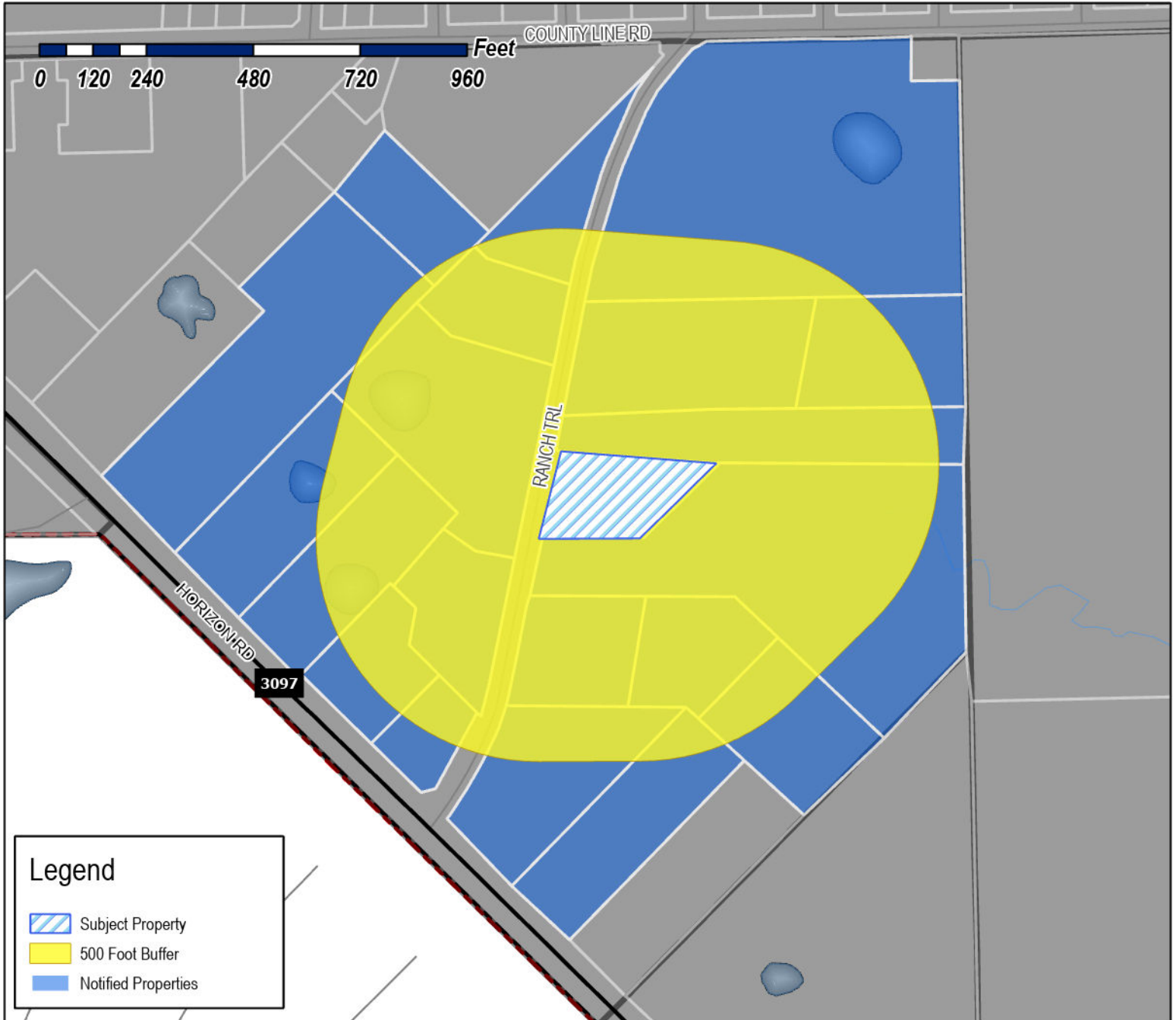




City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
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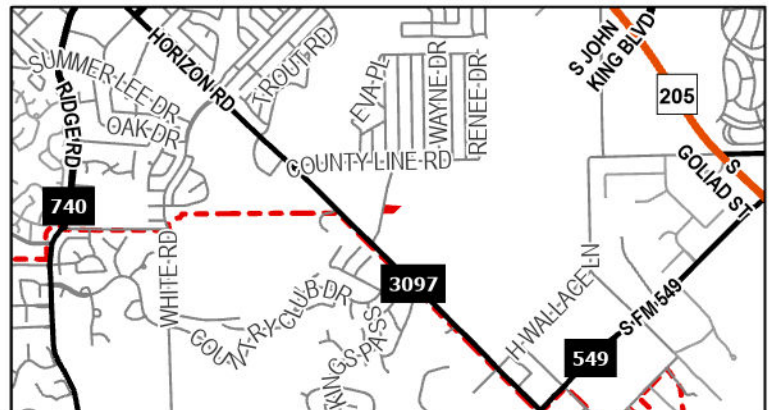
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Case Number: Z2025-025
Case Name: Specific Use Permit (SUP) for Wholesale Showroom Facility
Case Type: Zoning
Zoning: Commercial (C) District
Case Address: 263 Ranch Trail

Date Saved: 5/16/2025

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



GLOBAL HOLDINGS INTERNATIONAL BUSINESS

RIDGE POINTE HORIZON LP
102 S GOLIAD #200
ROCKWALL, TX 75087

TRUST
KELLI CHRISTINE HAYNIE - TRUSTEE
10500 LAKELINE MALL DR APT 5605
AUSTIN, TX 78717

ZALOMANTE LLC
1690 LYNN LN
LUCAS, TX 75002

5543 FM3097 LLC
1809 BRISTOL LANE
ROCKWALL, TX 75032

DOMINGUEZ SALVADOR AND
DIANA DOMINGUEZ
1948 FREDIANO LN
MCLENDON CHISHOLM, TX 75032

RESIDENT
196-224 RANCH TRL
ROCKWALL, TX 75087

RESIDENT
207 RANCH TRL
ROCKWALL, TX 75087

RESIDENT
209 RANCH TRL
ROCKWALL, TX 75087

RESIDENT
231 RANCH TRL
ROCKWALL, TX 75087

PATRIOT PAWS SERVICE DOGS
LORI STEVENS
254 RANCH TRL
ROCKWALL, TX 75032

RESIDENT
259 RANCH TRAIL
ROCKWALL, TX 75087

HEATH #23 INVESTMENT, LLC
2712 IH 30
MESQUITE, TX 75150

RESIDENT
285 RANCH TRL
ROCKWALL, TX 75087

RESIDENT
295 RANCH TRAIL
ROCKWALL, TX 75087

RESIDENT
315 RANCH TRAIL
ROCKWALL, TX 75087

RANCH TRAIL VENTURES LLC
315 RANCH TRAIL
ROCKWALL, TX 75032

RAAA REAL ESTATE LLC
3508 McFarlin Blvd
Dallas, TX 75205

KUMAR ATUL
3508 MCFARLIN BLVD
DALLAS, TX 75205

CPIV-354 RANCH TRAIL LLC
354/356 RANCH TRL
ROCKWALL, TX 75032

RESIDENT
354-356 RANCH TRL
ROCKWALL, TX 75087

RESIDENT
382 RANCH TRL
ROCKWALL, TX 75087

RESIDENT
405 RANCH TRL
ROCKWALL, TX 75087

TRUMAN HEIGHTS LLC
4741 PARKWOOD DR
ROCKWALL, TX 75032

DIVAGOZ PROPERTIES LLC
494 Lynne Dr
Rockwall, TX 75032

BIG LEAGUE SPORTS ACADEMY INC
5508 FOREST LANE
DALLAS, TX 75230

RESIDENT
5573 FM3097
ROCKWALL, TX 75087

RESIDENT
5627 HORIZON RD
ROCKWALL, TX 75087

RESIDENT
5653 FM3097
ROCKWALL, TX 75087

RESIDENT
5739 FM3097
ROCKWALL, TX 75087

RESIDENT
5739 HORIZON RD
ROCKWALL, TX 75087

HORIZON ROAD SELF STORAGE LLC
5763 S State Highway 205 Ste 100
Rockwall, TX 75032

RESIDENT
5811 FM3097
ROCKWALL, TX 75087

HOMEBANK TEXAS
P O BOX 909
SEAGOVILLE, TX 75159

KUMAR ATUL
3508 MCFARLIN BLVD
DALLAS, TX 75205

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:

Z2025-025: Specific Use Permit (SUP) for a Wholesale Showroom Facility

Hold a public hearing to discuss and consider a request by Felipe Zanotti on behalf of Ryan Moorman of R. D. Morman, Inc. for the approval of a *Specific Use Permit (SUP)* for a Wholesale Showroom Facility on a 1.2220-acre parcel of land identified as Lot 26 of the Rainbow Acres Addition, Rockwall County, Texas, zoned Commercial (C) District, addressed as 263 Ranch Trail, 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, June 10, 2025 at 6:00 PM, and the City Council will hold a public hearing on Monday, June 16, 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, June 16, 2025 at 4:00 PM to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning



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

--- PLEASE RETURN THE BELOW FORM ---

Case No. Z2025-025: Specific Use Permit (SUP) for a Wholesale Showroom 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.

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

Name:
Address:

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

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

Subject: Request for SUP to Establish Tile and Stone Showroom Facility at 263 Ranch Trail

Dear City of Rockwall Planning and Zoning Department,

We are the prospective tenants of the property located at 263 Ranch Trail, Rockwall, and we are reaching out to discuss our intended use of the facility and the necessary steps to proceed with obtaining the required approvals.

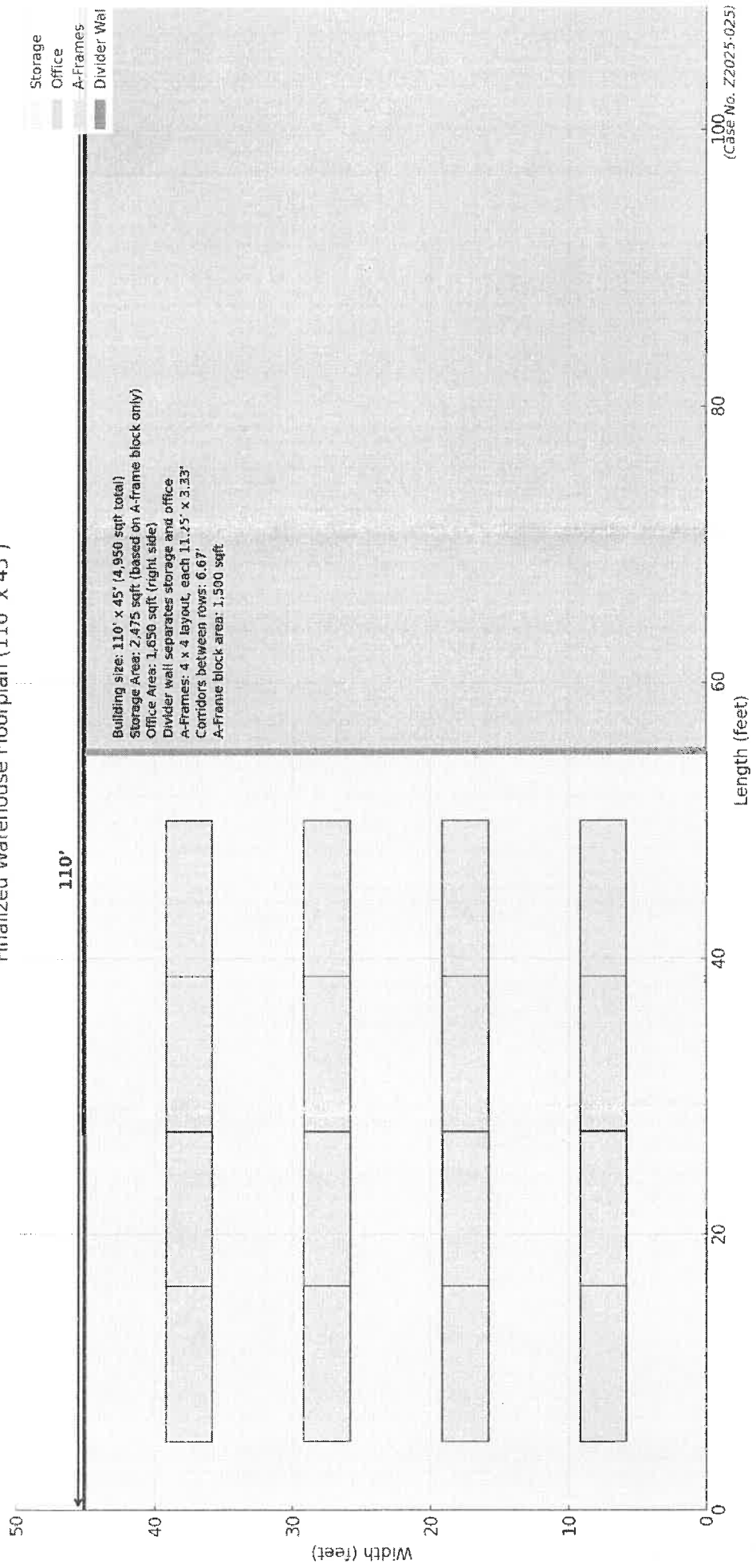
Our goal is to establish a tile and stone showroom at this location. The facility will operate solely as a display showroom — the front area will feature sample tiles, while the back area will showcase stone slabs. Please note that we will not be functioning as a third-party warehouse for any external company. Our business is focused entirely on displaying product samples for wholesale purposes, without on-site fabrication or storage services for others.

We believe this intended use aligns with the definition of a Wholesale Showroom Facility, as outlined in the Commercial (C) District zoning regulations. As such, we understand that this use is permitted through a Specific Use Permit (SUP).

Attached is our proposed floorplan for your review. We would appreciate the City's help in getting the SUP approved so we can move forward with our project.

Thank you for your attention and support. We look forward to your feedback and assistance

Finalized Warehouse Floorplan (110' x 45')



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 (UDC) [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR A *WHOLESALE SHOWROOM FACILITY* ON A 1.2220-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 26 OF THE RAINBOW ACRES 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 Felipe Zanotti on behalf of Ryan Moorman of R. D. Morman, Inc. for the approval of a *Wholesale Showroom Facility* on a 1.2220-acre parcel of land identified as Lot 26 of the Rainbow Acres Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, addressed as 263 Ranch Trail, 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 *Wholesale Showroom Facility* in accordance with Article 04, *Permissible Uses*, 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 04.05, *Commercial (C) District*, and Subsection 04.01, *General Commercial District Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [Ordinance No. 20-02] -- as heretofore amended and may be amended in the future -- and with the following conditions:

2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the construction of a *Wholesale Showroom Facility* on the Subject Property and conformance to these operational conditions are required:

- 1) The development of the *Subject Property* shall generally conform to the *Floor Plan* as depicted in *Exhibit 'B'* of this ordinance.
- 2) The *Wholesale Showroom Facility* shall not utilize more than 50% of the total floor area for *Warehousing*.
- 3) There shall be no *Outside Storage* 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 *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 7th DAY OF JULY, 2025.**

Tim McCallum, *Mayor*

ATTEST:

Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

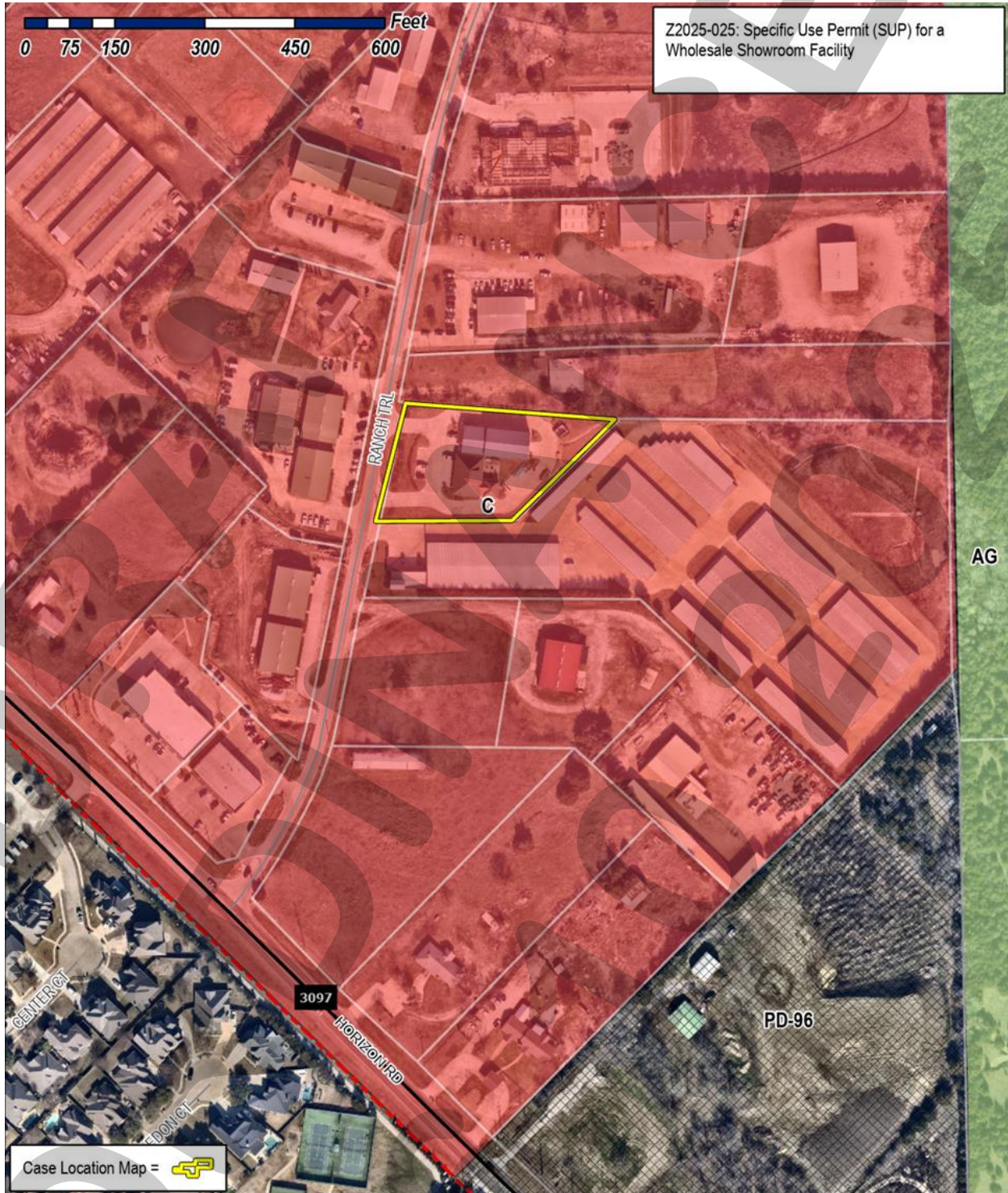
1st Reading: June 16, 2025

2nd Reading: July 7, 2025

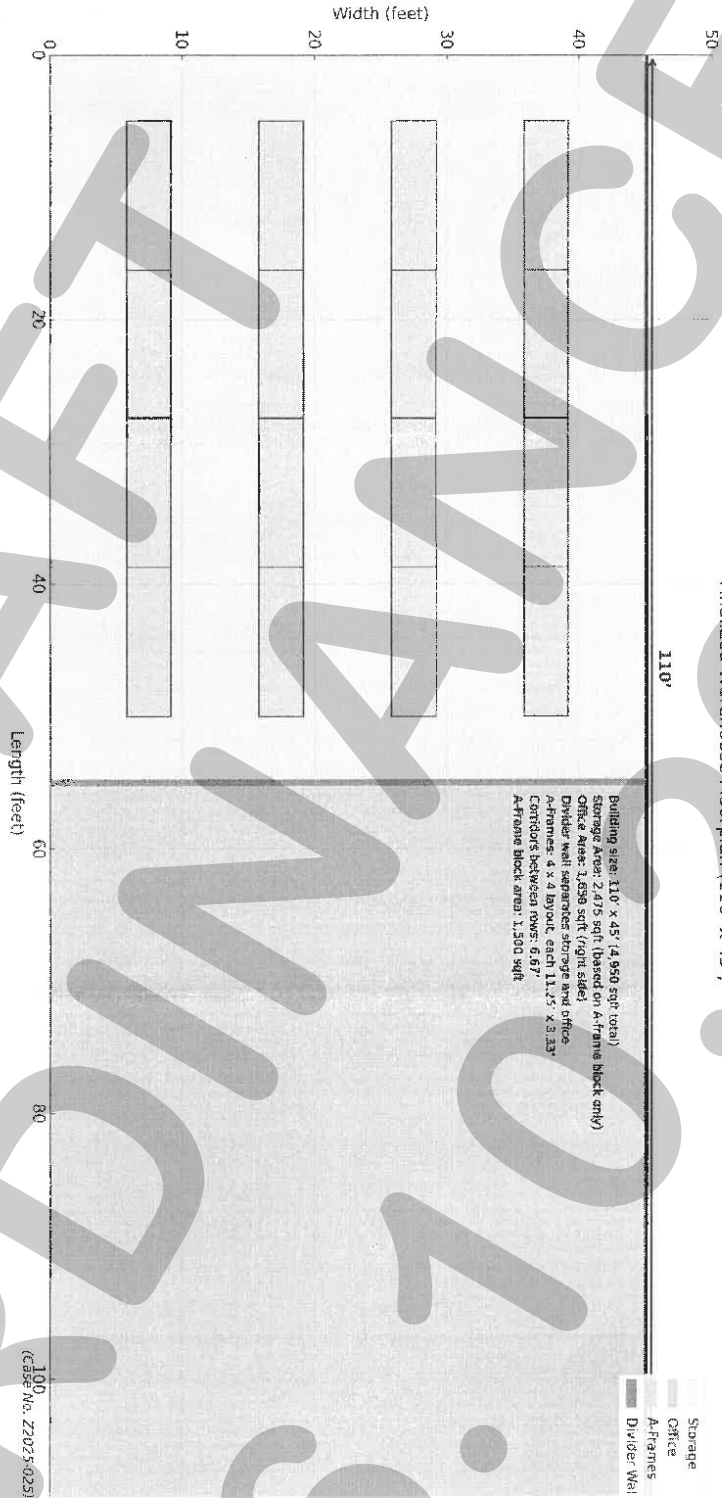
DRAFT
ORDINANCE
06:10:2025

Exhibit 'A':
Location Map

LEGAL DESCRIPTION: Lot 26 of the Rainbow Acres Addition
ADDRESS: 263 Ranch Trail



**Exhibit 'B':
Floor Plan**





CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Planning and Zoning Commission
DATE: June 10, 2025
APPLICANT: Elijah Tekurio
CASE NUMBER: Z2025-026; *Specific Use Permit (SUP) for a Detached Garage at 2743 Stoney Hollow Lane*

SUMMARY

Hold a public hearing to discuss and consider a request by Elijah Tekurio for the approval of a Specific Use Permit (SUP) for a *Detached Garage* on a 0.7702-acre parcel of land identified as Lot 23, Block A, Stoney Hollow Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 16 (SF-16) District, addressed as 2743 Stoney Hollow Lane, and take any action necessary.

BACKGROUND

The subject property was annexed into to the City of Rockwall on August 30, 1999 by *Ordinance No. 99-33 [Case No. A1999-001]*. At the time of annexation, the subject property was zoned Agricultural (AG) District. On October 15, 2001, the City Council approved a preliminary plat [*Case No. PZ2000-124-01*] for the Stoney Hollow Subdivision. Following this approval, on November 5, 2001 the City Council approved *Ordinance No. 01-52 [Case No. PZ2000-123-01]* changing the zoning of a 45.319-acre tract of land -- *of which the subject property is a part of* -- from an Agricultural (AG) District to a Single-Family 16 (SF-16) District. On August 15, 2002, the City Council approved a final plat [*Case No. P2002-024*] establishing the subject property as Lot 23, Block A, Stoney Hollow Addition. An amending plat in the form of a replat [*Case No. P2004-026*] was approved by the City Council on July 19, 2004 establishing the necessary easements for the subdivision. According to the Rockwall Central Appraisal District (RCAD), a 3,264 SF single-family home was constructed on the subject property in 2005 and a 144 SF accessory building was constructed in 2016. In addition, there is a ~144 SF covered porch also on the subject property that was not identified by RCAD.

PURPOSE

The applicant -- *Elijah Tekurio* -- is requesting the approval of a Specific Use Permit (SUP) to allow the construction of a *Detached Garage* that exceeds the maximum permissible size as stipulated by Subsection 07.04, *Accessory Structure Development Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC).

ADJACENT LAND USES AND ACCESS

The subject property is addressed as 2743 Stoney Hollow Lane. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property are several parcels of land developed with single-family homes zoned Single-Family 16 (SF-16) District. All of these properties are within the Stoney Hollow Addition, which consists of 96 residential lots on 41.88-acres of land. Beyond this is the corporate limits of the City of Rockwall. North of this is E. 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. North of this are several single-family properties situated in the City's Extraterritorial Jurisdiction (ETJ).

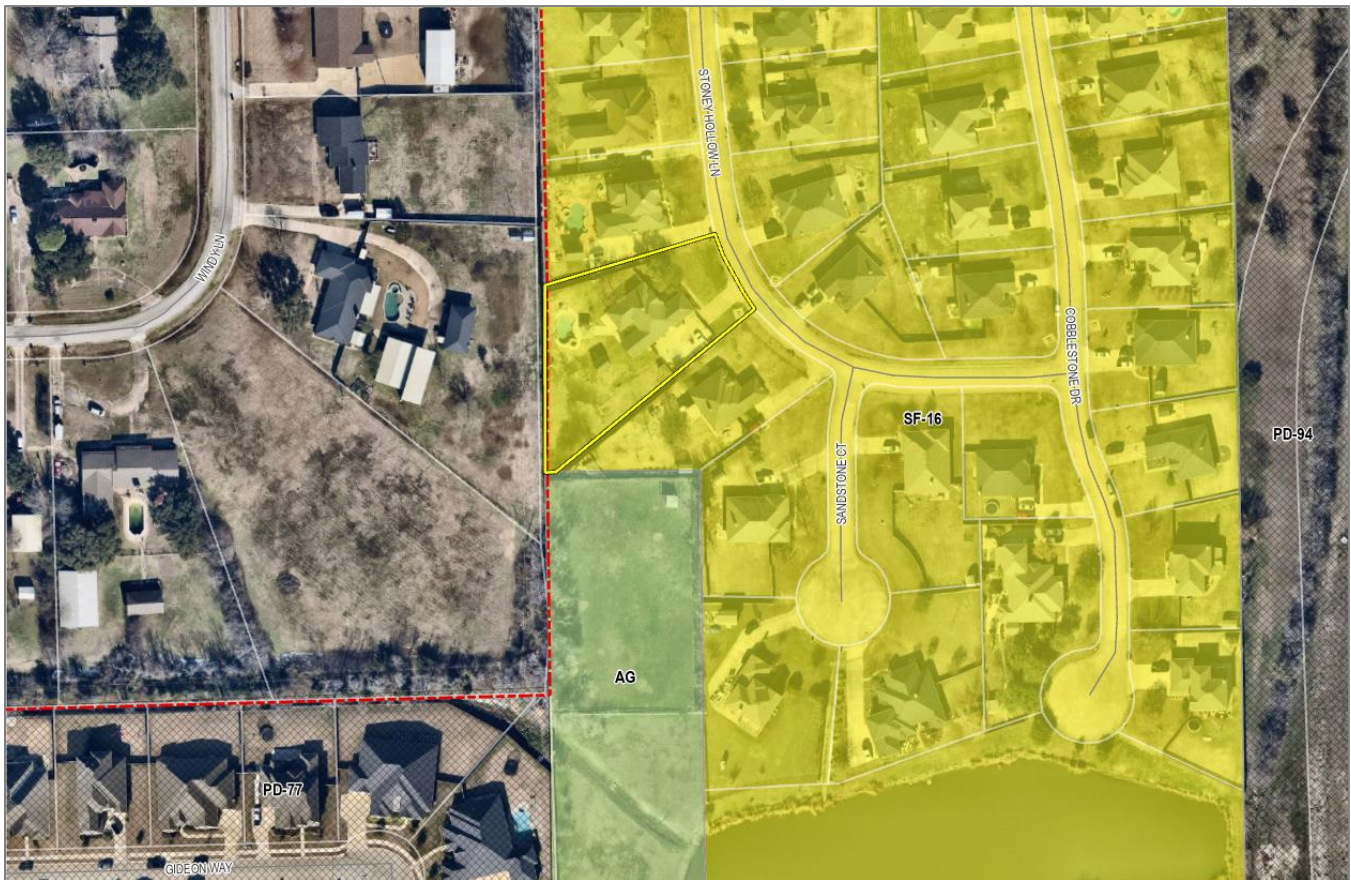
South: Directly south of the subject property is a 0.6508-acre parcel of land (*i.e. 2731 Stoney Hollow Lane*) developed with a single-family home and zoned Single-Family 16 (SF-16) District. Beyond this is a 3.874-acre tract of land (*i.e. Tract 14-5 of the J.M. Gass Survey, Abstract No. 88*) developed with a single-family home zoned Agricultural (AG) District. South of this is E. Quail Run Road, which is identified as an 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 Stoney Hollow Lane, which is identified 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. Following this is the remainder of the Stoney Hollow Addition, which consists of 96 residential lots on 41.88-acres of land. East of this is a 76.5770-acre parcel of land (*i.e. Lot 1, Block A, Rockwall ISD Addition*) developed with a secondary school (*i.e. Rockwall High School Ninth Grade Campus North*). This property is zoned Planned Development District 94 (PD-94) for Neighborhood Service (NS) District land uses.

West: Directly west of the subject property is the corporate limits of the City of Rockwall. Beyond this is the Windmill Valley Subdivision, which is situated within the City's Extraterritorial Jurisdiction (ETJ).

MAP 1: LOCATION MAP
YELLOW: SUBJECT PROPERTY



CHARACTERISTICS OF THE REQUEST

The applicant is requesting the approval of a Specific Use Permit (SUP) to allow the construction of a *Detached Garage*. The site plan indicates that the *Detached Garage* will have a building footprint of 35' x 24' or 840 SF. The site plan also indicates that the *Detached Garage* will be located 20-feet, 2-inches behind the primary structure, meet all the applicable building setbacks, and be accessed at the front of the property via a 131-foot concrete driveway. The building elevations indicate that the structure will stand 15-feet in height (*i.e. 12-feet as measured to the midpoint of the roof*), and be clad in metal. The proposed structure will have a single car garage door that will face onto Stoney Hollow Lane.

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 one (1) detached garage with a maximum

square footage of 625 SF. In this case, the proposed *Detached Garage* exceeds the maximum permissible square footage by 215 SF. This subsection goes on to state that only one (1) other accessory structure other than a *Detached Garage* is permitted by-right. In this case, there is currently one (1) existing accessory building that will be removed from the property once the proposed detached garage is approved. This means that the *Detached Garage* will not cause the subject property to exceed the maximum allowable number of accessory buildings (*i.e. there will only be two [2] accessory structures on the subject property after the completion of the project -- a covered porch and detached garage*). As a condition of approval for this case staff has included an operational condition in the draft ordinance that -- *if approved* -- will require the existing accessory structure be removed prior to the acceptance of the *Detached Garage*.

In addition, the UDC states that a *Detached Garage* must be located behind the front façade of the primary structure, incorporate a minimum 20-foot concrete driveway, and must be affixed to a permanent concrete foundation. In this case, the proposed *Detached Garage* is located more than 20-feet behind the front façade of the home, will be affixed to a permanent concrete foundation, and incorporates a concrete driveway that conforms to the requirements.

STAFF ANALYSIS

Staff examined other accessory buildings located on properties along Stoney Hollow Lane, and found that the vast majority of these accessory buildings were for storage purposes (*i.e. not detached garages*). Given this, the proposed *Detached Garage* would be largest of the existing accessory buildings in this portion of the Stoney Hollow Subdivision; however, given the placement of the proposed structure, it appears that it will have limited visibility from the street and does not appear to have a negative impact on adjacent properties. With 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 May 20, 2025, staff mailed 46 notices to property owners and occupants within 500-feet of the subject property. Staff also sent a notice to the Stoney Hollow and Dalton Ranch Homeowner's Associations (HOAs), which are the only HOA's or Neighborhood Organizations within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). At the time this report was drafted, staff has received one (1) notice 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), then staff would propose the following conditions of approval:

- (1) The applicant shall be responsible for maintaining compliance with the operational conditions contained in the Specific Use Permit (SUP) ordinance and which are detailed as follows:
 - (A) The development of the *Subject Property* shall generally conform to the Site Plan as depicted in *Exhibit 'B'* of the Specific Use Permit (SUP) ordinance.
 - (B) The *Detached Garage* shall generally conform to the Building Elevations depicted in *Exhibit 'C'* of the Specific Use Permit (SUP) ordinance.
 - (C) The *Detached Garage* shall not exceed a maximum size of 840 SF.
 - (D) The *Detached Garage/Accessory Structure* may not be sold or conveyed separately from the single-family home without meeting the requirements of the zoning district and subdivision ordinance.
 - (E) Prior to the acceptance of the *Detached Garage*, the existing accessory structure shall be removed from the subject property.
 - (F) No additional *Detached Garages or Accessory Buildings* may be constructed 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 **2743 Stoney Hollow Lane, Rockwall, TX 75087**

SUBDIVISION **Stoney Hollow Addition**

LOT **23** BLOCK

GENERAL LOCATION

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING

CURRENT USE

PROPOSED ZONING

PROPOSED USE

ACREAGE

LOTS [CURRENT]

LOTS [PROPOSED]

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

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

OWNER **Elijah Tekurio**

APPLICANT

CONTACT PERSON

CONTACT PERSON

ADDRESS **2743 Stoney Hollow Lane**

ADDRESS

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

CITY, STATE & ZIP

PHONE **469-887-2536**

PHONE

E-MAIL **elitek86@gmail.com**

E-MAIL

NOTARY VERIFICATION [REQUIRED]

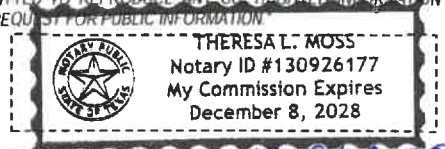
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Elijah Tekurio [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

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 MAY 16TH 2025 DAY OF MAY 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.

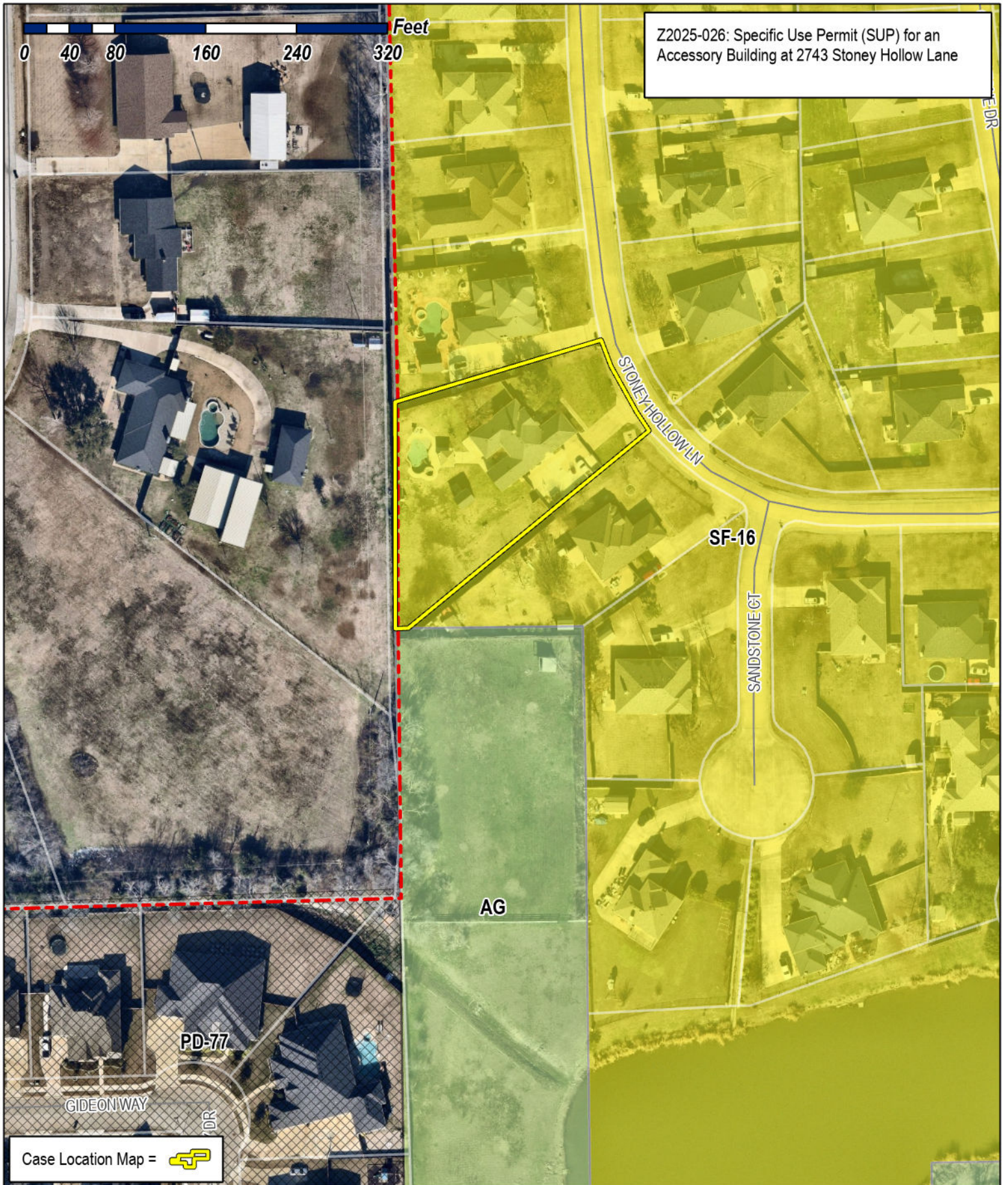
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 16 DAY OF May 20 25

OWNER'S SIGNATURE

Elijah Tekurio
Theresa L. Moss



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.

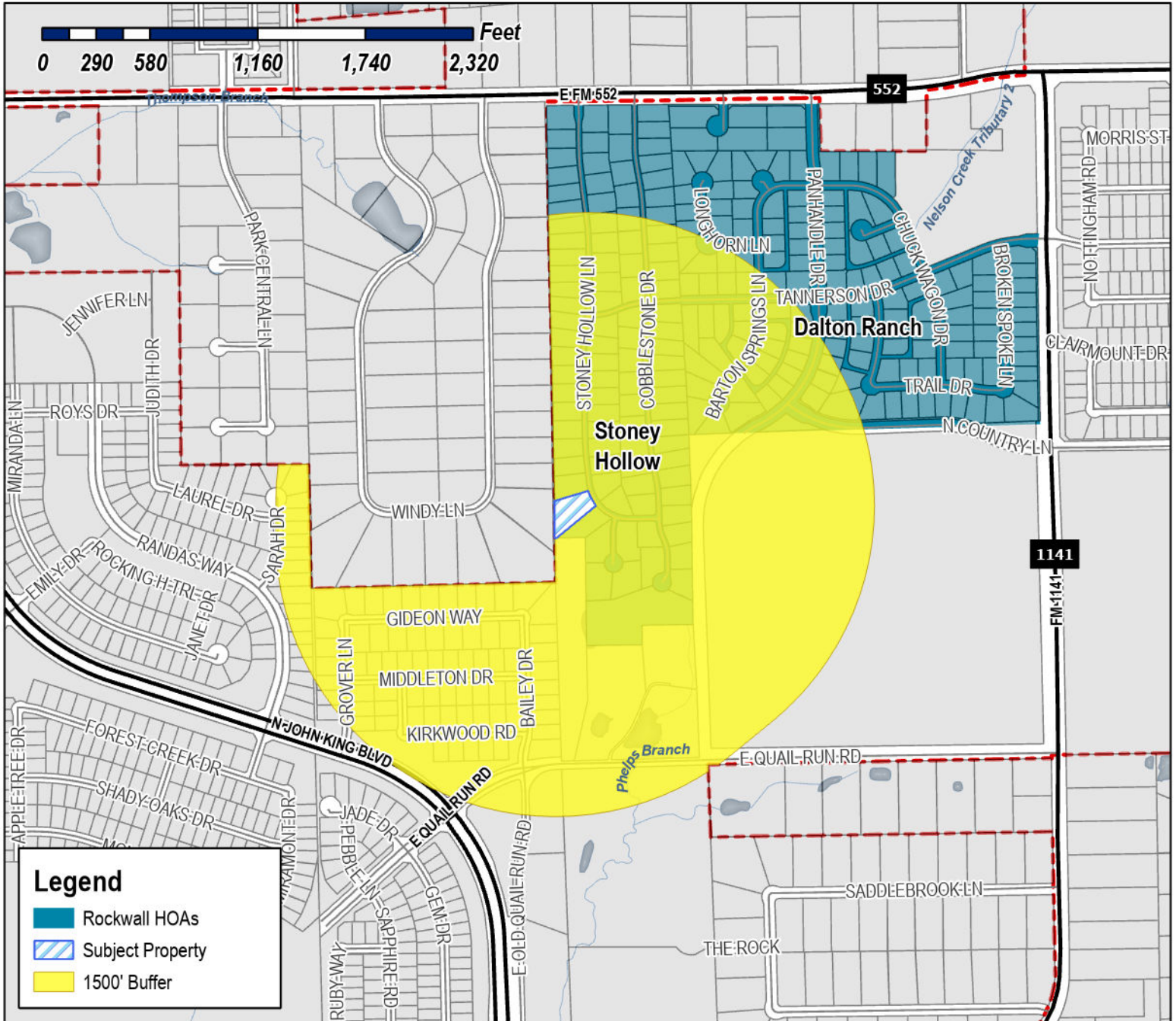




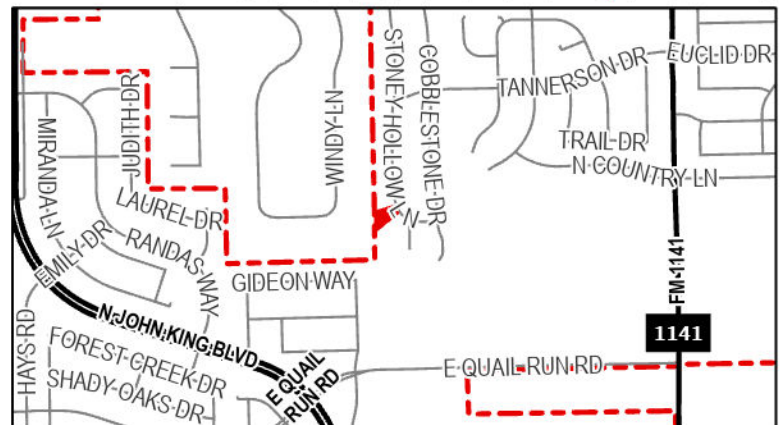
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Case Number: Z2025-026
Case Name: SUP for an Accessory Building
Case Type: Zoning
Zoning: Single-Family 16 (SF-16) District
Case Address: 2743 Stoney Hollow Lane



Date Saved: 5/16/2025
 For Questions on this Case Call (972) 771-7745

From: [Zavala, Melanie](#)
Cc: [Miller, Ryan](#); [Lee, Henry](#); [Ross, Bethany](#); [Guevara, Angelica](#)
Subject: Neighborhood Notification program [Z2025-026]
Date: Tuesday, May 20, 2025 3:49:55 PM
Attachments: [HOA Map \(05.16.2025\).pdf](#)
[Public Notice \(05.19.2025\).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, May 23, 2025](#). The Planning and Zoning Commission will hold a public hearing on [Tuesday, June 10, 2025 at 6:00 PM](#), and the City Council will hold a public hearing on [Monday, June 16, 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>.

-
Z2025-026: SUP for a Detached Garage

Hold a public hearing to discuss and consider a request by Elijah Tekurio for the approval of a [Specific Use Permit \(SUP\)](#) for a Detached Garage on a 0.7702-acre parcel of land identified as Lot 23, Block A, Stoney Hollow Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 16 (SF-16) District, addressed as 2743 Stoney Hollow Lane, and take any action necessary.

Thank you,

Melanie Zavala

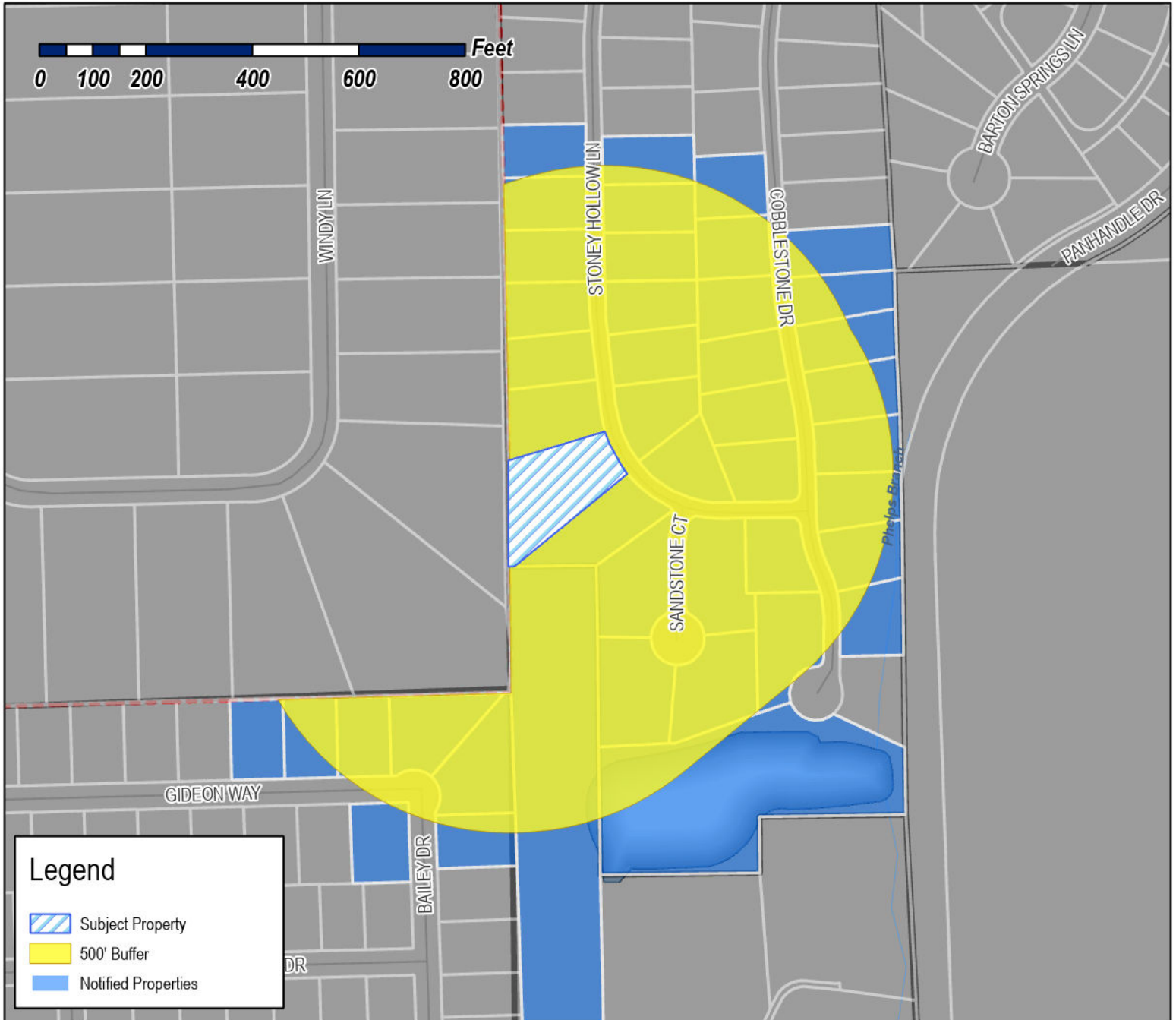
Planning & Zoning Coordinator | Planning Dept. | City of Rockwall
385 S. Goliad Street | Rockwall, TX 75087
[Planning & Zoning Rockwall](#)
972-771-7745 Ext. 6568



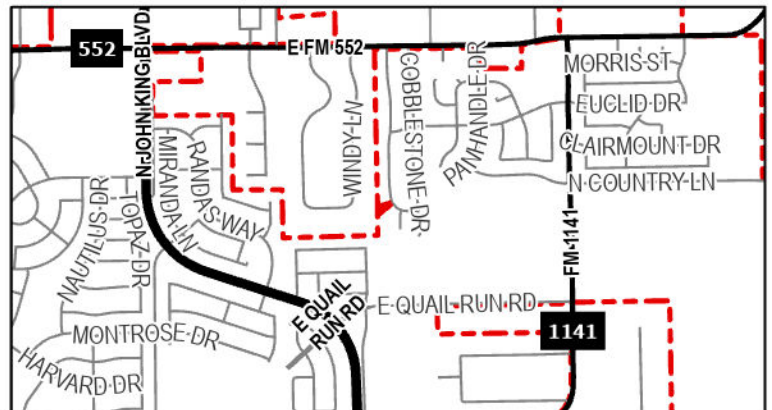
City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
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(P): (972) 771-7745
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Case Number: Z2025-026
Case Name: SUP for an Accessory Building
Case Type: Zoning
Zoning: Single-Family 16 (SF-16) District
Case Address: 2743 Stoney Hollow Lane



Date Saved: 5/16/2025

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

IBRAHIM SUHA AND
BRANDON PHILLIP ALBUS
1316 GIDEON WAY
ROCKWALL, TX 75087

GROVE JOSEPH ROBERT & SUSAN
1320 GIDEON WAY
ROCKWALL, TX 75087

ARMSTRONG JAMES BRYAN & LAUREN MYKEL
1324 GIDEON WAY
ROCKWALL, TX 75087

CLINGER KEVIN AND CRYSTAL
1325 GIDEON WAY
ROCKWALL, TX 75087

COMER DAVID W AND GWENDOLYN L
1328 GIDEON WAY
ROCKWALL, TX 75087

GERLACH CHRISS AND RON FAMILY TRUST
RONALD ROBERT GERLACH SOLE TRUSTEE
13435 ROANE CIR
NORTH TUSTIN, CA 92705

KOUVELIS HILDA & PETER
1415 E QUAIL RUN RD
ROCKWALL, TX 75087

MURPHY MICHAEL AND JENNISE
2112 BAILEY DRIVE
ROCKWALL, TX 75087

HANSEN MILES & REBECCA
2116 BAILEY DRIVE
ROCKWALL, TX 75087

FINCH PATRICIA A
2374 SANDSTONE
ROCKWALL, TX 75087

MARKARIAN MASIS A & CLAUDIA
2377 SANDSTONE
ROCKWALL, TX 75087

LANGLEY RICHARD E
2401 SANDSTONE
ROCKWALL, TX 75087

STONEY HOLLOW OWNERS ASSOC
C/O LONE STAR ASSOC MGMT
2500 Legacy Dr Ste 220
Frisco, TX 75034

VAN BRUNT RICHARD JOSEPH SR
2585 COBBLESTONE DR
ROCKWALL, TX 75087

ECHEVERRIA ORLANDO & TIFFANY M
2594 Cobblestone Dr
Rockwall, TX 75087

NEWBAUER AARON M AND MONICA VALORIE
2605 COBBLESTONE
ROCKWALL, TX 75087

EDWARDS JUSTIN W & STEPHANIE A
2608 COBBLESTONE DRIVE
ROCKWALL, TX 75087

SIVINSKI JOSEPH & LUANNE
2685 STONEY HOLLOW LANE
ROCKWALL, TX 75087

AVERY SCOT AND DENA
2730 STONEY HOLLOW LANE
ROCKWALL, TX 75087

GREEN LINDA LAMINACK & TOMMY FAGAN
2731 STONEY HOLLOW LANE
ROCKWALL, TX 75087

MARTINEZ ALFONSO & RITA
2732 COBBLESTONE DRIVE
ROCKWALL, TX 75087

KAYE MICHAEL & TRACY
2737 COBBLESTONE DR
ROCKWALL, TX 75087

TEKURIO CARLEE EMIKO AND ELIJAH ROO
2743 STONEY HOLLOW LANE
ROCKWALL, TX 75087

TRIMPE KEITH A & DARLENE J
2744 COBBLESTONE DR
ROCKWALL, TX 75087

JENNINGS CODY D
2744 STONEY HOLLOW LANE
ROCKWALL, TX 75087

RESIDENT
2749 COBBLESTONE DR
ROCKWALL, TX 75087

HATCHER TYRUS NEAPOLIS & ANTONIETA P
2753 STONEY HOLLOW LN
ROCKWALL, TX 75087

JABLONSKY JOSEPH GLOVER
2754 COBBLESTONE DR
ROCKWALL, TX 75087

ESTRADA CASSANDRA
2759 COBBLESTONE DRIVE
ROCKWALL, TX 75087

HAI LE & KHANH T TO
2760 STONEY HOLLOW LN
ROCKWALL, TX 75087

PENDLETON CLAIRE MARIE AND JOE CHARLES III
2761 STONEY HOLLOW LN
ROCKWALL, TX 75087

CARTER TERRY L & LAURA C
2764 COBBLESTONE DR
ROCKWALL, TX 75087

CRAIGWELL KIMBERLY A
2769 COBBLESTONE DRIVE
ROCKWALL, TX 75087

MARTIN THOMAS AND MICHELLE
2770 STONEY HOLLOW LN
ROCKWALL, TX 75087

SMITH SHERYL MARIE & DAVID CLAY TRUSTEES
CLAY & SHERYL SMITH LIVING TRUST
2771 STONEY HOLLOW LN
ROCKWALL, TX 75087

HAMILL MICHAEL B AND JERRIE L
2774 COBBLESTONE DR
ROCKWALL, TX 75087

SIMPSON RICHARD G
2780 STONEY HOLLOW LN
ROCKWALL, TX 75087

MYERS JASON NICOLAS AND
SHELLY COLLINS-SHOFFNER
2781 COBBLESTONE DRIVE
ROCKWALL, TX 75087

POUNDS LEONARD HARVEY AND
CLARA LOUISE SUSIE POUNDS
2781 STONEY HOLLOW LN
ROCKWALL, TX 75087

SU DAN
2784 COBBLESTONE DR
ROCKWALL, TX 75087

JOHNSON MARTHA
2790 STONEY HOLLOW LN
ROCKWALL, TX 75087

TRAM PHO TU
2791 STONEY HOLLOW LN
ROCKWALL, TX 75087

GALBRAITH ANGELA J & CHRISTOPHER
2795 COBBLESTONE DR
ROCKWALL, TX 75087

KNIGHT KLINTON AND LAUREN BUSHNELL
2800 STONEY HOLLOW LN
ROCKWALL, TX 75087

COLBURN COLIN D & JENNIFER G
2801 STONEY HOLLOW LANE
ROCKWALL, TX 75087

GARZA PATRICK JOSH & LORENA
2928 OXFORDSHIRE LN
FARMERS BRANCH, TX 75234

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:

Z2025-026: Specific Use Permit (SUP) for a Detached Garage

Hold a public hearing to discuss and consider a request by Elijah Tekurio for the approval of a Specific Use Permit (SUP) for a Detached Garage on a 0.7702-acre parcel of land identified as Lot 23, Block A, Stoney Hollow Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 16 (SF-16) District, addressed as 2743 Stoney Hollow 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, June 10, 2025 at 6:00 PM, and the City Council will hold a public hearing on Monday, June 16, 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, June 16, 2025 at 4:00 PM to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning



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

--- PLEASE RETURN THE BELOW FORM ---

Case No. Z2025-026: Specific Use Permit (SUP) for a Detached Garage

Please place a check mark on the appropriate line below:

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

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

Name:
Address:

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

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

PUBLIC NOTICE



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

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

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Z2025-026: Specific Use Permit (SUP) for a Detached Garage

Hold a public hearing to discuss and consider a request by Elijah Tekurio for the approval of a Specific Use Permit (SUP) for a Detached Garage on a 0.7702-acre parcel of land identified as Lot 23, Block A, Stoney Hollow Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 16 (SF-16) District, addressed as 2743 Stoney Hollow Lane, and take any action necessary.

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Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning



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

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

Case No. Z2025-026: Specific Use Permit (SUP) for a Detached Garage

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.

They keep their property clean and the building will barely be visible from the road.

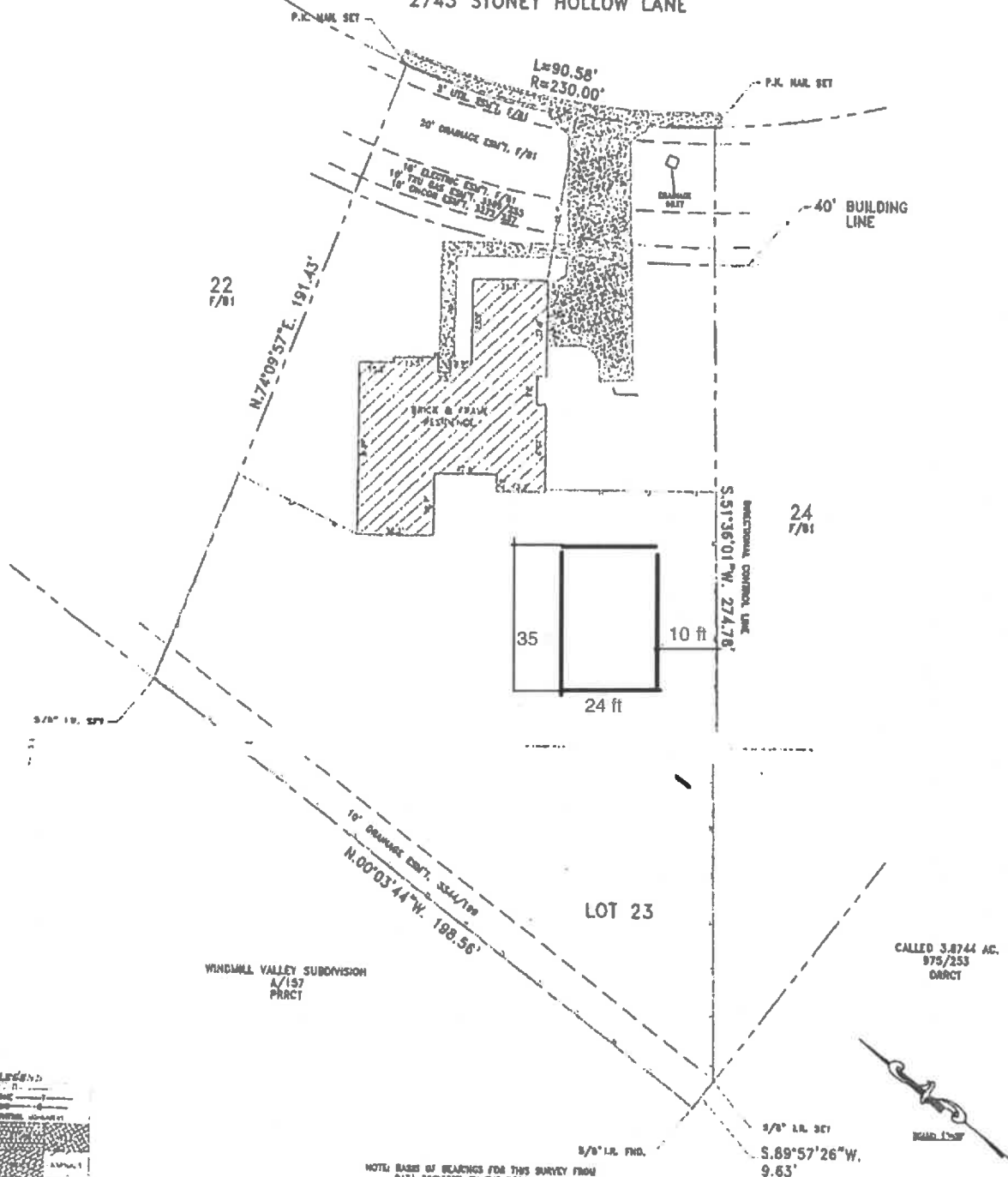
Name: Klint and Lauren Knight
Address: 2000 Stoney Hollow Lane, Rockwall TX 75087

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

REFERENCE NO: 102338
 LENDER: DRI MORTGAGE COMPANY, LTD.
 TITLE CO: DRI TITLE OF# 170-051704314-387
 PURCHASER: COBB
 DATE: 6-7-05

2743 STONEY HOLLOW LANE



3/8" I.R. FIG. S.89°57'26"W. 9.63'

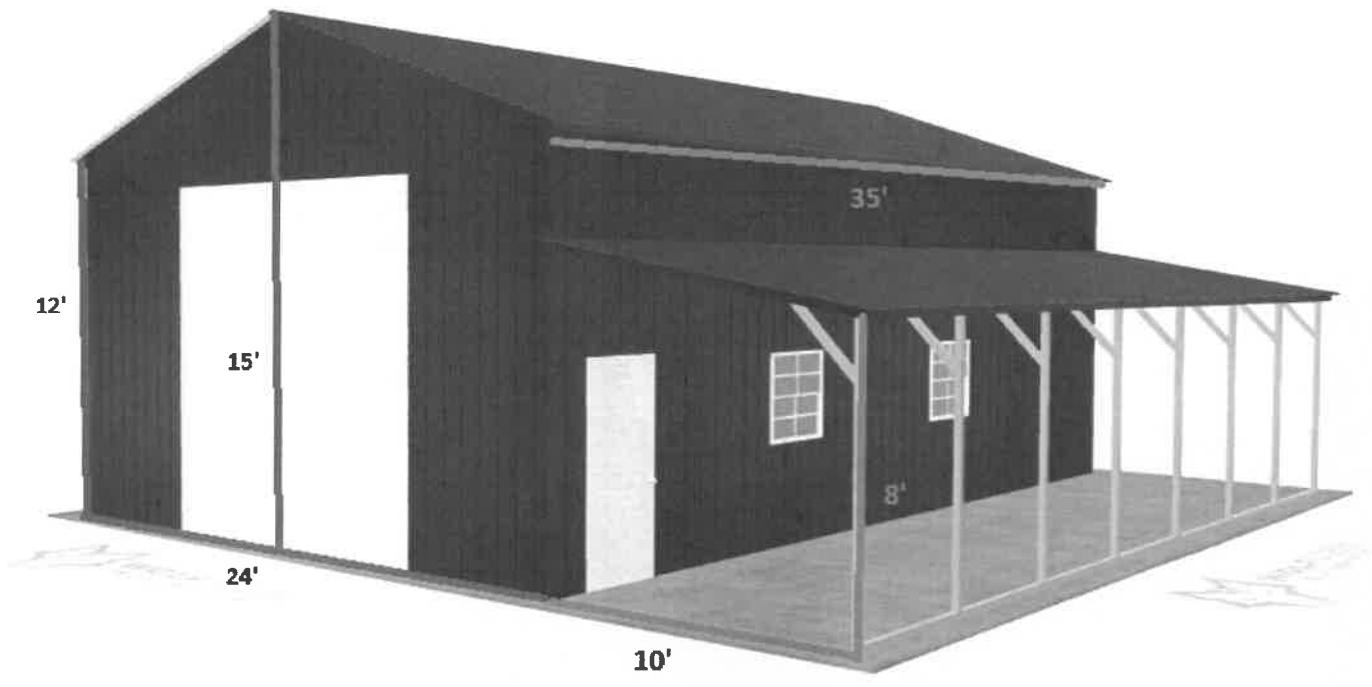
NOTE: BASE OF BEARINGS FOR THIS SURVEY FROM DATA PROVIDED BY THE RECORDED PLAT.

PROPERTY DESCRIPTION: Being Lot 23, in Block A, of Stoney Hollow Addition, an addition to Rockwall County, Texas, according to the Plat recorded in Cabinet V, Page 61, of the Plat Records of Rockwall County, Texas.

SURVEYOR'S STATEMENT: The undersigned Registered Professional Land Surveyor has prepared this survey for the exclusive use of the herein named purchaser, lender and the company only. The title commitment, referenced by the G.F. number shown herein, and provided by said title company are relied upon for the preparation of this survey. No other conducting was performed. The undersigned acknowledges that this survey was conducted by the surveyor or under his supervision on the date shown herein. This plat of survey and the property description set forth herein are a true representation of facts found at the time of an actual on-the-ground survey; there are no hidden, above ground encroachments, or protrusions, except as shown. The use of this survey by any parties other than those named above for any other purposes shall be at the user's own risk and any loss resulting therefrom shall not be the responsibility of the undersigned. Unpermitted use is not permitted without the express written permission of Gandy Land Surveyors, Inc.



Gandy Land Surveyors, Inc.
 GANDY LAND SURVEYORS, INC.
 6850 MANHATTAN BLVD., SUITE 310
 FORT WORTH, TEXAS 76120
 (817) 425-8899



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 *DETACHED GARAGE* ON A 0.7702-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 23, BLOCK A, STONEY HOLLOW 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 Elijah Tekurio for the approval of a *Specific Use Permit (SUP)* for a *Detached Garage* on a 0.7702-acre parcel of land identified as Lot 23, Block A, Stoney Hollow Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 16 (SF-16) District, addressed as 2743 Stoney Hollow 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 a *Detached Garage* 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*, 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 future -- and with the following conditions:

2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the construction of a *Detached Garage* on the *Subject Property* and conformance to these operational conditions are required:

- 1) The development of the *Detached Garage* shall generally conform to the Site Plan as depicted in *Exhibit 'B'* of this ordinance.
- 2) The *Detached Garage* shall generally conform to the Building Elevations as depicted in *Exhibit 'C'* of the Specific Use Permit (SUP) ordinance.
- 3) The *Detached Garage* shall not exceed a maximum size of 840 SF.
- 4) The *Detached Garage* shall not be sold or conveyed separately from the single-family home without meeting the requirements of the zoning district and subdivision ordinance.
- 5) Prior to the acceptance of the *Detached Garage*, the existing accessory structure shall be removed from the subject property.
- 6) No additional *Detached Garages* or *Accessory Buildings* may be constructed on the *Subject Property*.

2.2 COMPLIANCE

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

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

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

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

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

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

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

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,
THIS THE 7TH DAY OF JULY, 2025.**

Tim McCallum, *Mayor*

ATTEST:

Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: June 16, 2025

2nd Reading: July 7, 2025

**Exhibit 'A':
Location Map**

Address: 2743 Stoney Hollow Lane

Legal Description: Lot 23, Block A, Stoney Hollow Addition



Exhibit 'B':
Site Plan

6-7-05

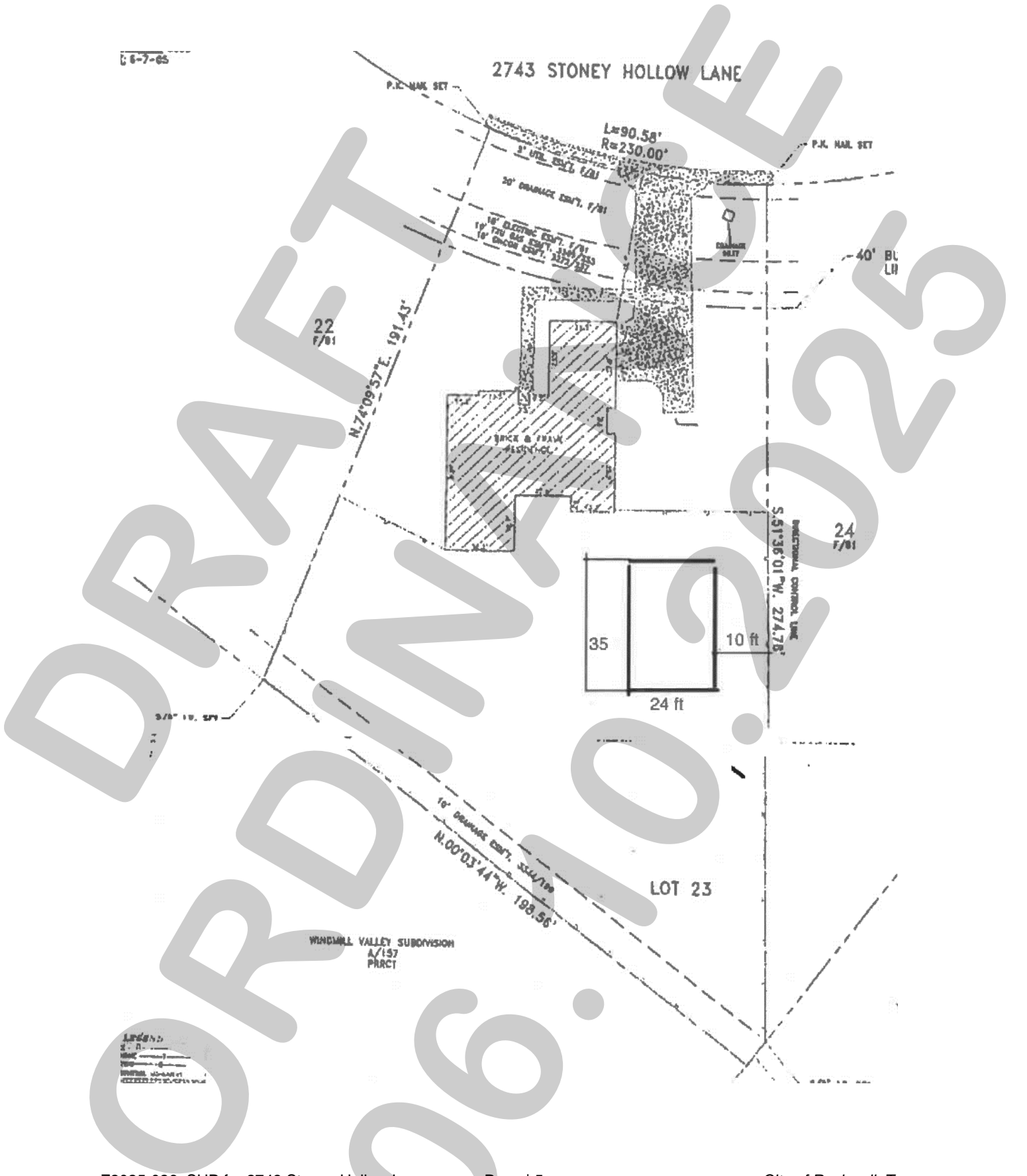


Exhibit 'C':
Building Elevations





CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Planning and Zoning Commission
DATE: June 10, 2025
APPLICANT: Grayson Hughes; *Sutherland King Consulting, LLC*
CASE NUMBER: Z2025-027; *Specific Use Permit for a Church/House of Worship at 1362 FM-552*

SUMMARY

Hold a public hearing to discuss and consider a request by Grayson Hughes of Sutherland King Consulting, LLC on behalf of Felix Tan of Ridgeview Church for a Specific Use Permit (SUP) for a *Church/House of Worship* (i.e. *Ridgeview Church*) for the expansion of an existing *Church* that will exceed the maximum permissible building size 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. In addition to the existing 21,658 SF church, 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.

PURPOSE

The applicant -- *Grayson Hughes* -- is requesting the approval of a Specific Use Permit (SUP) to allow for an expansion of an existing *Church/House of Worship* and a building that will exceed 25,000 SF in a General Retail (GR) District 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:

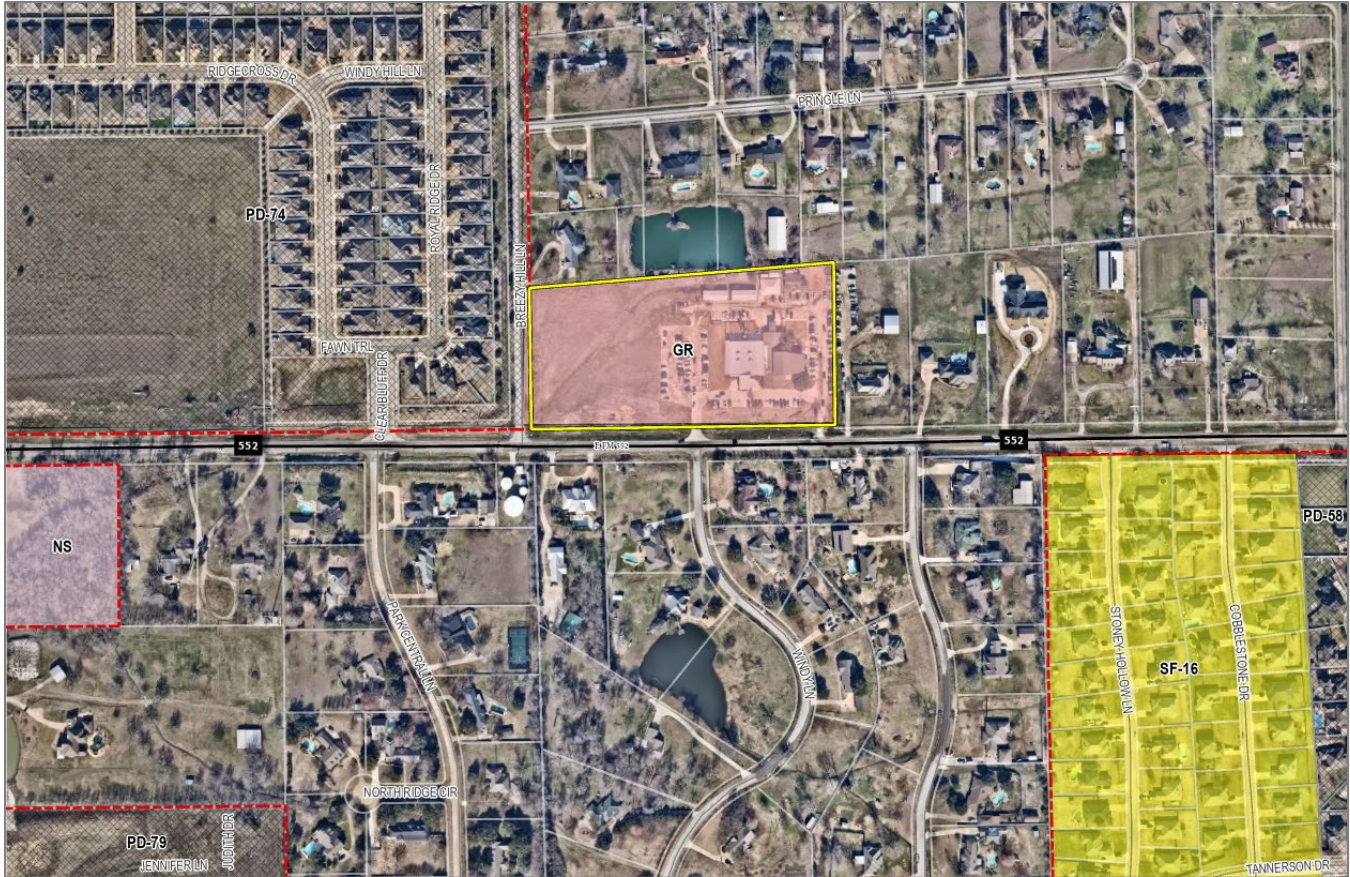
North: Directly north of the subject property are the corporate limits of the City of Rockwall. Beyond this is a residential subdivision (i.e. *Skyview Country Estates #2 Addition*) that is situated within the City's Extraterritorial Jurisdiction (ETJ).

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.

MAP 1: LOCATION MAP
YELLOW: SUBJECT PROPERTY



CHARACTERISTICS OF THE REQUEST

The applicant has submitted an application, building elevations, site plan, and a floor plan requesting a Specific Use Permit (SUP) for the expansion of an existing *Church/House of Worship* that will exceed the maximum permissible building size for a building in a General Retail (GR) District. According to the Rockwall Central Appraisal District (RCAD) there is an existing 21,658 SF church, a 128 SF shop, an 80 SF storage building, a 2,054 SF single-family home, and two (2), 1,560 SF portable classrooms situated on the subject property. The site plan submitted by the applicant depicts the proposed expansion of the existing *Church/House of Worship*, which will be approximately 35,653 SF and consist of an auditorium, a multi-purpose room, class rooms and offices. The proposed concept plan also details the proposed locations for parking, drop-off for the daycare, and the existing access drives surrounding the property. Additionally, it indicates that a total of 286 parking spaces will be provided for the 1,013 seats in the sanctuary. This exceeds the required number of parking spaces by 32 spaces (*i.e. 254 spaces are required*). Also included with this request is the removal of the two (2), 1,560 SF portable classrooms from the subject property.

CONFORMANCE WITH THE CITY'S CODES

Subsection 02.02(C), *Institutional and Community Service Land Uses*, of Article 13, *Definitions*, of the Unified Development Code (UDC), defines a *Church/House of Worship* as “(a) facility or area primarily used for religious gatherings, ceremonies, and worship services. It typically includes a sanctuary or worship hall, administrative offices, classrooms for religious

education, and often ancillary facilities such as a fellowship hall, kitchen, and parking lot. These facilities serve as places for spiritual practice, community gatherings, and religious observance for adherents of a particular faith or denomination.” In this case, the applicant’s proposed use falls under this classification. According to the *Permissible Use Charts* contained in Article 04, *Permitted Uses*, of the Unified Development Code (UDC), a *Church/House of Worship* land use is permitted by Specific Use Permit (SUP) in a General Retail (GR) 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 1362 FM-552 that was constructed in 1980; however, the expansion proposed by the applicant consists of 35,653 SF of internal space and parking areas that must be reviewed by the Planning and Zoning Commission and City Council.

With regard to the concept plan provided by the applicant, the proposed parking field is located in front of the front façade of the building along FM-552 and Breezy Hill Lane. According to the notes for the General Retail (GR) District contained in the chart in Subsection 07.03, *Non-Residential District Development Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), “(p)arking should not be located between the front façade and the property line.” In this case, the parking fields located between the front facades of the building and FM-552 and Breezy Hill Road are a deviation from the requirements in the Unified Development Code (UDC). In addition, this section of the code also states that the maximum size of a building in a General Retail (GR) District is 25,000 SF. In this case, the existing *Church/House of Worship* building is 21,658 SF and the proposed expansion will add an additional 35,653 SF for a total building area of 53,904 SF. These aspects of the applicant’s request are discretionary decisions that will need to be considered by the Planning and Zoning Commission and City Council.

STAFF ANALYSIS

When reviewing the applicant’s request, staff should point out that the existing building was constructed prior to the property being annexed into the City of Rockwall, and much of the existing structure is considered to be legally non-conforming. This includes existing parking that is situated between the front façade of the existing building and FM-552. In addition, the existing church was constructed away from the corner of the FM-552 and Breezy Hill Lane. This aspect of the existing design makes it difficult for the *Church/House of Worship* to be expanded and be in conformance with parking requirements; however, it should be noted that the parking being added with the proposed expansion will meet the required number of parking spaces. As a compensatory measure for allowing the deviation for the parking lot locations, the applicant has proposed increasing the amount of landscaping adjacent to both Breezy Hill Road and FM-552. The applicant has also proposed to provide a residential adjacency buffer for the properties north of the subject property, and -- despite these properties being located outside the City’s corporate boundaries -- this will help lessen the impacts on these properties that may result from the increased activities proposed by the expansion. This buffer will be 20-feet wide and incorporate three (3) tiered screening. The final compensatory measure being offered by the applicant is the removal of the two (2), 1,560 SF portable classrooms, which will bring the property closer into conformance with the Unified Development Code (UDC). With all this 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.

NOTIFICATIONS

On May 20, 2025, staff mailed 33 notices to property owners and occupants within 500-feet of the subject property. In addition, staff notified the Stoney Hollow and Dalton Ranch Homeowner’s Associations (HOAs), which are the only Homeowner’s Associations (HOAs) or Neighborhood Organizations within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). At this time, staff has 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 *Church/House of Worship* within an Agricultural (AG) 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 expansion of the *Church/House of Worship* shall be architecturally compatible in design and materials to the existing *Church/House of Worship* and shall generally conform to the Conceptual Building Elevations depicted in *Exhibit 'B'* of the Specific Use Permit (SUP) ordinance.
 - (b) The proposed *Church/House of Worship* shall generally conform to the Site Plan and Floor Plan depicted in *Exhibit 'C'* of the Specific Use Permit (SUP) ordinance.
 - (c) A 20-foot landscape buffer, with a berm, and three (3) tiered screening (*i.e. three [3] individual tiers of small to mid-sized shrubs, large shrubs or accent trees, and canopy trees*) shall be provided adjacent to the northern property line for the purpose of providing screening from the residential properties north of the subject property. In areas where there are existing buildings, the Planning and Zoning Commission may approve deviations to the size and composition of the buffer as part of the Site Plan review process.
 - (d) Increased landscaping shall be provided adjacent to the proposed parking lot along FM-552 and Breezy Hill Road. The increased landscaping shall be reviewed by the Planning and Zoning Commission as part of the Site Plan review process.
 - (e) The proposed *Church/House of Worship* shall not exceed a total building size of 54,000 SF.
 - (f) The two (2) existing 1,560 SF portable classrooms shall be removed from the property prior to the issuance of a new Certificate of Occupancy (CO) for the expansion of the *Church/House of Worship*.
 - (g) The *Church/House of Worship* shall dedicate a 20-foot utility easement along the entire frontage of FM-552.
- (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]:

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

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]

<input type="checkbox"/> OWNER	Ridgeview Church	<input checked="" type="checkbox"/> 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	972.771.2661	PHONE	214.208.0519
E-MAIL	felix.tan@ridgeview.net	E-MAIL	grayson.hughes@sutherlandking.com

NOTARY VERIFICATION [REQUIRED]

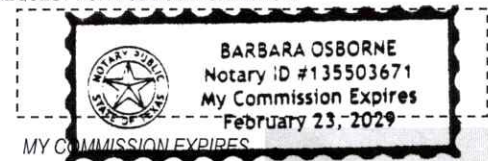
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Matt Geisinger [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

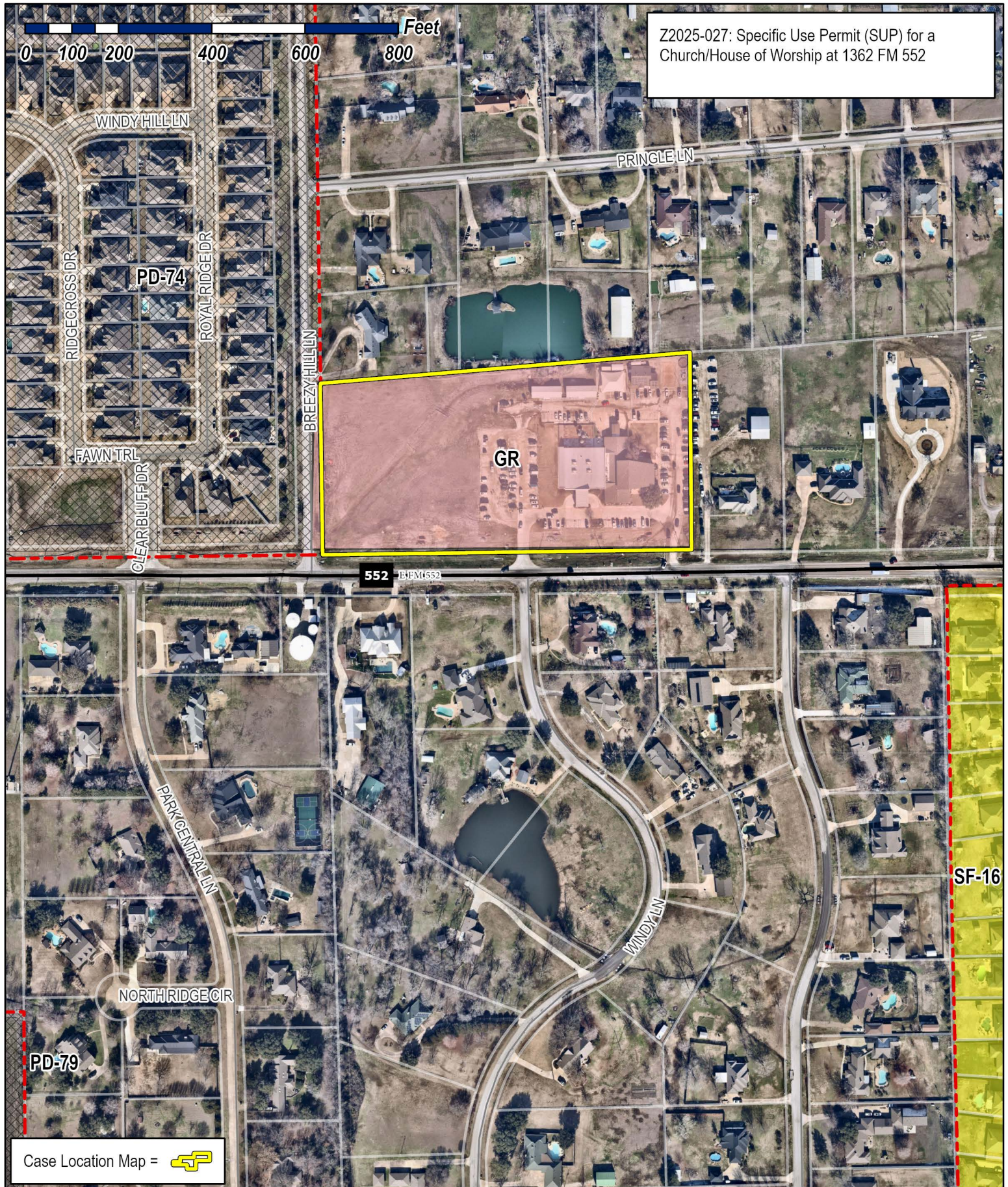
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ _____, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE _____ DAY OF _____, 20____. BY SIGNING THIS APPLICATION, 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 12 DAY OF May, 2025

OWNER'S SIGNATURE [Signature]

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






Z2025-027: Specific Use Permit (SUP) for a Church/House of Worship at 1362 FM 552

GR

SF-16

552 - EFM 552

Case Location Map = 



City of Rockwall

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

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

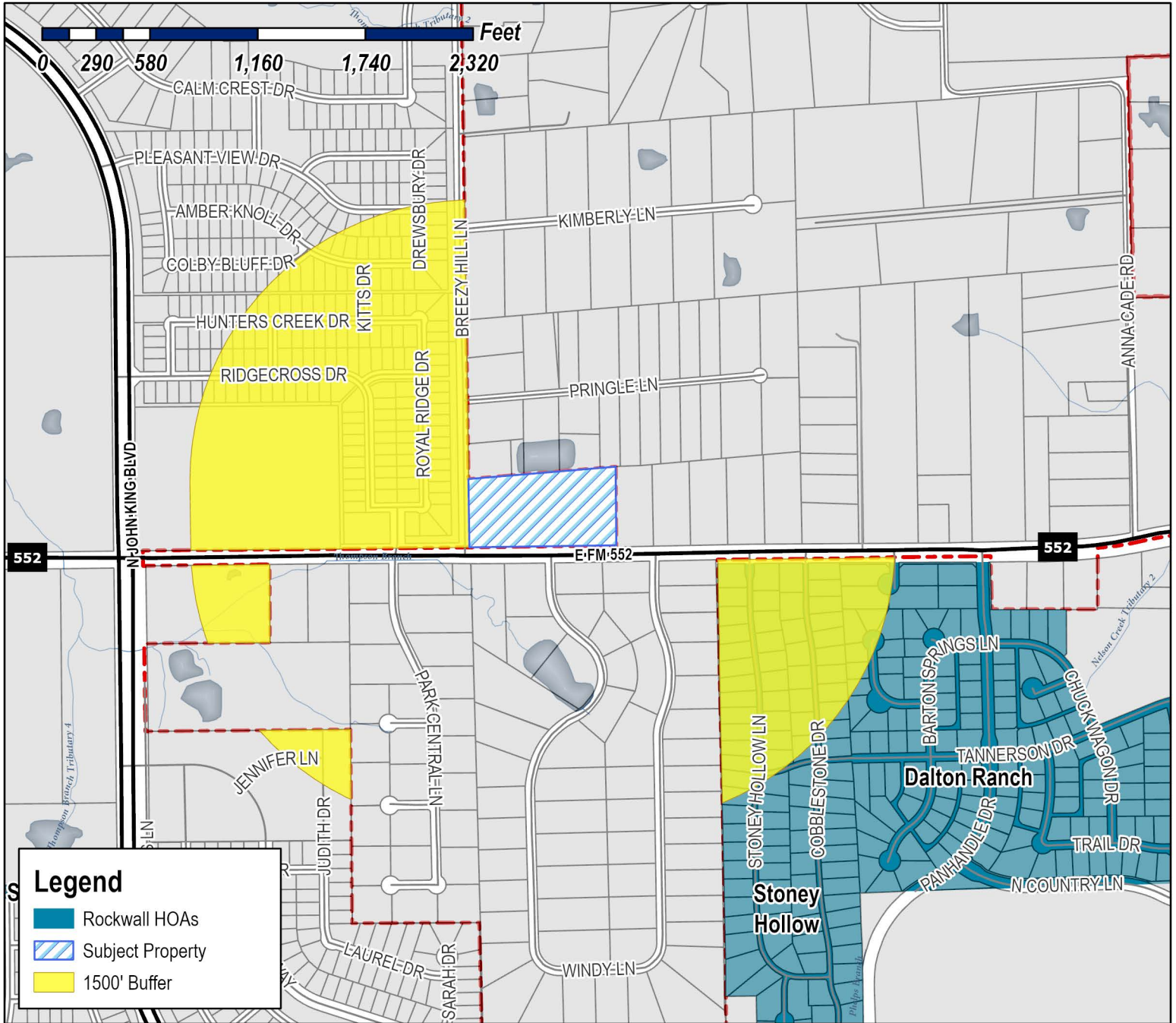




City of Rockwall

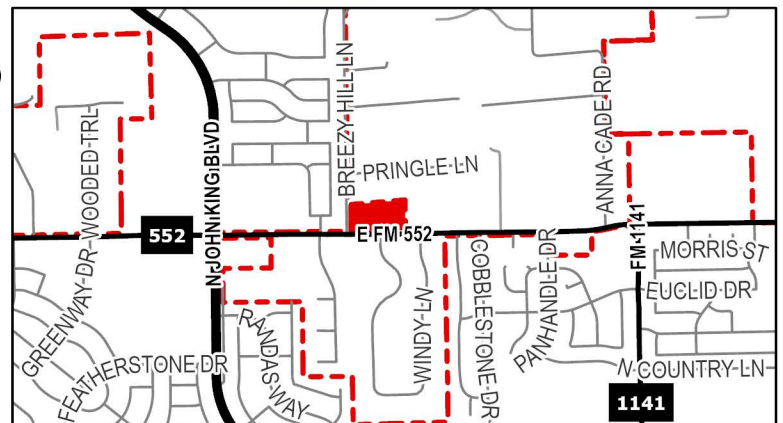
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
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Case Number: Z2025-027
Case Name: SUP for a Church/House of Worship
Case Type: Zoning
Zoning: General Retail (GR) District
Case Address: 1362 FM 552

Date Saved: 5/16/2025
 For Questions on this Case Call (972) 771-7745



From: [Zavala, Melanie](#)
Cc: [Miller, Ryan](#); [Lee, Henry](#); [Ross, Bethany](#); [Guevara, Angelica](#)
Subject: Neighborhood Notification Program [Z2025-027]
Date: Tuesday, May 20, 2025 3:51:55 PM
Attachments: [Public Notice \(05.19.2025\).pdf](#)
[HOA Map \(05.16.2025\).pdf](#)

HOA/Neighborhood Association Representative:

Per your participation in the [Neighborhood Notification Program](#), you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning case that will be published in the Rockwall Herald Banner on [Friday, May 23, 2025](#). The Planning and Zoning Commission will hold a public hearing on [Tuesday, June 10, 2025 at 6:00 PM](#), and the City Council will hold a public hearing on [Monday, June 16, 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>.

-
Z2025-027: SUP for a Church/House of Worship

Hold a public hearing to discuss and consider a request by Grayson Hughes of Sutherland King Consulting, LLC on behalf of Felix Tan of Ridgeview Church for a [Specific Use Permit \(SUP\)](#) for a Church/House of Worship (i.e. Ridgeview Church) for the expansion of an existing 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.

Thank you,

Melanie Zavala

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

[Planning & Zoning Rockwall](#)

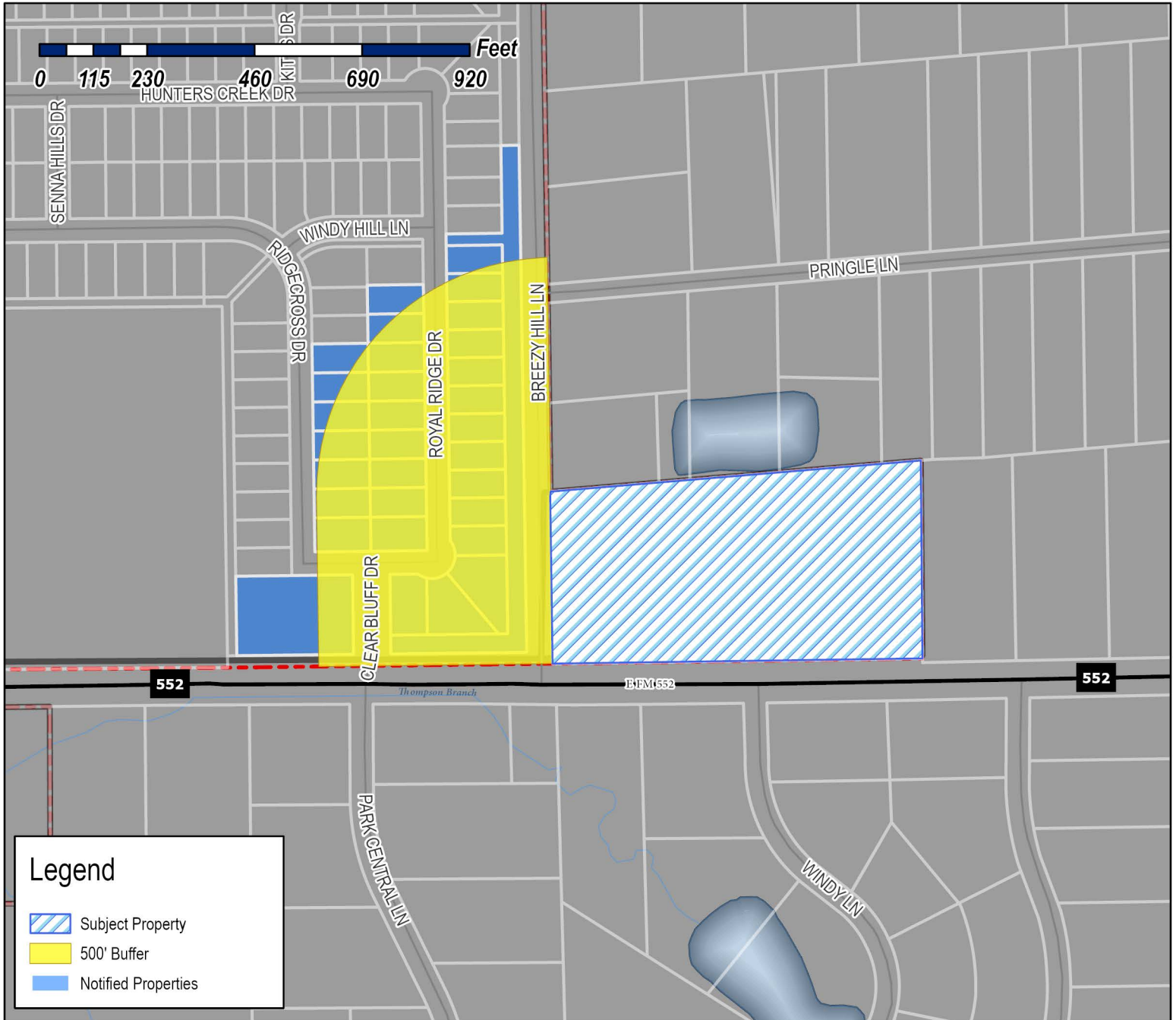
972-771-7745 Ext. 6568



City of Rockwall

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

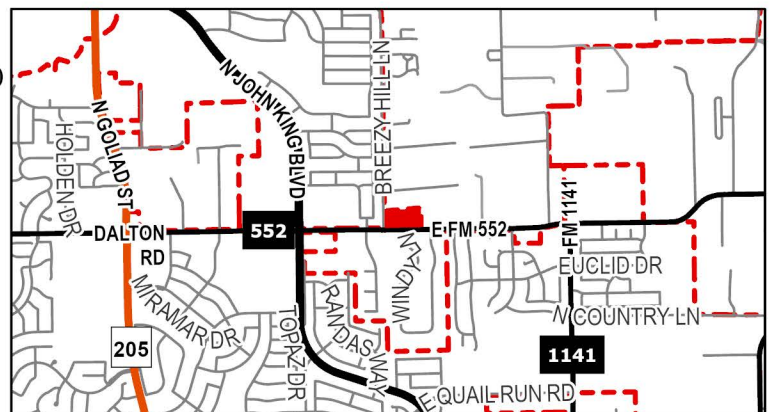
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Case Number: Z2025-027
Case Name: SUP for a Church/House of Worship
Case Type: Zoning
Zoning: General Retail (GR) District
Case Address: 1362 FM 552

Date Saved: 5/16/2025

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



BREEZY HILL ESTATES HOMEOWNERS
ASSOCIATION INC
1024 S Greenville Ave Ste 230
Allen, TX 75002

COMPTON BRADFORD D AND
REBECCA J COMPTON
1033 FAWN TRL
ROCKWALL, TX 75087

BUTLER MICHAEL GLENN AND THERESA LYNN
1037 FAWN TRAIL
ROCKWALL, TX 75087

RESIDENT
1313 FM552
ROCKWALL, TX 75087

RIDGEVIEW CHURCH
1362 E FM 522
ROCKWALL, TX 75087

CHERUBINI VICTOR & ASHLEY DOLLAR
3302 ROYAL RIDGE DR
ROCKWALL, TX 75087

KIPE MICHAEL AND DIANA
3306 RIDGECROSS DR
ROCKWALL, TX 75087

DUNPHY JAMES AND KATHERINE
3306 ROYAL RIDGE DRIVE
ROCKWALL, TX 75087

RESENDEZ ALYSSA RENEE AND REY JR
3307 ROYAL RIDGE DRIVE
ROCKWALL, TX 75087

HEUSS JEREMY D AND SHANNON N
3310 RIDGECROSS DRIVE
ROCKWALL, TX 75032

SHELTON DANA BLAIR AND ANNETTE
COLAROCHIO
3310 ROYAL RIDGE DRIVE
ROCKWALL, TX 75087

SMITH JAY & CHRISTINE
3311 ROYAL RIDGE DR
ROCKWALL, TX 75087

ZIELINSKI THOMAS R & PATRICIA D
3314 RIDGECROSS DR
ROCKWALL, TX 75087

SMITH CHRISTINE PIGG AND JAY RICHARD
3314 ROYAL RIDGE DRIVE
ROCKWALL, TX 75087

LUETKE SENECA L
3315 ROYAL RIDGE DRIVE
ROCKWALL, TX 75087

NGUYEN TIFFANY THAO AND HENRY HIEP VO
3318 RIDGECROSS DRIVE
ROCKWALL, TX 75087

PORTER KAREN CLAIBORNE AND RUSSELL
WAYNE
3318 ROYAL RIDGE DRIVE
ROCKWALL, TX 75087

THOMAS JARROD M
3319 ROYAL RIDGE DRIVE
ROCKWALL, TX 75087

STANLEY SHANNON D AND CHARIDY LYNN
3322 RIDGECROSS DRIVE
ROCKWALL, TX 75087

WADE KENNETH KYLE
3322 ROYAL RIDGE DR
ROCKWALL, TX 75087

ARGUEDAS JUAN CARLOS AND
DAYANNA VILLALOBOS
3323 ROYAL RIDGE DR
ROCKWALL, TX 75087

BARRETT OLAN DEAN
3326 ROYAL RIDGE DR
ROCKWALL, TX 75087

COLEMAN EDWARD EARL SR AND
NIKITA NASHA COLEMAN
3401 ROYAL RIDGE DR
ROCKWALL, TX 75087

NGUYEN DIANE & HIEU TRUNG
3402 RIDGECROSS DRIVE
ROCKWALL, TX 75087

SOUTHERLAND AUSTIN & SHAYLEE
3402 ROYAL RIDGE DRIVE
ROCKWALL, TX 75087

JOHNSON CHRISTOPHER MAX AND ANGELA KAY
3405 ROYAL RIDGE DRIVE
ROCKWALL, TX 75087

GARVIN CARSON C AND JENNIFER S
3406 RIDGECROSS DRIVE
ROCKWALL, TX 75087

LIEBRUM CORY R & RACHEL J
3406 ROYAL RIDGE DRIVE
ROCKWALL, TX 75087

TESKE CHARLES A JR AND KIMBERLY K
3409 ROYAL RIDGE DRIVE
ROCKWALL, TX 75087

SMITH ELOISE
3410 ROYAL RIDGE DRIVE
ROCKWALL, TX 75087

LEWIS STANLEY DALE AND ANITA LYNN
3413 ROYAL RIDGE DR
ROCKWALL, TX 75087

FRIERSON KEVIN & REBECCA
3414 ROYAL RIDGE DRIVE
ROCKWALL, TX 75087

MARTIN ANGELA AND JESSIE
3418 ROYAL RIDGE DR
ROCKWALL, TX 75087

PUBLIC NOTICE



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

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

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

Z2025-027: Specific Use Permit (SUP) for a Church/House of Worship

Hold a public hearing to discuss and consider a request by Grayson Hughes of Sutherland King Consulting, LLC on behalf of Felix Tan of Ridgeview Church for a Specific Use Permit (SUP) for a Church/House of Worship (i.e. Ridgeview Church) for the expansion of an existing 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.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on Tuesday, June 10, 2025 at 6:00 PM, and the City Council will hold a public hearing on Monday, June 16, 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, June 16, 2025 at 4:00 PM to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning



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

--- PLEASE RETURN THE BELOW FORM ---

Case No. Z2025-027: Specific Use Permit (SUP) for a Church/House of Worship

Please place a check mark on the appropriate line below:

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

Four horizontal gray bars for providing reasons for the response.

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 3, 2025

2024.011

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087

RE: Specific Use Permit Explanation Letter
Ridgeview Church Expansion

Dear Team,

SUTHERLAND KING CONSULTING, LLC (SKC) is providing this letter on behalf of Ridgeview Church in support of their application for expanding their facilities.

The church endeavors to expand the existing worship facilities by approximately 35,000 square feet of internal space and subsequent parking areas on the exterior of the building as reflected on the site plan associated with this submission.

It is our understanding this property was previously annexed into the City and assigned a zoning designation of General Retail, therefore this use is a legally non-conforming use and requires a Specific Use Permit upon substantial redevelopment.

We respectfully request the approval of a Specific Use Permit to permit this expansion.

In addition, we understand that General Retail prohibits parking between the building and the street frontage.

Since this property is on a corner lot (2 frontages) and the church is attempting to maximize available parking for its patrons' use and safety, we require all available areas for parking we can possibly use.

We respectfully request a variance to this requirement so that we may provide parking as shown on the associated site plan, including parking between the church and Breezy Hill, as well as the parking between the church and FM 552. As required by the landscape ordinance, we will provide landscape screening to accommodate any headlights as well as respecting the required buffers along the rights-of-way.



In summary:

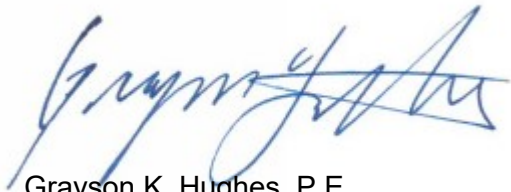
- We request approval of the Specific Use Permit to extend the church worship facilities.
- We request approval of the variance to allow parking between the primary building and the right-of-way.

Finally, as a general note to staff and the reviewing boards, the portable buildings in the back of the lot shall be removed from the property as a part of this redevelopment.

If you should have any questions about the information contained herein, please do not hesitate to contact our office.

Regards,

Sutherland King Consulting, LLC
Texas Engineering Firm No. F-22938



Grayson K. Hughes, P.E.
CEO / Founding Principal



I H G F E D C B A

Owner

RIDGEVIEW CHURCH EXPANSION

FM 552
ROCKWALL, TX 75087



ISSUE/REVISION

DATE

NO.

TEXAS FIRM NO. F38123

OLESENITZ

2715 E. STONE ROAD, WYILE, TEXAS 75098



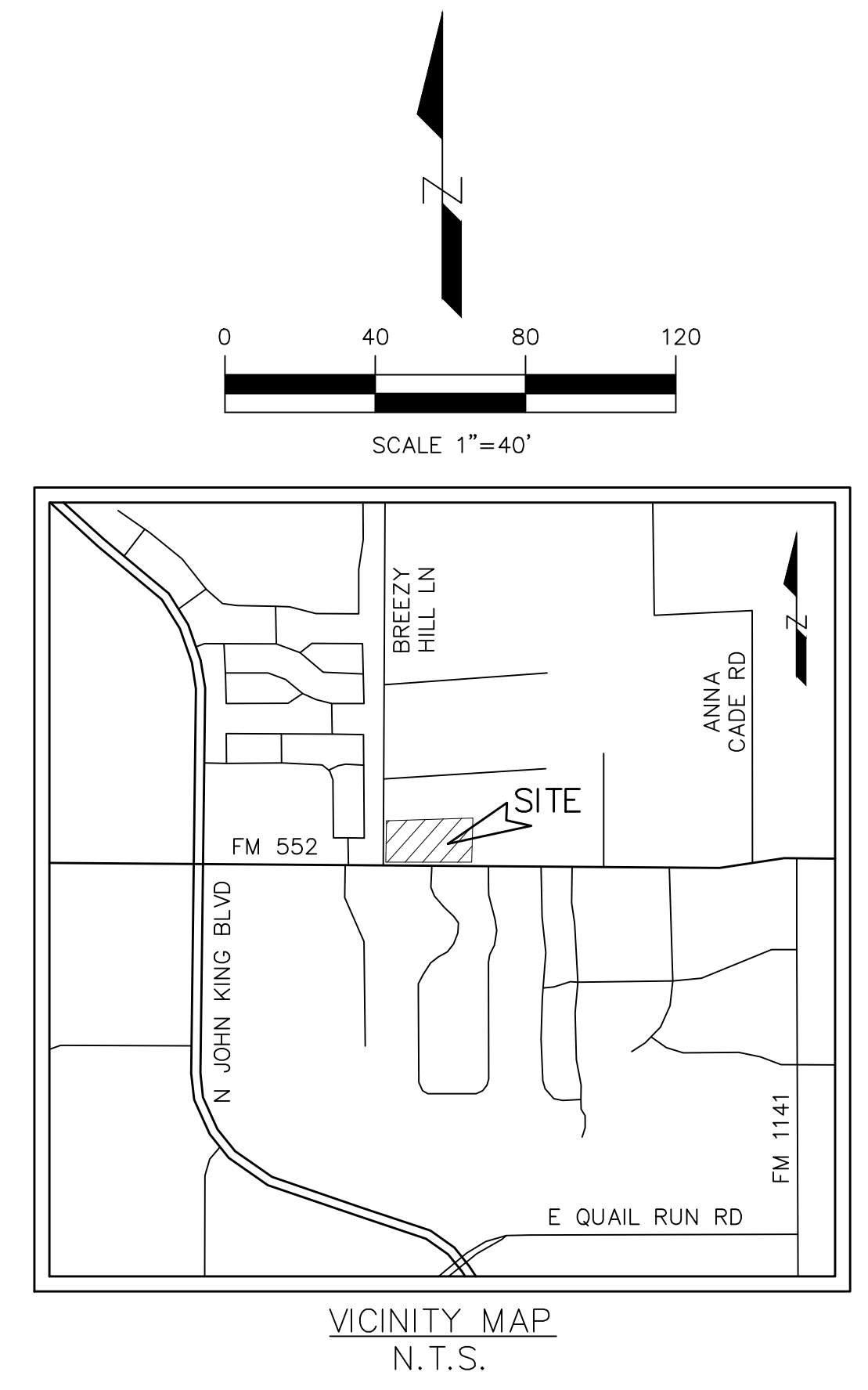
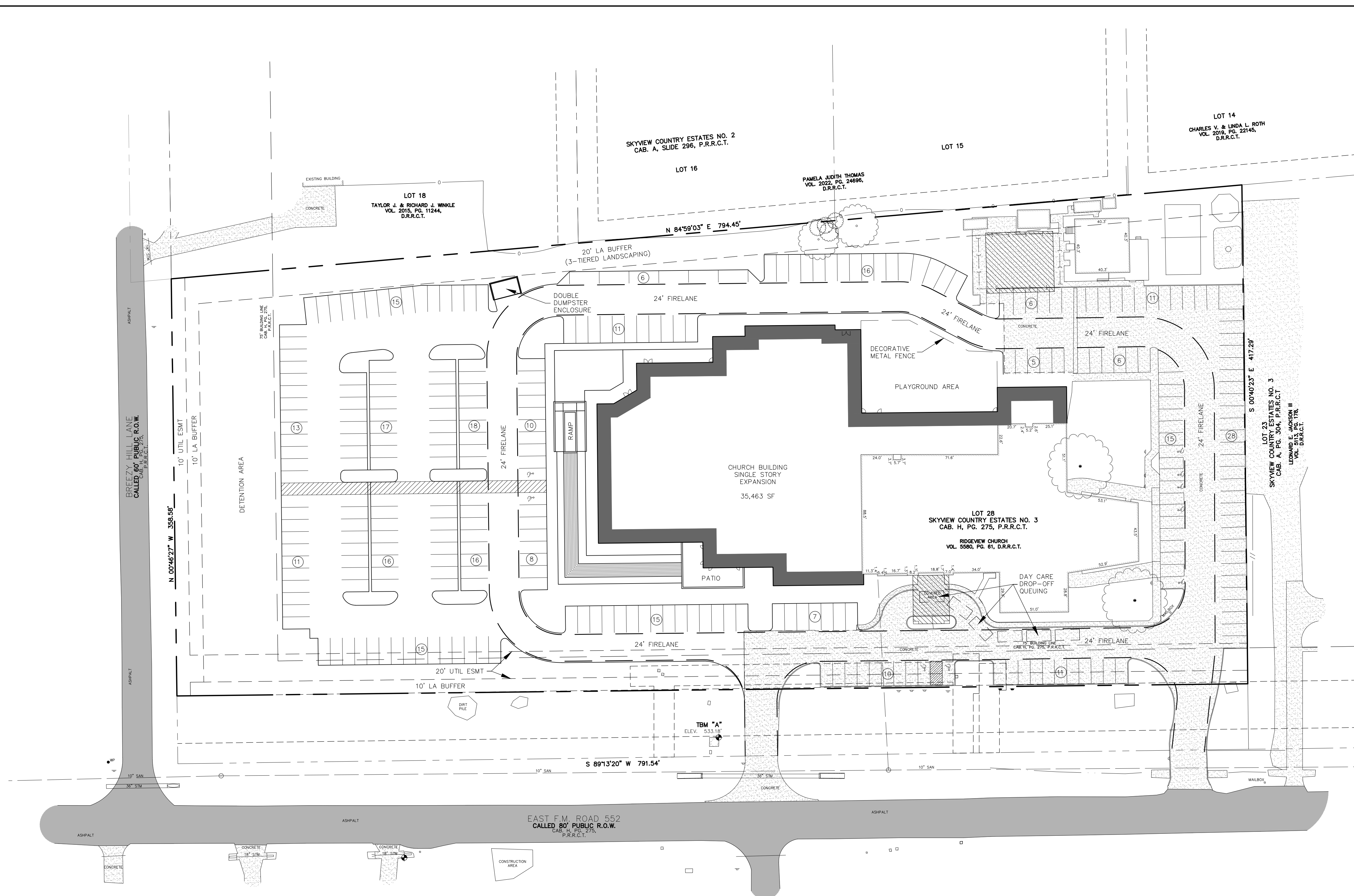
PROJECT: RIDGEVIEW CHURCH EXPANSION

FM 552
ROCKWALL, TX 75087

SHEET TITLE: COVER SHEET

SCALE:

I H G F E D C B A



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.

No.	DATE	DESCRIPTION

SUTHERLAND KING
 6430 MEADOWCREEK DR
 DALLAS, TX 75254
 SUTHERLANDKING.COM
 TX FIRM NO. F-229938
 PHONE: 214.808.0519

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	2025.05.29
SCALE	1"=40'
DESIGNED BY	GKH
SHEET NUMBER	C1.0

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

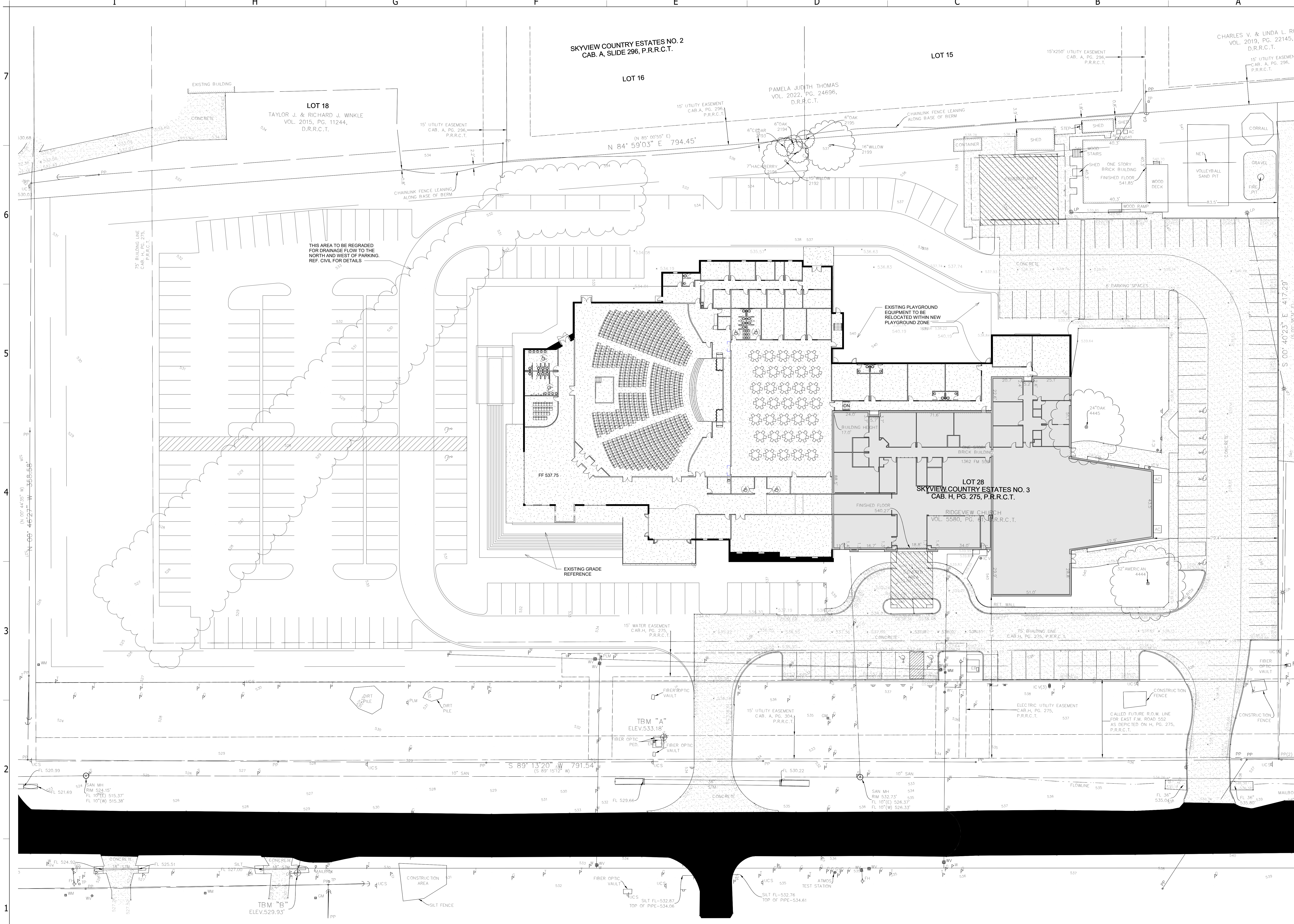
OWNER:
 RIDGEVIEW CHURCH
 1362 FM ROAD 552
 ROCKWALL, TEXAS 75087
 PHONE: 972.771.2661
 ATTN: FELIX TAN

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

ROCKWALL ZONING CASE No. Z2025.027

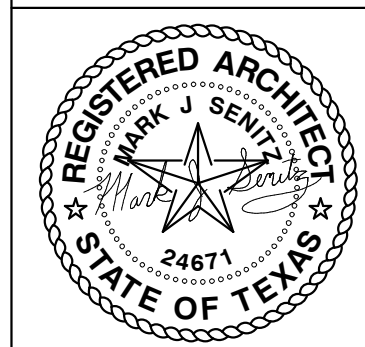
NOTE:
 LINEWORK BASED ON TOPOGRAPHIC SURVEY INFORMATION ACQUIRED ON 4/04/2025 BY WINDROSE SURVEYING AND LAND SERVICES, LLC



1 PROPOSED ARCHITECTURAL SITE PLAN
3/64" = 1'-0"

<p>ISSUE/REVISION</p> <table border="1"> <tr> <th>NO.</th> <th>DATE</th> <th>ISSUED FOR PERMIT</th> </tr> <tr> <td>1</td> <td>06-05-2025</td> <td></td> </tr> </table>	NO.	DATE	ISSUED FOR PERMIT	1	06-05-2025		<p>REGISTERED ARCHITECT STATE OF TEXAS</p>
NO.	DATE	ISSUED FOR PERMIT					
1	06-05-2025						
<p>PROJECT:</p> <p>RIDGEVIEW CHURCH EXPANSION</p>	<p>DATE:</p> <p>06-05-2025</p>						
<p>SHEET TITLE:</p> <p>PROPOSED ARCHITECTURAL SITE PLAN</p>	<p>TEXAS PERM NO. 138123</p>						
<p>A002</p>	<p>SCALE: 3/64" = 1'-0"</p>						

OLESENZ



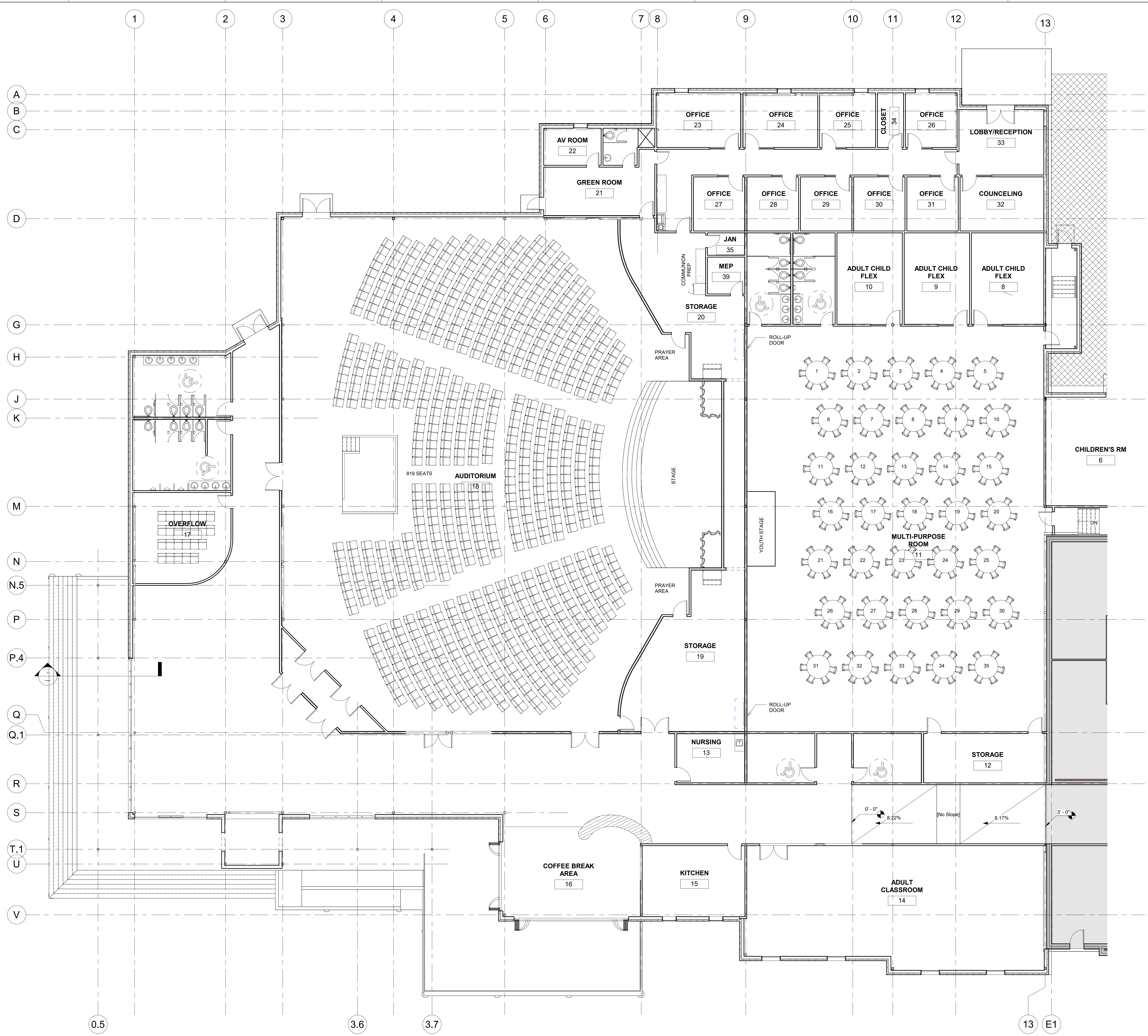
PROJECT: RIDGEVIEW CHURCH EXPANSION
FM 552 ROCKWALL, TX 75087
SHEET TITLE: PROPOSED ARCHITECTURAL SITE PLAN

A002

SCALE: 3/64" = 1'-0"

CHILDREN'S INDOOR SPACE NOTES:
 1) 30 SF/CHILD OF INDOOR ACTIVITY SPACE
 2) 18-MO OLD CHILDREN MUST HAVE SEPERATE SPACES
 3) 1-SINK / 17 CHILDREN OVER 18-MO OLD
 4) 1-SINK IN EACH DIAPER CHANGING LOCATION

CHILDREN'S OUTDOOR SPACE NOTES:
 3) 80 SF/CHILD OF OUTDOOR SPACE USING OUTDOOR SPACE AT A GIVEN TIME (MIN 25% OF CHILD CAPACITY)
 4) 4' FENCE AROUND OUTDOOR PLAY SPACE
 5) 2 EXITS REQ'D (ONE TO THE INSIDE AND ONE OUT TO THE OPEN)

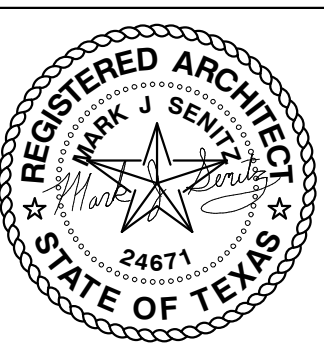


1 LVL 1
 1/8" = 1'-0"

ISSUE/REVISION

DATE

NO.



PROJECT: RIDGEVIEW CHURCH EXPANSION
 FM 552
 ROCKWALL, TX 75087

SHEET TITLE: LEVEL 1 EXPANSION PLAN

A101

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



① LVL 1 CONT
1/8" = 1'-0"

ISSUE/REVISION

DATE

NO.

NO.

NO.

NO.

NO.

NO.

NO.

NO.

NO.

NO.

NO.

NO.

OLESENITZ
2715 E. STONE ROAD, WYILE, TEXAS 75086



PROJECT: RIDGEVIEW CHURCH EXPANSION
FM 552
ROCKWALL, TX 75087
SHEET TITLE: LEVEL 1 EXPANSION PLAN CONT.

A101-B

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

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 A CHURCH/HOUSE OF WORSHIP AND A BUILDING THAT EXCEEDS 25,000 SF IN A GENERAL RETAIL (GR) DISTRICT ON A 7.052-ACRE PARCEL OF LAND IDENTIFIED LOT 28 OF THE SKYVIEW COUNTRY ESTATES NO.3 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 Grayson Hughes of Sutherland King Consulting, LLC on behalf of Felix Tan of Ridgeview Church for the approval of a Specific Use Permit (SUP) for a Church/House of Worship and that exceeds 25,000 SF in a General Retail (GR) District 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 being more specifically described and depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

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

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

SECTION 1. That the Unified Development Code [Ordinance No. 20-02] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) allowing for the establishment of a Church/House of Worship as stipulated by Article 04, *Permissible Uses*, of the Unified Development Code [Ordinance No. 20-02] and a building that exceeds 25,000 SF in a General Retail (GR) District as stipulated by 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*, of Article 04, *Permissible Uses*, and Subsection 04.04, *General Retail 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 future -- and with the following conditions:

2.1 OPERATIONAL CONDITIONS

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

- 1) The proposed expansion of the *Church/House of Worship* shall be architecturally compatible in design and materials to the existing *Church/House of Worship* and shall generally conform to the *Conceptual Building Elevations* depicted in *Exhibit 'B'* of this ordinance.
- 2) The proposed *Church/House of Worship* shall generally conform to the *Site Plan and Floor Plan* depicted in *Exhibit 'C'* of this ordinance.
- 3) A 20-foot landscape buffer, with a berm, and three (3) tiered screening (*i.e. three [3] individual tiers of small to mid-sized shrubs, large shrubs or accent trees, and canopy trees*) shall be provided adjacent to the northern property line for the purpose of providing screening from the residential properties north of the subject property. In areas where there are existing buildings, the Planning and Zoning Commission may approve deviations to the size and composition of the buffer as part of the Site Plan review process.
- 4) Increased landscaping shall be provided adjacent to the proposed parking lot along FM-552 and Breezy Hill Road. The increased landscaping shall be reviewed by the Planning and Zoning Commission as part of the Site Plan review process.
- 5) The proposed *Church/House of Worship* shall not exceed a total building size of 54,000 SF.
- 6) The two (2) existing 1,560 SF portable classrooms shall be removed from the property prior to the issuance of a new Certificate of Occupancy (CO) for the expansion of the *Church/House of Worship*.
- 7) The *Church/House of Worship* shall dedicate a 20-foot utility easement along the entire frontage of FM-552.

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 7TH DAY OF JULY, 2025.**

Tim McCallum, *Mayor*

ATTEST:

Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: June 16, 2025

2nd Reading: July 7, 2025

**Exhibit 'A':
Location Map**

Address: 1362 FM-552

Legal Description: Lot 28 of the Skyview Country Estates No. 3 Addition

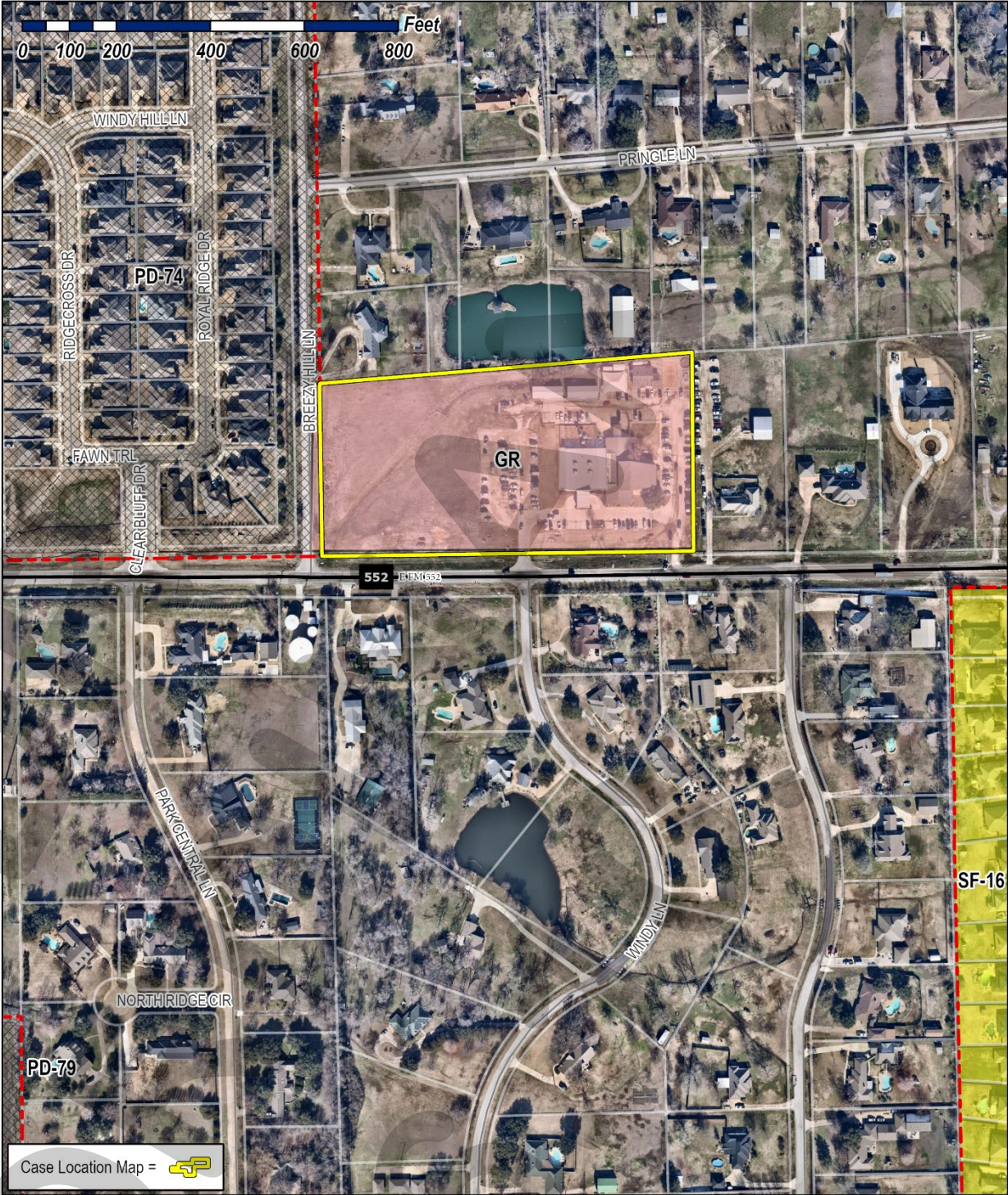
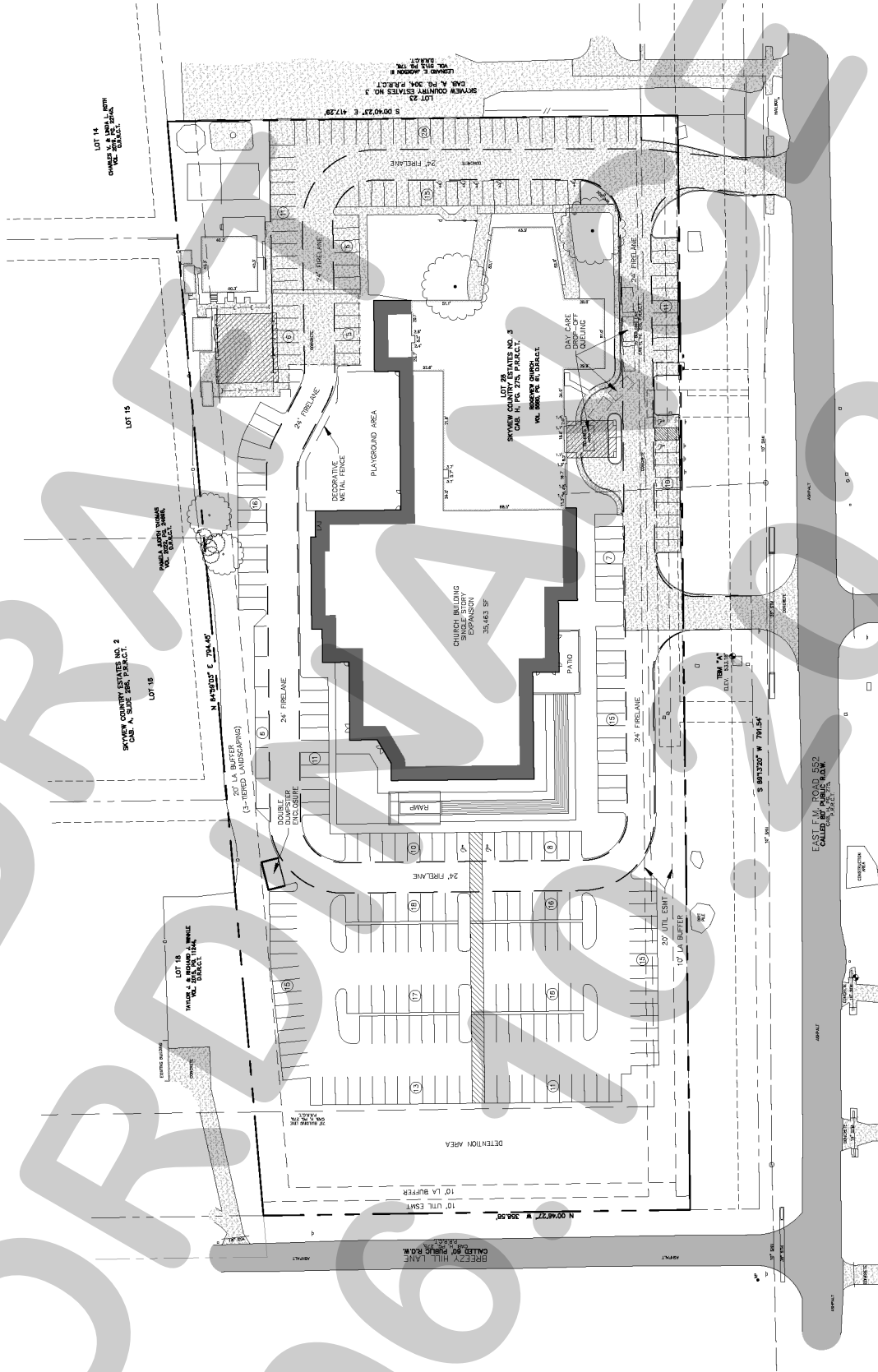


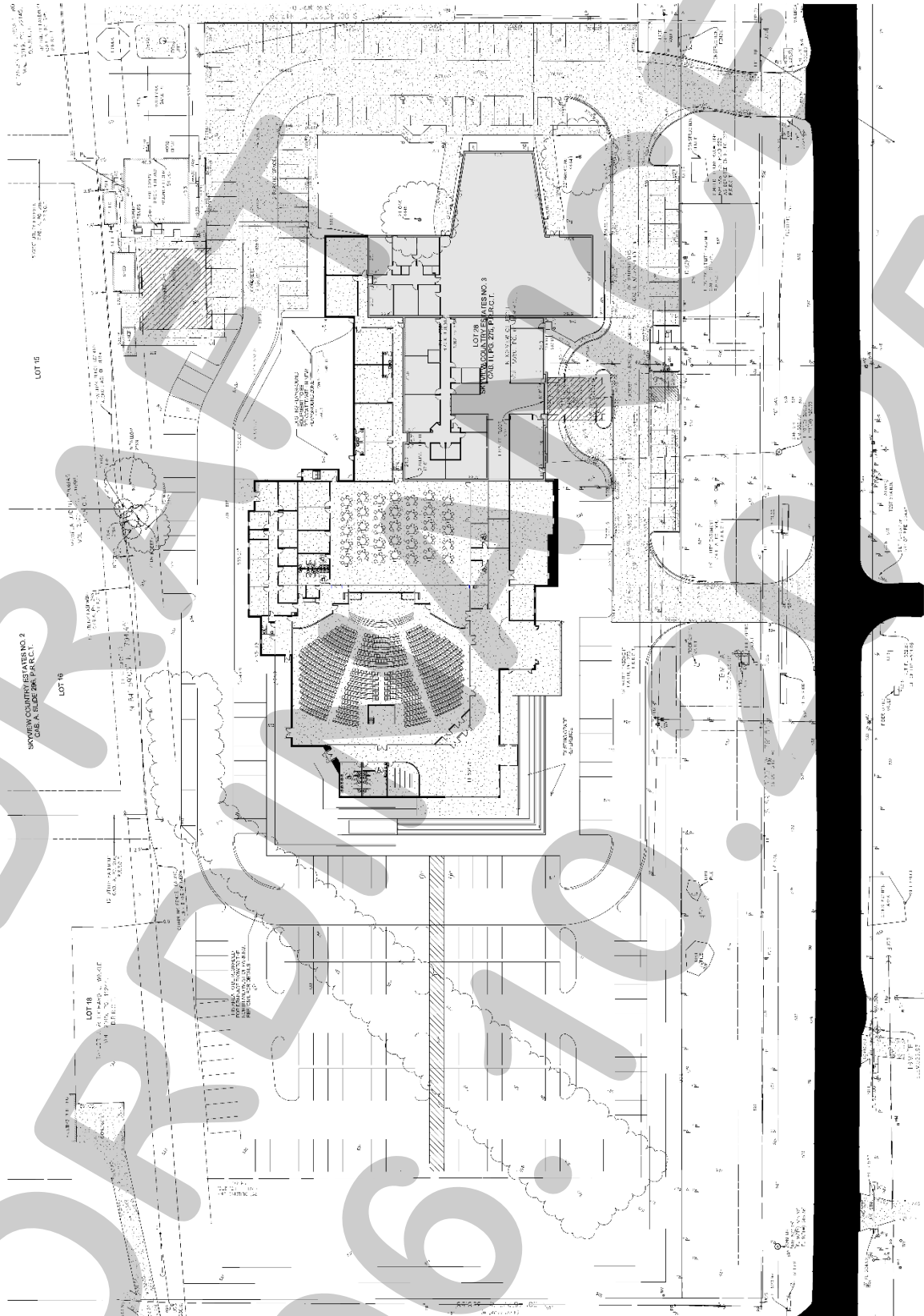
Exhibit 'B':
Conceptual Building Elevations



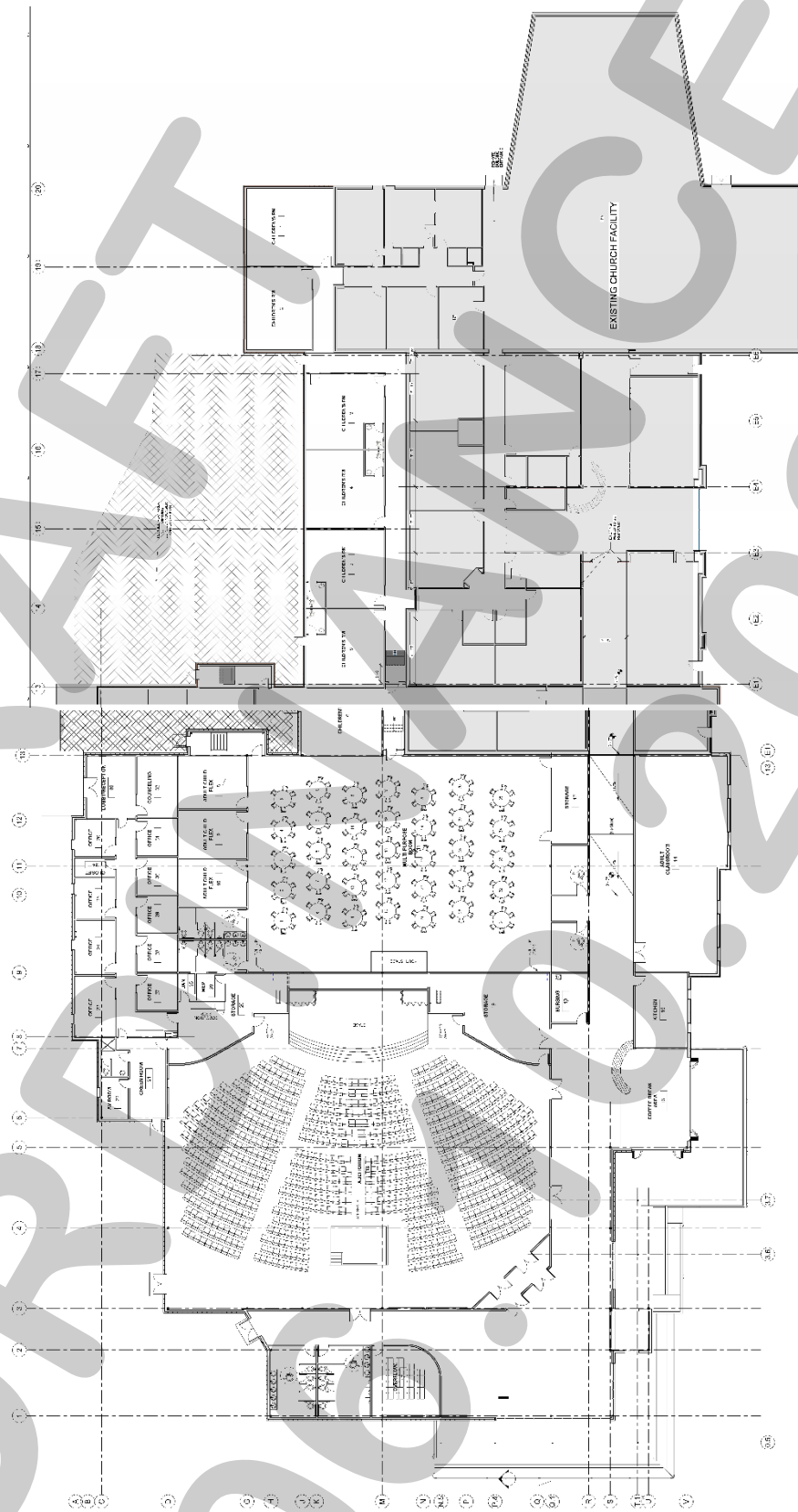
Exhibit 'C':
Site Plan and Floor Plan



**Exhibit 'C':
Site Plan and Floor Plan**



**Exhibit 'C':
Site Plan and Floor Plan**





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: June 10, 2025
APPLICANT: Hailee Handy
SUBJECT: Z2025-028; Amendment to Planned Development District 37 (PD-37)

On May 16, 2025, the applicant -- *Hailee Handy* -- submitted an application requesting to amend Planned Development District 37 (PD-37) in order to change the permitted land uses allowed within the Planned Development District ordinance. The applicant is requesting this amendment to allow the *Medical Office* land use -- *with conditions* -- to facilitate the continued operation of her business (*i.e. Enchanting Aesthetics*) on the subject property. Planned Development District 37 (PD-37) is a unique district that has an underlying zoning of Single Family 16 (SF-16) District, but allows professional offices (*i.e. attorney, insurance, financial planning, and accounting services*) as *Home Occupations* to be located within the two (2) existing single-family homes. The original Planned Development District 37 (PD-37) facilitated these land uses through an expansion of the *Home Occupation* requirements. Specifically, this ordinance allows professional offices that are "...an accessory [*land use*] to the primary residential use..." to be operated by the resident of the home, and stipulates that they [1] have no more than three (3) employees in addition to the homeowner, [2] do not allow the expansion of the professional office from the existing single-family homes, and [3] require a Certificate of Occupancy (CO). This varies from the *Home Occupation* requirements within the Unified Development Code (UDC). These requirements stipulate that businesses in a single-family home are *not* permitted to have employees or customers on-site and do *not* require Certificates of Occupancy (CO). In this case, the applicant has been operating a *Medical Office* -- *which is not currently a permitted land use in Planned Development District 37 (PD-37)* -- out of 3077 N. Goliad Street without a valid Certificate of Occupancy (CO). Staff should also note the other property located within Planned Development District 37 (PD-37) (*i.e. 3079 N. Goliad Street*) is currently being used as a single-family home and does not have an active *Home Occupation*.

This case comes as a referral from the Neighborhood Improvement Services (NIS) Division [Case No. CE2025-2591], where staff found that the applicant is currently operating a *Medical Office* (*i.e. Enchanting Aesthetics*) out of 3077 N. Goliad Street. In April of this year, the Building Inspection (BI) Division contacted the applicant to inform her that a *Medical Office* is not a permitted land use on the subject property, and that she would be required to rezone the subject property; however, no application was submitted initiating this request and the applicant continued to operate the business without resolving the issues. Based on this, staff engaged the Neighborhood Improvement Services (NIS) Division, and on May 13, 2025 the NIS Division sent a letter to the property owner informing her that she was in violation of the City's requirements and would need to request rezoning or cease to operate. This prompted the applicant to submit an application on May 16, 2025, to request approval of an amendment to Planned Development District 37 (PD-37) to incorporate the *Medical Office* land use. Based on the applicant's letter, staff determined that the existing business offers personal services (*i.e. facials, scar revision, hair loss treatments, lymphatic massages, HydraFacial's, chemical peels, dermaplaning, Botox, and filler*) that cross into multiple land uses as defined by the Unified Development Code (UDC). In addition, the applicant indicated that they operate as an appointment only business. According to the Unified Development Code (UDC) the services offered are defined as a *Medical Office, General Personal Services, and Massage Therapist*. Ultimately, in order to facilitate the applicant's request -- *while being cognizant of the existing residential adjacencies* --, staff prepared a *Draft Ordinance* that amends the permitted *Home Occupation* land uses in Planned Development District 37 (PD-37) to include *Medical Office with General Personal Services and Massage Therapist* as ancillary or accessory land uses.

On May 20, 2025, staff mailed 27 notices to property owners and occupants within 500-feet of the subject property. In addition, staff notified Harlan Park, Stone Creek, and The Shores on Lake Ray Hubbard Homeowner's Association (HOA), 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 this time, staff has not received any notices in regard to the applicant's request. Should

the Planning and Zoning Commission have any questions, staff will be available at the June 10, 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 3077 N. Goliad St

SUBDIVISION

LOT

BLOCK

GENERAL LOCATION

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING

CURRENT USE In-home financial office

PROPOSED ZONING

PROPOSED USE in-home spa

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 John Liu

APPLICANT Hailee Handey

CONTACT PERSON

CONTACT PERSON 3077 N. Goliad St

ADDRESS 3069 N. Goliad St.

ADDRESS Rockwall, TX 75087

CITY, STATE & ZIP Rockwall, TX 75087

CITY, STATE & ZIP

PHONE 201-780-6070

PHONE 469-626-2920

E-MAIL Jliuqw@hotmail.com

E-MAIL enchantingaes@gmail.com

NOTARY VERIFICATION [REQUIRED]

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

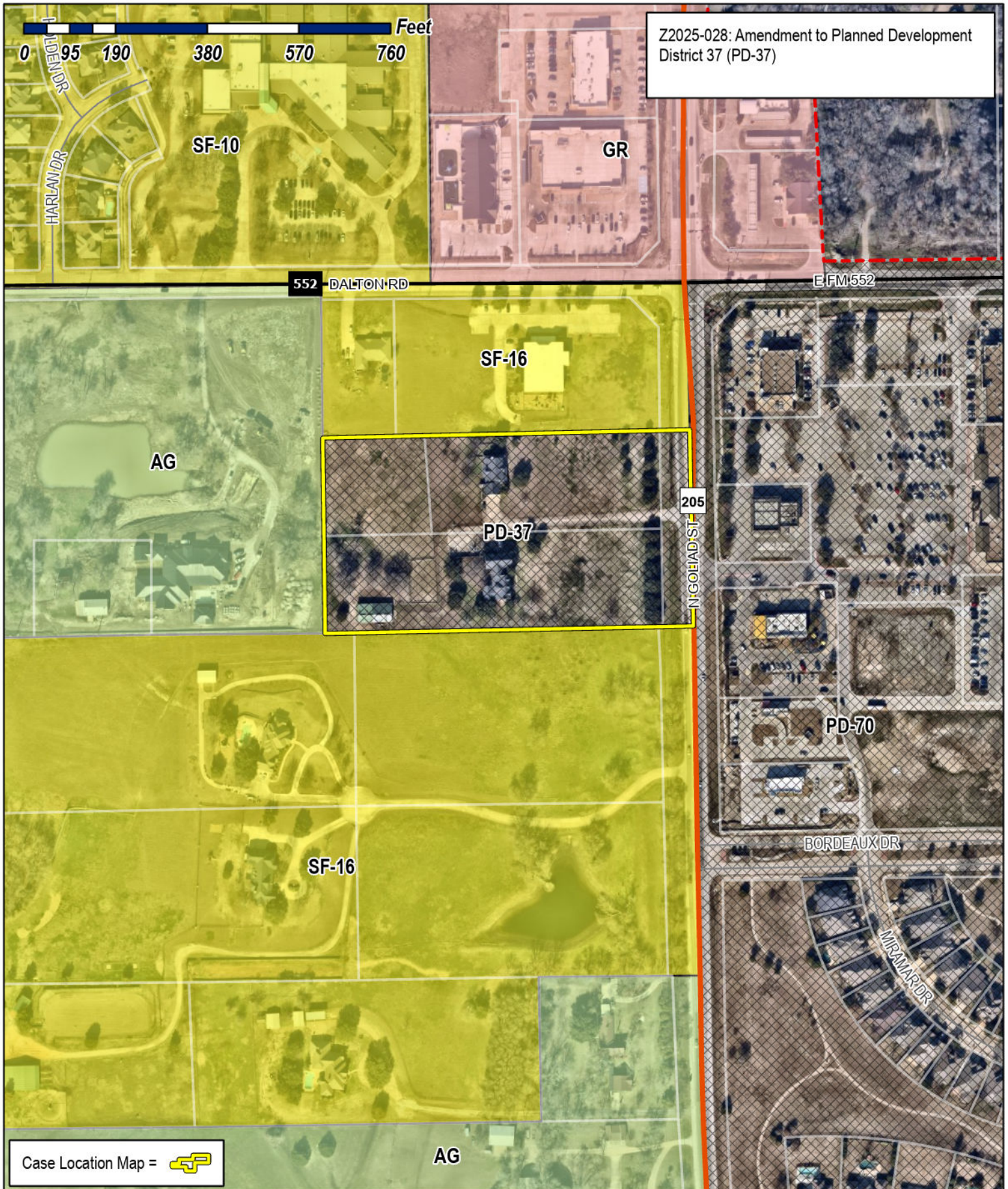
I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 200 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 16th DAY OF May, 2025. BY SIGNING THIS APPLICATION, 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 16th DAY OF May, 2025.


OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

NATHAN ALEXANDER BENKE
Notary ID #134901258
My Commission Expires May 14, 2028
MY COMMISSION EXPIRES May 14, 2028



Z2025-028: Amendment to Planned Development District 37 (PD-37)

Case Location Map = 



City of Rockwall

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

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

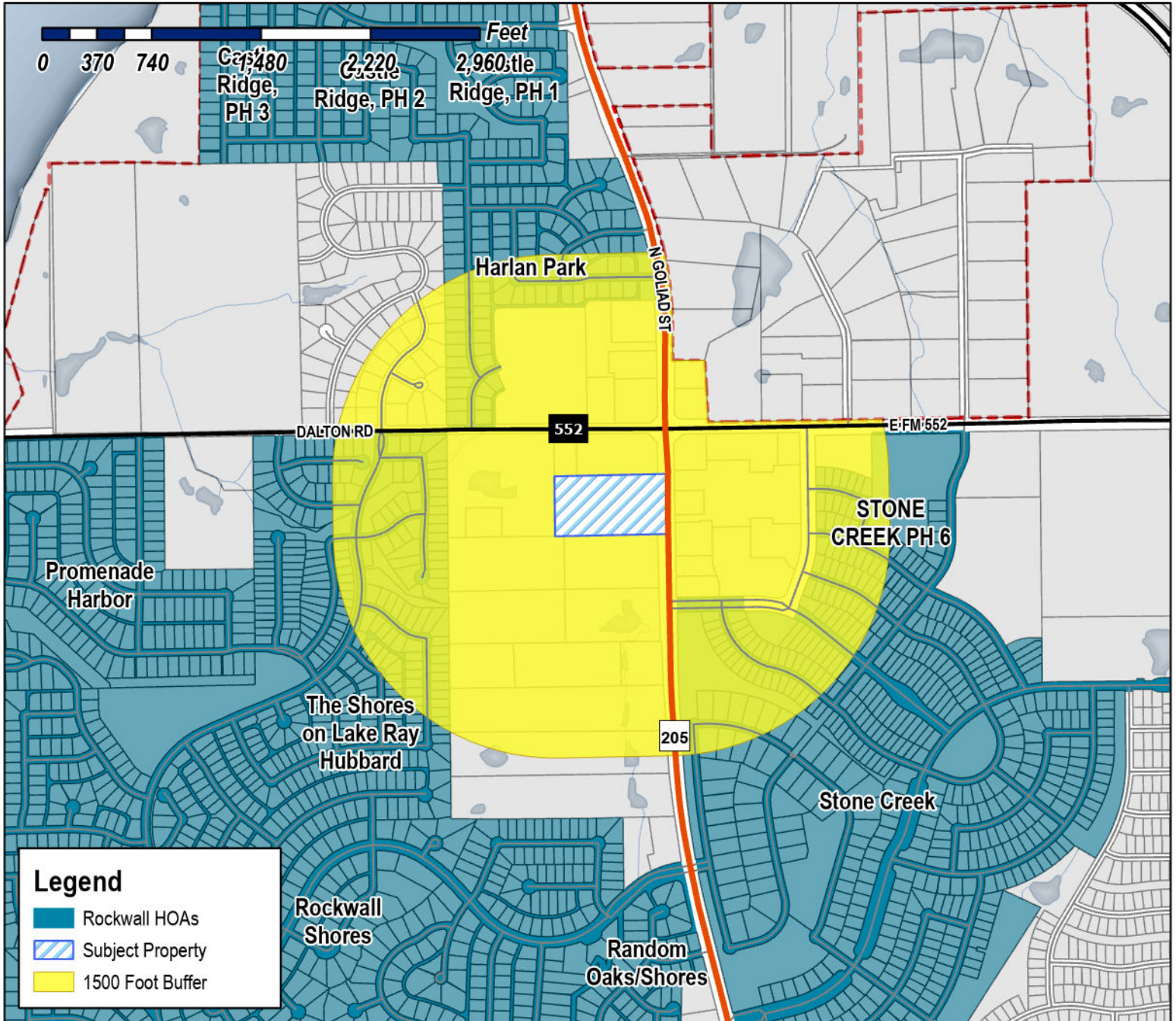




City of Rockwall

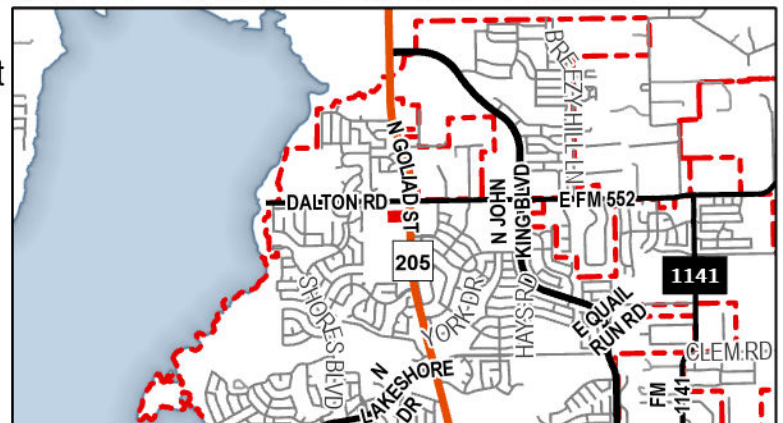
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Case Number: Z2025-028
Case Name: Amendment to Planned Development District 37 (PD-37)
Case Type: Zoning
Zoning: Planned Development District 37 (PD-37)
Case Address: 3077 N Goliad Street

Date Saved: 5/19/2025
 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 [Z2025-028]
Date: Tuesday, May 20, 2025 3:57:45 PM
Attachments: [Public Notice \(05.19.2025\).pdf](#)
[HOA Map \(05.19.2025\).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, May 23, 2025](#). The Planning and Zoning Commission will hold a public hearing on [Tuesday, June 10, 2025 at 6:00 PM](#), and the City Council will hold a public hearing on [Monday, June 16, 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>.

-
Z2025-028: Zoning Change to Amend PD-37

Hold a public hearing to discuss and consider a request by Hailee Handy on behalf of John Liu for the approval of a [Zoning Change](#) to amend Planned Development District 37 (PD-37) being a ~7.10-acre tract of land identified as Lots 1 & 2 of the Dirkwood Estates Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 37 (PD-37) [Ordinance No.'s 92-44 & 99-44] for Single-Family 16 (SF-16) District land uses, situated within the North SH-205 Overlay (N. SH-205 OV) District, addressed as 3077 N. Goliad Street [SH-205], and take any action necessary.

Thank you,

Melanie Zavala

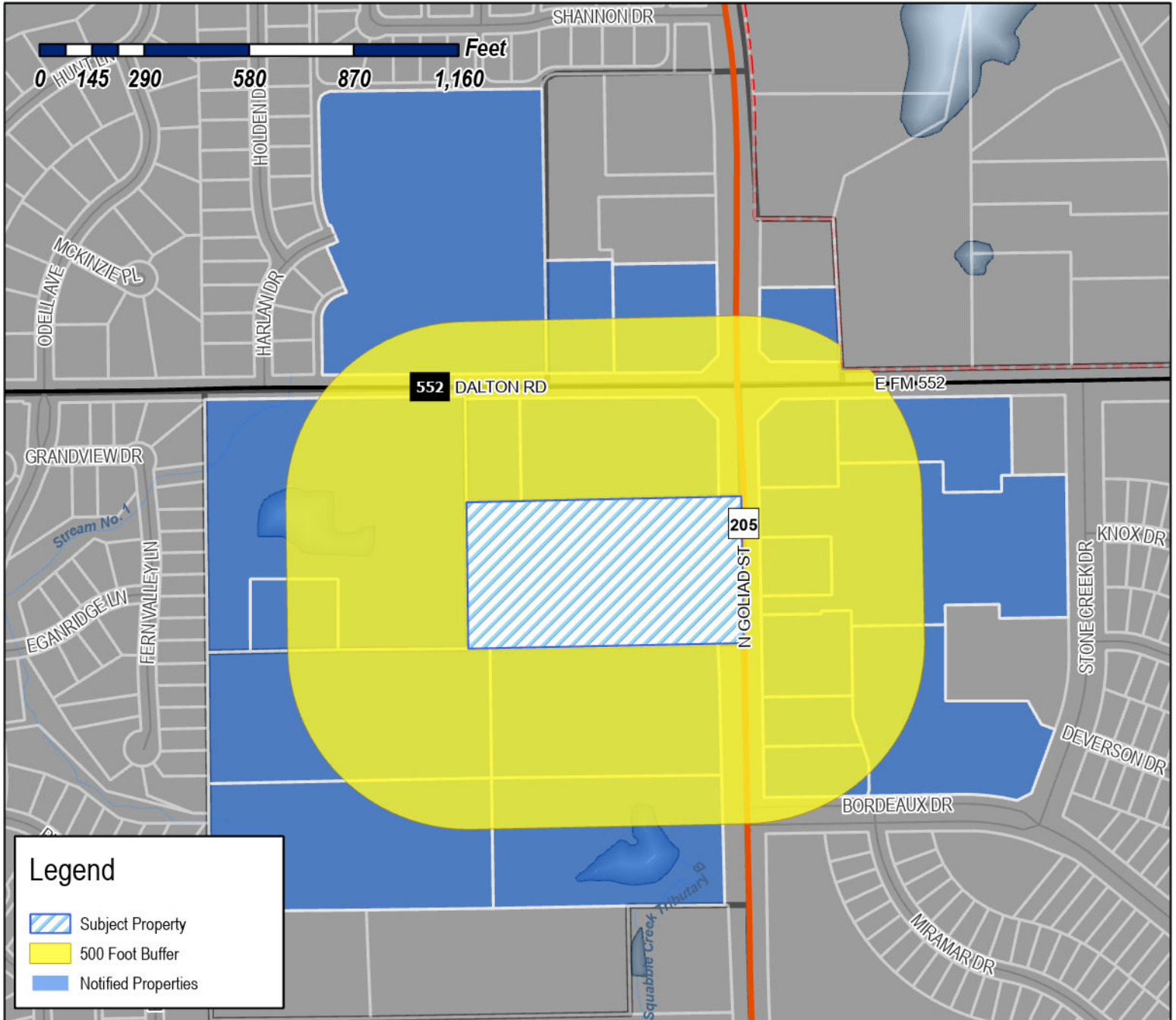
Planning & Zoning Coordinator | Planning Dept. | City of Rockwall
385 S. Goliad Street | Rockwall, TX 75087
[Planning & Zoning Rockwall](#)
972-771-7745 Ext. 6568



City of Rockwall

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

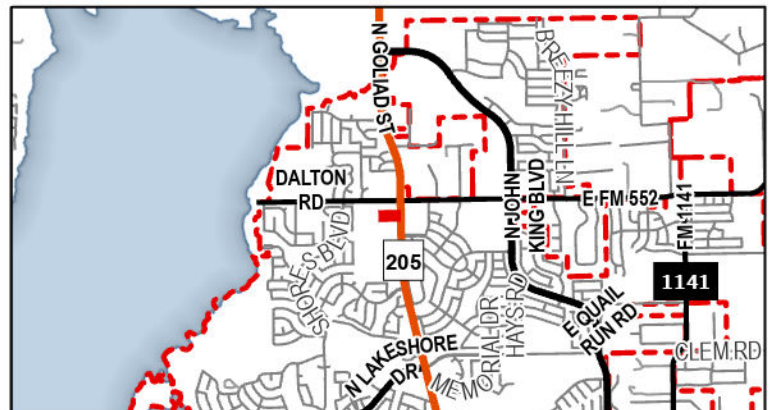
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Case Number: Z2025-028
Case Name: Amendment to Planned Development District 37 (PD-37)
Case Type: Zoning
Zoning: Planned Development District 37 (PD-37)
Case Address: 3077 N Goliad Street

Date Saved: 5/19/2025

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



GOLIAD 711 ROCKWALL LLC
SILVER OAK ADVISORS LLC, ATTN GARSON C SOE
1630 Riviera Ave
Walnut Creek, CA 94596

METROPLEX ACQUISITION FUND, LP
1717 Woodstead Ct STE 207
THE WOODLANDS, TX 77380

RECTOR JAMES H JR & BETSY
196 E FM 552
ROCKWALL, TX 75087

ALDI TEXAS LLC
2500 WESTCOURT ROAD
DENTON, TX 76207

FREE METHODIST CHURCH
OF NORTH AMERICA
302 N GOLIAD ST
ROCKWALL, TX 75087

RESIDENT
3060 N GOLIAD ST
ROCKWALL, TX 75087

RESIDENT
3061 N GOLIAD ST
ROCKWALL, TX 75087

PRESLEY KELTON HOOPER AND KIMBERLY
CAROL
3065 N GOLIAD ST
ROCKWALL, TX 75087

STEED JASON & NATALIE MARIE
3065 N GOLIAD STREET
ROCKWALL, TX 75087

RESIDENT
3066 N GOLIAD
ROCKWALL, TX 75087

RESIDENT
3068 N GOLIAD ST
ROCKWALL, TX 75087

LIU JOHN & CONNIE
3069 N GOLIAD
ROCKWALL, TX 75087

RESIDENT
3070 N GOLIAD ST
ROCKWALL, TX 75087

RESIDENT
3073 N GOLIAD ST
ROCKWALL, TX 75087

RESIDENT
3074 N GOLIAD
ROCKWALL, TX 75087

RESIDENT
3077 N GOLIAD ST
ROCKWALL, TX 75087

FRENCH DONALD
3079 N GOLIAD ST
ROCKWALL, TX 75087

RESIDENT
3084 N GOLIAD
ROCKWALL, TX 75087

RESIDENT
3090 N GOLIAD
ROCKWALL, TX 75087

RESIDENT
315 DALTON RD
ROCKWALL, TX 75087

RESIDENT
3250 N GOLIAD
ROCKWALL, TX 75087

RESIDENT
3251 N GOLIAD
ROCKWALL, TX 75087

RESIDENT
335 DALTON RD
ROCKWALL, TX 75087

RESIDENT
350 DALTON ROAD
ROCKWALL, TX 75087

METROPLEX ACQUISITION FUND LP
C/O RONALD DRIBBEN
357 MARIAH BAY DRIVE
HEATH, TX 75032

NNN REIT LP
420 S Orange Ave Ste 250
Orlando, FL 32801

CAIN DENNIS & MELISSA
803 DALTON RD
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:

Z2025-028: Zoning Change to Amend Planned Development District 37 (PD-37)

Hold a public hearing to discuss and consider a request by Hailee Handy on behalf of John Liu for the approval of a Zoning Change to amend Planned Development District 37 (PD-37) being a ~7.10-acre tract of land identified as Lots 1 & 2 of the Dirkwood Estates Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 37 (PD-37) [Ordinance No.'s 92-44 & 99-44] for Single-Family 16 (SF-16) District land uses, situated within the North SH-205 Overlay (N. SH-205 OV) District, addressed as 3077 N. Goliad Street [SH-205], and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on Tuesday, June 10, 2025 at 6:00 PM, and the City Council will hold a public hearing on Monday, June 16, 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, June 16, 2025 at 4:00 PM to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning



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

--- PLEASE RETURN THE BELOW FORM ---

Case No. Z2025-028: Zoning Change to Amend Planned Development District 37 (PD-37)

Please place a check mark on the appropriate line below:

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

Four horizontal grey bars for providing reasons for the response.

Name: [text box]
Address: [text box]

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

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

From: Enchanting Aesthetics enchantingaes@gmail.com
Subject: Rezoning consideration
Date: May 16, 2025 at 4:30:36 PM
To: rmiller@rockwall.com

Hailee Handy-Alberti
3077 N. Goliad St
Rockwall, TX 75087
469.626.2920
Enchantingaes@gmail.com
February 21, 2024

City of Rockwall Planning and Zoning Department
385 S. Goliad St.
Rockwall, TX 75087

Subject: Request for Rezoning Approval – In-Home Salon

Dear Planning and Zoning Committee,

I am writing to formally request rezoning approval for my residential property located at 3077 N. Goliad St in Rockwall, TX, to operate a small in-home salon. The purpose of this request is to allow a low-impact, appointment-based beauty service that aligns with the growing demand for specialized personal care in a comfortable and private setting.

My in-home salon will comply with all city regulations and maintain the integrity of the neighborhood. I am committed to operating a professional, well-managed business that will have minimal impact on traffic, parking, and noise levels. My salon will:

- Operate by appointment only, ensuring controlled and limited foot traffic.
- Provide adequate parking on my property to prevent street congestion.
- Follow all health and safety guidelines set forth by the state and local authorities.
- Maintain the residential character of my home, with no modifications that would disrupt the neighborhood's aesthetic.

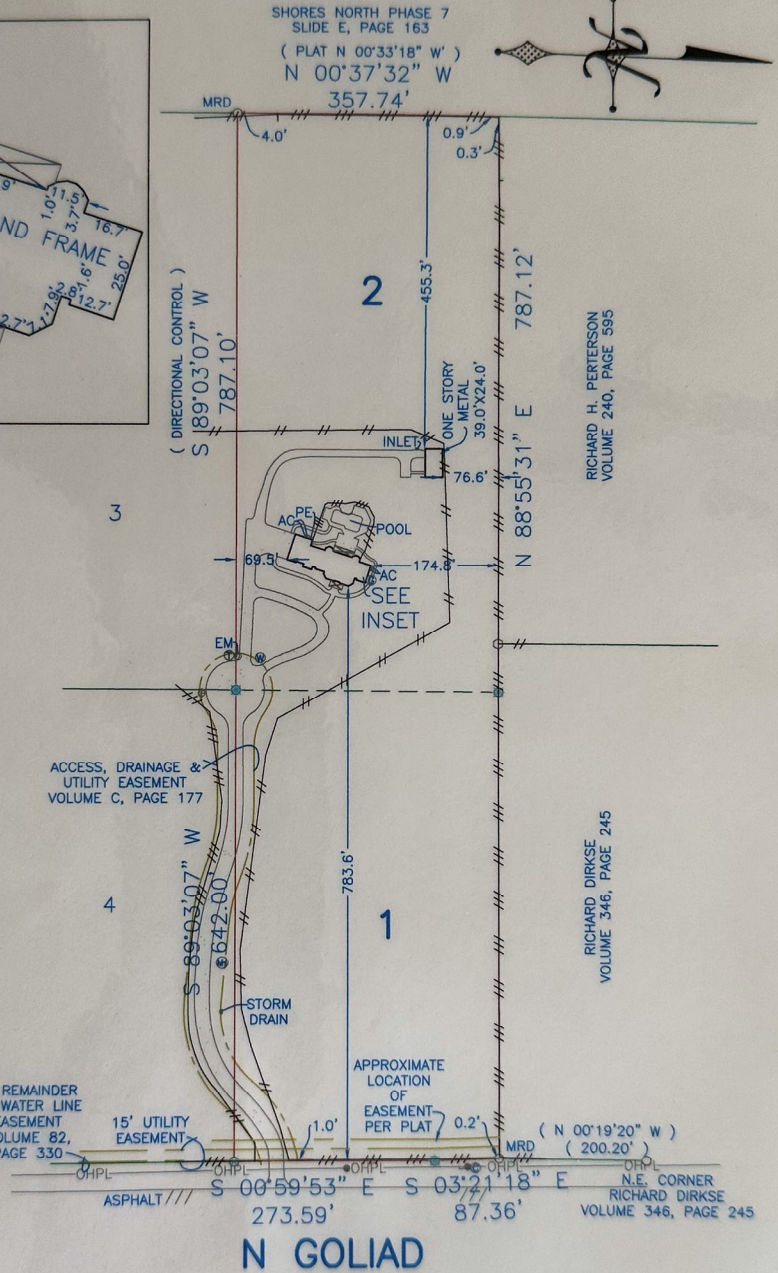
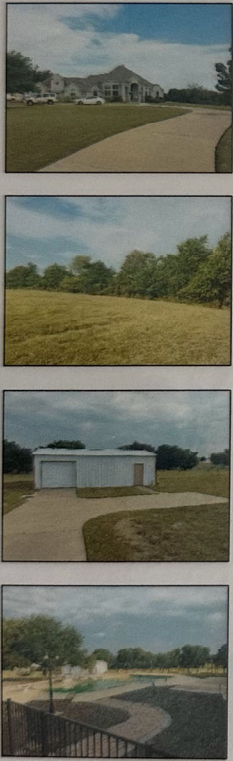
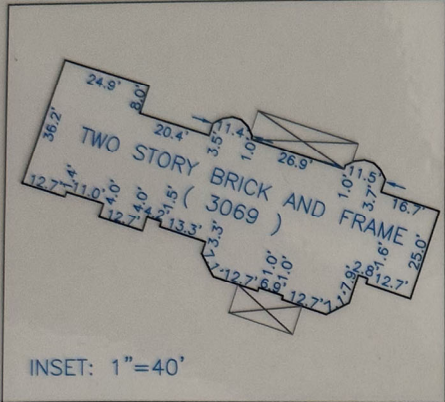
1529 E. I-30, STE. 106
GARLAND, TX 75043

SURVEY PLAT



FIRM REGISTRATION NO. 10194052

BRIAN S. RHODES Registered Professional Land Surveyor (972) 475-8940
This is to certify that I have, this date, made a careful and accurate survey on the ground of property located at No. 3069 N GOLIAD, in the city of ROCKWALL Texas.
Lot No. 1 AND 2, Block No. A, of MASON-STEED ADDITION, an addition in the city of ROCKWALL, ROCKWALL COUNTY Texas according to the MAP OR PLAT RECORDED in SLIDE C at PAGE 177 of the PLAT records of ROCKWALL COUNTY, TEXAS.



N GOLIAD

ACCEPTED BY: _____



THIS BOUNDARY IS PER EVIDENCE FOUND ON SITE

The plat hereon is true, correct, and accurate representation of the property as determined by survey, the lines and dimensions of said property being as indicated by the plat; the size, location and type of building and improvements are as shown, all improvements being within the boundaries of the property, set back from property lines the distance indicated, or visible and apparent easements. TITLE AND ABSTRACTING WORK FURNISHED BY LAWYERS TITLE

THERE ARE NO ENCROACHMENTS, CONFLICTS, OR PROTRUSIONS, EXCEPT AS SHOWN.

Scale: 1" = 200' USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR OTHER PARTIES SHALL BE AT THEIR RISK AND UNDERSIGNED IS NOT RESPONSIBLE TO OTHER FOR ANY LOSS RESULTING THEREFROM.

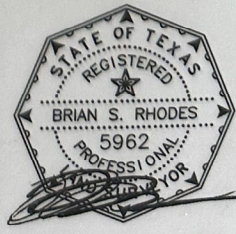
Date: 9/7/2018

G. F. No.: 1944251800134 THIS SURVEY WAS PERFORMED EXCLUSIVELY FOR LAWYERS TITLE

Job no.: 101911

Drawn by: KW

LEGEND	
WOOD FENCE	TEXT
CHAIN LINK	IMPROVEMENTS
PIPE RAIL	BOUNDARY LINE
WIRE FENCE	EASEMENT SETBACK
	RESIDENCE/BUILDING
MRD - MONUMENTS OF RECORD DIGNITY	
○ 1/2" IRON ROD FOUND	
○ 1/2" YELLOW-CAPPED IRON ROD SET	
□ SET 'X'	
□ FOUND 'X'	
○ 5/8" IRON ROD FOUND	
○ POINT FOR CORNER	
○ - CABLE	○ - ELECTRIC
○ - CLEAN OUT	○ - POOL EQUIP
○ - GAS METER	○ - POWER POLE
○ - FIRE HYDRANT	○ - TELEPHONE
○ - LIGHT POLE	○ - WATER METER
○ - MANHOLE	○ - WATER VALVE
(UNLESS OTHERWISE NOTED)	



ORDINANCE NO. 92-44

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 TO "PD-37" PLANNED DEVELOPMENT NUMBER 37; 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 SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, a change in zoning to "PD-37" Planned Development 37 on the property described on Exhibit "A" has been requested by Nick Woodall and Rick Dirkse; 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 Agricultural to "PD" Planned Development District No. 37 on the property specifically described in Exhibit "A".

SECTION 2. That Planned Development District Number 37 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. 37 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. 37 shall be in accordance with the provisions of this ordinance and the list of approved uses. Any redevelopment of or building expansion on the property covered by Planned Development No. 37 shall first be submitted for site plan approval and, 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.

B. Development of Planned Development District No. 37 shall be regulated by the following requirements:

1. The uses approved are single family residential uses as listed in the SF-16 zoning classification and accessory home office uses, to be permitted as shown on the development plan, as approved and attached herein and made a part hereof, containing no more than 2 lots, as shown.
2. The single family uses shall conform to the area requirements of the SF-16 zoning classification, as currently adopted or as may be amended in the future.
3. The home office use shall comply with the following conditions:
 - a. The home office uses shall be limited to the following professional services: attorney, insurance, financial planning and accounting services.
 - b. Such uses shall be accessory to the primary residential use, and any such office use shall only be operated by the resident of the home.
 - c. No more than 3 employees, in addition to the home owner, shall be located on either lot.
 - d. The home office use shall be limited to the area of the proposed home site as shown and in the dimensions identified on the approved development plan and shall not exceed the square footage identified for each building lot.
4. Any expansion of the uses or changes in the conditions may be granted only after hearings by the Planning and Zoning Commission and City Council as specified in the Comprehensive Zoning ordinance.

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) 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 7th day of December, 1992.


APPROVED

Hilda Crangle
ATTEST

1ST READING 11/16/92

2ND READING 12/7/92

**City of Rockwall
City Council**

Agenda Date: 9/20/1999

Applicant: Rick Dirkse

Agenda Item: PZ-1999-68-1 Zoning

A request from Rick Dirkse for a revision to PD-37 in order to allow horses on the property which contains a 7 acres located at 3077 North Goliad.

Action Needed:

Hold public hearing and consider the request.

Background Information:

The subject property is currently zoned PD-37 and contains approximately seven (7) acres. The future land use plan designates this area as single family residential. The applicant currently has a single-family residence on this property, along with a home occupation which is accommodated through the planned development-zoning. There are two residential units with the home occupations as part of the planned development. Included in the project information is a letter from the applicant describing their future plans for the property. The applicant would like to accommodate four horses on his property which contains approximately 4 acres. As discussed the code of ordinances allows one horse per 10,000 square feet. Staff would recommends approximately one horse per acre for this request.

Staff Recommendation:

Recommends Approval of the request with the following condition(s).

1. No more than 4 horses allowed in PD-37

P & Z Recommendation:

Approval with staff conditions by a vote of 6-0.

Rick and Tamara Dirkse

3077 North Goliad
Rockwall, Texas 75087

972-771-1040

August 25, 1999

To Whom It May Concern:

I live north of Rockwall on highway 205 on PD-37. This development is a little over seven acres. I moved to the north end of town because it is more rural and less congested. I appreciate the slower pace and country setting that this end of town offers my family and me.

Two years ago my daughter became very interested in horses. Since that time we have purchased two horses. We now board them 20 miles away.

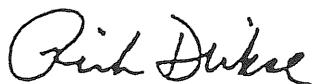
I am requesting that you revise this planned development (PD-37) to allow me to have my horses on this property.

I have asked all of my neighbors about this and they are very excited about the possibility of horses on this property. Joel Steed and Kerry Mason are my immediate neighbors. They own 24 acres. They purchased their properties near the same time as I did for the same reasons.

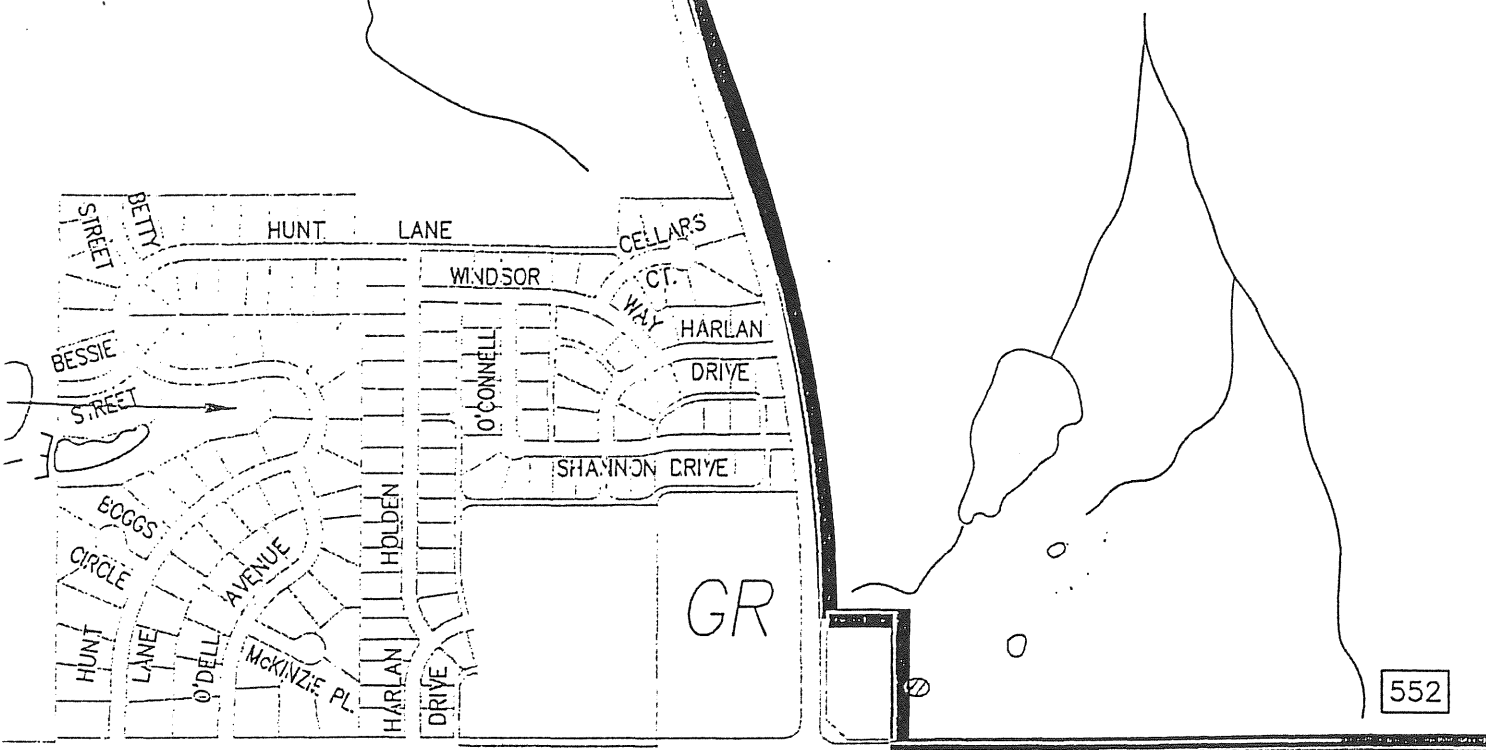
Dick Peterson is on the backside of my property. His land is zoned agriculture and he has many animals. Across the street is the property that is in the Caurth Trust. It is zoned agricultural and they graze cattle and horses on this property.

As my family and I have enjoyed our ownership of horses, we look forward to meeting and discussing this issue with each of you.

Sincerely,



Rick Dirkse



552

PD-37

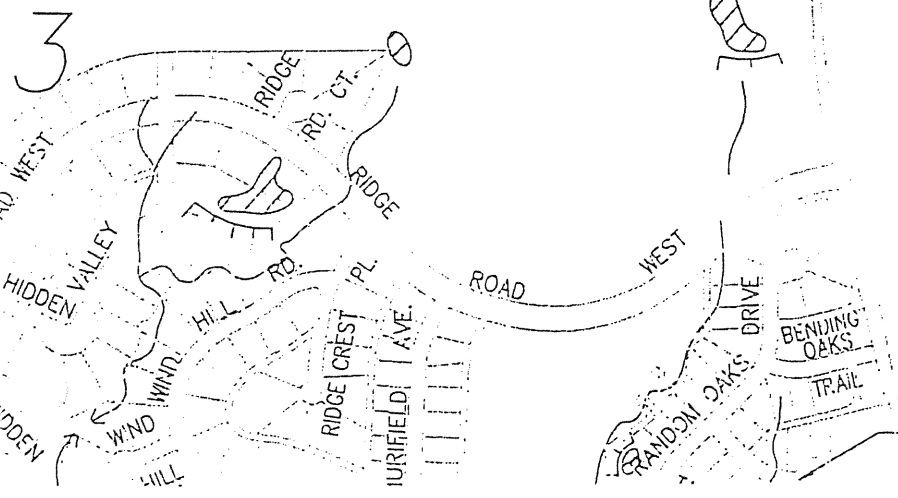
SITE LOCATION

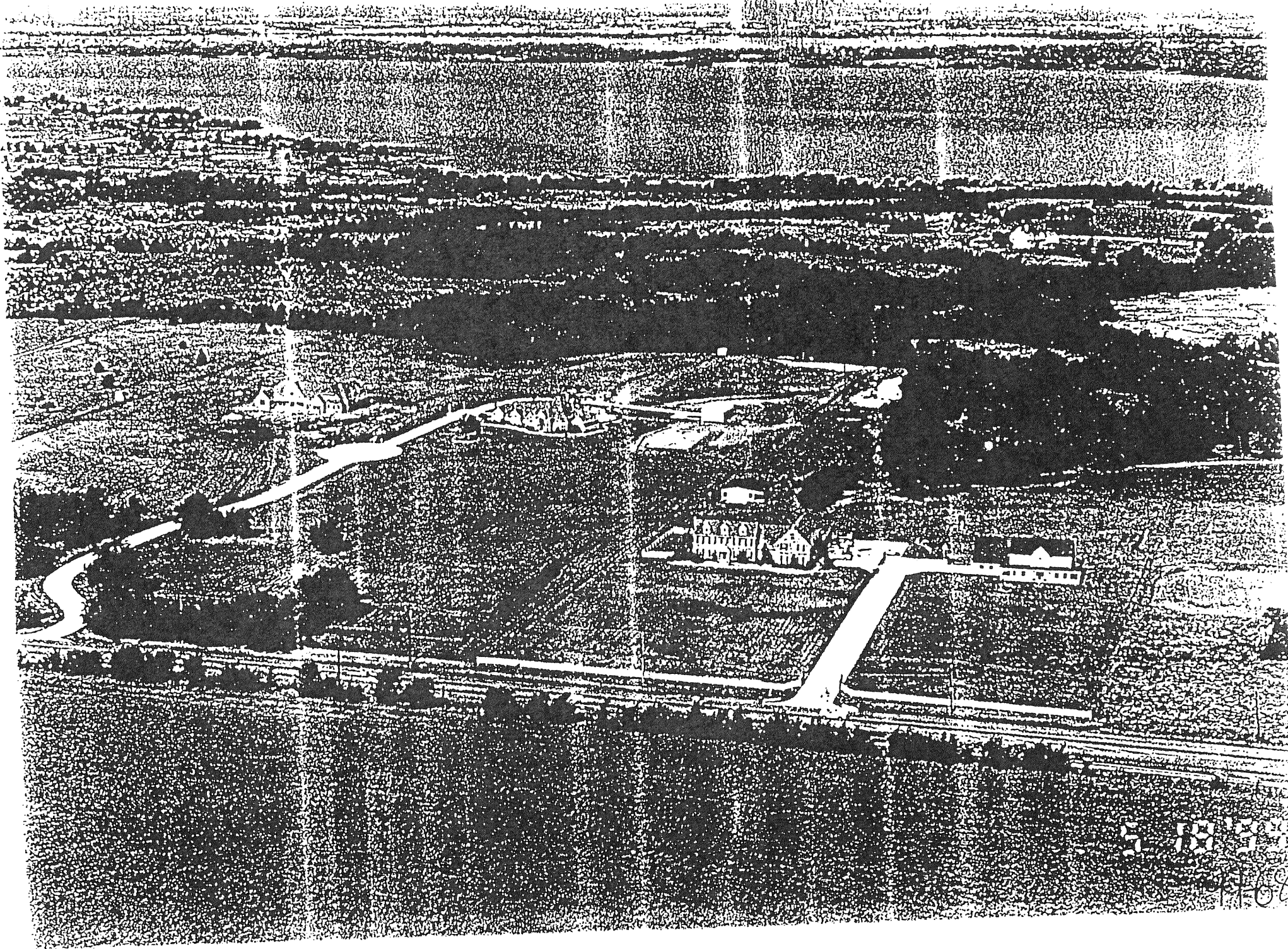
205

SF-10

99-68

A





ORDINANCE NO. 99-44

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 TO "PD-37" PLANNED DEVELOPMENT NUMBER 37; PROVIDING SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000) FOR EACH OFFENSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, a zoning change to "PD-37" Planned Development 37 on the property described in Exhibit "A" has been requested by Rick Dirkse; 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 are hereby amended so as to approve a zoning change in "PD-37" Planned Development District No. 37, on the property described on Exhibit "A", attached hereto and made a part hereof.

Section 2. That Planned Development District No. 37 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. 37 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. 37 shall be in accordance with the provisions of this ordinance and the list of approved uses. An redevelopment of or building expansion on the property covered by Planned Development No. 37 shall first be submitted for site plan

approval 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

- B. Development of Planned Development District No. 37 shall be regulated by the following requirements:
1. The uses approved are single family residential uses as listed in the SF-16 zoning classification and accessory home office uses, to be permitted as shown on the development plan, as approved and attached herein and made part hereof, containing no more than two (2) lots, as shown.
 2. The single family uses shall conform to the area requirements of the SF-16 zoning classification, as currently adopted or as may be amended in the future.
 3. The home office uses shall comply with the following conditions:
 - a. The home office uses shall be limited to the following professional services: attorney, insurance, financial planning and accounting services.
 - b. Such uses shall be an accessory to the primary residential use, and any such office use shall only be operated by the resident of the home.
 - c. No more than three (3) employees, in addition to the homeowner, shall be located on either lot.
 - d. The home office use shall be limited to the area of the proposed home site as shown and in the dimensions identified on the approved development plan and shall not exceed the square footage identified for each building lot.
 4. An expansion of the uses or changes in the conditions may be granted only after hearings by the Planning and Zoning Commission and City Council as specified in the Comprehensive Zoning Ordinance.
 5. The entirety of Planned Development No. 37 shall have no more than four (4) horses housed, boarded, raised, or trained on the property described on Exhibit "A".

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, 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 cases provides.

DULY PASSED AND APPROVED this 18th day of October, 1999.

APPROVED:

Scott L. Self

Mayor

ATTEST:

Belinda Page

City Secretary

1st reading: 10-04-99

2nd reading: 10-18-99

Exhibit "A"

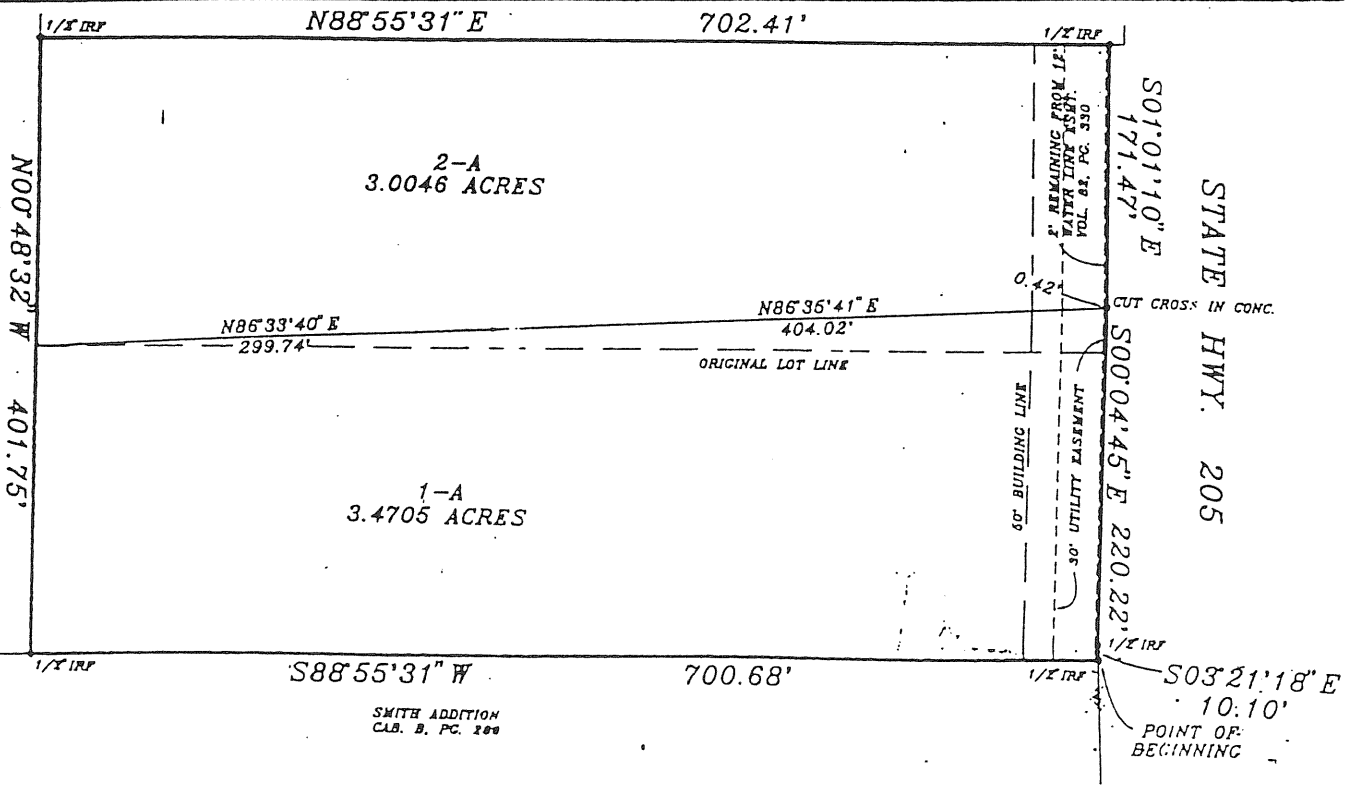
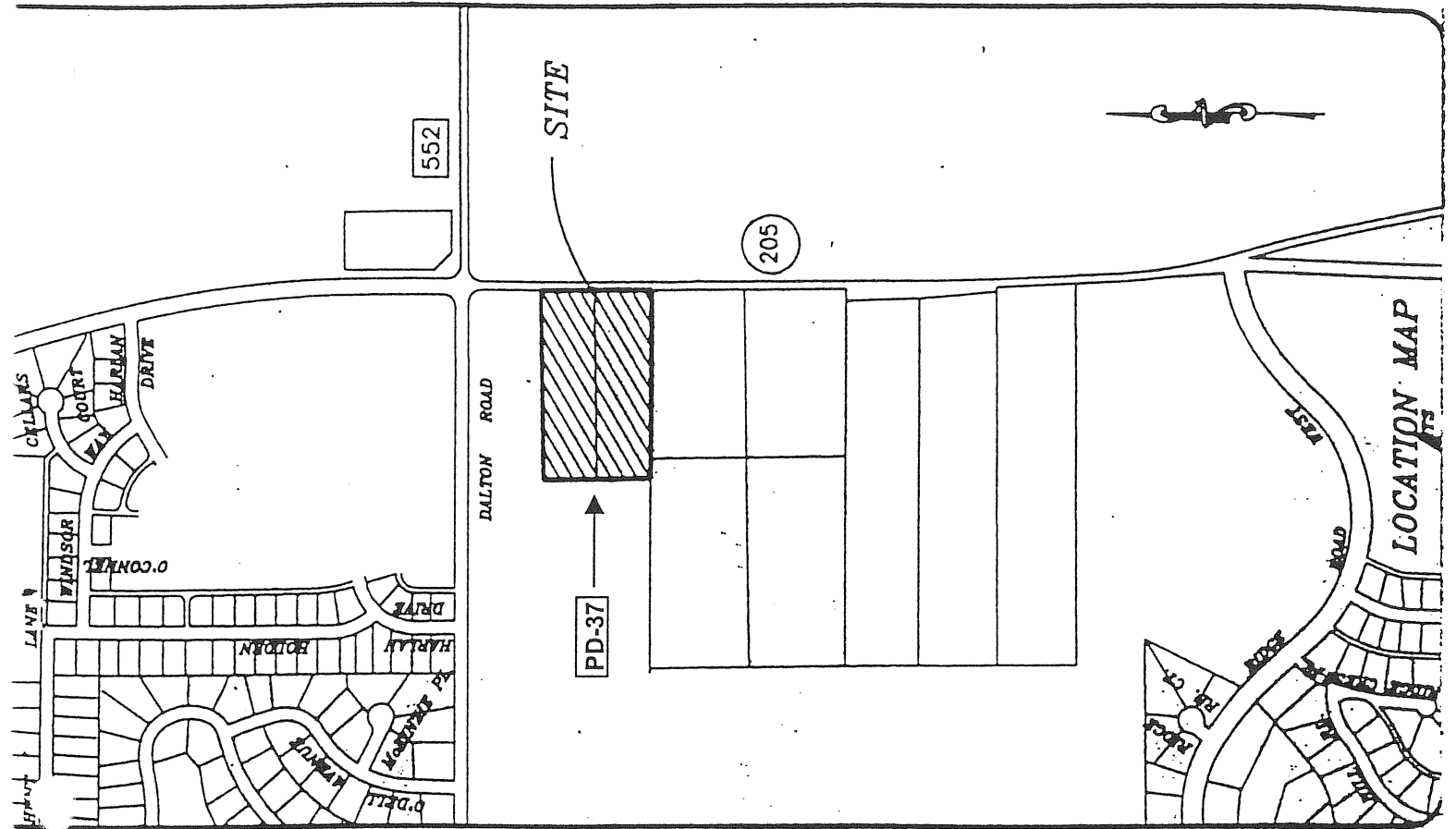


Exhibit "A"

CITY OF ROCKWALL

ORDINANCE NO. 25-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS AMENDING PLANNED DEVELOPMENT DISTRICT 37 (PD-37) [ORDINANCE NO. 92-44 & 99-44] 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 37 (PD-37) BEING A ~7.10-ACRE TRACT OF LAND IDENTIFIED AS LOTS 1 & 2 OF THE DIRKWOOD ESTATES ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED AND DEPICTED HEREIN BY *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF A FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Hailee Handy on behalf of John Liu, requesting the approval of an amendment to Planned Development District 37 (PD-37) [*Ordinance No. 92-44 & 99-44*] being a ~7.10-acre tract of land identified as Lots 1 & 2 of the Dirkwood Estates Addition, City of Rockwall, Rockwall County, Texas, more fully described and depicted in *Exhibit 'A'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that Planned Development District 37 (PD-37) [*Ordinance No. 92-44 & 99-44*] 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 92-44 & 99-44*;

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

SECTION 3. That development of the *Subject Property* shall generally be in accordance with the *Concept Plan*, described in *Exhibit 'B'* of this ordinance, attached hereto and incorporated herein

by reference as *Exhibit 'B'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

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

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

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

SECTION 7. That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code [*Ordinance No. 20-02*], and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;

SECTION 8. The standards in this ordinance shall control in the event of a conflict between this ordinance and any provision of the Unified Development Code [*Ordinance No. 20-02*] 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. 20-02*] (*including references to the Unified Development Code*), and references to overlay districts, in this ordinance or any of the *Exhibits* hereto are those in effect on the date this ordinance was passed and approved by the City Council of the City of Rockwall, Texas;

SECTION 9. That this ordinance shall take effect immediately from and after its passage;

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 7TH DAY OF JULY, 2025.

Tim McCallum, *Mayor*

ATTEST:

Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: June 16, 2025

2nd Reading: July 7, 2025

DRAFT
ORDINANCE
06.10.2025

EXHIBIT 'A':
Legal Description and Survey

BEING 6.46 acres of land situated in Abstract 71, W.G. Dewees Survey in the County of Rockwall, Texas and being more particularly described by metes and bounds as follows:

BEGINNING in the Northwest corner of the Dirkwood Estates Addition, RCAD#33904, 33905, and 82651 (*NAD83 Texas State Plane GPS Coordinate (Grid): E 2,591,914.692, N 7,039,989.875 Feet*);

THENCE South 00°-48'-32" East, along the Western boundary of the Dirkwood Estates Addition, a distance of 401.75 feet for a corner;

THENCE North 88°-55'-30" East, a distance of 700.819 feet for a corner;

THENCE North 00°-58'-01" West, along the Western Right of Way of North Goliad Street, a distance of 401.743 feet for a corner;

THENCE South 88°-55'-31" West, a distance of 699.711 feet to the **POINT OF BEGINNING AND CONTAINING** 6.46 acres of land (*281,300.699 square feet*) more or less.

EXHIBIT 'A':
Legal Description and Survey



EXHIBIT 'B':
Concept Plan



EXHIBIT 'C':
District Development Standards

Development Standards.

- (1) Purpose. The purpose of this amendment to Planned Development District 37 (PD-37) is to supersede *Ordinance No.'s 92-44 & 99-44*, and add *Medical Office* as a permitted land use within the district; however, this ordinance does not change the intent established by *Ordinance No.'s 92-44 & 99-44*.
- (2) Permitted Uses. Unless specifically provided by this Planned Development District, only those land uses permitted within the Single Family 16 (SF-16) District, as stipulated by the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of 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, are allowed on the *Subject Property*; however, the following land uses and conditional land use standards shall be permitted on the *Subject Property*:

The following land uses shall be permitted *by-right* on the Subject Property:

- Home Occupation¹

NOTES:

¹: Home Occupation. A *Home Occupation*, as an accessory land use to a single-family home, shall be permitted subject to the following conditions:

- (1) The *Home Occupation* use shall be limited to the following professional services:

- Attorney
- Insurance
- Financial Planning
- Accounting
- Medical Office

NOTE: A *Medical Office* allowing *General Personal Services* (e.g. *Aesthetician*) and *Massage Therapist* as ancillary land uses shall be permitted as an accessory land use to a single-family home subject to the *Home Occupation* requirements of this ordinance.

- (2) A *Home Occupation* use shall be accessory to the single-family home, and shall be operated by the resident of the home.
 - (3) No more than three (3) employees, in addition to the home owner, shall occupy the building at any given period.
 - (4) The *Accessory Use* shall be limited to the area within a single-family home as delineated on the *Concept Plan* contained in *Exhibit 'B'* of this ordinance.
 - (5) Any business -- *Home Occupation or otherwise* -- shall require a Certificate of Occupancy (CO) from the City of Rockwall.
- (3) Density and Dimensional Requirements. All properties within the boundaries of this Planned Development District as described and depicted in *Exhibit 'A'* of this ordinance shall be subject to the density and dimensional requirements stipulated for properties in a Single-Family 16

EXHIBIT 'C':
District Development Standards

(SF-16) District as specified in Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future.

- (4) *Grazing Animals*. There shall be no more than four (4) horses housed, boarded, raised, or trained within Planned Development District 37 (PD-37) as described and depicted in *Exhibit 'A'* of this ordinance.



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: June 10, 2025
SUBJECT: SP2025-018; *Site Plan for 3066 & 3068 N. Goliad Street*

The applicant, Mamta Bojjam on behalf of Grey Stogner of Metroplex Acquisition Fund LP., is requesting approval of a site plan for *Incidental Display* not in conjunction with an existing business. The subject property is a 5.16-acre vacant parcel of land (*i.e. Lot 14, Block A, Stone Creek Retail Addition*) zoned Planned Development District 70 (PD-70) for General Retail (GR) District land uses, situated within the North SH-205 Overlay (N. SH-205 OV) District, located in between 3066 & 3068 N. Goliad Street. In March 2025, the applicant met with staff for a *Pre-Application Meeting* to discuss adding *Incidental Display* (*i.e. ATM*) to the subject property. Through this meeting staff determined that the proposed *Incidental Display* is not in conformance with the majority of the *Conditional Land Use Standards* detailed in the Unified Development Code (UDC) given that it is not in conjunction with an existing business. Following this meeting, on May 16, 2025, the applicant submitted an application requesting approval of site plan for *Incidental Display*.

According to the Subsection 02.03(F)(6), *Retail and Personal Service Land Uses*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC), *Incidental Display* shall meet the following requirements, [1] all outdoor sales and display must be delineated on a approved site plan, [2] outdoor sales and display may not exceed five (5) percent of the adjacent building floor area, [3] outdoor sales and display may occupy up to 30.00% of a covered sidewalk that is located within 20-feet of the building, [4] any outside sales and display not located on a covered sidewalk must be screened, and [5] no outdoor sales and display may be located in any portion of a parking lot. In review of these items, only items one (1) and five (5) are being addressed given that the *Incidental Display* is being delineated on a site plan and it is not within a parking lot. In addition to the Unified Development Code (UDC), the proposed *Incidental Display* is subject to the requirements of Planned Development District 70 (PD-70) [*Ordinance No. 19-41*]. According to Planned Development District 70 (PD-70), non-residential development shall be compatible with the surrounding residential and integrated with the adjacent uses through the use of landscape buffers and building design. In addition, land uses shall not be separated by screening walls or physical barriers. In this case, the applicant is not proposing to provide any landscaping or comparable building materials that will tie in the proposed structure with the surrounding development, and the applicant is proposing a metal screening wall which is expressly prohibited by the Planned Development District ordinance. Given this, the proposed *Incidental Display* does not meet the requirements outlined by Planned Development District 70 (PD-70). Staff should note that project comments were provided to the applicant following the submission of the request; however, the applicant has chosen not to address any of staff's comments or the conformance issues identified by staff. Should the Planning and Zoning Commission have any questions concerning the applicant's request, staff will be available at the June 10, 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 **3070 N Goliad St**

SUBDIVISION _____

LOT _____

BLOCK _____

GENERAL LOCATION **Intersection of Goliad & Dalton Rd - Tom Thumb Shopping Centre**

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING **PD-37**

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

Metroplex Acquisition Fund, L.P.

APPLICANT

CONTACT PERSON

Grey Stogner

CONTACT PERSON

Mamta Bojjam

ADDRESS

12720 Hillcrest Rd.

ADDRESS

5505 Greenville Ave

Suite 650

CITY, STATE & ZIP

Dallas, TX 75230

CITY, STATE & ZIP

Dallas TX 75206

PHONE

214-343-4477

PHONE

214.273.1536

E-MAIL

gstogner@crestviewcompanies.com

E-MAIL

mamta_bojjam@gensler.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Grey Stogner [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."

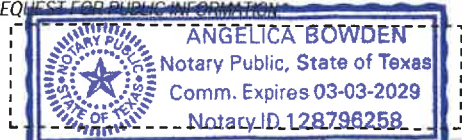
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 16th DAY OF April, 2025

OWNER'S SIGNATURE

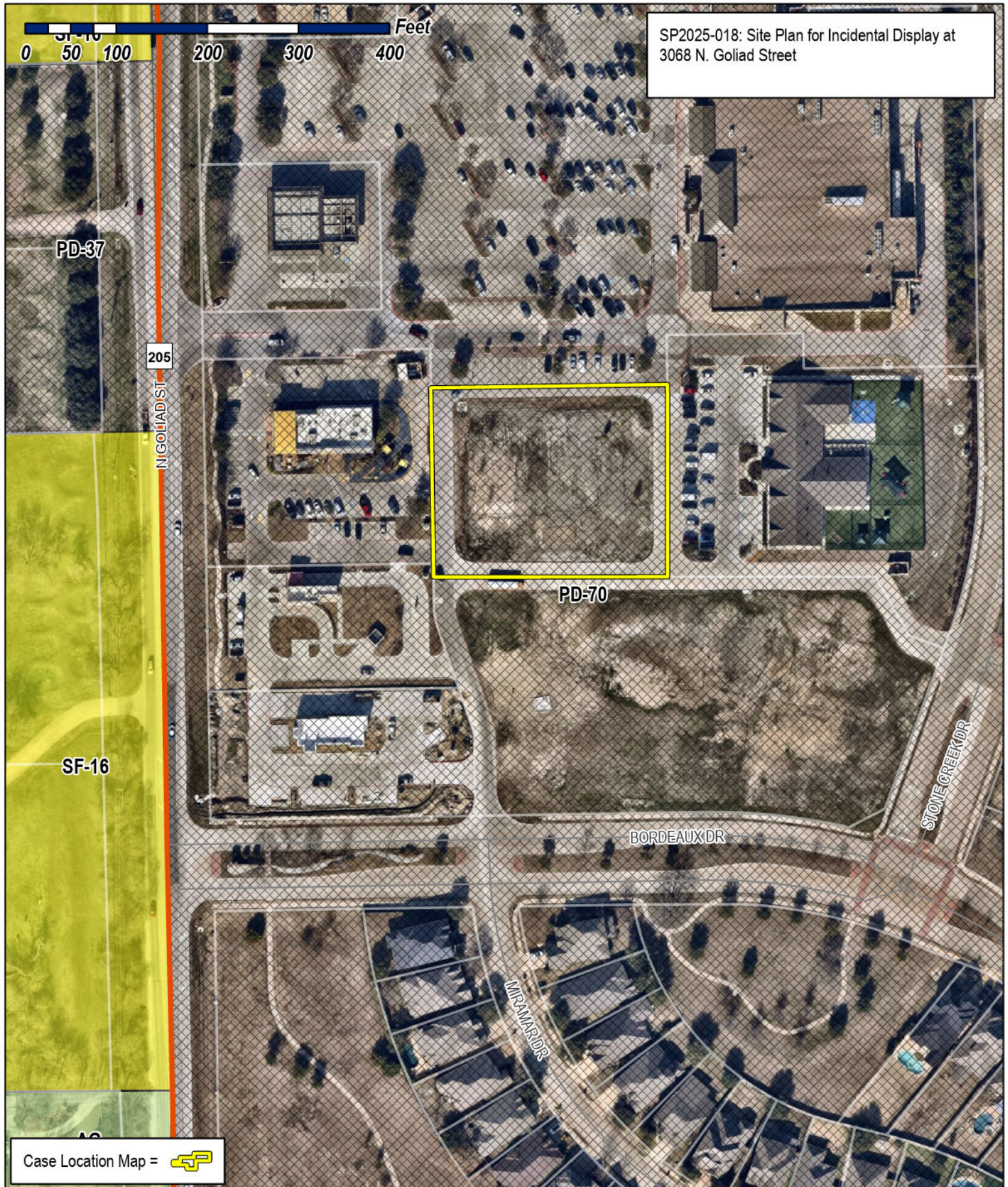
Grey Stogner

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Angelica Bowden



MY COMMISSION EXPIRES 03.03.2029



SP2025-018: Site Plan for Incidental Display at 3068 N. Goliad Street

Case Location Map =



City of Rockwall

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

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



Bank of America Corporation

3070 N GOLIAD ST
ROCKWALL, TX 75087

Gensler

While editing the title block select & change this Family Type via the Type selector to set the correct Office Information

Tel Do not enter
Fax Text here

△ Date	Description
1 09.23.2024	SCHEMATIC DESIGN - 90%
2 02.03.2025	CONSTRUCTION DOCUMENTS - 90%

Seal / Signature

NOT FOR CONSTRUCTION

Project Name
GOLIAD AND DALTON
TXW-E05
Project Number
027.7901.201
Description
SITE PLAN

Scale
1" = 60'-0"

A00.50

© 2015 Gensler



SCOPE OF WORK
(NO CHANGE IN PARKING COUNT)

01
A01.01

NOTE: PICTURE COUTESY OF GOOGLE EARTH

Bank of America Corporation

3070 N GOLIAD ST
ROCKWALL, TX 75087

01 SITE PLAN
SCALE: 1" = 60'-0"

Bank of America Corporation

3070 N GOLIAD ST
ROCKWALL, TX 75087

Gensler

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Seal / Signature

NOT FOR CONSTRUCTION

Project Name
GOLIAD AND DALTON
TXW-E05

Project Number
027.7901.201

Description
SITE PLAN - REFERENCE

Bank of America Corporation

3070 N GOLIAD ST
ROCKWALL, TX 75087

A00.51

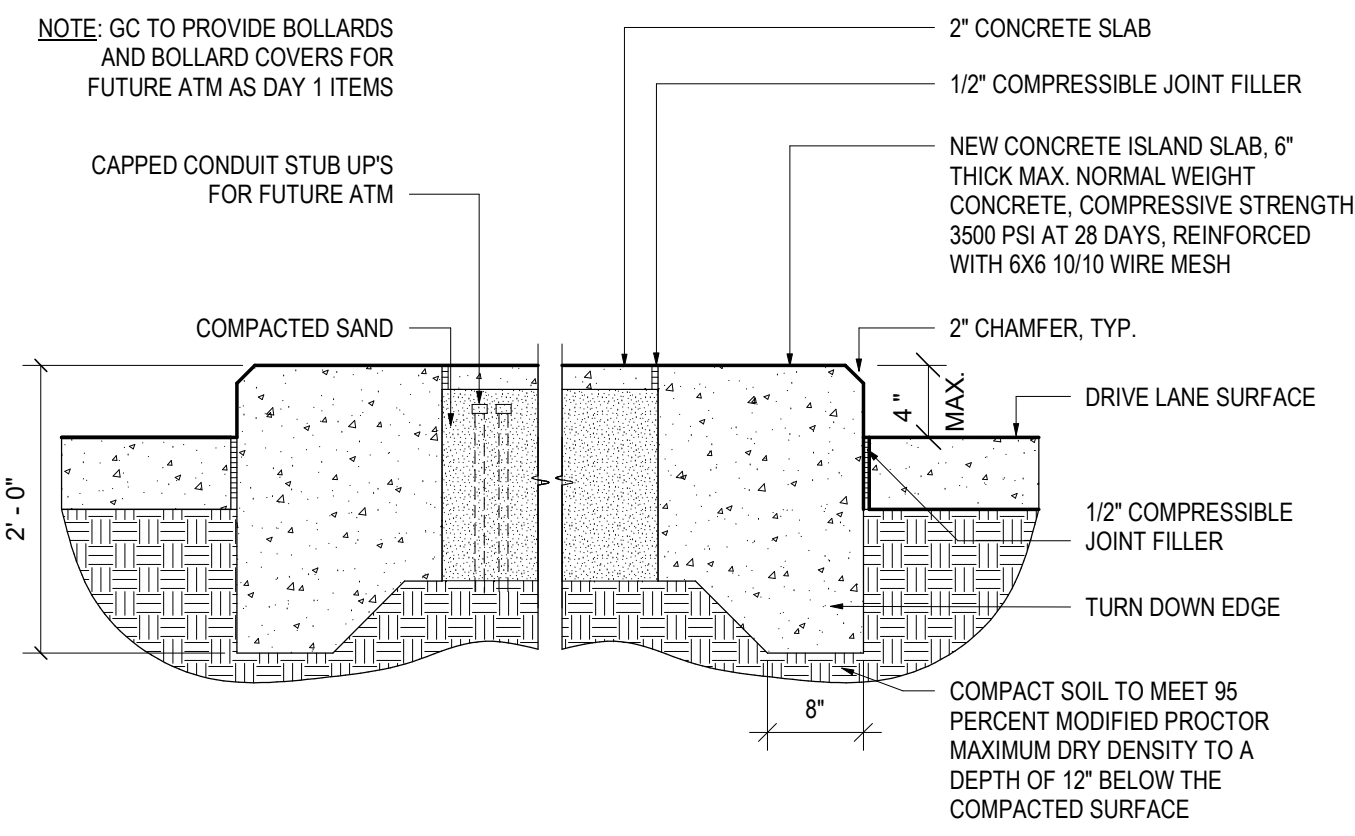
SCOPE OF WORK

01
A01.01

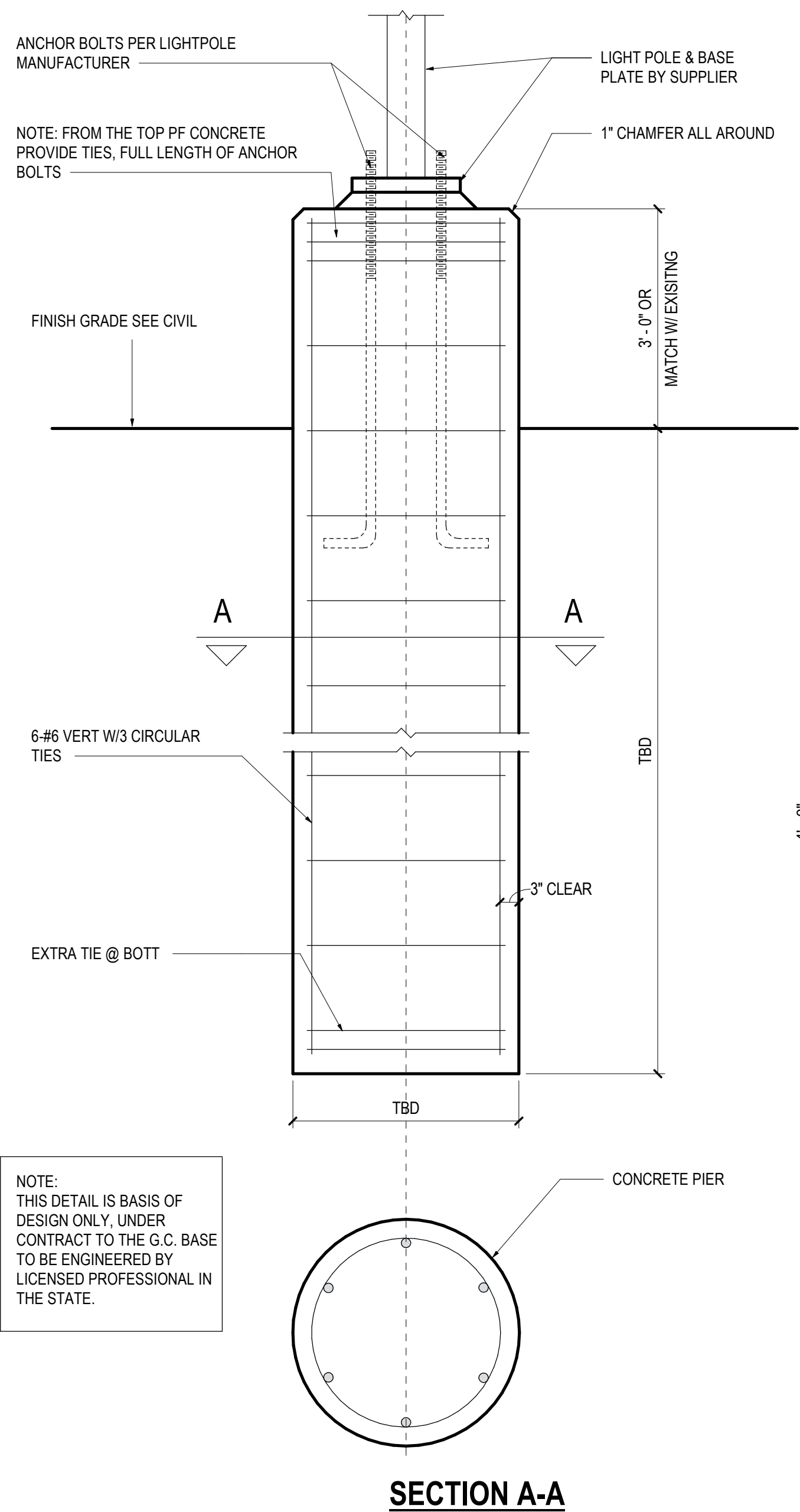
McDonalds

PRIMROSE SCHOOL

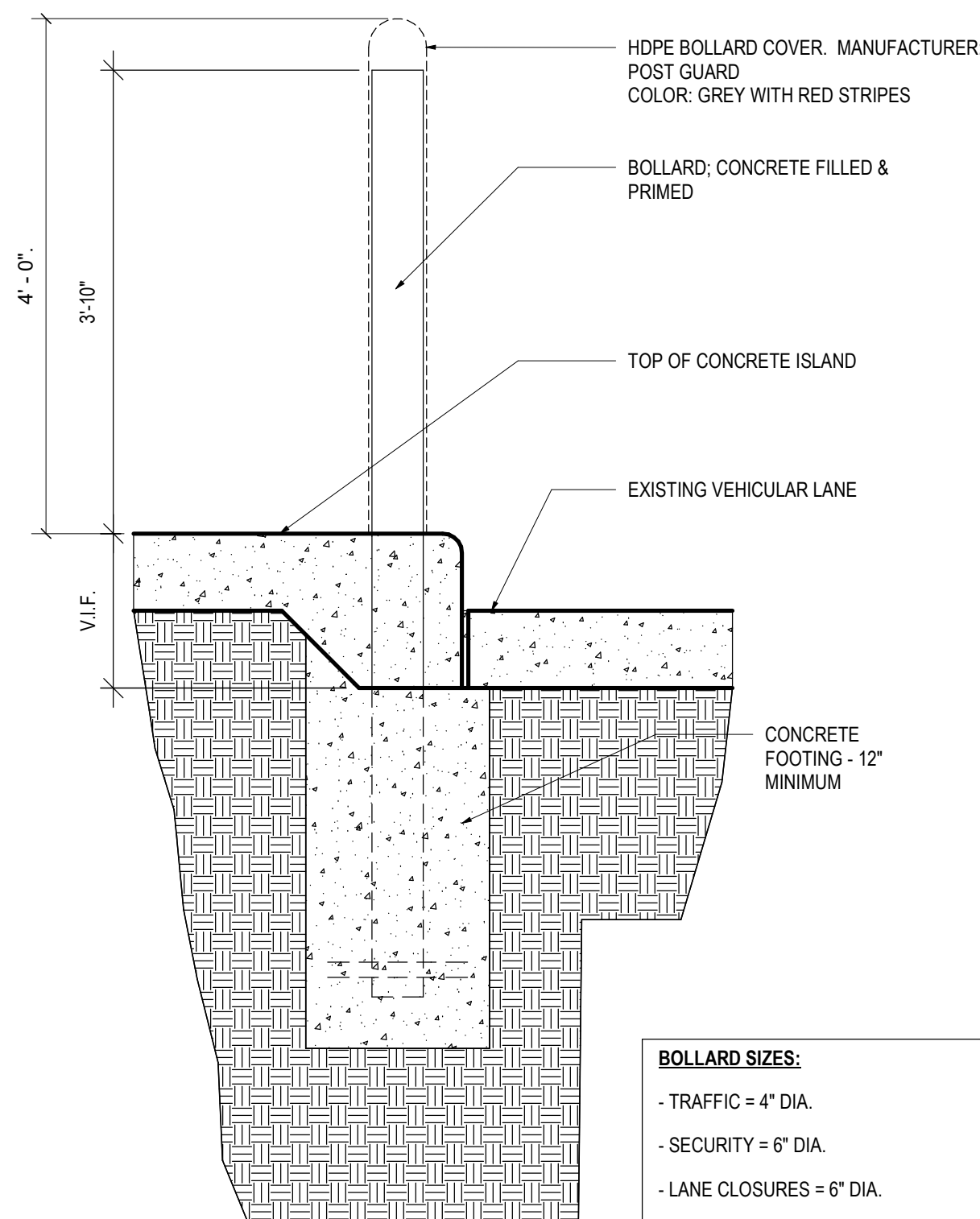
STONE CREEK DRIVE
CONCRETE ROADWAY



3 TYP CURB SLAB @ DRIVE-UP ATM
SCALE: 3/4" = 1'-0"



6 LIGHT POLE FOUNDATION DETAIL
SCALE: 1/2" = 1'-0"



5 TYPICAL BOLLARD DETAIL
SCALE: 1" = 1'-0"

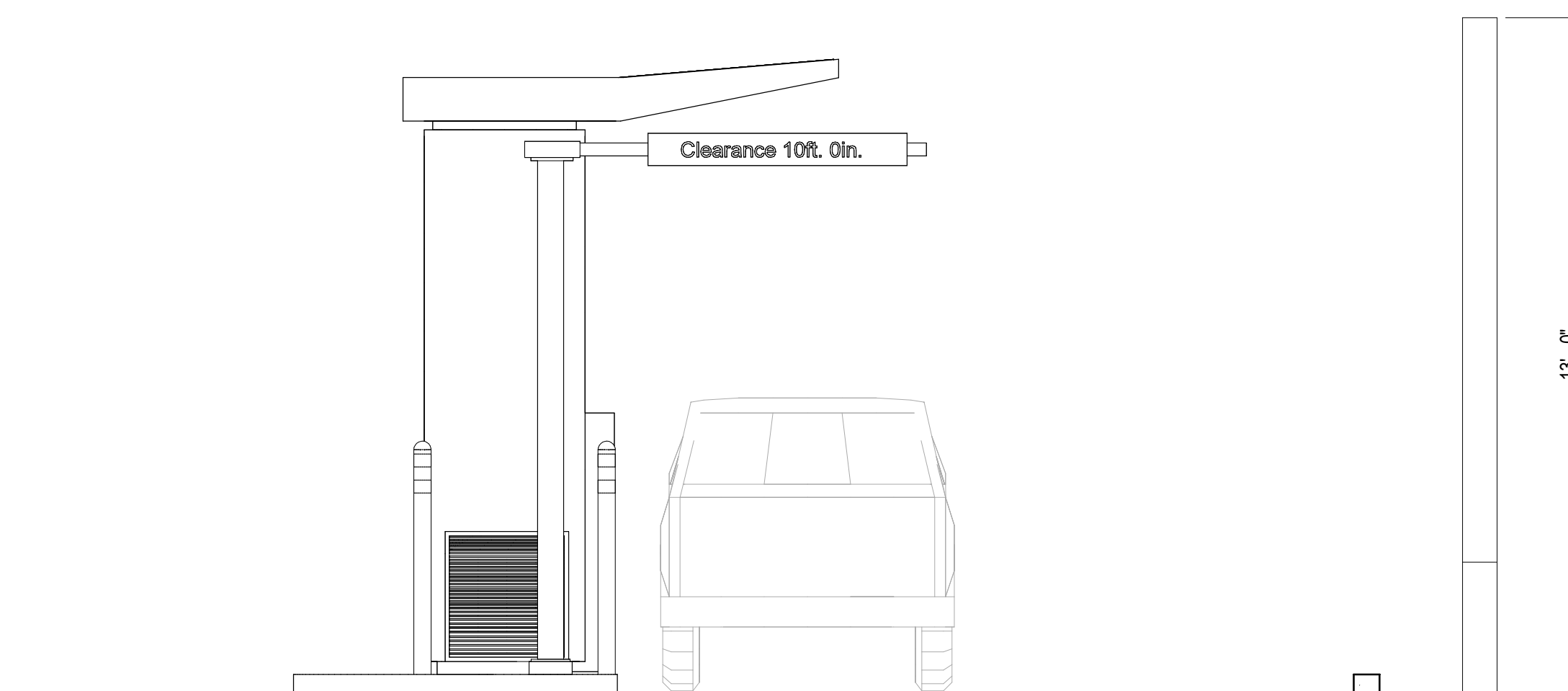
01 ATM FRONT ELEVATION
SCALE: 3/8" = 1'-0"



02 ATM REAR ELEVATION
SCALE: 3/8" = 1'-0"



04 SIDE ELEVATION
SCALE: 3/8" = 1'-0"



Bank of America Corporation

3070 N GOLIAD ST
ROCKWALL, TX 75087

Gensler

While editing the title block select & change this Family Type via the Type selector to set the correct Office Information
Tel Do not enter Fax Text here

Date	Description
09.23.2024	SCHEMATIC DESIGN - 90%
02.03.2025	CONSTRUCTION DOCUMENTS - 90%

Seal / Signature

NOT FOR CONSTRUCTION

Project Name
GOLIAD AND DALTON TXW-E05
Project Number
027.7901.201
Description
ELEVATIONS

Bank of America Corporation

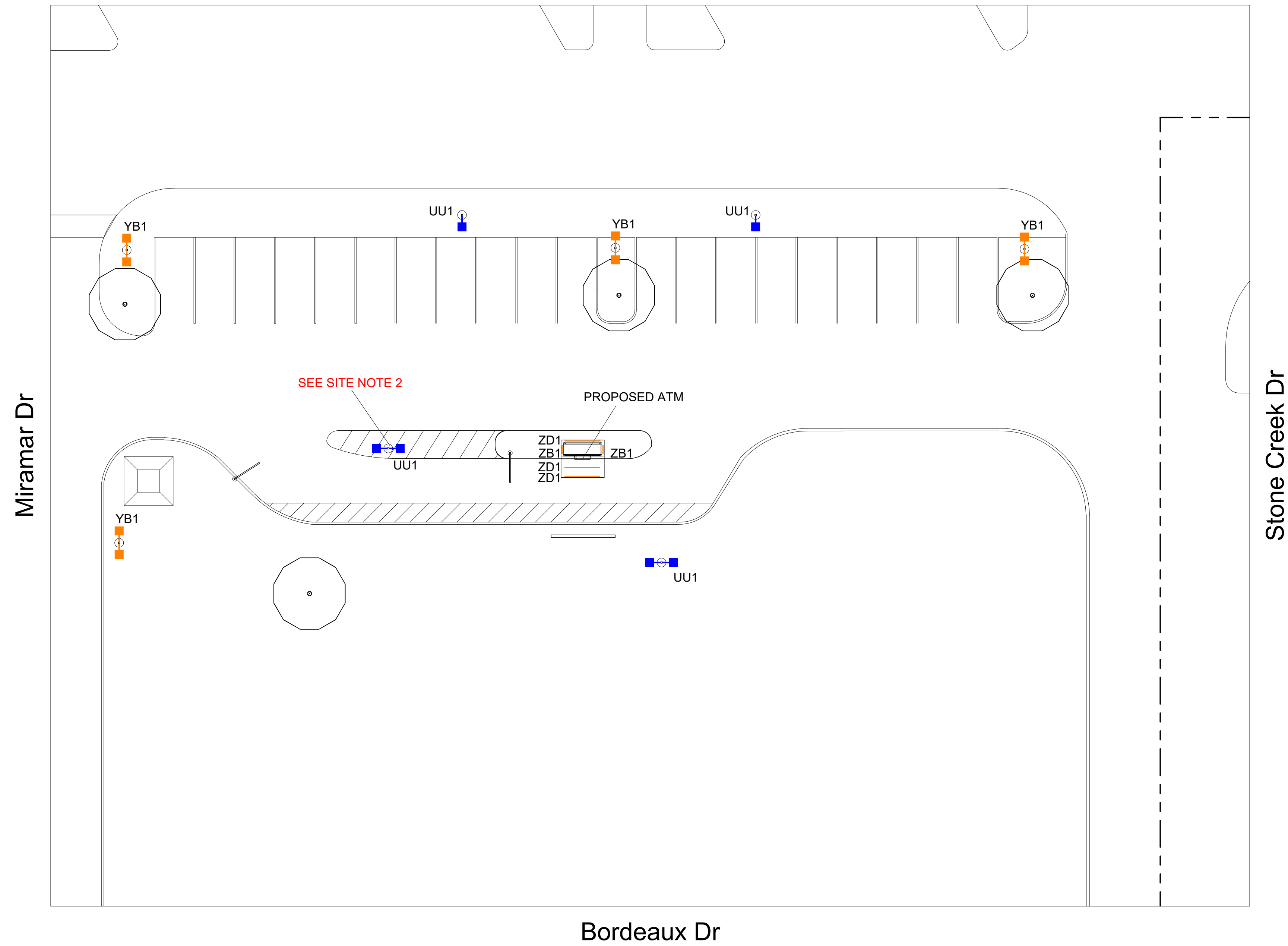
3070 N GOLIAD ST
ROCKWALL, TX 75087

A12.01

TOTAL FIXTURE COUNT	TYPE	NOTES	MOUNTING HEIGHT
6	UU1	ADD NEW POLE AND FIXTURE	25' - 0" AFG
8	YB1	OUT OF SCOPE	-
2	ZB1	OUT OF SCOPE	-
3	ZD1	OUT OF SCOPE	-



BLUE = NEW FIXTURE
 GREEN = EXISTING FIXTURE LOCATION TO BE REPLACED
 ORANGE = EXISTING FIXTURE TO REMAIN
 TURQUOISE = FIXTURE TO BE REMOVED
 PINK = REPLACE WITH NEW POLE AT NEW HEIGHT
 --- = PROPERTY LINE BASED ON COUNTY APPRAISAL INFORMATION
 --- = INDICATES NEW SECURITY FENCE
 --- = BURIED ELECTRICAL CIRCUIT



Stone Creek Dr

Miramar Dr

Bordeaux Dr

SEE FIXTURE CLARIFICATION NOTE #9

LUMINAIRE SCHEDULE

CONTRACTOR TO VERIFY MOUNTING ACCESSORIES BEFORE ORDERING

SYMBOL	TOTAL FIXTURE COUNT	TYPE	NEW POLE COUNT	MANUFACTURER	MODEL	MODEL NUMBER	NOTES	MOUNTING HEIGHT	MOUNTING ACCESSORY	BUG RATING	MOUNTING	KILOWATT PER HOUR	TOTAL WATTAGE
■	6	UU1	4	CURRENT	UR28	UR28-114L-265-4K7-5W-UNV-VSF-DBT	ADD NEW POLE AND FIXTURE	25' - 0" AFG	-	B5-U0-G3	POLE MOUNT	0.265	1590 W
■	8	YB1	-	-	-	-	OUT OF SCOPE	-	-	-	POLE MOUNT	0	0 W
■	2	ZB1	-	-	-	-	OUT OF SCOPE	-	-	-	RECESSED CANOPY MOUNT	0.016	32 W
■	3	ZD1	-	-	-	-	OUT OF SCOPE	-	-	-	RECESSED CANOPY MOUNT	0.064	192 W
GRAND TOTAL WATTAGE												1814 W	

SCALE: 1/16" = 1'-0"

V4 250203

REVISION NO.	DESCRIPTION	REVISED BY



Goliad and Dalton
TXW-E05
3070 N Goliad St,
Rockwall, TX 75087

OVERALL SITE PLAN

DESIGNED BY:	JWE	DRAWN BY:	JWE
REVIEWED BY:	AWD	APPROVED BY:	KRM
SHEET NO.		LU-3	

Bank of America Corporation
3070 N GOLIAD ST
ROCKWALL, TX 75087

THIS LIGHTING PLAN ILLUSTRATES ILLUMINATE LEVELS CALCULATED FROM LABORATORY DATA UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY OF NORTH AMERICAN (IESNA) APPROVED METHODS. ACTUAL SITE ILLUMINATION LEVELS AND PERFORMANCE OF LUMINAIRES MAY VARY DUE TO VARIATIONS IN WEATHER, ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS AND OTHER RELATED VARIABLE FIELD CONDITIONS.

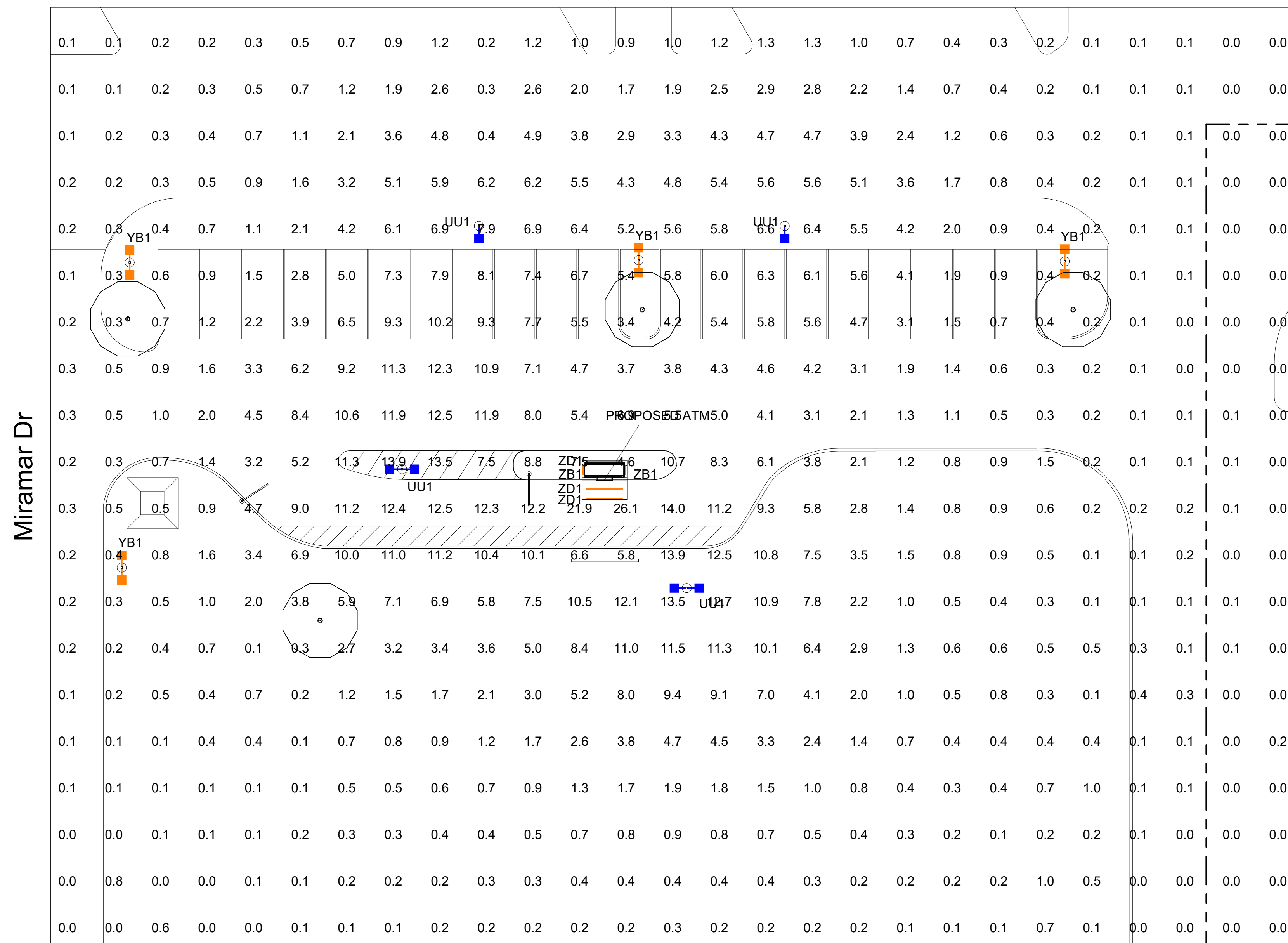
SITE NOTES:	EXISTING SITE CONDITIONS:
1. LIGHTING IS REQUIRED FOR COMPLIANCE AND WILL REQUIRE LANDLORD APPROVAL PRIOR TO INSTALLATION. BANK MUST HAVE LANDLORD AGREE TO LEAVE FIXTURES ON ALL HOURS OF DARKNESS. 2. CONTRACTOR TO INSTALL POLE WITH A 3' BASE PAINTED YELLOW TO PROTECT POLE.	1. EXISTING POLES - ROUND TAPERED - STEEL 2. EXISTING POLE BASES - 3' 3. EXISTING DRIVE THRU CEILING - N/A



- BLUE = NEW FIXTURE
- GREEN = EXISTING FIXTURE LOCATION TO BE REPLACED
- ORANGE = EXISTING FIXTURE TO REMAIN
- TURQUOISE = FIXTURE TO BE REMOVED
- PINK = REPLACE WITH NEW POLE AT NEW HEIGHT
- = PROPERTY LINE BASED ON COUNTY APPRAISAL INFORMATION
- = INDICATES NEW SECURITY FENCE
- = BURIED ELECTRICAL CIRCUIT



- NOTES:
1. THE SCOPE OF WORK FOR THIS PROJECT IS LIMITED TO EXTERIOR LIGHTING RENOVATIONS AS SHOWN ON THE PLANS.
 2. ALL PROPOSED LIGHTS WILL BE FULL CUTOFF LED LIGHT FIXTURES.
 3. ALL EXISTING LIGHTS WILL BE REPLACED WITH FULL CUT OFF LED LIGHT FIXTURES.
 4. REFERENCE THE LUMINAIRE SCHEDULE (SHEET LU-2) FOR ADDITIONAL LIGHT FIXTURE INFORMATION.



Miramar Dr

Stone Creek Dr

Bordeaux Dr

SCALE: 1/16" = 1'-0"
V4 250203

REVISION NO.	DESCRIPTION	REVISED BY



Bank of America Corporation
3070 N GOLIAD ST
ROCKWALL, TX 75087

Goliad and Dalton
TXW-E05
3070 N Goliad St,
Rockwall, TX 75087

FULL SITE PHOTOMETRICS PLAN

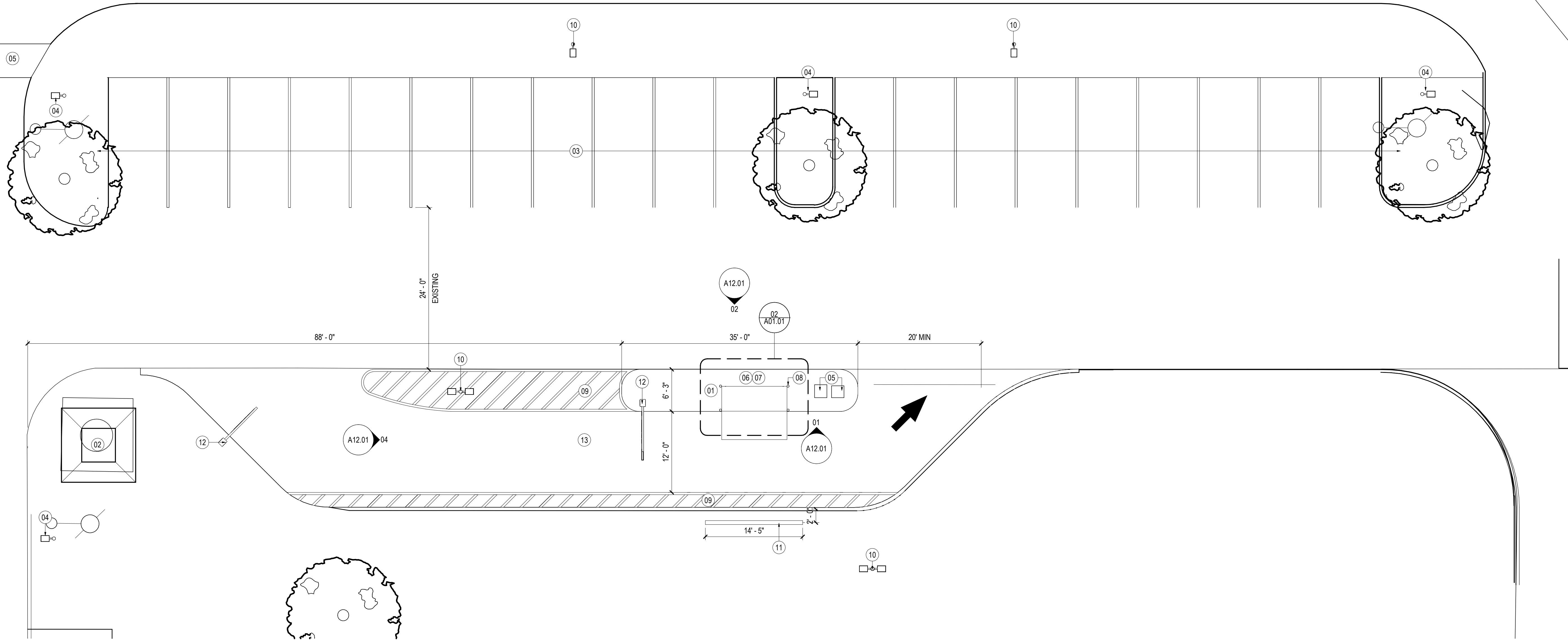
DESIGNED BY:	JWE	DRAWN BY:	JWE
REVIEWED BY:	AWD	APPROVED BY:	KRM

SHEET NO. **LU-4**

THIS LIGHTING PLAN ILLUSTRATES ILLUMINATE LEVELS CALCULATED FROM LABORATORY DATA UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY OF NORTH AMERICAN (IESNA) APPROVED METHODS. ACTUAL SITE ILLUMINATION LEVELS AND PERFORMANCE OF LUMINAIRES MAY VARY DUE TO VARIATIONS IN WEATHER, ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS AND OTHER RELATED VARIABLE FIELD CONDITIONS.

CALCULATION SUMMARY FULL SITE					
Calculation Points Name	Average	Maximum	Minimum	Ave/Min	Max/Min
FULL SITE @ GRADE	2.6 fc	26.1 fc	0.0 fc	0.0 fc	0.0 fc

Date	Description
09.23.2024	SCHEMATIC DESIGN - 90%
02.03.2025	CONSTRUCTION DOCUMENTS - 90%



01 CONSTRUCTION PLAN - LEVEL 01
SCALE: 1/8" = 1'-0"

SHEET NOTES

GENERAL NOTES

- 01 PROVIDE NEW CONCRETE MEDIAN.
- 02 EXISTING OVERFLOW DRAIN TO REMAIN.
- 03 EXISTING PARKING & LANDSCAPE ISLAND TO REMAIN.
- 04 EXISTING STREET LIGHTING TO REMAIN.
- 05 EXISTING WATER CONTROL TO REMAIN. GC TO RAISE THEM AS REQUIRED TO FLUSH WITH NEW CONCRETE PAD.
- 06 PROVIDE NEW ISLAND DIVE UP ATM WITH UB HOUSING (1)HYOSUNG 91_CEN III WITH FRAME-R-UB-DU-EC-NG-3 (0-H9). REFER TO ATM KIOSK SHOP. PROVIDE ENGINEERED PAD PER THE UB MANUFACTURER'S SPECIFICATIONS WITH BANK STANDARD BOLLARDS.
- 07 PRIOR TO POURING CONCRETE GC TO COORDINATE ALL UTILITY LOCATIONS RELATIVE TO SLABS AND HARDSCAPE WITH OTHER DISCIPLINES AND SHOP DRAWINGS. REFERENCE ATM KIOSK SHOP DRAWINGS.
- 08 4" DIA POST CONCRETE AND STEEL BOLLARDS WITH BANK STANDARD GRAY WITH WHITE SLEEVES AS SHOWN.
- 09 PROVIDE NEW 4" WIDE WHITE PAINT STRIPING AS SHOWN.
- 10 PROVIDE NEW LIGHT FIXTURE TO MATCH EXISTING AT LOCATION SHOWN. MOUNTING HT = 25'. UR28 - 114L-265-4K7-5W-UNV-VSF-DBT.
- 11 PROVIDE FREE STANDING SUNSCREEN TO SHIELD ATM FROM DIRECT SUN. REFER TO ATTACHED VENDOR DRAWINGS.
- 12 PROVIDE BANK STANDARD CLEARANCE BAR. MFG: COMPANION #7099. 7'-8"X 10'-0". REFER TO ATTACHED VENDOR DRAWINGS.
- 13 PROVIDE ENLARGED LANE TO SUPPORT NEW ATM DRIVE THRU ENTRANCE TRAFFIC.

- A. PROPERTY LINES AND OTHER SITE INFORMATION IS BELIEVED TO BE ACCURATE BUT ACCURACY IS NOT GUARANTEED. INFORMATION IS SHOWN FOR ILLUSTRATIVE PURPOSES AND TO BE USED FOR REFERENCE ONLY.
- B. REFER TO SHEET A00.00 FOR GRAPHIC SYMBOLS AND ABBREVIATIONS.
- C. REFER TO SHEET A00.40 FOR TYPICAL ACCESSIBILITY DETAILS.
- D. GENERAL CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL DIMENSIONS.
- E. PATCH & REPAIR OR REPLACE ANY DAMAGED SURFACE DURING DEMO AND CONSTRUCTION OF NEW WORK TO MATCH EXISTING.
- F. DRAWINGS MAY NOT REFLECT EXACT CONDITIONS. FIELD VERIFY EXISTING CONDITIONS PRIOR TO WORK. COORDINATE NEW WORK AND DEMOLITIONS WITH OTHER DISCIPLINES EXISTING CONDITIONS PRIOR TO WORK.

Seal / Signature

NOT FOR CONSTRUCTION

Project Name
**GOLIAD AND DALTON
TXW-E05**

Project Number
027.7901.201

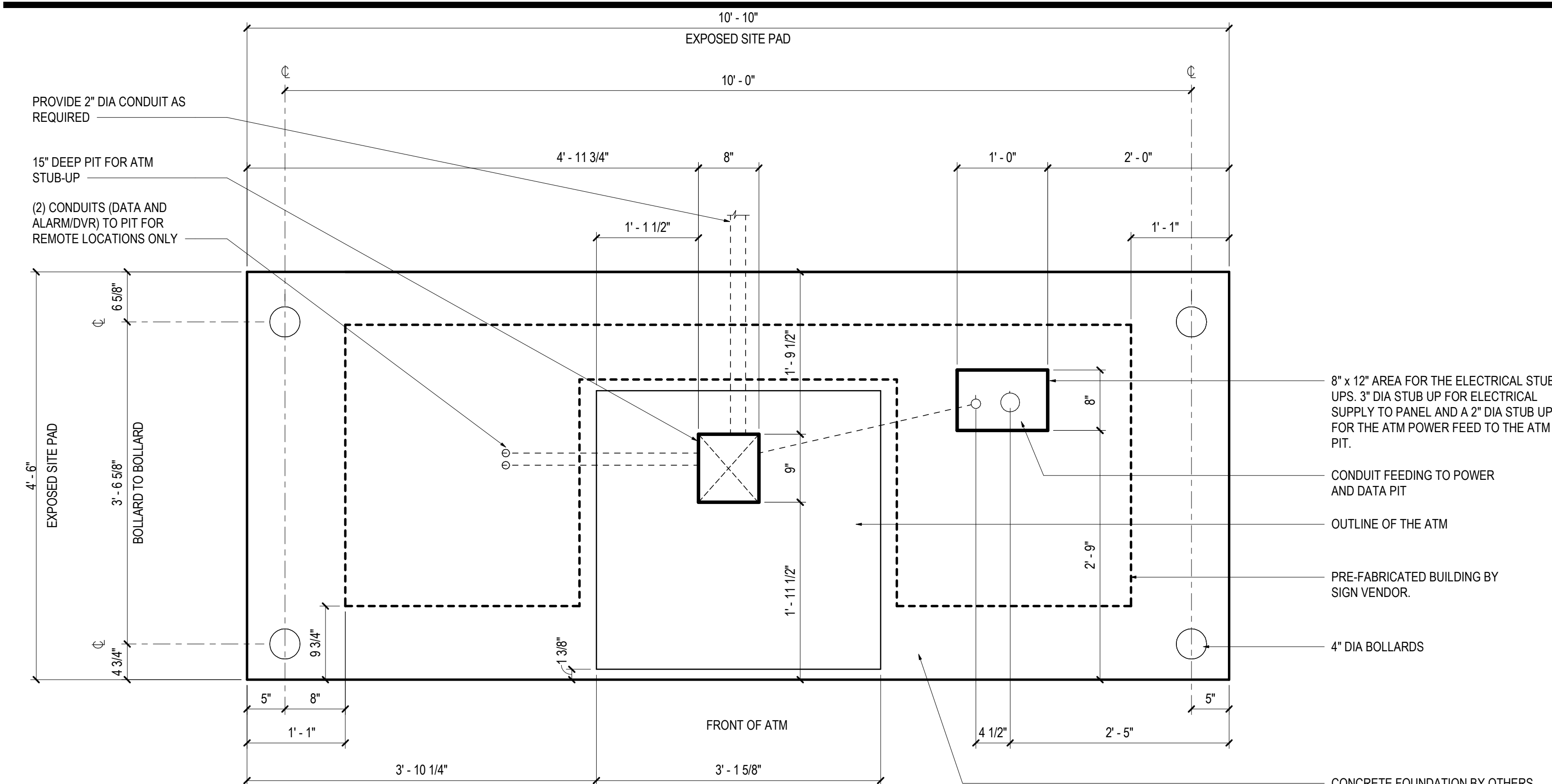
Description
ENLARGED PLANS

Bank of America Corporation

3070 N GOLIAD ST
ROCKWALL, TX 75087

Scale
As indicated

A01.01



02 ATM FOUNDATION PLAN (FOR REFERENCE ONLY)
SCALE: 1" = 1'-0"