# AGENDA

**PLANNING AND ZONING COMMISSION WORK SESSION MEETING**
**CITY HALL, 385 SOUTH GOLIAD STREET, ROCKWALL, TEXAS**
***JUNE 30, 2026* IN THE CITY COUNCIL CHAMBERS AT 6:00 PM**

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

## (I) CALL TO ORDER

## (II) APPOINTMENTS

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

## (III) OPEN FORUM

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

## (IV) CONSENT AGENDA

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

(2) Approval of the Minutes for the *June 9, 2026* Planning and Zoning Commission meeting.

(3) **P2026-021 (ANGELICA GUEVARA)**
Consider a request by Frank Conselman of Conselman Equities for the approval of a *Final Plat* for Lot 1, Block A, Texas Products Addition being a 6.68-acre tract of land identified as Tracts 21 & 21-01 of the D. Harr Survey, Abstract No. 102, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the Airport Overlay (AP-OV) District, addressed as 1775 Airport Road, and take any action necessary.

(4) **P2026-022 (HENRY LEE)**
Consider a request by Paul Cragun of Cumulus Design on behalf of Ronald Valk of Saro Partners, LLC for the approval of a *Final Plat* for Lots 1 & 2, Block A, Horizon Office Park Addition being a 2.74-acre tract of land identified as Tract 26-4 of the W. W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, addressed as 5543 Horizon Road [FM-3097], and take any action necessary.

(5) **P2026-024 (HENRY LEE)**
Consider a request by Ryan Joyce of Michael Joyce Properties on behalf of John Vick of Qualico Developments (US), LLC and Daniel and Amanda Dailey for the approval of a *Replat* for Lots 54-67, Block D, Park Hills Addition being a 6.469-acre tract of land identified as Lots 1 & 15-26, Block D, Park Hills Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 98 (PD-98) for Single-Family 8.4 (SF-8.4) District land uses, generally located at the southeast corner of the intersection of Overhill Drive and Parkland Valley, and take any action necessary.

## (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.*

(6) **SP2026-017 (HENRY LEE) [*THE APPLICANT HAS TABLED THIS CASE TO JULY 14, 2026*]**
Discuss and consider a request by Mitchell Mulholland of Cross Engineering Consultants, Inc. on behalf of Kris Ramji of Providence Village Neighborhood Shops on 380 by Slate, LLC and SV Rockwall, LLC for the approval of a *Site Plan* for two (2) *Commercial/Retail Buildings* on a 3.854-acre portion of a larger 11.836-acre tract of land identified as Tract 5-3 of the W. H. Baird Survey, Abstract No. 25, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 45 (PD-45) for General Retail (GR) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District and the SH-276 Overlay (SH-

276 OV) District, located at the southeast corner of the intersection of John King Boulevard and SH-276, and take any action necessary.

(7) **SP2026-018 (BETHANY ROSS) [*THE APPLICANT HAS TABLED THIS CASE TO JULY 14, 2026*]**
Discuss and consider a request by Tyler Adams of Greenlight Studio on behalf of Mike Wurster of Subtle Grounds, LLC for the approval of a *Site Plan* for a *Restaurant with Drive-Through or Drive-In* on a 2.50-acre portion of a larger 4.50-acre parcel of land identified as Lot 1, Block A, Boardwalk Development Addition, City of Rockwall, Rockwall County, Texas, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, zoned Planned Development District 71 (PD-71) for limited Commercial (C) District land uses, generally located at the northwest corner of the intersection of Park Hills Boulevard and John King Boulevard, and take any action necessary.

(8) **SP2026-019 (HENRY LEE)**
Discuss and consider a request by Jeff Hicks of Group 1 Chrysler Dodge on behalf of Group 1 Automotive for the approval of an *Amended Site Plan* for an existing *New/Used Motor Vehicle Dealership* (*i.e. Rockwall Dodge*) being a 6.874-acre parcel of land identified as Lot 1, Block A, Rockwall Dodge Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 970 E. IH-30, and take any action necessary.

(9) **SP2026-022 (BETHANY ROSS)**
Discuss and consider a request by Matthew Peterson, AIA of DB Constructors, Inc. on behalf of Richard Foley of Foley US Landco, LLC for the approval of an *Amended Site Plan* for a *Manufacturing Facility* and *General Retail Store* on a 10.649-acre parcel of land identified as Lot 1, Block B, Rockwall Technology Park, Phase 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the FM-549 Overlay (FM-549 OV) District, addressed as 2911 Discovery Boulevard, and take any action necessary.

(10) **SP2026-023 (HENRY LEE)**
Discuss and consider a request by Jimmy McClintock of HWY66 Properties, LLC for the approval of an *Amended Site Plan* for an *Office Building* on a 0.28-acre parcel of land identified as Lot 5, Block A, Washington Place Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, situated within the SH-66 Overlay (SH-276 OV) District, addressed as 407 W. Washington Street (*SH-66*), and take any action necessary.

(11) **MIS2026-011 (BETHANY ROSS)**
Discuss and consider a request by Thomas Azbill for the approval of a *Miscellaneous Case* for an *Exception* to allow *Artificial Turf* on a residential property being a 0.1653-acre parcel of land identified as Lot 15, Block C of the Gideon Grove, Phase 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 84 (PD-84) for Single-Family 10 (SF-10) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, addressed as 1714 Gem Drive, and take any action necessary.

## (VI) DISCUSSION ITEMS

*These items are for discussion between staff and the Planning and Zoning Commission and relate to administrative information and/or cases that will come forward for action or public hearing at a future Planning and Zoning Commission meeting. Public comment on these cases can take place when these items are considered for action by the Planning and Zoning Commission. The anticipated Planning and Zoning Commission public hearing and/or action date for the following cases is July 14, 2026.*

(12) **Z2026-030 (RYAN MILLER)**
Hold a public hearing to discuss and consider the adoption of the *2026 Update* to the OURHometown Vision 2040 Comprehensive Plan, and take any action necessary.

(13) **Z2026-031 (ANGELICA GUEVARA)**
Hold a public hearing to discuss and consider a request by Laura Baggett of Laura Juarez Baggett Studio, PLLC on behalf of Johnathan and Key-Lee Ogle for the approval of a *Specific Use Permit (SUP)* for *Residential Infill in an Established Subdivision* for the purpose of constructing a single-family home on two (2) parcels of land being a 0.287-acre tract of land identified as Lots 1 & 2, Block A, Turtle Cove, Phase 3 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 2 (PD-2) for *Single-Family Detached* land uses, addressed as 931 & 935 Lexington Drive, and take any action necessary.

(14) **Z2026-032 (BETHANY ROSS)**
Hold a public hearing to discuss and consider a request by Ron Hawkins for the approval of a *Specific Use Permit (SUP)* for *Banquet Facility/Event Hall* in conjunction with an existing *Garden Supply/Plant Nursery* on a 9.9398-acre tract of land identified as Tract 3 of the J. H. Bailey Survey, Abstract No. 34, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the SH-276 Overlay (SH-276 OV) District, addressed as 4571 SH-276, and take any action necessary.

(15) **Z2026-033 (RYAN MILLER)**

Hold a public hearing to discuss and consider a *Text Amendment* to Article 04, *Permissible Uses*, and Article 13, *Definitions*, of the Unified Development Code (UDC) for the purpose of adding *Manufactured Housing* as a permitted land use in the Single-Family Estate 4.0 (SFE-4.0) District, and take any action necessary.

(16) **Z2026-034 (BETHANY ROSS)**

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

(17) **Z2026-035 (ANGELICA GUEVARA)**

Hold a public hearing to discuss and consider a request by Ernesto Mario Castro on behalf Gloria Briseño for the approval of a *Specific Use Permit (SUP)* for *Residential Infill in an Established Subdivision* for the purpose of constructing a single-family home on a 0.1430-acre parcel of land identified as Lot 9, Block G, Northshore #1 Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, addressed as 210 Alta Vista Drive, and take any action necessary.

(18) **Z2026-036 (ANGELICA GUEVARA)**

Hold a public hearing to discuss and consider a request by Antonio Tello of Tello's Creations, LLC for the approval of a *Specific Use Permit (SUP)* for *Residential Infill in an Established Subdivision* for the purpose of constructing a single-family home on a 0.1650-acre parcel of land identified as Lot 884A of the Rockwall Lake Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District land uses, addressed as 353 Blanche Drive, and take any action necessary.

(19) **Z2026-037 (HENRY LEE)**

Hold a public hearing to discuss and consider a request by Eric Little of CPIV-354 Ranch Trail for the approval of a *Zoning Change* to amend Planned Development District 46 (PD-46) [*Ordinance No. 25-12*] being a 47.37-acre tract of land situated within the J. A. Ramsey Survey, Abstract No. 186, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 46 (PD-46) for Commercial (C) District land uses, situated within the SH-276 Overlay (SH-276 OV) District, generally located at the northeast corner of Corporate Crossing and SH-276, and take any action necessary.

(20) **P2026-023 (HENRY LEE)**

Discuss and consider a request by Michael and Jennifer Wurster for the approval of a *Preliminary Plat* for Lots 1-4, Block A, Harvest Lakes Addition being a 12.82-acre tract of land identified as Lot 1 of the L. L. Leonard Addition and Tract 19-2 of the S. S. McCurry Survey, Abstract No. 146, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 5 (PD-5) for Single-Family 8.4 (SF-8.4) District land uses, addressed as 550 Hance Trail, and take any action necessary.

(21) **SP2026-013 (BETHANY ROSS)**

Discuss and consider a request by Kevin Patel of Triangle Engineering on behalf of Mohib Masani of MACA Development, LLC for the approval of a *Site Plan* for *Office/Warehouse Building* on a 4.07-acre tract of land identified as a portion of Lot 9, Block B, Fit Sport Life Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, generally located west of the intersection of Capital Boulevard and Data Drive, and take any action necessary.

(22) **SP2026-020 (HENRY LEE)**

Discuss and consider a request by Pene Sherman of P. Sherman Construction on behalf of Mitchell and Sons Enterprises for the approval of a *Site Plan* for an existing *Office/Warehouse* building on a two (2) acre tract of land identified as Tract 23-01 of the R. Irvine Survey, Abstract No. 120, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 3920 IH-30, and take any action necessary.

(23) **SP2026-021 (ANGELICA GUEVARA)**

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

(24) **SP2026-024 (BETHANY ROSS)**

Discuss and consider a request by Herkiran Kaur of SRC Land Building Real Estate, LLC on behalf of Rajesh Malviya of Buffalo Country Properties, LLC for the approval of an *Amended Site Plan* for a *Retail Building* and *Daycare Facility* on a 2.649-acre parcel of land identified as Lot 13 of the Rockwall Business Park East Addition, City of Rockwall, Rockwall County, Texas, zoned

Commercial (C) District, generally located on the southside of E. Ralph Hall Parkway west of the intersection of E. Ralph Hall Parkway and S. Goliad Street [*SH-205*], and take any action necessary.

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

- Z2026-027: Zoning Change (AG to SF-16) for Marilyn Jayne Lane **(1ST READING; APPROVED)**
- Z2026-028: Zoning Change (AG to SF-1) for 520 Cornelius Road **(1ST READING; APPROVED)**
- Z2026-029: Specific Use Permit (SUP) for *Residential Infill Adjacent to an Established Subdivision* for 178 Lynne Drive **(1ST READING; APPROVED)**

## (VII) 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 24, 2026* at 5:00 PM, and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

# MINUTES

**PLANNING AND ZONING COMMISSION PUBLIC HEARING MEETING**
**CITY HALL, 385 SOUTH GOLIAD STREET, ROCKWALL, TEXAS**
***JUNE 9, 2026* IN THE CITY COUNCIL CHAMBERS AT 5:30 PM**

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

## I. CALL TO ORDER

**Vice-Chairman David Schoen called the meeting to order at 5:30PM. Commissioners present were Carin Brock, Ellis Bentley, Douglas Roth, Galen Hilliard and Caren Williams. Commissioners absent were Chairman Dr. Conway. Staff members present were Director of Planning and Zoning Ryan Miller, Senior Planner Henry Lee, Senior Planner Bethany Ross, Planning Technician Angelica Guevara, Planning Coordinator Melanie Zavala, City Engineer Amy Williams and Assistant City Engineer Jonathan Browning. Staff absent were Civil Engineer Madelyn Price.**

## II. EXECUTIVE SESSION

*The City of Rockwall Planning and Zoning Commission will recess into Executive Session pursuant to Texas Local Government Code §55.071 (Consultation with City Attorney)* to consult with the City Attorney regarding legal issues related to agenda items under consideration.

## III. ADJOURN EXECUTIVE SESSION

**Planning & Zoning Commission adjourned from executive session at 5:53PM**

## IV. RECONVENE PUBLIC MEETING (6:00 PM)

**Vice-Chairman Schoen reconvened the public meeting at 6:00PM**

## V. 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.

**ARB Chairman explained that there were two items on the agenda. The first item had previously been sent back to the applicant due to not meeting the requirements of the overlay district. Although the applicant made some revisions, the request still required approximately 12 variances and did not fully comply with the overlay district requirements. After discussion, the item was unanimously denied without prejudice, allowing the applicant the opportunity to resubmit the request at a later date. He also explained that the second item had also been previously reviewed and sent back to the applicant with a list of requested changes. The applicant completed the majority of the requested revisions, and the item was approved conditionally based on two conditions. The first condition involved the upper-left image of the proposed design. The Board had originally requested stone to be added in the area shown near the darker brick section; however, after reviewing the updated rendering, it was determined that the area was a recessed wall. The approval was conditioned on the applicant modifying the wall to be flat and pushed back rather than having a portion extend outward, while still incorporating the required stone element. The second condition was to confirm that no exterior ladders would be installed on the building due to the design of the parapets on the upper portion of the structure, which included an opening area. The item was approved unanimously with the conditions that the wall modifications be completed and that no ladders be affixed to the exterior of the building.**

## VI. OPEN FORUM

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

**Vice-Chairman Schoen explained how open forum is conducted and asked if anyone who wished to speak to come forward at this time.**

**Jimmy McClintock**
**3021 Ridge Road**
**Rockwall, TX 75032**

**Mr. McClintock came forward and addressed the Commission regarding the recently withdrawn request. Mr. McClintock thanked the Commission for allowing him and other members of the public an opportunity to provide comments for public knowledge. He stated that although the request had been withdrawn, he hoped that in the future, if a similar request were to come forward, the City would have the ability through the zoning process and City Council review to conduct the necessary due diligence regarding applications, including reviewing the accuracy of submitted information and understanding the full intent of a proposed request. Mr. McClintock expressed concerns regarding the information provided with the application and stated that he believed additional review may have been beneficial in understanding the applicant's plans and intentions. He stated that his concerns were not related to religion, but rather what he described as the importance of reviewing applications based on the information presented. Mr. McClintock further stated that he believed the public's concerns were related to understanding the full scope of an organization's activities and**

**ensuring transparency throughout the development process. He thanked the Commission and expressed appreciation for the opportunity to address the item and provide comments on behalf of himself and other citizens.**

**Bob Wacker**
**309 Featherstone**
**Rockwall, TX 75087**

**Mr. Wacker came forward and addressed the Commission regarding the Turtle Cove property and the changes that have occurred on the site over the past several years. Mr. Wacker stated that from 2019 to 2026, the property had significantly changed, explaining that in previous years the site contained trees, greenery, grass, and maintained a more appealing appearance. He stated that the property was for sale in 2018 and noted that by 2023, trees had been removed, the property had been cleared, and the overall condition of the site had been degraded. Mr. Wacker further stated that by 2025, a slab had been placed on the property and expressed concern regarding the future condition of the site. He stated that without further action, residents would continue to drive by the property and see a slab, debris, and a pond area without grass or trees. Mr. Wacker questioned whether tree mitigation had been completed when the trees were removed and requested that the City review what options may be available regarding the restoration of the property. He stated that although the property owner has rights to the property, the site has been altered and previous requests and SUPs had not moved forward as intended. Mr. Wacker thanked the Commission for their time and acknowledged the actions taken regarding the item. He expressed concern for the surrounding residents and questioned whether the property could be restored to a condition similar to how it appeared prior to the changes that had occurred.**

**Mike Hook**
**Dallas County**

**Mr. Hook came forward and addressed the Commission regarding his concerns and shared his perspective on the importance of the principles established through the Declaration of Independence, the United States Constitution, and the Texas Constitution. Mr. Hook stated that he believed the foundation of the country is based on the principles of individual rights, liberty, and the responsibility of citizens to participate in and uphold their government at the local, state, and federal levels. Mr. Hook expressed that he felt it was important for citizens to remain engaged in protecting the principles and values upon which the country was founded. He stated that his concerns were centered around preserving the rule of law, protecting individual freedoms, and ensuring that the rights of citizens, including children, are upheld. Mr. Hook further stated that he believed the ability to exercise personal freedoms and pursue life, liberty, and happiness are fundamental principles and expressed his desire to see those principles protected. He thanked the Commission and stated that he and others present were there to advocate for the preservation of the foundational values they believe are important to the community and the country.**

**Victoria Martin**
**798 Miramar Drive**
**Rockwall, TX 75087**

**Mrs. Martin came forward and addressed the Commission regarding the discussion surrounding the Peace Center. Mrs. Martin introduced herself as a veteran and shared her personal experiences and concerns related to the topic. She stated that the events of September 11, 2001, had a significant impact on her life and that she continues to carry those experiences with her. Mrs. Martin shared that, following those events, she was employed at Brighter Horizon Academy, an Islamic school located in Garland, Texas, beginning in August 2001. She stated that she chose to remain in that position for ten years because she believed she was able to make a positive difference in the lives of the students and community members she served. Mrs. Martin expressed that she valued the relationships she built during that time and that she continues to maintain connections with some of her former students and their families. Mrs. Martin stated that she has faced challenges and misunderstandings throughout her life but emphasized that she has always sought to act with integrity and compassion. She shared that she believes in the importance of faith, respect for others, and the protection of individual rights. Mrs. Martin expressed her concerns regarding the importance of upholding the Constitution, the rule of law, and ensuring that community members and leaders work toward unity and understanding. She stated that she is not motivated by discrimination or prejudice and shared that her experiences throughout her life have shaped her perspective on the importance of treating others with dignity and respect. Mrs. Martin further expressed her support for veterans and stated that she believes additional support is needed for those who have served. She thanked the Commission for the opportunity to speak and stated that she came forward in peace to share her perspective and concerns.**

**Vice-Chairman Schoen asked if anyone else who wished to speak to come forward at this time; there being no one indicating such Vice-Chairman Schoen closed the open forum.**

## VII. 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 26, 2026* Planning and Zoning Commission meeting.

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

## VIII. 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.*

3. **Z2026-016 (RYAN MILLER) [*THE APPLICANT IS REQUESTING TO WITHDRAW THIS CASE*]**

Hold a public hearing to discuss and consider a request by Bilal Mashhood on behalf of Abdul Khan of Center for Peace and Mercy for the approval of a *Specific Use Permit (SUP)* for a *Church/House of Worship* on a 2.681-acre tract of land identified as Tract 10-01 & 22 of the E. P. G. Chisum Survey, Abstract No. 64, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, generally located on the north side of Turtle Cove Boulevard, north of the intersection of Turtle Cove Boulevard and Ridge Road [*FM-740*], and take any action necessary.

**Commissioner Bentley made a motion to accept the withdrawal of Z2026-016. Commissioner Roth seconded the motion. The motion to accept the withdrawal carried by a vote of 6-0.**

4. **Z2026-027 (HENRY LEE)**

Hold a public hearing to discuss and consider a request by James Roland of JR Hilltop Homes on behalf of Leon and Gracie Walker for the approval of a *Zoning Change* from Agricultural (AG) District to Single-Family 16 (SF-16) District for a 0.651-acre parcel of land identified as Lot 17 of the Maytona Ranch Estates Addition, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, addressed as 1204 Marilyn Jayne Lane, and take any action necessary.

**Senior Planner Henry Lee provided a brief summary regarding the applicant's request. Mr. Lee stated that the subject property, located at 1204 Marilyn Jane, is currently zoned Agricultural District and the applicant is requesting to rezone the property to a Single-Family 16 District in accordance with the Unified Development Code. Mr. Lee provided background information regarding the request and explained that, as discussed during the previous work session, the applicant's home was damaged by a fire in January of this year. He stated that in order to facilitate the construction of a new home, the property must first be rezoned. Mr. Lee stated that the Future Land Use Map identifies the property as Low-Density Residential, and the requested zoning designation is consistent with the permitted uses under that designation. Mr. Lee further stated that, as part of the zoning case process, staff mailed 31 notices on May 19, 2026, to property owners and occupants within 500 feet of the subject property, and no notices were received in opposition. Mr. Lee concluded by stating that, if the Commission approves the zoning request, the applicant would be required to return at a later date to request a Specific Use Permit for residential infill.**

**James Roland**
**429 Columbia Drive**
**Rockwall TX 75032**

**Mr. Roland came forward and expressed he's been working with staff.**

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

**Commissioner Brock made a motion to approve Z2026-027. Commissioner Roth seconded the motion which passed by a vote 6-0.**

5. **Z2026-028 (HENRY LEE)**

Hold a public hearing to discuss and consider a request by Elliott Huff for the approval of a *Zoning Change* from Agricultural (AG) District to Single-Family 1 (SF-1) District for a four (4) acre tract of land identified as Tract 22-07 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, addressed as 520 Cornelius Road, and take any action necessary.

**Senior Planner Henry Lee provided a brief summary regarding the applicant's request. Mr. Lee stated that the subject property, shown in yellow, is located just east of the previously discussed property and is currently zoned Agricultural District. Mr. Lee explained that the applicant is requesting to rezone the property from Agricultural District to Single-Family 1 District in order to construct a single-family home on the property. Mr. Lee stated that because the property is less than 10 acres, the applicant is required to request a zoning change to allow for the proposed development. Mr. Lee further stated that the requested Single-Family 1 District zoning designation is consistent with the Northeast Residential District and meets the intended low-density residential designation for the area. Mr. Lee noted that, as part of the zoning case process, staff mailed 50 property owner and occupant notifications within 500 feet of the subject property on May 19, 2026, and no notices were received in response.**

**Mrs. Huff came forward to explain they are trying to build a residential home.**

**Vice-Chairman Schoen opened the public hearing and asked if anyone who wished to speak to come forward at this time.**

**Oralia Lehr**
**1865 Hillcroft Drive**
**Rockwall, TX 75087**

**Mrs. Lehr came forward and asked if it would be parceled out for future changes.**

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

**Mrs. Huff came forward and explained they will be dividing the property into two lots for her parents.**

**Commissioner Hilliard made a motion to approve Z2026-028. Commissioner Roth seconded the motion which passed by a vote of 6-0.**

6. **Z2026-029 (ANGELICA GUEVARA)**

Hold a public hearing to discuss and consider a request by Ariel Palacios for the approval of a *Specific Use Permit (SUP)* for *Residential Infill in an Established Subdivision* for the purpose of constructing a single-family home on a 0.1650-acre parcel of land identified as Lot 2, Block G, Lake Rockwall Estates East Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District land uses, addressed as 178 Lynne Drive, and take any action necessary.

**Planning Technician Angelica Guevara provided a brief summary regarding the applicant's request. Mrs. Guevara stated that the subject property is located at 178 Lynne Drive and is part of Planned Development District 75. She explained that in February 2025, City Council approved a Specific Use Permit to allow for the construction of a single-family residence on the property. Mrs. Guevara stated that the building elevations approved as part of the ordinance reflected a combination of Hardie board siding and brick materials; however, the previously approved Specific Use Permit has since expired, and the applicant is returning with the request for consideration again. Mrs. Guevara explained that, as part of the current request, the proposed home will incorporate an all Hardie board façade, which requires approval through a special request. She further stated that the proposed garage is positioned approximately 11 feet in front of the primary façade of the home, rather than the required 20 feet behind the primary façade. Mrs. Guevara noted that there are other examples of newer homes within the subdivision that incorporate all Hardie board materials and similar garage orientations. Mrs. Guevara stated that approval of the request is a discretionary decision for City Council, pending a recommendation from the Planning and Zoning Commission. She further stated that on May 19, 2026, staff mailed 149 notices to property owners and occupants within 500 feet of the subject property, and at that time staff had not received any notices in response regarding the applicant's request. Mrs. Guevara concluded by stating that a housing analysis and draft ordinance were included in the meeting packet for review.**

**Juan Villa**
**4501 Sheppard Lane**
**Balch Springs, TX 75180**

**Mr. Villa came forward and explained he would do 100% cementitious board around the house.**

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

**Commissioner Roth made a motion to approve Z2026-029. Commissioner Brock seconded the motion which passed by a vote of 6-0.**

## IX. 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.*

7. **SP2026-012 (BETHANY ROSS)**

Discuss and consider a request by Paul Cragun of Cumulus Design on behalf of Sam Mota of MGD 276 Business Park, LLC for the approval of a *Site Plan* for *Commercial/Office Building* on a 3.8-acre tract of land identified as Tract 2-5 of the J. Cadle Survey, Abstract No. 65, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 10 (PD-10) for General Retail (GR) District land uses, situated within the SH-276 Overlay (SH-276 OV) District, located at the northwest corner of the intersection of Old SH-276 and T. L. Townsend Drive, and take any action necessary.

**Senior Planner Bethany Ross provided a brief summary regarding the applicant's request. Senior Planner Ross stated that the subject property, shown in yellow, is a 3.8-acre tract of land located at the northwest corner of Old 276 and South TL Townsend Drive. She explained that the property is zoned Planned Development District 10 for General Retail District land uses and is located within the 276 Overlay District. Senior Planner Ross stated that the applicant is proposing a 12,000-square-foot retail strip center, which is a permitted use under the property's current zoning designation. She explained that while the site meets several basic dimensional requirements, the submitted site plan package does not comply with all applicable standards of the Unified Development Code, Planned Development District 10, the overlay district requirements, and the City's engineering standards. Senior Planner Ross stated that staff identified 12 variances and exceptions associated with the submitted plans, including requests related to primary building elevations, building articulation, building-mounted lighting, detention pond landscaping, roof design standards, parking located between the front façade and property line, painting within the required landscape buffer, site architecture, landscape buffers and required plantings and berms along TL Townsend Drive and Old 276, and residential adjacency screening. Senior Planner Ross further stated that staff identified concerns with the submitted treescape plan. She explained that while the applicant's plan indicates that no protected trees would be removed, aerial imagery and site photographs appear to show that several cedar trees greater than eight feet in height may be impacted. She stated that staff is requesting verification from the City Arborist and that an updated treescape plan may be required to demonstrate compliance with the Unified Development Code. Senior Planner Ross also stated that the applicant did not identify the amount of area being utilized for the detention area, which prevented staff from verifying the required number of trees for that area. She noted that the applicant did not provide trees within the detention area. Senior Planner Ross explained that the Unified Development Code requires two compensatory measures for each requested variance or exception. Based on the 12 requested variances and exceptions, the project would require 24 compensatory measures. She stated that the applicant identified three proposed compensatory measures; however, staff had concerns that only one appeared to qualify as an actual compensatory measure and staff was unable to verify whether the proposed measure was sufficient, proportional, or directly related to the requested deviations. Senior Planner Ross stated that staff's primary concern was that the request involved numerous deviations from development standards intended to ensure high-quality commercial development along a major roadway and within an overlay district, rather than only one or two minor exceptions. She explained that staff requested the applicant table the case in order to revise the plans, reduce the number of requested variances and exceptions, and bring the project closer into compliance with City development standards; however, the applicant requested to proceed with the case as submitted. Senior Planner Ross stated that, for this reason, staff was recommending denial without prejudice, which would allow the applicant to revise the site plan, landscape plan, treescape plan, building elevations, and compensatory measures and resubmit the request without restriction at the next submittal deadline. She further stated that the Architectural Review Board also recommended denial without prejudice. Senior**

**Planner Ross stated that if the Planning and Zoning Commission chose to approve the site plan, staff provided conditions of approval in the case memo, including resolving the overlay overhead utility issue, updating building elevations to address mechanical equipment screening, verifying the treescape plan with the City Arborist, and addressing outstanding comments from the Engineering Department.**

**Commissioner Roth asked if at this point the applicant is 23 compensatory measures short.**

**Sam Mota**
**1557 Trowbridge Circle**
**Rockwall, TX 75032**

**Mr. Mota came forward and explained he has been working back and forth with staff.**

**Commissioner Roth explained that it feels like he has submitted a rough draft and he wants staff to fix it for him. He explained that staff has been trying to work with him and he keeps pushing forward not wanting to accept the help.**

**Commissioner Brock explained that the purpose of the Commission's review is to evaluate the request based on the applicable standards and whether requested variances can be appropriately considered. Commissioner Brock stated that the applicant had not withdrawn the case and clarified that, because the request remained active, the Commission was proceeding with the meeting. Commissioner Brock further stated that the applicant's financial considerations or project profitability were not issues for the Commission to resolve as part of the review process. Commissioner Brock explained that the Commission would not be responsible for resolving disagreements between the applicant and staff regarding compliance with development standards. She stated that if staff has identified that a requirement is not being met and a variance is being requested, that information is the matter before the Commission for consideration. Commissioner Brock emphasized that the development standards are in place for a reason and stated that if the applicant is unable to meet a standard due to a specific property constraint, the applicant should present that information and provide appropriate compensatory measures for the Commission's consideration.**

**Commissioner Roth made a motion to deny without prejudice SP2026-012. Commissioner Brock seconded the motion which was denied without prejudice 6-0.**

8. **SP2026-013 (BETHANY ROSS) [*THE APPLICANT HAS TABLED THIS CASE TO JUNE 30, 2026*]**
Discuss and consider a request by Kevin Patel of Triangle Engineering on behalf of Mohib Masani of MACA Development, LLC for the approval of a *Site Plan* for *Office/Warehouse Building* on a 4.07-acre tract of land identified as a portion of Lot 9, Block B, Fit Sport Life Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, generally located west of the intersection of Capital Boulevard and Data Drive, and take any action necessary.

9. **SP2026-014 (BETHANY ROSS) [*THE APPLICANT HAS TABLED THIS CASE TO JULY 14, 2026*]**
Discuss and consider a request by Mathew Smith of Strohmeyer Architects, Inc. on behalf of Dan Bobst for the approval of a *Site Plan* for *Office Building* on a 4.6540-acre parcel of land identified as Lot 1, Block A, JBR2 Addition, City of Rockwall, Rockwall County, Texas, zoned General Retail (GR) District, addressed as 5133 S. FM-549, and take any action necessary.

10. **SP2026-015 (HENRY LEE)**
Discuss and consider a request by Thong Thai of B + A Architecture, LLC on behalf of Kim Lien Thi Nguyen of Beauty Legacy, LLC for the approval of a *Site Plan* for a *Strip Retail Center* on a 0.976-acre parcel of land identified as Lot 8, Block A, Sky Ridge Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, addressed as 2200 Ridge Road [*FM-740*], and take any action necessary.

**Senior Planner Henry Lee provided a brief summary regarding the applicant's request. Senior Planner Lee stated that the Commission reviewed this case in the previous year, where the applicant submitted the same request to construct a strip retail center on the subject property located just west of the intersection of Ridge Road and Yellow Jacket. He explained that at that time, the Commission denied the request without prejudice to allow the applicant an opportunity to address several of the requested variances. Senior Planner Lee stated that the original submittal included six variances; however, the applicant has returned with a revised request that includes only two variances. He explained that the two remaining variances are related to the primary articulation standards and encroachment into the required landscape buffer. Senior Planner Lee stated that the landscape buffer encroachment is due to the alignment of the fire line on the adjacent property being located too close to the roadway, which limits the available space for parking. He explained that the applicant is proposing to match the design scheme of the adjacent property, resulting in a slight encroachment into the required landscape buffer. Senior Planner Lee further explained that the Architectural Review Board reviewed the request and recommended approval with two conditions. The first condition was related to the recessed area on the façade, ensuring that the area maintains a consistent depth and includes stone materials. The second condition was to clarify that no exterior ladders for roof access would be allowed on the building. Senior Planner Lee stated that the applicant incorporated the recommended Architectural Review Board changes and that the Board recommended approval of the request. Senior Planner Lee explained that the two requested variances require four compensatory measures and that the applicant identified five proposed compensatory measures, including increased caliper of canopy trees, decorative screening walls, additional stone on each façade, additional architectural elements, and four-sided architecture. Senior Planner Lee stated that after reviewing the proposed compensatory measures, staff determined that the additional stone provided on each façade appeared to be the only measure that exceeded the requirements of the Unified Development Code. Senior Planner Lee stated that consideration of the proposed compensatory measures would be at the discretion of the Planning and Zoning Commission.**

**Henry Doughtry**
**40S Street**
**Lake Lotawana, MO 64086**

**Mr. Doughtry came forward and explained they had been working with staff to address comments.**

**Commissioner Roth made a motion to approve SP2026-015 with the following conditions flush the facade on front and two, no ladders on the back. Commissioner Bentley seconded the motion which passed by a vote of 6-0.**

11. **SP2026-017 (HENRY LEE) [*THE APPLICANT HAS TABLED THIS CASE TO JUNE 30, 2026*]**
Discuss and consider a request by Mitchell Mulholland of Cross Engineering Consultants, Inc. on behalf of Kris Ramji of Providence Village Neighborhood Shops on 380 by Slate, LLC and SV Rockwall, LLC for the approval of a *Site Plan* for two (2) *Commercial/Retail Buildings* on a 3.854-acre portion of a larger 11.836-acre tract of land identified as Tract 5-3 of the W. H. Baird Survey, Abstract No. 25, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 45 (PD-45) for General Retail (GR) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District and the SH-276 Overlay (SH-276 OV) District, located at the southeast corner of the intersection of John King Boulevard and SH-276, and take any action necessary.

12. **SP2026-018 (BETHANY ROSS) [*THE APPLICANT HAS TABLED THIS CASE TO JUNE 30, 2026*]**
Discuss and consider a request by Tyler Adams of Greenlight Studio on behalf of Mike Wurster of Subtle Grounds, LLC for the approval of a *Site Plan* for a *Restaurant with Drive-Through or Drive-In* on a 2.50-acre portion of a larger 4.50-acre parcel of land identified as Lot 1, Block A, Boardwalk Development Addition, City of Rockwall, Rockwall County, Texas, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, zoned Planned Development District 71 (PD-71) for limited Commercial (C) District land uses, generally located at the northwest corner of the intersection of Park Hills Boulevard and John King Boulevard, and take any action necessary.

X. DISCUSSION ITEMS

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

- P2026-019: Final Plat for Lot 1, Block A, Sixfold Addition **(APPROVED)**
- Z2026-011: Specific Use Permit (SUP) for Big-Tex Trailers **(2ND READING; APPROVED)**
- Z2026-015: Specific Use Permit (SUP) for *Residential Infill Adjacent to an Established Subdivision* for 451 Cornelius Road **(2ND READING; APPROVED)**
- Z2026-017: Specific Use Permit (SUP) for *Outdoor Commercial Amusement/Recreation* and *a Structure Exceeding 60-Feet in Height* for a Golf Driving Range **(2ND READING; APPROVED)**
- Z2026-018: Specific Use Permit (SUP) for *Residential Infill Adjacent to an Established Subdivision* for 804 Kernodle Street **(1ST READING; APPROVED)**
- Z2026-019: Specific Use Permit (SUP) for *Residential Infill Adjacent to an Established Subdivision* for 806 Kernodle Street **(1ST READING; APPROVED)**
- Z2026-020: Specific Use Permit (SUP) for *Residential Infill Adjacent to an Established Subdivision* for 508 Munson Street **(1ST READING; APPROVED)**
- Z2026-021: Zoning Change (AG to LI) for 4571 SH-276 **(2ND READING; APPROVED)**
- Z2026-022: Specific Use Permit (SUP) for *Residential Infill Adjacent to an Established Subdivision* for 401 Cornelius Road **(2ND READING; APPROVED)**
- Z2026-024: Zoning Change (C to HC) for 960 Sids Road **(2ND READING; APPROVED)**
- Z2026-025: Specific Use Permit (SUP) for a *Freestanding Commercial Antenna of Public Land* for the NTMWD **(2ND READING; APPROVED)**

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

XI. ADJOURNMENT

**Vice-Chairman Schoen adjourned the meeting at 7:22PM**

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

Dr. Jean Conway, Chairman

Attest:

Melanie Zavala, Planning Coordinator

# CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

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

| | |
|---|---|
| **TO:** | Planning and Zoning Commission |
| **DATE:** | June 30, 2026 |
| **APPLICANT:** | Frank Conselman; *Conselman Equities* |
| **CASE NUMBER:** | P2026-021; *Final Plat for Lot 1, Block A, Texas Products Addition* |

## SUMMARY

Consider a request by Frank Conselman of Conselman Equities for the approval of a *Final Plat* for Lot 1, Block A, Texas Products Addition being a 6.68-acre tract of land identified as Tracts 21 & 21-01 of the D. Harr Survey, Abstract No. 102, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the Airport Overlay (AP-OV) District, addressed as 1775 Airport Road, and take any action necessary.

## PLAT INFORMATION

☑ *Purpose*. The applicant is requesting the approval of a *Final Plat* for a 6.68-acre tract of land (*i.e. Tracts 21 & 21-01 of the D. Harr Survey, Abstract No. 102*) creating one (1) lot (*i.e. Lot 1, Block A, Texas Products Addition*) for the purpose of establishing the necessary easements to allow the construction of an *Office/Warehouse Facility* on the subject property.

☑ *Background*. The subject property was annexed by the City Council on March 16, 1998 by *Ordinance No. 98-10* [*Case No. A1998-001*]. On February 22, 2022, the Planning and Zoning Commission approved a *Miscellaneous Case* [*Case No. MIS2022-001*] for a Treescape Plan but denied the *Alternative Tree Mitigation Settlement Agreement*. On May 2, 2022, the City Council approved a *Miscellaneous Case* [*i.e. Case No. MIS2022-007*] for an *Alternative Tree Mitigation Settlement Agreement* of $7,800.00 paid into the City's Tree Fund prior to the removal of any trees on the subject property. On December 4, 2023, the City Council approved a *Zoning Change* [*i.e. Case No. Z2023-051*] from Agricultural (AG) District to Light Industrial (LI) District. Prior to this zoning change, there was 1,891 SF single-family home that was constructed in 1950 situated on the subject property; however, this home was razed from the property in 2023. The subject property has remained vacant since the home was removed. On April 9, 2024, the Planning and Zoning Commission approved a site plan [*i.e. Case No. SP2024-012*] for a 42,974 SF *Office/Warehouse Facility* on the subject property. On December 2, 2024, the City Council approved a Final Plat [*i.e. Case No. P2024-037*] establishing the subject property as Lot 1, Block A, Texas Products Addition however, the plat was never filed within the allotted time frame and has since expired.

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

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

## CONDITIONS OF APPROVAL

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

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

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

# PROJECT COMMENTS

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

DATE: 6/24/2026

PROJECT NUMBER: P2026-021
PROJECT NAME: Final Plat for Lot 1, Block A, Texas Products
SITE ADDRESS/LOCATIONS: 1775 Airport Road, Rockwall, TX, 75087

CASE CAPTION: Consider a request by Frank Conselman of Conselman Equities for the approval of a Final Plat for Lot 1, Block A, Texas Products Addition being a 6.68-acre tract of land identified as Tracts 21 & 21-01 of the D. Harr Survey, Abstract No. 102, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the Airport Overlay (AP-OV) District, addressed as 1775 Airport Road, and take any action necessary.

| DEPARTMENT | REVIEWER | DATE OF REVIEW | STATUS OF PROJECT |
|---|---|---|---|
| PLANNING | Angelica Guevara | 06/24/2026 | Approved w/ Comments |

06/24/2026: P2026-021: Final Plat for Lot 1, Block A, Texas Products Addition
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a Final Plat for Lot 1, Block A, Texas Products Addition being a 6.68-acre tract of land identified as Tracts 21 & 21-01 of the D. Harr Survey, Abstract No. 102, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the Airport Overlay (AP-OV) District, and addressed as 1775 Airport Road.

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

M.3 For reference, include the case number (P2026-021) in the lower right-hand corner of all pages on future submittals.

I.4 Staff has identified the aforementioned items necessary to continue the submittal process. Please make all revisions and corrections and return to staff as soon as possible for a subsequent review prior to approval.

I.5 All meetings will be held in the Rockwall City Council Chambers at 385 S. Goliad Street at 6:00 PM. The meeting schedule for this case is as follows:

Planning and Zoning Meeting: June 30, 2026
City Council Meeting: July 6, 2026

I.6 Please note that a representative is required to be present for the meeting to answer any questions the Planning and Zoning Commission may have regarding your request. Once the Final Plat has been approved by the Planning and Zoning Commission and City Council, the case will be considered to be conditionally approved pending all of staff's comments from all City Departments and any applicable conditions of approval contained in staff's case memo are addressed prior to the subdivision plat being filed.

| DEPARTMENT | REVIEWER | DATE OF REVIEW | STATUS OF PROJECT |
|---|---|---|---|
| ENGINEERING | Madelyn Kuhn | 06/19/2026 | Approved w/ Comments |

06/19/2026: 1. Show and label flood plain cross-section and 100 yr wtr. surface elevation.
2. What does this leader point to?

3. There is no pavement here.
4. This util. easement doesn't match the water revisions dated 3-11-25
5. Please include these general notes on the plat.

| DEPARTMENT | REVIEWER | DATE OF REVIEW | STATUS OF PROJECT |
|---|---|---|---|
| BUILDING | Craig Foshee | 06/18/2026 | Approved |

No Comments

| DEPARTMENT | REVIEWER | DATE OF REVIEW | STATUS OF PROJECT |
|---|---|---|---|
| FIRE | Ariana Kistner | 06/15/2026 | Approved |

No Comments

| DEPARTMENT | REVIEWER | DATE OF REVIEW | STATUS OF PROJECT |
|---|---|---|---|
| GIS | Lance Singleton | 06/15/2026 | Approved |

No Comments

| DEPARTMENT | REVIEWER | DATE OF REVIEW | STATUS OF PROJECT |
|---|---|---|---|
| POLICE | Chris Cleveland | 06/12/2026 | Approved |

No Comments

| DEPARTMENT | REVIEWER | DATE OF REVIEW | STATUS OF PROJECT |
|---|---|---|---|
| PARKS | Travis Sales | 06/15/2026 | Approved |

No Comments

# DEVELOPMENT APPLICATION

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

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

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

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

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

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

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

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

## PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS: 1775 AIRPORT ROAD, ROCKWALL
SUBDIVISION: TEXAS PRODUCTS ADDITION — LOT: 1 — BLOCK: 1
GENERAL LOCATION: JOHN KING BLVD @ AIRPORT ROAD, NORTH SIDE

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

CURRENT ZONING: PD-10C — CURRENT USE: VACANT
PROPOSED ZONING: PD-10C — PROPOSED USE:
ACREAGE: 6.68 — LOTS [CURRENT]: 1 — LOTS [PROPOSED]: 1

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

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

| | | | |
|---|---|---|---|
| ☑ OWNER | Conselman Equities | ☐ APPLICANT | |
| CONTACT PERSON | Frank Conselman | CONTACT PERSON | |
| ADDRESS | [redacted] | ADDRESS | |
| CITY, STATE & ZIP | | Y, STATE & ZIP | |
| PHONE | | PHONE | |
| E-MAIL | | E-MAIL | |

## NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Frank Conselman [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* $ 640.00 *, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 5th *DAY OF* June *, 2026. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."*

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 5th DAY OF June 2026

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Andy K. Morrison

Andy K Morrison
My Commission Expires
3/24/2027
Notary ID 131927496

MY COMMISSION EXPIRES



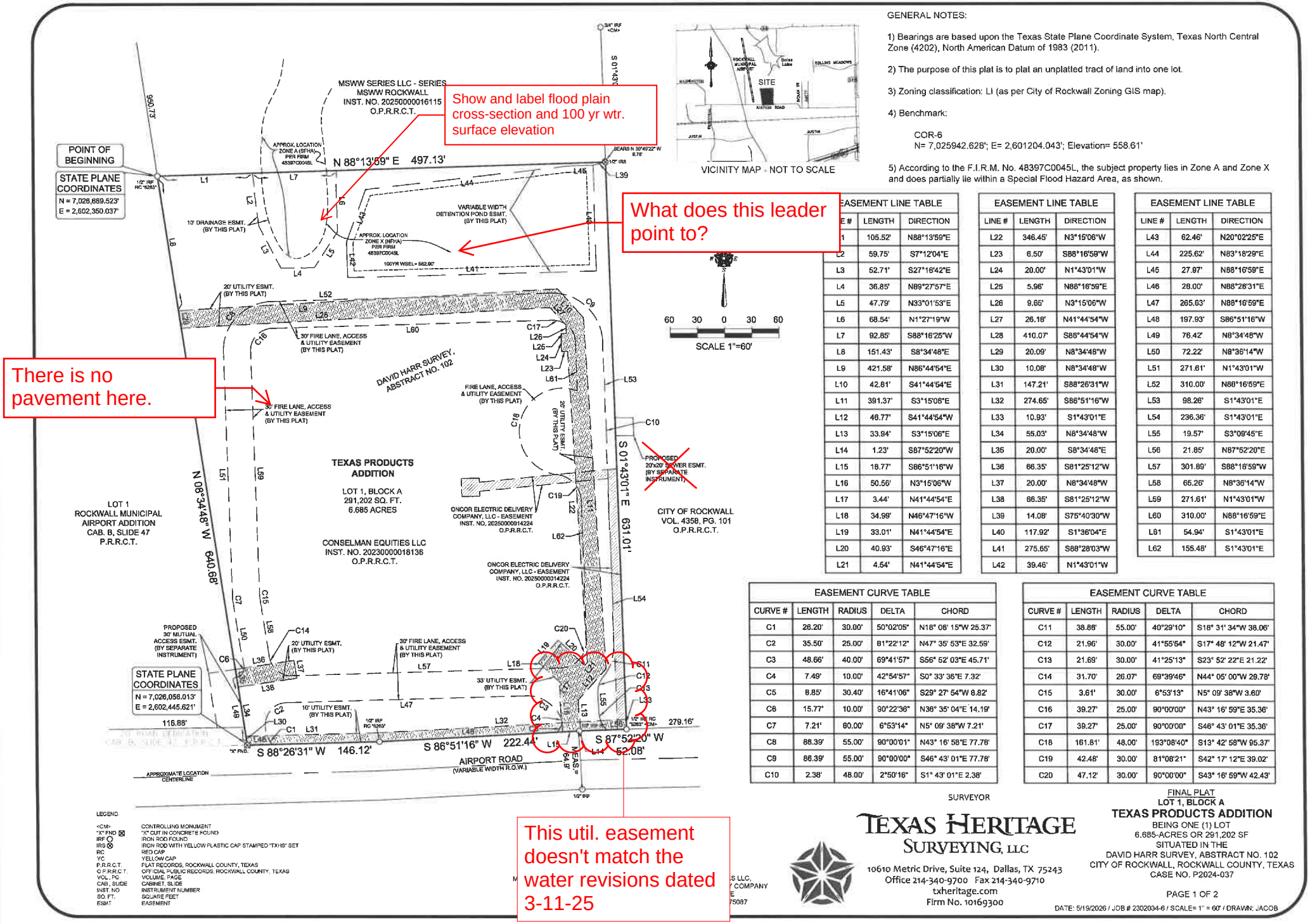


# City of Rockwall

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



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







VICINITY MAP - NOT TO SCALE

GENERAL NOTES:

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

2) The purpose of this plat is to plat an unplatted tract of land into one lot.

3) Zoning classification: LI (as per City of Rockwall Zoning GIS map).

4) Benchmark:

COR-6
N= 7,025942.628'; E= 2,601204.043'; Elevation= 558.61'

5) According to the F.I.R.M. No. 48397C0045L, the subject property lies in Zone A and Zone X and does partially lie within a Special Flood Hazard Area, as shown.

| EASEMENT LINE TABLE | | |
|---|---|---|
| LINE # | LENGTH | DIRECTION |
| L1 | 105.52' | N88°13'59"E |
| L2 | 59.75' | S7°12'04"E |
| L3 | 52.71' | S27°16'42"E |
| L4 | 36.85' | N89°27'57"E |
| L5 | 47.79' | N33°01'53"E |
| L6 | 68.54' | N1°27'19"W |
| L7 | 92.85' | S88°16'25"W |
| L8 | 151.43' | S8°34'48"E |
| L9 | 421.58' | N86°44'54"E |
| L10 | 42.61' | S41°44'54"E |
| L11 | 391.37' | S3°15'06"E |
| L12 | 46.77' | S41°44'54"W |
| L13 | 33.94' | S3°15'06"E |
| L14 | 1.23' | S87°52'20"W |
| L15 | 18.77' | S86°51'16"W |
| L16 | 50.56' | N3°15'06"W |
| L17 | 3.44' | N41°44'54"E |
| L18 | 34.99' | N46°47'16"W |
| L19 | 33.01' | N41°44'54"E |
| L20 | 40.93' | S46°47'16"E |
| L21 | 4.54' | N41°44'54"E |

| EASEMENT LINE TABLE | | |
|---|---|---|
| LINE # | LENGTH | DIRECTION |
| L22 | 346.45' | N3°15'06"W |
| L23 | 6.50' | S86°16'59"W |
| L24 | 20.00' | N1°43'01"W |
| L25 | 5.96' | N88°16'59"E |
| L26 | 9.66' | N3°15'06"W |
| L27 | 26.18' | N41°44'54"W |
| L28 | 410.07' | S86°44'54"W |
| L29 | 20.09' | N8°34'48"W |
| L30 | 10.08' | N8°34'48"W |
| L31 | 147.21' | S88°26'31"W |
| L32 | 274.65' | S86°51'16"W |
| L33 | 10.93' | S1°43'01"E |
| L34 | 55.03' | N8°34'48"W |
| L35 | 20.00' | S8°34'48"E |
| L36 | 66.35' | S81°25'12"W |
| L37 | 20.00' | N8°34'48"W |
| L38 | 66.35' | S81°25'12"W |
| L39 | 14.08' | S75°40'30"W |
| L40 | 117.92' | S1°36'04"E |
| L41 | 275.65' | S88°28'03"W |
| L42 | 39.46' | N1°43'01"W |

| EASEMENT LINE TABLE | | |
|---|---|---|
| LINE # | LENGTH | DIRECTION |
| L43 | 62.46' | N20°02'25"E |
| L44 | 225.62' | N83°18'29"E |
| L45 | 27.97' | N88°16'59"E |
| L46 | 28.00' | N88°26'31"E |
| L47 | 265.63' | N88°16'59"E |
| L48 | 197.93' | S86°51'16"W |
| L49 | 76.42' | N8°34'48"W |
| L50 | 72.22' | N8°36'14"W |
| L51 | 271.61' | N1°43'01"W |
| L52 | 310.00' | N88°16'59"E |
| L53 | 98.26' | S1°43'01"E |
| L54 | 236.36' | S1°43'01"E |
| L55 | 19.57' | S3°09'45"E |
| L56 | 21.85' | N87°52'20"E |
| L57 | 301.89' | S88°16'59"W |
| L58 | 65.26' | N8°36'14"W |
| L59 | 271.61' | N1°43'01"W |
| L60 | 310.00' | N88°16'59"E |
| L61 | 54.94' | S1°43'01"E |
| L62 | 155.48' | S1°43'01"E |

| EASEMENT CURVE TABLE | | | | |
|---|---|---|---|---|
| CURVE # | LENGTH | RADIUS | DELTA | CHORD |
| C1 | 26.20' | 30.00' | 50°02'05" | N18° 08' 15"W 25.37' |
| C2 | 35.50' | 25.00' | 81°22'12" | N47° 35' 53"E 32.59' |
| C3 | 48.66' | 40.00' | 69°41'57" | S56° 52' 03"E 45.71' |
| C4 | 7.49' | 10.00' | 42°54'57" | S0° 33' 36"E 7.32' |
| C5 | 8.85' | 30.40' | 16°41'06" | S29° 27' 54"W 8.82' |
| C6 | 15.77' | 10.00' | 90°22'36" | N36° 35' 04"E 14.19' |
| C7 | 7.21' | 60.00' | 6°53'14" | N5° 09' 38"W 7.21' |
| C8 | 86.39' | 55.00' | 90°00'01" | N43° 16' 58"E 77.78' |
| C9 | 86.39' | 55.00' | 90°00'00" | S46° 43' 01"E 77.78' |
| C10 | 2.38' | 48.00' | 2°50'16" | S1° 43' 01"E 2.38' |

| EASEMENT CURVE TABLE | | | | |
|---|---|---|---|---|
| CURVE # | LENGTH | RADIUS | DELTA | CHORD |
| C11 | 38.86' | 55.00' | 40°29'10" | S18° 31' 34"W 38.06' |
| C12 | 21.96' | 30.00' | 41°55'54" | S17° 48' 12"W 21.47' |
| C13 | 21.69' | 30.00' | 41°25'13" | S23° 52' 22"E 21.22' |
| C14 | 31.70' | 26.07' | 69°39'46" | N44° 05' 00"W 29.78' |
| C15 | 3.61' | 30.00' | 6°53'13" | N5° 09' 38"W 3.60' |
| C16 | 39.27' | 25.00' | 90°00'00" | N43° 16' 59"E 35.36' |
| C17 | 39.27' | 25.00' | 90°00'00" | S46° 43' 01"E 35.36' |
| C18 | 161.81' | 48.00' | 193°08'40" | S13° 42' 58"W 95.37' |
| C19 | 42.48' | 30.00' | 81°08'21" | S42° 17' 12"E 39.02' |
| C20 | 47.12' | 30.00' | 90°00'00" | S43° 16' 59"W 42.43' |

LEGEND

| | |
|---|---|
| <CM> | CONTROLLING MONUMENT |
| "X" FND ⊠ | "X" CUT IN CONCRETE FOUND |
| IRF ○ | IRON ROD FOUND |
| IRS ⊗ | IRON ROD WITH YELLOW PLASTIC CAP STAMPED "TXHS" SET |
| RC | RED CAP |
| YC | YELLOW CAP |
| P.R.R.C.T. | PLAT RECORDS, ROCKWALL COUNTY, TEXAS |
| O.P.R.R.C.T. | OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS |
| VOL., PG. | VOLUME, PAGE |
| CAB., SLIDE | CABINET, SLIDE |
| INST. NO. | INSTRUMENT NUMBER |
| SQ. FT. | SQUARE FEET |
| ESMT. | EASEMENT |


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


FINAL PLAT
LOT 1, BLOCK A
**TEXAS PRODUCTS ADDITION**
BEING ONE (1) LOT
6.685-ACRES OR 291,202 SF
SITUATED IN THE
DAVID HARR SURVEY, ABSTRACT NO. 102
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
CASE NO. P2024-037



DATE: 5/19/2026 / JOB # 2302034-6 / SCALE= 1" = 60' / DRAWN: JACOB

OWNER'S CERTIFICATE:

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS, CONSELMAN EQUITIES LLC, a Texas limited liability company is the owner of a tract of land situated in the David Harr Survey, Abstract No. 102 in the City of Rockwall, Rockwall County, Texas, being that tract of land described in General Warranty Deed to CONSELMAN EQUITIES LLC recorded in Instrument Number 20230000018136 of the Official Public Records of Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

Beginning at a 1/2 inch iron rod with red plastic cap stamped "5263" found for corner, said corner being in the east line of Lot 1 of Rockwall Municipal Airport Addition, an addition to the City of Rockwall, Rockwall County, Texas according to the plat thereof recorded in Cabinet B, Slide 47 of the Plat Records of Rockwall County, Texas, said corner also being the southwest corner of that tract of land described in Warranty Deed to MSWW Series LLC - Series MSWW Rockwall recorded in Instrument Number 20250000016115 of the Official Public Records of Rockwall County, Texas, and being the northwest corner of the herein described tract;

Thence North 88 degrees 13 minutes 59 seconds East, along the south line of said MSWW Series LLC - Series MSWW Rockwall tract, a distance of 497.13 feet to a 1/2 inch iron rod with yellow plastic cap stamped "TXHS" set for corner, said corner being in the west line of that tract of land described in General Warranty Deed to City of Rockwall recorded in Volume 4358, Page 101 of the Official Public Records of Rockwall County, Texas, from which lies a 1/2 inch iron rod with red plastic cap stamped "5263" found which bears North 30 degrees 49 minutes 22 seconds West, 0.78 feet;

Thence South 01 degrees 43 minutes 01 seconds East, along the west line of said City of Rockwall tract, a distance of 631.01 feet to a 1/2 inch iron rod with red plastic cap stamped "5263" found for corner, said corner being in the north right-of-way line of Airport Road (variable width right-of-way);

Thence South 87 degrees 52 minutes 20 seconds West, along the north right-of-way line of said Airport Road, a distance of 52.08 feet to a 1/2 inch iron rod with red plastic cap found for corner;

Thence South 86 degrees 51 minutes 16 seconds West, continuing along the north right-of-way line of said Airport Road, a distance of 222.44 feet to a 1/2 inch iron rod with red plastic cap stamped "5263" found for corner;

Thence South 88 degrees 26 minutes 31 seconds West, continuing along the north right-of-way line of said Airport Road, a distance of 146.12 feet to an "X" cut in concrete found for corner, said corner being the southeast corner of a 20 foot road dedication, as dedicated by said Rockwall Municipal Airport Addition;

Thence North 08 degrees 34 minutes 48 seconds West [illegible] dedication and said Lot 1, a distance of 640.68 feet to [illegible] 291,202 square feet or 6.685 acres of land, more or less

CITY OF ROCKWALL PLAT NOTES:

1) Subdivider's Statement: Selling a portion of this add[illegible] a violation of the Subdivision Ordinance of the City of R[illegible] Regulation of Subdivisions and Property Development, [illegible] and shall be subject to the City of Rockwall withholding[illegible]

2) Public Improvement Statement: It shall be the policy[illegible] building permits until all streets, water, sewer and storm[illegible] by the City. The approval of a subdivision plat by the C[illegible] assurance or guarantee that any building within such p[illegible] issued, nor shall such approval constitute any represen[illegible] of Rockwall of the adequacy and availability for water [illegible] fire protection within such subdivision plat, as required[illegible] City of Rockwall.

3) Drainage and Detention Easements: Property owne[illegible] repairing, and replacing and shall bear sole liability of [illegible] detention easements.

4) Fire Lanes: All Fire Lanes will be constructed, maint[illegible] property owner. Fire Lanes shall be constructed in acc[illegible] Engineering Plans for both on-site and off-site Fire Lan[illegible]

5) Street Appurtenances: All decorative signage, posts[illegible] shall be installed, maintained, repaired, and replaced b[illegible]

OWNER'S DEDICATION:

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

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

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

2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective sy[illegible] and any public utility shall at all times have the right of ingres[illegible] easement strips for purposes of construction, reconstruction, [illegible] either adding to or removing all or part of their respective sys[illegible] time, procuring the permission of anyone.

3. The City of Rockwall will not be responsible for any claims o[illegible] occasioned by the establishment of grade of streets in the subdivision.

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

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

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

Please include these general notes on the plat.

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

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

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

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

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

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

CONSELMAN EQUITIES LLC, a Texas limited liability company

Frank Conselman
President

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, on this day personally appeared Frank Conselman, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein stated.

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

Signature

EYORS CERTIFICATE:

January, do hereby certify that I prepared this plat from an actual and accurate of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

**PRELIMINARY**, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT. (5/19/2026)

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

APPROVED: I hereby certify that the above and foregoing subdivision plat -- being an addition to the City of Rockwall, Texas -- was approved by the City Council of the City of Rockwall, Texas on the _____ day of _____, 2026.

Planning and Zoning Chairman

City Engineer

1200 W. STATE STREET
GARLAND, TEXAS 75040
attn: JERRY MONK

A TEXAS LIMITED LIABILITY COMPANY
1210 CRESTCOVE
ROCKWALL, TEXAS 75087

txheritage.com
Firm No. 10169300

FINAL PLAT
LOT 1, BLOCK A
**TEXAS PRODUCTS ADDITION**
BEING ONE (1) LOT
6.685-ACRES OR 291,202 SF
SITUATED IN THE
DAVID HARR SURVEY, ABSTRACT NO. 102
[illegible] OF ROCKWALL, ROCKWALL COUNTY, TEXAS
CASE NO. P2024-037



DATE: 5/19/2026 / JOB # 2302034-6 / SCALE= 1" = 60' / DRAWN: JACOB

# DEVELOPMENT APPLICATION

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

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

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

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

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

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

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

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

## PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS: 1775 AIRPORT ROAD, ROCKWALL
SUBDIVISION: TEXAS PRODUCTS ADDITION — LOT: 1 — BLOCK: 1
GENERAL LOCATION: JOHN KING BLVD @ AIRPORT ROAD, NORTH SIDE

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

CURRENT ZONING: PD-10C — CURRENT USE: VACANT
PROPOSED ZONING: PD-10C — PROPOSED USE:
ACREAGE: 6.68 — LOTS [CURRENT]: 1 — LOTS [PROPOSED]: 1

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

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

| | | | |
|---|---|---|---|
| ☑ OWNER | Conselman Equities | ☐ APPLICANT | |
| CONTACT PERSON | Frank Conselman | CONTACT PERSON | |
| ADDRESS | [redacted] | ADDRESS | |
| CITY, STATE & ZIP | | Y, STATE & ZIP | |
| PHONE | | PHONE | |
| E-MAIL | | E-MAIL | |

## NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Frank Conselman [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* $ 640.00 *, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 5th *DAY OF* June *, 2026. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."*

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 5th DAY OF June 2026

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Andy K. Morrison

Andy K Morrison
My Commission Expires
3/24/2027
Notary ID 131927496

MY COMMISSION EXPIRES



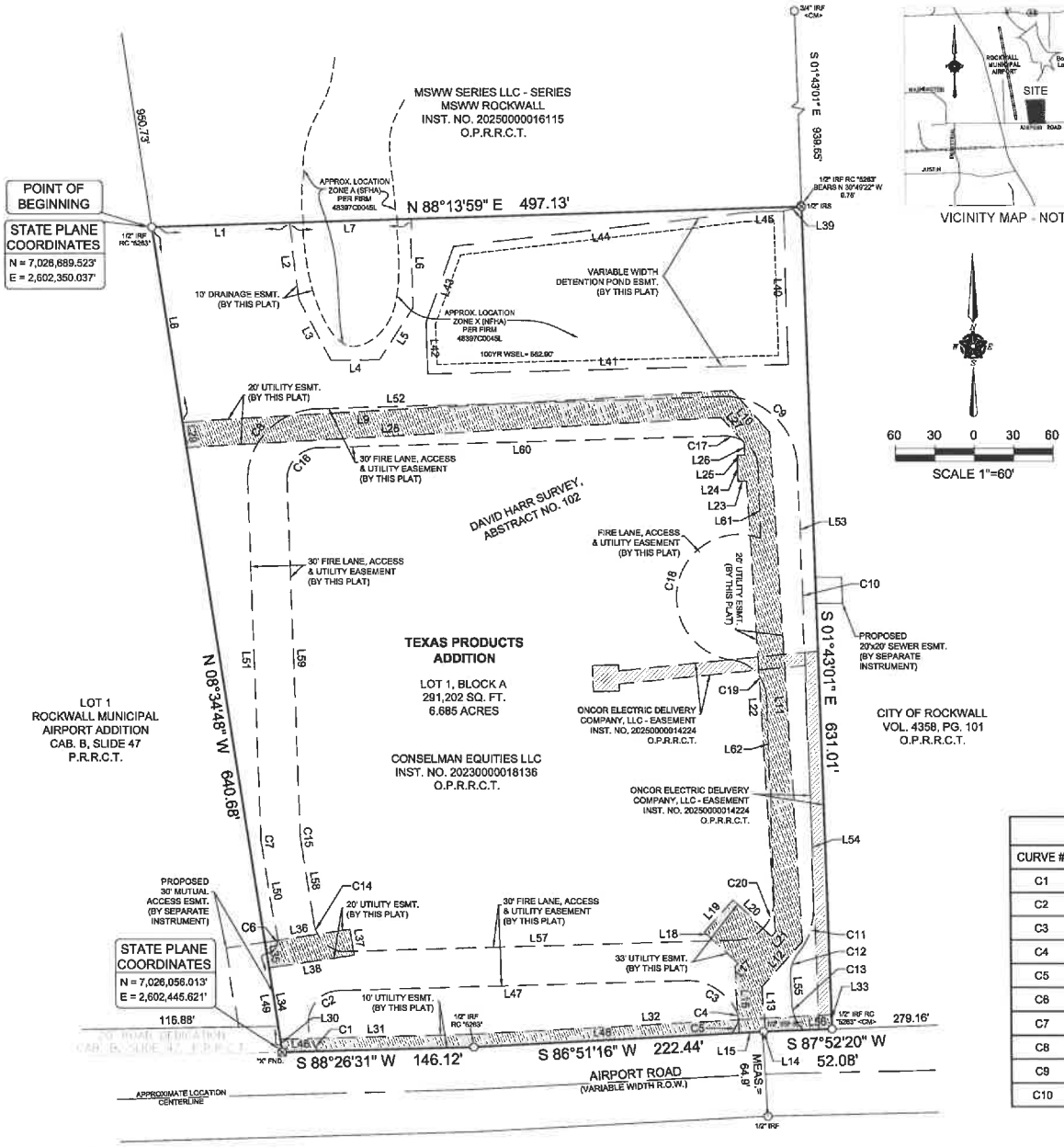


# City of Rockwall

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



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







VICINITY MAP - NOT TO SCALE




GENERAL NOTES:

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

2) The purpose of this plat is to plat an unplatted tract of land into one lot.

3) Zoning classification: LI (as per City of Rockwall Zoning GIS map).

4) Benchmark:

COR-6
N= 7,025942.628'; E= 2,601204.043'; Elevation= 558.61'

5) According to the F.I.R.M. No. 48397C0045L, the subject property lies in Zone A and Zone X and does partially lie within a Special Flood Hazard Area, as shown.

| EASEMENT LINE TABLE | | |
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| L27 | 26.18' | N41°44'54"W |
| L28 | 410.07' | S86°44'54"W |
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| L30 | 10.08' | N8°34'48"W |
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| L37 | 20.00' | N8°34'48"W |
| L38 | 66.35' | S81°25'12"W |
| L39 | 14.08' | S75°40'30"W |
| L40 | 117.92' | S1°36'04"E |
| L41 | 275.65' | S88°28'03"W |
| L42 | 39.46' | N1°43'01"W |

| EASEMENT LINE TABLE | | |
|---|---|---|
| LINE # | LENGTH | DIRECTION |
| L43 | 62.46' | N20°02'25"E |
| L44 | 225.62' | N83°18'29"E |
| L45 | 27.97' | N88°16'59"E |
| L46 | 28.00' | N88°26'31"E |
| L47 | 265.63' | N88°16'59"E |
| L48 | 197.93' | S86°51'16"W |
| L49 | 76.42' | N8°34'48"W |
| L50 | 72.22' | N8°36'14"W |
| L51 | 271.61' | N1°43'01"W |
| L52 | 310.00' | N88°16'59"E |
| L53 | 98.26' | S1°43'01"E |
| L54 | 236.36' | S1°43'01"E |
| L55 | 19.57' | S3°09'45"E |
| L56 | 21.85' | N87°52'20"E |
| L57 | 301.89' | S88°16'59"W |
| L58 | 66.26' | N8°36'14"W |
| L59 | 271.61' | N1°43'01"W |
| L60 | 310.00' | N88°16'59"E |
| L61 | 54.94' | S1°43'01"E |
| L62 | 155.48' | S1°43'01"E |

| EASEMENT CURVE TABLE | | | | |
|---|---|---|---|---|
| CURVE # | LENGTH | RADIUS | DELTA | CHORD |
| C1 | 26.20' | 30.00' | 50°02'05" | N18° 08' 15"W 25.37' |
| C2 | 35.50' | 25.00' | 81°22'12" | N47° 35' 53"E 32.59' |
| C3 | 48.66' | 40.00' | 69°41'57" | S56° 52' 03"E 45.71' |
| C4 | 7.49' | 10.00' | 42°54'57" | S0° 33' 36"E 7.32' |
| C5 | 8.85' | 30.40' | 16°41'06" | S29° 27' 54"W 8.82' |
| C8 | 15.77' | 10.00' | 90°22'36" | N36° 35' 04"E 14.19' |
| C7 | 7.21' | 60.00' | 6°53'14" | N5° 09' 38"W 7.21' |
| C8 | 86.39' | 55.00' | 90°00'01" | N43° 16' 58"E 77.78' |
| C9 | 86.39' | 55.00' | 90°00'00" | S46° 43' 01"E 77.78' |
| C10 | 2.38' | 48.00' | 2°50'16" | S1° 43' 01"E 2.38' |

| EASEMENT CURVE TABLE | | | | |
|---|---|---|---|---|
| CURVE # | LENGTH | RADIUS | DELTA | CHORD |
| C11 | 38.86' | 55.00' | 40°29'10" | S18° 31' 34"W 38.06' |
| C12 | 21.96' | 30.00' | 41°55'54" | S17° 48' 12"W 21.47' |
| C13 | 21.69' | 30.00' | 41°25'13" | S23° 52' 22"E 21.22' |
| C14 | 31.70' | 26.07' | 69°39'46" | N44° 05' 00"W 29.78' |
| C15 | 3.61' | 30.00' | 6°53'13" | N5° 09' 38"W 3.60' |
| C16 | 39.27' | 25.00' | 90°00'00" | N43° 16' 59"E 35.36' |
| C17 | 39.27' | 25.00' | 90°00'00" | S46° 43' 01"E 35.36' |
| C18 | 161.81' | 48.00' | 193°08'40" | S13° 42' 58"W 95.37' |
| C19 | 42.48' | 30.00' | 81°08'21" | S42° 17' 12"E 39.02' |
| C20 | 47.12' | 30.00' | 90°00'00" | S43° 16' 59"W 42.43' |

LEGEND

| | |
|---|---|
| <CM> | CONTROLLING MONUMENT |
| "X" FND ⊠ | "X" CUT IN CONCRETE FOUND |
| IRF ○ | IRON ROD FOUND |
| IRS ⊗ | IRON ROD WITH YELLOW PLASTIC CAP STAMPED "TXHS" SET |
| RC | RED CAP |
| YC | YELLOW CAP |
| P.R.R.C.T. | PLAT RECORDS, ROCKWALL COUNTY, TEXAS |
| O.P.R.R.C.T. | OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS |
| VOL., PG. | VOLUME, PAGE |
| CAB., SLIDE | CABINET, SLIDE |
| INST. NO. | INSTRUMENT NUMBER |
| SQ. FT. | SQUARE FEET |
| ESMT. | EASEMENT |

ENGINEER
MONK CONSULTING ENGINEERS, INC.
1200 W. STATE STREET
GARLAND, TEXAS 75040
attn: JERRY MONK

OWNER
CONSELMAN EQUITIES LLC,
A TEXAS LIMITED LIABILITY COMPANY
1210 CRESTCOVE
ROCKWALL, TEXAS 75087

SURVEYOR

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

FINAL PLAT
LOT 1, BLOCK A
**TEXAS PRODUCTS ADDITION**
BEING ONE (1) LOT
6.685-ACRES OR 291,202 SF
SITUATED IN THE
DAVID HARR SURVEY, ABSTRACT NO. 102
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
CASE NO. P2024-037



DATE: 5/19/2026 / JOB # 2302034-6 / SCALE= 1" = 60' / DRAWN: JACOB

OWNER'S CERTIFICATE:

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS, CONSELMAN EQUITIES LLC, a Texas limited liability company is the owner of a tract of land situated in the David Harr Survey, Abstract No. 102 in the City of Rockwall, Rockwall County, Texas, being that tract of land described in General Warranty Deed to CONSELMAN EQUITIES LLC recorded in Instrument Number 20230000018136 of the Official Public Records of Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

Beginning at a 1/2 inch iron rod with red plastic cap stamped "5263" found for corner, said corner being in the east line of Lot 1 of Rockwall Municipal Airport Addition, an addition to the City of Rockwall, Rockwall County, Texas according to the plat thereof recorded in Cabinet B, Slide 47 of the Plat Records of Rockwall County, Texas, said corner also being the southwest corner of that tract of land described in Warranty Deed to MSWW Series LLC - Series MSWW Rockwall recorded in Instrument Number 20250000016115 of the Official Public Records of Rockwall County, Texas, and being the northwest corner of the herein described tract;

Thence North 88 degrees 13 minutes 59 seconds East, along the south line of said MSWW Series LLC - Series MSWW Rockwall tract, a distance of 497.13 feet to a 1/2 inch iron rod with yellow plastic cap stamped "TXHS" set for corner, said corner being in the west line of that tract of land described in General Warranty Deed to City of Rockwall recorded in Volume 4358, Page 101 of the Official Public Records of Rockwall County, Texas, from which lies a 1/2 inch iron rod with red plastic cap stamped "5263" found which bears North 30 degrees 49 minutes 22 seconds West, 0.78 feet;

Thence South 01 degrees 43 minutes 01 seconds East, along the west line of said City of Rockwall tract, a distance of 631.01 feet to a 1/2 inch iron rod with red plastic cap stamped "5263" found for corner, said corner being in the north right-of-way line of Airport Road (variable width right-of-way);

Thence South 87 degrees 52 minutes 20 seconds West, along the north right-of-way line of said Airport Road, a distance of 52.08 feet to a 1/2 inch iron rod with red plastic cap found for corner;

Thence South 86 degrees 51 minutes 16 seconds West, continuing along the north right-of-way line of said Airport Road, a distance of 222.44 feet to a 1/2 inch iron rod with red plastic cap stamped "5263" found for corner;

Thence South 88 degrees 26 minutes 31 seconds West, continuing along the north right-of-way line of said Airport Road, a distance of 146.12 feet to an "X" cut in concrete found for corner, said corner being the southeast corner of a 20 foot road dedication, as dedicated by said Rockwall Municipal Airport Addition;

Thence North 08 degrees 34 minutes 48 seconds West, along the east line of said 20 foot road dedication and said Lot 1, a distance of 640.68 feet to the POINT OF BEGINNING and containing 291,202 square feet or 6.685 acres of land, more or less.

CITY OF ROCKWALL PLAT NOTES:

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

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

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

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

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

OWNER'S DEDICATION:

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

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

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

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

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

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

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

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

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

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

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

CONSELMAN EQUITIES LLC, a Texas limited liability company

_____
Frank Conselman
President

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, on this day personally appeared Frank Conselman, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein stated.

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

_____
Notary Signature

SURVEYORS CERTIFICATE:

I, J. R. January, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

**PRELIMINARY**, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT. (5/19/2026)

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

APPROVED: I hereby certify that the above and foregoing subdivision plat -- being an addition to the City of Rockwall, Texas -- was approved by the City Council of the City of Rockwall, Texas on the _____ day of _____, 2026.

Mayor of the City of Rockwall

Planning and Zoning Chairman

City Secretary

City Engineer

ENGINEER
MONK CONSULTING ENGINEERS, INC.
1200 W. STATE STREET
GARLAND, TEXAS 75040
attn: JERRY MONK

OWNER
CONSELMAN EQUITIES LLC,
A TEXAS LIMITED LIABILITY COMPANY
1210 CRESTCOVE
ROCKWALL, TEXAS 75087

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

FINAL PLAT
LOT 1, BLOCK A
**TEXAS PRODUCTS ADDITION**
BEING ONE (1) LOT
6.685-ACRES OR 291,202 SF
SITUATED IN THE
DAVID HARR SURVEY, ABSTRACT NO. 102
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
CASE NO. P2024-037



DATE: 5/19/2026 / JOB # 2302034-6 / SCALE= 1" = 60' / DRAWN: JACOB

# 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 30, 2026 |
| **APPLICANT:** | Paul Cragun; *Cumulus Design* |
| **CASE NUMBER:** | P2026-022; *Final Plat for Lots 1 & 2, Block A, Horizon Office Park Addition* |

## SUMMARY

Consider a request by Paul Cragun of Cumulus Design on behalf of Ronald Valk of Saro Partners, LLC for the approval of a *Final Plat* for Lots 1 & 2, Block A, Horizon Office Park Addition being a 2.74-acre tract of land identified as Tract 26-4 of the W. W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, addressed as 5543 Horizon Road [FM-3097], and take any action necessary.

## PLAT INFORMATION

☑ *Purpose.* The applicant is requesting the approval of a *Final Plat* for a 2.74-acre tract of land [*i.e. Tract 26-4 of the W. W. Ford Survey, Abstract No. 80*] for the purpose of subdividing the subject property into two (2) lots [*i.e. Lots 1 & 2, Block A, Horizon Office Park Addition*] and dedicating the easements required to develop the subject property.

☑ *Background.* The subject property was annexed into the City of Rockwall on May 17, 2004 by *Ordinance No. 04-34* [*Case No. A2004-001*]. On September 7, 2004, the City Council approved a zoning case [*Case No. Z2004-027; Ordinance No. 04-50*] to rezone the subject property from Agricultural (AG) District to Commercial (C) District. According to the Rockwall Central Appraisal District (RCAD) there is an 84 SF storage building, and a 250 SF shed located on the subject property, both constructed in 2009. On October 15, 2024, the Planning and Zoning Commission approved a site plan [*Case No. SP2024-040*] to allow the construction of an *Office Building* and a *Gym* on the subject property.

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

☑ *Conditional Approval.* Conditional approval of this *Final Plat* by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below. With the exception of the items listed in the Conditions of Approval section of this case memo, this plat is in substantial compliance with the requirements of Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances.

## CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the *Final Plat* for Lots 1 & 2, Block A, Horizon Office Park Addition, staff would propose the following conditions of approval:

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

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

# PROJECT COMMENTS

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

DATE: 6/23/2026

PROJECT NUMBER: P2026-022
PROJECT NAME: Final Plat for Lot 1 & 2, Block A, Horizon Office Park Addition
SITE ADDRESS/LOCATIONS: North of Horizon Road and west of Ranch Trail

CASE CAPTION: Consider a request by Paul Cragun of Cumulus Design on behalf of Ronald Valk of Saro Partners, LLC for the approval of a Final Plat for Lots 1 & 2, Block A, Horizon Office Park Addition being a 2.74-acre tract of land identified as Tract 26-4 of the W. W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, addressed as 5543 Horizon Road [FM-3097], and take any action necessary.

| DEPARTMENT | REVIEWER | DATE OF REVIEW | STATUS OF PROJECT |
|---|---|---|---|
| PLANNING | Henry Lee | 06/23/2026 | Approved w/ Comments |

06/23/2026: Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a Final Plat for Lots 1 & 2, Block A, Horizon Office Park Addition being a 2.74-acre tract of land identified as Tract 26-4 of the W. W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, addressed as 5543 Horizon Road [FM-3097].

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

M.3 For reference, include the case number (P2026-022) in the lower right-hand corner of all pages on future submittals.

M.4 Please correct the Title Block to say Final Plat and not Preliminary Plat. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

M.5 Please more clearly delineate the shared lot line between Lot 1 and Lot 2. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

M.6 Indicate all existing and proposed corner clips and any subsequent dedication. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

M.7 Please verify the ownership callouts for the adjacent properties. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

M.8 The surveyor does not need a notary as the seal serves this purpose. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

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

I.10 A full CO shall not be issued until the final plat has been filed with Rockwall County.

I.11 All meetings will be held in the Rockwall City Council Chambers at 385 S. Goliad Street at 6:00 PM. The meeting schedule for this case is as follows:

Planning and Zoning: June 30, 2026
City Council Meeting: July 6, 2026

I.12 Please note that a representative is required to be present for the meeting to answer any questions the Planning and Zoning Commission may have regarding your request. Once the Final Plat has been approved by the Planning and Zoning Commission and City Council, the case will be considered to be conditionally approved pending all of staff's comments from all City Departments and any applicable conditions of approval contained in staff's case memo are addressed prior to the subdivision plat being filed.

| DEPARTMENT | REVIEWER | DATE OF REVIEW | STATUS OF PROJECT |
|---|---|---|---|
| ENGINEERING | Madelyn Kuhn | 06/19/2026 | Approved w/ Comments |

06/19/2026: 1. Detention outfall needs to be in an easement.
2. For final plat. remove all site features, contours,etc. We only need the property boundaries and easements.
3. Final?
4. Label this easement.
5. Make the new property line darker

| DEPARTMENT | REVIEWER | DATE OF REVIEW | STATUS OF PROJECT |
|---|---|---|---|
| BUILDING | Craig Foshee | 06/18/2026 | Approved |

No Comments

| DEPARTMENT | REVIEWER | DATE OF REVIEW | STATUS OF PROJECT |
|---|---|---|---|
| FIRE | Ariana Kistner | 06/15/2026 | Approved |

No Comments

| DEPARTMENT | REVIEWER | DATE OF REVIEW | STATUS OF PROJECT |
|---|---|---|---|
| GIS | Lance Singleton | 06/15/2026 | Approved w/ Comments |

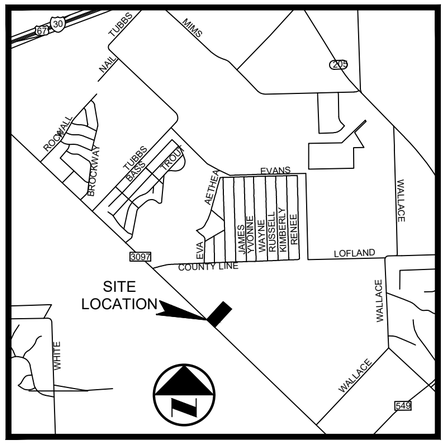
06/15/2026: Lot 1 will be 5543 Horizon Road, Rockwall, TX 75032
Lot 2 will be 5551 Horizon Road, Rockwall, TX 75032

| DEPARTMENT | REVIEWER | DATE OF REVIEW | STATUS OF PROJECT |
|---|---|---|---|
| POLICE | Chris Cleveland | 06/12/2026 | Approved |

No Comments

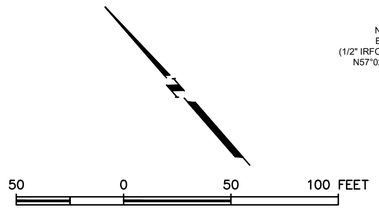
| DEPARTMENT | REVIEWER | DATE OF REVIEW | STATUS OF PROJECT |
|---|---|---|---|
| PARKS | Travis Sales | 06/15/2026 | Approved |

No Comments




LOCATION MAP

NOT TO SCALE




# LEGEND

| | |
|---|---|
| T | TELEPHONE BOX |
| E | ELECTRIC BOX |
| | GUY ANCHOR |
| | UTILITY POLE |
| | SIGN |
| S | SANITARY SEWER MANHOLE |
| | METAL POST |
| | METAL STRIP |
| | METAL SCREW |
| OHE | OVERHEAD ELECTRIC LINE |
| C.M. | CONTROLLING MONUMENT |
| CMF | CONCRETE MONUMENT FOUND |
| IRF | IRON ROD FOUND |
| ESMT. | EASEMENT |
| R.O.W. | RIGHT-OF-WAY |
| D.R.R.C.T. | DEED RECORDS, ROCKWALL COUNTY, TEXAS |
| O.P.R.R.C.T. | OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS |




| LINE TABLE | | |
|---|---|---|
| NO. | BEARING | LENGTH |
| L1 | N89°02'42"E | 29.11' |
| L2 | S45°57'18"E | 3.39' |
| L3 | N44°02'42"E | 14.57' |
| L4 | S45°57'18"E | 20.00' |
| L5 | S44°02'42"W | 14.57' |
| L6 | N44°02'42"E | 14.87' |
| L7 | S45°57'18"E | 20.00' |
| L8 | S44°02'42"W | 14.87' |
| L9 | S45°57'18"E | 2.16' |
| L10 | S00°57'18"E | 29.11' |
| L11 | S45°57'18"E | 14.83' |
| L12 | S44°02'42"W | 20.00' |
| L13 | N45°57'18"W | 14.83' |
| L14 | S00°57'18"E | 12.54' |
| L15 | N89°02'42"E | 12.54' |

| LINE TABLE | | |
|---|---|---|
| NO. | BEARING | LENGTH |
| L16 | N45°57'18"W | 6.01' |
| L17 | N44°02'42"E | 20.00' |
| L18 | S45°57'18"E | 6.01' |
| L19 | S47°36'36"E | 10.94' |
| L20 | S28°57'06"E | 2.66' |
| L21 | S47°47'09"E | 16.05' |
| L22 | N56°44'32"W | 2.46' |
| L23 | S39°41'52"W | 3.75' |
| L24 | S48°33'21"W | 3.34' |
| L25 | N00°57'32"W | 3.94' |
| L26 | N48°33'21"E | 1.65' |
| L27 | S45°34'13"E | 26.66' |
| L28 | S45°34'13"E | 29.52' |
| L29 | S45°57'18"E | 7.34' |
| L30 | N44°02'42"E | 20.00' |

| LINE TABLE | | |
|---|---|---|
| NO. | BEARING | LENGTH |
| L31 | N45°57'18"W | 7.34' |
| L32 | S44°02'42"W | 36.07' |
| L33 | N45°57'18"W | 12.31' |
| L34 | N44°02'42"E | 20.00' |
| L35 | S45°57'18"E | 12.31' |
| L36 | N44°02'42"E | 47.19' |
| L37 | S44°03'02"W | 10.37' |
| L38 | S45°56'58"E | 24.00' |
| L39 | N39°34'23"E | 0.97' |
| L40 | N48°33'21"E | 4.13' |
| L41 | N02°58'29"W | 3.83' |
| L42 | N75°48'59"W | 28.68' |

| CURVE TABLE | | | | | |
|---|---|---|---|---|---|
| NO. | DELTA | RADIUS | LENGTH | CHORD BEARING | CHORD |
| C1 | 88°20'56" | 13.00' | 20.05' | N88°12'56"E | 18.12' |
| C2 | 53°31'17" | 13.00' | 12.14' | S20°50'58"E | 11.71' |
| C3 | 40°28'51" | 24.05' | 16.99' | S14°19'45"E | 16.64' |
| C4 | 75°51'24" | 9.00' | 11.92' | S09°51'32"E | 11.06' |
| C5 | 19°03'35" | 17.01' | 5.66' | N66°16'32"W | 5.63' |
| C6 | 84°09'22" | 14.00' | 20.56' | S81°46'32"W | 18.76' |
| C7 | 68°13'34" | 13.00' | 15.48' | S73°48'39"W | 14.58' |
| C8 | 11°13'18" | 60.71' | 11.89' | S77°41'13"E | 11.87' |
| C9 | 16°37'57" | 60.71' | 17.62' | S88°23'09"W | 17.56' |
| C10 | 80°52'09" | 10.00' | 14.11' | N59°29'44"W | 12.97' |
| C11 | 90°24'38" | 20.00' | 31.56' | N89°13'28"E | 28.39' |
| C12 | 90°22'45" | 20.00' | 31.55' | S89°14'25"W | 28.38' |
| C13 | 90°21'47" | 44.00' | 69.39' | N89°14'54"E | 62.42' |
| C15 | 87°28'11" | 44.00' | 67.18' | S87°47'04"W | 60.84' |
| C16 | 90°01'43" | 20.00' | 31.43' | N89°02'06"E | 28.29' |
| C17 | 88°08'52" | 20.00' | 30.77' | N00°01'29"W | 27.82' |
| C18 | 86°15'04" | 20.00' | 30.11' | S87°10'14"W | 27.34' |
| C19 | 89°37'15" | 20.00' | 31.28' | S00°45'35"E | 28.19' |
| C20 | 68°42'18" | 18.00' | 21.58' | S06°16'58"E | 20.31' |

NOTES:

1. THE BASIS OF BEARINGS FOR THIS SURVEY IS THE STATE PLANE COORDINATE SYSTEM, NORTH TEXAS CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983. ADJUSTMENT REALIZATION 2011.

2. COORDINATES SHOWN ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, NORTH TEXAS CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.

3. ALL EASEMENTS SHOWN HEREON ARE BY THIS PLAT UNLESS OTHERWISE NOTED.

4. SUBJECT PROPERTY IS IN "ZONE X" ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP NO. 480547 0040L, REVISED DATE SEPTEMBER 26, 2008.

"ZONE X" OTHER AREAS: AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN

5. 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.

6. 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.

7. 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.

8. 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.

9. 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).

10. SANITARY SEWER SHALL DRAIN TO THE EXISTING CITY OF ROCKWALL SEWER MAIN.

OWNER

SARO PARTNERS, LLC
CONTACT: RONALD VALK
1450 T L TOWNSEND DR., SUITE 100
ROCKWALL, TX 75032
PH: 972-722-2590
EMAIL: Ron@platinumtx.com

Final?

# PRELIMINARY PLAT
# LOTS 1 & 2, BLOCK A
# HORIZON OFFICE PARK ADDITION

BEING TWO (2) LOTS
2.739-ACRES OR 119,314 SF
SITUATED WITHIN THE
W.W. FORD SURVEY, ABSTRACT NO. 80
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
AUGUST 14, 2025
CASE NUMBER _____


VOTEX SURVEYING COMPANY – TBPLS FIRM NO. 10013600
10440 N. CENTRAL EXPWY, STE. 800 DALLAS, TEXAS 75231
PH. (469) 333-8831; candy@votexsurveying.com

PROJECT NO. 2025-027 SHEET 1 OF 2

# DEVELOPMENT APPLICATION

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

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

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

**DIRECTOR OF PLANNING:**
**CITY ENGINEER:**

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

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

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

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

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

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

## PROPERTY INFORMATION [PLEASE PRINT]

| | | | | | |
|---|---|---|---|---|---|
| ADDRESS | North of Horizon Road and West of Ranch Trail in Rockwall County, Texas | | | | |
| SUBDIVISION | W.W. Ford Survey, Abst Nop. 80, Tract 26-4 | LOT | | BLOCK | |
| GENERAL LOCATION | North of Horizon Road and approximatively 1,135 ft southeast of the intersection of County Line Road and Horizon Road | | | | |

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

| | | | | | |
|---|---|---|---|---|---|
| CURRENT ZONING | C | | CURRENT USE | Vacant | |
| PROPOSED ZONING | No change | | PROPOSED USE | Office and Gym | |
| ACREAGE | 2.74 | LOTS [CURRENT] | 1 | LOTS [PROPOSED] | 2 |

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

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

| | | | |
|---|---|---|---|
| ☐ OWNER | Saro Partners, LLC | ☒ APPLICANT | Cumulus Design |
| CONTACT PERSON | Ronald Valk | CONTACT PERSON | Paul Cragun |
| ADDRESS | [redacted] | ADDRESS | [redacted] |
| CITY, STATE & ZIP | | CITY, STATE & ZIP | |
| PHONE | | PHONE | |
| E-MAIL | | E-MAIL | |

## NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Shawn Valk [*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* $ 554.78 *, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 26 *DAY OF* May *, 20* 26 *. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."*

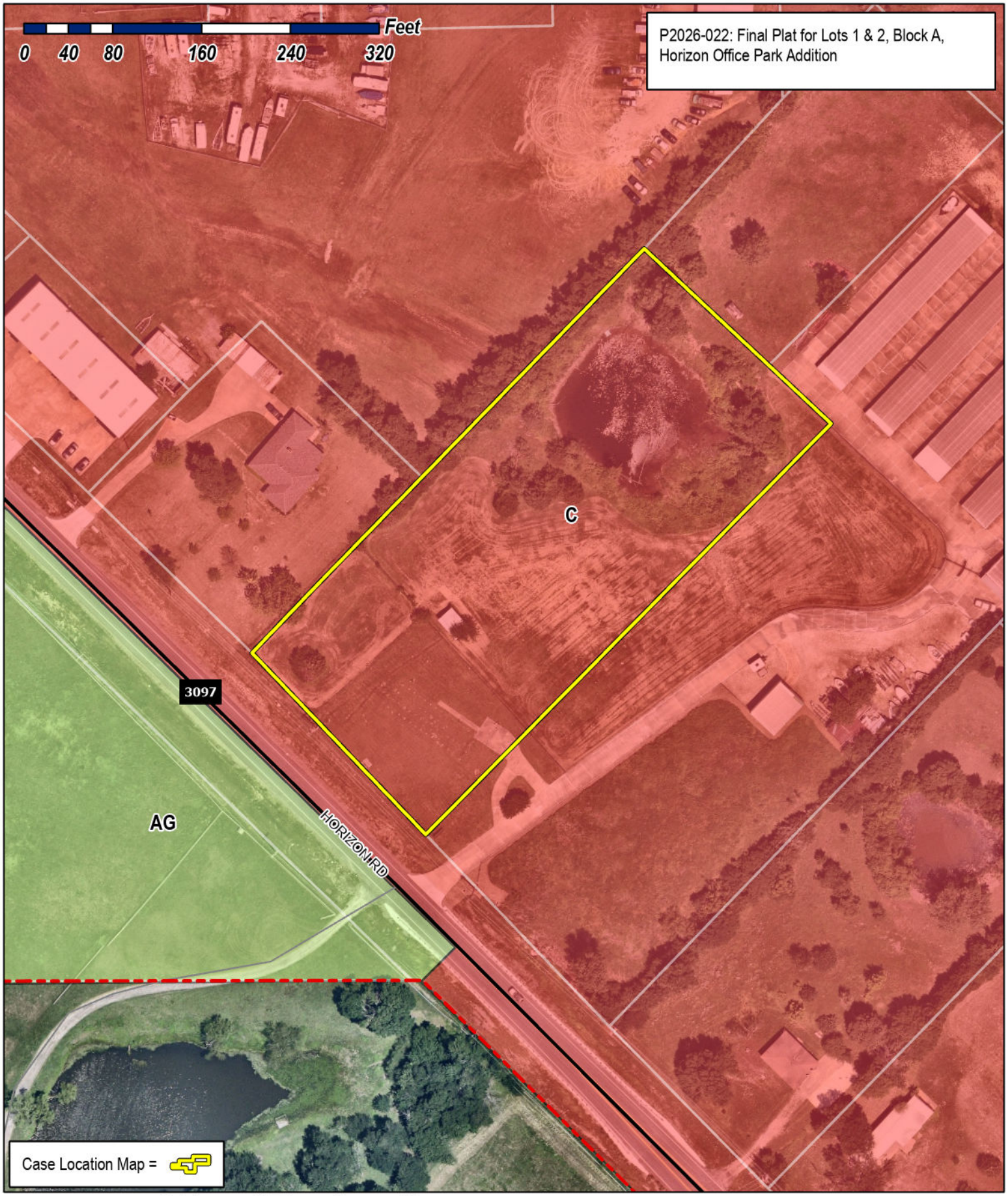
*GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE* 26 *DAY OF* May *, 20* 26 *.*

ANNALYSE OLSON
My Notary ID # 130217987
Expires October 27, 2027

*OWNER'S SIGNATURE* Shawn Valk

*NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS* Annalyse Olson

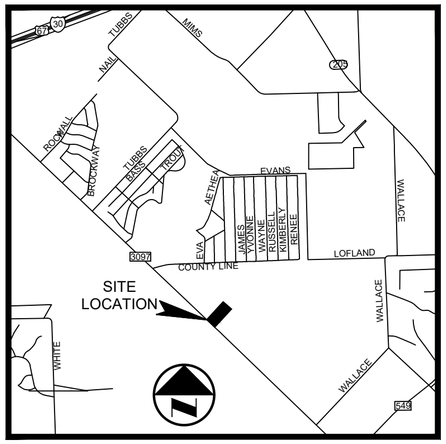
*MY COMMISSION EXPIRES* October 27, 2027




# City of Rockwall

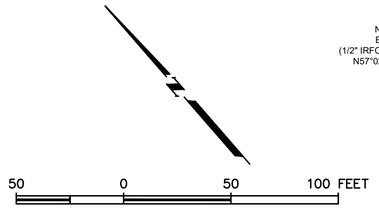
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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




LOCATION MAP

NOT TO SCALE







| LINE TABLE | | |
|---|---|---|
| NO. | BEARING | LENGTH |
| L1 | N89°02'42"E | 29.11' |
| L2 | S45°57'18"E | 3.39' |
| L3 | N44°02'42"E | 14.57' |
| L4 | S45°57'18"E | 20.00' |
| L5 | S44°02'42"W | 14.57' |
| L6 | N44°02'42"E | 14.87' |
| L7 | S45°57'18"E | 20.00' |
| L8 | S44°02'42"W | 14.87' |
| L9 | S45°57'18"E | 2.16' |
| L10 | S00°57'18"E | 29.11' |
| L11 | S45°57'18"E | 14.83' |
| L12 | S44°02'42"W | 20.00' |
| L13 | N45°57'18"W | 14.83' |
| L14 | S00°57'18"E | 12.54' |
| L15 | N89°02'42"E | 12.54' |

| LINE TABLE | | |
|---|---|---|
| NO. | BEARING | LENGTH |
| L16 | N45°57'18"W | 6.01' |
| L17 | N44°02'42"E | 20.00' |
| L18 | S45°57'18"E | 6.01' |
| L19 | S47°36'36"E | 10.94' |
| L20 | S28°57'06"E | 2.66' |
| L21 | S47°47'09"E | 16.05' |
| L22 | N56°44'32"W | 2.46' |
| L23 | S39°41'52"W | 3.75' |
| L24 | S48°33'21"W | 3.34' |
| L25 | N00°57'32"W | 3.94' |
| L26 | N48°33'21"E | 1.65' |
| L27 | S45°34'13"E | 26.66' |
| L28 | S45°34'13"E | 29.52' |
| L29 | S45°57'18"E | 7.34' |
| L30 | N44°02'42"E | 20.00' |

| LINE TABLE | | |
|---|---|---|
| NO. | BEARING | LENGTH |
| L31 | N45°57'18"W | 7.34' |
| L32 | S44°02'42"W | 36.07' |
| L33 | N45°57'18"W | 12.31' |
| L34 | N44°02'42"E | 20.00' |
| L35 | S45°57'18"E | 12.31' |
| L36 | N44°02'42"E | 47.19' |
| L37 | S44°03'02"W | 10.37' |
| L38 | S45°56'58"E | 24.00' |
| L39 | N39°34'23"E | 0.97' |
| L40 | N48°33'21"E | 4.13' |
| L41 | N02°58'29"W | 3.83' |
| L42 | N75°48'59"W | 28.68' |

| CURVE TABLE | | | | | |
|---|---|---|---|---|---|
| NO. | DELTA | RADIUS | LENGTH | CHORD BEARING | CHORD |
| C1 | 88°20'56" | 13.00' | 20.05' | N88°12'56"E | 18.12' |
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| C3 | 40°28'51" | 24.05' | 16.99' | S14°19'45"E | 16.64' |
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| C9 | 16°37'57" | 60.71' | 17.62' | S88°23'09"W | 17.56' |
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| C20 | 68°42'18" | 18.00' | 21.58' | S06°16'58"E | 20.31' |

# LEGEND

| | |
|---|---|
| T | TELEPHONE BOX |
| E | ELECTRIC BOX |
| | GUY ANCHOR |
| | UTILITY POLE |
| | SIGN |
| S | SANITARY SEWER MANHOLE |
| | METAL POST |
| | METAL STRIP |
| | METAL SCREW |
| OHE | OVERHEAD ELECTRIC LINE |
| C.M. | CONTROLLING MONUMENT |
| CMF | CONCRETE MONUMENT FOUND |
| IRF | IRON ROD FOUND |
| ESMT. | EASEMENT |
| R.O.W. | RIGHT-OF-WAY |
| D.R.R.C.T. | DEED RECORDS, ROCKWALL COUNTY, TEXAS |
| O.P.R.R.C.T. | OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS |

NOTES:

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10. SANITARY SEWER SHALL DRAIN TO THE EXISTING CITY OF ROCKWALL SEWER MAIN.

OWNER

SARO PARTNERS, LLC
CONTACT: RONALD VALK
1450 T L TOWNSEND DR., SUITE 100
ROCKWALL, TX 75032
PH: 972-722-2590
EMAIL: Ron@platinumtx.com

# PRELIMINARY PLAT
# LOTS 1 & 2, BLOCK A
# HORIZON OFFICE PARK ADDITION

BEING TWO (2) LOTS
2.739-ACRES OR 119,314 SF
SITUATED WITHIN THE
W.W. FORD SURVEY, ABSTRACT NO. 80
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
AUGUST 14, 2025
CASE NUMBER _____


*VOTEX SURVEYING COMPANY – TBPLS FIRM NO. 10013600*
*10440 N. CENTRAL EXPWY, STE. 800 DALLAS, TEXAS 75231*
*PH. (469) 333-8831; candy@votexsurveying.com*

*PROJECT NO. 2025-027* *SHEET 1 OF 2*

**OWNER'S CERTIFICATION**

**STATE OF TEXAS**
**COUNTY OF ROCKWALL**

**WHEREAS** SARO PARTNERS, LLC, BEING THE OWNERS OF A TRACT OF land in the County of Rockwall, State of Texas, said tract being described as follows:

**BEING** a tract of land situated in the W.W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas and being all of that tract of land conveyed to Saro Partners, LLC by Special Warranty Deed with Vendor's Lien recorded in Instrument No. 20180000013844, Official Public Records, Rockwall County, Texas; and being more particularly described as follows:

**BEGINNING** a 1/2-inch iron rod found for corner in the northeast right-of-way line of F.M. 3097 (Horizon Road; a variable width right-of-way) at the south corner of said Saro Partners tract;

**THENCE** N 88°32'43" E, with said south right-of-way line of Springer Road, at a distance of 395.98 feet passing a 1/2-inch iron rod found for the northwest corner of said J R Fleming Investments, LLC tract and continuing for a total distance of 641.45 feet to a point at the northeast corner of said J R Fleming Investments, LLC tract and the northwest corner of a tract of land conveyed to Prism Leasing, Ltd. recorded in Volume 1244, Page 114, Deed Records, Rockwall County, Texas; from which a 1/2-inch iron rod found (bent) bears S 35°23'34" W, a distance of 0.29 feet;

**THENCE** with said northeast right-of-way line of F.M. 3097, the following courses and distances:

N 42°43'47" W, a distance of 143.78 feet to a 1/2-inch iron rod found for an angle point; from which a concrete monument found bears N 76°17'46" W, a distance of 8.25 feet;

N 48°24'14" W, a distance of 90.70 feet to a 1/2-inch iron rod found (leaning) at the west corner of said Saro Partners tract and the south corner of a tract of land conveyed to Buffalo Creek Business Park, Ltd. by deed recorded in Volume 7093, Page 138, Deed Records, Rockwall County, Texas;

**THENCE** N 44°05'25" E, departing said northeast right-of-way line and with the common line of said Saro Partners tract and said Buffalo Creek Business Park tract, at a distance of 207.61 feet passing the east corner of said Buffalo Creek Business Park tract and the south corner of a tract of land conveyed to Buffalo Creek Business Park, Ltd. by deed recorded in Volume 7093, Page 142, Deed Records, Rockwall County, Texas, and continuing for a total distance of 506.78 feet to a 1/2-inch iron rod with plastic cap stamped "VOTEX SURVEYING" set for corner in the southeast line of second mentioned Buffalo Creek Business Park tract at the north corner of said Saro Partners tract; from which a 1/2-inch iron rod with illegible plastic cap found bears N 57°02'16" W, a distance of 0.24 feet;

**THENCE** S 47°33'20" E, departing said southeast line of second mentioned Buffalo Creek Business Park tract, a distance of 234.37 feet to a 1/2-inch iron rod with plastic cap stamped "VOTEX SURVEYING" set at the east corner of said Saro Partners tract;

**THENCE** S 44°06'06" W, a distance of 517.54 feet to the **POINT OF BEGINNING** and containing 119,314 square feet or 2.739 acres of land, more or less.

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

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

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

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

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

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

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

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

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

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.

SARO PARTNERS, LLC,
a Texas limited liability company

_____
Name, Title

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, a Notary Public in and for the County and State on this day personally appeared _____, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purpose and consideration therein and in the capacity therein stated.

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

_____ _____ _____
Notary Public, State of Texas My Commission Expires

**SURVEYOR'S STATEMENT**

THAT I, Candy Hone, 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.

PRELIMINARY

RELEASED 2/19/2026 FOR REVIEW PURPOSES ONLY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

Candy Hone, Registered Professional Land Surveyor, No. 5867
Votex Surveying Company - Firm No. 10013600 - (469) 333-8831

**STATE OF TEXAS**
**COUNTY OF DALLAS**

Before me, the undersigned, a Notary Public in and for the County and State on this day personally appeared Candy Hone, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

_____ _____
Notary Public, State of Texas My Commission Expires

**APPROVED:**
I hereby certify that the above and foregoing plat - being an addition to the City of Rockwall, Texas - was approved by the City Council of the City of Rockwall on the _____ day of _____, 2026.

_____ _____ _____ _____
***MAYOR OF THE CITY OF ROCKWALL*** ***PLANNING AND ZONING COMMISSION CHAIRMAN***

_____ _____ _____ _____
***CITY SECRETARY*** ***CITY ENGINEER***

# PRELIMINARY PLAT
# LOTS 1 & 2, BLOCK A
# HORIZON OFFICE PARK ADDITION

BEING TWO (2) LOTS
2.739-ACRES OR 119,314 SF
SITUATED WITHIN THE
W.W. FORD SURVEY, ABSTRACT NO. 80
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
AUGUST 14, 2025
CASE NUMBER _____

OWNER
SARO PARTNERS, LLC
CONTACT: RONALD VALK
1450 T L TOWNSEND DR., SUITE 100
ROCKWALL, TX 75032
PH: 972-722-2590
EMAIL: Ron@platinumtx.com

*VOTEX SURVEYING COMPANY - TBPLS FIRM NO. 10013600*
*10440 N. CENTRAL EXPWY, STE. 800 DALLAS, TEXAS 75231*
*PH. (469) 333-8831; candy@votexsurveying.com*

# 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 30, 2026 |
| **APPLICANT:** | Ryan Joyce; *Michael Joyce Properties* |
| **CASE NUMBER:** | P2026-024; *Replat for Lots 54-67, Block D, Park Hills Addition* |

## SUMMARY

Consider a request by Ryan Joyce of Michael Joyce Properties on behalf of John Vick of Qualico Developments (US), LLC and Daniel and Amanda Dailey for the approval of a *Replat* for Lots 54-67, Block D, Park Hills Addition being a 6.469-acre tract of land identified as Lots 1 & 15-26, Block D, Park Hills Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 98 (PD-98) for Single-Family 8.4 (SF-8.4) District land uses, generally located at the southeast corner of the intersection of Overhill Drive and Parkland Valley, and take any action necessary.

## PLAT INFORMATION

☑ *Purpose*. The applicant is requesting approval of a *Replat* for a 6.469-acre tract of land (*i.e. Lots 1 & 15-26, Block D, Park Hills Addition*) in order to correct a surveying error that was platted with the original Park Hills Subdivision plat [*Case No. P2023-012*].

☑ *Background*.

*Park Hills Subdivision*. The subject property was annexed into the City of Rockwall on March 16, 1998 by *Ordinance No. 98-10* [*Case No. A1998-001*]. At the time of annexation this property was zoned Agricultural (AG) District. On September 6, 2022, the City Council approved a zoning change for the subject property changing the zoning from an Agricultural (AG) District, Light Industrial (LI) District, and Two-Family (2F) District to Planned Development District 97 (PD-97) [*Ordinance No. 22-46; Case No. Z2022-037*] for Single-Family 8.4 (SF-8.4) District land uses. On October 17, 2022, the City Council approved a Preliminary Plat [*Case No. P2022-047*] for the Park Hill Subdivision. On February 28, 2023, the Planning and Zoning Commission approved a tree mitigation plan [*Case No. MIS2023-003*] for the Park Hills Subdivision. On June 13, 2023, the Planning and Zoning Commission approved a site plan [*Case No. SP2023-016*] for the Park Hills Subdivision. On June 19, 2023, the City Council approved a final plat [*Case No. P2023-012*] for the Park Hills Subdivision.

*Tract 3 of the G. W. Redline Survey, Abstract No. 183*. A portion of the subject property was annexed into the City of Rockwall on September 7, 1971 by *Ordinance No. 71-09* [*Case No. A1971-001*]. Based on the January 3, 1972 *Historic Zoning Maps*, this portion of the subject property was zoned Agricultural (AG) District. The balance of the subject property was annexed into the City of Rockwall on March 16, 1998 by *Ordinance No. 98-10* [*Case No. A1998-001*]. At the time of annexation this property was zoned Agricultural (AG) District. On January 6, 2025, the City Council approved a zoning change [*Case No. Z2024-053*] from Agricultural (AG) District to Single-Family 10 (SF-10) District.

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

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

**CONDITIONS OF APPROVAL**

If the Planning and Zoning Commission chooses to recommend approval of a *Replat* for *Lots 54-67, Block D, Park Hills Addition*, staff would propose the following conditions of approval:

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

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

# PROJECT COMMENTS

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

DATE: 6/23/2026

PROJECT NUMBER: P2026-024
PROJECT NAME: Replat for Park Hills
SITE ADDRESS/LOCATIONS: 1401 Overhill Drive, Rockwall, TX, 75087

CASE CAPTION: Consider a request by Ryan Joyce of Michael Joyce Properties on behalf of John Vick of Qualico Developments (US), LLC and Daniel and Amanda Dailey for the approval of a Replat for Lots 54-67, Block D, Park Hills Addition being a 6.469-acre tract of land identified as Lots 1 & 15-26, Block D, Park Hills Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 98 (PD-98) for Single-Family 8.4 (SF-8.4) District land uses, generally located at the southeast corner of the intersection of Overhill Drive and Parkland Valley, and take any action necessary.

| DEPARTMENT | REVIEWER | DATE OF REVIEW | STATUS OF PROJECT |
|---|---|---|---|
| PLANNING | Henry Lee | 06/23/2026 | Approved w/ Comments |

06/23/2026: Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a Replat for Lots 54-67, Block D, Park Hills Addition being a 6.469-acre tract of land identified as Lots 1 & 15-26, Block D, Park Hills Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 98 (PD-98) for Single-Family 8.4 (SF-8.4) District land uses, generally located at the southeast corner of the intersection of Overhill Drive and Parkland Valley.

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

M.3 For reference, include the case number (P2026-024) in the lower right-hand corner of all pages on future submittals.

M.4 Please correct the Title Block to read as the following (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances):

Final Plat
Lots 54-67, Block D
Park Hills Addition
Being a Replat of
Lots 1 & 15-26, Block D
Park Hills Addition
Being
12 Residential Lots and 2 Open Space Lots
6.469-acres or 215,875 SF
Situated in the
G. W. Redlin Survey, Abstract No. 183
City of Rockwall, Rockwall County, Texas

M.5 The location of the development is required to be tied to a Rockwall monument, or tie two (2) corners to state plan coordinates (NAD 83 State Plane Texas, North Central

[7202], US Survey Feet). (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

M.6 Lots should be numbered sequentially without the use of R. Please correct the lot numbers to reflect the Title Block. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

M.7 Based on conversations with the applicant, Lot 55R should be included with Lot 54R. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

M.8 Please provide all of the General Notes contained within the Subdivision Ordinance. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

M.9 Please remove the notary for the surveyor, their seal will serve this purpose. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

I.10 Staff has identified the aforementioned items necessary to continue the submittal process. Please make all revisions and corrections and return to staff as soon as possible for a subsequent review prior to approval.

I.11 All meetings will be held in the Rockwall City Council Chambers at 385 S. Goliad Street at 6:00 PM. The meeting schedule for this case is as follows:

Planning and Zoning: June 30, 2026
City Council Meeting: July 6, 2026

I.12 Please note that a representative is required to be present for the meeting to answer any questions the Planning and Zoning Commission may have regarding your request. Once the Replat has been approved by the Planning and Zoning Commission and City Council, the case will be considered to be conditionally approved pending all of staff's comments from all City Departments and any applicable conditions of approval contained in staff's case memo are addressed prior to the subdivision plat being filed.

| DEPARTMENT | REVIEWER | DATE OF REVIEW | STATUS OF PROJECT |
|---|---|---|---|
| ENGINEERING | Madelyn Kuhn | 06/19/2026 | Approved w/ Comments |

06/19/2026: 1. Need to add note who is responsible for maintaining, repairing, and replacing the "systems" in the 5' WME (Lot 55R).
2. Label as "Open Space"
3. What is this line? Drainage Esmt?
4. The lot label is covering up the erosion hazard setback and "L5" is covering line
5. What happened to the flood plain limits from the previous final plat?
6. Tract # or Lot #?
7. Need to tie two corners to City monumentation (x, y coordinates)
8. Please include these general notes on the plat.

| DEPARTMENT | REVIEWER | DATE OF REVIEW | STATUS OF PROJECT |
|---|---|---|---|
| BUILDING | Craig Foshee | 06/18/2026 | Approved |

No Comments

| DEPARTMENT | REVIEWER | DATE OF REVIEW | STATUS OF PROJECT |
|---|---|---|---|
| FIRE | Ariana Kistner | 06/15/2026 | Approved |

No Comments

| DEPARTMENT | REVIEWER | DATE OF REVIEW | STATUS OF PROJECT |
|---|---|---|---|
| GIS | Lance Singleton | 06/15/2026 | Approved |

No Comments

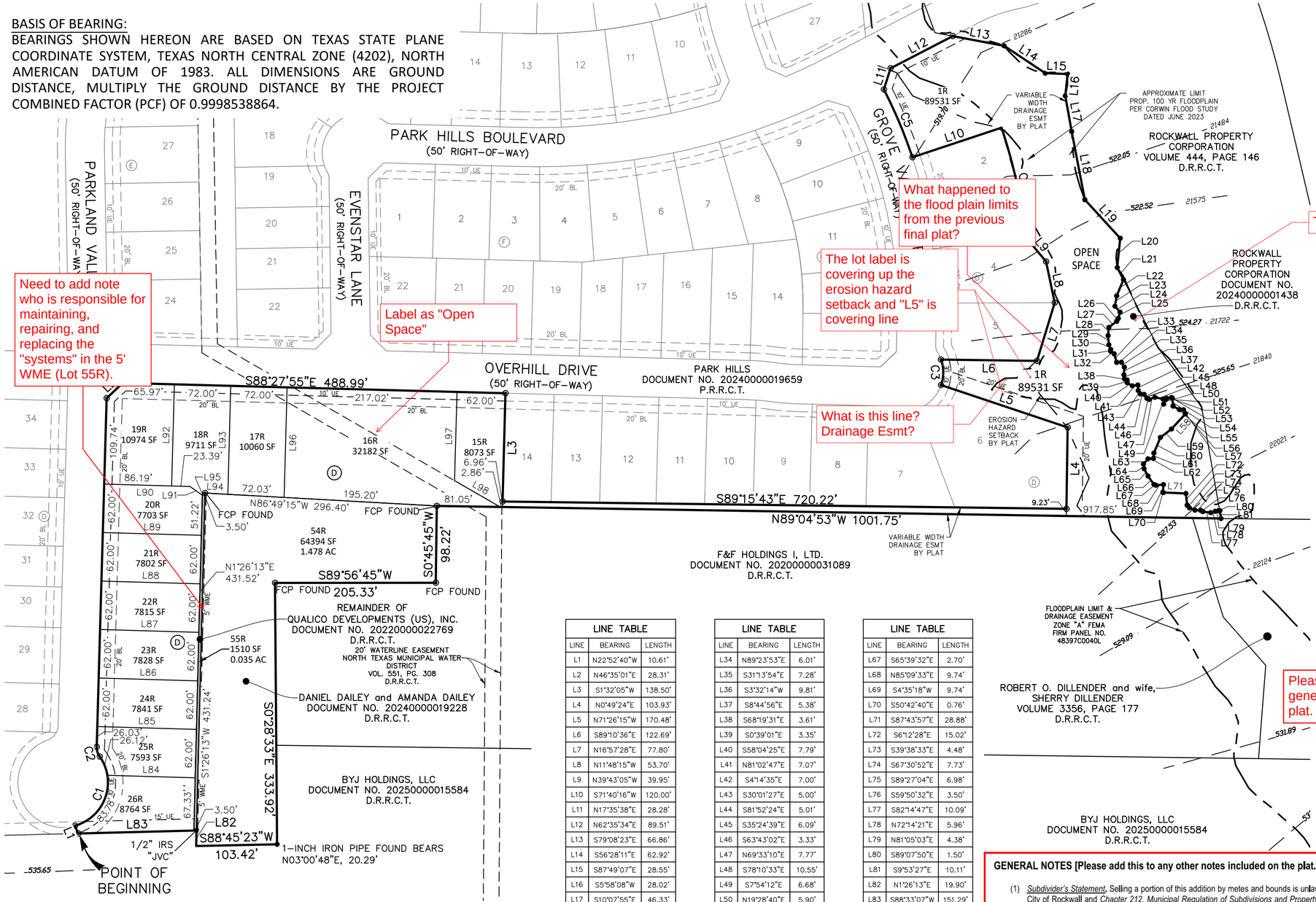
| DEPARTMENT | REVIEWER | DATE OF REVIEW | STATUS OF PROJECT |
|---|---|---|---|
| POLICE | Chris Cleveland | 06/16/2026 | Approved |

No Comments

| DEPARTMENT | REVIEWER | DATE OF REVIEW | STATUS OF PROJECT |
|---|---|---|---|
| PARKS | Henry Lee | 06/23/2026 | N/A |

No Comments

BASIS OF BEARING:
BEARINGS SHOWN HEREON ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM OF 1983. ALL DIMENSIONS ARE GROUND DISTANCE, MULTIPLY THE GROUND DISTANCE BY THE PROJECT COMBINED FACTOR (PCF) OF 0.9998538864.




Need to add note who is responsible for maintaining, repairing, and replacing the "systems" in the 5' WME (Lot 55R).

Label as "Open Space"

What happened to the flood plain limits from the previous final plat?

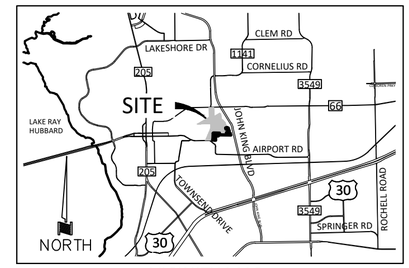
The lot label is covering up the erosion hazard setback and "L5" is covering line

What is this line? Drainage Esmt?

Tract # or Lot #?

Need to tie two corners to City monumentation (x, y coordinates)

Please include these general notes on the plat.




VICINITY MAP
N.T.S.

## LEGEND

- • Point of Curvature or Tangency on Center Line
- ● Point for Corner(unless otherwise noted)
- ◉ 1/2" Iron rod found with a yellow plastic cap stamped "JVC" (unless otherwise noted)
- <CM> Control Monument
- L1 Line No.
- C1 Curve No.
- BL Building Line
- DE Drainage Easement
- DUE Drainage Utility Easement
- OE Oncor Easement
- Esmt Easement
- UE Utility Easement
- WME Wall Maintenance Easement
- SF Square Feet
- P.R.R.C.T.= Plat Records of Rockwall County, Texas
- D.R.R.C.T.= Deed Records of Rockwall County, Texas

GRAPHIC SCALE
100 50 0 100 300
( IN FEET )
1 inch = 100 ft.

| CURVE TABLE | | | | | |
|---|---|---|---|---|---|
| CURVE | DELTA | RADIUS | TANGENT | LENGTH | CHORD |
| C1 | 109°30'36" | 57.50' | 81.38' | 109.90' | N19°38'24"E 93.92' |
| C2 | 36°44'50" | 20.50' | 6.81' | 13.15' | N16°44'29"W 12.92' |
| C3 | 37°57'50" | 50.00' | 17.20' | 33.13' | N0°25'10"W 32.53' |
| C4 | 11°27'33" | 720.00' | 72.24' | 144.00' | N12°35'57"W 143.76' |
| C5 | 8°59'22" | 600.00' | 47.17' | 94.14' | N22°49'25"W 94.04' |

| LINE TABLE | | |
|---|---|---|
| LINE | BEARING | LENGTH |
| L1 | N22°52'40"W | 10.61' |
| L2 | N46°35'01"E | 28.31' |
| L3 | S1°32'05"W | 138.50' |
| L4 | N0°49'24"E | 103.93' |
| L5 | N71°26'15"W | 170.48' |
| L6 | S89°10'36"E | 122.69' |
| L7 | N16°57'28"E | 77.80' |
| L8 | N11°48'15"W | 53.70' |
| L9 | N39°43'05"W | 39.95' |
| L10 | S71°40'16"W | 120.00' |
| L11 | N17°35'38"E | 28.28' |
| L12 | N62°35'34"E | 89.51' |
| L13 | S79°08'23"E | 66.86' |
| L14 | S56°28'11"E | 62.92' |
| L15 | S87°49'07"E | 28.55' |
| L16 | S5°58'08"W | 28.02' |
| L17 | S10°07'55"E | 46.33' |
| L18 | S10°56'13"E | 88.76' |
| L19 | S42°32'37"E | 66.83' |
| L20 | S5°48'00"W | 37.66' |
| L21 | S27°06'51"E | 17.39' |
| L22 | S22°38'47"W | 22.44' |
| L23 | S9°56'32"W | 13.38' |
| L24 | S40°37'19"E | 10.13' |
| L25 | S15°27'47"W | 8.20' |
| L26 | S29°47'35"W | 4.23' |
| L27 | S51°46'12"W | 12.73' |
| L28 | S5°22'12"W | 10.60' |
| L29 | S4°52'36"E | 11.67' |
| L30 | S21°43'23"E | 6.45' |
| L31 | S4°31'23"W | 2.39' |
| L32 | S55°11'10"E | 5.61' |
| L33 | S16°26'05"E | 11.31' |

| LINE TABLE | | |
|---|---|---|
| LINE | BEARING | LENGTH |
| L34 | N89°23'53"E | 6.01' |
| L35 | S31°13'54"E | 7.28' |
| L36 | S3°32'14"W | 9.81' |
| L37 | S8°44'56"E | 5.38' |
| L38 | S68°19'31"E | 3.61' |
| L39 | S0°39'01"E | 3.35' |
| L40 | S58°04'25"E | 7.79' |
| L41 | N81°02'47"E | 7.07' |
| L42 | S4°14'35"E | 7.00' |
| L43 | S30°01'27"E | 5.00' |
| L44 | S81°52'24"E | 5.01' |
| L45 | S35°24'39"E | 6.09' |
| L46 | S63°43'02"E | 3.33' |
| L47 | N69°33'10"E | 7.77' |
| L48 | S78°10'33"E | 10.55' |
| L49 | S7°54'12"E | 6.68' |
| L50 | N19°28'40"E | 5.90' |
| L51 | N42°50'56"E | 2.68' |
| L52 | N80°45'14"E | 6.29' |
| L53 | S45°12'19"E | 1.43' |
| L54 | S5°36'36"E | 10.05' |
| L55 | S60°55'42"E | 9.15' |
| L56 | S87°37'12"E | 5.34' |
| L57 | S23°23'23"E | 5.81' |
| L58 | S42°30'58"W | 26.10' |
| L59 | S52°49'10"W | 17.81' |
| L60 | S22°33'43"W | 21.66' |
| L61 | S5°28'06"W | 6.88' |
| L62 | S85°10'35"W | 6.87' |
| L63 | S40°54'20"W | 8.92' |
| L64 | S7°37'31"E | 5.82' |
| L65 | S28°21'00"E | 10.67' |
| L66 | S35°13'48"E | 13.07' |

| LINE TABLE | | |
|---|---|---|
| LINE | BEARING | LENGTH |
| L67 | S65°39'32"E | 2.70' |
| L68 | N85°09'33"E | 9.74' |
| L69 | S4°35'18"W | 9.74' |
| L70 | S50°42'40"E | 0.76' |
| L71 | S87°43'57"E | 28.88' |
| L72 | S6°12'28"E | 15.02' |
| L73 | S39°38'33"E | 4.48' |
| L74 | S67°30'52"E | 7.73' |
| L75 | S89°27'04"E | 6.98' |
| L76 | S59°50'32"E | 3.50' |
| L77 | S82°14'47"E | 10.09' |
| L78 | N72°14'21"E | 5.96' |
| L79 | N81°05'03"E | 4.38' |
| L80 | S89°07'50"E | 1.50' |
| L81 | S9°53'27"E | 10.11' |
| L82 | N1°26'13"E | 19.90' |
| L83 | S88°33'07"W | 151.29' |
| L84 | S88°22'04"E | 112.29' |
| L85 | S88°22'04"E | 126.58' |
| L86 | S88°22'04"E | 126.36' |
| L87 | S88°22'04"E | 126.15' |
| L88 | S88°22'04"E | 125.94' |
| L89 | S88°22'04"E | 125.73' |
| L90 | S88°22'04"E | 109.58' |
| L91 | S54°21'56"E | 19.27' |
| L92 | S1°32'05"W | 129.88' |
| L93 | S1°32'05"W | 138.70' |
| L94 | N86°49'15"W | 29.17' |
| L95 | S1°26'13"W | 2.97' |
| L96 | S1°32'05"W | 140.76' |
| L97 | S1°32'05"W | 113.44' |
| L98 | S60°00'26"E | 67.27' |

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

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

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

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

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

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

# FINAL PLAT
# LOTS 1R, 15R-26R, & 54R-55R
# BLOCK D
# PARK HILLS REPLAT

BEING A REPLAT OF
LOTS 1 & 15-26, BLOCK D
PARK HILLS
AND BEING
12 SINGLE FAMILY LOTS AND
3 OPEN SPACE LOTS
6.469 ACRES OR 215,875 SF
SITUATED IN THE
GEORGE W. REDLIN SURVEY, ABSTRACT NO. 183
CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS
12 June 2026
EXIST. ZONING: PD-98
LAND USE: SF
SHEET 1 OF 3


Owner/Applicant:
Daniel & Amanda Dailey
817 Marathon Court
Rockwall, Texas 75087
Phone: 469-360-2223

Owner/Applicant:
Shane Homes Inc.
325 N Saint St, Suite 3100
Dallas, Texas 75201
Phone: 469-836-1414

Owner/Applicant:
Pacesetter Homes, LLC
14400 The Lakes Boulevard
Bldg C Suite 200
Austin, Texas 78660
Phone: 469-713-1246

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

Owner/Applicant:
Park Hills at Rockwall Homeowners Association, Inc.
1024 S. Greenville Avenue Suite 230
Allen, Texas 75002
Phone: 972-359-1548
Contact: managementcertificate@nmitx.com

Engineer/Surveyor:
Johnson Volk Consulting, Inc.
704 Central Parkway East, Suite 1200
Plano, Texas 75074
Phone: 972-201-3100
Contact: Ryan Reynolds, RPLS

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

# DEVELOPMENT APPLICATION

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

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

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

**DIRECTOR OF PLANNING:**

**CITY ENGINEER:**

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

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

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

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

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

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

## PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 1401 Overhill Dr, Rockwall, TX 75087

SUBDIVISION Park Hills LOT BLOCK

GENERAL LOCATION Southwest of Intersection at John King Blvd & Williams Street (Hwy 66)

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

CURRENT ZONING PD-98 CURRENT USE Single Family Residential

PROPOSED ZONING PROPOSED USE

ACREAGE 6.469 LOTS [CURRENT] 12 LOTS [PROPOSED] 12

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

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

| | | | |
|---|---|---|---|
| ☐ OWNER | Daniel & Amanda Dailey | ☒ APPLICANT | Michael Joyce Properties |
| CONTACT PERSON | | CONTACT PERSON | Ryan Joyce |
| ADDRESS | [redacted] | ADDRESS | [redacted] |
| CITY, STATE & ZIP | | CITY, STATE & ZIP | |
| PHONE | | PHONE | |
| E-MAIL | | E-MAIL | |

## NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Daniel Dailey [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* $ 629.38 *TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 11 *DAY OF* June, 2026. *BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."*

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 11 DAY OF June, 2026.

OWNER'S SIGNATURE [signature]

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

CARLY LEWIS
Notary Public, State of Texas
Comm. Expires 04-16-2029
Notary ID 133044766

MY COMMISSION EXPIRES 4-16-29

# 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]:*

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- ☐ MASTER PLAT ($500.00 + $20.00 ACRE) [4]
- ☐ PRELIMINARY PLAT ($500.00 + $20.00 ACRE) [1]
- ☐ FINAL PLAT ($500.00 + $20.00 ACRE) [1]
- ☒ REPLAT ($500.00 + $20.00 ACRE) [1 & 2]
- ☐ AMENDING OR MINOR PLAT ($500.00)
- ☐ PLAT REINSTATEMENT REQUEST ($200.00)

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

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

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

***NOTES:***
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[3] AN ADDITIONAL FEE OF ***$150.00*** WILL BE REQUIRED FOR THE COST OF NOTIFICATIONS.

## PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS: 1401 Overhill Dr, Rockwall, TX 75087

SUBDIVISION: Park Hills — LOT — BLOCK

GENERAL LOCATION: Southwest of Intersection at John King Blvd & Williams Street (Hwy 66)

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

CURRENT ZONING: PD-98 — CURRENT USE: Single Family

PROPOSED ZONING — PROPOSED USE

ACREAGE: 6.469 — LOTS [CURRENT]: 12 — LOTS [PROPOSED]: 12

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

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

| | | | |
|---|---|---|---|
| ☐ OWNER | Qualico Developments (U.S.), Inc. | ☒ APPLICANT | Michael Joyce Properties |
| CONTACT PERSON | [redacted] | CONTACT PERSON | Ryan Joyce |
| ADDRESS | [redacted] | ADDRESS | [redacted] |
| CITY, STATE & ZIP | [redacted] | CITY, STATE & ZIP | [redacted] |
| PHONE | [redacted] | PHONE | [redacted] |
| E-MAIL | [redacted] | E-MAIL | [redacted] |

## NOTARY VERIFICATION [REQUIRED]

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

*"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF* $ 629.38 *TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 11 *DAY OF* June *20* 26*. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."*

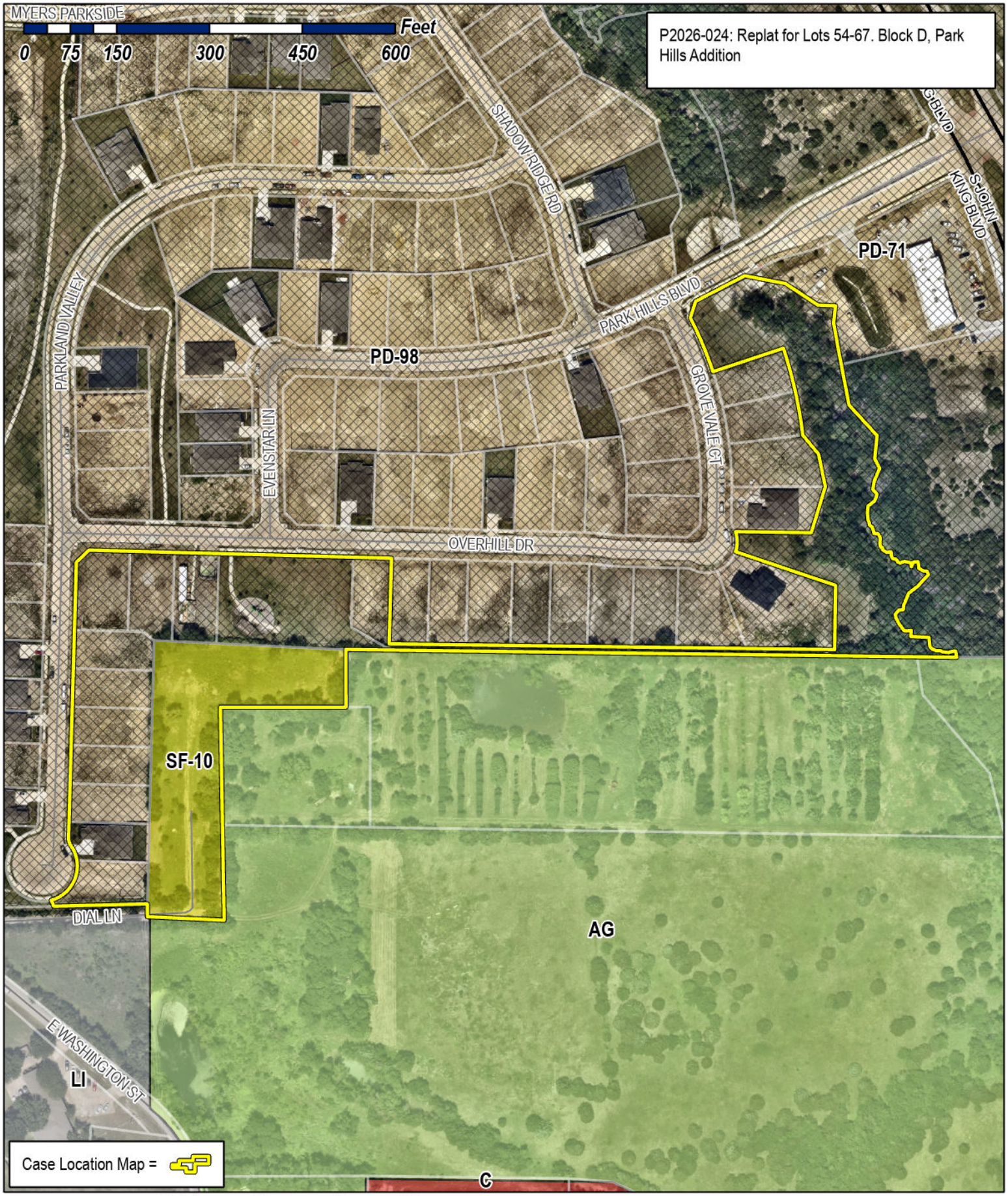
*GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE* 11th *DAY OF* June *20* 26

*OWNER'S SIGNATURE* John Vick

*NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS* Sondra Dosier Meeks

SONDRA DOSIER-MEEKS
Notary Public, State of Texas
Comm. Expires 06-15-2027
Notary ID 134410500

*MY COMMISSION EXPIRES* 6-15-2027

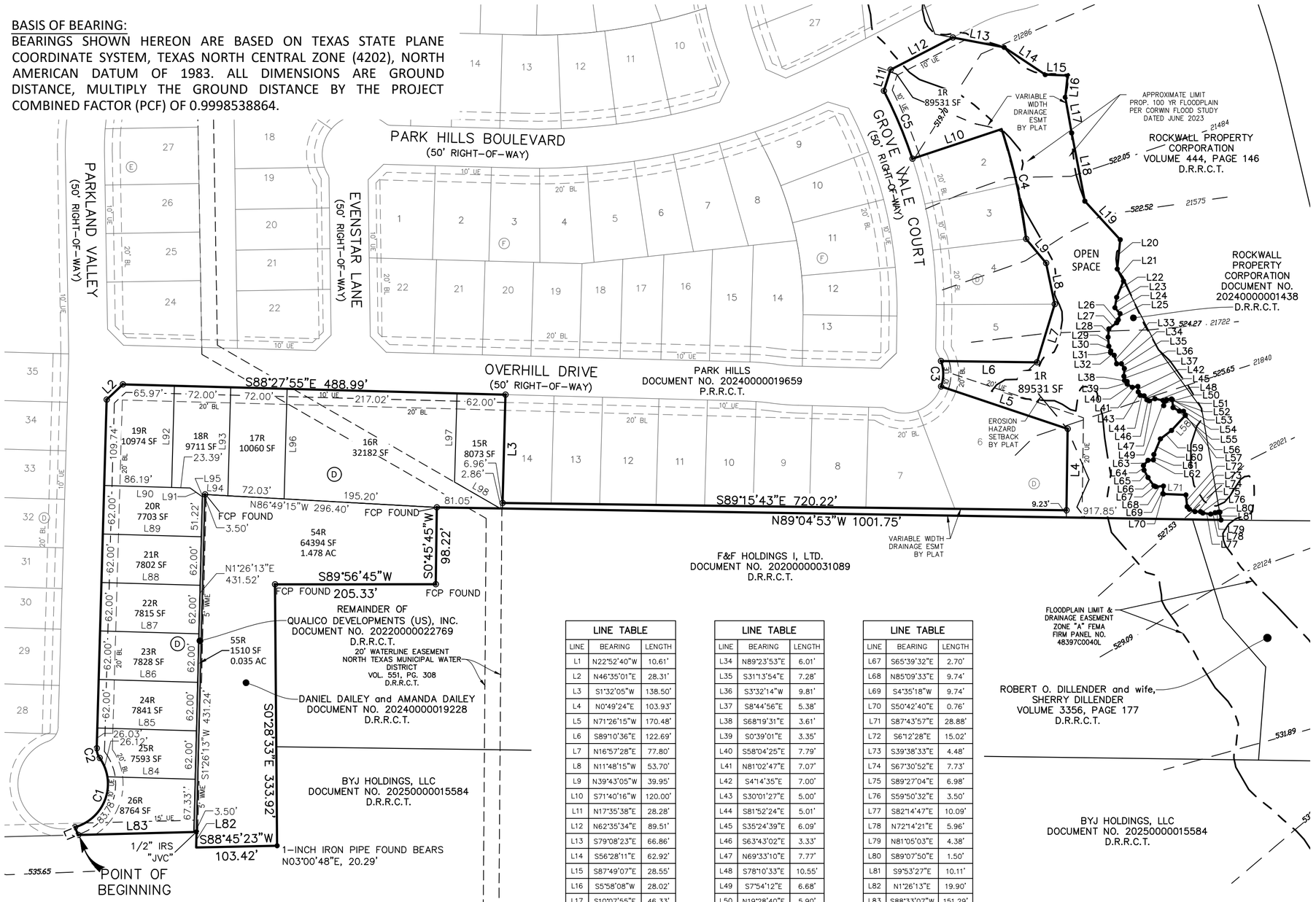


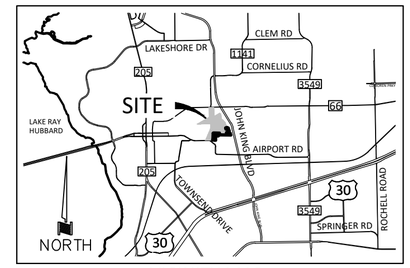

# City of Rockwall

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

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

BASIS OF BEARING:
BEARINGS SHOWN HEREON ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM OF 1983. ALL DIMENSIONS ARE GROUND DISTANCE, MULTIPLY THE GROUND DISTANCE BY THE PROJECT COMBINED FACTOR (PCF) OF 0.9998538864.




VICINITY MAP
N.T.S.

## LEGEND

- • Point of Curvature or Tangency on Center Line
- ● Point for Corner(unless otherwise noted)
- ◉ 1/2" Iron rod found with a yellow plastic cap stamped "JVC" (unless otherwise noted)
- <CM> Control Monument
- L1 Line No.
- C1 Curve No.
- BL Building Line
- DE Drainage Easement
- DUE Drainage Utility Easement
- OE Oncor Easement
- Esmt Easement
- UE Utility Easement
- WME Wall Maintenance Easement
- SF Square Feet
- P.R.R.C.T.= Plat Records of Rockwall County, Texas
- D.R.R.C.T.= Deed Records of Rockwall County, Texas

GRAPHIC SCALE
100 50 0 100 300
( IN FEET )
1 inch = 100 ft.

| CURVE TABLE | | | | | |
|---|---|---|---|---|---|
| CURVE | DELTA | RADIUS | TANGENT | LENGTH | CHORD |
| C1 | 109°30'36" | 57.50' | 81.38' | 109.90' | N19°38'24"E 93.92' |
| C2 | 36°44'50" | 20.50' | 6.81' | 13.15' | N16°44'29"W 12.92' |
| C3 | 37°57'50" | 50.00' | 17.20' | 33.13' | N0°25'10"W 32.53' |
| C4 | 11°27'33" | 720.00' | 72.24' | 144.00' | N12°35'57"W 143.76' |
| C5 | 8°59'22" | 600.00' | 47.17' | 94.14' | N22°49'25"W 94.04' |

| LINE TABLE | | |
|---|---|---|
| LINE | BEARING | LENGTH |
| L1 | N22°52'40"W | 10.61' |
| L2 | N46°35'01"E | 28.31' |
| L3 | S1°32'05"W | 138.50' |
| L4 | N0°49'24"E | 103.93' |
| L5 | N71°26'15"W | 170.48' |
| L6 | S89°10'36"E | 122.69' |
| L7 | N16°57'28"E | 77.80' |
| L8 | N11°48'15"W | 53.70' |
| L9 | N39°43'05"W | 39.95' |
| L10 | S71°40'16"W | 120.00' |
| L11 | N17°35'38"E | 28.28' |
| L12 | N62°35'34"E | 89.51' |
| L13 | S79°08'23"E | 66.86' |
| L14 | S56°28'11"E | 62.92' |
| L15 | S87°49'07"E | 28.55' |
| L16 | S5°58'08"W | 28.02' |
| L17 | S10°07'55"E | 46.33' |
| L18 | S10°56'13"E | 88.76' |
| L19 | S42°32'37"E | 66.83' |
| L20 | S5°48'00"W | 37.66' |
| L21 | S27°06'51"E | 17.39' |
| L22 | S22°38'47"W | 22.44' |
| L23 | S9°56'32"W | 13.38' |
| L24 | S40°37'19"E | 10.13' |
| L25 | S15°27'47"W | 8.20' |
| L26 | S29°47'35"W | 4.23' |
| L27 | S51°46'12"W | 12.73' |
| L28 | S5°22'12"W | 10.60' |
| L29 | S4°52'36"E | 11.67' |
| L30 | S21°43'23"E | 6.45' |
| L31 | S4°31'23"W | 2.39' |
| L32 | S55°11'10"E | 5.61' |
| L33 | S16°26'05"E | 11.31' |

| LINE TABLE | | |
|---|---|---|
| LINE | BEARING | LENGTH |
| L34 | N89°23'53"E | 6.01' |
| L35 | S31°13'54"E | 7.28' |
| L36 | S3°32'14"W | 9.81' |
| L37 | S8°44'56"E | 5.38' |
| L38 | S68°19'31"E | 3.61' |
| L39 | S0°39'01"E | 3.35' |
| L40 | S58°04'25"E | 7.79' |
| L41 | N81°02'47"E | 7.07' |
| L42 | S4°14'35"E | 7.00' |
| L43 | S30°01'27"E | 5.00' |
| L44 | S81°52'24"E | 5.01' |
| L45 | S35°24'39"E | 6.09' |
| L46 | S63°43'02"E | 3.33' |
| L47 | N69°33'10"E | 7.77' |
| L48 | S78°10'33"E | 10.55' |
| L49 | S7°54'12"E | 6.68' |
| L50 | N19°28'40"E | 5.90' |
| L51 | N42°50'56"E | 2.68' |
| L52 | N80°45'14"E | 6.29' |
| L53 | S45°12'19"E | 1.43' |
| L54 | S5°36'36"E | 10.05' |
| L55 | S60°55'42"E | 9.15' |
| L56 | S87°37'12"E | 5.34' |
| L57 | S23°23'23"E | 5.81' |
| L58 | S42°30'58"W | 26.10' |
| L59 | S52°49'10"W | 17.81' |
| L60 | S22°33'43"W | 21.66' |
| L61 | S5°28'06"W | 6.88' |
| L62 | S85°10'35"W | 6.87' |
| L63 | S40°54'20"W | 8.92' |
| L64 | S7°37'31"E | 5.82' |
| L65 | S28°21'00"E | 10.67' |
| L66 | S35°13'48"E | 13.07' |

| LINE TABLE | | |
|---|---|---|
| LINE | BEARING | LENGTH |
| L67 | S65°39'32"E | 2.70' |
| L68 | N85°09'33"E | 9.74' |
| L69 | S4°35'18"W | 9.74' |
| L70 | S50°42'40"E | 0.76' |
| L71 | S87°43'57"E | 28.88' |
| L72 | S6°12'28"E | 15.02' |
| L73 | S39°38'33"E | 4.48' |
| L74 | S67°30'52"E | 7.73' |
| L75 | S89°27'04"E | 6.98' |
| L76 | S59°50'32"E | 3.50' |
| L77 | S82°14'47"E | 10.09' |
| L78 | N72°14'21"E | 5.96' |
| L79 | N81°05'03"E | 4.38' |
| L80 | S89°07'50"E | 1.50' |
| L81 | S9°53'27"E | 10.11' |
| L82 | N1°26'13"E | 19.90' |
| L83 | S88°33'07"W | 151.29' |
| L84 | S88°22'04"E | 112.29' |
| L85 | S88°22'04"E | 126.58' |
| L86 | S88°22'04"E | 126.36' |
| L87 | S88°22'04"E | 126.15' |
| L88 | S88°22'04"E | 125.94' |
| L89 | S88°22'04"E | 125.73' |
| L90 | S88°22'04"E | 109.58' |
| L91 | S54°21'56"E | 19.27' |
| L92 | S1°32'05"W | 129.88' |
| L93 | S1°32'05"W | 138.70' |
| L94 | N86°49'15"W | 29.17' |
| L95 | S1°26'13"W | 2.97' |
| L96 | S1°32'05"W | 140.76' |
| L97 | S1°32'05"W | 113.44' |
| L98 | S60°00'26"E | 67.27' |

# FINAL PLAT
## LOTS 1R, 15R-26R, & 54R-55R
## BLOCK D
# PARK HILLS REPLAT

BEING A REPLAT OF
LOTS 1 & 15-26, BLOCK D
PARK HILLS
AND BEING
12 SINGLE FAMILY LOTS AND
3 OPEN SPACE LOTS
6.469 ACRES OR 215,875 SF
SITUATED IN THE
GEORGE W. REDLIN SURVEY, ABSTRACT NO. 183
CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS
12 June 2026
EXIST. ZONING: PD-98
LAND USE: SF
SHEET 1 OF 3


Owner/Applicant:
Daniel & Amanda Dailey
817 Marathon Court
Rockwall, Texas 75087
Phone: 469-360-2223

Owner/Applicant:
Shane Homes Inc.
325 N Saint St, Suite 3100
Dallas, Texas 75201
Phone: 469-836-1414

Owner/Applicant:
Pacesetter Homes, LLC
14400 The Lakes Boulevard
Bldg C Suite 200
Austin, Texas 78660
Phone: 469-713-1246

Owner/Applicant:
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McKinney, Texas 75070
Phone: 469-659-6150
Contact: John Vick

Owner/Applicant:
Park Hills at Rockwall Homeowners Association, Inc.
1024 S. Greenville Avenue Suite 230
Allen, Texas 75002
Phone: 972-359-1548
Contact: managementcertificate@nmitx.com

Engineer/Surveyor:
Johnson Volk Consulting, Inc.
704 Central Parkway East, Suite 1200
Plano, Texas 75074
Phone: 972-201-3100
Contact: Ryan Reynolds, RPLS

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

LEGAL DESCRIPTION:

BEING a tract of land situated in the GEORGE W. REDLIN SURVEY, ABSTRACT NO. 183, City of Rockwall, Rockwall County, Texas and being all of Lots 1 & 15–26, Block D of PARK HILLS, an Addition to the City of Rockwall, Rockwall County, Texas according to the Plat thereof recorded in Document No. 20240000019659, Plat Records, Rockwall County, Texas and being all of that tract of land described in Deed to Daniel Dailey and Amanda Dailey, as recorded in Document No. 20240000019228, Deed Records, Rockwall County, Texas and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" found for the southwest corner of said Lot 26, Block D;

THENCE North 22 degrees 52 minutes 40 seconds West, a distance of 10.61 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" found in the east line of Parkland Valley, a 500 foot right–of–way, at the beginning of a non–tangent curve to the left having a central angle of 109 degrees 30 minutes 36 seconds, a radius of 57.50 and a chord bearing and distance of North 19 degrees 38 minutes 24 seconds East, 93.92 feet;

THENCE Northerly, with said east line, the following three (3) courses and distances:

Northerly, with said curve to the left, an arc distance of 109.90 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" found for corner at the beginning of a reverse curve to the right having a central angle of 36 degrees 44 minutes 50 seconds, a radius of 20.50 feet and a chord bearing and distance of North 16 degrees 44 minutes 29 seconds West, 12.92 feet;

Northerly, with said curve to the right, an arc distance of 13.15 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" found for corner;

North 01 degrees 37 minutes 56 seconds East, a distance of 445.77 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" found for corner at the south end of a corner clip;

THENCE North 46 degrees 35 minutes 01 seconds East, with said corner clip, a distance of 28.31 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" found for corner in the south line of Overhill Drive, a 50 foot right–of–way;

THENCE South 88 degrees 27 minutes 55 seconds East, with said south line, a distance of 488.99 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" found for the northeast corner of said Lot 15, Block D;

THENCE South 01 degrees 32 minutes 05 seconds West, leaving said south line, a distance of 138.50 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" found for the southwest corner of Lot 14, Block D of said PARK HILLS Addition;

THENCE South 89 degrees 15 minutes 43 seconds East, a distance of 720.22 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" found for the common southeast corner of Lot 6, Block D of said PARK HILLS Addition and an interior ell corner of said Lot 1;

THENCE North 00 degrees 49 minutes 24 seconds East, with the west line of said Lot 1, a distance of 103.93 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" found for the northeast corner of said Lot 6, Block D;

THENCE North 71 degrees 26 minutes 15 seconds West, continuing with said west line, a distance of 170.48 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" found in the east line of Grove Vale Court, a 50 foot right–of–way, for the most northerly northwest corner of said Lot 6, said point being at the beginning of a non–tangent curve to the left having a central angle of 37 degrees 57 minutes 50 seconds, a radius of 50.00 feet and a chord bearing and distance of North 00 degrees 25 minutes 10 seconds West, 32.53 feet;

THENCE Northerly, with said east line and said curve to the left, an arc distance of 33.13 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" found for the southwest corner of Lot 5, Block D of said PARK HILLS Addition;

THENCE South 89 degrees 10 minutes 36 seconds East, leaving said east line, a distance of 122.69 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" found for the southeast corner of said Lot 5, Block D;

THENCE North 16 degrees 57 minutes 28 seconds East, a distance of 77.80 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" found for the common northeast corner of said Lot 5, Block D and southeast corner of Lot 4, Block D of said PARK HILLS Addition;

THENCE North 11 degrees 48 minutes 15 seconds West, a distance of 53.70 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" found for corner;

THENCE North 39 degrees 43 minutes 05 seconds West, a distance of 39.95 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" found for the common northeast corner of said Lot 4, Block D and southeast corner of Lot 3, Block D of said PARK HILLS Addition, said point being at the beginning of a non–tangent curve to the left having a central angle of 11 degrees 27 minutes 33 seconds, a radius of 720.00 feet and a chord bearing and distance of North 12 degrees 35 minutes 57 seconds West, 143.76 feet;

THENCE Northerly, with said curve to the left, an arc distance of 144.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" found for the northeast corner of Lot 2, Block D of said PARK HILLS Addition;

THENCE South 71 degrees 40 minutes 16 seconds West, a distance of 120.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" found in the east line of the above mentioned Grove Vale Court for the northwest corner of said Lot 2, Block D, said point being at the beginning of a non–tangent curve to the left having a central angle of 08 degrees 59 minutes 22 seconds, a radius of 600.00 feet and a chord bearing and distance of North 22 degrees 49 minutes 25 seconds West, 94.04 feet;

THENCE Northerly, with said east line and said curve to the left, an arc distance of 94.14 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" found for corner at the south end of a corner clip;

THENCE North 17 degrees 35 minutes 38 seconds East, with said corner clip, a distance of 28.28 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" found in the south line of Park Hills Boulevard at the north end of said corner clip;

THENCE North 62 degrees 35 minutes 34 seconds East, with said south line, a distance of 89.51 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" found for corner;

THENCE South 79 degrees 35 minutes 34 seconds East, leaving said south line, a distance of 66.86 feet to a point for corner;

THENCE South 56 degrees 28 minutes 11 seconds East, a distance of 62.92 feet to a point for corner;

THENCE South 87 degrees 49 minutes 07 seconds East, a distance of 28.55 feet to a point for corner;

THENCE South 05 degrees 58 minutes 08 seconds West, a distance of 28.02 feet to a point for corner;

THENCE South 10 degrees 07 minutes 55 seconds East, a distance of 46.33 feet to a point for corner;

THENCE South 10 degrees 56 minutes 13 seconds East, a distance of 88.76 feet to a point for corner;

THENCE South 42 degrees 32 minutes 37 seconds East, a distance of 66.83 feet to a point for corner;

LEGAL DESCRIPTION (cont.):

THENCE South 05 degrees 48 minutes 00 seconds West, a distance of 37.66 feet to a point for corner;

THENCE South 27 degrees 06 minutes 51 seconds East, a distance of 17.39 feet to a point for corner;

THENCE South 22 degrees 38 minutes 47 seconds West, a distance of 22.44 feet to a point for corner;

THENCE South 09 degrees 56 minutes 32 seconds West, a distance of 13.38 feet to a point for corner;

THENCE South 40 degrees 37 minutes 19 seconds East, a distance of 10.13 feet to a point for corner;

THENCE South 15 degrees 27 minutes 47 seconds West, a distance of 8.20 feet to a point for corner;

THENCE South 29 degrees 47 minutes 35 seconds West, a distance of 4.23 feet to a point for corner;

THENCE South 51 degrees 46 minutes 12 seconds West, a distance of 12.73 feet to a point for corner;

THENCE South 05 degrees 22 minutes 12 seconds West, a distance of 10.60 feet to a point for corner;

THENCE South 04 degrees 52 minutes 36 seconds East, a distance of 11.67 feet to a point for corner;

THENCE South 21 degrees 43 minutes 23 seconds East, a distance of 6.45 feet to a point for corner;

THENCE South 04 degrees 31 minutes 23 seconds West, a distance of 2.39 feet to a point for corner;

THENCE South 55 degrees 11 minutes 10 seconds East, a distance of 5.61 feet to a point for corner;

THENCE South 16 degrees 26 minutes 05 seconds East, a distance of 11.31 feet to a point for corner;

THENCE North 89 degrees 23 minutes 53 seconds East, a distance of 6.01 feet to a point for corner;

THENCE South 31 degrees 13 minutes 54 seconds East, a distance of 7.28 feet to a point for corner;

THENCE South 03 degrees 32 minutes 14 seconds West, a distance of 9.81 feet to a point for corner;

THENCE South 08 degrees 44 minutes 56 seconds East, a distance of 5.38 feet to a point for corner;

THENCE South 68 degrees 19 minutes 31 seconds East, a distance of 3.61 feet to a point for corner;

THENCE South 00 degrees 39 minutes 01 seconds East, a distance of 3.35 feet to a point for corner;

THENCE South 58 degrees 04 minutes 25 seconds East, a distance of 7.79 feet to a point for corner;

THENCE North 81 degrees 02 minutes 47 seconds East, a distance of 7.07 feet to a point for corner;

THENCE South 04 degrees 14 minutes 35 seconds East, a distance of 7.00 feet to a point for corner;

THENCE South 30 degrees 01 minutes 27 seconds East, a distance of 5.00 feet to a point for corner;

THENCE South 81 degrees 52 minutes 24 seconds East, a distance of 5.01 feet to a point for corner;

THENCE South 35 degrees 24 minutes 39 seconds East, a distance of 6.09 feet to a point for corner;

THENCE South 63 degrees 43 minutes 02 seconds East, a distance of 3.33 feet to a point for corner;

THENCE North 69 degrees 33 minutes 10 seconds East, a distance of 7.77 feet to a point for corner;

THENCE South 78 degrees 10 minutes 33 seconds East, a distance of 10.55 feet to a point for corner;

THENCE South 07 degrees 54 minutes 12 seconds East, a distance of 6.68 feet to a point for corner;

THENCE North 19 degrees 28 minutes 40 seconds East, a distance of 5.90 feet to a point for corner;

THENCE North 42 degrees 50 minutes 56 seconds East, a distance of 2.68 feet to a point for corner;

THENCE North 80 degrees 45 minutes 14 seconds East, a distance of 6.29 feet to a point for corner;

THENCE South 45 degrees 12 minutes 19 seconds East, a distance of 1.43 feet to a point for corner;

THENCE South 05 degrees 36 minutes 36 seconds East, a distance of 10.05 feet to a point for corner;

THENCE South 60 degrees 55 minutes 42 seconds East, a distance of 9.15 feet to a point for corner;

THENCE South 87 degrees 37 minutes 12 seconds East, a distance of 5.34 feet to a point for corner;

THENCE South 23 degrees 23 minutes 23 seconds East, a distance of 5.81 feet to a point for corner;

THENCE South 42 degrees 30 minutes 58 seconds West, a distance of 26.10 feet to a point for corner;

THENCE South 52 degrees 49 minutes 10 seconds West, a distance of 17.81 feet to a point for corner;

THENCE South 22 degrees 33 minutes 43 seconds West, a distance of 21.66 feet to a point for corner;

THENCE South 05 degrees 28 minutes 06 seconds West, a distance of 6.88 feet to a point for corner;

THENCE South 85 degrees 10 minutes 35 seconds West, a distance of 6.87 feet to a point for corner;

THENCE South 40 degrees 54 minutes 20 seconds West, a distance of 8.92 feet to a point for corner;

THENCE South 07 degrees 37 minutes 31 seconds East, a distance of 5.82 feet to a point for corner;

THENCE South 28 degrees 21 minutes 00 seconds East, a distance of 10.67 feet to a point for corner;

THENCE South 35 degrees 13 minutes 48 seconds East, a distance of 13.07 feet to a point for corner;

THENCE South 65 degrees 39 minutes 32 seconds East, a distance of 2.70 feet to a point for corner;

THENCE North 85 degrees 09 minutes 33 seconds East, a distance of 9.74 feet to a point for corner;

LEGAL DESCRIPTION (cont.):

THENCE South 04 degrees 35 minutes 18 seconds West, a distance of 9.74 feet to a point for corner;

THENCE South 50 degrees 42 minutes 40 seconds East, a distance of 0.76 feet to a point for corner;

THENCE South 87 degrees 43 minutes 57 seconds East, a distance of 28.88 feet to a point for corner;

THENCE South 06 degrees 12 minutes 28 seconds East, a distance of 15.02 feet to a point for corner;

THENCE South 39 degrees 38 minutes 33 seconds East, a distance of 4.48 feet to a point for corner;

THENCE South 67 degrees 30 minutes 52 seconds East, a distance of 7.73 feet to a point for corner;

THENCE South 89 degrees 27 minutes 04 seconds East, a distance of 6.98 feet to a point for corner;

THENCE South 59 degrees 50 minutes 32 seconds East, a distance of 3.50 feet to a point for corner;

THENCE South 82 degrees 14 minutes 47 seconds East, a distance of 10.09 feet to a point for corner;

THENCE North 72 degrees 14 minutes 21 seconds East, a distance of 5.96 feet to a point for corner;

THENCE North 81 degrees 05 minutes 03 seconds East, a distance of 4.38 feet to a point for corner;

THENCE South 89 degrees 07 minutes 50 seconds East, a distance of 1.50 feet to a point for corner;

THENCE South 09 degrees 53 minutes 27 seconds East, a distance of 10.11 feet to a point for corner in the north line of that tract of land described in Deed to Robert O. Dillender and wife, Sherry Dillender, as recorded in Volume 3356, Page 177, Deed Records, Rockwall County, Texas;

THENCE North 89 degrees 04 minutes 53 seconds West, passing at a distance of 15.33 feet a 1/2 inch iron rod found, and continuing in all for a total distance of 1,001.75 feet to a fence corner post found for the common northeast corner of the above mentioned Daniel Dailey and Amanda Dailey tract and the most northerly northwest corner of that tract of land described in Deed to F&F Holdings I, Ltd., as recorded in Document No. 20200000031089, Deed Records, Rockwall County, Texas;

THENCE South 00 degrees 45 minutes 45 seconds West, a distance of 98.22 feet to a fence corner post found for the common southeast corner of said Daniel Dailey and Amanda Dailey tract and an interior ell corner of said F&F Holdings I, Ltd. tract;

THENCE South 89 degrees 56 minutes 45 seconds West, a distance of 205.33 feet to a fence corner post found for a common interior ell corner of said Daniel Dailey and Amanda Dailey tract and an exterior ell corner of said F&F Holdings, Ltd. tract;

THENCE South 00 degrees 28 minutes 33 seconds East, a distance of 333.92 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for the southeast corner of said Daniel Dailey and Amanda Dailey tract, from which point a 1–inch iron pipe found bears North 03 degrees 00 minutes 48 seconds East, 20.29 feet;

THENCE South 88 degrees 45 minutes 23 seconds West, a distance of 103.42 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for the southwest corner of said Daniel Dailey and Amanda Dailey tract;

THENCE North 01 degrees 26 minutes 13 seconds East, passing at a distance of 13.88 feet a 3/8 inch iron rod found, and continuing in all for a total distance of 19.90 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" found for corner;

THENCE South 88 degrees 33 minutes 07 seconds West, a distance of 151.29 feet to the POINT OF BEGINNING and containing 6.469 acres of land, more or less.

# FINAL PLAT
# LOTS 1R, 15R-26R, & 54R-55R
# BLOCK D
# PARK HILLS REPLAT

BEING A REPLAT OF
LOTS 1 & 15-26, BLOCK D
PARK HILLS
AND BEING
12 SINGLE FAMILY LOTS AND
3 OPEN SPACE LOTS
6.469 ACRES OR 215,875 SF
SITUATED IN THE
GEORGE W. REDLIN SURVEY, ABSTRACT NO. 183
CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS
12 June 2026
EXIST. ZONING: PD-98
LAND USE: SF
SHEET 2 OF 3


Owner/Applicant:
Daniel & Amanda Dailey
817 Marathon Court
Rockwall, Texas 75087
Phone: 469-360-2223

Owner/Applicant:
Shane Homes Inc.
325 N Saint St, Suite 3100
Dallas, Texas 75201
Phone: 469-836-1414

Owner/Applicant:
Pacesetter Homes, LLC
14400 The Lakes Boulevard
Bldg C Suite 200
Austin, Texas 78660
Phone: 469-713-1246

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

Owner/Applicant:
Park Hills at Rockwall Homeowners Association, Inc.
1024 S. Greenville Avenue Suite 230
Allen, Texas 75002
Phone: 972-359-1548
Contact: managementcertificate@nmitx.com

Engineer/Surveyor:
Johnson Volk Consulting, Inc.
704 Central Parkway East, Suite 1200
Plano, Texas 75074
Phone: 972-201-3100
Contact: Ryan Reynolds, RPLS

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

## OWNER'S CERTIFICATION:

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

1. No buildings shall be constructed or placed upon, over, or across the off-site and on-site 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 there respective system without the necessity of, at any time, procuring the permission of anyone.
3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
4. The developer/property owner and subdivision engineer shall bear total responsibility for storm drain improvements.
5. The developer/property owner shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm 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 exactions made herein are proportional to the impact of the Subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; I (we), my (our) successors and assigns hereby waive any claim, damage, or cause of action that I (we) may have as a result of the dedication of exactions made herein.

_____
DANIEL DAILEY

STATE OF TEXAS §
COUNTY OF _____ §

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

Given under my hand and seal of office, this ____ day of _____, 2026.

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

_____
AMANDA DAILEY

STATE OF TEXAS §
COUNTY OF _____ §

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

Given under my hand and seal of office, this ____ day of _____, 2026.

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

SHANE HOMES INC.

Signature _____
Name _____
Title _____

STATE OF TEXAS §
COUNTY OF _____ §

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

Given under my hand and seal of office, this ____ day of _____, 2026.

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

## OWNER'S CERTIFICATION (cont.):

PACESETTER HOMES, LLC

Signature _____
Name _____
Title _____

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned authority, on this day personally appeared _____ of PACESETTER HOMES, 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 under my hand and seal of office, this ____ day of _____, 2026.

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

QUALICO DEVELOPMENTS (U.S.), INC.

Signature _____
Name _____
Title _____

STATE OF TEXAS §
COUNTY OF _____ §

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

Given under my hand and seal of office, this ____ day of _____, 2026.

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

PARK HILLS AT ROCKWALL HOMEOWNERS ASSOCIATION, INC.

Signature _____
Name _____
Title _____

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned authority, on this day personally appeared _____ of PARK HILLS HOMEOWNER ASSOCIATION, INC., known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given under my hand and seal of office, this ____ day of _____, 2026.

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

## SURVEYOR'S CERTIFICATE:

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

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

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

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, on this day personally appeared Ryan S. Reynolds, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration expressed and in the capacity therein stated.

Given under my hand and seal of office, this ____ day of _____, 2026.

_____
Notary public for and in the State of Texas

My commission expires: _____

## APPROVED:

I hereby certify that the above and forgoing subdivision plat -- being an addition to the City of Rockwall, Texas -- was approved by the City Council of the City of Rockwall on ____ day of _____, 2026.

_____ _____
MAYOR OF THE CITY OF ROCKWALL PLANNING AND ZONING COMMISSION CHAIRMAN

_____ _____ _____
CITY SECRETARY CITY ENGINEER

# FINAL PLAT
# LOTS 1R, 15R-26R, & 54R-55R
# BLOCK D
# PARK HILLS REPLAT

BEING A REPLAT OF
LOTS 1 & 15-26, BLOCK D
PARK HILLS
AND BEING
12 SINGLE FAMILY LOTS AND
3 OPEN SPACE LOTS
6.469 ACRES OR 215,875 SF
SITUATED IN THE
GEORGE W. REDLIN SURVEY, ABSTRACT NO. 183
CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS
12 June 2026
EXIST. ZONING: PD-98
LAND USE: SF
SHEET 3 OF 3


Owner/Applicant:
Daniel & Amanda Dailey
817 Marathon Court
Rockwall, Texas 75087
Phone: 469-360-2223

Owner/Applicant:
Shane Homes Inc.
325 N Saint St, Suite 3100
Dallas, Texas 75201
Phone: 469-836-1414

Owner/Applicant:
Pacesetter Homes, LLC
14400 The Lakes Boulevard
Bldg C Suite 200
Austin, Texas 78660
Phone: 469-713-1246

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

Owner/Applicant:
Park Hills at Rockwall Homeowners Association, Inc.
1024 S. Greenville Avenue Suite 230
Allen, Texas 75002
Phone: 972-359-1548
Contact: managementcertificate@nmitx.com

Engineer/Surveyor:
Johnson Volk Consulting, Inc.
704 Central Parkway East, Suite 1200
Plano, Texas 75074
Phone: 972-201-3100
Contact: Ryan Reynolds, RPLS

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

# 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 30, 2026 |
| **SUBJECT:** | SP2026-019; *Amended Site Plan for 970 E. IH-30* |

The applicant -- *Jeff Hicks of Group 1 Chrysler Dodge* -- is requesting approval of an *Amended Site Plan* for an existing *New/Used Motor Vehicle Dealership (i.e. Rockwall Dodge)*. On June 19, 2000, the City Council approved a site plan [*Case No. PZ2000-41*] to allow the construction of a *New Motor Vehicle Dealership* on the subject property. Two (2) subsequent amended site plans were approved, one (1) on February 28, 2006 [*Case No. SP2006-006*] for an expansion of the *New Motor Vehicle Dealership*, and the second on October 29, 2013 [*Case No. SP2013-025*] for the addition of several fabric canopies over the inventory of cars and trucks on the subject property. On November 6, 2025, the Neighborhood Improvement Services (NIS) Division had initiated three (3) code enforcement cases [*Case No's CE2025-5682; CE2025-6475; CE2025-6477*] for unpermitted buildings on the subject property. This prompt the applicant to submit a new amended site plan request to allow two (2) unpermitted metal buildings to remain on the subject property.

Included with the applicant request was a site plan, landscape plan, and building elevations. The provided site plan delineates the location of the existing buildings at the rear of the subject property, behind the primary building. The proposed layout depicts the proposed buildings do not meet the minimum building separation requirements of 20-feet as stipulated by the International Building Code and International Fire Code. Based on this -- *if the proposed amended site plan is approved by the Planning and Zoning Commission* -- the applicant will be required to seek approval from the Board of Adjustments (BOA) to allow the reduced building separation. In review of the proposed landscape plan, there are trees and shrubs located within TXDOT right-of-way. If approved, the applicant will be required to obtain a TXDOT permit for any landscaping within their right-of-way.

The building elevations provided by the applicant indicate that the proposed buildings are accessory in nature and are not constructed to a commercial standard. The Unified Development Code (UDC) does not permit *Accessory Buildings* on non-residential properties. Given this, the Unified Development Code (UDC) requires all buildings/structures to meet the non-residential standards. In this case, the proposed buildings are required to meet the *General Commercial District Standards* and the *General Overlay District Standards* outlined in Article 05 of the Unified Development Code (UDC). In this case, the proposed buildings do not meet these standards and will require the approval of the following variances: [*1*] less than a 6:12 roof pitch, [*2*] roof materials, [*3*] greater than 10% secondary materials, [*4*] less than 20% natural/quarried stone, [*5*] less than four (4) architectural elements, [*6*] four (4) sided architecture, and [*7*] articulation. According to Subsection 09, *Exceptions and Variances*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), "…an applicant may request the Planning and Zoning Commission grant variances and exceptions to the provisions contained in the Unified Development Code (UDC), where unique or extraordinary conditions exist or where strict adherence to the technical requirements of the Unified Development Code (UDC) would create an undue hardship." In addition, the code requires that the applicant provide compensatory measures that directly offset the requested variances and exceptions. In this case, the applicant has not proposed any compensatory measures; however, the applicant's landscape plans propose improvements to the landscape buffer along the IH-30 frontage road. With that being said -- *as mentioned previously* -- the landscaping is subject to the approval of a TXDOT permit. This request is a discretionary decision for the Planning and Zoning Commission, and each requested variance requires a supermajority or three-quarter majority vote of approval.

Staff should note that since the submitted plans do *not* meet the requirements of the Unified Development Code (UDC) and staff has several outstanding comments, -- *should this amended site plan be approved* -- the applicant will need provide updated plans showing conformance with staff's comments prior to the issuance of building permits for the existing buildings. Should the Planning and Zoning Commission have any questions concerning the applicant's request, staff will be available at the meeting on *June 30, 2026*.

# PROJECT COMMENTS

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

DATE: 6/24/2026

PROJECT NUMBER: SP2026-019
PROJECT NAME: Amended Site Plan for 970 E. I-30
SITE ADDRESS/LOCATIONS: 970 East Interstate 30, Rockwall, TX, 75087

CASE CAPTION: Discuss and consider a request by Jeff Hicks of Group 1 Chrysler Dodge on behalf of Group 1 Automotive for the approval of an Amended Site Plan for an existing New/Used Motor Vehicle Dealership (i.e. Rockwall Dodge) being a 6.874-acre parcel of land identified as Lot 1, Block A, Rockwall Dodge Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 970 E. IH-30, and take any action necessary.

| DEPARTMENT | REVIEWER | DATE OF REVIEW | STATUS OF PROJECT |
|---|---|---|---|
| PLANNING | Henry Lee | 06/24/2026 | Needs Review |

06/24/2026: Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a Site Plan for an existing New/Used Motor Vehicle Dealership (i.e. Rockwall Dodge) being a 6.874-acre parcel of land identified as Lot 1, Block A, Rockwall Dodge Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 970 E. IH-30.

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

M.3 For reference, include the case number (SP2026-019) in the lower right-hand corner of all pages of all revised plan submittals. (Subsection 01.02(D), Article 11, UDC)

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

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

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

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

M.5 Site Plan.
(1) Please review the structures shown on the site plan. It appears that one (1) of the metal carports is not shown, and one (1) of the canvas canopies has been removed. (Subsection 03.04. B, of Article 11, UDC)
(2) Please provide the distance between the structures. The minimum building/fire separation is 20-feet. Based on the provided plans, the structures are less than 20-feet apart and will necessitate the Board of Adjustments (BOA) to review the separation. (IBC & IFC)

M.6 Landscape Plan.
(1) Landscaping cannot be located within TXDOT right-of-way without the approval of a TXDOT permit. (Chapter 4 of the Engineering Standards of Design and Construction)
(2) Crushed rock/gravel cannot be within the easements or right-of-way. (Chapter 4 of the Engineering Standards of Design and Construction)
(3) Please clarify the material the display vehicle(s) will be parked on along IH-30. It appears to be rock/gravel; however, all storage/parking must be on an improved concrete surface. (Subsection 03.02, Article 06, UDC)
(4) Crape Myrtles are not an approved accent tree within the landscape buffer adjacent to IH-30. (Appendix C, UDC)

M.7 Building Elevations.
(1) The Unified Development Code (UDC) does not permit Accessory Buildings on non-residential properties. Given this, the Unified Development Code (UDC) requires all buildings/structures to meet the non-residential standards. In this case, the proposed carports are required to meet the General Commercial District Standards and the General Overlay District Standards. Based on this, the proposed carports do not meet these standards and will require the approval of a variance/exception for each item, which require a supermajority or three-quarter majority vote of approval from the Planning and Zoning Commission. (Article 05, UDC)
(2) Roof Design. All structures constructed with a pitched roof shall be a minimum of a 6:12 roof pitch. In addition, metal roofs with lapped seam construction shall be prohibited. In this case, the pitched roofs are less than 6:12 and lapped seam construction. This will be two (2) variances that require approval from the Planning and Zoning Commission. (Subsection 06.02, Article 05, UDC)
(3) Building Materials. Each wall of a building's façade shall consist of shall consist of a minimum of 90% masonry materials and/or a maximum of 10% secondary materials, and a minimum of 20% natural/quarried stone. In this case, the proposed buildings are 100% secondary materials. This will be two (2) variances that require approval from the Planning and Zoning Commission. (Subsection 06.02, Article 05, UDC)
(4) Architectural Elements. All buildings that are less than 50,000 SF shall be designed to incorporate a minimum of four (4) architectural elements. In this case, there are no architectural elements. This will be a variance that requires approval from the Planning and Zoning Commission. (Subsection 06.02, Article 05, UDC)
(5) Four (4) Sided Architecture All buildings shall be architecturally finished on all four (4) sides utilizing the same materials, detailing, articulation and features. In this case, the buildings do not have four (4) sided architecture. This will be a variance that requires approval from the Planning and Zoning Commission. (Subsection 06.02, Article 05, UDC)
(6) Articulation. All buildings within an Overlay District shall utilize the Primary Articulation Standards, outlined within the General Commercial Standards, on each façade of the building. In this case, each side of the building fails to meet the Primary Articulation Standards. This will be a variance that requires approval from the Planning and Zoning Commission. (Subsection 06.02, Article 05, UDC)

M.8 Any requirements corrected by the applicant shall be considered a variance/exception and shall require a three-quarter majority vote from the Planning and Zoning Commission. According to Article 11, Development Application and Review Procedures, of the Unified Development Code (UDC), two (2) compensatory measures (above and beyond the requirements of the UDC) for each exception or variance is required. In order to request an exception or variance, the applicant will need to provide a letter outlining the requested exceptions and required compensatory measures. For every requested exception or variance, two (2) compensatory measures must be provided. (Subsection 09, of Article 11, UDC)

I.9 Please note the scheduled meeting(s) for this case:

(1) Planning & Zoning meeting/work session meeting will be held on June 30, 2026.

I.10 All meetings will be held in person and in the City's Council Chambers. All meetings listed above are scheduled to begin at 6:00 p.m. (P&Z). The City requires that a representative(s) be present for these meetings. During the upcoming work session meeting with the Planning and Zoning Commission, representative(s) are required to present their case and answer any questions the Planning Commission may have regarding this request.

| DEPARTMENT | REVIEWER | DATE OF REVIEW | STATUS OF PROJECT |
|---|---|---|---|
| ENGINEERING | Madelyn Kuhn | 06/19/2026 | Approved w/ Comments |

06/19/2026: 1. Canopy are not allowed within any easements.
2. General Items:
- Must meet City's 2023 Standards of Design and Construction
- Proposed canopies cannot be located within any easements.
- Additional comments may be provided at time of Building Permit.

3. If this is in TXDOT ROW...approval and a permit is required from TXDOT
4. Show and label TXDOT ROW
6. Need to show easements and utilities
7. No structures (boulders, vehicles, etc. allowed in easements. There is a 12" and 8 water line here as well as detention
8. Is this in the detention/storm easement? No vehicles, boulders, or DCA/gravel/etc.

| DEPARTMENT | REVIEWER | DATE OF REVIEW | STATUS OF PROJECT |
|---|---|---|---|
| BUILDING | Craig Foshee | 06/18/2026 | Approved |

No Comments

| DEPARTMENT | REVIEWER | DATE OF REVIEW | STATUS OF PROJECT |
|---|---|---|---|
| FIRE | Ariana Kistner | 06/11/2026 | Approved |

No Comments

| DEPARTMENT | REVIEWER | DATE OF REVIEW | STATUS OF PROJECT |
|---|---|---|---|
| GIS | Lance Singleton | 06/15/2026 | Approved |

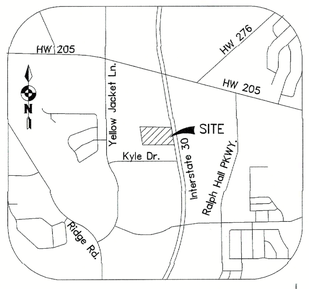
No Comments

| DEPARTMENT | REVIEWER | DATE OF REVIEW | STATUS OF PROJECT |
|---|---|---|---|
| POLICE | Chris Cleveland | 06/08/2026 | Approved |

No Comments

| DEPARTMENT | REVIEWER | DATE OF REVIEW | STATUS OF PROJECT |
|---|---|---|---|
| PARKS | Travis Sales | 06/15/2026 | Approved w/ Comments |

06/15/2026: Please provide container sizes of plant materials and required vs proposed legend




VICINITY MAP
NOT TO SCALE

## LEGEND OF SYMBOLS & ABBREVIATIONS

C.M. Controlling Monument
● Found Iron Rod (FIR)
Chain Linked Fence
Wrought Iron Fence
Metal Rail Fence
Utility Pole
Overhead Power Line
Handicapped Space
Light Pole
F Fiber Optic Vault
F Fiber Optics Marker
V Vault
R Telephone Riser
E Electric Transformer
Mailbox
Guard Post (Bollard)
Sign
Water Meter
Drain Grate
Water Valve
Fire Hydrant
Automatic Sprinkler
S Sanitary Sewer Manhole
Cleanout
Air Conditioner

NO PARKING
BUILDING

## LAND AREA

±298052.3 SQ. FT.

±6.8423 ACRES

## LIST OF POSSIBLE ENCROACHMENTS

A Curbing Meandars along north property line with a max protrusion of 1.4'

B Wrought iron fence is 3.5' off property

C Chain link fence is 3.2' off property

(BASIS OF BEARINGS)
(S 44°39'17"E 660.95')
S 44°39'17"E 660.81'

ROCKWALL DIRT CO LTDGBV
ROCKWALL COUNTY CAD ID NO.53498
ROCKWALL DODGE ADDITION,
BLOCK A, LOT 1R
DOC. NO 200700003724951
P.R.R.C.T
CABINET G, PAGE 109
P.R.R.C.T
±298037.6 SQ.FT
±6.8420 AC

GROUP 1 REALTY INC
ROCKWALL COUNTY CAD ID NO.53497
ROCKWALL FORD ADDITION,
BLOCK A, LOT 1
DOC. NO 20010000229778O
P.R.R.C.T

IX MC 923 YELLOW JACKET LANE LP
ROCKWALL COUNTY CAD ID NO.47570
OAKS AT LAKE APARTMENTS,
BLOCK A, LOT 1
ROCKWALL, TX
DOC. NO 19970001774291
P.R.R.C.T

970 E INTERSTATE 30, ROCKWALL, TX 75087
1 STORY
STONE AND CONCRETE
HEIGHT= 39.7'
32394.6 SQ.FT

ROCKWALL I S D
ROCKWALL COUNTY CAD ID NO.11634
A0145 J D MCFARLAND, TRACT 16
VOL. 1648, PG. 155
D.R.R.C.T

Canopy are not allowed within any easements.

## ZONING INFORMATION

Zoning information was provided in a report from BVNA
Dated: 04/26/21
Project Number: 149672.21R000 001.259

Zoned: C (Commercial District) within the IH30 Overlay
Observed Use(s): Car Dealership
Existing site conditions: Permitted

No representation is made for the accuracy or completeness of said third party information. This firm is not an expert in the interpretation of complex zoning ordinances; compliance is beyond the scope of this survey. Any user of said information is urged to contact the local agency directly.

Site Restrictions:
1. Minimum building setbacks:
Front: 25' (Provided: 278.0')
Int. Side: 10' (Provided: 121.3')
Rear: 21.85' (Provided: 19.7')
2. Maximum building height: 60' (Provided: ±39.7')
3. Minimum Lot Size: 43,560 (Provided: ±298,052.3 sf.)
4. Maximum building footprint: None Specified (Provided: ±32394.6 sf.)
5. Minimum Lot Width: 200' (Provided: 455.10')

Parking Tabulation: As Determined by the Director

Total Regular Parking Spaces: 150
Total Handicapped Parking Spaces: 4
Total Parking Spaces: 154

## GENERAL SURVEY NOTES

1. This survey was made in accordance with laws and/or Minimum Standards of the State of Texas.

2. The basis of bearing for this survey is S 44°39'17"E, as shown hereon.

3. The property described hereon is the same as the property described in Chicago Title Insurance Company Commitment GF No. 3711001376, with an effective date of June 30, 2021, issued July 12, 2021, 8:00 a.m. and that all easements, covenants and restrictions referenced in said title commitment or apparent from a physical inspection of the site or otherwise known to me have been plotted hereon or otherwise noted as to their effect on the subject property.

4. Said described property is entirely within Zone "X" of the Flood Insurance Rate Map, Community Panel No. 48397C0040L which bears an effective date of September 25, 2008 and is not in a Special Flood Hazard Area. By reviewing the FEMA website (https://msc.fema.gov) we have learned this community does not currently participate in the program. No field surveying was performed to determine this zone and an elevation certificate may be needed to verify this determination or apply for a variance from the Federal Emergency Management Agency.

5. The property has direct access to Interstate Hwy 30 service road, which is a dedicated public right– of–way.

6. There are 150 regular striped parking spaces, 4 handicap parking spaces, on the property as observed at the time of survey.

7. There was no observed evidence of current earth moving work, building construction or building additions.

8. There were no observed changes in street right of way lines. There was no observed evidence of recent street or sidewalk construction or repairs.

9. There was no observed evidence of site use as a solid waste dump, sump or sanitary landfill.

10. The visible utilities shown have been plotted from field survey information and/or provided drawings. The Surveyor makes no guarantee that the visible utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from information available. The surveyor has physically located the visible utilities.

11. No evidence of party walls was observed at the time of survey.

12. Rectified orthophotography and photogrammetric mapping may have been used to show the approximate location of certain features (excluding boundaries) where ground measurements are not otherwise necessary to locate those features to an appropriate and acceptable accuracy relative to a nearby boundary.

13. The boundary line dimensions as shown on this survey map form a mathematically closed figure within +/– 0.1 foot, with no gaps or gores.

## LEGAL DESCRIPTION

Lot 1, Block A, of the Replat of Lot 1, Block A, Rockwall Dodge Addition, a subdivision in Rockwall County, Texas, according to the map or plat thereof recorded in Cabinet G, Slide 109, of the Map Records of Rockwall County, Texas.

This survey is based on a title report prepared by Chicago Title Insurance Company, Commitment GF No. 3711001376, with an effective date of June 30, 2021, issued July 12, 2021, 8:00 a.m.

## TITLE COMMITMENT EXCEPTION NOTES

This survey is based on a title report prepared by Chicago Title Insurance Company, Commitment GF No. 3711001376, with an effective date of June 30, 2021, issued July 12, 2021, 8:00 a.m.

The following restrictive covenants of record itemized below:

(1) Covenants, conditions and restrictions but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as shown on map/plat and document set forth below:

Cabinet D, Slide 349, and Cabinet G, Slide 109, Map Records, Rockwall County, Texas. AFFECTS, BLANKET IN NATURE

(10e) Drainage easement as recorded in Volume 623, Page 39, Deed Records, Rockwall County, Texas. AFFECTS, SHOWN HEREON

(10f) 15' Drainage easement as granted to the City of Rockwall by instrument recorded in Volume 1687, Page 198, Deed Records, Rockwall County, Texas. AFFECTS, SHOWN HEREON

(10g) 24' Fire Lane, Access & Utility easements as set out on the plat recorded in Cabinet G, Slide 109, Map Records, Rockwall County, Texas. AFFECTS, SHOWN HEREON

(10h) 20' Utility easement as set out on the plat recorded in Cabinet G, Slide 109, Map Records, Rockwall County, Texas. AFFECTS, SHOWN HEREON

(10i) 15' Utility easements as set out on the plat recorded in Cabinet G, Slide 109, Map Records, Rockwall County, Texas. AFFECTS, SHOWN HEREON

(10j) 15' Electric easement as set out on the plat recorded in Cabinet G, Slide 109, Map Records, Rockwall County, Texas. AFFECTS, SHOWN HEREON

(10k) 15' Storm Sewer easements as set out on the plat recorded in Cabinet G, Slide 109, Map Records, Rockwall County, Texas. AFFECTS, SHOWN HEREON

**General Items:**
- Must meet City's 2023 Standards of Design and Construction
- Proposed canopies cannot be located within any easements.
- Additional comments may be provided at time of Building Permit.

## SURVEYOR'S CERTIFICATION

To: Truist Bank, its successors and/or assigns; Chicago Title Insurance Company; Rockwall Automotive–DCD, Ltd., a Texas limited partnership, its successors and assigns.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 6a, 6b, 7a, 7b1, 7c, 8, 9, 10, 11(a), 13, 14, 16, 17 and 19 of Table A thereof.

The field work was completed on: April 05, 2021.

The date of this map or plat is: April 07, 2021.

David M. Henderson
Registered Professional Land Surveyor No. 4489
In the State of Texas

Dwg. No.: 2130036
Ref. No.: 149672.21R000–001.220
Drawn By: HH
Checked By: MC

CALL BEFORE YOU DIG 1–800–245–4545 TEXAS ONE CALL SYSTEM
TEXAS EXCAVATION SAFETY SERVICES
1–800–344–8377

SCALE 1" = 40'

## REVISIONS

| NO. | DESCRIPTION OF REVISIONS | DATE |
|---|---|---|
| 1 | Zoning Report Added | 04/27/21 |
| 2 | Title Commitment Added | 04/27/21 |
| 3 | Updated Title Commitment and Certified Parties | 07/13/21 |
| 4 | Updated Certified Parties | 10/22/21 |

# ALTA / NSPS LAND TITLE SURVEY

Rockwall Chrysler Jeep Dodge – Rockwall

970 E Interstate 30,

Rockwall, TX 75087


RESPONSIBLE SURVEYOR CONTACT INFORMATION
Benchmark Group of Texas
899 Presidential Drive, Suite 110
Richardson, Texas 75081
972–680–3037
commbgt@gmail.com


#2130036

SHEET 1 OF 1

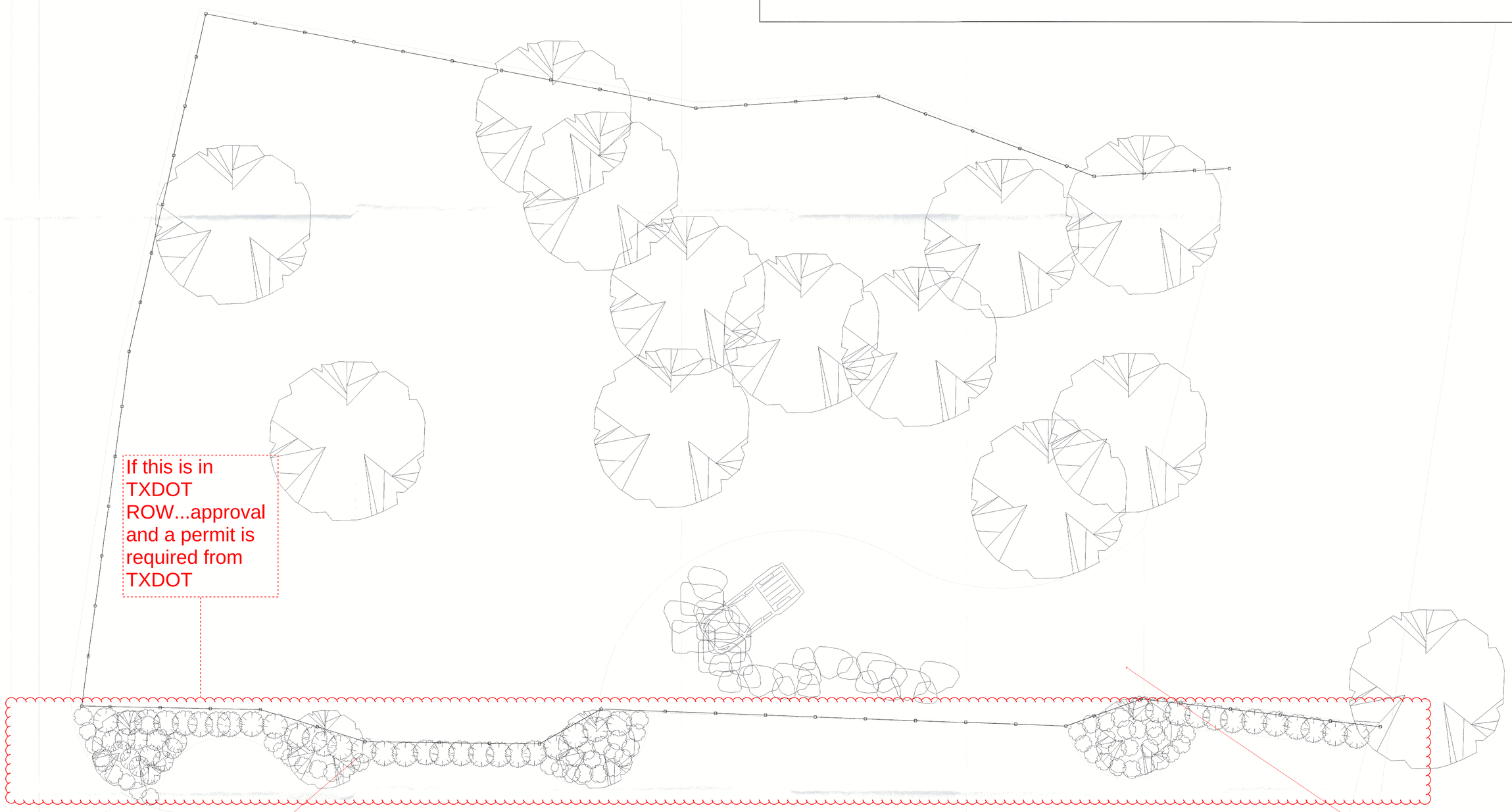

Survey Coordinated by:
Bureau Veritas
510 E. Memorial Road, Suite A–1
Oklahoma City, OK 73114
800–411.2010
ALTA@bvna.com
www.bvna.com


BUREAU VERITAS

THE ROCK
ROCKWALL DODGE

**Plant Legend**

| Symbol | Qty | Common Name | Botanical Name | Container |
|---|---|---|---|---|
| **Groundcovers\Ornamental Grass** | | | | |
| | 36 | Big Blue Lilyturf, Bloomed | Liriope muscari | Full Size |
| **Shrubs\Evergreen** | | | | |
| | 115 | Carissa Holly | Ilex cornuta 'Carissa' | Full Size |
| **Shrubs\Perennials** | | | | |
| | 71 | Clara Indian Hawthorn | Rhaphiolepis Indica 'Clara' | Full Size |
| **Trees\Deciduous** | | | | |
| | 16 | American Linden | Tilia americana | Full Size |
| | 5 | Crape Myrtle, Bloomed | Lagerstroemia Indica | Full Size |

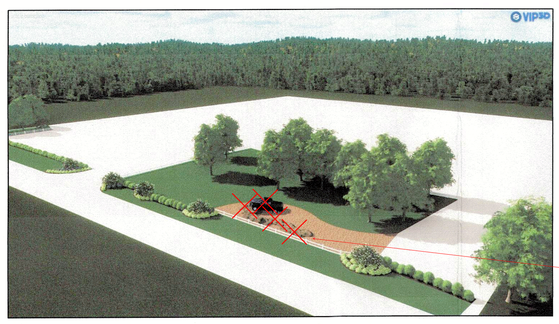


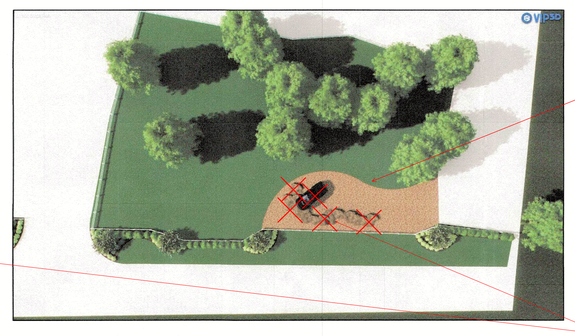
If this is in TXDOT ROW...approval and a permit is required from TXDOT

Show and label TXDOT ROW

Need to show easements and utilities

# 970 E Interstate 30, Rockwall, TX 75087





Is this in the detention/storm easement? No vehicles, boulders, or DCA/gravel/etc.

No structures (boulders, vehicles, etc. allowed in easements. There is a 12" and 8 water line here as well as detention

# 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 | 970 East I 30 @ 205 | | | | |
| SUBDIVISION | | LOT | | BLOCK | |
| GENERAL LOCATION | | | | | |

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

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

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

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

| | | | |
|---|---|---|---|
| ☐ OWNER | Group 1 Automotive | ☒ APPLICANT | Group 1 Chrysler Dodge |
| CONTACT PERSON | Jeff Hicks | CONTACT PERSON | Jeff Hicks |
| ADDRESS | | ADDRES | [redacted] |
| CITY, STATE & ZIP | | CITY, STATE & Z | |
| PHONE | | PHON | |
| E-MAIL | | E-MA | |

## NOTARY VERIFICATION [REQUIRED]

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

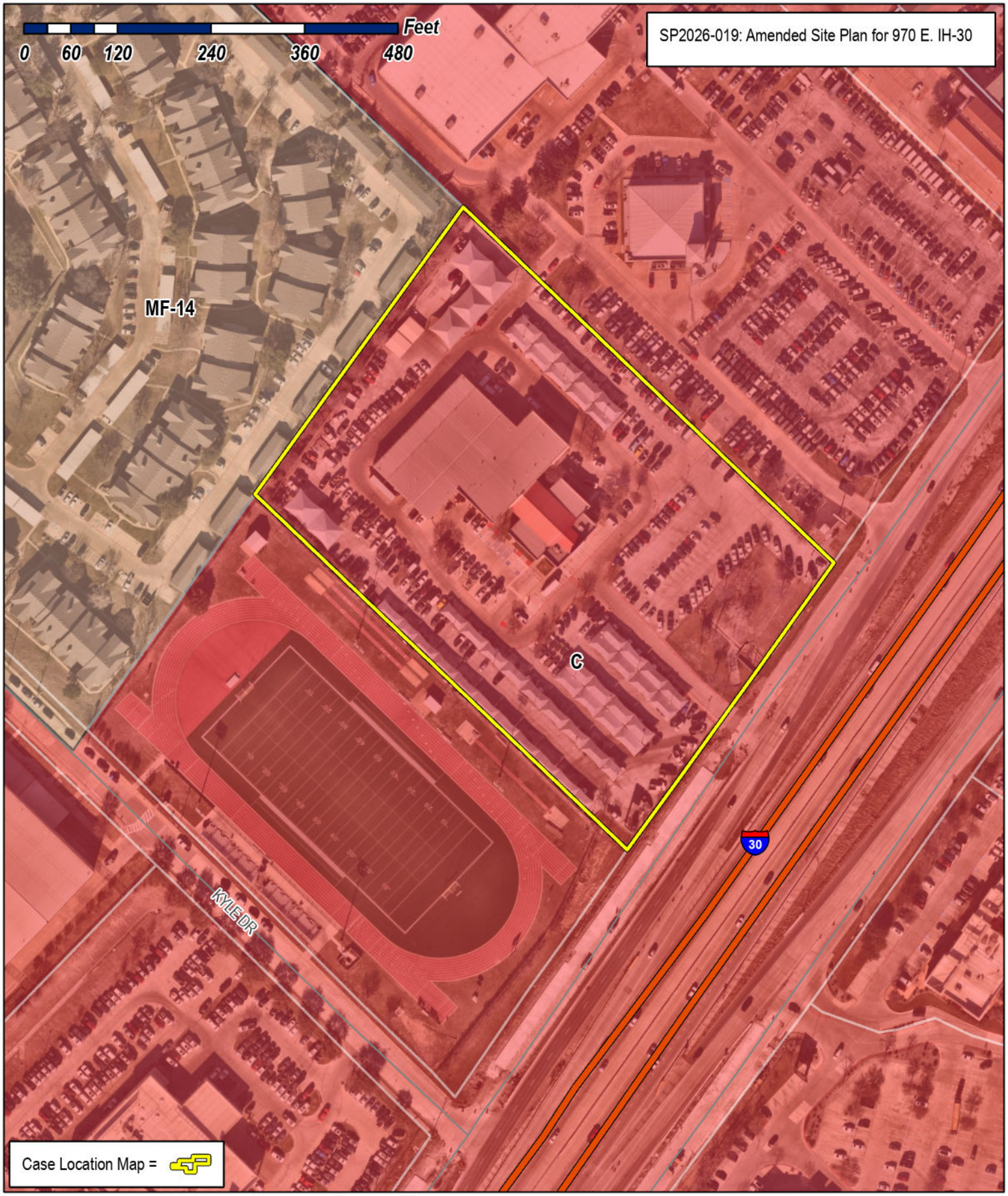
*"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF $_____, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE _____ DAY OF _____, 20___. BY SIGNING THIS APPLICATION,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

*GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE _____ DAY OF _____, 20___.*

*OWNER'S SIGNATURE*

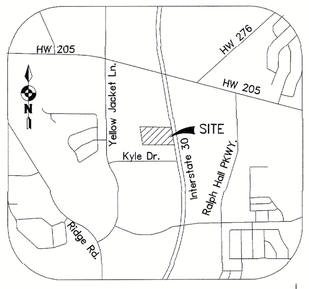
*NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS*

*MY COMMISSION EXPIRES*




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

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

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V Vault
R Telephone Riser
E Electric Transformer
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Guard Post (Bollard)
Sign
Water Meter
Drain Grate
Water Valve
Fire Hydrant
Automatic Sprinkler
S Sanitary Sewer Manhole
Cleanout
Air Conditioner

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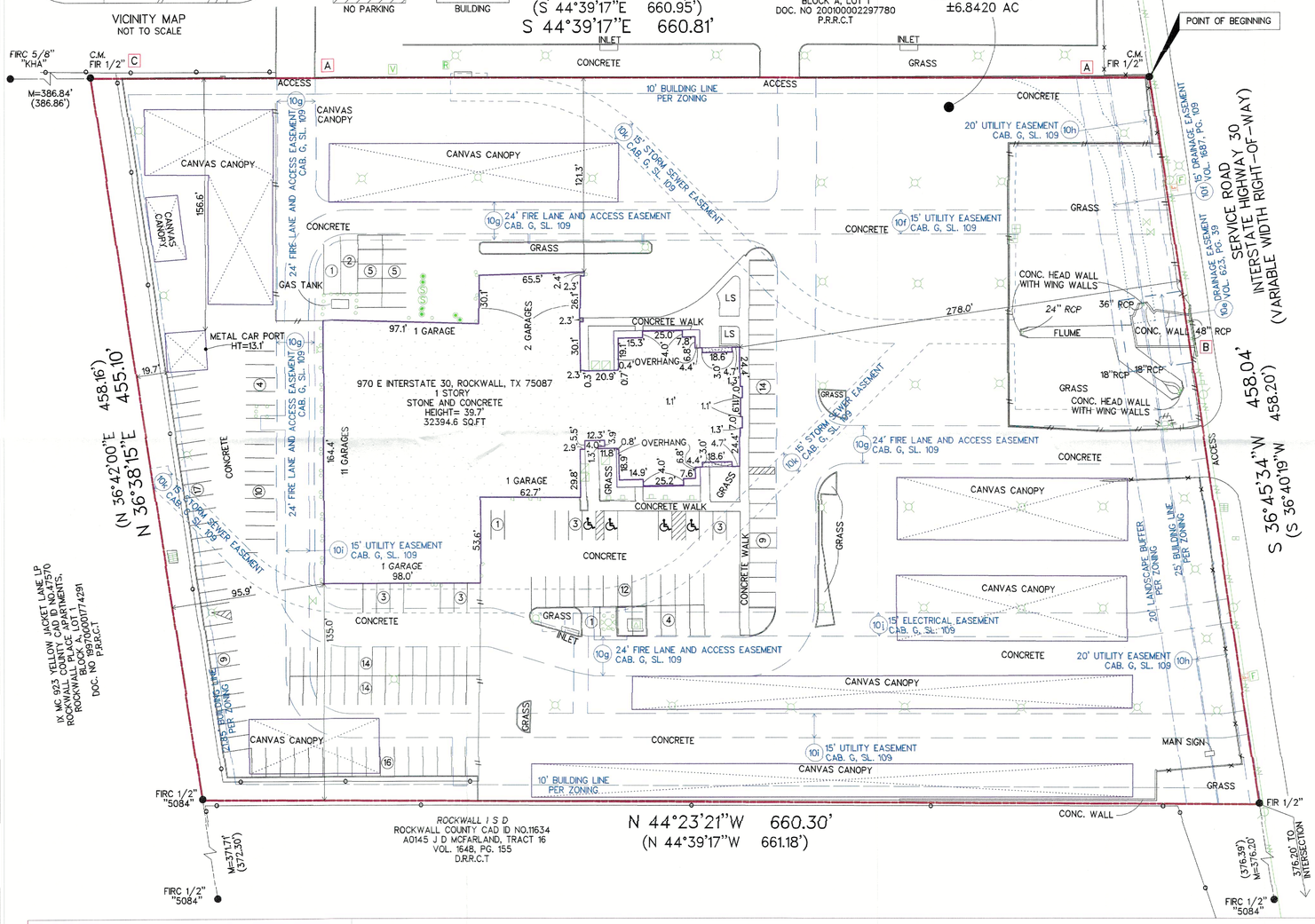


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Project Number: 149672.21R000 001.259

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1. Minimum building setbacks:
   Front: 25' (Provided: 278.0')
   Int. Side: 10' (Provided: 121.3')
   Rear: 21.85' (Provided: 19.7')
2. Maximum building height: 60' (Provided: ±39.7')
3. Minimum Lot Size: 43,560 (Provided: ±298,052.3 sf.)
4. Maximum building footprint: None Specified (Provided: ±32394.6 sf.)
5. Minimum Lot Width: 200' (Provided: 455.10')

Parking Tabulation: As Determined by the Director

Total Regular Parking Spaces: 150
Total Handicapped Parking Spaces: 4
Total Parking Spaces: 154

## GENERAL SURVEY NOTES

1. This survey was made in accordance with laws and/or Minimum Standards of the State of Texas.

2. The basis of bearing for this survey is S 44°39'17"E, as shown hereon.

3. The property described hereon is the same as the property described in Chicago Title Insurance Company Commitment GF No. 3711001376, with an effective date of June 30, 2021, issued July 12, 2021, 8:00 a.m. and that all easements, covenants and restrictions referenced in said title commitment or apparent from a physical inspection of the site or otherwise known to me have been plotted hereon or otherwise noted as to their effect on the subject property.

4. Said described property is entirely within Zone "X" of the Flood Insurance Rate Map, Community Panel No. 48397C0040L which bears an effective date of September 25, 2008 and is not in a Special Flood Hazard Area. By reviewing the FEMA website (https://msc.fema.gov) we have learned this community does not currently participate in the program. No field surveying was performed to determine this zone and an elevation certificate may be needed to verify this determination or apply for a variance from the Federal Emergency Management Agency.

5. The property has direct access to Interstate Hwy 30 service road, which is a dedicated public right– of–way.

6. There are 150 regular striped parking spaces, 4 handicap parking spaces, on the property as observed at the time of survey.

7. There was no observed evidence of current earth moving work, building construction or building additions.

8. There were no observed changes in street right of way lines. There was no observed evidence of recent street or sidewalk construction or repairs.

9. There was no observed evidence of site use as a solid waste dump, sump or sanitary landfill.

10. The visible utilities shown have been plotted from field survey information and/or provided drawings. The Surveyor makes no guarantee that the visible utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from information available. The surveyor has physically located the visible utilities.

11. No evidence of party walls was observed at the time of survey.

12. Rectified orthophotography and photogrammetric mapping may have been used to show the approximate location of certain features (excluding boundaries) where ground measurements are not otherwise necessary to locate those features to an appropriate and acceptable accuracy relative to a nearby boundary.

13. The boundary line dimensions as shown on this survey map form a mathematically closed figure within +/– 0.1 foot, with no gaps or gores.

## LEGAL DESCRIPTION

Lot 1, Block A, of the Replat of Lot 1, Block A, Rockwall Dodge Addition, a subdivision in Rockwall County, Texas, according to the map or plat thereof recorded in Cabinet G, Slide 109, of the Map Records of Rockwall County, Texas.

This survey is based on a title report prepared by Chicago Title Insurance Company, Commitment GF No. 3711001376, with an effective date of June 30, 2021, issued July 12, 2021, 8:00 a.m.

## TITLE COMMITMENT EXCEPTION NOTES

This survey is based on a title report prepared by Chicago Title Insurance Company, Commitment GF No. 3711001376, with an effective date of June 30, 2021, issued July 12, 2021, 8:00 a.m.

The following restrictive covenants of record itemized below:

(1) Covenants, conditions and restrictions but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as shown on map/plat and document set forth below:

Cabinet D, Slide 349, and Cabinet G, Slide 109, Map Records, Rockwall County, Texas. AFFECTS, BLANKET IN NATURE

(10e) Drainage easement as recorded in Volume 623, Page 39, Deed Records, Rockwall County, Texas. AFFECTS, SHOWN HEREON

(10f) 15' Drainage easement as granted to the City of Rockwall by instrument recorded in Volume 1687, Page 198, Deed Records, Rockwall County, Texas. AFFECTS, SHOWN HEREON

(10g) 24' Fire Lane, Access & Utility easements as set out on the plat recorded in Cabinet G, Slide 109, Map Records, Rockwall County, Texas. AFFECTS, SHOWN HEREON

(10h) 20' Utility easement as set out on the plat recorded in Cabinet G, Slide 109, Map Records, Rockwall County, Texas. AFFECTS, SHOWN HEREON

(10l) 15' Utility easements as set out on the plat recorded in Cabinet G, Slide 109, Map Records, Rockwall County, Texas. AFFECTS, SHOWN HEREON

(10j) 15' Electric easement as set out on the plat recorded in Cabinet G, Slide 109, Map Records, Rockwall County, Texas. AFFECTS, SHOWN HEREON

(10k) 15' Storm Sewer easements as set out on the plat recorded in Cabinet G, Slide 109, Map Records, Rockwall County, Texas. AFFECTS, SHOWN HEREON

## SURVEYOR'S CERTIFICATION

To: Truist Bank, its successors and/or assigns; Chicago Title Insurance Company; Rockwall Automotive–DCD, Ltd., a Texas limited partnership, its successors and assigns.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 6a, 6b, 7a, 7b1, 7c, 8, 9, 10, 11(a), 13, 14, 16, 17 and 19 of Table A thereof.

The field work was completed on: April 05, 2021.

The date of this map or plat is: April 07, 2021.

David M. Henderson
Registered Professional Land Surveyor No. 4489
In the State of Texas

Dwg. No.: 2130036
Ref. No.: 149672.21R000–001.220
Drawn By: HH
Checked By: MC

CALL BEFORE YOU DIG 1–800–245–4545 TEXAS ONE CALL SYSTEM
TEXAS EXCAVATION SAFETY SERVICES
1–800–344–8377

0' 20' 40' 60'
SCALE 1" = 40'

## REVISIONS

| NO. | DESCRIPTION OF REVISIONS | DATE |
|---|---|---|
| 1 | Zoning Report Added | 04/27/21 |
| 2 | Title Commitment Added | 04/27/21 |
| 3 | Updated Title Commitment and Certified Parties | 07/13/21 |
| 4 | Updated Certified Parties | 10/22/21 |

# ALTA / NSPS LAND TITLE SURVEY

Rockwall Chrysler Jeep Dodge – Rockwall

970 E Interstate 30,

Rockwall, TX 75087

RESPONSIBLE SURVEYOR CONTACT INFORMATION
Benchmark Group of Texas
899 Presidential Drive, Suite 110
Richardson, Texas 75081
972–680–3037
commbgt@gmail.com
#2130036

SHEET 1 OF 1

Survey Coordinated by:
Bureau Veritas
510 E. Memorial Road, Suite A–1
Oklahoma City, OK 73114
800–411.2010
ALTA@bvna.com
www.bvna.com

BUREAU VERITAS 1828



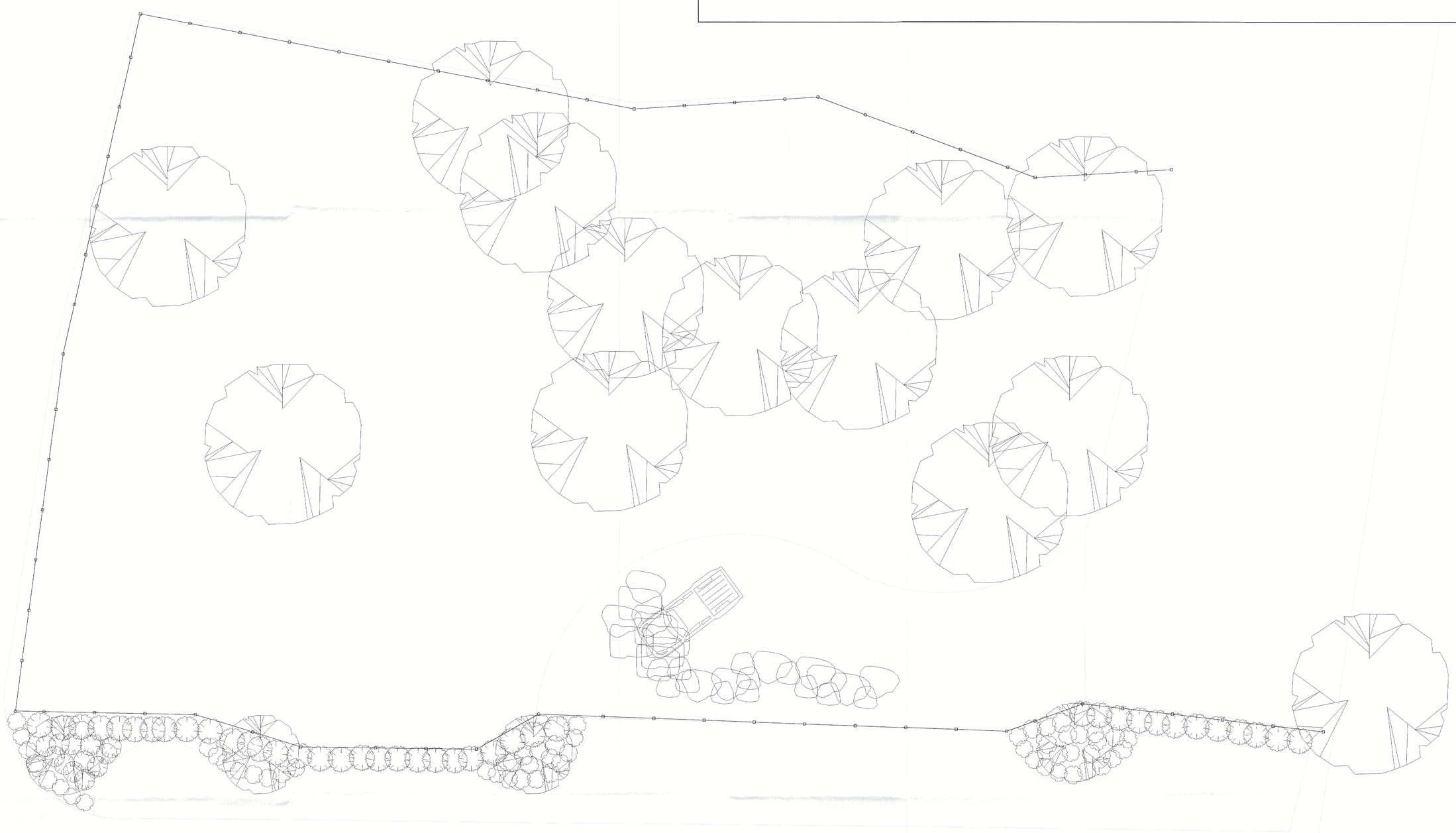
P:\Archive Only 21\2021dwg\213003\213003.gvd -- 10/22/2021 -- 01:59 PM -- Scale 1 : 480.00

# THE ROCK

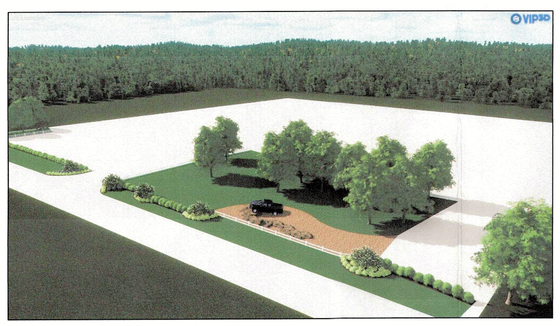
## ROCKWALL DODGE

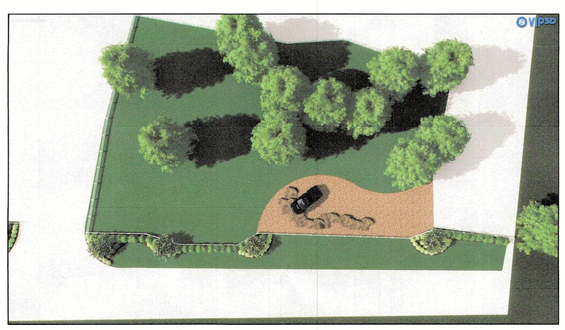
**Plant Legend**

| Symbol | Qty | Common Name | Botanical Name | Container |
|---|---|---|---|---|
| **Groundcovers\Ornamental Grass** | | | | |
| | 36 | Big Blue Lilyturf, Bloomed | Liriope muscari | Full Size |
| **Shrubs\Evergreen** | | | | |
| | 115 | Carissa Holly | Ilex cornuta 'Carissa' | Full Size |
| **Shrubs\Perennials** | | | | |
| | 71 | Clara Indian Hawthorn | Rhaphiolepis Indica 'Clara' | Full Size |
| **Trees\Deciduous** | | | | |
| | 16 | American Linden | Tilia americana | Full Size |
| | 5 | Crape Myrtle, Bloomed | Lagerstroemia Indica | Full Size |



**970 E Interstate 30, Rockwall, TX 75087**



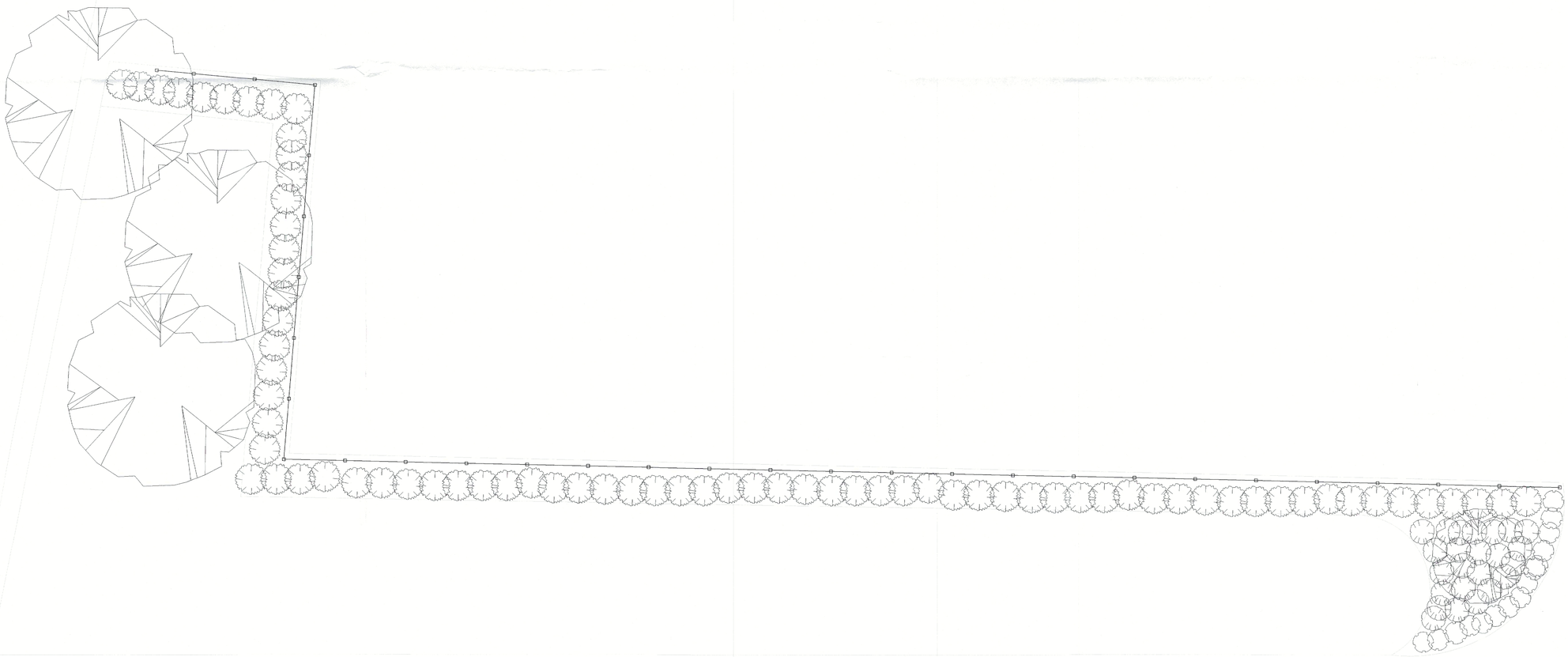


THE ROCK

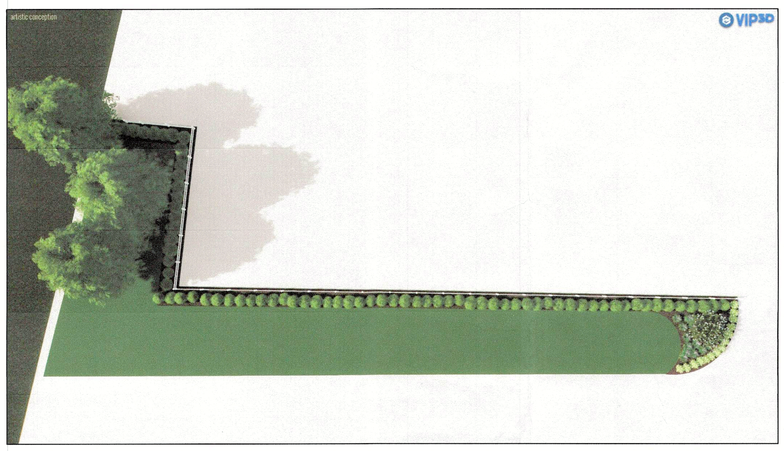
ROCKWALL DODGE

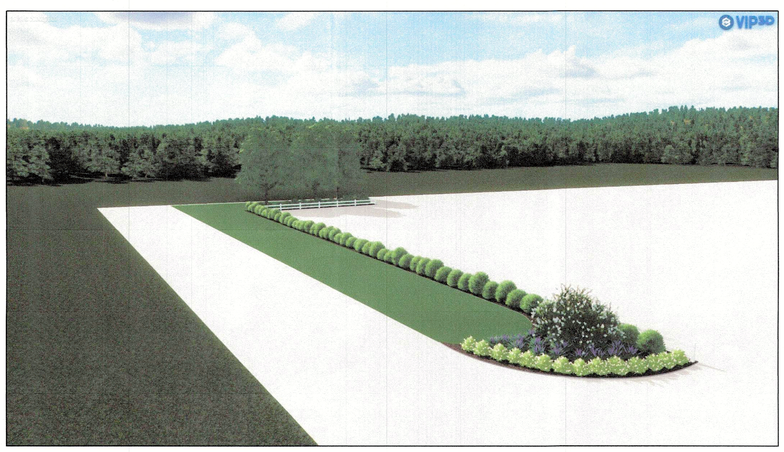
**Plant Legend**

| Symbol | Qty | Common Name | Botanical Name | Container |
|---|---|---|---|---|
| **Groundcovers\Ornamental Grass** | | | | |
| | 36 | Big Blue Lilyturf, Bloomed | Liriope muscari | 1 Gal |
| **Shrubs\Evergreen** | | | | |
| | 115 | Carissa Holly | Ilex cornuta 'Carissa' | 3 Gal |
| **Shrubs\Perennials** | | | | |
| | 71 | Clara Indian Hawthorn | Rhaphiolepis Indica 'Clara' | 3 Gal |
| **Trees\Deciduous** | | | | |
| | 16 | American Linden | Tilia americana | Full Size |
| | 5 | Crape Myrtle, Bloomed | Lagerstroemia Indica | Full Size |



# 970 E Interstate 30, Rockwall, TX 75087



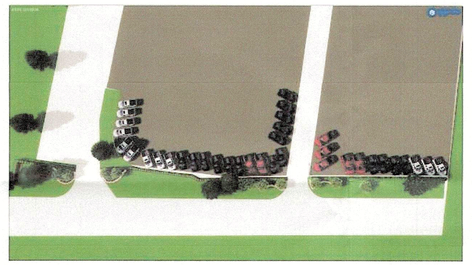
ROCKWALL Ford

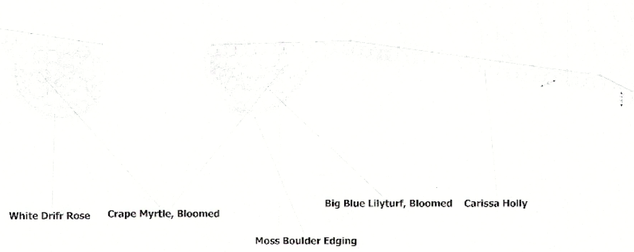
**Plant Legend**

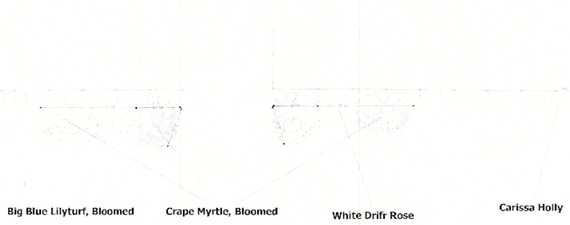
| Symbol | Qty | Common Name | Botanical Name | Container |
|---|---|---|---|---|
| **Groundcovers\Ornamental Grass** | | | | |
| | 102 | Big Blue Lilyturf, Bloomed | Liriope muscari | Full Size |
| **Shrubs\Evergreen** | | | | |
| | 165 | Carissa Holly | Ilex cornuta 'Carissa' | Full Size |
| **Shrubs\Perennials** | | | | |
| | 1 | White Drift Rose | Rhaphiolepis indica 'Clara' | Full Size |
| **Trees\Deciduous** | | | | |
| | 113 | White Drift Rose | Rhaphiolepis indica 'Clara' | Full Size |



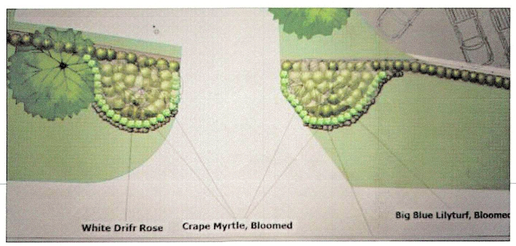


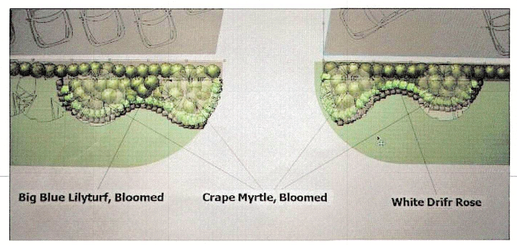





## 990 E Interstate 30, Rockwall, TX 75087




N






WHF-3350





# CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION MEMORANDUM

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

| | |
|---|---|
| **TO:** | Planning and Zoning Commission |
| **FROM:** | Bethany Ross, *Senior Planner* |
| **DATE:** | June 30, 2026 |
| **SUBJECT:** | SP2026-022; *Amended Site Plan for Chewters Chocolates* |

The applicant, Matthew Peterson of DB Constructors, Inc., is requesting approval of an *Amended Site Plan* to modify the previously approved site plan for a *light manufacturing facility* and *general retail store* [*Case No. SP2022-034*]. The subject property, addressed as 2911 Discovery Boulevard, is a 10.649-acre parcel of land identified as Lot 1, Block B, Rockwall Technology Park Phase II. The property is zoned Light Industrial (LI) District and is situated within the FM-549 Overlay (FM-549 OV) District.

On July 12, 2022, the Planning and Zoning Commission approved the original site plan [*Case No. SP2022-034*] for the construction of a *light manufacturing facility* and *general retail store* for Chewters Chocolates. On May 4, 2026, the applicant submitted revised building plans depicting the addition of a ground-mounted chiller on the east side of the building. The plans indicated that the chiller would be screened by a masonry wall along its north side and chain-link fencing along the remaining three sides. Staff subsequently advised the applicant that an *Amended Site Plan* would be required to formally incorporate the location and proposed screening of the chiller into the approved site plan. On June 12, 2026, the applicant submitted the *Amended Site Plan* application.

According to Subsection 01.05, *Screening Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), "(p)ad or roof-mounted utility equipment and air-conditioning units shall be screened from view from any adjacent public streets or properties … Ground-mounted equipment and air-conditioning units shall be screened utilizing plantings, berms, walls matching the main structure, or an architectural feature that is integral to the building's design." In this case, the applicant is proposing to screen the north side of the chiller with a masonry wall and the remaining three (3) sides with chain-link fencing. Since chain-link fencing is not one of the screening methods permitted by the UDC, the applicant is requesting an exception to the mechanical equipment screening requirements. According to the applicant's letter, the chiller will be located approximately 400-feet from Springer Road. The applicant has also indicated that the existing evergreen trees along the eastern property line, together with the landscaping approved as part of the original site plan, will substantially limit views of the chiller from Springer Road and other adjacent public streets and properties.

According to Subsection 09.01, *Exceptions to the General Standards*, of Article 11, *Development Applications and Review Procedures*, of the UDC, an applicant may request that the Planning and Zoning Commission grant an exception to the provisions of the UDC when unique or extraordinary conditions exist or when strict adherence to the technical requirements of the UDC would create an undue hardship. The UDC also requires the applicant to provide compensatory measures that directly offset the requested exception.

In this case, the applicant has not proposed any compensatory measures to offset the requested exception to the mechanical equipment screening requirements; however, the applicant maintains that the existing and previously approved landscaping will limit the visibility of the chiller from adjacent streets and properties. Staff should not that the proposed chain-link fencing shall be required to be black vinyl coated chain-link in accordance with the requirements of Article 08, *Landscape and Fence Standards*, of the Unified Development Code (UDC). Approval of an exception to the general standards is a discretionary decision for the Planning and Zoning Commission. Staff should also note that approval of the exception requires a supermajority vote of the Commission, consisting of six (6) of the seven (7) commissioners, with no fewer than four (4) affirmative votes.

Should the Planning and Zoning Commission have any questions concerning the applicant's request, staff and the applicant will be available at the *June 30, 2026*, Planning and Zoning Commission meeting.

# PROJECT COMMENTS

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

DATE: 6/23/2026

PROJECT NUMBER: SP2026-022
PROJECT NAME: Amended Site Plan for 2911 Discovery Blvd
SITE ADDRESS/LOCATIONS: 2911 Discovery Boulevard, Rockwall, TX, 75032

CASE CAPTION:

| DEPARTMENT | REVIEWER | DATE OF REVIEW | STATUS OF PROJECT |
|---|---|---|---|
| PLANNING | Ryan Miller | 06/23/2026 | Approved w/ Comments |

06/23/2026: SP2026-022; Amended Site Plan for 2911 Discovery Boulevard
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of an Amended Site Plan for a Manufacturing Facility and General Retail Store on a 10.649-acre parcel of land identified as Lot 1, Block B, Rockwall Technology Park, Phase 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the FM-549 Overlay (FM-549 OV) District, and addressed as 2911 Discovery Boulevard.

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

I.3 According to Subsection 01.05, Screening Standards, of Article 05, District Development Standards, of the Unified Development Code (UDC), "(p)ad or roof-mounted utility equipment and air-conditioning units shall be screened from view from any adjacent public streets or properties…Ground-mounted equipment and air-conditioning units shall be screened utilizing plantings, berms, walls matching the main structure, or an architectural feature that is integral to the building's design."
I.4 In this case, the applicant is proposing to screen the north side of the chiller with a masonry wall and the remaining three sides with chain-link fencing. Because chain-link fencing is not one of the screening methods permitted by the UDC, the applicant is requesting an exception to the mechanical equipment screening requirements.
1.5 According to Subsection 09.01, Exceptions to the General Standards, of Article 11, Development Applications and Review Procedures, of the UDC, an applicant may request that the Planning and Zoning Commission grant an exception to the provisions of the UDC when unique or extraordinary conditions exist or when strict adherence to the technical requirements of the UDC would create an undue hardship. The UDC also requires the applicant to provide compensatory measures that directly offset the requested exception.
M.6 The proposed chain-link fencing will need to be black vinyl coated chain-link in accordance with the requirements of Article 08, Landscape and Fence Standards, of the Unified Development Code (UDC).

1.7 According to the applicant's letter, the chiller will be located approximately 400-feet from Springer Road. The applicant has also indicated that the existing evergreen trees along the eastern property line, together with the landscaping approved as part of the original site plan, will substantially limit views of the chiller from Springer Road and other adjacent public streets and properties.
I. 8 Please note the scheduled meetings for this case:

(1) Planning & Zoning Commission meeting will be held on June 30, 2026

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

| DEPARTMENT | REVIEWER | DATE OF REVIEW | STATUS OF PROJECT |
|---|---|---|---|
| ENGINEERING | Madelyn Kuhn | 06/19/2026 | Approved w/ Comments |

06/19/2026: 1. Distance from wall to fire lane?
2. Label chiller

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

| DEPARTMENT | REVIEWER | DATE OF REVIEW | STATUS OF PROJECT |
|---|---|---|---|
| BUILDING | Craig Foshee | 06/18/2026 | Approved |

No Comments

| DEPARTMENT | REVIEWER | DATE OF REVIEW | STATUS OF PROJECT |
|---|---|---|---|
| FIRE | Ariana Kistner | 06/16/2026 | Approved |

No Comments

| DEPARTMENT | REVIEWER | DATE OF REVIEW | STATUS OF PROJECT |
|---|---|---|---|
| GIS | Lance Singleton | 06/15/2026 | Approved |

No Comments

| DEPARTMENT | REVIEWER | DATE OF REVIEW | STATUS OF PROJECT |
|---|---|---|---|
| POLICE | Chris Cleveland | 06/12/2026 | Approved |

No Comments

| DEPARTMENT | REVIEWER | DATE OF REVIEW | STATUS OF PROJECT |
|---|---|---|---|
| PARKS | Travis Sales | 06/15/2026 | Approved w/ Comments |

06/15/2026: Recommendation only
There are better varieties of Bermudagrass that are more cold, drought, shade and wear tolerant than Common Bermuda such as Tif Tuf and Tahoma 31

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

PROPOSED BUILDING 189,000± SF

PROPOSED FINISHED FLOOR = 598.00

NTMWD NOTES :

A. North Texas Municipal Water District (NTMWD) 84-inch water transmission pipeline is located within limits of construction.
B. Operation of heavy earthmoving equipment, compaction equipment or heavy construction equipment, such as concrete trucks, shall be restricted to specific crossing points across NTMWD easements, as approved by the NTMWD. The crossings shall be designated and verified to provide a minimum of five-feet of cover.
C. To assure that placing of significant loads over the NTMWD pipeline does not damage the existing pipeline, no materials shall be stockpiled on the NTMWD easement without authorization from the NTMWD. If the contractor desires to use NTMWD's easement for stockpile of materials, contact NTMWD Engineering at (972) 442-5405 so your plans for use of NTMWD's easement can be reviewed.
D. A minimum of 4.5 feet separation between bottom of pavement and top of NTMWD pipeline is required. In addition, if separation between bottom of pavement and top of pipeline is less than 4.5 feet, then a thickened pavement section is required.
E. Crossing of the NTMWD easement with other utilities, such as TV cable, phone, gas and electric, shall be coordinated with the NTMWD to avoid damage to the NTMWD facilities.
F. Outdoor lighting, landscaping, screening walls or other facilities shall not be installed in NTMWD easements without written approval of the NTMWD.
G. Unless otherwise shown or required, a minimum of two-foot clearance shall be provided for all utilities crossing the NTMWD pipelines.
H. "The contractor shall contact NTMWD Line Locates at (469) 626-4569 at least 48 hours prior to performing any work in the vicinity of the NTMWD facilities."

NOTE : ALL IRRIGATION WILL COMPLY WITH ROCKWALL'S UDC REQUIREMENTS

NOTE : EXISTING TREES TO REMAIN AS A PART OF THE OVERALL LANDSCAPE DESIGN

Scale: 1/16" = 1'-0"

1 OVERALL LANDSCAPE PLAN
SCALE: 1:30

| REV. | DATE | CHANGE | BY |
|---|---|---|---|
| | 05.07.2026 | OC: FOOD SAFETY MEASURES | MP |
| | 06.17.2022 | SITE PLAN SUBMITTAL | MP |
| | 07.06.2022 | SP RESUBMITTAL | MP |
| | 07.10.2022 | REVISED LANDSCAPE | MP |
| | 11.10.2022 | CITY COMMENTS | MP |
| | 05.25.2024 | CIVIL REV / NTMWD | MP |
| | 07.17.2024 | CITY COMMENTS | MP |
| | 10.02.2024 | FIRE HYDRANT | MP |

# CHEWTERS CHOCOLATE

## 2911 DISCOVERY BLVD / LOT 1 BLOCK B
## ROCKWALL TECH PARK, PH II
## ROCKWALL, TEXAS


db constructors, inc.
2400 GREAT SOUTHWEST PARKWAY
FORT WORTH, TX
817.626.7300
INFO@DBCONSTRUCTORS.COM


**OWNER :**

ROCKWALL EDC +
2610 OBSERVATION TRAIL
ROCKWALL, TX
972.772.0025

CHEWTERS CHOCOLATE
1648 DERWENT WAY
DELTA, BC
604.515.7117

**APPLICANT :**

DB CONSTRUCTORS, INC
MATTHEW J PETERSON
972.837.6244
MATTHEW@DBCONSTRUCTORS.COM

| DESIGN | DRAWN | CHKD |
|---|---|---|
| MP | MP | MP |

CHEWTERS CHOCOLOATE

Case No. SP2022-34

DATE: 2026.05.07

LANDSCAPE

L-1

APPROVED :
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas was approved by Planning & Zoning Commission of the City of Rockwall on the _____ day of _____, 2026

WITNESS OUR HAND, this _____ day of _____, 2026

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

# DEVELOPMENT APPLICATION

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

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

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

**DIRECTOR OF PLANNING:**

**CITY ENGINEER:**

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

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

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

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

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

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

## PROPERTY INFORMATION [PLEASE PRINT]

| | | | | | |
|---|---|---|---|---|---|
| ADDRESS | 2911 Discovery Boulevard | | | | |
| SUBDIVISION | Rockwall Technology Park, Phase II | LOT | 1 | BLOCK | B |
| GENERAL LOCATION | Southeast corner of Discovery Blvd & Corporate Crossing | | | | |

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

| | | | |
|---|---|---|---|
| CURRENT ZONING | Light Industrial | CURRENT USE | Under construction |
| PROPOSED ZONING | Light Industrial w/ SUP for Factory Store | PROPOSED USE | Manufacturing/Warehouse/Office/Factory Store |
| ACREAGE | 10.649 | LOTS [CURRENT] | 1 |
| | | LOTS [PROPOSED] | 1 |

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

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

| | | | |
|---|---|---|---|
| ☐ OWNER | Foley US Landco LLC | ☒ APPLICANT | DB Constructors, Inc. |
| CONTACT PERSON | Richard Foley | CONTACT PERSON | Matthew Peterson, VP of Design |
| ADDRESS | [redacted] | ADDRESS | [redacted] |
| CITY, STATE & ZIP | | CITY, STATE & ZIP | |
| PHONE | | PHONE | |
| E-MAIL | | E-MAIL | |

## NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Richard Foley [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 $ 500 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 11 DAY OF June, 2026. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."*

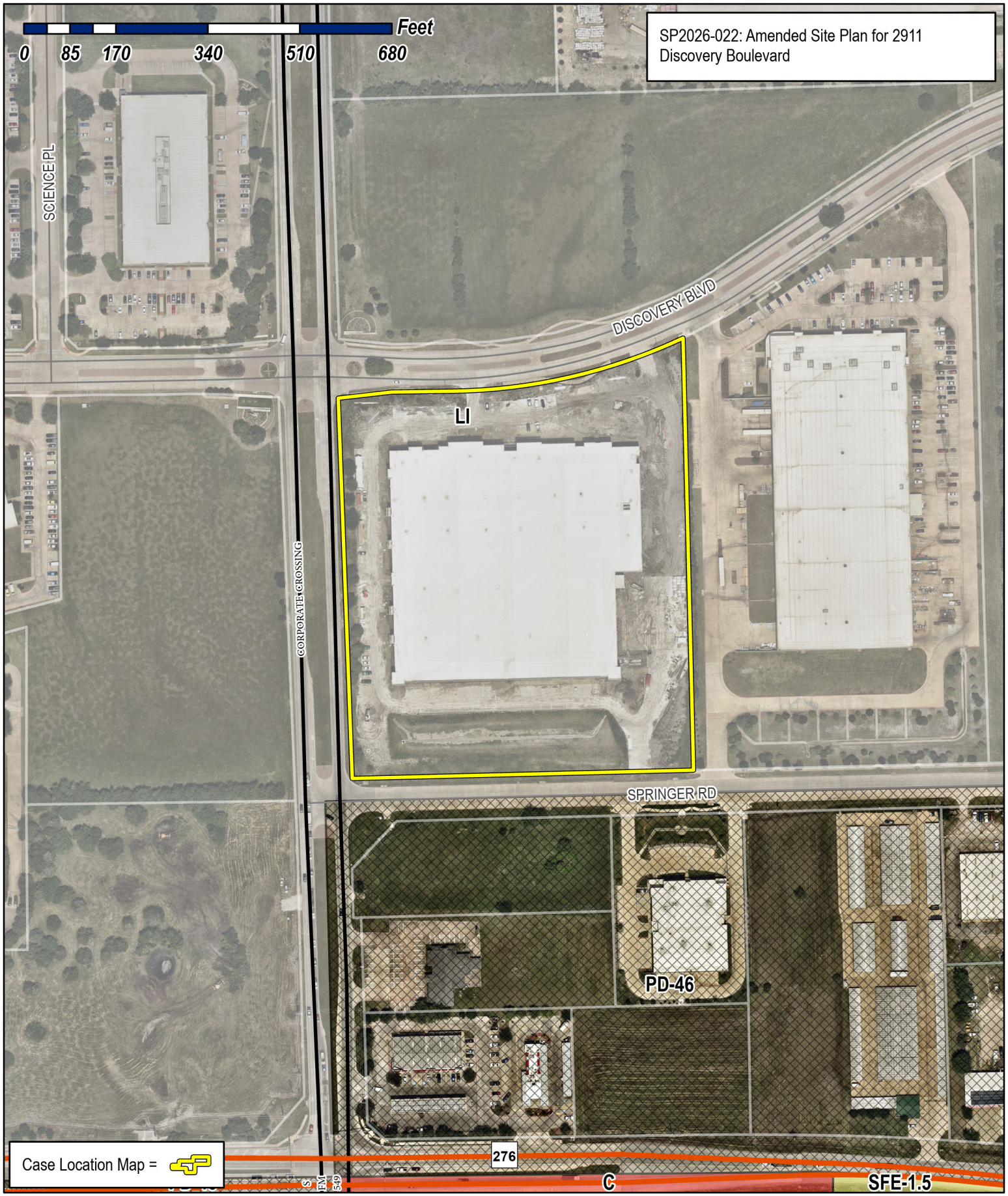
*GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE* 11 *DAY OF* June, 2026

*OWNER'S SIGNATURE*

*NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS* Stephanie Miller

STEPHANIE MILLER
Notary ID #124269825
My Commission Expires
January 6, 2027

*MY COMMISSION EXPIRES* 1/6/27





# 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.

db constructors, inc.

Bethany Ross
Planner
City of Rockwall
bross@rockwall.com
972.772.6488

10 June 2026

RE : Site Plan Submittal : Chewters Chocolates
2911 Discovery Boulevard
Lot 1, Block B Rockwall Technology Park

Ms. Ross,

We first want to thank you for the continued assistance with this project starting in 2022 and with this submittal 4 years later! The building is coming along well – looks great – and we are proud to have another successful project in Rockwall. Pursuant to our recent conversations, we are submitting to Planning and Zoning a few changes / additions to the approved Site Plan. The primary reason for the submit is the addition of a chiller to the property. This was not known during the design phase – the need for this piece of equipment was fairly recent. Additionally, we have made some modifications to the Landscape Design of the project.

Chiller : The chiller addition to the East side of the building is proposed as being screened from the North by a proposed concrete wall (detailed on the attached A100.2 sheet). The concrete wall will be painted to match the adjacent building wall. It is shown as taller and wider than the chiller itself. The South side of the chiller will be, by default, screened from view by the tiered landscape design which was (and is) a part of the Landscape Design to screen the truck docks. We feel that sufficiently screens the chiller which is over 400' north of Springer Road. That leaves the East side of the site. We are requesting that the existing vegetation be considered sufficient to screen the chiller from the West side of the adjacent building. Both buildings are industrial buildings and this is the "dock" side of that building. We have included the recent aerial photography to show the condition of this vegetation.

Landscape Design : Our Client, Chewters / ChocXO is looking to improve the food safety aspects of their manufacturing plant. Through an audit they conducted, it was determined that maximizing food safety (pest control) is best achieved by increasing the distance between vegetation and the building itself. This starts primarily by having a little over 3' (1M) of rock all the way around the building. From there, there is a 10' (3M) setback for shrubs. Then a 32' (10M) setback for trees. The landscape design that we are submitting meets both these criteria and the requirements of Rockwall. We were able to move and adjust to accomplish a great compromise – keeping the food safety paramount while achieving the same landscape aesthetic we started with and was approved by Rockwall.

Enclosed within this package is the following :

1. Development Application
2. Landscape Design Plans
3. Architectural Sheet 100.2 (the design and details of the proposed Chiller and screening)
4. The aerial photographs from May 2026

After you have had a chance to review the submittal, please contact me to discuss any questions that arise. We are happy to supply any additional information needed.

Sincerely,

Matthew J Peterson, AIA
Vice-President of Design & Development




NTMWD NOTES :

A. North Texas Municipal Water District (NTMWD) 84-inch water transmission pipeline is located within limits of construction.
B. Operation of heavy earthmoving equipment, compaction equipment or heavy construction equipment, such as concrete trucks, shall be restricted to specific crossing points across NTMWD easements, as approved by the NTMWD. The crossings shall be designated and verified to provide a minimum of five-feet of cover.
C. To assure that placing of significant loads over the NTMWD pipeline does not damage the existing pipeline, no materials shall be stockpiled on the NTMWD easement without authorization from the NTMWD. If the contractor desires to use NTMWD's easement for stockpile of materials, contact NTMWD Engineering at (972) 442-5405 so your plans for use of NTMWD's easement can be reviewed.
D. A minimum of 4.5 feet separation between bottom of pavement and top of NTMWD pipeline is required. In addition, if separation between bottom of pavement and top of pipeline is less than 4.5 feet, then a thickened pavement section is required.
E. Crossing of the NTMWD easement with other utilities, such as TV cable, phone, gas and electric, shall be coordinated with the NTMWD to avoid damage to the NTMWD facilities.
F. Outdoor lighting, landscaping, screening walls or other facilities shall not be installed in NTMWD easements without written approval of the NTMWD.
G. Unless otherwise shown or required, a minimum of two-foot clearance shall be provided for all utilities crossing the NTMWD pipelines.
H. "The contractor shall contact NTMWD Line Locates at (469) 626-4569 at least 48 hours prior to performing any work in the vicinity of the NTMWD facilities."

APPROVED :
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas was approved by Planning & Zoning Commission of the City of Rockwall on the _____ day of _____, 2026

WITNESS OUR HAND, this _____ day of _____, 2026

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

| REV. | DATE | CHANGE | BY |
|---|---|---|---|
| | 05.07.2026 | OC : FOOD SAFETY MEASURES | MP |

**PLAN STATUS**

| REV. | DATE | CHANGE | BY |
|---|---|---|---|
| | 06.17.2022 | SITE PLAN SUBMITTAL | MP |
| | 07.06.2022 | SP RESUBMITTAL | MP |
| | 07.10.2022 | REVISED LANDSCAPE | MP |
| | 11.10.2022 | CITY COMMENTS | MP |
| | 03.25.2024 | CIVIL REV / NTMWD | MP |
| | 07.17.2024 | CITY COMMENTS | MP |
| | 10.02.2024 | FIRE HYDRANT | MP |

# CHEWTERS CHOCOLATE
## 2911 DISCOVERY BLVD /LOT 1 BLOCK B
## ROCKWALL TECH PARK, PH II
## ROCKWALL, TEXAS


db constructors, inc.
2400 GREAT SOUTHWEST PARKWAY
FORT WORTH, TX
817.626.7300
INFO@DBCONSTRUCTORS.COM


**OWNER :**

ROCKWALL EDC +
2610 OBSERVATION TRAIL
ROCKWALL, TX
972.772.0025

CHEWTERS CHOCOLATE
1648 DERWENT WAY
DELTA, BC
604.515.7117

**APPLICANT :**

DB CONSTRUCTORS, INC
MATTHEW J PETERSON
972.837.6244
MATTHEW@DBCONSTRUCTORS.COM

| DESIGN | DRAWN | CHKD |
|---|---|---|
| MP | MP | MP |

CHEWTERS CHOCOLOATE

Case No. SP2022-34

DATE: 2026.05.07

LANDSCAPE

L-1




1 LANDSCAPE PLAN
0 20' 40'
Scale: 1" = 20'-0"
SCALE: 1:20

NTMWD NOTES :

A. North Texas Municipal Water District (NTMWD) 84-inch water transmission pipeline is located within limits of construction.
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E. Crossing of the NTMWD easement with other utilities, such as TV cable, phone, gas and electric, shall be coordinated with the NTMWD to avoid damage to the NTMWD facilities.
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H. "The contractor shall contact NTMWD Line Locates at (469) 626-4569 at least 48 hours prior to performing any work in the vicinity of the NTMWD facilities."

## CHEWTERS CHOCOLATE

16-Jun-22
Revised: 10-Jul-22 & 11-Nov-22 & 7-May-26

**SITE TABULATIONS :**

| | | | |
|---|---|---|---|
| **TOTAL SITE AREA :** | 463,889 | SF | 10.65 AC |
| **TOTAL IMPERVIOUS :** | 340,010 | SF | 7.81 AC |

| | | | |
|---|---|---|---|
| ROADS + PARKING : | 130,965 | SF | 3.007 AC |
| BUILDING : | 189,866 | SF | 4.359 AC |
| BUILDING SIDEWALKS : | 8,631 | SF | 0.198 AC |
| EXISTING SIDWALKS : | 3,586 | SF | 0.082 AC |
| ROW SIDEWALKS : | 6,962 | SF | 0.160 AC |

| | | | |
|---|---|---|---|
| **REQUIRED LANDSCAPE :** | 15% | | OF TOTAL AREA |
| | 69583 | SF | 1.60 AC |

PROPOSED LANDSCAPE :

| | | | |
|---|---|---|---|
| TURF / GRASS AREA: | 40,918 | SF | 0.939 AC |
| MULCHED BEDS : | 23,439 | SF | 0.538 AC |
| GRASSED PORTION OF DETENTION : | 33,109 | SF | 0.760 AC |

| | | | |
|---|---|---|---|
| LANDSCAPE PROVIDED : | 97,466 | SF* | 2.238 AC |

*THE EXISTING TREES ON CORPORATE CROSSING & SPRINGER **NOT** COUNTED IN THIS CALCULATION

**REQUIRED PARKING :**

| | | | | | |
|---|---|---|---|---|---|
| OFFICE : | 7925 | SF | 1/300 | 26 | SPACES |
| RETAIL : | 2700 | SF | 1/250 | 11 | SPACES |
| WAREHOUSE : | 90500 | SF | 1/1000* | 91 | SPACES |
| MANUFACTURING : | 85161 | SF | 1/500* | 170 | SPACES |

*AS DETERMINED BY DIRECTOR IS MORE APPROPRIATE

| | |
|---|---|
| TOTAL PARKING REQUIRED (WITHOUT DIRECTOR CONSIDERATION): | **298 SPACES** |

**PARKING PROVIDED :**

| | |
|---|---|
| OFFICE : | 26 SPACES |
| RETAIL : | 12 SPACES |
| WAREHOUSE : | 20 SPACES |
| MANUFACTURING : | 108 SPACES |
| | **166 SPACES** |

NOTE : INCLUDED WITHIN THE PROVIDED PARKING SPACES ARE 6 ACCESSIBLE PARKING SPACES

| SYMBOL | qty. | COMMON NAME | ABBR | BOTANICAL NAME | SIZE AND CHARACTERISTICS | TYPICAL SPACING |
|---|---|---|---|---|---|---|
| | 17 | SOUTHERN LIVE OAK | SLO | Quercus Virginiana | 5" CALIPER MINIMUM, 12' HT.; 4' SPREAD; 4' BRANCH HT. (CONTAINER GROWN) | MIN. 40' O.C. |
| | 9 | CEDAR ELM | CE | Ulmus Crassifolia | 4" CALIPER MINIMUM, 9' HT.; 3' SPREAD; 3' BRANCH HT. (CONTAINER GROWN) | MIN. 24' O.C. |
| | 43 | POSSUMHAW HOLLY | PH | Unignadia Speciosa | MULTI-TRUNK, MIN. 4' HT., FULL / EVEN BRANCHING | ± 10' |
| | 14 | YAPON HOLLY | YH | Ilex Vomitoria (Yaupon) | 5 GAL., 48" HT., FULL/EVEN BRANCHING, MATCHING | ± 10' |
| | 64 | DWARF BURFORD HOLLY | DBH | Ilex cornuta 'burfordii nana' | 5 GAL., 32" TALL, FULL/EVEN BRANCHING, MATCHING | REF. PLAN |
| | 236 | TEXAS SAGE | TS | Leucophyllum Sp. | 30" MIN. HT., EVEN BRANCHING AND MATCHING | 3' |
| | 11 | ROSEMARY | GTS | Leucophyllum | 24" MIN. HT., EVEN BRANCHING AND MATCHING | ± 6' |
| | 134 | MEXICAN FEATHER GRASS | MFG | Sorghastrum natans | 3 GAL. | ± 3'-5' |
| | | BERMUDA GRASS (HYBRID) | | Cynodon Dactylon X C. transvaalensis | ALL TURF GRASS TO BE BERMUDA | 40,918 SF |
| | | BUFFALO GRASS | | Buchloe Dactyloides | DETENTION POND NATIVE GRASS | 33,109 SF |
| | | MULCHED BEDS | | | | 23,439 SF |
| | | ROCK | | | | 4,927 SF |

APPROVED :
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas was approved by Planning & Zoning Commission of the City of Rockwall on the ____ day of ____, 2026

WITNESS OUR HAND, this _____ day of _____, 2026

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

| REV. | DATE | CHANGE | BY |
|---|---|---|---|
| | 06.17.2022 | SITE PLAN SUBMITTAL | MP |
| | 07.06.2022 | SP RESUBMITTAL | MP |
| | 07.10.2022 | REVISED LANDSCAPE | MP |
| | 11.10.2022 | CITY COMMENTS | MP |
| | 05.25.2024 | CIVIL REV / NTMWD | MP |
| | 07.17.2024 | CITY COMMENTS | MP |
| | 10.02.2024 | FIRE HYDRANT | MP |
| | 05.07.2026 | QC - FOOD SAFETY MEASURES | MP |

**PLAN STATUS**

# CHEWTERS CHOCOLATE

## 2911 DISCOVERY BLVD / LOT 1 BLOCK B
## ROCKWALL TECH PARK, PH II
## ROCKWALL, TEXAS


db constructors, inc.
2400 GREAT SOUTHWEST PARKWAY
FORT WORTH, TX
817.626.7300
INFO@DBCONSTRUCTORS.COM


**OWNER :**

ROCKWALL EDC +
2610 OBSERVATION TRAIL
ROCKWALL, TX
972.772.0025

CHEWTERS CHOCOLATE
1648 DERWENT WAY
DELTA, BC
604.515.7117

**APPLICANT :**


DB CONSTRUCTORS, INC
MATTHEW J PETERSON
972.837.6244
MATTHEW@DBCONSTRUCTORS.COM

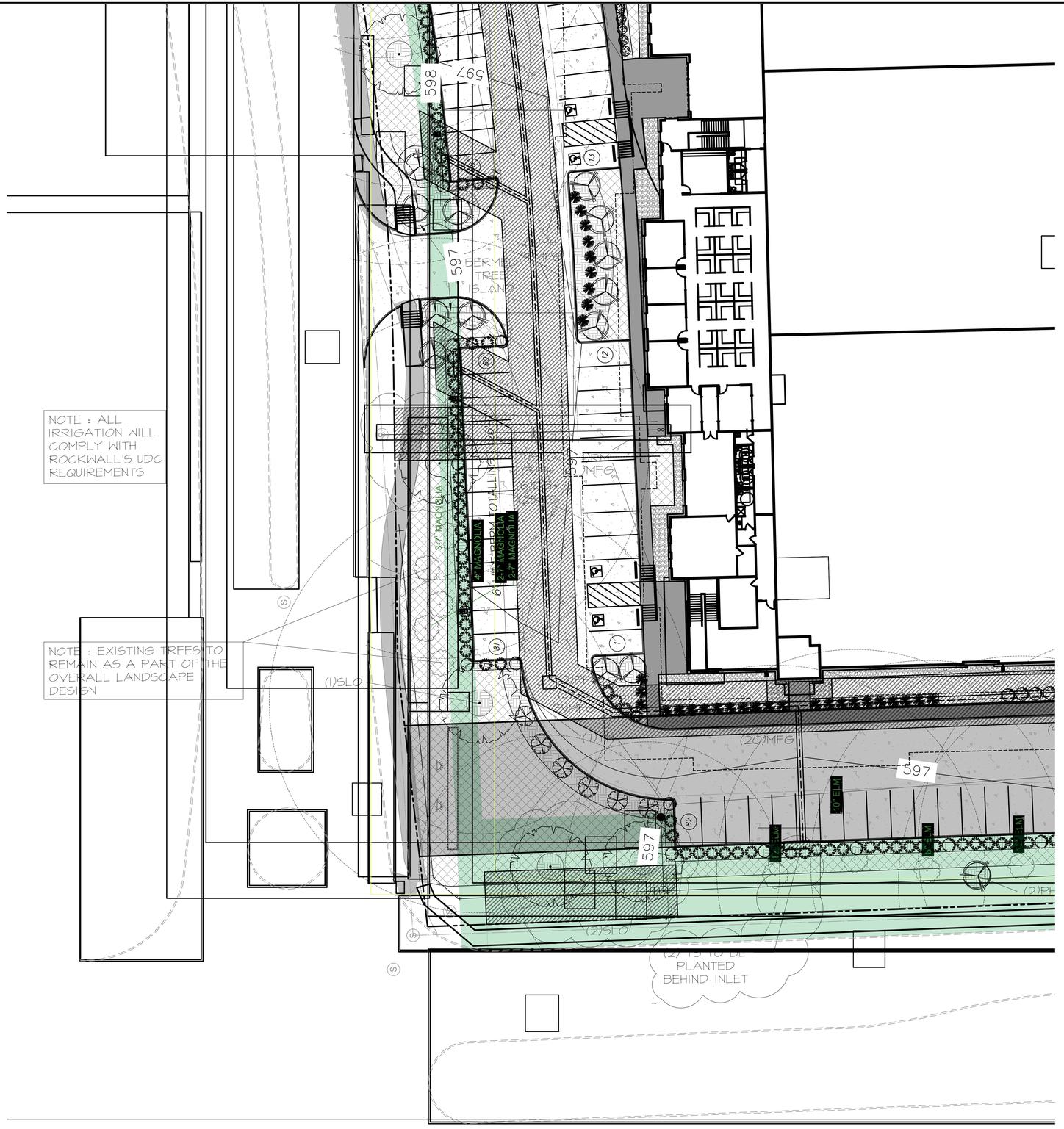

| DESIGN | DRAWN | CHKD |
|---|---|---|
| MP | MP | MP |

CHEWTERS CHOCOLOATE

Case No. SP2022-34

DATE: 2026.05.07

LANDSCAPE
L-2




1 LANDSCAPE PLAN

0 20' 40' SCALE: 1:20

Scale: 1" = 20'-0"

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16-Jun-22
Revised: 10-Jul-22 & 11-Nov-22 & 7-May-26

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|---|---|---|---|
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*AS DETERMINED BY DIRECTOR IS MORE APPROPRIATE

TOTAL PARKING REQUIRED (WITHOUT DIRECTOR CONSIDERATION): **298 SPACES**

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| | | |
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| | 11 | ROSEMARY | CTS | Leucophyllum | 24" MIN. HT., EVEN BRANCHING AND MATCHING | ± 6' |
| | 134 | MEXICAN FEATHER GRASS | MF6 | Sorghastrum natans | 3 GAL. | ± 3'-5' |
| | | BERMUDA GRASS (TIFTUF) | | Cynodon Dactylon X C. transvaalensis | ALL TURF GRASS TO BE BERMUDA | 40,918 SF |
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| | | MULCHED BEDS | | | | 23,439 SF |
| | | ROCK | | | | 4,827 SF |

APPROVED :
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas was approved by Planning & Zoning Commission of the City of Rockwall on the _____ day of _____, 2026

WITNESS OUR HAND, this _____ day of _____, 2026

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

| REV. | DATE | CHANGE | BY |
|---|---|---|---|
| | 05.07.2026 | QC - FOOD SAFETY MEASURES | MP |

**PLAN STATUS**

| REV. | DATE | CHANGE | BY |
|---|---|---|---|
| | 06.17.2022 | SITE PLAN SUBMITTAL | MP |
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# CHEWTERS CHOCOLATE

2911 DISCOVERY BLVD / LOT 1 BLOCK B
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ROCKWALL, TEXAS

db constructors, inc.
2400 GREAT SOUTHWEST PARKWAY
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CHEWTERS CHOCOLATE
1648 DERWENT WAY
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604.515.7117

**APPLICANT :**

DB CONSTRUCTORS, INC
MATTHEW J PETERSON
972.837.6244
MATTHEW@DBCONSTRUCTORS.COM

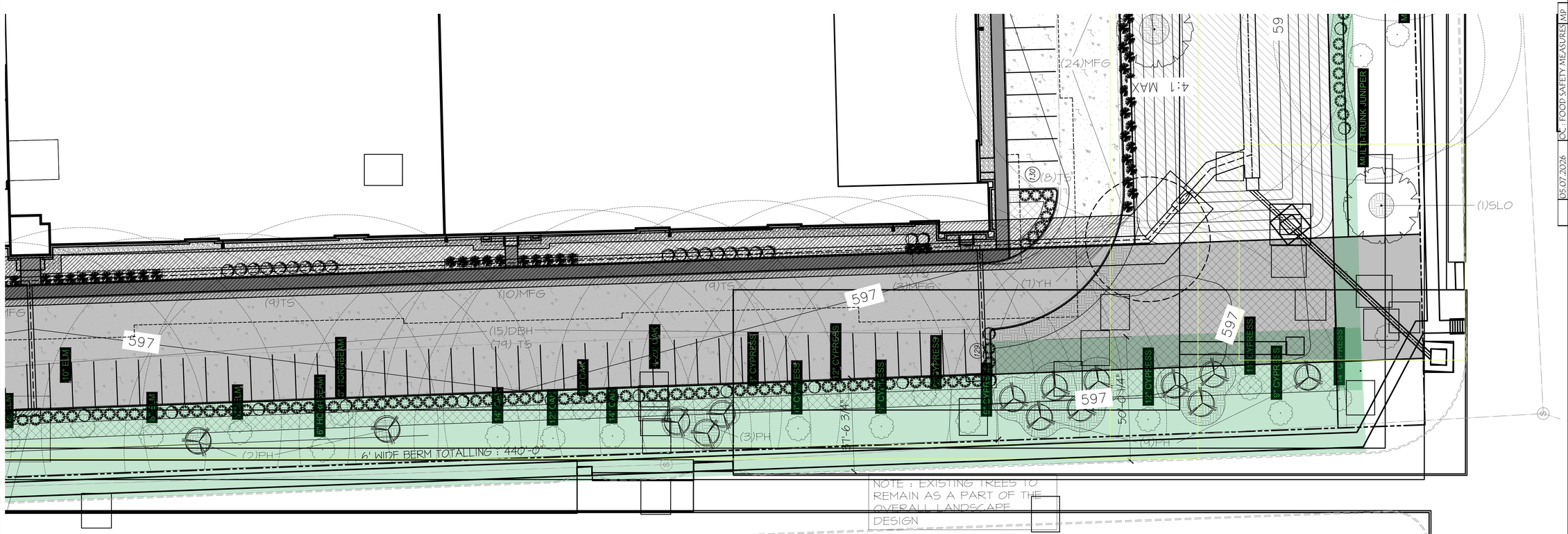
| DESIGN | DRAWN | CHKD |
|---|---|---|
| MP | MP | MP |

CHEWTERS CHOCOLOATE

Case No. SP2022-34

DATE: 2026.05.07

LANDSCAPE
L-3




CORPORATE CROSSING

NTMWD NOTES :

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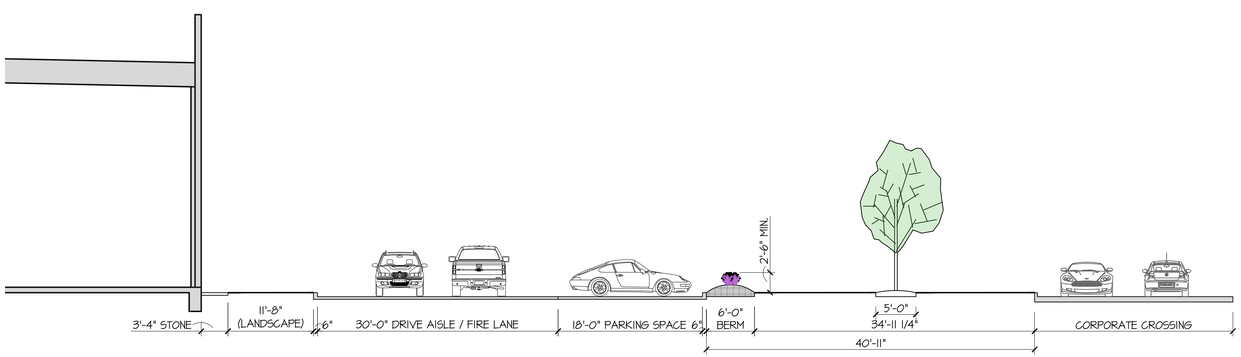
B. Operation of heavy earthmoving equipment, compaction equipment or heavy construction equipment, such as concrete trucks, shall be restricted to specific crossing points across NTMWD easements, as approved by the NTMWD. The crossings shall be designated and verified to provide a minimum of five-feet of cover.
C. To assure that placing of significant loads over the NTMWD pipeline does not damage the existing pipeline, no materials shall be stockpiled on the NTMWD easement without authorization from the NTMWD. If the contractor desires to use NTMWD's easement for stockpile of materials, contact NTMWD Engineering at (972) 442-5405 so your plans for use of NTMWD's easement can be reviewed.
D. A minimum of 4.5 feet separation between bottom of pavement and top of NTMWD pipeline is required. In addition, if separation between bottom of pavement and top of pipeline is less than 4.5 feet, then a thickened pavement section is required.
E. Crossing of the NTMWD easement with other utilities, such as TV cable, phone, gas and electric, shall be coordinated with the NTMWD to avoid damage to the NTMWD facilities.
F. Outdoor lighting, landscaping, screening walls or other facilities shall not be installed in NTMWD easements without written approval of the NTMWD.
G. Unless otherwise shown or required, a minimum of two-foot clearance shall be provided for all utilities crossing the NTMWD pipelines.
H. "The contractor shall contact NTMWD Line Locates at (469) 626-4569 at least 48 hours prior to performing any work in the vicinity of the NTMWD facilities."




## CHEWTERS CHOCOLATE

16-Jun-22
Revised: 10-Jul-22 & 11-Nov-22 & 7-May-26

**SITE TABULATIONS :**

| | | | |
|---|---|---|---|
| **TOTAL SITE AREA :** | 463,889 | SF | 10.65 AC |
| **TOTAL IMPERVIOUS :** | 340,010 | SF | 7.81 AC |
| ROADS + PARKING : | 130,965 | SF | 3.007 AC |
| BUILDING : | 189,866 | SF | 4.359 AC |
| BUILDING SIDEWALKS : | 8,631 | SF | 0.198 AC |
| EXISTING SIDWALKS : | 3,586 | SF | 0.082 AC |
| ROW SIDEWALKS : | 6,962 | SF | 0.160 AC |

| **REQUIRED LANDSCAPE :** | 15% | OF TOTAL AREA |
|---|---|---|
| | 69583 SF | 1.60 AC |
| PROPOSED LANDSCAPE : | | |
| TURF / GRASS AREA: | 40,918 SF | 0.939 AC |
| MULCHED BEDS : | 23,439 SF | 0.538 AC |
| GRASSED PORTION OF DETENTION : | 33,109 SF | 0.760 AC |
| LANDSCAPE PROVIDED : | 97,466 SF* | 2.238 AC |

*THE EXISTING TREES ON CORPORATE CROSSING & SPRINGER **NOT** COUNTED IN THIS CALCULATION

**REQUIRED PARKING :**

| | | | | |
|---|---|---|---|---|
| OFFICE : | 7925 | SF | 1/300 | 26 SPACES |
| RETAIL : | 2700 | SF | 1/250 | 11 SPACES |
| WAREHOUSE : | 90500 | SF | 1/1000* | 91 SPACES |
| MANUFACTURING : | 85161 | SF | 1/500* | 170 SPACES |

*AS DETERMINED BY DIRECTOR IS MORE APPROPRIATE

TOTAL PARKING REQUIRED (WITHOUT DIRECTOR CONSIDERATION): **298 SPACES**

**PARKING PROVIDED :**

| | |
|---|---|
| OFFICE : | 26 SPACES |
| RETAIL : | 12 SPACES |
| WAREHOUSE : | 20 SPACES |
| MANUFACTURING : | 108 SPACES |
| | **166 SPACES** |

NOTE : INCLUDED WITHIN THE PROVIDED PARKING SPACES ARE 6 ACCESSIBLE PARKING SPACES

1 LANDSCAPE PLAN
0 20' 40'
Scale: 1" = 20'-0"
SCALE: 1:20

| SYMBOL | qty. | COMMON NAME | ABBR | BOTANICAL NAME | SIZE AND CHARACTERISTICS | TYPICAL SPACING |
|---|---|---|---|---|---|---|
| | 17 | SOUTHERN LIVE OAK | SLO | Quercus Virginiana | 5" CALIPER MINIMUM, 12' HT.; 4' SPREAD; 4' BRANCH HT. (CONTAINER GROWN) | MIN. 40' O.C. |
| | 9 | CEDAR ELM | CE | Ulmus Crassifolia | 4" CALIPER MINIMUM, 9' HT.; 3' SPREAD; 3' BRANCH HT. (CONTAINER GROWN) | MIN. 24' O.C. |
| | 43 | POSSUMHAW HOLLY | PH | Unignadia Speciosa | MULTI-TRUNK, MIN. 4' HT., FULL / EVEN BRANCHING | ± 10' |
| | 14 | YAPON HOLLY | YH | Ilex Vomitoria (Yaupon) | 5 GAL., 48" HT., FULL/EVEN BRANCHING, MATCHING | ± 10' |
| | 64 | DWARF BURFORD HOLLY | DBH | Ilex cornuta "burfordii nana" | 5 GAL., 32" TALL, FULL/EVEN BRANCHING, MATCHING | REF. PLAN |
| | 236 | TEXAS SAGE | TS | Leucophyllum Sp. | 30" MIN. HT., EVEN BRANCHING AND MATCHING | 3' |
| | 11 | ROSEMARY | CTS | Leucophyllum | 24" MIN. HT., EVEN BRANCHING AND MATCHING | ± 6' |
| | 134 | MEXICAN FEATHER GRASS | MFG | Sorghastrum natans | 3 GAL. | ± 3'-5' |
| | | BERMUDA GRASS (TIFTUF) | | Cynodon Dactylon X C. transvaalensis | ALL TURF GRASS TO BE BERMUDA | 40,918 SF |
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| | | MULCHED BEDS | | | | 23,439 SF |
| | | ROCK | | | | 4,927 SF |

APPROVED :
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas was approved by Planning & Zoning Commission of the City of Rockwall on the _____ day of _____, 2026

WITNESS OUR HAND, this _____ day of _____, 2026

_____ Planning & Zoning Commission, Chairman

_____ Director of Planning and Zoning

| | | |
|---|---|---|
| 05.07.2026 | OC: FOOD SAFETY MEASURES | MP |

**PLAN STATUS**

| REV. | DATE | CHANGE | BY |
|---|---|---|---|
| | 06.17.2022 | SITE PLAN SUBMITTAL | MP |
| | 07.06.2022 | SP RESUBMITTAL | MP |
| | 07.10.2022 | REVISED LANDSCAPE | MP |
| | 11.10.2022 | CITY COMMENTS | MP |
| | 05.25.2024 | CIVIL REV / NTMWD | MP |
| | 07.17.2024 | CITY COMMENTS | MP |
| | 10.02.2024 | FIRE HYDRANT | MP |

# CHEWTERS CHOCOLATE

## 2911 DISCOVERY BLVD / LOT 1 BLOCK B
## ROCKWALL TECH PARK, PH II
## ROCKWALL, TEXAS

db constructors, inc.
2400 GREAT SOUTHWEST PARKWAY
FORT WORTH, TX
817.626.7300
INFO@DBCONSTRUCTORS.COM

**OWNER :**

ROCKWALL EDC +
2610 OBSERVATION TRAIL
ROCKWALL, TX
972.772.0025

CHEWTERS CHOCOLATE
1648 DERWENT WAY
DELTA, BC
604.515.7117

**APPLICANT :**

DB CONSTRUCTORS, INC
MATTHEW J PETERSON
972.837.6244
MATTHEW@DBCONSTRUCTORS.COM

| DESIGN | DRAWN | CHKD |
|---|---|---|
| MP | MP | MP |

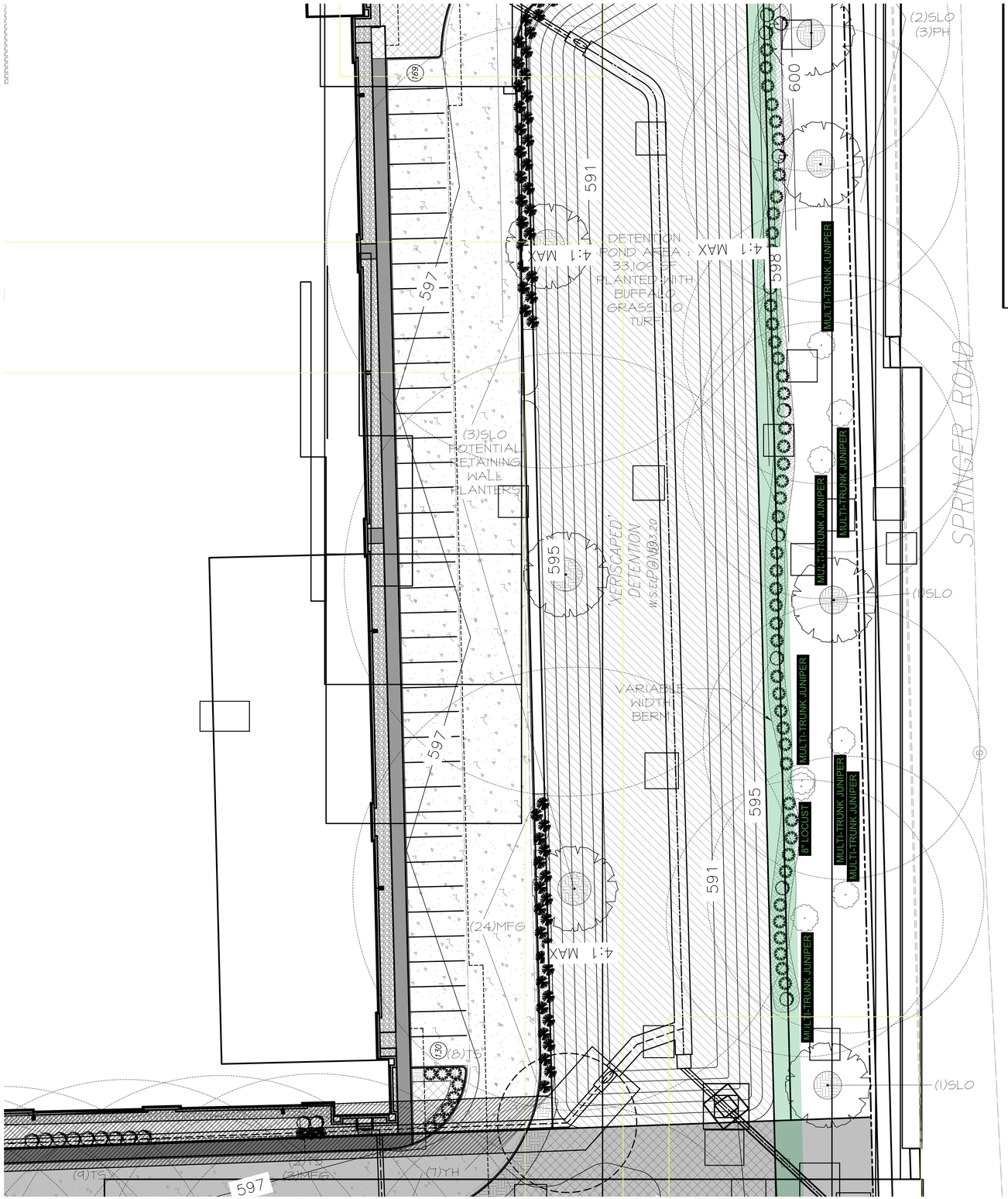
CHEWTERS CHOCOLOATE

Case No. SP2022-34

DATE: 2026.05.07

LANDSCAPE

L-4

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16-Jun-22
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APPROVED :
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas was approved by Planning & Zoning Commission of the City of Rockwall on the _____ day of _____, 2026

WITNESS OUR HAND, this _____ day of _____, 2026

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

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**APPLICANT :**

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972.837.6244
MATTHEW@DBCONSTRUCTORS.COM

| DESIGN | DRAWN | CHKD |
|---|---|---|
| MP | MP | MP |

CHEWTERS CHOCOLOATE

Case No. SP2022-34

DATE: 2026.05.07

LANDSCAPE

L-5




1 LANDSCAPE PLAN
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Scale: 1" = 20'-0"

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APPROVED :
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas was approved by Planning & Zoning Commission of the City of Rockwall on the ____ day of ____, 2026

WITNESS OUR HAND, this _____ day of _____, 2026

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

| PLAN STATUS | | | |
|---|---|---|---|
| REV. | DATE | CHANGE | BY |
| | 06.17.2022 | SITE PLAN SUBMITTAL | MP |
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| DESIGN | DRAWN | CHKD |
|---|---|---|
| MP | MP | MP |

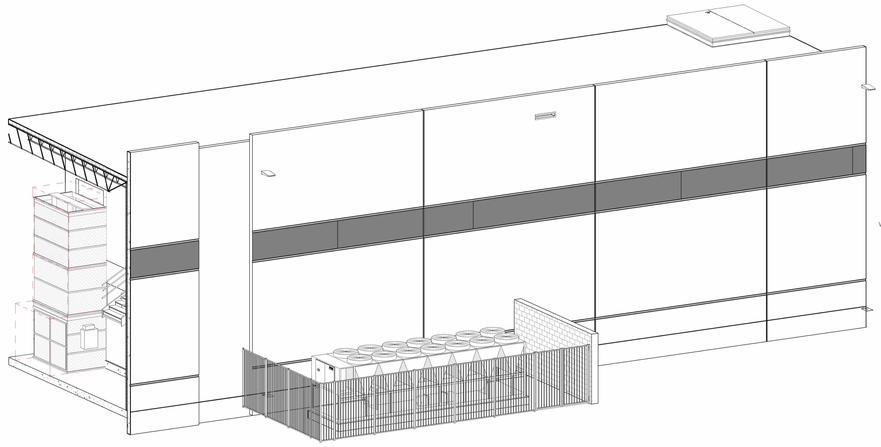
CHEWTERS CHOCOLOATE

Case No. SP2022-34

DATE: 2026.05.07

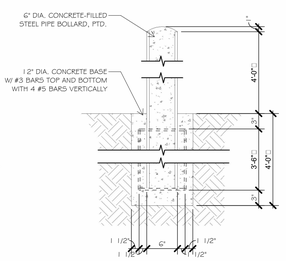
LANDSCAPE

L-6



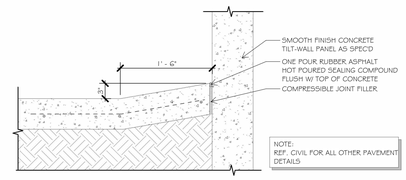
## 7 3D VIEW AT CHILLER UNIT

SCALE:



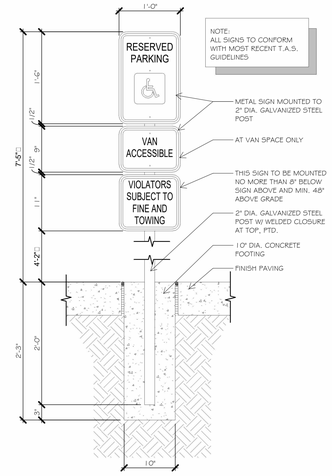

## 3 PIPE BOLLARD DETAIL SECTION

SCALE: 1" = 1'-0"



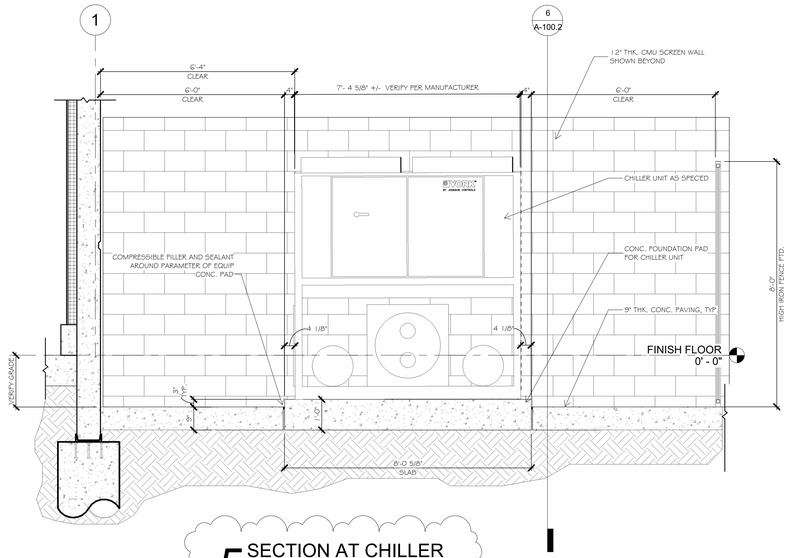

## 2 PAVING @ BUILDING FACE (TRUCK COURT)

SCALE: 1" = 1'-0"



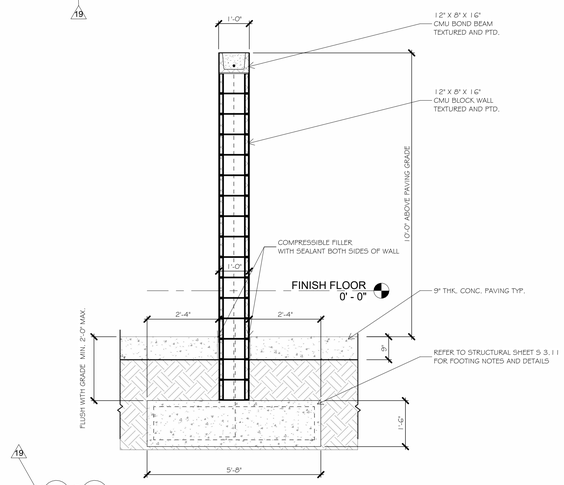

## 1 HC PARKING SIGN

SCALE: 1" = 1'-0"



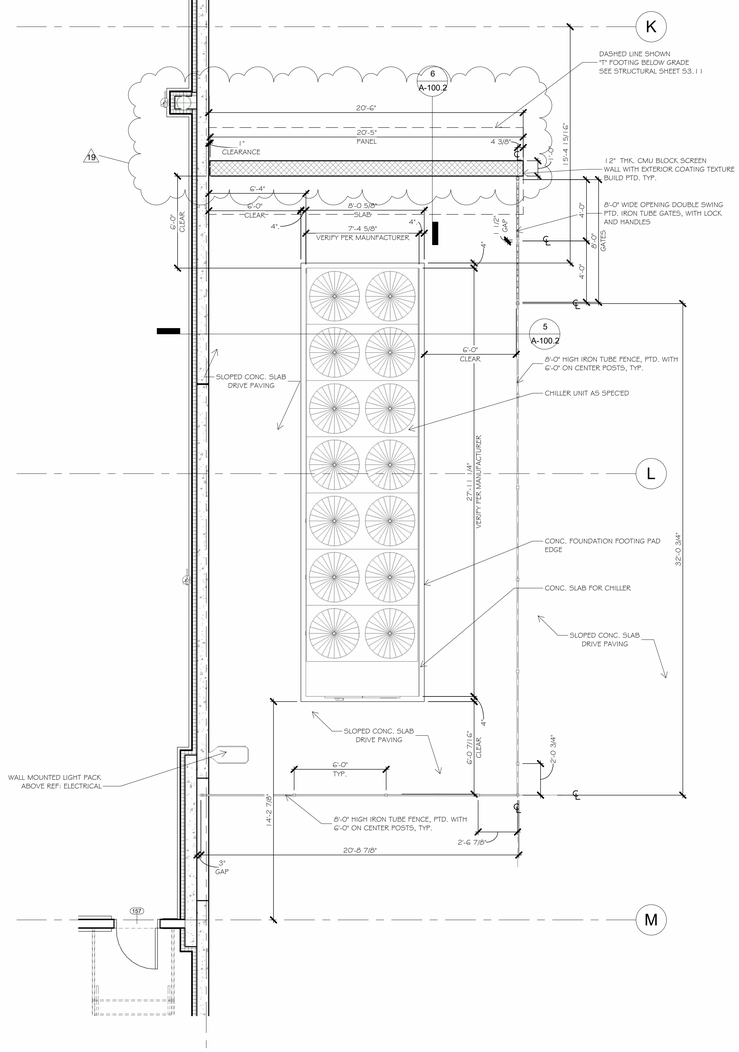

## 5 SECTION AT CHILLER

SCALE: 1/2" = 1'-0"




## 6 SECTION AT CHILLER SCREEN WALL

SCALE: 1/2" = 1'-0"




## 4 ENLARGED PLAN AT CHILLER

SCALE: 1/4" = 1'-0"


db constructors, inc.
2400 Great Southwest Pkwy
Grt Wrth, TX 76086
817.329.7300
TBPE Architecture Firm #F-4042


# ChocXO Chocolatiers

## 2911 DISCOVERY BLVD/LOT 1 BLOCK B
## ROCKWALL TECH PARK, PH II
## ROCKWALL, TEXAS


**GENERAL CONTRACTOR / ARCHITECT**
DB CONSTRUCTORS, INC.
2400 GREAT SOUTHWEST PARKWAY
FORT WORTH, TX. 76106
(817) 626-7300

CONTACTS:
JEFF TOON
( jeftoon@dbconstructors.com )
MATTHEW PETERSON, AIA Architect Of Record
( matthew@dbconstructors.com )
CHRISTOPHER WEBB, Design/Project Coordinator
( christopher@dbconstructors.com )

**STRUCTURAL ENGINEER**
AW STRUCTURAL ENGINEERING, PLLC.
2050 FM 423 Apt 3404
Little Elm, TX 75068
(231) 633-2829

CONTACT:
ADAM WEBER
( awsteer@awstreng.com )
www.awstreng.com

**MECHANICAL, ELECTRICAL AND PLUMBING ENGINEER**
B & H ENGINEERS, INC.
511 E. JOHN CARPENTER FWY.

CONTACT:
RUSTY TABOR
(214) 469-1672
( rtabor@bandhengineers.com )
www.bandhengineers.com

**CIVIL ENGINEER**
DCG ENGINEERING
1660 KELLER PARKWAY, SUITE 100
KELLER, TX. 76248

CONTACT:
DAVID GREGORY, P.E.
( davd@dcgengineering.com )
www.dcgengineering.com

**OWNER**
ChocXO Chocolatiers
1648 DERWENT WAY,
DELTA, BC V3M 6RP

CONTACT:
PETER HIGGINS
( peterhiggens@chewters.com )


| No. | Description | Date |
|---|---|---|
| 19 | CHANGE TO CMU WALL | 06-16-26 |

REGISTERED ARCHITECT MATTHEW J. PETERSON 21990 STATE OF TEXAS

EXP. 6/30/26

SHEET TITLE

# ENLARGED SITE PLANS, DETAILS, & LARGE CHILLER

RE-STAMPED SHELL 7/22/25

SHELL PERMIT 4/8/25

| PROJ. NO. | 2403 | | SHEET NO. |
|---|---|---|---|
| DATE | 05-27-25 | | A-100.2 |
| DRWN | DSGN | CHKD | |
| CW | MP/CW | MP | |


6/11/2026 3:18:47 PM
I:\Jobs\2024 - Jobs\2403 - Chewter's Chocolate\Architecture\REVIT-DRAWINGS\Chewters-Revit-Main-Drawing-File-2026-X-millwork-removed-4-17-26.rvt
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db constructors, inc.

CHOCXO
Simply Better Chocolate

Print #260513396
Date: 05/13/26
Lat/Lon: 32.910531 -96.417755
Order No. 82362
Aerial Photography, Inc. 954-568-0484



db constructors, inc.

CHOCXO
Simply Better Chocolate

Print #260513398
Date: 05/13/26
Lat/Lon: 32.910531 -96.417755
Order No. 82362
Aerial Photography, Inc. 954-568-0484



db constructors, inc.

CHOCXO
Simply Better Chocolate

Print #260513399
Date: 05/13/26
Lat/Lon: 32.910531 -96.417755
Order No. 82362
Aerial Photography, Inc. 954-568-0484

# 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 30, 2026 |
| **SUBJECT:** | SP2026-023; *Amended Site Plan for 407 W. Washington Street* |

The applicant -- *Jimmy McClintock of HWY66 Properties, LLC* -- is requesting the approval of an *Amended Site Plan* for an *Office Building*. On August 11, 2020, the Planning and Zoning Commission approved a site plan [*Case No. SP2020-017*] to allow the construction of an *Office Building* on the subject property. After two (2) years this approved site plan expired on August 11, 2022. This prompted the applicant to submit a new site plan request [*Case No. SP2025-003*] that was approved by the Planning and Zoning Commission on February 25, 2025. In May 2026, the applicant informed staff that due to easements required by ONCOR the building elevations would need to be changed. Staff informed the applicant that an amended site plan would need to be completed in order to capture the changes to the building elevations. In compliance with staff's direction the applicant submitted an amended site plan request on June 12, 2026.

Included with the applicant's request was a site plan, landscape plan, and building elevations. The provided site plan delineates the new ONCOR easement along the front property line, and the landscape plan moves one (1) canopy tree out of the ONCOR easement to the south side of the building. The proposed building elevations remove the covered entryway from the *Office Building*, which was located within the new ONCOR easement. The covered entryway has been replaced with a detachable awning. The applicant has indicated that the awning is detachable given that it overhangs into the ONCOR easement and clear access was required. In addition to the awning, the applicant has removed the cast stone that framed the windows with brick. This change makes the proposed *Office Building* 100% brick, which brings the project closer into conformance with material standards for the Downtown (DT) District and the *General Overlay District Standards* outlined in Article 05, *District Development Standards*, of the Unified Development Code (UDC). This request appears to meet all of the applicant requirements of the Unified Development Code (UDC); however, it does require review and recommendation by the Architectural Review Board (ARB) and therefore is being placed on the agenda as an action item. Should the Planning and Zoning Commission have any questions concerning the applicant's request, staff will be available at the meeting on *June 30, 2026*.

# PROJECT COMMENTS

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

DATE: 6/23/2026

PROJECT NUMBER: SP2026-023
PROJECT NAME: Amended Site Plan for 407 W. Washington Street
SITE ADDRESS/LOCATIONS: 407 West Washington Street, Rockwall, TX, 75087

CASE CAPTION: Discuss and consider a request by Jimmy McClintock of HWY66 Properties, LLC for the approval of an Amended Site Plan for an Office Building on a 0.28-acre parcel of land identified as Lot 5, Block A, Washington Place Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, situated within the SH-66 Overlay (SH-276 OV) District, addressed as 407 W. Washington Street (SH-66), and take any action necessary.

| DEPARTMENT | REVIEWER | DATE OF REVIEW | STATUS OF PROJECT |
|---|---|---|---|
| PLANNING | Henry Lee | 06/23/2026 | Approved w/ Comments |

06/23/2026: Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of an Amended Site Plan for an Office Building on a 0.28-acre parcel of land identified as Lot 5, Block A, Washington Place Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, situated within the SH-66 Overlay (SH-276 OV) District, addressed as 407 W. Washington Street (SH-66).

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

M.3 For reference, include the case number (SP2026-023) in the lower right-hand corner of all pages of all revised plan submittals. (Subsection 01.02(D), Article 11, UDC)

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

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

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

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

M.5 Site Plan.
(1) Please provide a site plan that delineates the ONCOR easement. (Subsection 03.04. B, of Article 11, UDC)

M.6 Landscape Plan.
(1) The provided landscape plan still includes the porch on the front of the building. Please correct this so it is consistent with the site plan. If this is just flat work then the landscape plan does not require any corrections. (Subsection 05.01, of Article 08, UDC)

M.7 Building Elevations.
(1) Please provide a note that the awning on the front façade will be detachable. (Subsection 03.04. B, of Article 11, UDC)

I.8 Please note that all comments and any Conditions of Approval will be required to be complete before the issuance of a Certificate of Occupancy (CO).

I.9 Please note the scheduled meetings for this case:

(1) Planning & Zoning meeting/work session meeting will be held on June 30, 2026.

I.10 All meetings will be held in person and in the City's Council Chambers. All meetings listed above are scheduled to begin at 6:00 p.m. (P&Z). The City requires that a representative(s) be present for these meetings. During the upcoming work session meeting with the Planning and Zoning Commission, representative(s) are required to present their case and answer any questions the Planning Commission may have regarding this request.

| DEPARTMENT | REVIEWER | DATE OF REVIEW | STATUS OF PROJECT |
|---|---|---|---|
| ENGINEERING | Madelyn Kuhn | 06/19/2026 | Approved w/ Comments |

06/19/2026: 1. Move away from Fire Hydrant
2. Franchise must maintain at least 5' of horizontal separation from other utilities (water, storm, sewer).

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

| DEPARTMENT | REVIEWER | DATE OF REVIEW | STATUS OF PROJECT |
|---|---|---|---|
| BUILDING | Craig Foshee | 06/18/2026 | Approved |

No Comments

| DEPARTMENT | REVIEWER | DATE OF REVIEW | STATUS OF PROJECT |
|---|---|---|---|
| FIRE | Ariana Kistner | 06/16/2026 | Approved |

No Comments

| DEPARTMENT | REVIEWER | DATE OF REVIEW | STATUS OF PROJECT |
|---|---|---|---|
| GIS | Lance Singleton | 06/15/2026 | Approved |

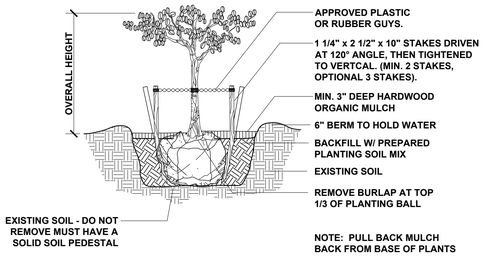
No Comments

| DEPARTMENT | REVIEWER | DATE OF REVIEW | STATUS OF PROJECT |
|---|---|---|---|
| POLICE | Chris Cleveland | 06/12/2026 | Approved |

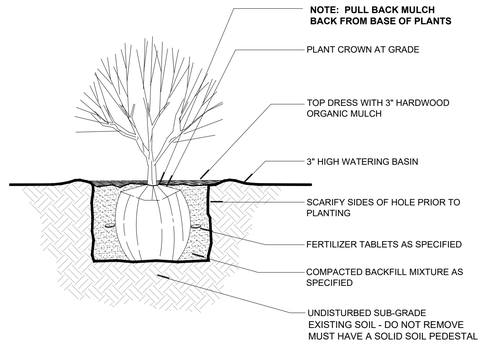
No Comments

| DEPARTMENT | REVIEWER | DATE OF REVIEW | STATUS OF PROJECT |
|---|---|---|---|
| PARKS | Travis Sales | 06/15/2026 | Approved w/ Comments |

06/15/2026: Recommendations only
1. Afghan Pines has lots of disease and pest issues
2. There are better varieties of bermudagrass than Tifway 419 that are more drought, wear, cold and shade tolerant such as Tif Tuf and Tahoma 31




C TREE PLANTING DETAIL




D SHRUB PLANTING DETAIL

**EXCERPTS FROM ROCKWALL LANDSCAPE STANDARDS:**

Sec. 5.7. - Street landscaping.

A street landscape buffer-strip with a minimum width of ten feet, must be provided along the entire length of the property to be developed that is adjacent to a major arterial or collector street, as defined in the city's thoroughfare plan, exclusive of driveways and access-ways. Large trees, as herein defined, shall be provided in the required buffer in numbers equal to one tree for each 50 feet of street frontage.

Sec. 5.8. - Right-of-way landscaping requirements.

All street rights-of-way located adjacent to the proposed development shall be improved with grass or ground cover material and shall be maintained. It shall be the responsibility of the developer to design the irrigation system within the lot to ensure that the grass placed in the right-of-way is watered and maintained and to ensure that minimal water will enter the street itself. The designer of the irrigation system shall base the design on the ultimate proposed width of the street when designing the system. The plans for design of the irrigation system shall be approved by the city prior to installation.

Sec. 5.9. - Parking lot landscaping.

A. Any parking lot with more than two rows of spaces shall have a minimum of five percent or 200 square feet, whichever is greater, in the interior of the parking lot in landscaping. Such landscaping shall be counted toward the total landscaping.
B. If the parking and maneuvering space exceeds 20,000 square feet one large canopy tree for every ten required parking spaces shall be required internal to the parking lot. No tree shall be planted closer than 2½ feet to the pavement.
1. No required parking space may be located more than 80 feet from the trunk of a large canopy tree.
2. No tree may be planted closer than 2½ feet to the pavement.
3. All trees must be internal to the parking lot.

Sec. 5.11. - Dimensions of landscaping.

All required landscaping shall be no less than five feet wide and a minimum of 25 square feet in area unless it is within ten feet of the building. Sec. 5.12. - Required landscaping.

A. *Amount of landscaping.*
1. Minimum square footage requirements for landscaping shall be provided and maintained in the zoning districts set forth as follows. The requirements shall be applied to the total site area to be developed:

| | | |
|---|---|---|
| Commercial | 15 | 10 |

The total site area required for landscaping may be reduced by no more than five percent in accordance with the provisions of section 6. For example, the required percentage of 15 percent for commercial zoning could be reduced to a total of ten percent under the terms of section 6.

A. *Location of landscaping.* No less than 50 percent of the total requirement shall be located in front of and along side buildings with street frontage in the following zoning districts: "MF-14," "RO," "NS," "GR," "C" and "RT." One hundred percent of the total requirement shall be located in front of and along side buildings with street frontage in the following zoning districts: "HC," "LI," "HI."
B. *Detention basins.* Detention basins shall be landscaped in a natural manner using ground cover, grasses, shrubs and trees in all dry land areas. There shall be a minimum of one tree for each 750 square feet of dry land area.

SECTION 6. - LANDSCAPE CREDITS

Credits toward achieving landscape requirements may be achieved as follows.

Sec. 6.1. - Credit for required landscape buffer-strips between residential and nonresidential zoning.

The overall landscaping requirement may be reduced by 2.5 percent when the buffer-strip, whether required or not, has a minimum average width of 15 feet or greater and contains at least one large tree every 40 feet, or large shrubs at least every ten feet the entire length of the perimeter adjacent to property with residential zoning. This perimeter must equal at least 25 percent of the total perimeter of all adjacent private property. Sec. 6.2. - Credit for surface parking screening.

The overall landscaping requirement may be reduced by 2.5 percent when a surface parking lot located adjacent to a public street is screened as follows:

A. The screen must be voluntary, not required by this Unified Development Code.
B. The screening must be located along the entire length of street frontage of the parking lot, exclusive of driveways, accessways, and visibility triangles. Visibility triangles will be maintained at all driveway intersections.
C. The screening must be at least three feet in height utilizing only evergreen planting materials, berms, and/or masonry walls.
D. The adjacent street must be generally at the same grade level of the parking lot or below for such credit to qualify. Sec. 6.3. - Credit for right-of-way landscaping. ROCKWALL LANDSCAPE STANDARDS

The overall landscaping requirement may be reduced by 2.5 percent when the public right-of-way adjacent to a proposed development is landscaped meeting the following requirements:

A. All landscaping in the right-of-way shall be provided sufficient irrigation for maintenance.
B. Plants used in landscaping in the right-of-way shall only be varieties included on the approved plant list.
C. The plan for landscaping in right-of-way shall be submitted and approved by the city prior to any work being done in the right-of-way.
D. In certain cases, the city may determine that landscaping in the right-of-way may be infeasible and in such cases this credit shall not apply.
E. Landscaping shall include ground cover, shrubs, trees and/or other plant materials and must cover at least 50 percent of the adjacent right-of-way, exclusive of driveways, to qualify for this credit. Grass alone shall not qualify for this credit.
F. If the city has an adopted landscape plan for the street adjacent to the proposed project, any proposed improvements must be in compliance with said plan. Sec. 6.4. - Credit for xeriscaping.

The overall landscaping requirement may be reduced by 2.5 percent when the planning director or his/her designee determines that the standards stipulated by section 5.10, xeriscaping standards, of this article have been satisfied.

## PLANT SCHEDULE

| TREES | CODE | BOTANICAL / COMMON NAME | CONT | QTY | MITIGATION |
|---|---|---|---|---|---|
| | Cl | Chilopsis l `Lucretia Hamilton` / Desert Willow 3" cal. * ROCKWALL APPROVED TREE | B & B | 1 | 3" |
| | Pe | Pinus eldarica / Afghan Pine 6" cal. * ROCKWALL APPROVED TREE | B & B | 1 | 6" |
| | Ss | Sophora secundiflora / Texas Mountain Laurel 2" cal. | 20" Box | 1 | 2" |
| | Vc | Vitex agnus-castus / Chaste Tree 3" cal. | B & B | 1 | 3" |
| | | | | | 14" |

| SHRUBS | CODE | BOTANICAL / COMMON NAME | SIZE | QTY |
|---|---|---|---|---|
| | Bmj | Buxus microphylla / Littleleaf Boxwood | 3 gal | 10 |
| | Hp | Hesperaloe parviflora / Red Yucca * ROCKWALL APPROVED PLANT | 5 gal | 10 |
| | Lm | Lantana montevidensis `New Gold` / Gold Lantana | 1 gal | 13 |
| | Lg | Leucophyllum frutescens `Green Cloud` / Texas Ranger * ROCKWALL APPROVED PLANT | 5 gal | 9 |
| | Ls | Ligustrum sinense `Sunshine` / Sunshine Ligustrum | 5 gal | 6 |
| | Lp | Loropetalum chinense `Purple Diamond` / Fringe Flower * ROCKWALL APPROVED PLANT | 5 gal | 3 |
| | Msc | Mahonia `Soft Caress` / Soft Caress Mahonia | 3 gal | 11 |
| | Ma | Miscanthus sinensis `Adagio` / Dwarf Maiden Grass * ROCKWALL APPROVED PLANT | 5 gal | 1 |
| | Mr | Muhlenbergia capillaris / Muhly Grass * ROCKWALL APPROVED PLANT | 5 gal | 9 |
| | Ph | Pennesetum a. `Hameln` / Dwarf Fountain Grass * ROCKWALL APPROVED PLANT | 5 gal | 13 |
| | Ptv | Pittosporum tobira `Variegata` / Variegated Mock Orange | 5 gal | 20 |
| | Rop | Rosmarinus officinalis `Prostratus` / Trailing Rosemary * ROCKWALL APPROVED PLANT | 1 gal | 6 |
| | Sg | Salvia greggii `Pink` / Pink Autumn Sage | 3 gal | 3 |

| CACTI | CODE | BOTANICAL / COMMON NAME | SIZE | QTY |
|---|---|---|---|---|
| | Af | Agave ovatifolia `Frosty Blue` / Whale`s Tongue Agave | 5 gal | 2 |

| GROUND COVERS | CODE | BOTANICAL / COMMON NAME | CONT | QTY |
|---|---|---|---|---|
| | Ch | Cynodon dactylon `419 Hybrid` / Bermuda Grass * ROCKWALL APPROVED PLANT | sod | 294 sf |
| | Dg | Decomposed Granite 1/4" minus screened Orange D.G. over filter fabric | 2" deep | 163 sf |
| | Hm | Hardwood / Mulch | 2" deep | 834 sf |
| | Tb | Tejas Black / 5/8" | 2" deep | 669 sf |

B PLANT SCHEDULE

| SITE SUMMARY - COMMERCIAL ZONING | | |
|---|---|---|
| DESCRIPTION | | LOT PERCENTAGE |
| LOT | 12,383 | 100 % |
| IMPERVIOUS | 10,323 | 84% |
| 2 STORY OFFICE/PORCHES | 2,247 | 18% |
| PAVEMENT AREA | 7,783 | 64% |
| PERVIOUS | 2,060 | 16% |
| SIDEWALK / STAIRS | 293 | 2% |
| MAX. BUILDING HEIGHT PROPOSED | 27'-6" | |
| PARKING REQUIREMENTS | | |
| OFFICE (1:300 S.F.) | 4,008 S.F. | |
| PARKING PROVIDED | 14 | |
| PARKING REQ'D | 14 | |

Texas 811 Know what's below. Call before you dig.

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

**REQUIRED PLANTINGS**

**A. STREET TREES:**
**1 TREE FOR EVERY 50 L.F. OF FRONTAGE — W Washington Street - 60 / 50 = 1.2 — (1) 3" TREE REQUIRED, (1) 3" TREE PROVIDED**

THE IRRIGATION SYSTEM FOR THIS PROJECT IS TO CONSIST OF A 8 STATION SMART CONTROLLER WITH WI-FI CAPABILITIES AND A WIRELESS RAIN / FREEZE SENSOR. SHRUBS WILL BE IRRIGATED WITH IN-LINE DRIP TUBE FED FROM 1" DRIP ZONE VALVE ASSEMBLIES. LAWN AREAS TO BE IRRIGATED WITH LOW FLOW ROTARY NOZZLES ON 4" POP-UP BODIES. POINT OF CONNECTION, BACKFLOW, WYE STRAINER AND SHUT OFF VALVE TO BE INSTALLED PER CITY OF ROCKWALL STANDARD IRRIGATION REQUIREMENTS.

NOTE:
NO TREES TO BE WITHIN 5' OF PUBLIC UTILITIES

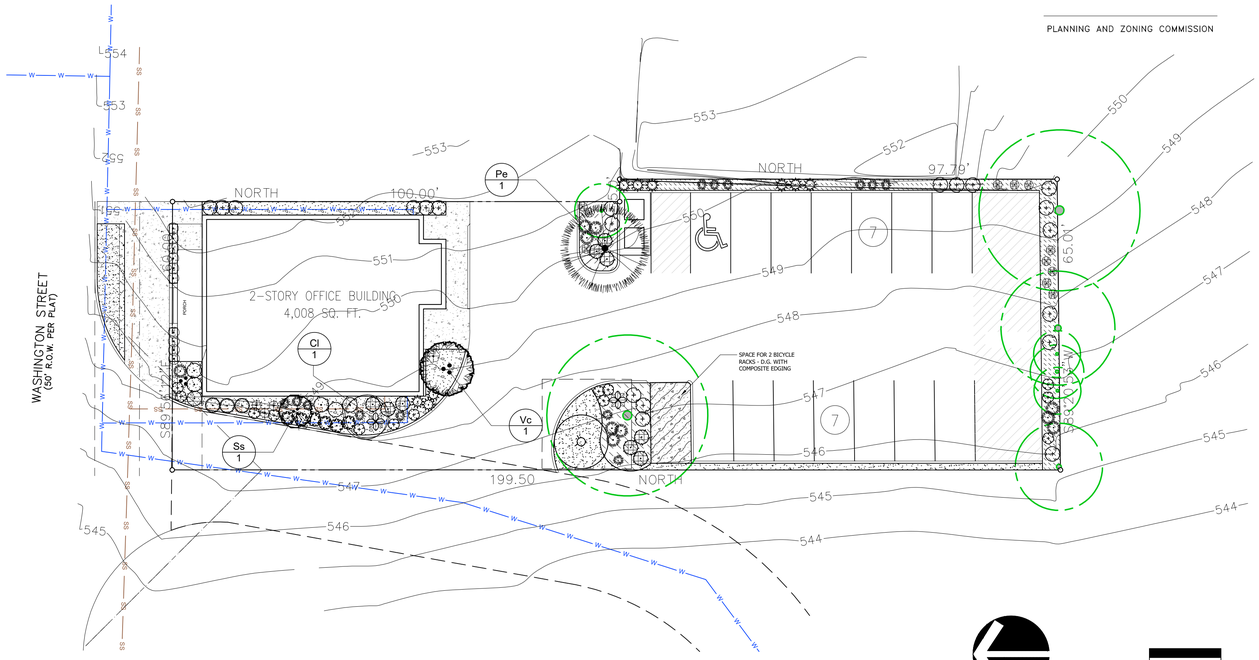
APPROVED:

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN FOR A DEVELOPMENT IN THE CITY of ROCKWALL, TEXAS, WAS APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY of ROCKWALL ON THE ___ DAY OF _____, _____.

WINTESS OUR HANDS, THIS ___ DAY OF _____, _____.

PLANNING AND ZONING COMMISSION

DIRECTOR OF PLANNING AND ZONING




OWNER/DEVELOPER:
LMGC, LLC
JIMMY McCLINTOCK
(972)983-2222
3021 RIDGE RD.
ROCKWALL, TEXAS 75087

ARCHITECT/PLANNER:
ARCHITECTONICS TEXAS, LLC
ROSS RAMSAY
(214)536-5306
2235 RIDGE RD. STE 201
ROCKWALL, TEXAS 75087

NORTH — GRAPHIC SCALE 0 16' 32' 64' — SCALE: 1/16" = 1'-0"

A PLANTING PLAN

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407 W WASHINGTON
LANDSCAPE PLANS

MAYER Design Studio
Landscape Architecture
TX #2629 NV #583
2617 Jasmine Lane
Plano, TX 75074
voice (702) 339-0825
mike@mayerdesignstudio.com

REGISTERED LANDSCAPE ARCHITECT
MICHAEL L. MAYER
9-11-2020
2629
STATE OF TEXAS

REVISIONS | DATE | BY

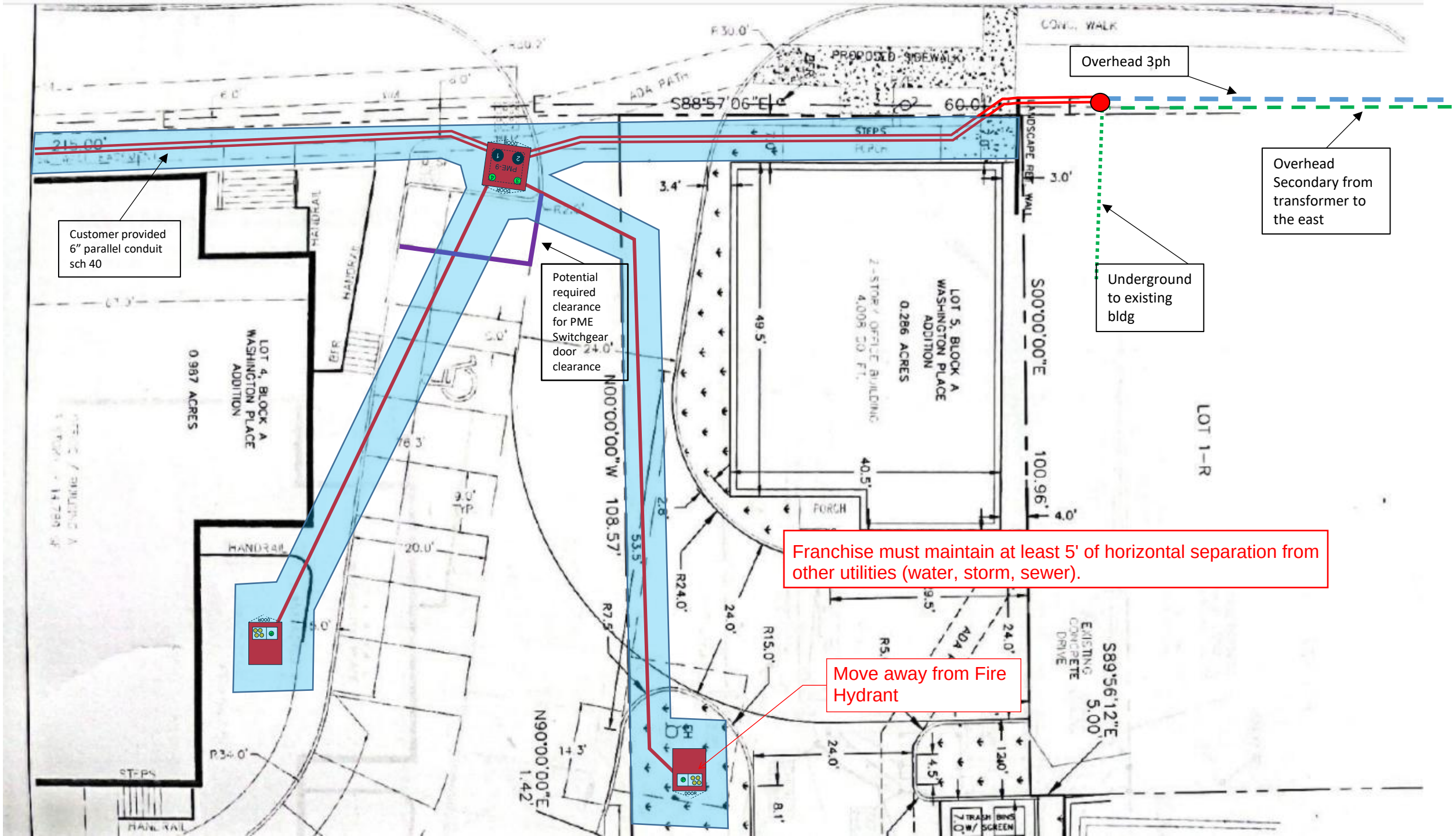
PLANTING PLAN

JOB: LMGC, LLC OFFICE
407 W WASHINGTON ST
ROCKWALL, TX 75087

20-10-103
JOB#:

SEPTEMBER 11, 2020
DATE:

L2.1
SHEET:


Overhead 3ph
Overhead Secondary from transformer to the east
Underground to existing bldg
Customer provided 6" parallel conduit sch 40
Potential required clearance for PME Switchgear door clearance
Franchise must maintain at least 5' of horizontal separation from other utilities (water, storm, sewer).
Move away from Fire Hydrant
LOT 4, BLOCK A WASHINGTON PLACE ADDITION
0.987 ACRES
LOT 5, BLOCK A WASHINGTON PLACE ADDITION
0.286 ACRES
LOT 1-R
S88°57'06"E
60.0'
S00°00'00"E
100.96'
N00°00'00"W
108.57'
N90°00'00"E
1.42'
S89°56'12"E
5.00'
PROPOSED SIDEWALK
CONC. WALK
ADA PATH
STEPS
PORCH
HANDRAIL
EXISTING CONCRETE DRIVE
TRASH BINS W/ SCREEN

# DEVELOPMENT APPLICATION

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

**STAFF USE ONLY**

**PLANNING & ZONING CASE NO.**

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

**DIRECTOR OF PLANNING:**

**CITY ENGINEER:**

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

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

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

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

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

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

## PROPERTY INFORMATION [PLEASE PRINT]

| | | | | | |
|---|---|---|---|---|---|
| ADDRESS | 407 WASHINGTON ST | | | | |
| SUBDIVISION | WASHINGTON PLACE ADD. | LOT | 5 | BLOCK | A |
| GENERAL LOCATION | | | | | |

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

| | | | | | |
|---|---|---|---|---|---|
| CURRENT ZONING | Downtown | CURRENT USE | VACANT | | |
| PROPOSED ZONING | " | PROPOSED USE | OFFICE | | |
| ACREAGE | .028 | LOTS [CURRENT] | 1 | LOTS [PROPOSED] | 1 |

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

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

| | | | |
|---|---|---|---|
| ☐ OWNER | Hoop Cole Properties | ☐ APPLICANT | |
| CONTACT PERSON | Jimmy McClintock | CONTACT PERSON | |
| ADDRESS | [redacted] | ADDRESS | |
| CITY, STATE & ZIP | | & ZIP | |
| PHONE | | PHONE | |
| E-MAIL | | E-MAIL | |

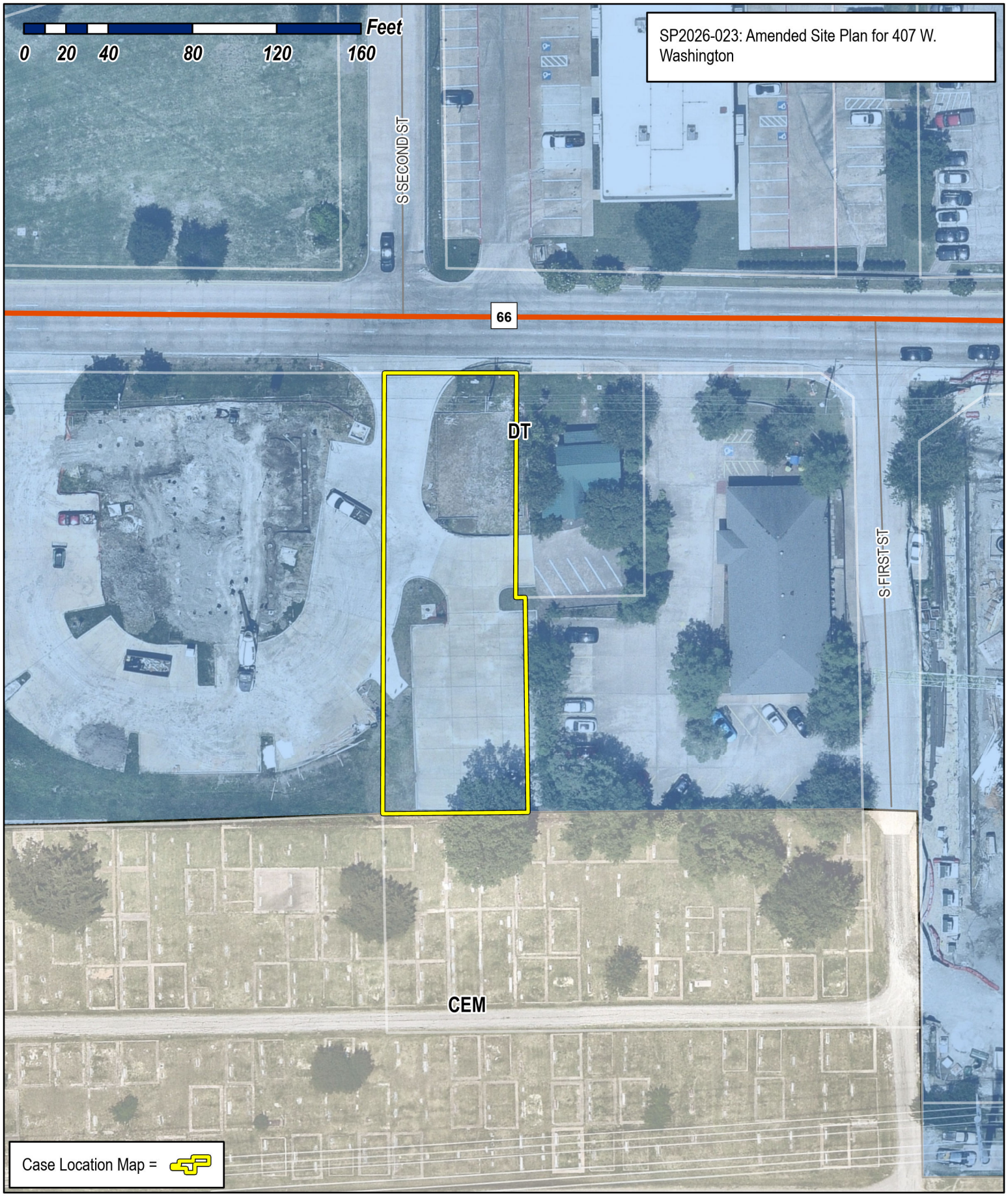
## NOTARY VERIFICATION [REQUIRED]

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

*"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF $_____ 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 _____ DAY OF _____, 20___.*

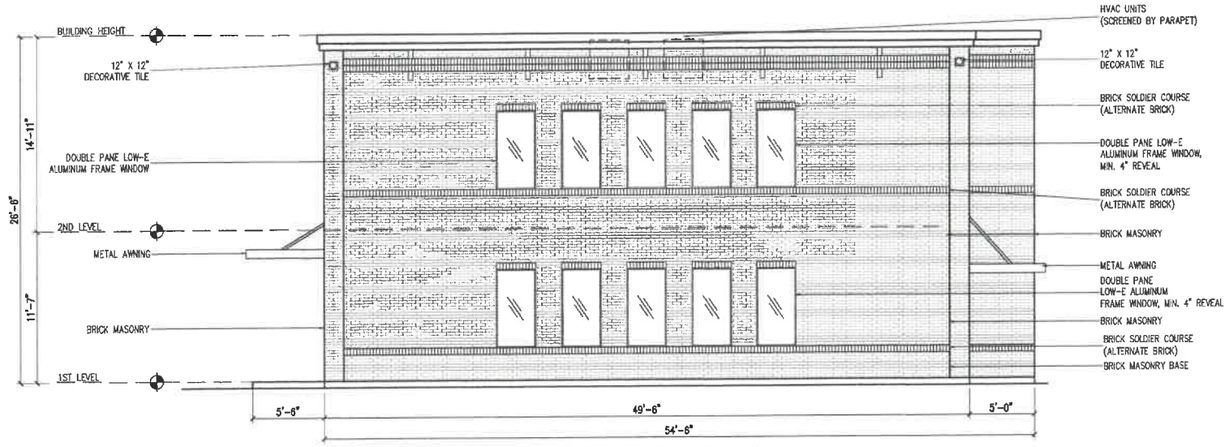
*OWNER'S SIGNATURE*




# City of Rockwall

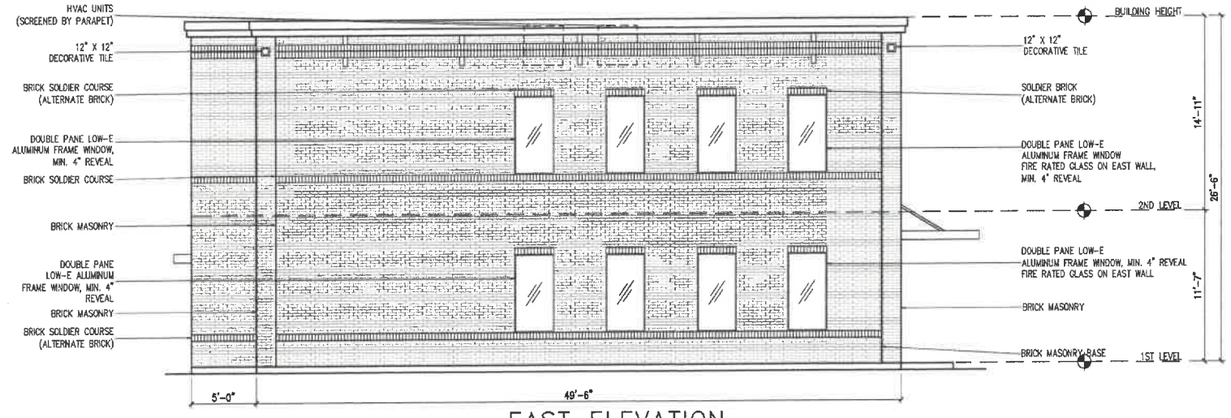
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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.



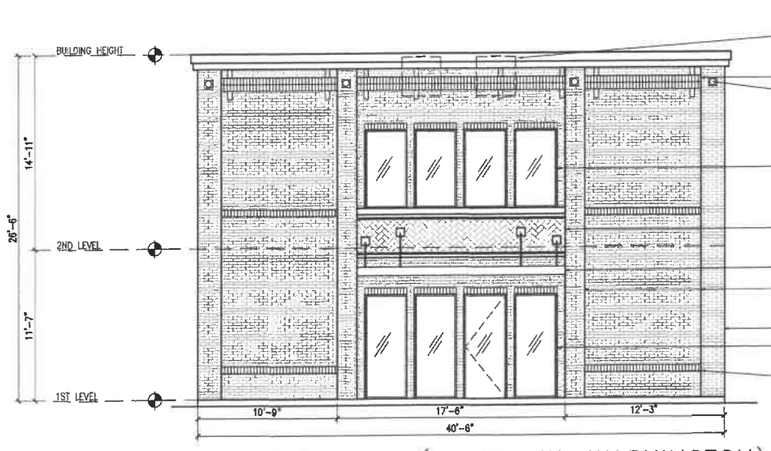

WEST ELEVATION

SCALE: 3/16" = 1'




EAST ELEVATION

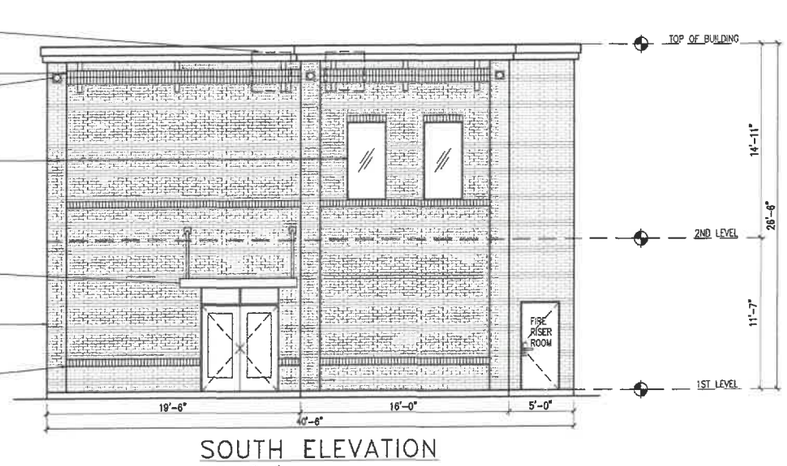
SCALE: 3/16" = 1'




NORTH ELEVATION (FACING W. WASHINGTON)

SCALE: 3/16" = 1'

HVAC UNITS (SCREENED BY PARAPET)
DOUBLE BRICK SOLDIER COURSE
12" X 12" DECORATIVE TILE
DOUBLE PANE LOW-E ALUMINUM FRAME WINDOW, MIN. 4" REVEAL
HERRINGBONE BRICK PATTERN
METAL AWNING
PROJECT BRICK AT "COLUMN"
BRICK MASONRY
DOUBLE PANE LOW-E ALUMINUM FRAME WINDOW, MIN. 4" REVEAL
BRICK SOLDIER COURSE (ALTERNATE BRICK)




SOUTH ELEVATION

SCALE: 3/16" = 1'

| MATERIAL USAGE (%) - WEST | | | |
|---|---|---|---|
| ITEM | BRAND / COLOR | AREA S.F. | PERCENT |
| ELEVATION AREA | | 1,586 | |
| DOORS & WINDOWS (DEDUCTED) | | 216 | |
| ACCOUNTABLE AREA | | 1,370 | 100% |
| MASONRY - BRICK | | 1,370 | 100% |

| MATERIAL USAGE (%) - EAST | | | |
|---|---|---|---|
| ITEM | BRAND / COLOR | AREA S.F. | PERCENT |
| ELEVATION AREA | | 1,586 | |
| DOORS & WINDOWS (DEDUCTED) | | 144 | |
| ACCOUNTABLE AREA | | 1,442 | 100% |
| MASONRY - BRICK | | 1,442 | 100% |

| MATERIAL USAGE (%) - NORTH (FACING WASHINGTON) | | | |
|---|---|---|---|
| ITEM | BRAND / COLOR | AREA S.F. | PERCENT |
| ELEVATION AREA | | 1,127 | |
| DOORS & WINDOWS (DEDUCTED) | | 284 | |
| ACCOUNTABLE AREA | | 863 | 100% |
| MASONRY - BRICK | | 863 | 100% |

| MATERIAL USAGE (%) - SOUTH | | | |
|---|---|---|---|
| ITEM | BRAND / COLOR | AREA S.F. | PERCENT |
| ELEVATION AREA | | 1,127 | |
| DOORS & WINDOWS (DEDUCTED) | | 219 | |
| ACCOUNTABLE AREA | | 908 | 100% |
| MASONRY - BRICK | | 908 | 100% |

APPROVED:

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN FOR A DEVELOPMENT IN THE CITY of ROCKWALL, TEXAS, WAS APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY of ROCKWALL ON THE ___ DAY OF _____, ____

WITNESS OUR HANDS, THIS ___ DAY OF _____, ____

PLANNING AND ZONING COMMISSION

DIRECTOR OF PLANNING AND ZONING

REGISTERED ARCHITECT ROSS L. RAMSAY 2419 STATE OF TEXAS

ARCHITECTONICS TEXAS, LLC
ARCHITECTURE - MANAGEMENT
2235 RIDGE RD. STE. 200
ROCKWALL, TEXAS 75087

REVISIONS

| No. | DESCRIPTION/ISSUE | DATE |
|---|---|---|
| 1 | RESPONSE TO CITY COMMENTS | 08/25/21 |
| 2 | RESPONSE TO CITY COMMENTS | 09/01/21 |
| 3 | REVISION TO PLAN | 01/14/22 |
| 3 | REVISION TO ELEVATIONS | 06/15/22 |

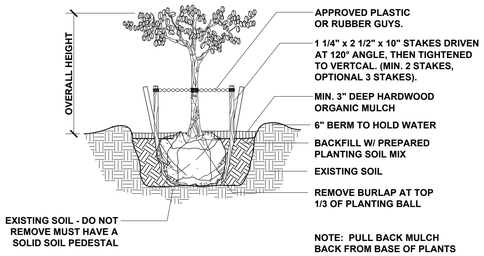
PROJECT NAME AND ADDRESS:
LMGC, LLC OFFICE
407 W WASHINGTON
ROCKWALL, TX 75087

| | |
|---|---|
| PROJECT No. | |
| DRAWN BY | |
| CHECKED BY | |
| DATE | 06/28/2021 |
| SCALE | |
| SHEET NO. | of |

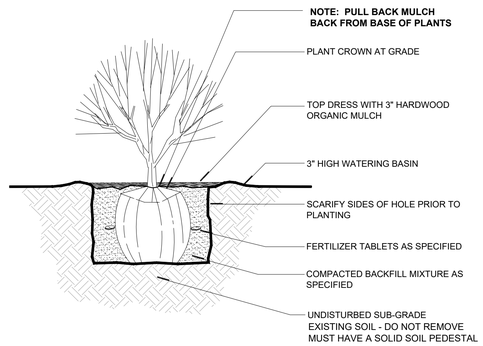
DRAWING NAME:
ELEVATIONS

A2.0

SP2020-017




C TREE PLANTING DETAIL




D SHRUB PLANTING DETAIL

**EXCERPTS FROM ROCKWALL LANDSCAPE STANDARDS:**

Sec. 5.7. - Street landscaping.

A street landscape buffer-strip with a minimum width of ten feet, must be provided along the entire length of the property to be developed that is adjacent to a major arterial or collector street, as defined in the city's thoroughfare plan, exclusive of driveways and access-ways. Large trees, as herein defined, shall be provided in the required buffer in numbers equal to one tree for each 50 feet of street frontage.

Sec. 5.8. - Right-of-way landscaping requirements.

All street rights-of-way located adjacent to the proposed development shall be improved with grass or ground cover material and shall be maintained. It shall be the responsibility of the developer to design the irrigation system within the lot to ensure that the grass placed in the right-of-way is watered and maintained and to ensure that minimal water will enter the street itself. The designer of the irrigation system shall base the design on the ultimate proposed width of the street when designing the system. The plans for design of the irrigation system shall be approved by the city prior to installation.

Sec. 5.9. - Parking lot landscaping.

A. Any parking lot with more than two rows of spaces shall have a minimum of five percent or 200 square feet, whichever is greater, in the interior of the parking lot in landscaping. Such landscaping shall be counted toward the total landscaping.
B. If the parking and maneuvering space exceeds 20,000 square feet one large canopy tree for every ten required parking spaces shall be required internal to the parking lot. No tree shall be planted closer than 2½ feet to the pavement.
1. No required parking space may be located more than 80 feet from the trunk of a large canopy tree.
2. No tree may be planted closer than 2½ feet to the pavement.
3. All trees must be internal to the parking lot.

Sec. 5.11. - Dimensions of landscaping.

All required landscaping shall be no less than five feet wide and a minimum of 25 square feet in area unless it is within ten feet of the building. Sec. 5.12. - Required landscaping.

A. *Amount of landscaping.*
1. Minimum square footage requirements for landscaping shall be provided and maintained in the zoning districts set forth as follows. The requirements shall be applied to the total site area to be developed:

| | | |
|---|---|---|
| Commercial | 15 | 10 |

The total site area required for landscaping may be reduced by no more than five percent in accordance with the provisions of section 6. For example, the required percentage of 15 percent for commercial zoning could be reduced to a total of ten percent under the terms of section 6.

A. *Location of landscaping.* No less than 50 percent of the total requirement shall be located in front of and along side buildings with street frontage in the following zoning districts: "MF-14," "RO," "NS," "GR," "C" and "RT." One hundred percent of the total requirement shall be located in front of and along side buildings with street frontage in the following zoning districts: "HC," "LI," "HI."
B. *Detention basins.* Detention basins shall be landscaped in a natural manner using ground cover, grasses, shrubs and trees in all dry land areas. There shall be a minimum of one tree for each 750 square feet of dry land area.

SECTION 6. - LANDSCAPE CREDITS

Credits toward achieving landscape requirements may be achieved as follows.

Sec. 6.1. - Credit for required landscape buffer-strips between residential and nonresidential zoning.

The overall landscaping requirement may be reduced by 2.5 percent when the buffer-strip, whether required or not, has a minimum average width of 15 feet or greater and contains at least one large tree every 40 feet, or large shrubs at least every ten feet the entire length of the perimeter adjacent to property with residential zoning. This perimeter must equal at least 25 percent of the total perimeter of all adjacent private property. Sec. 6.2. - Credit for surface parking screening.

The overall landscaping requirement may be reduced by 2.5 percent when a surface parking lot located adjacent to a public street is screened as follows:

A. The screen must be voluntary, not required by this Unified Development Code.
B. The screening must be located along the entire length of street frontage of the parking lot, exclusive of driveways, accessways, and visibility triangles. Visibility triangles will be maintained at all driveway intersections.
C. The screening must be at least three feet in height utilizing only evergreen planting materials, berms, and/or masonry walls.
D. The adjacent street must be generally at the same grade level of the parking lot or below for such credit to qualify. Sec. 6.3. - Credit for right-of-way landscaping. ROCKWALL LANDSCAPE STANDARDS

The overall landscaping requirement may be reduced by 2.5 percent when the public right-of-way adjacent to a proposed development is landscaped meeting the following requirements:

A. All landscaping in the right-of-way shall be provided sufficient irrigation for maintenance.
B. Plants used in landscaping in the right-of-way shall only be varieties included on the approved plant list.
C. The plan for landscaping in right-of-way shall be submitted and approved by the city prior to any work being done in the right-of-way.
D. In certain cases, the city may determine that landscaping in the right-of-way may be infeasible and in such cases this credit shall not apply.
E. Landscaping shall include ground cover, shrubs, trees and/or other plant materials and must cover at least 50 percent of the adjacent right-of-way, exclusive of driveways, to qualify for this credit. Grass alone shall not qualify for this credit.
F. If the city has an adopted landscape plan for the street adjacent to the proposed project, any proposed improvements must be in compliance with said plan. Sec. 6.4. - Credit for xeriscaping.

The overall landscaping requirement may be reduced by 2.5 percent when the planning director or his/her designee determines that the standards stipulated by section 5.10, xeriscaping standards, of this article have been satisfied.

## PLANT SCHEDULE

| TREES | CODE | BOTANICAL / COMMON NAME | CONT | QTY | MITIGATION |
|---|---|---|---|---|---|
| | Cl | Chilopsis l `Lucretia Hamilton` / Desert Willow 3" cal. * ROCKWALL APPROVED TREE | B & B | 1 | 3" |
| | Pe | Pinus eldarica / Afghan Pine 6" cal. * ROCKWALL APPROVED TREE | B & B | 1 | 6" |
| | Ss | Sophora secundiflora / Texas Mountain Laurel 2" cal. | 20" Box | 1 | 2" |
| | Vc | Vitex agnus-castus / Chaste Tree 3" cal. | B & B | 1 | 3" |
| | | | | | 14" |

| SHRUBS | CODE | BOTANICAL / COMMON NAME | SIZE | QTY |
|---|---|---|---|---|
| | Bmj | Buxus microphylla / Littleleaf Boxwood | 3 gal | 10 |
| | Hp | Hesperaloe parviflora / Red Yucca * ROCKWALL APPROVED PLANT | 5 gal | 10 |
| | Lm | Lantana montevidensis `New Gold` / Gold Lantana | 1 gal | 13 |
| | Lg | Leucophyllum frutescens `Green Cloud` / Texas Ranger * ROCKWALL APPROVED PLANT | 5 gal | 9 |
| | Ls | Ligustrum sinense `Sunshine` / Sunshine Ligustrum | 5 gal | 6 |
| | Lp | Loropetalum chinense `Purple Diamond` / Fringe Flower * ROCKWALL APPROVED PLANT | 5 gal | 3 |
| | Msc | Mahonia `Soft Caress` / Soft Caress Mahonia | 3 gal | 11 |
| | Ma | Miscanthus sinensis `Adagio` / Dwarf Maiden Grass * ROCKWALL APPROVED PLANT | 5 gal | 1 |
| | Mr | Muhlenbergia capillaris / Muhly Grass * ROCKWALL APPROVED PLANT | 5 gal | 9 |
| | Ph | Pennesetum a. `Hameln` / Dwarf Fountain Grass * ROCKWALL APPROVED PLANT | 5 gal | 13 |
| | Ptv | Pittosporum tobira `Variegata` / Variegated Mock Orange | 5 gal | 20 |
| | Rop | Rosmarinus officinalis `Prostratus` / Trailing Rosemary * ROCKWALL APPROVED PLANT | 1 gal | 6 |
| | Sg | Salvia greggii `Pink` / Pink Autumn Sage | 3 gal | 3 |

| CACTI | CODE | BOTANICAL / COMMON NAME | SIZE | QTY |
|---|---|---|---|---|
| | Af | Agave ovatifolia `Frosty Blue` / Whale`s Tongue Agave | 5 gal | 2 |

| GROUND COVERS | CODE | BOTANICAL / COMMON NAME | CONT | QTY |
|---|---|---|---|---|
| | Ch | Cynodon dactylon `419 Hybrid` / Bermuda Grass * ROCKWALL APPROVED PLANT | sod | 294 sf |
| | Dg | Decomposed Granite 1/4" minus screened Orange D.G. over filter fabric | 2" deep | 163 sf |
| | Hm | Hardwood / Mulch | 2" deep | 834 sf |
| | Tb | Tejas Black / 5/8" | 2" deep | 669 sf |

B PLANT SCHEDULE

| SITE SUMMARY - COMMERCIAL ZONING | | |
|---|---|---|
| DESCRIPTION | | LOT PERCENTAGE |
| LOT | 12,383 | 100 % |
| IMPERVIOUS | 10,323 | 84% |
| 2 STORY OFFICE/PORCHES | 2,247 | 18% |
| PAVEMENT AREA | 7,783 | 64% |
| PERVIOUS | 2,060 | 16% |
| SIDEWALK / STAIRS | 293 | 2% |
| MAX. BUILDING HEIGHT PROPOSED | 27'-6" | |
| PARKING REQUIREMENTS | | |
| OFFICE (1:300 S.F.) | 4,008 S.F. | |
| PARKING PROVIDED | 14 | |
| PARKING REQ'D | 14 | |

Texas 811 Know what's below. Call before you dig.

**REQUIRED PLANTINGS**

**A. STREET TREES:**
**1 TREE FOR EVERY 50 L.F. OF FRONTAGE — W Washington Street - 60 / 50 = 1.2 — (1) 3" TREE REQUIRED, (1) 3" TREE PROVIDED**

THE IRRIGATION SYSTEM FOR THIS PROJECT IS TO CONSIST OF A 8 STATION SMART CONTROLLER WITH WI-FI CAPABILITIES AND A WIRELESS RAIN / FREEZE SENSOR. SHRUBS WILL BE IRRIGATED WITH IN-LINE DRIP TUBE FED FROM 1" DRIP ZONE VALVE ASSEMBLIES. LAWN AREAS TO BE IRRIGATED WITH LOW FLOW ROTARY NOZZLES ON 4" POP-UP BODIES. POINT OF CONNECTION, BACKFLOW, WYE STRAINER AND SHUT OFF VALVE TO BE INSTALLED PER CITY OF ROCKWALL STANDARD IRRIGATION REQUIREMENTS.

NOTE:
NO TREES TO BE WITHIN 5' OF PUBLIC UTILITIES

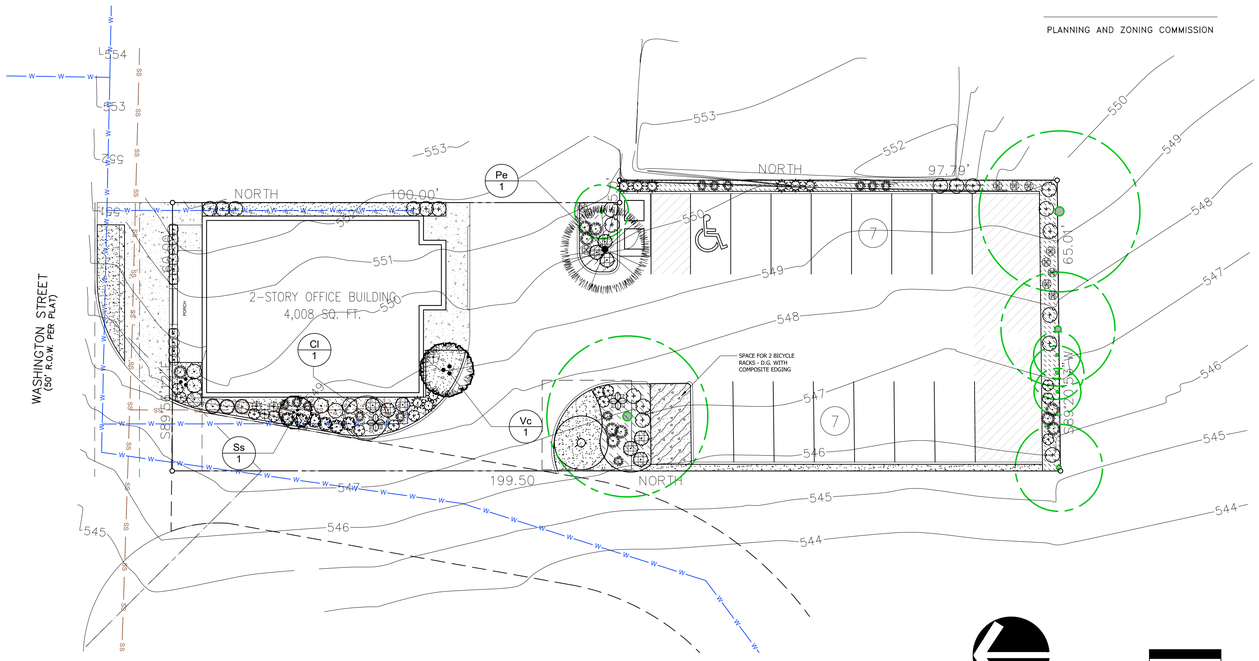
APPROVED:

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN FOR A DEVELOPMENT IN THE CITY of ROCKWALL, TEXAS, WAS APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY of ROCKWALL ON THE ___ DAY OF _____, _____.

WINTESS OUR HANDS, THIS ___ DAY OF _____, _____.

PLANNING AND ZONING COMMISSION

DIRECTOR OF PLANNING AND ZONING




OWNER/DEVELOPER:
LMGC, LLC
JIMMY McCLINTOCK
(972)983-2222
3021 RIDGE RD.
ROCKWALL, TEXAS 75087

ARCHITECT/PLANNER:
ARCHITECTONICS TEXAS, LLC
ROSS RAMSAY
(214)536-5306
2235 RIDGE RD. STE 201
ROCKWALL, TEXAS 75087

NORTH — GRAPHIC SCALE: 0 16' 32' 64' — SCALE: 1/16" = 1'-0"

A PLANTING PLAN

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407 W WASHINGTON
LANDSCAPE PLANS

MAYER Design Studio
Landscape Architecture
TX #2629 NV #583
2617 Jasmine Lane
Plano, TX 75074
voice (702) 339-0825
mike@mayerdesignstudio.com

REGISTERED LANDSCAPE ARCHITECT
MICHAEL L. MAYER
9-11-2020
2629
STATE OF TEXAS

REVISIONS | DATE | BY

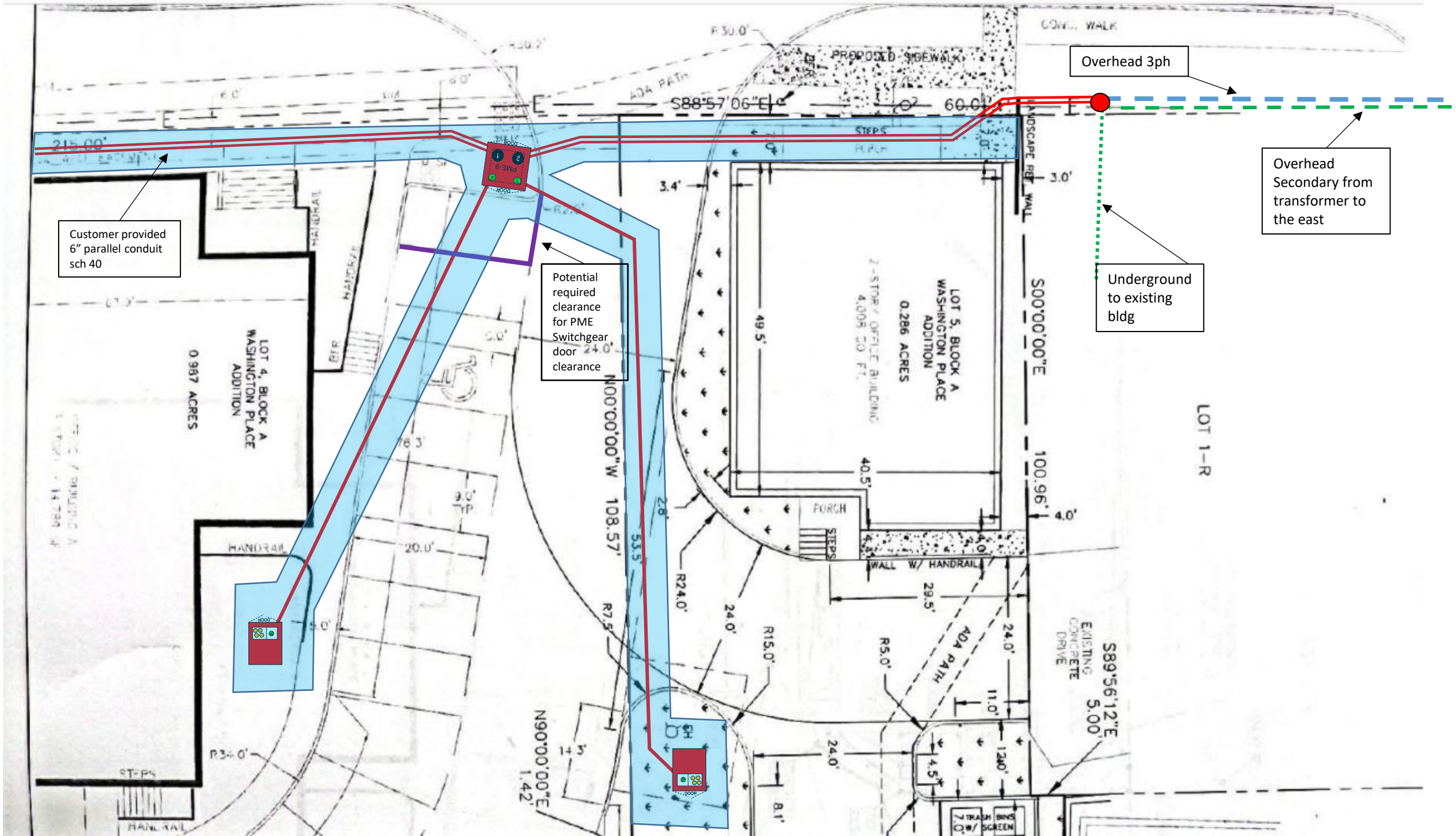
PLANTING PLAN

JOB:
LMGC, LLC OFFICE
407 W WASHINGTON ST
ROCKWALL, TX 75087

20-10-103
JOB#:

SEPTEMBER 11, 2020
DATE:

L2.1
SHEET:



Overhead 3ph
Overhead Secondary from transformer to the east
Underground to existing bldg
Customer provided 6" parallel conduit sch 40
Potential required clearance for PME Switchgear door clearance
LOT 4, BLOCK A WASHINGTON PLACE ADDITION
0.987 ACRES
LOT 5, BLOCK A WASHINGTON PLACE ADDITION
0.286 ACRES
LOT 1-R
S88°57'06"E
60.0'
215.00'
N00°00'00"W 108.57'
S00°00'00"E 100.96'
S89°56'12"E 5.00'
N90°00'00"E 1.42'
PROPOSED SIDEWALK
CONC. WALK
ADA PATH
STEPS
PORCH
WALL W/ HANDRAIL
HANDRAIL
EXISTING CONCRETE DRIVE
TRASH BINS W/ SCREEN

# CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION MEMORANDUM

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

| | |
|---|---|
| **TO:** | Planning and Zoning Commission |
| **FROM:** | Bethany Ross; *Senior Planner* |
| **DATE:** | June 30, 2026 |
| **SUBJECT:** | MIS2026-011; *Exception Request for Synthetic Plant Materials at 1714 Gem Drive* |

On May 18, 2026, the applicant requested a residential building permit (*i.e. Case No. RES2026-2250*) for the installation of 1,067.75 SF of artificial turf in the rear yard of the subject property. On May 20, 2026, staff provided the applicant with comments stating that since this rear yard was located adjacent to an open space and John King Boulevard, and is fenced with a wrought-iron fence, no more than 400 SF of artificial turf can be used in the rear yard without first obtaining an exception from the Planning and Zoning Commission. On June 12, 2026, the applicant submitted a development application requesting the exception for the 1,067.75 SF of artificial turf in the rear yard of the subject property.

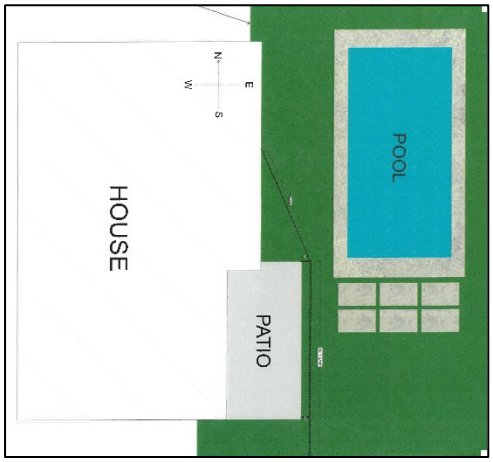



*Figure 1: Proposed Artificial Turf in Rear Yard*

According to Section 4(B), *Prohibited Planting Materials*, of Article 08, *Landscape and Fence Standards*, of the Unified Development Code (UDC), "(a)rtificial or synthetic plant materials (*e.g. artificial grass, turf, trees, and/or shrubs*) shall be prohibited on all residentially zoned or used property in: [*1*] the required front yard (*i.e. the area that extends from the front property line to the front façade of the primary structure*); [*2*] in areas of the required side or rear yard that are visible from public right-of-way, open space, or public parkland; [*3*] in public rights-of-way; and [*4*] in easements; however, a maximum of 400 square feet of non-PFAS (*i.e. Perfluorinated Alkylated Substances*) artificial grass or turf shall be permitted in the rear yard of all residentially zoned or used property regardless of visibility or screening." In this case, the applicant is requesting an exception to item [*2*] and the size requirement listed above, due to the artificial turf being visible from open space and john King Boulevard and there being greater than 400 SF. Based on the proposed site plan there is approximately 1,067.75 SF of artificial turf within the rear yard of the subject property [*see Figure 1*]. According to Subsection 02.02, *Exceptions to the Landscaping Standards*, of Article 08, *Landscape and Fence Standards*, of the Unified Development Code (UDC), "(t)he Planning and Zoning Commission may grant an exception to the landscaping standards contained in this Article [*i.e. Article 08; UDC*] upon a finding that the resulting landscaping or Landscaping Plan will be equivalent to or exceed the requirements stipulated by this Article, and provide an improvement to the aesthetics of the surrounding area." In addition, in accordance with Subsection 09.01, *Exceptions to the General Standards*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), variances and exceptions shall be reviewed on a case by case basis and shall require a "…*supermajority vote* (*i.e. a three-fourths vote of those members present*), with a minimum of four (4) votes in the affirmative required for approval." Staff should note that, [1] no variances for artificial turf have been approved within the Quail Hollow Subdivision, and [2] no variances for artificial turf have been approved this close to a major roadway (i.e. John King Boulevard). These aspects of this case could set a precedence; however, this is a discretionary decision for the Planning and Zoning Commission. Should the Planning and Zoning Commission have any questions concerning the applicant's request, staff will be available at the meeting on *June 30, 2026*.

# PROJECT COMMENTS

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

DATE: 6/23/2026

PROJECT NUMBER: MIS2026-011
PROJECT NAME: Exception for Artificial Turf at 1714 Gem Drive
SITE ADDRESS/LOCATIONS: 1714 Gem Drive, Rockwall, TX, 75087

CASE CAPTION: Discuss and consider a request by Thomas Azbill for the approval of a Miscellaneous Case for an Exception to allow Artificial Turf on a residential property being a 0.1653-acre parcel of land identified as Lot 15, Block C of the Gideon Grove, Phase 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 84 (PD-84) for Single-Family 10 (SF-10) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, addressed as 1714 Gem Drive, and take any action necessary.

| DEPARTMENT | REVIEWER | DATE OF REVIEW | STATUS OF PROJECT |
|---|---|---|---|
| ENGINEERING | Madelyn Kuhn | 06/19/2026 | Approved w/ Comments |

06/19/2026: 1. Turf must be PFAS free.

| DEPARTMENT | REVIEWER | DATE OF REVIEW | STATUS OF PROJECT |
|---|---|---|---|
| BUILDING | Craig Foshee | 06/18/2026 | Approved |

No Comments

| DEPARTMENT | REVIEWER | DATE OF REVIEW | STATUS OF PROJECT |
|---|---|---|---|
| FIRE | Ariana Kistner | 06/11/2026 | N/A |

No Comments

| DEPARTMENT | REVIEWER | DATE OF REVIEW | STATUS OF PROJECT |
|---|---|---|---|
| GIS | Lance Singleton | 06/15/2026 | Approved |

No Comments

| DEPARTMENT | REVIEWER | DATE OF REVIEW | STATUS OF PROJECT |
|---|---|---|---|
| POLICE | Chris Cleveland | 06/08/2026 | Approved |

No Comments

| DEPARTMENT | REVIEWER | DATE OF REVIEW | STATUS OF PROJECT |
|---|---|---|---|
| PARKS | Travis Sales | 06/15/2026 | Approved |

No Comments

| DEPARTMENT | REVIEWER | DATE OF REVIEW | STATUS OF PROJECT |
|---|---|---|---|
| PLANNING | Bethany Ross | 06/12/2026 | Approved w/ Comments |

06/12/2026: MIS2026-011; Exception for Artificial Turf at 1714 Gem Drive

Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a Miscellaneous Case for an Exception to allow Artificial Turf on a residential property being a 0.1653-acre parcel of land identified as Lot 15, Block C of the Gideon Grove, Phase 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 84 (PD-84) for Single-Family 10 (SF-10) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, and addressed as 1714 Gem Drive.

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

I.3 According to Section 4(B), Prohibited Planting Materials, of Article 08, Landscape and Fence Standards, of the Unified Development Code (UDC), "(a)rtificial or synthetic plant materials (e.g. artificial grass, turf, trees, and/or shrubs) shall be prohibited on all residentially zoned or used property in: [1] the required front yard (i.e. the area that extends from the front property line to the front façade of the primary structure); [2] in areas of the required side or rear yard that are visible from public right-of-way, open space, or public parkland; [3] in public rights-of-way; and [4] in easements; however, a maximum of 400 square feet of non-PFAS (i.e. Perfluorinated Alkylated Substances) artificial grass or turf shall be permitted in the rear yard of all residentially zoned or used property regardless of visibility or screening."

1.4 In this case, the applicant is requesting an exception to item [2] and the size requirement listed above, due to the artificial turf being visible from open space and public right-of-way (i.e. John King Boulevard) and the proposed artificial turf is greater than the allowed 400 SF in the rear yard.

I.5 Please note the scheduled meeting for this case:

1) Planning & Zoning meeting will be held on June 30, 2026 at 6:00 PM in the council chambers at City Hall.

I. All meetings will be held at 6:00 PM in the City Council Chambers at 385 S. Goliad Street, Rockwall, Texas 75087. Please note that the applicant or a representative will need to be present for the case to be considered by the planning and zoning commission or city council.

# DEVELOPMENT APPLICATION

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

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

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

**DIRECTOR OF PLANNING:**

**CITY ENGINEER:**

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

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

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

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

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

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

## PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS: 1714 Gem Dr. Rockwall Tx. 75087
SUBDIVISION: Gideon Grove Phase 2 LOT: 15 BLOCK: C
GENERAL LOCATION: North Rockwall

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

CURRENT ZONING: Residential CURRENT USE: Single Family Home
PROPOSED ZONING: Residential PROPOSED USE: Single Family Home
ACREAGE: 0.16 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 | Thomas Azbill | ☐ APPLICANT | |
| CONTACT PERSON | Thomas Azbill | CONTACT PERSON | |
| ADDRESS | [redacted] | ADDRESS | |
| CITY, STATE & ZIP | | CITY, STATE & ZIP | |
| PHONE | | PHONE | |
| E-MAIL | | E-MAIL | |

## NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Thomas Azbill [*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."*

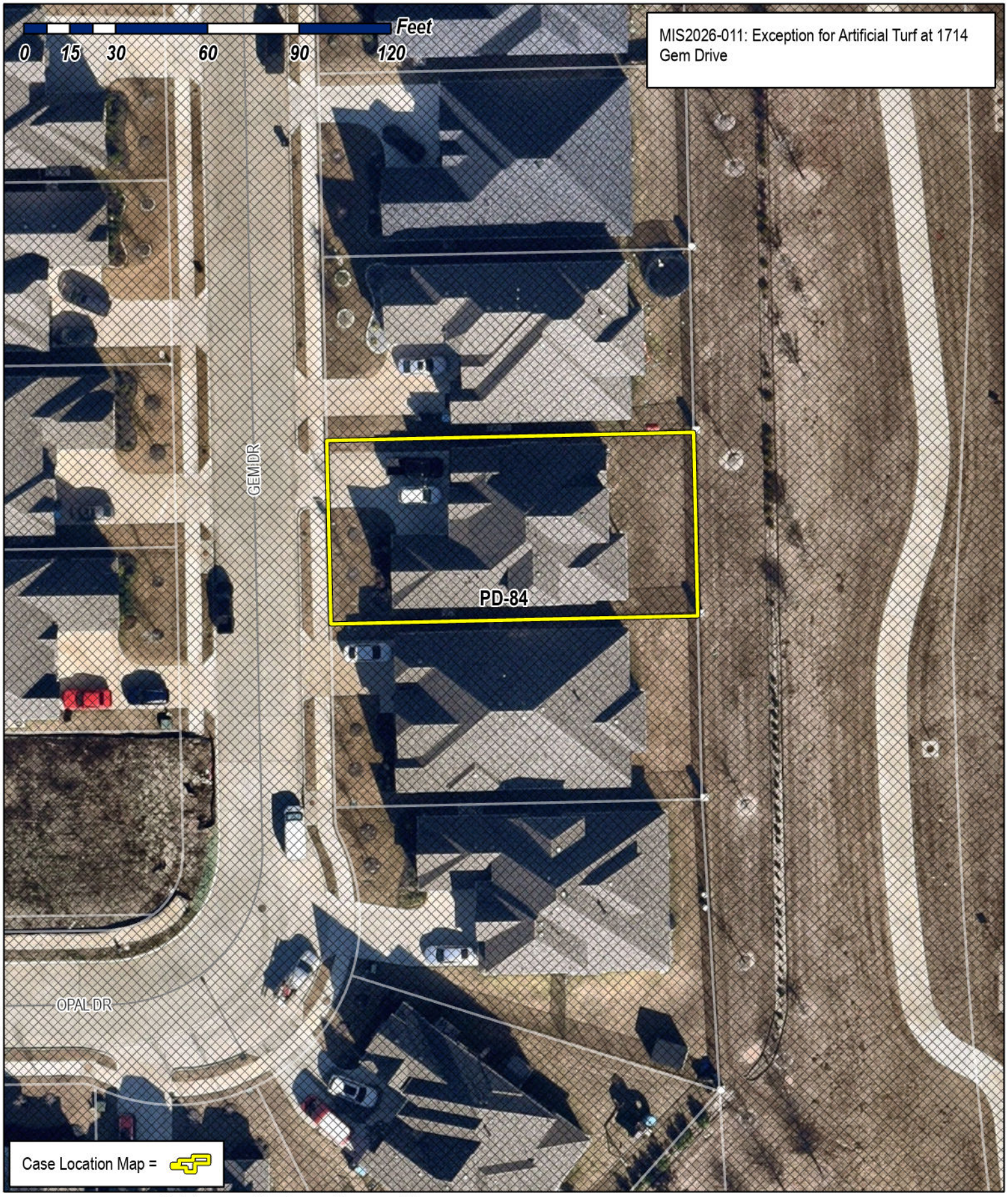
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 4 DAY OF June 2026

TRACY FAULKNER
Notary ID #132624784
My Commission Expires
August 27, 2028

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Tracy Faulkner

MY COMMISSION EXPIRES 08/27/2028




**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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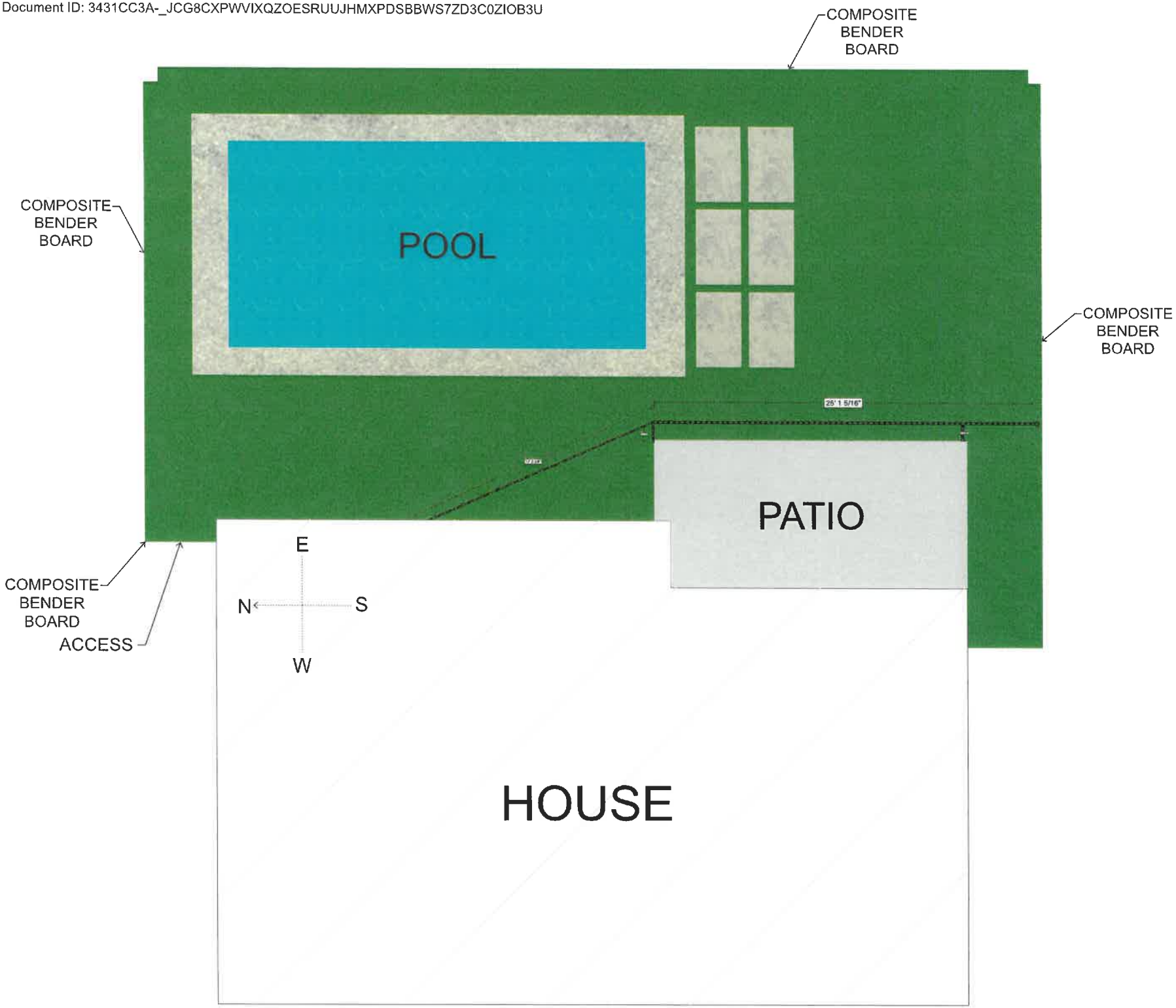

| | |
|---|---|
| **From:** | Christy Chew |
| **To:** | Planning |
| **Cc:** | Tom Azbill |
| **Subject:** | Artificial Turf Backyard - Thomas Azbill and Christina Chew |
| **Date:** | Wednesday, May 20, 2026 3:43:21 PM |
| **Attachments:** | image.png<br>Christy Chew Backyard Project.pdf<br>IMG_5108.heic |

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May 20, 2026

City of Rockwall
Planning & Zoning Department
385 S. Goliad Street
Rockwall, TX 75087

RE: Variance Request for Synthetic Turf Installation
Property Address: 1714 Gem Dr, Rockwall, TX 75087
Square Ft: 1067.75

To Whom It May Concern,

I respectfully submit this request for a variance pertaining to the installation of a professionally designed synthetic turf landscape system at the above-referenced residential property, in the backyard only. Our permit request is in planning review, and calls for resubmittal with variance approval. The comments attached to the planning review state... "In this case, the proposed artificial turf is located in an area of the rear yard that is adjacent and visible to the open space to the east of the property. For more than 400 SF of Non-pfas artificial turf, you will need to seek a variance from the Planning and Zoning Commission."

Our backyard backs up to the John King with a large hill (common area) between our backyard and the road. You cannot see our yard from the road or the sidewalk in the common area.

The proposed installation is intended to enhance the overall appearance, functionality, drainage performance, and long-term maintenance efficiency of the property while maintaining compatibility with surrounding development and neighborhood aesthetics.

The requested variance is being sought due to the unique conditions and practical circumstances associated with the property and proposed landscape application. Specifically, the existing area has experienced ongoing challenges relating to drainage issues, high-traffic wear, water conservation concerns, slope instability,

The proposed synthetic turf system will:
- Provide a clean, uniform, and aesthetically consistent appearance year-round;
- Reduce water consumption and irrigation demand;
- Minimize mud, erosion, and stormwater runoff concerns;
- Improve overall property maintenance and usability;
- Utilize professionally installed permeable base and drainage components designed to support proper water infiltration and drainage performance; and
- Maintain compatibility with the surrounding area through a premium, landscape-grade installation.

The proposed installation is not intended to negatively impact neighboring properties, public infrastructure, drainage patterns, visibility, safety, or the general character of the surrounding community. The system will be installed using professional construction methods and high-quality materials intended to complement the existing property and neighborhood environment.

Granting this variance would allow a practical and aesthetically appropriate improvement while still preserving the overall intent of the City's development and landscaping standards.

Attached to this request are supporting materials, including:
- Site plan / survey;
- Product specifications;
- Installation details;
- Photographs and/or renderings; and
- Additional supporting documentation as requested.

Thank you for your time and consideration of this request. We respectfully ask for approval of the requested variance and appreciate the opportunity to work collaboratively with the City throughout the review process.

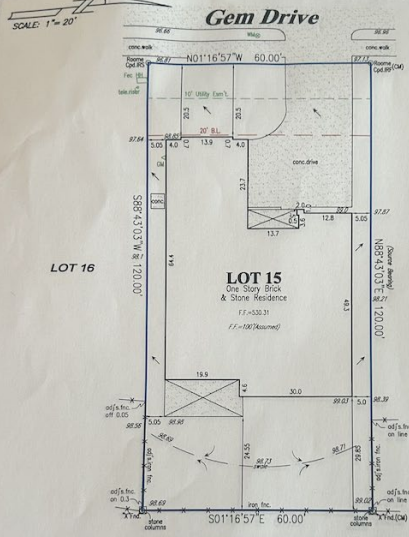
Sincerely,

Thomas Azbill and Christina Chew
972-439-2404
Tazbill@yahoo.com
Christyjchew@gmail.com

PROPERTY DESCRIPTION
Address: 1714 Gem Drive, Lot 15, in Block C, of GIDEON GROVE, PHASE 2, an addition to the City of Rockwall, Rockwall County, Texas, according to the Map or Plat thereof recorded in/under County Clerk's File No. 20220000006324, Map/Plat Records of Rockwall County, Texas.


Roome
Land Surveying
2000 Avenue G, Suite 810
Plano, Texas 75074
Phone (972) 423-4372 / Fax (972) 423-7523
www.roomesurveying.com / Firm No. 10013100


SCALE: 1" = 20'



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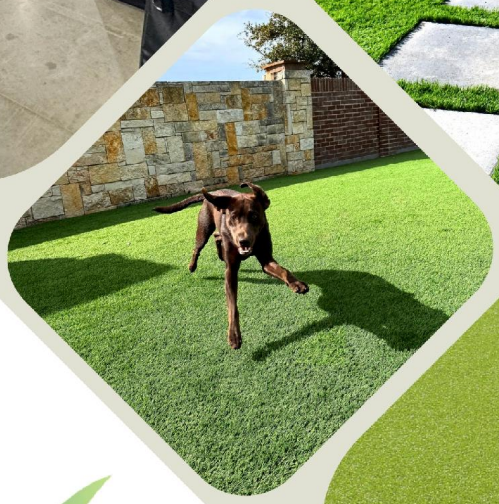



TX
ARTIFICIAL TURF
+ DESIGN

## REASONS WE ARE AWESOME

- ✔ Satisfaction Guaranteed
- ✔ Pre and Post Installation Checklists
- ✔ In-House Installation Crews
- ✔ Technology that WORKS!

(469) 560-7202
www.turfanddesign.com

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# Texas Artificial Turf & Design
# Service Commitment Agreement

At Texas Artificial Turf & Design, we don't just install turf — we deliver a flawless customer experience, backed by our commitment to excellence. This Service Commitment Agreement outlines the standards you can expect from us on every project.

---

## Our Installation Standards and Guarantee

We commit to the following benchmarks of quality and professionalism on every job:

**Zero Visible Seams**
All seams will be expertly joined, virtually invisible, and reinforced for long-term durability.

**Clean Cuts Along All Edges**
Edges will be precision-trimmed for a seamless, professional finish — around all borders, features, and structures.

**Smooth Elevation & Grading (IBC - Chapter 18 – Section 1804.4)**
The base will be graded to ensure smooth elevation transitions and proper drainage, avoiding dips or pooling.

**Daily Progress Guarantee**
We commit to completing ~750 sq. ft. of installation per day, weather permitting.

**Constant Communication**
You'll receive consistent updates throughout the project, and we'll be available for any questions or concerns.

**Respect for Your Property**
We treat your home like our own — protecting landscaping, driveways, and surrounding features during the job.

**Spotless Clean-Up**
Upon completion, we will leave your property spotless — no tools, trash, or debris left behind.

**Quality Control Process**
As a company, we guarantee that all material(s) and accessories are proper for the utmost correct synthetic turf installation. Additionally, our team follows a strict quality checklist throughout the installation to ensure every detail is right.

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**Perfection, Not Just Completion**
We do not close out a job until it's 120% perfect in our eyes and yours.

**Honored Warranty**
Your project is backed by a full workmanship warranty. If anything doesn't meet our promised standard, we'll make it right.

---

## Warranty Acknowledgment

All workmanship performed by Texas Artificial Turf & Design is covered under our **5 year** workmanship warranty. This covers any installation-related defects or issues that arise due to our team's labor. Product or material warranties are provided by our manufacturer; **15 years** for our *Eco-Line*, and **25 years** for our *Premium Line*.

If a workmanship issue arises within the warranty period, please contact us at support@turfanddesign.com, for the quickest response, and we will schedule an inspection and any necessary corrective action.

Workmanship Warranty Coverage Includes:

- Sinking Caused by Improper Compaction
- Changing of Slope and Grade Caused by Improper Compaction
- Water Pooling Due to Formation of Low Spots
- Seam Separation
- Edge or Seam Lift Caused by Improper Fastening
- Irrigation and/or Landscape Lighting Failure Caused by Puncture of Fasteners
    - *Testing of Systems at Time of Completion Required

Material Warranty Coverage Includes:

- Product Degradation
- Color Fade or Loss
- Excessive Matting or Flattening of Blades
- Compression Marks

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Texas Artificial Turf & Design, LLC
10930 Switzer Avenue Suite 115,
Dallas, Texas
75238

# QUOTE 65451820

**Quote Date:** Apr 1, 2026 01:00 PM

**Valid Until:** Apr 30, 2026

**Representative:** Bryce Ballard

**Rep's Phone Number:** 361-263-7736

**Customer Name**: Christy Chew

**Phone Number:** (972) 439-8994

**Project:** Christy Chew Backyard Project

## PROPOSAL DETAILS:

**Project Address:**
1714 Gem Dr.,
Rockwall, TX 75087

**Payment Schedule:**
25% Deposit - 50% Installment Due Morning of Install - 25% at Completion

**Payment Method:**
To Be Decided

**Material Delivery Location:**
Driveway

**Access Point:**
Fence - Gate

**Yard Sign Permitted:**
YES

**Irrigation:**
Cap ALL

## SUMMARY OF WORK:

Installation of Composite Bender Board Edging Along Perimeter of Installation Area, As Indicated on Design Plan

Installation of TX Artificial Turf and Design's ALLPLAY As Indicated on Design Plan

Yard's Existing Grade to Be Corrected

Installation of Bender Board Exactly 7.5 Feet From/Along Retaining Wall As Indicated On The Design Plan
*Area Will Be Fill With Mulch By Customer

Installation of Leave Out Strips As Indicated On The Design Plan

Proprietary 3-Part Infill Mix: Zeolite for Odor Control, T-Cool for Surface Temperature Control, and Standard Performance Infill

Zoho Sign Document ID: 3431CC3A-_JCG8CXPWVIXQZOESRUUJHMXPDSBBWS7ZD3C0ZIOB3U

| Product Name | Description | Qty | Unit Cost | Amount |
|---|---|---|---|---|
| 1" x 4" Composite Bender Board Edging | Price Per Ln.Ft. | 135.473 | $ 5.78 | $ 783.03 |
| Sierra Scape - 1000-1999 SQ.FT. | Price Per Sq.Ft.<br><br>- Pile Height: 1-1/2"<br><br>- Total Weight: 76oz<br><br>- Thread Count: 228/sq.in.<br><br>- Features: Durablade Technology, UV & Stain Protective Coating, and PFAS Free<br><br>- Premium Performance Infill<br><br>- T-Cool Technology (Cooler by up to 20%)<br><br>- Zeolite Deodorizer (STAYS FRESH!)<br><br>- 15 Year Premium Turf<br><br>- 5 Year Workmanship Warranty | 1067.75 | $ 11.18 | $ 11,937.45 |
| Sierra Scape - Leave Out Strips | Price Per Ln.Ft.<br><br>- Pile Height: 1-1/2"<br><br>- Total Weight: 76oz<br><br>- Thread Count: 228/sq.in.<br><br>- Features: Durablade Technology, UV & Stain Protective Coating, and PFAS | 27.98 | $ 11.65 | $ 325.97 |

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| | | | | |
|---|---|---|---|---|
| | Free<br><br>- Premium Performance Infill<br><br>- T-Cool Technology (Cooler by up to 20%)<br><br>- Zeolite Deodorizer (STAYS FRESH!)<br><br>- 15 Year Premium Turf<br><br>- 5 Year Workmanship Warranty | | | |
| Drainage - 50' Solid 4" Flex Pipe | Material & Labor | 1 | $ 853.33 | $ 853.33 |
| Drainage - 4" Wye Connector | Material & Labor | 2 | $ 12.42 | $ 24.84 |
| Drainage - Pop Up Emitter (Flex) | Material & Labor | 1 | $ 37.73 | $ 37.73 |
| Drainage - Downspout Connection | Connects Gutter Downspout to 4" Flex Pipe | 3 | $ 7.73 | $ 23.19 |
| DISCOUNT - MARCH MANUFACTURER REBATE | Promotion: 10% OFF ENTIRE PROJECT<br><br>Valid Till: March 31, 2026 | 1 | $ -1,398.55 | $ -1,398.55 |
| DISCOUNT - SPRING PROMOTION (750+ Sq.Ft.) | Promotion: 10% OFF ENTIRE PROJECT<br><br>Valid Till: March 31, 2026 | 1 | $ -1,398.55 | $ -1,398.55 |
| DISCOUNT - Manager Approved Discount | *MUST Be Manager Approved* | 1 | $ -699.27 | $ -699.27 |

Subtotal: $ 10,489.17

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| | |
|---|---|
| Discount: | $ 0.00 |
| Tax: | $ 865.36 |
| **Grand Total:** | **$ 11,354.53** |

Customer Signature Approval:

Christy Chew 03 Apr 2026

By signing the agreement, the customer agrees that all specifics have been covered and are reflected within this agreement, and that if it is not included in the agreement, it won't be provided. Customer agrees to the design associated with this agreement, and if the customer has not received the design, it is up to the customer to request it be sent. Customer agrees to all terms and conditions, the standard installation procedure, as well as the payment schedule associated with this agreement.

---

## Terms & Conditions

Customer's signature on this agreement acknowledges that the customer has read and agrees to all work outlined in the cost breakdown, project summary, terms and conditions set forth in this document, as well as any attachment(s).

- Estimates awaiting signature approval are valid for 30 days, after which, pricing may be subject to change.

- Customer agrees that any & all details have been covered and are lined out in either this agreement or the attached design. Any details that are not listed, described, or included, will not be included in the project, and the project will be completed per standard procedure outlined within this agreement. Any work, components, or accessories not included or listed, will not be included in install or contract total. Including but not limited to; concrete, stumps, etc. found sub-surface, that require additional labor. Any requests made on-site, before install or at the time of install to design-consultant, install crew, or other company associates, will incur an additional charge/charges.

- In order to execute an efficient install and avoid any injury, per insurance requirements, we ask that any individual that is not an authorized turf install tech or a company representative, remain inside property and/or away from the job-site throughout the duration of the project. It is required by insurance for safety reasons that only authorized install techs or member(s) of the install crew occupy the job-site until completion. If this requirement is violated, all work will cease to continue until that individual has left the restricted area and will be notified of our safety policy. If this requirement is violated a second time, the job will cease to continue for the day and an additional day-rate may be incurred by violator. Please feel free to watch from indoors or from afar, as well as contact your design consultant and/or the office if there are any concerns, questions or feedback. This is an insurance requirement and for your own safety.

- Customer understands and agrees that the authorized signature produced on this agreement for contracted work, hereby serves as authorization, approval and commitment for all parties listed on property outlined on this agreement.

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- Customer agrees to the payment schedule as shown, and that any payment information provided, at any point by customer, is complete and accurate.

- Company has the right to collect payments per above schedule on provided credit card (if applicable), based on progress and completion of work unless other payment method is provided prior. In the event that Customer requests a refund for any reason, the Company reserves the right to charge a refund processing fee of 3.5% of the original transaction amount. This fee will be deducted from the total refund provided.

- Company has the right to collect payments per above schedule from financing companies (if applicable).

- The heat from reflective surfaces including but not limited to windows can cause the quality of the turf to be compromised and is not covered by the warranty.

- When retaining sprinkler heads, lines or other irrigation lines within turf installation area ONLY, Texas Artificial Turf & Design LLC recommends irrigation systems not be ran more than eight (8) times a month, no longer than five (5) minutes at a time, to avoid any potential risks of wash-out of base material, infill, etc. By exceeding these guidelines, homeowner maintains responsibility for such related issues. For flower beds and other spaces in yard, adjacent to turf areas, it is recommended to replace existing irrigation head(s) for adjacent areas to a more directional type of irrigations head(s).

- Minimal weeds are normal. Texas Artificial Turf & Design LLC cannot be held liable for any Bermuda, Nut Sage, or Crab Grass. Usage of a weed killer is recommended in these cases.

- Texas Artificial Turf & Design LLC and the Warranty, do NOT cover work completed by other contractors, or any issues arising from work performed by other contractors, whether completed before, during, or after installation, including but not limited to irrigation and drainage issues. Customer understands that there is a minimal chance that infill and base aggregate could blow into the pool(s) and that Texas Artificial Turf & Design LLC is not obligated to clean, as most filtration systems are able to self-clean but in some cases, a standard pool cleaning net is what should be used to remove.

- In the event of other construction, building or remodeling taking place in or outside of the property to-be-improved, prior to or during work contracted by Texas Artificial Turf & Design LLC that changes the scope of work outlined in the signed and approved contract, or the project's schedule, Texas Artificial Turf & Design LLC reserves the right to request a change order with an increase in price to cover additional job costs. If customer declines the additional charges, Texas Artificial Turf & Design LLC reserves the right to cease any further work and collect final payment(s) for original contract value.

- The law requires that the contractor gives you a notice explaining your right to cancel upon signing this agreement. You are agreeing that these acts have been explained and provided.

- You, the buyer, may cancel this transaction at any time prior to midnight of the third (3rd) business day after the date of this transaction.

- Deposits are NOT refundable after 3-day right to cancel period, deposit funds can be applied to any project for the same address within three (3) months of initial signing. If construction has not started within three months of signing, through no fault of Texas Artificial Turf & Design LLC, the deposit is forfeited and contract is voidable at Texas Artificial Turf & Design LLC option.

- Texas Artificial Turf & Design LLC may cancel this contract at any time prior to installation, for any reason and at its sole discretion, by sending written notice to the address to be improved or the customer provided email and/or phone number, and returning any collected funds.

- In the event of any dispute, including litigation and alternative dispute resolution procedures such as arbitration, between the parties to this contract, the prevailing party in such dispute shall be fully reimbursed by the other party for all costs, including reasonable attorneys' fees, court

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costs, and expert and consultant's fees, incurred by the prevailing party in its successful prosecution or defense thereof, including any appellate proceedings.

- Texas Artificial Turf & Design LLC is NOT responsible for any rebate offered by the city, state, or any other third-party company.

- The amount and due date of payments are in no way contingent on successful application or receipt of incentive funding or financing from third parties of any kind.

- The customer has a duty to sign the Completion or Contract Agreement or provide a written statement of perceived incomplete work. If, two (2) weeks after being notified by Texas Artificial Turf & Design LLC, in writing, to the improved address or customer provided email address and/or phone number, of the completion of the project, and the customer has not provided written notice stating any perceived outstanding or incomplete work per the contract scope, Customer will be deemed to acknowledge full performance, and hereby grants permission to collect any and all amounts due via previously provided information or otherwise.

- Texas Artificial Turf & Design LLC provides a warranty applicable only on full receipt of payment and customer's execution warranty registration, within 7 calendar days of Texas Artificial Turf and Design LLC notifying customer of project completion.

- Texas Artificial Turf & Design LLC warranty's the installation of all turf products per the "Warranty Terms & Conditions", supplied by Texas Artificial Turf & Design LLC, for five (5) years from completion date but does not warranty non-artificial turf product defects, including but not limited to rock, composite edging, pavers, etc..

- Texas Artificial Turf & Design LLC reserves the right to utilize any images for promotional material.

- In the event that customer does not pay, interest will accrue at a rate of 2% per month on all amounts due, which will be added to the amount due and compounded if payment remains outstanding.

- Texas Artificial Turf & Design LLC has the right to record a notice of lien as provided by law against the property if the contract is not paid in full upon completion.

- The indicated progress payment due reflects the value of work performed to that point, includes, but is not limited to the following: landscape design, scoping work, site assessment, drainage assessment, area pre-measurement and final measurement as needed, creation and calculation of appropriate bill of materials, review for and application for needed permits, excavation safety review, scheduling of the deliveries, vendors, contractors, rental machinery, and subcontractors, as needed, as well as contract administration.

- The cost of any permits or third-party surveying required for the project will be the sole cost of the customer unless explicitly included above. Texas Artificial Turf & Design LLC is entitled to a 10% administration fee on cost of such surveying or permits, if involved in scheduling and approval process.

*STANDARD INSTALLATION*

- Removal of Sod/Dirt

- Delivery of turf and infill

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- Supply and install up to 4" of chat substrate, compared for proper drainage

- 6 inch nails placed every ~6 inches around perimeter

- Engineered seaming system

- Capping sprinkler system and testing irrigation system (If irrigation testing is unable to be performed, Texas Artificial Turf & Design is not liable for irrigation issues and/or issues related to irrigation system).

- Removal of any general-purpose drip lines in location of turf (if no longer needed)

- Very minimal weeds are possible, due to tree seedlings and other causes, and in this rare situation, simply use a weed killer.

Zoho Sign

Generated on Apr 3, 2026 13:40 CDT

# Certificate of Completion

## Summary

**Document ID:** 3431CC3A-_JCG8CXPWVIXQZOESRUUJHMXPDSBBWS7ZD3C0ZIOB3U

**Document name:** Christy Chew Backyard Project.pdf

**Sent by:** Bryce Ballard <bryce@turfanddesign.com>

**Organization:** Texas Artificial Turf & Design, LLC
10930 Switzer Avenue Suite #115, Dallas, Texas, United States 75238

**Sent on:** Apr 3, 2026 09:34:48 CDT

**Completed on:** Apr 3, 2026 13:40:10 CDT

**Sign order:** Sequential

**No. of documents:** 2

**Time zone:** America/Chicago (GMT-05:00)

**Signers:** 1

**Receives a copy:** 0

**Approvers:** 0

**Witnesses:** 0

**Recipient reviewers:** 0

## Recipients

Signer

Christy Chew
christyjchew@gmail.com

Signature



**Emailed on:** Apr 3, 2026 09:34:49 CDT

**Viewed on:** Apr 3, 2026 13:39:02 CDT

**Terms agreed on:** Apr 3, 2026 13:40:00 CDT

**Signed on:** Apr 3, 2026 13:40:10 CDT

**Accessed from:** 108.79.39.93

**Device used:** Mobile

**Authentication type:** None

# Legal Disclosure

## ELECTRONIC RECORD AND SIGNATURE DISCLOSURE

Please read the following information carefully. By clicking the 'I agree' button, you agree that you have reviewed the following terms and conditions and consent to transact business electronically using Zoho Sign electronic signature system. If you do not agree to these terms, do not click the 'I agree' button.

### Electronic documents

Please note that Texas Artificial Turf & Design, LLC ("we", "us" or "Company") will send all documents electronically to you to the email address that you have given us during the course of the business relationship unless you tell us otherwise in accordance with the procedure explained herein. Once you sign a document electronically, we will send a PDF version of the document to you.

### Request for paper copies

You have the right to request paper copies of these documents sent to you electronically from brandon@turfanddesign.com. Alternatively, you also have the ability to download and print these documents sent to you electronically, and re-upload a scanned copy of the printed and physically signed documents. If you, however, wish to request paper copies of these documents sent to you electronically, you can write back to the sender.

### Withdrawing your consent

At any point in time during the course of our business relationship, you have the right to withdraw your consent to receive documents in electronic format. If you wish to withdraw your consent, you can decline to sign a document that we have sent to you and send an email to brandon@turfanddesign.com informing us that you wish to receive documents only in paper format. Upon request from you, we will stop sending documents using Zoho Sign electronic signature system.

### To advise Texas Artificial Turf & Design, LLC of your new email address

If you need to change the email address that you use to receive notices and disclosures from us, write to us at brandon@turfanddesign.com

### System requirements

Compatible with recent versions of popular browsers such as Chrome, Firefox, Safari, and Edge. Zoho Sign is also available on iOS and Android devices.

# 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 30, 2026

**SUBJECT:** 2026 Update to the OURHometown Vision 2040 Comprehensive Plan

The OURHometown Vision 2040 Comprehensive Plan was adopted by the City Council on December 3, 2018 through *Ordinance No. 18-48*. A scheduled update to this plan was adopted on October 21, 2019 through *Resolution 19-23*. Since this date, no changes have been made to the adopted Comprehensive Plan. In June 2025, the City Council directed staff to begin the process of updating the OURHometown Vision 2040 Comprehensive Plan. This update represents the five (5) year update required in the *Implementation Plan* of the Comprehensive Plan. The first step in the update process was to facilitate a joint meeting between the City Council and Planning and Zoning Commission to identify the areas of the Comprehensive Plan that the Comprehensive Plan Advisory Committee (CPAC) would need to address through the update. This meeting was held on July 24, 2025. A comprehensive list of the recommendations made by the City Council and Planning and Zoning Commission are included in *Exhibit 'B'* of the attached memorandum that went to the City Council on June 1, 2026. This list also includes staff and the CPAC's comments concerning each of the recommendations.

On July 7, 2025, the City Council appointed the Comprehensive Plan Advisory Committee (CPAC), which included seven (7) voting members and two (2) alternate members. This committee met ten (10) times from August 20, 2025 to April 22, 2026 to discuss the *2026 Update* to the Comprehensive Plan. An early objective of the CPAC, was to identify additional areas of focus -- *beyond what was identified by the Planning and Zoning Commission and City Council* -- that the committee could then also address through the update. These areas of focus are provided in *Exhibit 'A'* of the attached memorandum that went to the City Council on June 1, 2026. Also included is a list of staff and the CPAC's comments and findings for each focus area that was identified by the CPAC.

On April 22, 2026 the Comprehensive Plan Advisory Committee (CPAC) voted 5 to 0 (*with two [2] voting members absent*) to recommend approval of the proposed changes to the OURHometown Vision 2040 Comprehensive Plan. Following this action, the City Council reviewed the changes at their meeting on May 18, 2026 and June 1, 2026, and ultimately directed staff to move forward with the public process and adoption of the proposed plan. The schedule for this case is as follows:

Work Session with the Planning and Zoning Commission: June 30, 2026
Planning and Zoning Commission Public Hearing: July 14, 2026
City Council Public Hearing and First Reading of the Ordinance: July 20, 2026
City Council Second Reading of the Ordinance: August 3, 2026

Contained within the attached packet staff has provided a copy of the memorandum provided to the City Council on May 18, 2026 and June 1, 2026. This memorandum summarizes the changes being proposed for the 2026 Comprehensive Plan Update. In addition, staff has provided a copy of the City Manager's recommendation, which was provided in accordance with the requirements of the City's Home Rule Charter. Also included is a copy of draft ordinance that will officially adopt the proposed changes.

For the Planning and Zoning Commission work session meeting staff will summarize the proposed changes for the Planning and Zoning Commission, and seek direction concerning any additional changes identified by the commission. Staff has also advertised the case in accordance with the requirements of the Unified Development Code (UDC), the City's Home Rule Charter, and the Texas Local Government Code (TLGC). Should the Planning and Zoning Commission have any questions, staff and a representative from the City Attorney's office will be available at the meeting on *June 30, 2026*.

# CITY OF ROCKWALL

CITY COUNCIL MEMORANDUM

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

**TO:** Mayor and City Council

**CC:** Mary Smith, *City Manager*
Joey Boyd, *Assistant City Manager*

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

**DATE:** June 1, 2026

**SUBJECT:** 2026 Update to the OURHometown Vision 2040 Comprehensive Plan

On April 22, 2026, the Comprehensive Plan Advisory Committee (CPAC) reviewed the proposed *2026 Update* to the OURHometown Vision 2040 Comprehensive Plan, and approved a motion to send the plan forward to the City Council by a vote of 5-0, with Committee Members Lyons and Cherry absent. In the attached packet the City Council will find a marked-up copy of the proposed Comprehensive Plan showing all edits in RED; however, staff should note that due to space limitations, the *Districts* that makeup the *Future Land Use Plan* could not be marked up and all changes contained in these sections are *not* indicated in RED. Since the marked-up copy of the document may be difficult to read in certain sections, staff has also included a clean copy of the plan for the City Council's review. In addition, staff has outlined the major policy changes and added implementation strategies in the below sections of this memorandum. These appear to fully address the objectives as defined by the City Council and Planning and Zoning Commission, which are outlined in *Exhibit 'B'* of this document along with staff and the CPAC's comments concerning each objective. In addition, staff has also included an outline of the CPAC's objectives in *Exhibit 'A'* of this document along with staff and the CPAC's comments.

For the upcoming meeting, staff will briefly outline the work in these documents, and ask the City Council if they are ready to direct staff to bring the plan forward through the public process. Should the City Council identify additional items they would like to change or send back to the Comprehensive Plan Advisory Committee (CPAC), staff will make the necessary modifications and take the plan back to the CPAC for review. Should the City Council choose to direct staff to proceed through the approval process, staff anticipates that the schedule for the adoption of the *2026 Comprehensive Plan Update* will be as follows:

Work Session with the Planning and Zoning Commission: June 30, 2026
Planning and Zoning Commission Public Hearing: July 14, 2026
City Council Public Hearing and First Reading of the Ordinance: July 20, 2026
City Council Second Reading of the Ordinance: August 3, 2026

In addition, the City Manager has provided her recommendation to the City Council concerning the proposed update in accordance with the requirements of the City's Home Rule Charter. This has been provided in the attached packet.

## FUTURE LAND USE PLAN

- *OBJECTIVE*: Review the *Future Land Use Plan* to ensure conformance with the proposed policies of the 2026 Comprehensive Plan Update.

  (1) *PROPOSED CHANGES TO THE FUTURE LAND USE MAP*: The following changes have been made to the acreages and percentages for each *Future Land Use Designation* contained on the *Future Land Use Map*:

| FUTURE LAND USE DESIGNATION | CURRENT COMPREHENSIVE PLAN ACREAGE | % | PROPOSED COMPREHENSIVE PLAN ACREAGE | % | CHANGE |
|---|---|---|---|---|---|
| LOW DENSITY RESIDENTIAL (LDR) | 9,462.79 | 35.08% | 12,946.49 | 45.85% | 3,483.70 |
| MEDIUM DENSITY RESIDENTIAL (MDR) | 6,558.38 | 24.31% | 2,603.26 | 9.22% | -3,955.12 |
| HIGH DENSITY RESIDENTIAL (HDR) | 267.40 | 0.99% | 642.40 | 2.27% | 375.00 |
| COMMERCIAL/RETAIL (C/R) | 1,380.93 | 5.12% | 1,943.76 | 6.88% | 562.83 |

| | | | | | |
|---|---|---|---|---|---|
| COMMERCIAL/INDUSTRIAL (C/I) | 126.32 | 0.47% | 57.17 | 0.20% | -69.15 |
| TECHNOLOGY/EMPLOYMENT CENTERS (TEC) | 1,560.08 | 5.78% | 1,684.41 | 5.96% | 124.33 |
| SPECIAL COMMERCIAL CORRIDOR (SC) | 963.99 | 3.57% | 963.98 | 3.41% | -0.01 |
| BUSINESS CENTER (BC) | 369.14 | 1.37% | 366.07 | 1.30% | -3.07 |
| MIXED USE (MU) | 364.67 | 1.35% | 116.81 | 0.41% | -247.86 |
| DOWNTOWN (DT) | 37.67 | 0.14% | 37.67 | 0.13% | 0.00 |
| LIVE/WORK (L/W) | 67.81 | 0.25% | 106.10 | 0.38% | 38.29 |
| OPEN SPACE (OS) | 4,828.84 | 17.90% | 5,465.51 | 19.35% | 636.67 |
| PUBLIC (P) | 557.90 | 2.07% | 727.78 | 2.58% | 169.88 |
| QUASI-PUBLIC (QP) | 374.74 | 1.39% | 513.32 | 1.82% | 138.58 |
| CEMETERY (CEM) | 56.59 | 0.21% | 63.81 | 0.23% | 7.22 |
| | 26,977.25 | 100.00% | 28,238.54 | 100.00% | 1,261.29 |

*KEY*: RED = DECREASE; GREEN = INCREASE

*NOTE*: ACREAGES DO NOT INCLUDE RIGHT-OF-WAY.

In looking at this chart, it should be noted that the increase in land area of 1,261.29-acres between 2019 and 2025 is largely the result of the expansion of the City's Extraterritorial Jurisdiction (ETJ), and the incorporation of the newly created *Far East District*. This new *District* pushes the City's Extraterritorial Jurisdiction (ETJ) into Hunt County, and replaces the *Far North Estates District* which was dropped by the City Council on August 2, 2021 by *Ordinance No. 21-35*. This increase in land area was based on the statutory requirements established by Chapter 42, *Extraterritorial Jurisdiction of Municipalities*, of the Texas Local Government Code (TLGC) and is tied to the population of the City.

With regard to the fluctuations in acreage of the *Future Land Use Designations*, staff should point out that the change to the density calculation (*i.e. moving to calculating density on the net as opposed to the gross*) has changed the classifications of multiple *existing* subdivisions (*e.g. the Highlands, Windmill Ridge, Lynden Park, and Lake Rockwall Estates*) through out the City. Specifically, many of these subdivisions were designated for *Medium Density Residential (MDR)* land uses under the gross calculation method, and are now designated for *High Density Residential (HDR)* land uses under the net calculation method. This explains the increase of ~375.00-acres in land designated for *High Density Residential (HDR)* land uses; however, staff should note that the Comprehensive Plan Advisory Committee (CPAC) is *not* recommending any new undeveloped land be designated for *High Density Residential (HDR)* land uses.

Another change in the proposed *Future Land Use Plan* that staff should point out is the increase in the amount of land designated for *Low Density Residential (LDR)* land uses. In following the City Council's recommendation to lower residential density throughout the City, the CPAC reclassified ~3,483-acres of land in the City's Corporate Limits and its Extraterritorial Jurisdiction (ETJ) from *Medium Density Residential (MDR)* to *Low Density Residential (LDR)*. It should also be pointed out that there was an increase in the area designated for *Commercial/Retail (C/R)* land uses as this was used in favor of the *Mix Use (MU)* designation for certain areas around the anticipated Outer Loop alignment.

## MAJOR POLICY CHANGES TO CHAPTERS

### ADMINISTRATIVE/STAFF

- *OBJECTIVE*: Address legislative changes that have been adopted since the original adoption of the Comprehensive Plan:

  (1) *CH. 1 | Section 02.01 | Goal 02 | Annexation*: Due to the changes imposed by HB347 -- *which effectively ended unilateral annexation for the cities* -- and SB2038 -- *which allows a property owner to disincorporate themselves from a city's Extraterritorial Jurisdiction (ETJ)* --, staff changed the goal related to annexation. This goal was originally written in 2018 to require the study of an annexation plan that could guide the orderly growth of the City of Rockwall; however, with the passage of these bills, staff has rewritten the goal to focus on planning within the City's existing municipal boundaries while still addressing the possibility of future incorporations of land within the ETJ.

### COMPREHENSIVE PLAN ADVISORY COMMITTEE (CPAC) [*SEE EXHIBIT 'A'*]

- *OBJECTIVE*: Utilize the *Live/Work* land use designation on the *Future Land Use Map* to promote transition of land uses while maintaining the community's established character.

(1) *CH. 1 | Section 02.03 | Goal 05 | Live/Work*: This goal was added to expand the strategic use of the *Live/Work* land use designation to support adaptive reuse and context sensitive transitions between residential and non-residential land uses. This goal is intended to preserve community character while providing flexibility in areas experiencing changing development patterns. This also ties into the Comprehensive Plan Advisory Committee's (CPAC's) recommendation to increase the *Live/Work* land use designation along N. Goliad Street, north of the Downtown (*i.e. Planned Development District 50 [PD-50]*), to the areas along N. Alamo Street in the *Future Land Use Plan*. This also mirrors the City Council's adoption of *Ordinance No. 25-19*, which expanded the boundaries of Planned Development District 50 (PD-50) to incorporate properties along N. Alamo Street.

- *OBJECTIVE*: Establish goals and policies targeted at redevelopment and infill development.

(1) *CH. 1 | Section 02.07 | Goal 01 | Redevelopment and Infill as a Growth Management Strategy*: The Comprehensive Plan Advisory Committee (CPAC) requested that staff incorporate a new section into the *Land Use and Growth Management* section of the Comprehensive Plan that would directly address redevelopment and revitalization of the City. Under this goal, staff established redevelopment and infill strategies that could act as a primary tool for managing future growth in a fiscally responsible and context-sensitive manner. This goal emphasizes reinvestment in existing developed areas to promote efficient land use and maximize prior public infrastructure investments, while preserving the City's small-town character. More specifically, this goal and its associated policies support redevelopment and infill projects that enhance established neighborhoods, strengthen commercial corridors, and improve underutilized properties without creating additional long-term infrastructure obligations. Particular emphasis is placed on the adaptive reuse of aging commercial centers, vacant structures, and select large-lot residential areas where new users can be introduced in a manner compatible with surrounding development. The policies also encourage incremental redevelopment in transitional areas to foster opportunities for small businesses while maintaining established development patterns.

(2) *CH. 1 | Section 02.07 | Goal 02 | IH-30 and SH-276 Corridor Redevelopment*: Through the Comprehensive Plan update, the Comprehensive Plan Advisory Committee (CPAC) identified the IH-30 and SH-276 corridors as priority areas for long-term reinvestment and repositioning. This goal focuses on transitioning aging and underutilized commercial properties into high-quality, modern developments that enhance community character, strengthen the local tax base, and reinforce these corridors as key economic drivers for the City. This goal supports phased redevelopment strategies that encourage adaptive reuse, architectural upgrades, and site improvements consistent with the City's non-residential design standards. Along IH-30, emphasis is placed on attracting destination-oriented, regional-scale commercial, office, and entertainment uses that reinforce the corridor's function as the City's primary economic gateway and sales tax generator, while improving visual quality and connectivity. Along SH-276, the policies promote the corridor's evolution into a modern business and employment center, supporting high-quality industrial, office, and complementary commercial land uses that are appropriately buffered from adjacent residential areas.

(3) *CH. 7 | Goal 13 | Preserve Community Character through Redevelopment and Revitalization*: A new goal was added to the *Community Character* section of the Comprehensive Plan reinforcing the principle that redevelopment should strengthen established areas while maintaining Rockwall's small-town identity. This goal emphasizes reinvestment strategies that enhance, rather than replace, the character of existing neighborhoods and commercial centers. The goal and its supporting policies support continued implementation of adaptive reuse requirements for vacant, underutilized, or transitioning properties to encourage rehabilitation and repurposing in lieu of demolition. This approach promotes preservation of the community's fabric while allowing structures to meet contemporary needs.

- *OBJECTIVE*: Identify older neighborhoods and identify strategies to prevent decline and support revitalization.

(1) *CH. 8 | Section 02.01 | Goal 01 | Identification and Revitalization of Older Neighborhoods*: This proposed goal establishes a proactive framework for identifying and supporting the City's older residential neighborhoods that are in decline and ensuring that strategies are in place to support their continued health, stability, and long-term value. This goal emphasizes targeted revitalization strategies that preserve each neighborhood's distinct character while enhancing livability and connectivity. The goal and its related policies call for coordinated engagement with residents, neighborhood associations, and community groups to better understand localized priorities and tailor revitalization initiatives to each neighborhood's unique issues. It supports reinvestment in aging housing stock through exterior

improvements, architectural enhancements, and programs that strengthen curb appeal while respecting established development patterns. With regard to infill development and redevelopment of vacant or underutilized lots, the policies encourage projects that will retain compatibility with existing aesthetics. The policies also call for identifying opportunities to improve walkability, trail connections, and pedestrian access to parks, schools, and commercial areas to enhance mobility and safety in the neighborhoods. Finally, the update promotes a strengthening of property maintenance standards and code compliance efforts through education outreach to homeowners and Homeowner's Associations (HOAs).

PLANNING AND ZONING COMMISSION [*SEE EXHIBIT 'B'*]

- *OBJECTIVE*: Provide more opportunities for Senior Housing.

  (1) *CH. 1 | Section 02.02 | Goal 03 | Senior Living Changes*: This goal was added to support the integration of diverse senior housing types -- *including independent living, assisted living, memory care facilities, and age-restricted single-family neighborhoods* -- at appropriate locations that are compatible with surrounding land uses and that are adequately supported by infrastructure and public services. The update also introduces a policy framework for considering limited density incentives within the age-restricted single-family developments. These incentives would be evaluated only where a project demonstrates exceptional design quality, enhanced architectural and landscape standards, and meaningful community benefits. Any consideration of increased density should be contingent upon the preservation of existing neighborhood character and advancing the City's broader design and development objectives.

- *OBJECTIVE*: Address aging infrastructure and costs.

  (4) *CH. 4 | Section 02.02 | Goal 03 | Aging Infrastructure and System Reliability*: This proposed policy change prioritizes reinvestment in the City's aging water and wastewater infrastructure to ensure long-term system reliability, regulatory compliance, and public safety. The key policy direction includes establishing a structured replacement schedule for critical water and wastewater lines based on a material type, age, and documented history. The policy initiative also calls for the replacement of undersized lines in older neighborhoods to improve system capacity, water flow, and fire protection. Where feasible, trenchless rehabilitation methods are encouraged to minimize disruption to residents and businesses in developed areas while extending the useful life of existing infrastructure.

CITY COUNCIL [*SEE EXHIBIT 'B'*]

- *OBJECTIVE*: Change the density calculation from *Gross Density* to *Net Density*. Density should only be calculated on developable acres.

  (1) *CH. 1 | Section 05 | Subsection 01.01 | Residential*: The density calculation was changed from *Gross Density* (*i.e. Proposed Number of Units/Gross Acreage = Gross Density*) to *Net Density* (*i.e. Proposed Number of Units/Gross Acreage – Floodplain = Net Density*). This will have the effect of *reducing* the density of developments being proposed under the *Low*, *Medium* and *High Density Residential Designations*. For example, a development of 200 lots on a 100-acre tract of land that has 25-acres of floodplain under *Gross Density* would be calculated as 2.00 dwelling units per acre (*i.e. 200 Lots/100-acres = 2.00 DU/AC*); however, under *Net Density* this same development would be calculated as 2.67 dwelling units per acre (*i.e. 200 Lots/[100-acres less 25-acres of Floodplain] = 2.66667 DU/AC*). Under this example the proposed development would be classified as *Low Density Residential* under *Gross Density* calculation method and *Medium Density Residential* under *Net Density* calculation method.

- *OBJECTIVE*: Review the *Residential Design Standards* and look at the possibilities of increasing the minimum lot size, reintroducing cul-de-sacs into subdivision design, require curve-linear and slip streets, create stronger anti-monotony standards to promote custom homes, and strengthen the subdivision entrance design standards.

  (1) *CH. 8 | Section 02.03 | Goal 03 | Policy 2*: A policy was added under *Goal 03 | Single-Family Housing Strategies and Design Standards* stipulating that lots in newer, traditional subdivisions should be a minimum of 10,000 SF in size and have a minimum lot frontage of 80-feet or greater. Both of these requirements would stipulate that the minimum lot standards for new subdivision should -- *at a minimum* -- follow the development standards for the Single-Family

10 (SF-10) District. As staff stated in the *Joint Planning and Zoning Commission/City Council Meeting* on July, 24 2025, the City performed an economic study in 2003 that determined the 10,000 SF lot size was the most cost-effective lot to service in terms of the City's cost of service.

(2) *CH. 4 | Section 02.01 | Goal 01 | Policy 2*: Language discouraging *cul-de-sacs* was removed from the policies addressing the goal relating to the City's *Street Network*. This policy now only encourages connected streets that offer multiple points of access to all single-family residential lots as opposed to specifically discouraging *cul-de-sacs*.

(3) *CH. 4 | Section 02.01 | Goal 03 | Policy 4*: A policy under the goal addressing *Neighborhood Streets* was added encouraging the use of curvilinear street patterns in new development where tract configuration, topography, and natural features reasonably allow. This approach supports context-sensitive neighborhood design that responds to existing land contours rather than relying solely on rigid grid layouts.

(4) *CH. 4 | Section 02.01 | Goal 03 | Policy 5*: A policy under the goal addressing *Neighborhood Streets* was added to encourage the use of slip streets in residential subdivisions that abut major roadways. This design approach provides an internal access street parallel to the arterial roadway, reducing direct driveway access onto a higher-volume street and enhancing the overall traffic safety. The policy also further recommends incorporating berms, landscaping, and tree plantings within the buffer area between the slip street and the major roadway. This should enhance the buffer, not only improving aesthetics, but also mitigating traffic noise.

(5) *CH. 8 | Section 02.03 | Goal 03 | Policy 9*: A policy was added under *Single-Family Housing Strategies and Design Standards* that recommends strengthening anti-monotony standards for all new single-family residential developments to ensure long-term neighborhood quality and architectural diversity. This policy is intended to promote custom home character, enhance curb appeal, and protect property values by reducing repetitive design patterns. The policy calls for meaningful variation in architectural styles, rooflines, massing, and exterior materials through multiple elevation options. It emphasizes distinctive front facades and articulation to prevent repetitive designs on adjacent or opposing lots along the same block face. Additionally, the policy supports limiting the percentage of homes within any block that may share the same front elevation.

(6) *CH. 8 | Section 02.03 | Goal 01 | Policy 6*: A new policy was added to the goal that deals with *Creating Unique and Distinctive Neighborhoods* that recommends strengthening design expectations for entrance features in all new single-family and suburban residential subdivisions. This policy is intended to create a cohesive and identifiable sense of place while reinforcing the overall quality and character of new neighborhoods. Specifically, this policy calls for well designed entry elements that may include monument style signage with pedestrian-oriented components, enhanced landscaping, accent lighting, and high-quality materials. Entrance features should be thoughtfully integrated into the subdivision's overall layout and reflect the character of the development and the broader community.

- *OBJECTIVE*: Focus on retention ponds as opposed to detention ponds in residential development.

  (1) *CH. 4 | Section 02.02 | Goal 07 | Retention Ponds*: A goal was added encouraging the integration of retention ponds within residential subdivisions, where feasible. Rather than removing such features, this goal supports incorporating them into the subdivision design as stormwater retention/detention facilities that also serve as a neighborhood amenity. This approach enhances the visual character of the subdivision while providing a suitable alternative to dry detention ponds.

- *OBJECTIVE*: Only allow curb and gutter streets.

  (1) *CH. 4 | Section 05.01 | Street Cross Sections*: The *Rural Local Roadway* street cross section was removed as a permitted street cross section from the Comprehensive Plan. This may not stop requests for these types of streets in the future; however, by removing this street cross section, this is no longer a permitted street cross section and would be up to the City Council's discretion to adopt it as an alternative to a curb and gutter street.

- *OBJECTIVE*: Provide fully developed parks with the first phases of a subdivision.

(1) *CH. 2 | Goal 01 | Policy 1*: This policy encourages the early delivery of neighborhood park facilities in conjunction with the initial phases of new residential developments where feasible. The intent is to provide timely recreational amenities that support neighborhood identity, enhance marketability, and deliver immediate benefit to residents; however, staff should point out that the City's authority to require park improvements is governed by the statutory limitations and applicable case law related to exactions. Any requirement that a developer construct a fully developed park facility must demonstrate a clear nexus and rough proportionality to the impacts of the proposed development and must remain consistent with the City's adopted parkland dedication and fee structure; however, this policy can be used to incentivize developers to provide these improvements through the zoning process (*i.e. through Planned Development District as has been done in the Terracina and Southside Hills Subdivisions*) or through the participation in grant programs (*i.e. as has been done in the Breezy Hill and Stone Creek Subdivisions*).

- *OBJECTIVE*: Make sure the City is planning for the *Next Generation*.

(1) *CH. 1 | Section 02.02 | Goal 04 | Next Generation Housing*: This goal was added to advance a balanced approach to accommodating future housing needs while preserving the City's established character and long-term livability. The goal focuses on encouraging high-quality and diverse housing options -- *where appropriate* -- that serve emerging generations of residents ***without*** compromising development standards or the community's small-town identity. The policies associated with this goal emphasize strategic infill and redevelopment within existing neighborhoods as the preferred mechanism for introducing modern housing types. By directing residential opportunities to appropriate sites within the current city footprint, the City can support housing diversity without increasing overall density.

- *OBJECTIVE*: The Downtown District should be focused on preservation.

(1) *CH. 7 | Goal 04 | Downtown Identity*: The goal dealing with *Downtown Identity* was changed to reinforce the preservation and enhancement of Downtown Rockwall as the historic and civic heart of the community. This goal emphasizes conserving the architectural integrity, traditional block pattern, and unique sense of place that define the Downtown District, while guiding thoughtful reinvestment and context-sensitive infill. The goal and its associated policies prioritize the continued use of the central gathering spaces for civic, cultural, and community events. Preservation of existing structures is identified as a primary objective, with strong support for rehabilitation and adaptive reuse that maintains the architectural continuity and reinforces the established development pattern. A key implementation measure is the preparation of a comprehensive Downtown Plan that establishes a new long-range vision focused on preservation, reinvestment, circulation, parking, open space, streetscape enhancements, branding, land use, and development standards. The Plan also calls for strengthening the review process to ensure that new construction and building renovations remain consistent with adopted preservation priorities and visual character.

IMPLEMENTATION STRATEGIES

To implement the policy changes listed above, the Comprehensive Plan Advisory Committee (CPAC) also recommended adding the following *Implementation Strategies* to the 2026 Comprehensive Plan Update:

(1) Develop a density bonus framework within the Unified Development Code (UDC) for Planned development Districts to permit increased residential density for age-restricted single-family subdivisions that incorporated enhanced amenities, substantial open space, and superior architectural and landscape design. Establish clear eligibility criteria and define the maximum allowable density increase consistent with the community's character and surrounding development.

*Staff Response*: This will require an amendment to Article 10, *Planned Development Regulations*, of the Unified Development Code (UDC) to establish standards for age-restricted single-family subdivisions seeking consideration of a density bonus. Such an amendment would need to define the eligibility criteria, required amenity, open space expectations, architectural and landscape standards, and the parameters for evaluating compatibility with surrounding development. Staff anticipates that this could be addressed as part of the next major package of code amendments following the adoption of the 2026 Comprehensive Plan Update.

(2) Explore ways to support the City's older existing subdivisions, allowing redevelopment and improvements, to create affordable housing options for the City's next generation housing stock.

*Staff Response*: This implementation strategy will likely require a combination of policy analysis, targeted zoning amendments, and coordination among the Planning and Zoning Department, Neighborhood Improvement Services Division, Building Inspections Division, and Engineering Department. Staff recommends first identifying the older subdivisions where reinvestment and context-sensitive redevelopment are most feasible, and then evaluating what regulatory barriers may limit modest rehabilitation, redevelopment, or infill opportunities. Any future changes should be structured or support attainable housing options while maintaining compatibility with the established character of the surrounding neighborhood. Staff estimates that the initial evaluation of these areas could be completed within two (2) years of adoption of the 2026 Comprehensive Plan Update, with any resulting code or policy changes to follow thereafter.

(3) Identify residential areas that are transitioning due to incompatible adjacencies and designate these areas as *Live/Work* on the Future Land Use Map.

*Staff Response*: This has been completed by the Comprehensive Plan Advisory Committee (CPAC) as part of the update to the *Future Land Use Plan* through the 2026 Comprehensive Plan Update. If ratified by the City Council, this will provide the policy framework for evaluating future zoning changes in areas where residential properties are experiencing transition pressures due to their adjacency to non-residential development or higher intensity commercial corridors.

(4) Consider the need for additional sports facilities and multipurpose fields when developing plans for the two (2) undeveloped community parks (*i.e. Alma Williams Park and Ben A. Klutts Park*).

*Staff Response*: This process has already been initiated by the Parks and Recreation Department, with public meetings regarding the design of the parks held on February 19, 2026 for Ben A. Klutts Park and on February 26, 2026 for Alma Williams Park. Through those meetings, the public identified multipurpose fields as one of the more desirable elements for Alma Williams Park; however, the public did not identify multipurpose fields as appropriate for Ben A. Klutts Park. Through public participation, it was determined that Ben A. Klutts Park was better suited to be designed as a more passive, nature-oriented park.

(5) Develop an *Aging Infrastructure Action Plan* identifying ten (10) year replacement properties and funding strategies.

*Staff Response*: This process should be led by the Engineering Department and implemented through the City's Capital Improvements Program (CIP). The action plan should identify replacement priorities based on infrastructure age, material type, capacity deficiencies, maintenance history, and documented performance issues, while also establishing potential funding strategies for implementation. Staff estimates that preparation of this plan and its integration into the City's long-range capital planning process could take between three (3) and five (5) years to fully implement.

(6) Develop a comprehensive wayfinding plan that identifies appropriate locations for signage and provides design standards for standardization.

*Staff Response*: This implementation strategy would involve the preparation of a policy guide led by the Parks and Recreation Department, with support from the Planning and Zoning Department and other affected departments, to establish consistent standards for wayfinding signage throughout the City. The Plan should identify appropriate signage types, locations, design standards, and branding elements for use in parks, trails, neighborhoods, and other public areas. Staff anticipates that this effort could be completed in-house and could likely be prepared within one (1) year of adoption of the 2026 Comprehensive Plan Update.

(7) Review the City's existing Downtown (DT) District -- *including the requirements for architectural form, materials, massing, signage, lighting, and streetscape elements* -- to ensure that all infill redevelopment projects reinforce the district's historic character and traditional development patterns.

*Staff Response*: Although the Downtown (DT) District standards are currently contained within the Unified Development Code (UDC), completion of this implementation strategy would be best preceded by the preparation of a new Downtown Plan to establish updated policy direction and design expectations for the area. Once such a plan has been completed,

staff could evaluate whether amendments to the zoning regulations for the Downtown (DT) District are needed to better reinforce the historic character and traditional development pattern of Downtown Rockwall. Staff believes that the planning component of this effort could be initiated within one (1) year of adoption of the 2026 Comprehensive Plan Update; however, the overall timeline will depend on the process and scope as directed by the City Council.

(8) Implement a *Targeted Code Compliance Program* in older neighborhoods aimed at improving long-term housing conditions through proactive enforcement, education, and voluntary compliance efforts.

*Staff Response*: This implementation strategy would involve a series of administrative and policy changes, along with the possible preparation of a policy manual or program framework focused on older subdivisions within the City. This effort would require an ongoing enforcement role from the Neighborhood Improvement Services Division, with support from the Building Inspections Division and Planning and Zoning Department. Staff estimates that the initial phases of this strategy could begin relatively quickly following adoption of the 2026 Comprehensive Plan Update; however, the overall objective would likely require an ongoing effort and could take approximately three (3) years to fully establish.

(9) Promote *Compatible Infill Development* by preparing design guidance or pattern books that outline appropriate architectural styles, setbacks, massing, and materials for new construction within older neighborhoods to ensure that new homes complement existing development.

*Staff Response*: This implementation strategy would be led by the Planning and Zoning Department and would involve preparation of design guidance tailored to the City's older established neighborhoods. The guidance could be used to inform future zoning amendments, discretionary review processes, and neighborhood planning efforts by establishing clearer expectations for compatible infill. Staff believes this effort could also be paired with other neighborhood-focused planning initiatives as part of a broader *Existing Neighborhood* or *Neighborhood Revitalization* planning efforts called for by this update. Due to the scope of work and the need to prioritize other implementation items, staff estimates that this objective could take approximately three (3) years to complete.

(10) Prepare a *Neighborhood Revitalization Plan* for each subdivision identified as a *Neighborhood Revitalization Area* on the *Future Land Use Map*, identifying specific infrastructure improvements, housing reinvestment needs, connectivity enhancements, and aesthetic upgrades to support long-term neighborhood stability and value.

*Staff Response*: This implementation strategy would be a long-range planning effort led by the Planning and Zoning Department in coordination with the Engineering Department, Neighborhood Improvement Services Division, Building Inspections Division, and Parks and Recreation Department. Each plan would need to be tailored to the conditions and needs of the individual neighborhood and should include public input from residents and property owners. Given the scale of this effort, staff recommends that the City prioritize the identified *Neighborhood Revitalization Areas* and prepare these plans incrementally rather than simultaneously. Staff estimates that the first plan could be initiated within three (3) years of adoption of the 2026 Comprehensive Plan Update, with full implementation of this strategy occurring over multiple years as staffing and funding allow.

(11) Conduct a *Connectivity Audit* in older neighborhoods to identify missing sidewalks, trail gaps, pedestrian safety issues, and opportunities for improving walkability and access to parks, schools, and commercial destinations. Use audit results to guide future mobility investments.

*Staff Response*: This implementation strategy should be led by the Planning and Zoning Department with support from the Engineering Department and Parks and Recreation Department. The purpose of this effort would be to establish a clear inventory of pedestrian and trail deficiencies in older neighborhoods and to identify projects that could be incorporated into the City's Capital Improvements Program (CIP), or other future mobility initiatives. Staff anticipates that this audit could be completed in phases, beginning with neighborhoods identified for revitalization in the *Future Land Use Plan*. Staff estimates that an initial framework for this audit could be developed within three (3) years of adoption of the 2026 Comprehensive Plan Update, with more detailed neighborhood-level assessments occurring thereafter.

(12) Develop a *Public Communication and Outreach Strategy* to keep residents informed about revitalization initiatives, infrastructure projects, available incentives, assessment results, and opportunities to participate in neighborhood planning efforts.

*Staff Response*: This implementation strategy would require coordination among the Planning and Zoning Department, the City Manager's Office, the City's Public Information Officer, and any other affected departments. The strategy should establish a consistent framework for communicating with residents regarding neighborhood planning efforts, infrastructure improvements, available programs, and participation opportunities through public meetings, mailed notices, online resources, and other communication tools. Staff believes this could be developed as an administrative strategy and implemented early in the overall revitalization process. Staff estimates that this strategy could be prepared within one (1) year to three (3) years of adoption of the 2026 Comprehensive Plan Update.

(13) Coordinate with the Rockwall Economic Development Corporation (REDC) to proactively identify and recruit appropriate employment and office users for the SH-276 corridor, and evaluate land assembly opportunities that further the City's strategic goals.

*Staff Response*: This implementation strategy would require ongoing coordination between the Planning and Zoning Department, the Rockwall Economic Development Corporation (REDC), and the City Manager's Office. The objective of this effort would be to ensure that future business recruitment and redevelopment activities within the SH-276 corridor align with the *Future Land Use Plan* and the City's long-term economic development objectives. In addition to business recruitment, this strategy may involve evaluating opportunities for land assemblage, access improvements, and infrastructure coordination that could support higher quality employment and office development within the corridor. Staff believes this coordination could begin immediately following adoption of the 2026 Comprehensive Plan Update; however, actual implementation will be ongoing and dependent on market conditions and property owner interest.

(14) Coordinate with Public Works and Engineering to align the City's Capital Improvements Program (CIP) with identified redevelopment areas to maximize return on infrastructure investment.

*Staff Response*: This implementation strategy should be incorporated into the City's existing Capital Improvements Program (CIP) planning process and coordinated among the Engineering Department, Public Works Department, and Planning and Zoning Department. The objective is to ensure that infrastructure investment decisions are informed by the redevelopment priorities identified in the Comprehensive Plan so that public improvements can support reinvestment, improve service efficiency, and maximize the return on public expenditures. Staff believes that this can be integrated into ongoing CIP discussions following adoption of the 2026 Comprehensive Plan Update and implemented as part of the City's annual and capital planning process.

(15) Identify priority *Redevelopment and Infill Areas* using existing infrastructure, vacancy data, and economic indicators to target locations for reinvestment and public improvement projects.

*Staff Response*: This implementation strategy would be led by the Planning and Zoning Department with coordination from the Engineering Department, Public Works Department, the City Manager's Office, and the Rockwall Economic Development Corporation (REDC). The identification of these areas would provide a more focused framework for future land use decisions, economic development efforts, and capital investment planning. Staff anticipates using factors such as infrastructure availability, redevelopment potential, vacancy patterns, underutilized properties, and corridor conditions to identify priority areas for reinvestment. Staff estimates that an initial inventory and prioritization of these *Redevelopment and Infill Areas* could be completed within three (3) years of adoption of the 2026 Comprehensive Plan Update.

(16) Identify and pursue grant funding, economic development tools, and public/private partnerships for infrastructure upgrades, façade improvements, and catalytic redevelopment projects along the corridors.

*Staff Response*: This implementation strategy would require coordination among the City Manager's Office, the Rockwall Economic Development Corporation (REDC), and any other affected departments. The purpose of this effort would be to identify available funding sources and partnership opportunities that could help offset the cost of public improvements and support targeted reinvestment within the City's redevelopment corridors. Potential tools may include grant programs, façade improvement initiatives, infrastructure participation agreements, and other public/private funding mechanisms, as appropriate. Staff anticipates that this effort should begin within a year of the adoption of the 2026 Comprehensive Plan Update and continue on an ongoing basis as opportunities become available.

# *EXHIBIT 'A'*: PRIORITIES FROM THE COMPREHENSIVE PLAN ADVISORY COMMITTEE (CPAC)

| LAND USE AND GROWTH MANAGEMENT | PARKS, OPEN SPACE, AND TRAILS | CONNECTIVITY AND INFRASTRUCTURE | ECONOMIC DEVELOPMENT | COMMUNITY CHARACTER | HOUSING AND NEIGHBORHOODS |
|---|---|---|---|---|---|
| REDEVELOPMENT OF SH-276 & IH-30 (1.14)<br>CPAC: ADDED GOALS [CH. 01 \| 02.07 \| G2]. | MORE SPORTS FIELDS AND MULTI-SPORT COMPLEXES (1.00)<br>STAFF: ALREADY IN PLAN [CH. 03 \| G1 \| P2].<br>CPAC: ADDED IMPLEMENTATION STRATEGY #6 IN CHAPTER 2. | INFRASTRUCTURE PLANNING (1.00)<br>CPAC: ADDED GOALS [CH. 04 \| 02.02 \| G1 – G3]. | COMMERCIAL REDEVELOPMENT (1.28)<br>CPAC: ADDED GOALS [CH. 01 \| 02.07 \| G1 & G2] & [CH. 07 \| G13]. | UTILIZE RESIDENTIAL OFFICE IN APPROPRIATE AREAS OF THE CITY (1.00)<br>CPAC: ADDED GOAL [CH. 01 \| 02.06 \| G5]. | STRICTER MULTI-FAMILY STANDARDS (2.57)<br>CPAC: REVIEWED WITH NO ACTION. THE GOALS/POLICIES IN CH. 8 ARE SUFFICIENT. |
| MIXED USE IN THE DOWNTOWN (1.57)<br>STAFF: ALREADY IN PLAN [CH. 01 \| 02.06 \| G1 \| P3]. | PUBLIC/PRIVATE PARTNERSHIP FOR LAKE FRONT PROPERTIES (1.57)<br>CPAC: ADDED POLICY [CH. 02 \| G2 \| P4]. | WALKABILITY & PARKING IN AND AROUND DOWNTOWN (1.14)<br>CPAC: ADDED POLICY [CH. 7 \| G4 \| P7]. | | REVIEW COMMERCIAL DESIGN STANDARDS (1.14)<br>CPAC: REVIEWED WITH NO ACTION. CH. 9 IS SUFFICIENT.<br>STAFF: THE COMMERCIAL DESIGN STANDARDS ARE A FUNCTION OF THE ZONING CODE. | |
| LOWER RESIDENTIAL DENSITY (1.57)<br>CPAC: CHANGED THE DENSITY CALCULATION WITHIN THE LAND USE DESIGNATION SECTION. | | WALKABILITY THROUGHOUT THE CITY (1.28)<br>CPAC: ADDED POLICY [CH. 08 \| 02.01 \| G3 \| P1] AND NEW TRAIL PLAN. | | COMMUNITY OUTREACH (1.28)<br>CPAC: ADDED IMPLEMENTATION STRATEGY #8 IN CHAPTER 8. | |
| SENIOR LIVING (1.71)<br>CPAC: ADDED GOAL [CH. 01 \| 02.02 \| G3] | | TRAFFIC (1.57)<br>CPAC: CONTINUE THE NEIGHBORHOOD CONCEPT. | | | |

*KEY: BLUE: CPAC COMMENTS; RED: STAFF COMMENTS; GREEN: COMPREHENSIVE PLAN REFERENCE; ORANGE: CPAC PRIORITY SCORE (1.00: HIGHEST IMPORTANCE)*

# *EXHIBIT 'A'*: PRIORITIES FROM THE COMPREHENSIVE PLAN ADVISORY COMMITTEE (CPAC)

| LAND USE AND GROWTH MANAGEMENT | PARKS, OPEN SPACE, AND TRAILS | CONNECTIVITY AND INFRASTRUCTURE | ECONOMIC DEVELOPMENT | COMMUNITY CHARACTER | HOUSING AND NEIGHBORHOODS |
|---|---|---|---|---|---|
| SINGLE-FAMILY SENIOR LIVING (2.14)<br>CPAC: ADDED GOAL [CH. 01 \| 02.02 \| G3] | | BIKE LANES (2.71)<br>CPAC: NEW TRAIL PLAN. | | | |
| REVIEW LAND USES ALONG JOHN KING BOULEVARD (2.14)<br>CPAC: THE LAND USE DESIGNATIONS FOR THE VACANT, UNENTITLED LAND ALONG JOHN KING BOULEVARD IS APPROPRIATE. | | | | | |
| REVIEW LAND USES ALONG OUTER LOOP (2.85)<br>CPAC: SEE DISTRICTS #03 & #17 ON THE FUTURE LAND USE PLAN. | | | | | |

*KEY: BLUE: CPAC COMMENTS; RED: STAFF COMMENTS; GREEN: COMPREHENSIVE PLAN REFERENCE; ORANGE: CPAC PRIORITY SCORE (1.00: HIGHEST IMPORTANCE)*

# *EXHIBIT 'B'*: PRIORITIES FROM THE JOINT PLANNING AND ZONING COMMISSION/CITY COUNCIL MEETING ON JULY 24, 2025

## PLANNING AND ZONING COMMISSION

- REVIEW COMMERCIAL DESIGN STANDARDS
  - INCREASE COMMERCIAL DESIGN STANDARDS
    CPAC: REVIEWED WITH NO ACTION. THE DIRECTION IN CH. 9 APPEARS TO BE SUFFICIENT.
    STAFF: THE COMMERCIAL DESIGN STANDARDS ARE A FUNCTION OF THE ZONING CODE.
  - COMMERCIAL CENTERS SHOULD MATCH THE SAME DESIGN STANDARDS
    CPAC: ADDED POLICY [CH. 9 | G8 | P3]
- DEMOGRAPHICS
  - PROVIDE MORE OPPORTUNITIES FOR SENIOR LIVING
    CPAC: ADDED GOAL [CH. 1 | 02.02 | G3]
- REVIEW COMMUNITY CHARACTER
  - PRESERVE SMALL TOWN CULTURE
    CPAC: REVIEWED WITH NO ACTION.
    STAFF: THIS IS ALREADY ADDRESSED THROUGHOUT THE DOCUMENT, SPECIFICALLY IN CH. 7.
- INFRASTRUCTURE
  - PROVIDE MORE TRAFFIC CIRCLES
    STAFF: ALREADY REFERENCED IN CH. 4 [CH.4 | 02.01 | G3 | P3].
  - ADDRESS AGING INFRASTRUCTURE AND COSTS
    CPAC: ADDED GOAL [CH. 4 | 02.02 | G3].
- PARKS AND RECREATION
  - WORK WITH THE RISD ON JOINT PLAYGROUNDS AND PARKS FOR LARGER AMENITIES
    STAFF: ALREADY IN THE PLAN [CH. 1 | 02.01 | G1 | P3].
  - PROVIDE HIKE AND BIKE TRAILS
    CPAC: ADDRESSED WITH NEW TRAIL PLAN.
- LEGISLATION
  - MAKE SURE THE CPAC UNDERSTANDS THE STATE'S LEGISLATIVE INITIATIVES
    STAFF: ADDRESSED IN THE FIRST MEETING WITH THE CPAC. STAFF ALSO PROVIDED THE CPAC WITH A COPY OF THE EXISTING CONDITIONS REPORT.
- REVIEW LAND USE
  - ADDRESS DOWNTOWN GROWTH
    STAFF: ALREADY ADDRESSED IN CH. 1 [CH.1 | 02.06 | G1].
- REVIEW GROWTH MANAGEMENT POLICIES
  *STAFF*: CHANGED ANNEXATION POLICIES [CH. 1 | 02.01 | G1].
  CPAC: REDEVELOPMENT [CH.1 | 02.07 | G1 & G2 AND CH. 7 | G13].

## CITY COUNCIL

- REVIEW THE DENSITY CALCULATION
  - NET VS. GROSS DENSITY > SHOULD BE *ONLY* THE DEVELOPABLE AREA (*I.E. REMOVE FLOODPLAIN*)
    CPAC: CHANGED THE DENSITY CALCULATION WITHIN THE LAND USE DESIGNATION SECTION.
- REVIEW RESIDENTIAL LAND USE DESIGNATIONS
  CPAC: REVIEWED WITH NO ACTION. RESIDENTIAL LAND USE DESIGNATIONS WERE DEEMED TO BE APPROPRIATE.
- REVIEW RESIDENTIAL DESIGN STANDARDS
  - MINIMUM LOT SIZE OF 10,000 SF
    CPAC: ADDED POLICY [CH.08 | 02.03 | G3 | P2].
  - REDUCE LOT COVERAGE
    STAFF: WILL BE REVIEWED AND INCORPORATED INTO THE UNIFIED DEVELOPMENT CODE (UDC) WITH THE PROPOSED UPDATE.
  - INCREASE SIDE SETBACKS
    STAFF: ALREADY IN THE PLAN [CH. 08 | 02.03 | G3 | P4].
  - BRING BACK CUL-DE-SACS
    CPAC: REMOVED THE PROHIBITION [CH. 04 | 02.01 | G1 | P2].
  - STRONGER ANTI-MONOTONY REQUIREMENTS TO PROMOTE CUSTOM HOMES
    CPAC: ADDED POLICY [CH. 08 | 02.03 | G3 | P9].
  - CREATE MORE UNIQUE NEIGHBORHOODS
    STAFF: ALREADY IN THE PLAN [CH. 08 | 02.03 | G1].
    CPAC: REVIEW WITH NO ACTION. THE EXISTING APPEARS TO BE SUFFICIENT.
  - CURVE LINEAR STREETS
    CPAC: ADDED POLICY [CH.04 | 02.01 | G3 | P4].
  - SUBDIVISION ENTRANCE STANDARDS
    CPAC: ADDED POLICY [CH.08 | 02.03 | G1 | P6].
- PARKLAND DEDICATION
  - FULLY DEVELOPED PARKS WITH BEGINNING OF SUBDIVISIONS
    CPAC: ADDED POLICY [CH.02 | G1 | P1].
  - MORE POCKET PARKS THROUGHOUT SUBDIVISIONS
    STAFF: ALREADY IN THE PLAN [CH. 03 | G1 | P3].
  - FOCUS ON MORE HIKE AND BIKE TRAILS
    CPAC: ADDRESSED WITH NEW TRAIL PLAN.

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*KEY: BLUE: CPAC COMMENTS; RED: STAFF COMMENTS; GREEN: COMPREHENSIVE PLAN REFERENCE*

# *EXHIBIT 'B'*: PRIORITIES FROM THE JOINT PLANNING AND ZONING COMMISSION/CITY COUNCIL MEETING ON JULY 24, 2025

## CITY COUNCIL (CONTINUED)

- REVIEW FUTURE LAND USE MAP
  - FOCUSING ON JOHN KING BOULEVARD, SH-205, AND THE OUTER LOOP
    STAFF: JOHN KING BOULEVARD IS CURRENTLY ONLY HAS 11.67% VACANT LAND THAT IS NOT ENTITLED. SH-205 CURRENTLY ONLY HAS 0.71% VACANT LAND THAT IS NOT ENTITLED. BASED ON THIS THERE IS LIMITED CHANGES THAT CAN BE MADE TO THE FUTURE DEVELOPMENT OF THESE CORRIDORS.
    CPAC: THE LAND USE DESIGNATIONS FOR THE VACANT, UNENTITLED LAND ALONG JOHN KING BOULEVARD AND SH-205 ARE APPROPRIATE. FOR CHANGES ADJACENT TO THE OUTER LOOP SEE DISTRICTS #03 & #17.
- DRAINAGE AND DETENTION
  - FOCUS ON RETENTION PONDS AS OPPOSED TO DETENTION PONDS FOR RESIDENTIAL DEVELOPMENTS
    CPAC: GOAL ADDED [CH. 04 | 02.02 | G6].
- REVIEW STREET REQUIREMENTS
  - CURB AND GUTTER STREETS ONLY
    CPAC: REMOVED RURAL CROSS SECTION FROM CHAPTER 04.
  - SLIP STREETS ADJACENT TO MAJOR ROADWAYS
    CPAC: ADDED POLICY [CH. 04 | 02.01 | G3 | P5].
- REVIEW COMMERCIAL DESIGN STANDARDS
  CPAC: REVIEWED WITH NO ACTION. THE DIRECTION IN CH. 9 APPEARS TO BE SUFFICIENT.
  STAFF: THE COMMERCIAL DESIGN STANDARDS ARE A FUNCTION OF THE ZONING CODE.
- REVIEW COMMUNITY CHARACTER
  - DOWNTOWN SHOULD BE FOCUSED ON PRESERVATION
    CPAC: ADDED GOAL [CH. 07 | G4].
  - CREATE A DESTINATION CITY
    STAFF: ALREADY IN THE PLAN [CH. 07 | G1 & G2].
- DEMOGRAPHICS
  - DON'T MISS PLANNING FOR THE NEXT GENERATION
    CPAC: ADDED GOAL [CH. 01 | 02.02 | G4].

*KEY: BLUE: CPAC COMMENTS; RED: STAFF COMMENTS; GREEN: COMPREHENSIVE PLAN REFERENCE*

City of Rockwall
The New Horizon

**MEMORANDUM**

**To:** **Mayor and City Council Members**

**From:** **Mary Smith, City Manager**

**Date:** **May 15, 2026**

**Subject:** **Comp Plan Updates**

The Council initiated the process of updating the Comprehensive Plan by appointing the Advisory Committee (CPAC) and then holding a joint meeting between Council and Planning and Zoning Commissioners in July 2025 to discuss items they wanted to be addressed during the CPAC review work.

A series of meetings has been held over the last many months with the CPAC members and the Planning staff to work through the plan chapter by chapter. This work concluded with the members voting to move the revised Comprehensive Plan forward to the City Council. This discussion will be held at the Council meeting on Monday May 18th.

The City's Charter in Section 9.04 requires that the "City Manager will submit the proposed changes to the Council, together with any recommendations". Relying on the hard work of the very experienced members of the Committee and the detailed work of the Planning staff under the direction of Ryan Miller to write the plan I can confidently recommend the Plan with the understanding that both Planning and Zoning Commission and City Council will have items they want to further evaluate.

Following the Council's discussion the plan is to be forwarded to the Planning and Zoning Commission for their discussion and a Public Hearing before the Commission. The calendar dates are included in the following memo that includes all of the CPAC's recommendations.

I can't say enough good thoughts about the time and effort that the entire Planning Department put into this review. This dedicated group gives up many evenings each month for their normal meeting schedule and then these added meetings as well. We have an amazing staff who genuinely care about making this City better in the long run.

**CITY OF ROCKWALL**

**ORDINANCE NO. 26-XX**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN IN ACCORDANCE WITH THE CITY'S HOME RULE CHARTER.**

**WHEREAS**, the *Home Rule Charter* of the City of Rockwall, Texas [*the City*], states that the Comprehensive Plan will contain recommendations for the growth, development and beautification of the City and its Extraterritorial Jurisdiction (ETJ); and

**WHEREAS,** the City Council of the City of Rockwall adopted the *OURHometown Vision 2040 Comprehensive Plan* on December 3, 2018 by *Ordinance No. 18-48* after holding the required public meetings as stipulated by Section 213.003, *Adoption or Amendment of Comprehensive Plan*, of Chapter 213, *Municipal Comprehensive Plans*, of the *Texas Local Government Code*; and

**WHEREAS,** the citizens of the City of Rockwall were involved in the development of the *OURHometown Vision 2040 Comprehensive Plan* through participation in a citizen action committee (*i.e. the Comprehensive Plan Advisory Committee [CPAC]*) and public meetings; and

**WHEREAS,** the City Council of the City of Rockwall realizes that the *OURHometown Vision 2040 Comprehensive Plan* is intended to be a *living document* that requires updates to account for changes in the community resulting from growth; and

**WHEREAS,** the City Council of the City of Rockwall directed staff to prepare an update to the *OURHometown Vision 2040 Comprehensive Plan* in June 2025; and

**WHEREAS,** the City Council of the City of Rockwall appointed a new citizen action committee (*i.e. Comprehensive Plan Advisory Committee [CPAC]*) on July 7, 2025, consisting of nine (9) citizens of the City (*i.e. seven [7] voting members and two [2] alternate members*) to assist staff in reviewing the *OURHometown Vision 2040 Comprehensive Plan*; and

**WHEREAS,** on July 24, 2025 the Planning and Zoning Commission and City Council held a joint meeting to identify the areas of the Comprehensive Plan that the citizen action committee would need to address through the update; and

**WHEREAS,** the *OURHometown Vision 2040 Comprehensive Plan* serves as a guide to all future City Council action concerning land use and development regulations, and expenditures for capital improvements; and

**WHEREAS,** Section 213.003, *Adoption or Amendment of Comprehensive Plan*, of Chapter 213, *Municipal Comprehensive Plans*, of the *Texas Local Government Code* states that the adoption of or amendment to a Comprehensive Plan requires a hearing at which the public is given the opportunity to give testimony and present written evidence, and as required by the *Home Rule Charter of the City of Rockwall* a public hearing has been held on the proposed revisions to the Comprehensive Plan, and the governing body -- *in the exercise of its legislative discretion* -- has concluded that the Comprehensive Plan should be amended as follows:

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



DRAFT ORDINANCE 08.30.2025

**SECTION 1.** The *OURHometown Vision 2040 Comprehensive Plan* as approved is hereby amended in accordance with *Exhibit 'A'* of this ordinance, and the resulting document shall be the *Comprehensive Plan* for the City of Rockwall;

**SECTION 2.** The *OURHometown Vision 2040 Comprehensive Plan* shall be used by City Staff in planning and as a guide for future development of the City of Rockwall; and,

**SECTION 3.** 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 3RD DAY OF AUGUST, 2026.**

_____
Tim McCallum, *Mayor*

**ATTEST:**

_____
Kristy Teague, *City Secretary*

**APPROVED AS TO FORM:**

_____
Frank J. Garza, *City Attorney*

*1st Reading:* *July 20, 2026*

*2nd Reading:* *August 3, 2026*

DRAFT ORDINANCE 06.30.2026

***Exhibit 'A'***
*2026 Update to the*
*OURHometown Vision 2040 Comprehensive Plan*

DRAFT
ORDINANCE
06.30.2026




# OUR HOMETOWN VISION 2040

## COMPREHENSIVE PLAN | 2026 UPDATE

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*THE CELEBRATE DOWNTOWN ROCKWALL EVENT ON APRIL 16, 2016:* THIS EVENT MARKED THE COMPLETION OF THE DOWNTOWN CAPITAL IMPROVEMENT PROJECTS.

DRAFT AND Original 2026



# FORMER COMPREHENSIVE PLAN UPDATE/ADOPTION ACKNOWLEDGEMENTS

## 2012 COMPREHENSIVE PLAN UPDATE | LAND USE AND THOROUGHFARE PLAN

### CITY COUNCIL
David Sweet, *Mayor*
Mark Russo
Cliff Sevier
Margo Nielsen
Michelle Smith
David White
Bennie Daniels
Bill Cecil, *Former Mayor*

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Michael Hunter, *Former Chairman*

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Michael Hunter
Lorie Grinnan
Brian Williams
Carl Jackson
Stephen Straughan
Mike Lucas
Bob Cotti

### 2012 COMPREHENSIVE PLAN ADVISORY COMMITTEE
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Bob Cotti
Nell Welborn
Sharon Hillgartner
Ross Ramsay

### CITY STAFF
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Michael Hampton, *Planning Manager*
Chris Spencer, *Senior Planner*
Chuck Todd, *City Engineer*
Brad Griggs, *Director of Parks and Recreation*

### CONSULTANTS
Dennis Wilson, *Townscape, Inc.*
Jim Richards, *Townscape, Inc.*
Andrew Howard, *Kimley-Horn & Associates*

## 2007 COMPREHENSIVE PLAN UPDATE | RESIDENTIAL POLICIES

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Tim McCallum
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Rick Crowley, *Assistant City Manager*
Robert LaCroix, *Director of Planning and Zoning*
Michael Hampton, *Planning Manager*
Chris Spencer, *Senior Planner*

### CONSULTANTS
Dennis Wilson, *Townscape, Inc.*

## 2000 COMPREHENSIVE PLAN | HOMETOWN 2000

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Ron Coleson
Bob Cotti
John King
Billy Morris

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Chuck Todd, *City Engineer*
Denise LaRue, *Planning and Zoning Coordinator*
Bill Crolley, *Former Director of Planning and Zoning*

### CONSULTANTS
J. D. Wilson & Associates
James Richards Studio, Inc.
Newman, Jackson, Bieberstein, Inc.
Parsons Transportation Group

DRAFT 10.30.2026

## ACKNOWLEDGEMENTS

### 2017-2018 COMPREHENSIVE PLAN | OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN

#### CITY COUNCIL
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Kevin Fowler, *Mayor Pro-Tem*
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Bennie Daniels
Trace Johannesen
Dana Macalik
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#### FORMER CITY COUNCIL
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Lindsay Gnann, *GIS Analyst*
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Andy Hesser, *Director of Parks and Recreation*
Jeffrey Widmer, *Building Official*
Kirk Riggs, *Chief of Police*
Kenneth Cullins, *Fire Chief*
Ariana Hargrove, *Fire Marshal/Assistant Fire Chief*



DRAFT
ORDINANCE
06.



*DISCOVERY STATUE (DEDICATED APRIL 13, 2023):* THE STATUE, BY ARTIST JIM BRYANT, COMMEMORATES THE DISCOVERY OF THE ROCK WALL, FOR WHICH THE CITY WAS LATER NAMED IN 1852.

## 2025 COMPREHENSIVE PLAN UPDATE | OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN

### CITY COUNCIL

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Mark Moeller, *Mayor Pro-Tem*
Richard Henson
Melba Jeffus
Sedric Thomas
Dennis Lewis
Anna Campbell

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John Hagaman, *Vice-Chairman*
Ross Hustings
Carin Brock
Douglas Roth
Ellis Bentley
David Schoen

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Leslie Wilson
Kevin Fowler
Greg Hollon

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Henry Lee, *Senior Planner*
Bethany Ross, *Senior Planner*
Angelica Guevara, *Planning Technician*
Melanie Zavalla, *Planning and Zoning Coordinator*
Lance Singleton, *GIS Supervisor*
Olesya Powers, *GIS Analyst*
Curtis Aanerude, *GIS Technician*
Amy Williams, *Director of Public Works/City Engineer*
Travis Sales, *Director of Parks and Recreation*
Edward Fowler, *Chief of Police*
Kenneth Cullins, *Fire Chief*

DRAFT 2026



*THE ANNUAL INDEPENDENCE DAY PARADE ON JULY 4, 2025:* THE PARADE SHOWCASES LOCAL BUSINESS AND COMMUNITY GROUPS.

OCTOBER 08, 2026

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## EXECUTIVE SUMMARY

### HOMETOWN 2000

The HOMETOWN 2000 Comprehensive Plan was adopted on December 17, 2001, with the intention of directing Rockwall's planning efforts toward the physical form of the City by addressing land use, urban design, open space and parks, and transportation. Through a collaborative planning process, this plan laid out a vision for the City in a series of vision and policy statements, and -- *through the creation of a physical land use plan* -- intended to guide the community's growth over a 20-year period. This plan included provisions for land use that targeted creating a compact and integrated mix of land uses, a greater variety of housing to accommodate a broad range of individual and family demand, pedestrian-oriented retail areas, and preservation of the City's natural and open space areas. The plan also looked to strengthen the Downtown's position as the cultural heart of the community, and utilized guidelines for the City's natural gateways and public spaces to establish a cohesive and unique urban design framework. Through the *Urban Design* guidelines contained in the plan, non-residential development was envisioned in unison with the City's existing residential development, and the *Transportation* section addressed offering mutually supportive transportation choices intended to create an interconnected and diverse street pattern.

These principles collectively were intended to build on the City's small town character with the future of Rockwall being envisioned as a City that, "… retains and builds upon its charming small town Texas ambience, as expressed in its historic architecture, its Old Town Square, its tree-lined streets and its traditional neighborhoods; that welcomes and accommodates growth and change in a manner that builds upon our distinctive sense of place, the wise use of our community resources, our community spirit and our quality of life; that is a true lakefront community taking maximum advantage of our dramatic site, our shorelands, and our views to and from the water; that takes maximum advantage of our rolling topography, our wooded areas and our creek valleys to help shape a distinctive town character; that is an attractive, memorable place -- one of Texas' most desirable, admired and emulated communities; that is a great HOMETOWN."

### 2007 COMPREHENSIVE PLAN UPDATE

The 2007 Comprehensive Plan update focused its planning efforts on adding residential policies to the plan. *Resolution 07-03*, approved on January 16, 2007, incorporated these residential policies into *Appendix A* of the document. This was changed under the current plan and the residential policies were codified into the *Residential* section of the plan.

### 2012 COMPREHENSIVE PLAN UPDATE

The 2012 Comprehensive Plan update (*commenced in 2010*) centered on incorporating updates that addressed the roughly 3,500-acres of land that was annexed from the 2007 Comprehensive Plan update. Some of the updates addressed in this process included adding new land use designations (*i.e. Employment Center, Special Commercial Corridor, and Special Districts*), and incorporating recommendations that included addressing and encouraging sustainability and environmental conservation. This update also included the codification of a *Downtown Plan* and the *John King Boulevard Design Concept Plan*.

### OURHOMETOWN VISION 2040

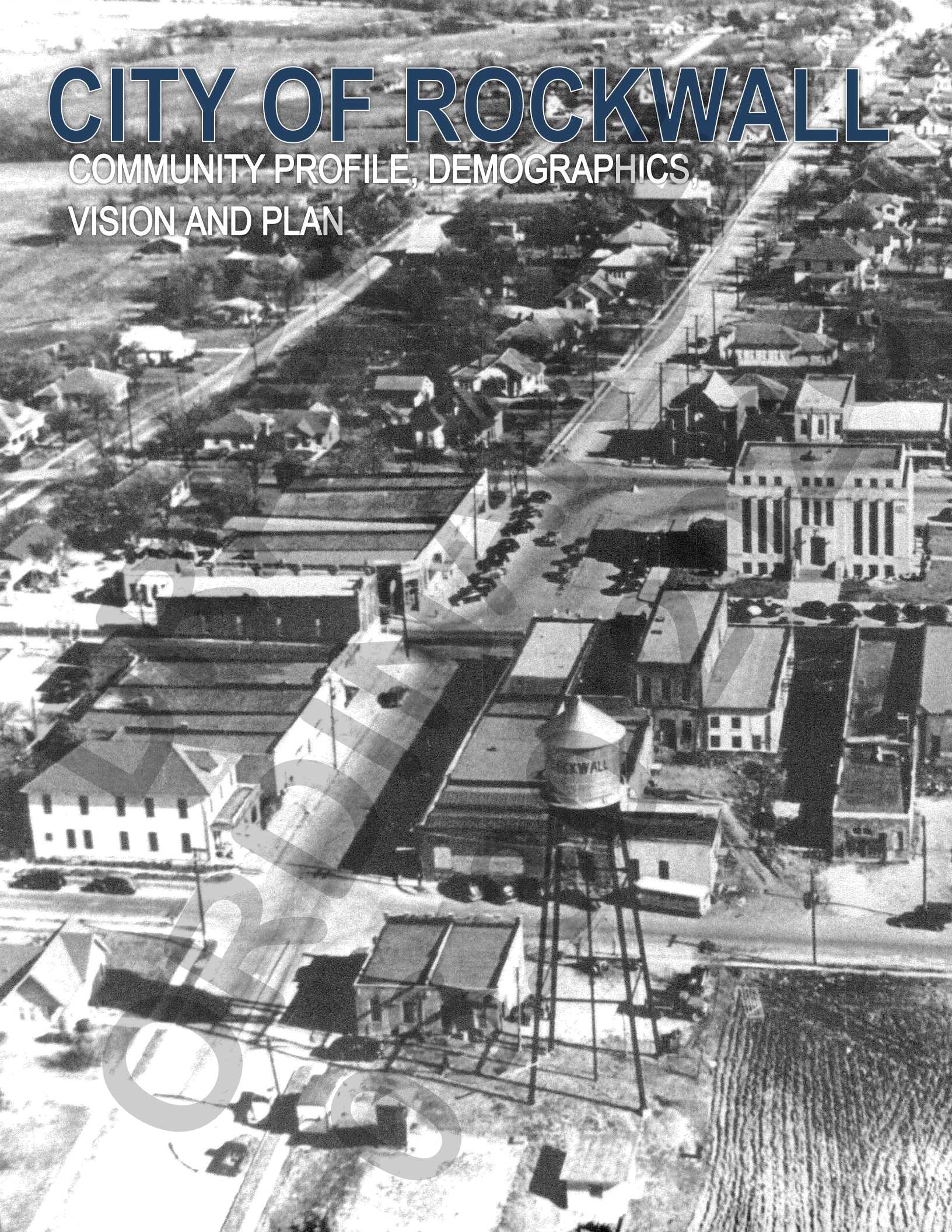
The 2017 Comprehensive Plan update commenced in January 2017 with the intent of taking the vision established in the HOMETOWN 2000 Comprehensive Plan and updating the goals and policies to address growth and changes in development patterns that have occurred over the last 17-years. In addition, the update sought to take the current plan and increase the scope to make it more comprehensive in nature. This included reducing the rhetoric contained in the plan to make the document easier to reference.

The major policy objectives addressed in this update included a reorganization of the plan and the incorporation of additional sections that include *Infrastructure*, *Public Health, Services and Safety*, and *Economic Development*. In addition, the *Urban Design Framework* and *Urban Design Development* sections were changed to *Community Character* and *Non-Residential* to better convey the intent of these sections. The residential policies created with the 2007 Comprehensive Plan updated were moved from the appendix to a standalone *Residential* section to highlight the importance of the City's future residential growth, and an *Environment and Ecology* section was created from policies contained in the previous *Land Use* section. Additional emphasis was placed on creating updated policies to address infrastructure, connectivity, housing and the future growth of the community.

DRAFT ORDINANCE

# CITY OF ROCKWALL

## COMMUNITY PROFILE, DEMOGRAPHICS, VISION AND PLAN

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# I. COMMUNITY PROFILE

## HISTORICAL CONTEXT

### *EARLY 1800's – 1890: THE FOUNDING OF ROCKWALL AND ROCKWALL COUNTY*

Prior to the arrival of the first Anglo-American settlers, the land that makes up the present day City of Rockwall was occupied by various tribes of the Caddo Indians. The Caddo Indians were an agricultural-based people that used the rich black soil and surrounding springs to grow corn, squash, and beans.

On December 14, 1839, the Texas Congress established the *National Road of the Texas Republic* (*also known as the Central Road and the Military Road*), which was intended to connect established areas throughout the republic. On February 4, 1841, the Texas Congress enacted a law that allowed land to be granted to people who settled unclaimed public land. In January 1844, Charles Fenton Mercer was granted a contract by President Sam Houston to settle 100 families per year for five (5) years. This later became known as the *Mercer Colony*. The boundaries of the colony extended from the present day cities of Waco, north to McKinney, and east of Dallas into the land that would become the City of Rockwall. According to documents from the Mercer Colony, the first Anglo-Americans to settle in what is now Rockwall County were Sterling Rex Barnes and the Heath family who arrived in 1846 and established homesteads near the crossing of the *National Road of the Texas Republic*.

Colonists continued to arrive and settle the area and in 1852, a Baptist Church was established to serve the population. Two (2) years later in 1854, Elijah Elgin donated 40-acres of land on a hill east of the river overlooking the valley for the purpose of establishing a town. The community became known as Rockwall, with its name hailing from a strange geological formation discovered by a farmer digging a well. The formation resembled a rock wall, with its origins being attributed to both lost prehistoric tribes and natural geologic phenomena (1 *depicts the well where the rock wall was discovered in 1852; see Page IV*).

In 1855, the post office of which was located in the nearby community of Heath moved and reopened in Rockwall. During this time period, Rockwall served the surrounding cotton farming communities and contained services such as a blacksmith shop, grinding mill,

*LEFT: Aerial image of the Downtown Square and N. Goliad Street in 1956.*

church, general store, a (two [2] story Masonic Lodge) and school.

From its founding, the City of Rockwall was the northernmost part of Kaufman County. However, area residents felt that the county seat of Kaufman was too inconvenient, and successfully led an effort to lobby the Texas legislature to create a new county. In 1873, Rockwall County was formed and the City of Rockwall became the county seat. The first county courthouse was a wood-frame building that was constructed at the northeast corner of the town square. The town was platted in a grid pattern following cardinal directions, with the main commercial district surrounding and immediately to the south of the courthouse square. This building, along with all its records, was destroyed by fire on March 16, 1878. The second courthouse was a two (2) story wood-frame *Italianate* building designed by James Edward Flanders and constructed c. 1878. A second stone building was constructed on the courthouse grounds to house the City Secretary and county records. At the time of construction, the approximate cost of the courthouse and annex was $4,000.00. This buildings were located in the middle of the square and were utilized until they were destroyed by a fire on January 27, 1891 (2 *depicts the Rockwall County Courthouse in 1878*).

Rockwall County remained a largely agrarian-based economy focusing on farming and cattle ranching through the end of the 1800's. In 1886, the Greenville Railway -- *which was later incorporated as the Missouri, Kansas and Texas (MKT) railroad system* -- was constructed through Rockwall County, extending approximately one (1) mile southeast of Rockwall's courthouse. The arrival of the railroad elevated the town's status as a shipping point for locally-cultivated cotton, wheat, and corn. The following year, the first passenger depot was constructed. Rockwall was not a regular passenger stop along this rail line; however, trains would stop for those who signaled. The arrival of the railroad and the designation of Rockwall as the county seat spurred growth in the community attracting residents from nearby communities (*e.g. Heath and Blackland*), establishing the town as a governmental and commercial hub. In 1890, the City had a population of approximately 1,000 residents and had three (3) churches, a jail, a school, a weekly newspaper, and about a dozen various businesses.

## *1890 – 1920: GROWTH OF THE CITY*

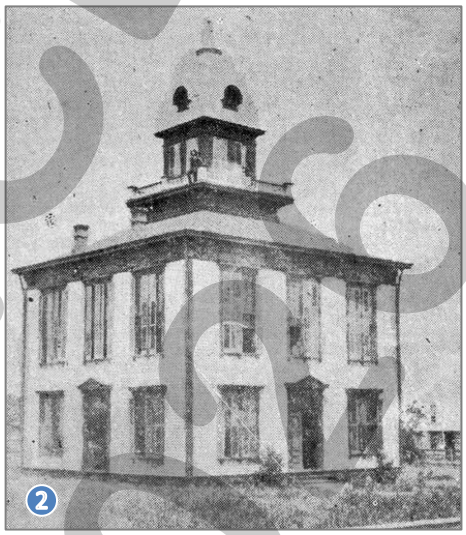
Rockwall continued to grow steadily during the remainder of the nineteenth and early twentieth centuries. The area around the courthouse square remained the central commercial center of the community, and was finished out with mostly one (1) and two (2) story brick buildings (3 *depicts shops around the town square c. 1900*). The increased sophistication of the design, materials, and methods of construction added to the sense of permanence and prosperity that the city experienced during this period. The advent of the rail service contributed to these trends, and the construction of the new courthouse in 1892 raised public awareness and appreciation for architectural design and construction. The courthouse was designed by Maximillian Anton Orlopp, Jr. and was a two (2) story stone building designed in the Romanesque Revival style. The cost of the building was approximately $25,000.00 to build (4 *depicts the Rockwall County Courthouse in 1892*).

In 1893, Professor J. K. Wells resigned as the Superintendent of the Rockwall School District to establish Wells College -- *also known as Rockwall College* --, a private institution located at the southeast corner of Rusk Street and San Augustine Street. In 1908, a $25,000.00 bond was approved and issued for the construction of a new three (3) story brick schoolhouse at the southwest corner of Fannin Street and Denison Street (*the current location of City Hall*). The new building served the first through eleventh grades, and was equipped with electricity, indoor plumbing, and an auditorium. This building continued to serve all grades until 1925, when a two (2) story high school was constructed east of Clark Street on Rusk Street. This facility served grades eighth through eleventh.

In addition to public facilities, the City of Rockwall had a number of other industrial, commercial, and religious-based institutions. Highlighting the primarily agrarian-based economy, the City had three (3) cotton gins, two (2) lumberyards, a cotton oil company, a gristmill, and an ice company by 1911 (5 *depicts Elite Barbershop in 1910*).

By 1923, the town had extended its corporate boundaries south to the *MKT* Railroad passenger depot and tracks, and one of the nation's earliest and most important east-west transcontinental highways, the Bankhead Highway had extended through Rockwall (6 *depicts local residents celebrating the dedication of the Bankhead Highway c. 1916*).


1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3



4


5

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The establishment of this highway in 1916 led to an influx of motorists to Rockwall and encouraged the development of gas stations, auto dealerships, and auto repair facilities along the route (7 *depicts the Paul Snow Ford Dealership c. 1917 located on Fannin Street along the Bankhead Highway*). In the City of Rockwall, the Bankhead Highway extended along Williams Street, Fannin Street, and Rusk Street.

### *1920 – 1945: THE GREAT DEPRESSION AND WORLD WAR II*

The City's population had reached 1,388 by 1926, after which time it began to stabilize. With the on-set of the *Great Depression* in the 1930's, the population started to slightly decline. The county as a whole suffered during these years, starting in 1930 with a decline in farm values by 60%. During this period, the City's commercial activity remained concentrated along the courthouse square. The City's residential neighborhoods extended to the north, east, and south of the downtown area. In general, residential development in the City remained dispersed and rural, with the greatest concentration of non-retail commercial and industrial development remaining in the City's southeast corner, in close proximity to the *MKT* Railroad.

The devastating effects of the Great Depression lingered throughout the region, and by 1940, approximately 16% of Rockwall County's workforce remained unemployed. Partially in response to the high unemployment numbers and structural deficiencies of the current courthouse, Rockwall County Judge Mike Reinhardt sought funding for a new courthouse through the Works Progress Administration (WPA) program. This program was instituted in the 1930's by then President Franklin D. Roosevelt to combat unemployment during the Great Depression. To secure funding, Judge Reinhardt traveled to Washington D. C. and petitioned lawmakers to obtain the *Works Project* grant for the courthouse construction. On January 19, 1940, the Judge was awarded a $52,000.00 grant that would go towards the complete construction cost of the courthouse, which totaled $92,000.00. Later that night, Judge Reinhardt came down with a case of acute pneumonia and died in the early morning hours of January 20, 1940 at Washington Hospital. However, with the grant secured, the old sandstone courthouse was razed in March 1941, and by December that same year the finishing touches on the new courthouse were complete. The new courthouse was designed by architects Voelcker and Dixon of Wichita Falls, utilizing an Art Deco architecture (8 *depicts the Rockwall County Courthouse dedication in 1941*). This building remains at the center of the downtown square and was renovated in 2002.

### *1945 – 1980: POSTWAR GROWTH*

After World War II, Rockwall experienced renewed development and rapid growth. In addition, the economy started a fundamental shift with the advent of the suburbs. In 1948, it was estimated that 1/3 of the county's workforce commuted to jobs in Dallas. This helped transition Rockwall from a rural county to a part of the greater Dallas metropolitan area.

To address rapid residential growth during the late 1940's, the Rockwall School District consolidated over 20 smaller schools into the Rockwall Independent School District (RISD) in 1947. The purpose of this undertaking was to improve education in the public school system. To handle the growing number of children in the education system, the school district constructed a new elementary school in the fall of 1950.

In 1953, Richard Pickens started the Texas Aluminum Company, and opened the Aluminum Plant along W. Washington Street (9 & 10 *depicts the Aluminum Plant in the 1960's*). This was the second large-scale industrial operation established in the City of Rockwall, and would eventually grow to employ ~600 people in 1965. During its early years the plant produced hard aluminum alloy extrusions -- *some of which were used to build B-52 bombers for the US Military* --; however, the plant later shifted to making soft aluminum alloy in the 1970's. In 1979, the then owner -- *Howmet* -- added a slab casting facility. Ultimately, the plant operated as both an extrusion and casting facility until 1984 when Alumax Aluminum purchased the facility. Alumax Aluminum added powder coating to the operation, and at one point this facility was the largest extrusion powder coat line in the United States. The facility continued operations until 1988, when it was closed and was offered for sale. Today, a portion of the facility still exists along with the original foundations of the buildings built in 1953.

In 1959, Interstate Highway 30 or IH-30 -- *the successor of the Bankhead Highway* -- was constructed through Rockwall County. The highway was approximately 1½-miles south of the downtown square, allowing traffic to by-



















DRAFT ORDINANCE 06.30.2020

pass the city center. With these improvements and the shift to a more automobile centric community, the *MKT* Railroad closed its passenger depot in the mid-1950's. In addition, the completion of IH-30 spurred growth for both residential and commercial land uses south of the downtown.

The years between 1960 and 1980 saw great change for both Rockwall and Rockwall County, as the area increasingly became a bedroom community of Dallas. In 1969, Lake Ray Hubbard was constructed along the western boundary of the town (11 *depicts the IH-30 crossing over Lake Ray Hubbard c. 2011*). During the construction process, the City of Dallas hired Marvin Springer, a land planner, to create a plan for roadway improvements and public access to the lake. The design concepts used by Mr. Springer were similar to the concepts used around White Rock Lake; the plan became known as the *Springer Plan*. However, the City of Rockwall never adopted the plan, opting to push for single-family subdivisions to line the shoreline of the lake. Regardless, the construction of the lake proved to be a boon for the local economy and its surrounding communities. Employment in the area tripled and the City's population almost doubled in the same period.

### *1980 – PRESENT: THE END OF TWENTIETH CENTURY AND BEGINNING OF THE TWENTY-FIRST CENTURY*

The period between 1980 and 2000 saw some of the greatest growth for the City of Rockwall with the population growing almost 300% to 17,976 residents. The population as of the 2010 census was 37,000 residents, an increase of 106% between 2000 and 2010.

In 2005, the City of Rockwall broke ground on the Harbor Retail District, a 12.67-acre mixed retail, office, and restaurant development that overlooks Lake Ray Hubbard (12 *depicts the Harbor Retail District and Harbor Fountain*). Two (2) years later, the Hilton Hotel and Resort was constructed south of the Harbor Retail, providing resort amenities along with an ~11,800 SF ballroom, a 52-seat amphitheater, and ten (10) break out rooms with the ability to seat 50-attendees each (13 *depicts the Hilton Hotel and Resort*).

In 2009, the City of Rockwall added to the district, establishing a plan for a ~75.87-acre mixed residential, retail, and office district north of the Harbor Retail District. This district was intended to provide a walkable mixed-use environment along the shores of Lake Ray Hubbard. Development in this area has also served as the eastern gateway of the City from IH-30. Recently, this district has started to take shape with nearly all of the 1,161 urban condominiums being entitled and under construction.

More recently, the City of Rockwall completed the Downtown Capital Improvement Projects, which included retro-fitting the existing downtown sidewalks to make them ADA compliant, adding ADA ramps and crossings, incorporating decorative planters and landscape and hardscape elements, narrowing the streets to promote traffic calming, and adding additional decorative lighting to increase nighttime visibility (14 & 15 *show the intersection of San Jacinto Street and Rusk Street after the completion of the Downtown CIP*). In addition, the City added an additional 136 parking spaces to the downtown area through the construction of six (6) public parking lots. However, perhaps the greatest achievement of this $8.6 million bond package was the creation of San Jacinto Plaza, which is a pedestrian mall created from the existing San Jacinto Street. This element of downtown incorporates a stage area, public seating/tables, decorative lighting and landscaping (16 *depicts the annual Farm to Feast Event held in San Jacinto Plaza*).

Today the City of Rockwall remains a vibrant bedroom community of Dallas, as well as a thriving recreational, heritage tourism and retail destination. The City also continues to be a regional job creator as the Rockwall Economic Development Corporation (REDC) continues to successfully recruit new businesses into the City. Moving forward the City of Rockwall is expected to continue to grow in a steady and controlled manner, and provide the small town character that its residents currently enjoy.

## REGIONAL CONTEXT

At a population of 52,882[1] and a total area of 30.09-square miles (*with another 11.55-square miles in extraterritorial jurisdiction*), the City of Rockwall is the largest city in Rockwall County. It is the county seat of Rockwall County, which -- *at 149-square miles* -- is geographically the smallest county in the State of Texas. Lake Ray Hubbard -- *which consumes 22-square miles of the County* -- is situated along the western corporate limits of the City, and separates both the City and County from the













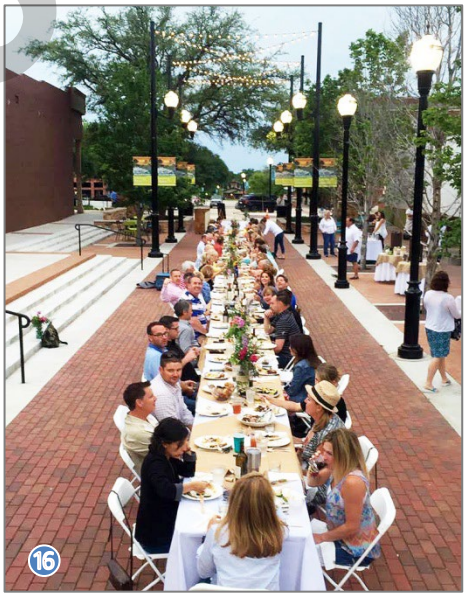


[1] : *As of 2024; North Central Texas Council of Governments.*

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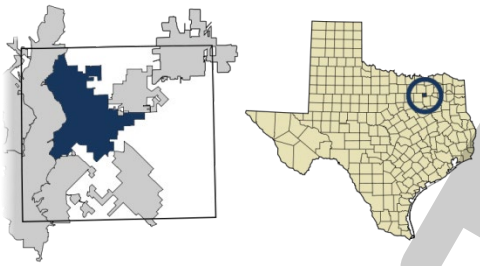
larger metroplex[2]. The City and County are accessible by IH-30, which acts as the major east/west entry portal for both entities. The major north/south entry portal for both the City and County is SH-205.



*MAP 1.1: Depicts the location of the City of Rockwall within Rockwall County and the location of Rockwall County within the State of Texas.*

The City is approximately 30-minutes (*24.9-miles*) from downtown Dallas via IH-30. This proximity has greatly influenced the composition and growth of the community, and has firmly established the city as a suburban bedroom community of Dallas; however, in Rockwall County, the City of Rockwall is a job creator with an E-R Ratio[3] of 1.176 (*2023 Daytime Population [5-Year ACS] per the North Central Texas Council of Governments*). This means that after the morning commute, the City of Rockwall has 17.60% percent more persons working in the city than currently live in the city limits. This figure is up 9.60% over the number reported in 2017. This can be attributed to [*1*] a continued and successful effort by the Rockwall Economic Development Corporation (REDC) to build an industrial base for the community, and [*2*] the City of Rockwall's position as a major commercial center for the region.

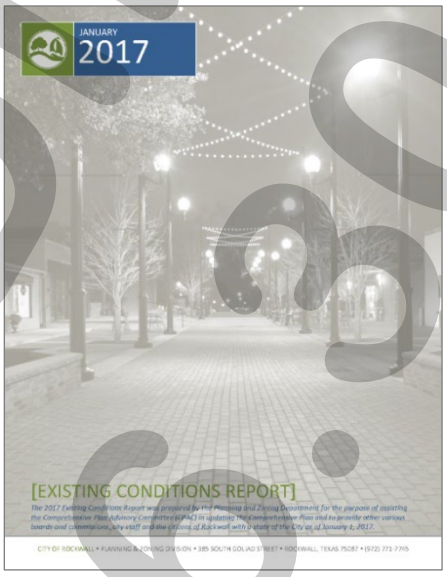
As of 2023, Rockwall County was the wealthiest county in the State of Texas, with a per capita income of $54,098.00, an average income of $158,752, and a median household income of $124,917.00. During this same time period, the City of Rockwall had a slightly lower per capita income of ~$51,908.00 and a slightly lower median income of $114,926.00; however, this increased to 127,548.00 in 2024. In addition, as of 2025 the City of Rockwall was ranked first in the State of Texas as being the *Most Paycheck Friendly Places* in terms of its *Paycheck Friendly Score* (*i.e. a score of 86.57*), which equated to a ranking of 16th nationally[4], and consistently has a high per capita sales tax compared to other comparable cities in the region estimated to be $533.26 per person in 2024.

Looking forward, the City of Rockwall will continue to be the largest commercial and residential center in Rockwall County. This means that the City will need to take a lead role in regional planning initiatives that deal with natural resources, transportation, and the regional economy. Through its strategic planning and partnerships, the City of Rockwall can ensure the prosperity of Rockwall citizens and residents in the Rockwall County area.

## II. DEMOGRAPHICS

Prior to commencing with drafting this Comprehensive Plan, City staff assembled the *2017 Existing Conditions Report* and the *Tapestry Segmentation Report*. These two (2) documents were intended to provide detailed demographic data that could be used to assist the Comprehensive Plan Advisory Committee (CPAC) in making policy recommendations for this Comprehensive Plan. When preparing for the 2025 Comprehensive Plan Update, a new *2025 Existing Conditions Report* was assembled for the Comprehensive Plan Advisory Committee (CPAC). The following is a summary of the updated findings with information from these documents.

### 2017 EXISTING CONDITIONS REPORT




The information contained in the *2017 Existing Conditions Report* represented the City of Rockwall as of January 1, 2017. This also represents the information that was used as the basis for the original adoption of this Comprehensive Plan planning effort.

### 2025 EXISTING CONDITIONS REPORT




The information contained in the *2025 Existing Conditions Report* represents the City of Rockwall as of April 1, 2025. The information formed the basis of the update of this Comprehensive Plan and is more thoroughly stated and referenced in the following sections.

#### *POPULATION AND DEMOGRAPHICS*

As of 2024, the City of Rockwall had 52,882 residents living in its corporate boundaries, representing continued growth from the 41,370 residents in 2016 -- *when this Comprehensive Plan was drafted* -- and 17,050 residents in 2000. This reflects a cumulative increase of more than 210% growth since 2000, and approximately 28% growth since 2016.

The population continues to trend toward a maturing community with notable growth in older age cohorts. Residents between the ages of 35-54 remain the City's largest age group; however, this group has decreased proportionally over the last three (3) US Census cycles, representing 27.61% of the population in 2020, compared to 33.24% in 2000. Despite this proportional decline, the number of residents in this age range has grown by 136.76% since 2000.

Residents aged 0-19 comprise the second largest age cohort at 26.39% of the population in 2020, decreasing from 31.64% in 2010, though the overall number of children

*[2]: A "Metroplex" is a contiguous metropolitan area that typically has two (2) larger cities that are of equal population and geographic area. This phrase is commonly associated with the Dallas/Fort Worth area.*

*[3]: An E-R Ratio, or Employment to Residents Ratio, is a measure of the total number of workers working in a place relative to the total number of workers living in the place.*

*[4]: Most Paycheck Friendly Places (2025). Retrieved April 8, 2025, from https://smartasset.com/taxes/paycheckcalculator#texas/*

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increased significantly. Growth in this cohort continues to reflect the City's strong school district and desirability for families with children.

The fastest growing age cohort continues to be residents 65 years and older, whose proportion increased from 9.67% in 2000 to 17.09% in 2020, representing more than 403% growth over 20 years. This trend highlights the increasing importance of senior living options, health services, and *aging in place* strategies added to this Comprehensive Plan in 2025.

From a gender standpoint, the City continues to be almost equally divided between its male and female residents with 49.52% of the population being male and 50.48% of the population being female. The median age by gender is 38.9 years old for males (*up 3.6 years since 2016*) and 41.80 years old for females (*up 4.5 years since 2016*).

From a race/ethnicity standpoint, the City of Rockwall continues to diversify. While the *White* population remains the largest group, its proportional share has decreased from 82.40% in 2010 to 66.03% in 2020. All other racial and ethnic groups have grown significantly from 2010-2020, with notable increases in residents identifying as: [*1*] *Black* +111.11%, [*2*] *Asian* +92.70%, and [*3*] *Two or More Races* +697.02%. Rockwall's *Hispanic* or *Latino* population now comprises 20.23% of the total population with 10,352 residents, up from 16.60% in 2020.

From a cost of living and income basis, the City of Rockwall is relatively affluent with a high per capita income of ~$56,146 and a median household income of $127,548.00. These numbers are higher than both the state and national averages, and reflect a 31.90% increase in median income since 2015; however, it is also important to point out that the cost of living growth (*i.e. 66.46%*) has outpaced income growth over the same period (*i.e. 2015-2024*). As was stated previously, the City of Rockwall was ranked as having one of the highest purchasing powers in the State of Texas (*i.e. 3rd*), which indicates an affordable cost of living with regard to the City's median income. In addition, the City of Rockwall has a high level of educational attainment with 95.20% of its residents having at least a high school diploma. This is more than ten (10) percent higher than the state average (*i.e. 82.45%*) and more than three (3) percent higher than the national average (*i.e. 91.70%*). The Rockwall Independent School District (RISD) also has a 99.70% graduation rate. In addition, 61.30% of the population has a Bachelor's Degree, which is up 21.30% over 2016. These numbers exceed County, State, and National averages. Overall, the number of residents with college degrees have increased 23.10% between 2016-2024.

### *INFRASTRUCTURE AND TRANSPORTATION*

The City of Rockwall contracts with the North Texas Municipal Water District (NTMWD) to provide treated water and treatment of wastewater services. The City's responsibility is water distribution and wastewater collection, while the NTMWD is responsible for the provision of treated water and the treatment of wastewater.

The majority of the City's infrastructure is relatively new with only an estimated 27.83% of waterlines, 33.47% of wastewater lines, and 19.64% of stormwater lines being installed prior to 1990. Currently, in the City's corporate limits there are approximately 370.18-linear miles of City owned waterlines (*up from 308.76-linear miles of City owned water lines in 2017*), 298.63-linear miles of City owned wastewater lines (*up from 244.35-linear miles of City owned wastewater lines in 2017*), and 150.56-linear miles of City maintained stormwater lines (*up from 143.58-linear miles of City owned stormwater lines in 2017*).

In addition, the City has 358.15-miles of roadways consisting of 65.50-miles of State Highways, 274.64-miles of City streets, and 18.01-miles of private streets with 63.75-linear miles of alleyways (*increases from the 2017 totals of 287.21-linear miles of roadway and 61.16-linear miles of alleyways*).

### *LAND USE AND ZONING*

The City of Rockwall's corporate limits currently consists of 19,258.44-acres or 30.09-square miles (*i.e. an increase of 178.75-acres or an increase of 0.28-square miles since 2017*) that can be broken down into 20,610 parcels of land. The Extraterritorial Jurisdiction (ETJ) of the City adds another 7,393.45-acres or 11.55-square miles, which represents a decrease of 3,078.95-acres or 4.81-square miles since 2017. A contributing factor to the decreases of the City's Extraterritorial Jurisdiction (ETJ) has been several key pieces of legislation that have been adopted by the Texas Legislature since 2017 that effect a City's ability to annex and regulate property within the Extraterritorial Jurisdiction (ETJ). The two (2) bills with the greatest impact to annexation and regulation within the ETJ for the City of Rockwall were HB347 -- *which was adopted in 2019 as part of the 86th Legislative Session* --, and SB2038 -- *which was adopted in 2023 as part of the 88th Legislative Session*.

Of the 19,258.44-acres currently inside the City's corporate limits, approximately 55.79% (*i.e. ~10,743.38-acres; excluding right-of-way*) is developed, approximately 31.38% (*i.e. ~6,043.82-acres*) is vacant, and approximately 12.83% (*i.e. ~2,471.24-acres*) is right-of-way; however, when accounting for entitlements that are currently working through the development process, or that have been granted within the last five (5) years, these numbers fall to 66.42-72.37% developed, 14.80-20.75% undeveloped, and 12.83% right-of-way. The majority of the developed land is consumed with single-family housing (*i.e. ~30.00%*), with the next highest use being commercial/retail land uses (*i.e. 10.24%*).

Based on this Comprehensive Plan Update, the City is anticipated to be primarily residential at buildout with a population that will range between 79,948 to 92,147 residents based on the current *Build Out Analysis* contained in the *2025 Existing Conditions Report*.

### *HOUSING AND NEIGHBORHOODS*

As of January 1, 2025, the City of Rockwall had 23,013 residential housing units within its corporate boundaries. This represents an increase of 4,716 residential housing units or an increase of 25.77% since January 1, 2017. The majority of this housing stock is primarily single-family homes, which make up an estimated 78.08% of the current housing composition (*down about 4.46% since 2017*). Multi-family is the next largest category of housing, making up another estimated 17.41% (*up about 5.03% since 2017*). Assisted living at 4.07% and government housing at 0.43% have remained relatively unchanged since 2017.

The majority of the City's single-family homes were built after 1990 (*i.e. ~68.30%*), which is consistent with the City's population growth. In addition, the City has seen large reinvestment in the housing stock that was constructed prior to 2000. This reinvestment is particularly noticeable in the Old Town Rockwall (OTR) Historic District, Lake Rockwall Estates Subdivision, Chandler's Landing Subdivision, and the Lakeside Village Subdivision. In addition, the City has seen an increasing trend in the number of single-family housing starts since 2008 (*with the exception of 2019, 2022, & 2023*). This coupled with a low homeowner

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vacancy rate of 1.10% indicates an overall strong and sustainable housing market for new and pre-owned homes.

As of April 1, 2025, there were approximately 1,140 vacant single-family lots within 27 active subdivisions across the City. Under the City's current permitting trends for the last ten (10) years, this equates to a 3½-year lot inventory. Additionally, the City had an estimated 2,216 single-family lots that are entitled (*but not platted*) through various Planned Development Districts.

On the multi-family side of City's housing entitlements, the City had a total of 973 entitled multi-family units (*down ~351-units since 2017*). This equates to a single-family to multi-family entitlement ratio of 68% single-family to 32% multi-family. If all entitlements were constructed and no additional entitlements were granted the City's housing mix as of January 1, 2017 would be 80.42% single-family, 15.40% multi-family, 3.73% assisted living, and 0.45% government housing.

### *NON-RESIDENTIAL*

Since 2021, the City of Rockwall has experienced rapid growth in non-residential development adding an estimated 2,424,187 SF of building area. This translates to an estimated value of $494,199,450.00, based on the building permits issued between 2021-2025. A large part of this growth -- *on the commercial/non-retail side of development* -- can be attributed to the Rockwall Economic Development Corporation's (REDC's) ability to successfully recruit industrial businesses to the City's Technology Park. Over the last ten (10) years, the REDC has successfully recruited Channell Commercial Corporation, Pratt Industries, Bimbo Bakeries USA, Lollicup USA, Pegasus Foods, Chewters Chocolates, and Flexpipe.

On the commercial/retail side of development, the City has proven to be an attractive market due to its expanded trade area, and its residents' high level of purchasing power. These aspects have allowed Rockwall to emerge as a regional commercial center. Moving forward, the City will continue to look to expand its current employment centers and preserve its strategic retail centers.

### *PUBLIC FACILITIES*

The City of Rockwall currently has eight (8) general service buildings, totaling 63,548 SF of building area, on 130.656-acres of land; four (4) fire stations with a total building area of 41,030 SF on 5.946-acres of land; and, three (3) police facilities totaling 55,439 SF on 15.91-acres of land. These 15 buildings total 160,017 SF of building area on 152.51-acres of land.

Currently, the City of Rockwall does not have plans to expand existing facilities or build new administrative or support facilities; however, the City recently initiated a facilities assessment to evaluate the long-term operational and space needs of the City.

### *PARKS, TRAIL AND OPEN SPACE*

Currently, there are 280.16-acres of community parks, 90.09-acres of neighborhood parks, 26.29-acres of sports complexes, and approximately 24.27-acres of specialty parks (*i.e. school parks, mini-parks and special-use parks*), along with 95.29-acres of greenbelts/greenways situated within the City. These acreages remain consistent between 2017 and 2025.

In addition, the City of Rockwall now maintains 12.28-linear miles of park trails, 5.95-linear miles of mountain bike trails, and 259.06-linear miles of sidewalks (*increased from 216.36-linear miles in 2017*). These additions reflect the City's on-going investment in recreational connectivity and multimodal mobility.

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## COMMUNITY QUICK FACTS


52,882 RESIDENTS


25,280 (49.52%) MALE RESIDENTS


25,868 (50.48%) FEMALE RESIDENTS


8.80% FOREIGN BORN RESIDENTS


2,467 VETERAN POPULATION


$71,932.00 COST OF LIVING


$128,501.00 MEDIAN COST OF LIVING


$127,548.00 HOUSEHOLD INCOME


$115,086.00 AVG. DISP. INCOME


40.4 MEDIAN AGE


370.80 LM WATER LINES


298.63 LM WASTEWATER LINES


150.56 LM STORMWATER LINES


3 WATER TOWERS


2 WATER PUMP STATIONS


39 LIFT STATIONS


274.64 LM STREETS


63.75 LM ALLEYWAYS


259.06 LM SIDEWALKS


12.28 LM PARK TRAILS


30.09 SQ. MI. CITY AREA


12% ↑ DAYTIME POPULATION


4.11% 2020-2024 CAGR POPULATION GROWTH


BETWEEN 14.80% - 20.75% VACANT LAND


23,013 HOUSING UNITS


17,696 SINGLE-FAMILY HOMES


4,007 MULTI-FAMILY UNITS


22 MULTI-FAMILY DEVELOPMENTS


937 ASSISTED LIVING UNITS


100 GOVERNMENT UNITS


62% RESIDENTS LIVE 10 MINS OF A PARK


24.745¢ PROPERTY TAX RATE


99.7% HIGH SCHOOL GRAD RATE


61.3% COLLEGE EDUCATION


2,625 TOTAL BUSINESSES


608.80-ACRE TECHNOLOGY PARK


2500 EXPECTED TECH PARK EMPLOYEES


$533.26 PER CAPITA SALES TAX


2038-2040 ESTIMATED BUILDOUT DATE


78-948 – 84,243 ESTIMATED BUILD OUT POPULATION


170.27-ACRES OF VACANT LAND ALONG IH-30


11.78 LINEAR MILES OF SHORELINE


1 HOSPITAL


2 EMERGENCY ROOMS


14 OUTDOOR SIRENS


8 CITY BUILDINGS


4 FIRE STATIONS


4 POLICE / COURT FACILITIES


3 AMPHITHEATER / STAGES


2 CITY-OWNED CEMETERIES


36 EXISTING PARK DESTINATIONS


100+ LIVE MUSIC EVENTS PER YEAR


13 CITY BASEBALL FIELDS


2 PICKLEBALL COMPLEXES


2 CITY SWIMMING POOLS


1 PUBLIC GOLF COURSES


~708.13 ACRES CITY PARKLAND


11 RENTABLE PAVILIONS


3 BOAT RAMPS


3 CHILD SPRAY GROUNDS


13 VETERINARY FACILITIES


3 HARDWARE STORES


12 GROCERY STORES


21 CHILD DAYCARES


~178 RESTAURANTS


~34 CHURCHES


10 HOTELS


21 GAS STATIONS


7 EV CHARGING STATIONS


~42 BANKING/ATM LOCATIONS


~285 AVERAGE SINGLE-FAMILY PERMITS PER YEAR


~17 AVERAGE COMMERCIAL PERMITS PER YEAR


5 YEAR AVERAGE ~3,655 FIRE CALLS PER YEAR


70% LOWER VIOLENT CRIME THAN TX AND US


276 HISTORIC DISTRICT PROPERTIES


33.39 MINUTES AVERAGE TRAVEL TIME TO WORK


66° F AVERAGE TEMPERATURE


54.4% AVERAGE HUMIDITY


34.65" AVERAGE PRECIPITATION


0" AVERAGE SNOWFALL


#1 CITY IN STATE INCOME GROWTH


A+ OVERALL CITY GRADE NICHE.COM


SILVER MEDAL 'CONCERT BY THE LAKE' SERIES - 2024 BEST OF DFW


'BEST SMALL CITY IN TX - 2024' WALLETHUB.COM


TOP 25 MOST PAYCHECK-FRIENDLY IN US


'#3 PURCHASING POWER - 2024' SMARTASSET.COM


#2 -2024 FASTEST COUNTY GROWTH USNEWS.COM


45 MILES TO INTERNATIONAL AIRPORT (DFW)


527 WOMEN-OWNED BUSINESSES


3,925 FIRE HYDRANTS

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## TAPESTRY SEGMENTATION REPORT

ESRI -- *a Geographic Information Systems (GIS) Company that specializes in software development and demographic data* -- has developed a tool that breaks down the entire US population into 67 unique population segments based on demographic and socioeconomic characteristics. These segments can also be grouped into 14 *LifeMode* categories that describe each group's lifestyle and life stage, and six (6) *Urbanization* groups that describe the geographic and physical features of the groups. This tool has been utilized throughout various industries to identify the customers being served in various geographic areas. For cities, this tool can be used to make generalizations about their populations. The following is a breakdown of the City of Rockwall's 2016 population versus the 2024 population by *Tapestry Segments*, *LifeMode* groups, and *Urbanization* groups.

*TABLE 1.1: TAPESTRY SEGMENTS*

*Key: Red = Large Decrease; Blue = Large Increase; Green = Fastest Growing Segments; HH = Household*

| Tapestry Segment | % of HH 2016 | % of HH 2024 |
|---|---|---|
| Up and Coming Families | 20.82% | 16.77% |
| Boomburbs | 16.57% | 14.90% |
| Savvy Suburbanites | 4.93% | 11.41% |
| Retirement Communities | 2.43% | 10.78% |
| Soccer Moms/Work Day Drive [1] | 12.32% | 9.30% |
| In Style | 9.66% | 9.27% |
| Comfortable Empty Nesters | 10.85% | 8.66% |
| Bright Young Professionals | 6.72% | 6.46% |
| Green Acres | 6.54% | 6.38% |
| Down the Road | 3.44% | 3.05% |
| Professional Pride | 2.45% | 2.21% |
| Exurbanites | 0.71% | 0.81% |
| Southwestern Families | 2.55% | 0.00% |

*NOTES:*
*[1]: In June of 2021 the Soccer Moms Tapestry Segment was renamed to Workday Drive.*

*TABLE 1.2: LIFEMODES GROUPS*

*Key: Red = Large Decrease; Blue = Large Increase; Green = Fastest Growing Segments; HH = Household*

| LifeMode Groups | % HH 2016 | % HH 2024 |
|---|---|---|
| Affluent Estates | 24.66% | 29.33% |
| Genxurban | 20.51% | 17.93% |
| Ethnic Enclave/Sprouting Explorers [1] | 23.37% | 16.77% |
| Senior Styles | 2.43% | 10.78% |
| Family Landscape | 12.32% | 9.30% |
| Middle Ground | 6.72% | 6.46% |
| Cozy Country Living | 6.54% | 6.38% |
| Rustic Outpost | 3.44% | 3.05% |

*Notes:*
*[1]: In June of 2021 the Ethnic Enclave Lifemode Group was renamed to Sprouting Explorers.*

*TABLE 1.3: URBANIZATION GROUPS*

*Key: Red = Large Decrease; Blue = Large Increase; Green = Fastest Growing Segments; HH = Household*

| Urbanization Groups | % of HH 2016 | % of HH 2024 |
|---|---|---|
| Suburban Periphery | 68.65% | 64.07% |
| Metro Cities | 12.09% | 20.05% |
| Urban Periphery | 9.27% | 6.46% |
| Rural | 6.54% | 6.38% |
| Semi-Rural | 3.44% | 3.05% |

According to *Table 1.1*, over 53.00% of Rockwall's population is split between four (4) *Tapestry Segments*. These segments are [*1*] *Up and Coming Families*, [*2*] *Boomburbs*, [*3*] *Savvy Suburbanites*, and [*4*] *Retirement Communities*. The *National* household profiles for these *Tapestry Segments* are summarized as follows:

### UP AND COMING FAMILIES (*16.77%*) ▼

The *Up and Coming Families* segment is described as residents that are younger, more mobile, diverse, ambitious, and more optimistic than previous generations. The median age of this segment is 31.40, and the average household size is 3.10. They live in new suburban neighborhoods, primarily in single-family homes valued at $194,400.00, with high homeownership rates at around 73.90%. Typically, people in this segment are considered to be well educated, with 67.00% having at least some college education. This segment is also described as being willing to accept a longer than average commute for better/affordable housing opportunities. They are hardworking, tech-savvy, and value-conscious, often shopping online and favoring practical vehicles. Their leisure revolves around family activities, fitness, and home entertainment.

### BOOMBURBS (*14.90%*) ▼

People in the *Boomburbs* segment are described as affluent, family-focused 30-somethings with high incomes and financial means. They have a median income of $113,400.00, median age of 34, high rate of homeownership at 84% and an average household size of 3.25. Members of the *Boomburbs* segment live in new, single-family homes -- *with a median value of $350,000.00* --, and are considered to be well-educated, young professionals with 55.00% having college degrees. Their households typically have multiple earners and a high labor force participation at 71.30%. They are well connected, typically own the latest devices and are willing to trade longer commute times for the amenities of the suburbs. They tend to blend active lifestyles with financial planning and community involvement.

### SAVVY SUBURBANITES (*11.41%*) ▲

The *Savvy Suburbanites* segment is composed of affluent, well educated households with a median age of 45.1, an average household size of 2.85, and a median income of $108,700.00. People in this segment predominately live in established suburban neighborhoods, in spacious single-family homes that have a median value of $362,900.00. They have a high rate of homeownership at 91.00%, with around 66.00% having mortgages. They value quality and research purchases, enjoy DIY projects like gardening or remodeling, and prioritize fitness and active lifestyles. They are tech-savvy and financially informed, invest heavily in their homes, vehicles, and personal well-being. They tend to blend suburban charm with a focus on culture, health, and leisure.

### RETIREMENT COMMUNITIES (*10.78%*) ▲

*Retirement Communities* are senior-oriented neighborhoods with a median age of 53.9, an average household size of 1.88 people, and a household income of $40,800.00. Housing includes a mix of single-family homes and multi-unit structures, with 55.00% of people in this group renting. These communities often feature assisted living and senior care facilities. Residents value fiscal responsibility, prefer traditional media (*e.g. newspapers*), and enjoy low-key leisure activities like fishing, card

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games, and dining out. Brand loyalty and health-conscious habits -- *such as using name-brand medications* -- are common. Residents of these communities look for modest lifestyles focused on convenience and simplicity.

For more information concerning current demographics, see the *City of Rockwall at a Glance* insert on the previous page or view the following reports:

- *2025 Existing Conditions Report*
- *2025 Tapestry Segmentation Report*

# III. PLAN AND VISION

## THE PURPOSE OF THE COMPREHENSIVE PLAN AND LONG-RANGE PLANNING

A City's Comprehensive Plan -- *also known as a general plan or master plan* -- is a roadmap to a community's future. Its purpose is to articulate the community's vision for itself, and provide the policies and goals necessary to achieve that vision. More specifically, a City's Comprehensive Plan is:

- A document that is designed to guide the future actions of the community, and layout a 20-year vision for the City.
- A document that is used to identify the long-term needs of a community, and their relationship between the structures and programs used to address these needs.
- A document that is intended to direct City staff, the City's various boards and commissions, and the City Council's action on policy decisions relating to land use and development regulations, and expenditures for capital improvements.
- A reference/umbrella document for the City's various other plans and policy guides.

Perhaps the most important aspect of the Comprehensive Plan is the involvement and *buy-in* from the public, which is necessary to create a community plan. Through this collaborative process, the community, City staff, and the elected and appointed officials design a plan intended to address the long-term needs of the community by using creative problem solving techniques to envision a better tomorrow. Without the Comprehensive Plan as a guiding document, cities would leave their future up to the possibility of disconnected decision-making. This means decision-making would be more apt to be reactive as opposed to proactive, which could lead to an uncertain future.

## HISTORY OF THE COMPREHENSIVE PLAN IN ROCKWALL

The first Comprehensive Plan adopted by the City of Rockwall dates back to September of 1966. This plan -- *simply entitled "A Comprehensive Plan Report"* -- was composed of sections that addressed the economic base of the community, land uses, thoroughfares, and public facilities. Additional comprehensive planning efforts were adopted in 1986, 1995 and 2001.

The most recent Comprehensive Plan is the HOMETOWN 2000 Comprehensive Plan, which was adopted by the City Council on December 17, 2001 by *Resolution 01-40*. This plan had minor updates in 2004 (*i.e. to incorporate the Downtown Plan*) and 2007 (*i.e. to incorporate updated residential policies*), and an overhaul 2011. The framework of this plan can best be summarized through the vision and policy statements adopted in the document, and which are as follows: Land Use, Urban Design Framework, Urban Design Development, Open Space and Parks, Transportation, and the Implementation Plan.

## PLANNING PROCESS

On October 3, 2016, the City Council directed staff to update the HOMETOWN 2000 Comprehensive Plan to account for the growth in population and land area experienced by the City from 2000 to present (*more specifically from 2011 to present*). To assist staff, the City Council appointed a seven (7) member Comprehensive Plan Advisory Committee (CPAC) that was tasked with performing an extensive review and revision of the existing plan. The CPAC committee was composed of members from the Planning and Zoning Commission, Architectural Review Board, Rockwall Economic Development Corporation's Board of Directors, and several citizens interested in the future of the community. This committee was an integral part in the update process, and served as the primary planning committee for the project.

Over the next two (2) years, this committee met regularly to revise the vision laid out in the original HOMETOWN 2000 Comprehensive Plan, and craft goals and policies that could be used to implement this vision in the future. The plan incorporated the planning efforts from the two (2) previous Comprehensive Planning updates (*i.e. 2007 & 2012*), and integrated several plans and policy documents that had been drafted and approved since 2001.

## PLAN STRUCTURE

The original HOMETOWN 2000 Comprehensive Plan established the following sections:

- Land Use
- Urban Design Framework
- Urban Design Development
- Open Space and Parks
- Transportation
- Implementation

Through these sections, the plan specifically addressed the physical form of the City. After reviewing this effort, it was determined by the Comprehensive Plan Advisory Committee (CPAC) that -- *while the physical form of the City is one of the most important aspects of the Comprehensive Plan* -- the social and fiscal structures of the City were equally important in planning for the long-term success of the community. Based on this ideology, the CPAC proposed the following structure/revisions for the update:

- Land Use and Growth Management
- Environment and Ecology
- Parks, Open Space and Trails
- Infrastructure
- Public Health, Services and Safety
- Economic Development
- Community Character
- Residential
- Non-Residential
- Implementation

The purpose of this structure was to create a scope that was more comprehensive in nature and not limited to the constraints of the City's built environment. Specifically, the structure was changed to achieve the following:

(1) Change *Urban Design Framework* to *Community Character* and *Urban Design Development* to *Non-Residential* to better convey the intent of these sections.

(2) Change *Land Use* to *Land Use and Growth Management,* and add policies and goals directed at addressing the future growth of the community.

(3) Add *Economic Development* and *Public Health, Services and Safety* to increase the scope of the plan, and to plan for the future fiscal health of the community.

(4) Move the residential policies contained in Appendix 'A', *Residential Development Policies*, to a standalone section (*i.e. Residential*) to highlight the importance of residential land uses in the community.

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(5) Change the *Transportation* section to *Infrastructure* and incorporate sections for water and wastewater.
(6) Move the environmental policies contained in the *Land Use* section of the plan into a standalone section entitled *Environment and Ecology*.

## SECTIONS

At the beginning of the update process, staff constructed several exercises that were intended to identify the Comprehensive Plan Advisory Committee's (CPAC's) view of the community's significant issues and priorities. The identification of these issues and priorities created a basis for the policies and goals detailed in this Comprehensive Plan Update. The initial findings of these exercises indicated that the CPAC's major policy efforts should be focused on infrastructure, housing, connectivity, and the future growth of the community. In addition, the CPAC indicated that a specific emphasis on the physical environment should be continued; however, the CPAC should also focus on the City's social and fiscal structures, and incorporate them into the plan as part of this planning effort (*two [2] examples of the exercises -- with the CPAC's answers -- are depicted on the previous page*).

Another change that was brought out through City staff's preliminary conversations with the CPAC, was the desire to create a document that was more succinct and easier to reference than the HOMETOWN 2000 Comprehensive Plan. The thinking behind this initiative was that the vision of the plan could be better conveyed utilizing less rhetoric. It was also hypothesized that this may have the added benefit of being more direct with regard to the intent of each goal and policy statement. This effort mostly involved a reorganization of the previous plan and a change in the language used in the document. Specifically, City staff and the CPAC chose a format that was broken down into [*1*] a vision statement, [*2*] goals targeted at achieving the vision statement, [*3*] policy statements describing how to meet the goals identified, and [*4*] implementation strategies detailing how each policy can be implemented into standard operations. Based on this direction and the changes to the structure of the document, the following describes the major policy directions identified by the CPAC for each section of the update.

### *LAND USE AND GROWTH MANAGEMENT*

The *Land Use and Growth Management* section of this Comprehensive Plan expanded

## EXAMPLES OF CPAC EXERCISES

### *EXERCISE #1*: GRADING ROCKWALL

In this exercise, the CPAC was asked a series of questions that related to specific aspects of the City and its policies. With each question they were asked to indicate how well the City currently addresses the issue. These were then used to determine the CPAC's priorities for this update. The following are the findings from this exercise:

| PRIORITY LIST | |
|---|---|
| PHYSICAL | 1 |
| SOCIAL | 2 |
| FISCAL | 3 |

### *EXERCISE #2*: VISIONING QUESTIONS

In this exercise the Comprehensive Plan Advisory Committee (CPAC) was asked to answer the following questions. The following is an aggregate of their answers.

(1) What are ten (10) words that describe Rockwall today?

(a) Community
(b) Safe
(c) Family
(d) Scenic
(e) Active
(f) Growing
(g) Education
(h) Pro-Business
(i) Healthy
(j) Lakeside

Other answers by the CPAC included friendly, busy, faithful, beautiful, open, involved, growing, conservative, clean, resort, casual, bridge, education, committed and home.

(2) What is the best kept secret in Rockwall?

Free Live Music

Other answers by the CPAC included the rock wall, quality restaurants, Harry Myers Park, and Squabble Creek Park.

(3) What trends have you seen develop in Rockwall that you feel are encouraging? What trends do you find discouraging?

The trends the CPAC feel are most encouraging are the developing downtown, parks, City events, and City sponsored activities. The CPAC also expressed that the high-ended growth, amount of locally owned restaurants, the diversity of development, City's pro-business attitude, chances for public involvement, and maintaining the hometown feel were trends that they found encouraging.

The trends that the CPAC found discouraging were roadway construction, traffic congestion, ability to easily enter the City, truck traffic in the Downtown area and along John King Boulevard, uncontrolled growth that could possibly change the small town feel and the beauty of Rockwall, water pollution, trash, maintenance of areas around the lake, decaying streets/alleys/sidewalks, lack of good sports facilities, and government spending.

(4) In a few short words or sentences describe what you hope Rockwall will be like in the next 20-years.

The CPAC felt that in 20-years they hoped the City of Rockwall would be a more connected/walkable city, have self-contained entertainment (*i.e. concert venues/performing arts center*), have water taxies across the lake and class A retail/restaurants. They also hoped the community would continue to be a great place to raise a family.

(5) What is Rockwall's biggest issue today? What will the biggest issue be in 20-years?

The CPAC felt the biggest issue today was traffic, and in 20-years it will be infrastructure and water.

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upon the *Land Use* section of the HOMETOWN 2000 Comprehensive Plan. The scope of this section was increased to include growth management strategies that will provide the targeted, steady and controlled growth required to maintain the character of the community. This initiative also included a reorganization of the land use policies into perspective land use categories for the purpose of making the section easier to reference.

A major component of this update focused on the residential and commercial screening standards and the separation of land uses. The purpose of this focus was to provide *soft transitions* (*large landscape buffers utilizing berms, trees and landscape screening to separate land uses*) and to avoid *hard transitions* (*i.e. direct adjacency of land uses separated by masonry screening walls or a single row of trees*). Another major policy focus for this section was the connectivity of land uses. The previous HOMETOWN 2000 Comprehensive Plan placed an emphasis on the *Neighborhood Concept* or *Neighborhood Unit* (*i.e. creating a block of residential that incorporates supportive commercial and public land uses*) and connectivity between commercial/retail land uses and adjacent residential land uses. The current update expands this emphasis to include connectivity between all land uses.

Another significant change to the *Land Use* section involved the creation of *Land Use Districts*. This process was aimed at creating micro plans for specific areas of the City to [*1*] break down the Future Land Use Plan in to smaller sections to convey the plan's objectives, and [*2*] to highlight the difference in character between different areas of the City (*e.g. the Harbor versus Downtown*). As part of this process, staff included a *Build Out Analysis* that can be used to understand what the ultimate composition of a particular area will be in the future.

### ENVIRONMENT AND ECOLOGY

The *Environment and Ecology* section was created from the environmental policies contained in the *Land Use* section of the HOMETOWN 2000 Comprehensive Plan. While many of these policies tend to overlap information contained in the *Land Use and Growth Management* and *Parks, Open Space and Trails* sections of the plan, it was determined that it would be beneficial to isolate issues relating to floodplains, water conservation, water quality, environmental planning and design, light pollution, and tree coverage and preservation in a standalone section. The majority of these policies existed in various sections throughout the previous plan, and other than breaking them out into a standalone section no major shifts in the previous policy and goals were established.

### PARKS, OPEN SPACE AND TRAILS

The *Parks, Open Space and Trails* section of the plan acted as an update to the *Open Space and Parks* section of the HOMETOWN 2000 Comprehensive Plan. Many of the policies and goals were updated to align with the *Parks, Recreation & Open Space Master Plan Update*, which was updated and adopted by the City Council in May 2017. In addition, the Master Trail Plan was added to this Comprehensive Plan Update to convey the intent of the City to construct an interconnected trail system that provides for hike and bike trail opportunities throughout the City.

### INFRASTRUCTURE

The *Infrastructure* section of this Comprehensive Plan is intended to provide a more complete look at the City's streets, water and wastewater systems than was provided in the HOMETOWN 2000 Comprehensive Plan under the *Transportation* section. To achieve this objective, the CPAC drafted specific policies relating to the City's water and wastewater systems, and incorporated the Master Water Distribution System Plan and the Master Wastewater Collection System Plan into the update.

On the transportation side of the *Infrastructure* section, staff worked with the CPAC to update the Master Thoroughfare Plan and roadway cross sections. In addition, the policies contained in the original *Transportation* section were updated with an emphasis on creating an interconnected street system that could better accommodate traffic in the community.

### PUBLIC HEALTH, SERVICES AND SAFETY

The addition to the *Public Health, Services and Safety* section of the Comprehensive Plan Update is intended to provide a section that addresses the City's services and facilities, and the community's health, safety and general welfare needs in the future. This section is also intended to make the scope of the update more comprehensive than the scope contained in the original HOMETOWN 2000 Comprehensive Plan.

As part of this section, policies targeted at public health were added to address the City's focus on making facilities and programs available to encourage healthy lifestyle choices for all age groups. The addition of the public safety section is intended to provide broad policy objectives that can complement the Police and Fire Department's strategic and operational objectives contained in their strategic plans, and the long-term goals each department. In addition, policies relating to

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public services were added to address all civilian departments, and the need for future City facilities.

### *ECONOMIC DEVELOPMENT*

The *Economic Development* section of the Comprehensive Plan Update was added to provide an emphasis on the fiscal goals of the community, and to provide for policies that could help guide economic policy decision making in the future. These goals included items relating to small business support, workforce development, creating an atmosphere conducive to attracting and retaining businesses, improving the City's support for the Rockwall Economic Development Corporation (REDC), and diversifying the City's tax base.

### *COMMUNITY CHARACTER*

The *Community Character* section of the Comprehensive Plan Update was derived from the *Urban Design Framework* section of the HOMETOWN 2000 Comprehensive Plan. This section was renamed to better communicate the intent of the goals and policy statements contained in this section. These include goals and policies targeted at preserving view corridors, creating gateways into the City, preserving art and culture, and the promotion of the City's unique shopping and dining areas. These statements are largely unchanged from the HOMETOWN 2000 Comprehensive Plan with the exception of a few additional statements being added.

### *RESIDENTIAL*

In the 2007 Comprehensive Plan Update, residential policies were added to the plan and incorporated as an appendix in the document. The purpose of this update was to highlight the importance of residential development in the City and communicate the City's desired standards for future residential developments. In the new Comprehensive Plan Update, these policies were consolidated into a standalone section entitled *Residential*. This section expanded the scope of the residential policies to incorporate specific goals for multi-family and townhome development. The purpose of setting specific goals for these types of housing was to ensure that the City of Rockwall is demanding the highest quality, residential development for all housing types being constructed in the City.

### *NON-RESIDENTIAL*

The *Non-Residential* section of the current Comprehensive Plan Update was previously the *Urban Design Development* section of the HOMETOWN 2000 Comprehensive Plan. This section was renamed for the purpose of compliment the newly established *Residential* section and to better communicate the intent of the policies and goals contained in this section.

The purpose of this section is to layout all goals and policies for non-residential development within the City. This effort placed a specific emphasis on connectivity between land uses and involved items relating to landscaping, architecture, signage, visual impacts, and drainage and detention.

### *IMPLEMENTATION*

The *Implementation* section of this Comprehensive Plan Update looked to create a system of accountability that would ensure the plan creates measurable successes for the community. To do this, the plan implemented a three (3) tiered review process (*i.e. an annual review, five [5] year update, and ten [10] year overhaul of the plan*). This objective will also include the adoption of a standing Comprehensive Plan Advisory Committee (CPAC), who will be responsible for review and recommendations to the City Council during the review processes.

In addition, the new implementation plan strived to create a set of measurable timelines for each of the identified implementation strategies. By doing this staff will be accountable for the implementation of the plan over a ten (10) year period, and through the annual review process the City Council will be able to track the progress of implementing the plan. The previous HOMETOWN 2000 Comprehensive Plan did not incorporate timelines for implementation, and it was determined by the CPAC that this was a necessary step to ensure the success of the plan.

## PUBLIC PARTICIPATION

Public participation is essential to creating a plan that expresses the vision of Rockwall's citizens. This plan utilized several different methods of soliciting public input at each stage of the process. These methods included the traditional public hearing approach and new technology based approaches that included interaction with the community through digital formats. Specifically, a website was created that allowed citizens to comment on each of the sections/policy initiatives presented to the Comprehensive Plan Advisory Committee (CPAC). This public feedback provided additional insights for staff into what members of the community thought would be important in the future. In addition, permanent comments received through the website translated into specific issues that were discussed and addressed by the CPAC in drafting each section of this document.

## VISION

The overall vision statement for this Comprehensive Plan is the broad direction statement that is intended to summarize Rockwall's long-term desires. It is the statement to which all policy and goals contained in this document are intended to convey, and the bar to which policy decisions will be measured moving forward. For the City of Rockwall, our vision is to create:

*… an authentic lakeside community loved as our hometown, where neighbors choose to live, work, and play.*

# IV. 2025 COMPREHENSIVE PLAN UPDATE

In 2025, the City Council initiated an update to the Comprehensive Plan to reflect continued population growth, evolving development patterns, and emerging policy considerations identified since the adoption of the OURHometown Vision 2040 Comprehensive Plan. This update builds upon the established vision of the community while refining the goals, policies, and implementation strategies to better align with the current conditions and long-range expectations of the community.

The 2025 Comprehensive Plan Update was prepared by City staff with the assistance of a Comprehensive Plan Advisory Committee (CPAC) that consisted of seven (7) members and two (2) alternate members. The CPAC served as the primary advisory body throughout the process, providing policy direction, reviewing technical information, and assisting in the formulation of recommendations to the Planning and Zoning Commission and City Council.

The update process formally began with a joint meeting between the City Council and Planning and Zoning Commission on July 24, 2025. This meeting established the overarching policy direction for the update and identified the key areas of focus, including growth management, residential development standards, infrastructure planning, community character, and economic development. Specific topics emphasized during this meeting included the evaluation of density calculations,

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refinement of residential land use categories, enhancement of design standards, expansion of park and trail systems, and the continued preservation of the City's small-town character while accommodating growth.

Following this initial direction, the CPAC conducted a series of ten (10) meetings between August 20, 2025 and April 22, 2026. These meetings included a combination of data review, policy discussions, and structure planning exercises designed to identify priorities and desired outcomes for the community. The committee utilized updated demographic information, infrastructure data, and land use analysis to guide its recommendations.

Throughout the process the CPAC identified several key policy areas as priorities for the 2025 Comprehensive Plan Update. These included the redevelopment of major corridors such as IH-30 and SH-276, enhancements to parks and recreational facilities, expanded connectivity through trails and transportation infrastructure, and continued investment in economic development initiatives. Additional focus areas included strengthening community character through updated design standards, promoting walkability, addressing traffic and infrastructure demands, and expanding housing options, including opportunities for senior living.

A significant component of the 2025 Comprehensive Plan Update was the emphasis on balancing growth with the preservation of community identity. The CPAC consistently reinforced the importance of maintaining the City's small-town character, enhancing neighborhood design, and ensuring that new development is compatible with existing areas. At the same time, the update recognizes the need to accommodate the future growth of the community, support a diversified housing stock by adding requirements for senior housing, and plan for long-term infrastructure capacity.

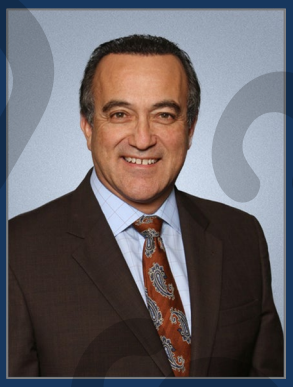
In addition to policy refinement, the 2025 Comprehensive Plan Update places a greater emphasis on implementation. Building upon the structure established in prior planning efforts, the Plan continues to organize recommendations into a framework of vision statements, goals, policies, and implementation strategies. This approach is intended to provide clear guidance for decision-makers while ensuring that the Plan remains a practical and actionable tool for City staff, the boards and commission staff serve, and for elected officials.

Overall, the 2025 Comprehensive Plan Update represents a continuation of Rockwall's long-range planning efforts, integrating updated data, community priorities, and policy direction into a cohesive framework. The Plan is intended to guide the City's growth over the next 20 years, ensuring that development occurs in a manner that is consistent with the community's vision, is fiscally responsible, and responsive to the needs of current and future residents.

## NOTE FROM THE CITY ATTORNEY
### *LEGAL PURPOSE OF THE COMPREHENSIVE PLAN*

A comprehensive plan is a document prepared for a community, which establishes an overall plan and recommended actions relevant to the current and future needs of the City of Rockwall. Comprehensive plans contain maps, graphics, studies, reports and other descriptive material identifying goals, objectives, policies, guidelines, standards, and options for the immediate and long-range protection, enhancement, growth and development of the community. Among the most important powers and duties granted to the City is the authority and responsibility to undertake comprehensive planning and to regulate land use for the purpose of protecting the public health, safety and general welfare of its citizens

Section 211.004 and Chapter 213 of the Texas Local Government Code recognizes the importance of municipalities to prepare and adopt their own comprehensive plans.



Frank J. Garza
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Shareholder at Davidson, Troilo, Ream & Garza

- ☑ The participation of citizens in an open, responsible and flexible planning process is essential to the designing of the optimum comprehensive plan and adds the ability to legally defend the plan because of public input and support;
- ☑ Significant decisions and actions affecting the immediate and long-range protection, enhancement, growth and development of communities are made by the City of Rockwall City Council and using the Comprehensive Plan as a guide for its decisions is a must; and,
- ☑ Recommendations by Planning and Zoning and decisions of the Board of Adjustment and City Council are easier to defend if challenged if the decisions are consistent with the Comprehensive Plan.

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*TED CAIN'S CORNER PARK:* CONSTRUCTED IN 2017 TED CAIN'S CORNER PARK IS A POCKET PARK AT THE CORNER OF E. KAUFMAN STREET AND N. SAN JACINTO STREET ON PROPERTY ONCE TED CAIN'S USED CARS.

PREVIEW 2020

# CHAPTER 01
## LAND USE AND GROWTH MANAGEMENT



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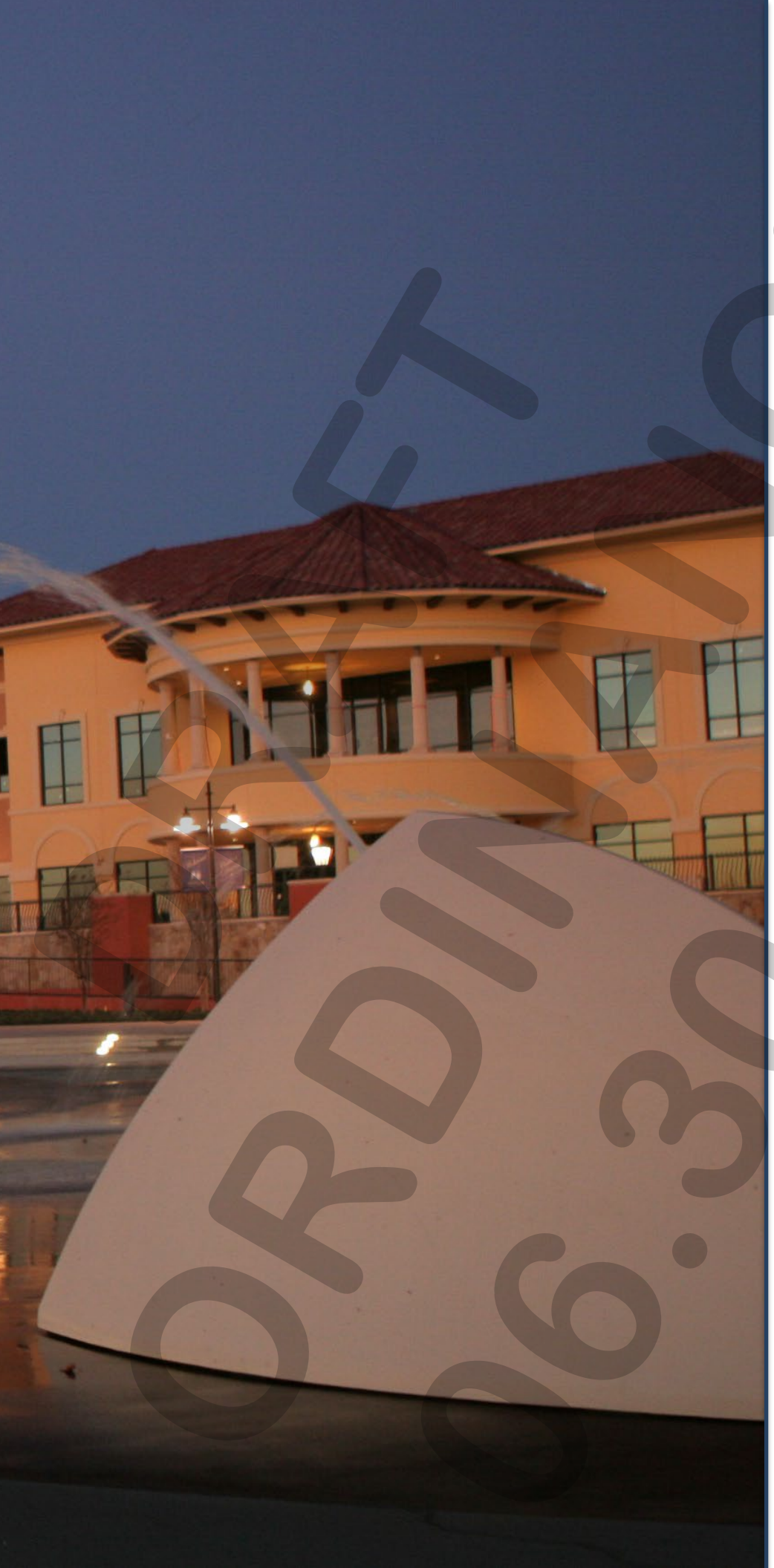

## 01 VISION STATEMENT

The City should incorporate a mix of land uses that will strengthen the economic vitality of the community and provide a broad range of opportunities for living, recreation, shopping, and business. Land uses should be distributed in a manner that fosters a sense of community and provides for distinct neighborhood identities. In addition, residents and visitors should have ready access to amenities that the City offers such as recreation, shopping, and cultural activities.

## 02 GOALS AND POLICY STATEMENTS

### 02.01 GROWTH MANAGEMENT

#### GOAL 01 | LAND USE

Continue to foster economic vitality by providing for a mixture of land uses and densities that will meet civic needs, and encourage quality development that will create an attractive *hometown atmosphere*[1] and not result in *suburban sprawl*[2].

#### POLICIES

1. Preserve the City's current residential to non-residential land use ratio (*i.e. 80% Residential; 20% Commercial*) in order to maintain a balanced mix of land-uses for fiscal sustainability.
2. Provide for open space development throughout the city that will result in the preservation of floodplains and the conservation of open space and natural areas.
3. Discourage *Leapfrog*[3] Development and encourage expansion that is contiguous to existing development, in close proximity to the City's existing infrastructure, and that

*[1]: A "Hometown Atmosphere" is characterized as a community with great social interaction and a high quality of life, one that affords all its residents' access to exemplary employment, education and cultural opportunities. This can be synonymous with the idea of a "Small Town Atmosphere".*

*[2]: Suburban sprawl in this case refers to unplanned, non-contiguous development that puts a strain on the City's services and infrastructure, and is generally not tied to the overall land use plan.*

*[3]: Leapfrog development is a form of suburban sprawl where the development pattern is scattered leading to gaps in between existing development and new development. The primary motivation for leapfrog development is the lower cost of land in outlying areas.*

*LEFT: The Harbor District Fountain located adjacent to the Harbor Commercial Shopping Center.*

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will serve as a logical extension of the City's current growth pattern.

4. Incorporate neighborhood commercial nodes to allow for small-scale neighborhood services and commercial activity within walking distance of residential subdivisions.
5. Strip commercial centers and other inefficient uses of land should be avoided.
6. Provide for a range of housing types -- *from custom homes on estate lots to urban style housing in the Harbor District and Downtown District* -- to accommodate different age groups, incomes and life styles.
7. Work with the Rockwall Independent School District (RISD) to identify potential school sites in areas experiencing high residential growth, and encourage new school facilities to locate in areas where there will be open space and pedestrian trails that connect to the adjacent neighborhoods.
8. Ensure there is ample recreation and parkland amenities for residents.

### GOAL 02 | ANNEXATION

Recognize the limitations imposed by recent State legislation that [*1*] restricts municipal annexation authority and [*2*] permits property owners to petition for the release of property from the City's Extraterritorial Jurisdiction (ETJ).

### POLICIES

1. The City should no longer plan for future annexation as a primary growth strategy, but instead focus on coordinated planning efforts within existing municipal boundaries.
2. The City will work collaboratively with adjacent jurisdictions, property owners, and regional agencies to ensure orderly development, compatible land use transitions, and the protection of community interests along the City's periphery.

## 02.02 RESIDENTIAL

### GOAL 01 | HOUSING DEMAND

A variety of housing should be provided in specific areas of the city to accommodate a broad range of demand. This includes low-density single-family housing in areas designated for traditional neighborhoods, rural style estate housing in undeveloped and agricultural areas, and urban inspired housing in the City's developed cores (*i.e. the Harbor District and the Downtown District*).

### POLICIES

1. *Low-Density Residential* land uses should be the predominate residential designation for the City of Rockwall, and should be properly screened from industrial and heavier commercial land uses.
2. All residential land uses should be in close proximity to commercial land uses offering neighborhood services to facilitate the idea of a walkable, connected community.
3. *Medium Density Residential* land uses should generally be used where it would serve as a logical extension or continuation of an existing *Medium Density Residential* development, or as a buffer for *Low-Density Residential* land uses from commercial or *High-Density Residential* land uses.
4. *High-Density Residential* (*e.g. single-family, townhomes, and/or multi-family*) land uses should be used as a transitional use from commercial or industrial developments to *Medium-Density Residential* or *Low-Density Residential* land uses, or where it will serve as a logical extension of an existing *High-Density Residential* development.

### GOAL 02 | NEIGHBORHOOD CONCEPT

Encourage land use patterns that provide an effective framework to support the neighborhood concept and that will lead to the establishment of enduring developments.

### POLICIES

1. Where residential uses are proposed through a Planned Development District that abuts an existing residential development, the proposed lots should be the same or a compatible size as the existing lots or be buffered by open space, trails, sidewalks, natural screening, or a roadway.
2. In developments where open space, trails, sidewalks, screening, and other common areas are provided, the provision for maintenance of these areas by a Homeowner's Association (HOA) should be required.
3. Existing development patterns and surrounding conditions (*e.g. lot size, architectural style, public improvements, etc.*) should be considered in conjunction with this Comprehensive Plan to determine the appropriate zoning designation for a property.
4. At a minimum, new residential development should be equal to or of a higher quality than the existing surrounding residential development.

### GOAL 03 | SENIOR LIVING HOUSING OPTIONS

Promote the development of diverse, high quality senior living options within the City that accommodate residents as they age, provide accessible and connected housing choices, and allow citizens to remain in Rockwall throughout all stages of life.

### POLICIES

1. Support the integration of senior living development -- *including independent living, assisted living, memory care, and age restricted single-family communities* -- at appropriate locations within the City that are compatible with adjacent land uses and supported by infrastructure and public services.
2. Support the use of limited density bonuses within age-restricted single-family subdivisions that provide exceptional neighborhood amenities, high levels of open space, and enhanced architectural and landscape design. Density bonuses should be considered only when the development demonstrates conformance with the City's design objectives, preserves the surrounding community character, and provides measurable community benefits such as extensive trail networks, clubhouse or recreation facilities, and integrated green spaces that exceed minimum parkland dedication requirements.

### GOAL 04 | NEXT GENERATION HOUSING OPTIONS

Encourage the development of high quality and diverse housing options -- *where appropriate* -- that meet the needs of Rockwall's next generation of residents, while preserving the community's established character, development standards, and long-term livability.

### POLICIES

1. Identify and encourage infill and redevelopment sites within existing neighborhoods and commercial areas where new residential projects can provide modern housing options *without*

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expanding the City's footprint, increasing density (*i.e. does not involve establishing multi-family where this use does not already exist*) , or altering the City's small-town character.

2. Ensure that housing policies for the next generation align with the City's broader goals for growth management, infrastructure capacity, and community character, reinforcing Rockwall's vision as a family-oriented and desirable place to live for future generations.

### GOAL 05 | RESIDENTIAL DEVELOPMENT

#### POLICIES

All residential developments should incorporate the applicable policies contained in Chapter 8, *Residential Developments*, of this Comprehensive Plan.

## 02.03 COMMERCIAL

### GOAL 01 | COMMERCIAL MIX

Encourage a mix of high quality, commercial land uses that will provide the goods, services, and entertainment options to meet the needs of residents and visitors within the community.

#### POLICIES

1. Unless in the IH-30 Corridor, commercial zoning districts should only be approved where a commercial use is eminent and where it would be planned and integrated with the adjacent residential neighborhoods and/or other commercial developments.

2. In areas where major roadways intersect -- *particularly in undeveloped or under-developed areas* -- commercial zoning should not necessarily be permitted on all four (4) corners of an intersection.

3. Strip commercial centers should be avoided to encourage development that will not result in a sprawling community.

### GOAL 02 | CONNECTIVITY

Commercial/retail shopping centers should be pedestrian-oriented and easily accessible to adjacent residential and commercial developments.

#### POLICIES

1. Non-transparent fencing and masonry screening walls should be discouraged in areas between residential and commercial/retail shopping centers where a properly sized landscape buffer can be established.

2. Commercial/retail shopping centers should be screened from residential areas utilizing landscape buffers that are composed of berms, landscaping and trees.

3. The design of commercial/retail shopping centers should incorporate streets, sidewalks and trails to ensure multi-modal access to adjacent residential and commercial developments.

4. Commercial developments should be constructed with logical connections and extensions to the City's existing and proposed hike and bike trails.

### GOAL 03 | REGIONAL COMMERCIAL

Preserve the land along IH-30 for a regional or destination shopping center/entertainment venue that will ensure the City maintains a high per capita sales tax advantage.

#### POLICIES

1. See the specific Goals and Policies contained in Section 02.01, *IH-30 Corridor Plan*, of Appendix 'B', *Corridor Plans*, of this Comprehensive Plan.

### GOAL 04 | COMMERCIAL DEVELOPMENT

#### POLICIES

All new commercial development should incorporate the applicable policies contained in Chapter 9, *Non-Residential Development*, of this Comprehensive Plan.

### GOAL 05 | LIVE/WORK

Utilize the *Live/Work* land use designation in appropriate areas of the City to allow adaptive reuse to maintain community character.

#### POLICIES

1. Residential properties that are transitioning or that have incompatible adjacencies (*e.g. adjacent to major roadways or non-residential properties*) should be designated *Live/Work* on the Future Land Use Map to promote appropriately scaled redevelopment and a transition of land uses.

2. All commercial land uses situated within Planned Development District 50 (PD-50) or Planned Development District 53 (PD-53) should adhere to the access plans contained in Appendix A, *Small Area Plans*, of this Comprehensive Plan.

## 02.04 INDUSTRIAL/OFFICE

### GOAL 01 | INDUSTRIAL LAND USES

Reserve adequate land for industrial and employment land uses along SH-276, the future Outer Loop, and other areas of the City deemed appropriate for industrial and employment land uses/development.

#### POLICIES

1. Employment centers and commercial land uses should be used to transition to industrial and distribution uses where adjacent to the Outer Loop.

2. Continue to define land use along the Outer Loop as development extends east along SH-276.

### GOAL 02 | OFFICE LAND USES

Reserve adequate land for high quality, *Class A* office buildings along IH-30, Ridge Road, in the Harbor District, and other areas of the City deemed appropriate for office and employment land uses/development.

#### POLICIES

1. High quality, multi-story office buildings should be encouraged to locate along Ridge Road and in the Harbor District to maximize the scenic views offered by Lake Ray Hubbard.

### GOAL 03 | SCREENING

Ensure that industrial developments are adequately buffered/screened from residential land uses.

#### POLICIES

1. Roadways and open space should be utilized as a natural separation between industrial areas and residential subdivisions.

2. Buffers utilizing a combination of berms, landscaping and trees should be used for industrial properties that are adjacent to non-industrial land uses or agricultural land.

3. Commercial and employment uses should be used as a logical transition from industrial developments to lower intensity developments or residentially zoned or used land.

### GOAL 04 | INDUSTRIAL DEVELOPMENT

#### POLICIES

All new industrial development should also incorporate the applicable policies contained in

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Chapter 9, *Non-Residential Development*, of this Comprehensive Plan.

## 02.05 MIXED-USE

### GOAL 01 | MIXED-USE DEVELOPMENT

Encourage mixed-use development (*i.e. the blending of land uses both horizontally and vertically*) that will result in a strong sense of community, foster neighborhood identity, and aid in the efficient use of land.

### POLICIES

1. Encourage vertical mixed-use[4] development of residential, commercial, and office land uses in the Harbor District and along Ridge Road (*i.e. Planned Development District 1 [PD-1]*) as indicated on the *Future Land Use Plan*.
2. Encourage new residential developments to incorporate a mixture of commercial/retail land uses to ensure that neighborhood service uses are provided within walking distance of residential subdivisions. This creates mixed-use walkable neighborhoods[5].
3. Continue to support residential properties in transitional areas by allowing these properties the ability to be designated as *Live/Work* units (*i.e. live, work or live and work*). This also provides a transition from residential to non-residential land uses.
4. Reduce barriers (*e.g. walls, parking lots, solid landscaping, fences, etc.*) between land uses to encourage pedestrian connectivity.

## 02.06 DOWNTOWN DISTRICT AND CITY CENTER

### GOAL 01 | PRESERVATION AND CULTURE

Ensure that the Downtown District and Old Town Rockwall (OTR) Historic District maintain their position as the cultural heart of the community.

### POLICIES

1. Commercial and residential infill development[6] should be encouraged in the Downtown District.
2. Continue to protect and preserve the historic identity of the neighborhoods surrounding the Downtown District, and enhance these areas by promoting appropriate infill development and redevelopment.
3. Encourage mixed-use and urban style housing within the Downtown District that is complimentary to the scale and architectural character of the existing buildings.
4. Encourage the conservation and adaptive reuse of historic structures in the downtown area by promoting the *Live/Work* provisions contained in the Downtown (DT) District zoning ordinance.
5. Ensure that retail, personal, and professional service uses are clustered in the Downtown District.

### GOAL 02 | DOWNTOWN DEVELOPMENT POLICIES

All new development within the downtown or city center should incorporate the applicable policies contained in Appendix 'C', *Small Area Plans*, of this Comprehensive Plan.

## 02.07 REDEVELOPMENT/REVITALIZATION

### GOAL 01 | REDEVELOPMENT AND INFILL AS A GROWTH MANAGEMENT STRATEGY

Encourage the revitalization and reinvestment of existing developed areas to promote efficient land use, preserve the City's small-town character, and sustain fiscal responsibility through the strategic reuse of infrastructure and community assets.

### POLICIES

1. Promote redevelopment and infill projects that enhance existing neighborhoods, strengthen commercial centers, and improve underutilized properties without increasing the City's long-term infrastructure burden.
2. Support the adaptive reuse of aging commercial centers, vacant buildings, or large-lot residential areas to accommodate new uses that maintain compatibility with surrounding neighborhoods.
3. Encourage incremental redevelopment in transitional areas to create opportunities for new small businesses without disrupting established development patterns.
4. Work with the Rockwall Economic Development Corporation (REDC) to identify redevelopment opportunities for office, clean industrial, and employment centers.

### GOAL 02 | IH-30 AND SH-276 CORRIDOR REDEVELOPMENT

Promote reinvestment, redevelopment, and long-term repositioning of the IH-30 and SH-276 corridors in order to enhance community character, strengthen the local tax base, and transition aging or underutilized sites into modern commercial, employment, and destination-oriented developments.

### POLICIES

1. Support phased redevelopment of aging or obsolete commercial centers along IH-30 and SH-276 by encouraging reinvestment, adaptive reuse, and the introduction of higher quality design and architectural standards consistent with Chapter 9, *Non-Residential*.
2. Promote the establishment of destination-oriented, regional scale commercial, office, and entertainment uses along IH-30 that further the corridor's purpose of being the City's primary economic gateway and sales-tax generator. Redevelopment should contribute to the high-quality visual character of the corridor and create opportunities for enhanced connectivity to adjacent development.
3. Encourage SH-276 to evolve as a modern business and employment corridor that supports high-quality industrial, employment, office, business centers, and complementary commercial land uses that are well-designed and effectively buffered from residential development.
4. Promote redevelopment that reduces the prevalence of strip commercial patterns by encouraging master-planned centers, shared access, mixed-use developments,

*[4]: A vertical mixed-use building combines different uses (e.g. these buildings will typically incorporate commercial/retail uses with residential) with the bottom floor usually being composed of more public uses (e.g. commercial/retail) and the top floors more private uses (e.g. residential or office).*

*[5]: A mixed-use walkable neighborhood is typically composed of horizontal mixed-use (i.e. single use buildings on a development designated for multiple land uses) where the uses are ideally within a five (5) to ten (10) minute walk of each other or roughly a ¼-mile radius of the neighborhood center.*

*[6]: Infill development is defined as new construction of scattered vacant or underutilized lots in an established neighborhood or business district in the community.*

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and site designs that integrate public amenities, enhanced landscaping, and pedestrian-friendly environments.

5. Encourage the use of Planned Development Districts along both corridors to establish development specific standards and uses that allow variation from the City's typical standards to create unique high-quality developments.

6. Ensure that corridor redevelopment aligns with the Future Land Use Plan, supports the City's fiscal sustainability goals, maintains compatibility with nearby neighborhoods, and contributes positively to the City's long-term community character.

## 03 IMPLEMENTATION STRATEGIES

### 2026 UPDATE KEY

●: COMPLETE; ●: INCOMPLETE; ●: ONGOING

### 03.01 GROWTH MANAGEMENT

1. Develop a model that can be used to analyze future zoning and land use decisions that are associated with new development. This model should create a rational link between the Future Land Use designation of a property and the resulting impact of a proposed development, and further assist elected and appointed officials in making informed decisions that will benefit the community. ●

2. Utilize Fiscal Impact Analysis (FIA)[7] to create a fiscal impact model for the purpose of relating cost of service, assessed value, and taxable value to potential changes in land uses – *as recommended in the City's Strategic Plan* -- for the purpose of assisting elected and appointed officials in making informed decisions that will benefit the community. ●

3. Incorporate procedures to involve the Rockwall Independent School District (RISD) in the development process to inform the school district of residential growth and help them plan for necessary school facilities to serve the community. ●

4. Review the City's Agricultural (AG) District standards to ensure that land can remain agriculturally zoned and designated until development of a site is eminent. ●

5. Review the Future Land Use Map on an annual basis to ensure conformance to the policies contained within this Comprehensive Plan and to account for changes in annual growth/development patterns. ●

### 03.02 RESIDENTIAL

1. Review the City's current residential development standards contained in the Unified Development Code to ensure compliance with the policies contained within this Comprehensive Plan. ●/●

2. Review the City's residential screening requirements contained in the Unified Development Code to ensure conformance to the policies contained within this Comprehensive Plan. ●

3. Review the Future Land Use Map on an annual basis to ensure conformance to the policies contained within this Comprehensive Plan and to account for annual residential zoning changes. ●

4. Develop a density bonus framework within the Unified Development Code (UDC) for Planned Development Districts to permit increased residential density for age-restricted single-family subdivisions that incorporate enhanced amenities, substantial open space, and superior architectural and landscape design. Establish clear eligibility criteria and define the maximum allowable density increase consistent with the community's character and surrounding development. ●

5. Explore ways to support the City's older existing subdivisions, allowing redevelopment and improvements, to create affordable housing options for the City's next generation housing stock. ●

### 03.03 COMMERCIAL

1. Review the City's commercial screening requirements contained in the Unified Development Code to ensure conformance to the policies contained within this Comprehensive Plan. ●

2. Review the City's commercial development regulations contained in the Unified Development Code to ensure conformance to the policies contained within this Comprehensive Plan. ●/●

3. Review the City's zoning map to identify inconsistencies in land use with the Future Land Use Map for properties in the IH-30 Corridor, and work with stakeholders to resolve these issues. ●

4. Identify residential areas that are transitioning due to incompatible adjacencies and designate these areas as *Live/Work* on the Future Land Use Map. ●

5. Review the Future Land Use Map on an annual basis to ensure conformance to the policies contained within this Comprehensive Plan and to account for annual commercial zoning changes. ●

### 03.04 INDUSTRIAL/OFFICE

1. Study the SH-276 Corridor and create a corridor plan that can provide vision, goals, and policies to guide the growth of the corridor. This plan can be incorporated in Appendix 'B', *Corridor Plans*, of this Comprehensive Plan during the annual update. ●

2. Review the City's Permitted Land Use Charts contained in the Unified Development Code to ensure that the employment land use designation on the Future Land Use Map is compatible with the City's zoning districts and the permitted land uses within those zoning districts, make any changes necessary. ●

3. Review the Future Land Use Map on an annual basis to ensure conformance to the policies contained within this Comprehensive Plan and to account for annual industrial/office zoning changes. ●

### 03.05 MIXED-USE

1. Review the residential and non-residential development standards contained in the Unified Development Code to ensure compliance with the policies contained within this Comprehensive Plan. ●

### 03.06 DOWNTOWN DISTRICT AND CITY CENTER

1. Continue to use the Historic Preservation Advisory Board (HPAB) to ensure that all infill development and alterations of existing structures within the Old Town Rockwall (OTR) Historic District are in conformance with the Historic

[7]: *Fiscal Impact Analysis (FIA) is an measurement tool that estimates the impact of development or changes in land use on the revenues and service costs associated with the development or change.*

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Preservation Guidelines contained in the Unified Development Code.

2. Review and update the Downtown Plan (*Downtown Plan: Blue Print for a Downtown Village*) and incorporate the findings into this Comprehensive Plan.

### 03.07 REDEVELOPMENT/REVITALIZATION

1. Identify priority *Redevelopment and Infill Areas* using existing infrastructure, vacancy data, and economic indicators to target locations for reinvestment and public improvement projects.
2. Coordinate with Public Works and Engineering to align the City's Capital Improvements Program (CIP) with identified redevelopment areas to maximize return on infrastructure investment.
3. Review and, if necessary, amend zoning and screening standards to allow flexibility for the redevelopment of nonconforming sites (*e.g. older shopping centers*) while maintaining high-quality design.
4. Study the SH-276 Corridor and create a corridor plan that can provide vision, goals, and policies to guide the growth of the corridor. This plan should address corridor redevelopment and create a design framework that can guide redevelopment along the corridor. This plan can be incorporated in Appendix 'B', *Corridor Plans*, of this Comprehensive Plan during the annual update.
5. Identify and pursue grant funding, economic development tools, and public/private partnerships for infrastructure upgrades, façade improvements, and catalytic redevelopment projects along the corridors.
6. Coordinate with the Rockwall Economic Development Corporation (REDC) to proactively identify and recruit appropriate employment and office users for the SH-276 corridor, and evaluate land assembly opportunities that further the City's strategic goals.

## 04 MAP INDEX

See the following map located in Appendix C, *Maps*, of this Comprehensive Plan:

- Future Land Use Plan (1)

## 05 FUTURE LAND USE PLAN

The Future Land Use Plan is composed of the Land Use Plan, the Land Use Plan Designations and the Land Use Plan Districts contained in this section. It is important to note that the Future Land Use Plan does not represent zoning and it does not dictate or regulate the use of land within the City's Extraterritorial Jurisdiction (ETJ). The Future Land Use Plan is intended to be a depiction of the City's ideal land use pattern, and to be a guide for future zoning decision used by appointed and elected officials.

### 05.01 LAND USE PLAN DESIGNATIONS

The following *Land Use Plan Designations* represent the various categories of land use within the City of Rockwall. Each of these designations are assigned to general areas of the City based on the policies and guidelines contained in this Comprehensive Plan, and the assumptions for the future growth of the community provided by the Comprehensive Plan Advisory Committee (CPAC). Each of the following 15 *Land Use Plan Designations* includes a definition or description of the *Land Use Designation*, a list of the primary and secondary land use examples, the corresponding zoning districts that are typically associated with the *Land Use Designation*, and examples of existing land uses that exemplify the intention of the *Land Use Designation*. In addition, images depicting the ideal development for each of the 15 *Land Use Plan Designations* have been provided. These images have been taken from existing developments in the City of Rockwall, and in some cases areas of other cities that best convey the intent of the *Land Use Designation*.

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

NET DENSITY CALCULATION

PL / (GA – FP) = ND

WHERE:
ND = NET DENSITY
PL = PROPOSED NUMBER OF LOTS
GA = GROSS ACREAGE
FP = FLOODPLAIN

## 01.01 RESIDENTIAL

### LOW DENSITY RESIDENTIAL (LDR)

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







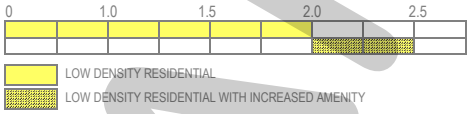
#### DESIGNATION CHARACTERISTICS

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

#### EXISTING LAND USE EXAMPLES

1. Breezy Hill Subdivision
2. Somerset Park Subdivision
3. Oaks of Buffalo Way Subdivision

#### RESIDENTIAL DENSITY CHART




### MEDIUM DENSITY RESIDENTIAL (MDR)

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





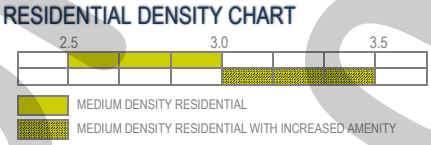
#### DESIGNATION CHARACTERISTICS

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

#### EXISTING LAND USE EXAMPLES

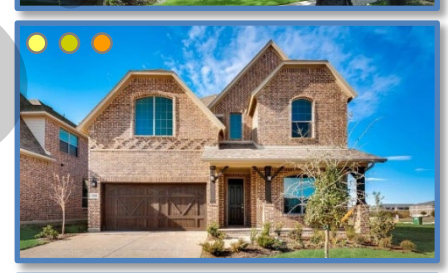
1. Caruth Lakes Subdivision
2. Lago Vista Subdivision
3. Park Place Subdivision

#### RESIDENTIAL DENSITY CHART




### HIGH DENSITY RESIDENTIAL (HDR)

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







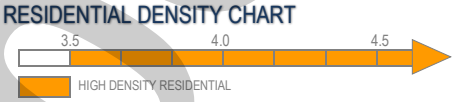
#### DESIGNATION CHARACTERISTICS

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

#### EXISTING LAND USE EXAMPLES

1. Signal Ridge
2. Sixteen50 @ Lake Ray Hubbard Apartments
3. Mission Rockwall Apartment Complex

#### RESIDENTIAL DENSITY CHART




*NOTE: HIGH DENSITY RESIDENTIAL REQUIRES INCREASED AMENITY*

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# 01.02 COMMERCIAL

## COMMERCIAL/RETAIL (CR)

The *Commercial/Retail* land use category is characterized by single to multi-tenant commercial retail centers along major arterials at key intersections. These areas are typically considered to be convenience shopping centers and service adjacent residential subdivisions. Zoning in conformance with the Commercial/Retail land uses category can be incorporated into a Planned Development (PD) District as part of a larger mix-use master planned community, and may vary in size depending on the adjacent service area. In certain cases where commercial land uses are eminent, it may be appropriate to incorporate zoning in conformance to the Commercial land use category on all four (4) corners of an intersection; however, this is not necessary in all cases. These areas should be designed with the pedestrian in mind, and provide connections between the commercial land use and the adjacent residential subdivision.

### DESIGNATION CHARACTERISTICS

1. *Primary Land Uses:* Commercial Retail Buildings, Restaurants/Brew Pubs, Multi-Tenant Commercial Centers, Neighborhood Centers and Convenience Centers
2. *Secondary Land Uses:* Office/Financial Institutions, Parks, Open Space, and Institutional/Civic Land Uses
3. *Zoning Districts:* Neighborhood Services (NS) District, General Retail (GR) District, Commercial (C) District and certain mixed-use Planned Development (PD) Districts

### EXISTING LAND USE EXAMPLES

1. Shops at Stone Creek
2. Corner of the Intersection of N. Lakeshore Drive and N. Goliad Street [*SH-205*]
3. Walmart Neighborhood Market Shopping Center








## COMMERCIAL/INDUSTRIAL (CI)

The *Commercial/Industrial* land use category typically is characterized by smaller business and industrial land uses that are focused around assembly, manufacturing and fabrication. This designation may also accommodate land uses that require outside storage. These areas are also appropriate for small business and business incubator arrangements. Land uses under this designation should be heavily screened by landscaping and should be separated from other land uses using large buffers and roadways. These areas are not appropriate adjacent to residential land use designations and should be separated from these areas using transitional land uses.

### DESIGNATION CHARACTERISTICS

1. *Primary Land Uses:* Small Scale Manufacturing, Assembly, and Fabrication Businesses, Business Incubators, Contractors Shops, and Heavy Equipment/Truck Rental Businesses
2. *Secondary Land Uses:* Warehouse and Outside Storage
3. *Zoning Districts:* Heavy Commercial (HC) District and Heavy Industrial (HI) District

### EXISTING LAND USE EXAMPLES

1. Areas Adjacent to National Drive
2. Areas Adjacent to Sids Road





## BUSINESS CENTERS (BC)

The Business Center land use designation is intended to provide areas with a variety of employment options. While focusing on employment land uses, these areas may also incorporate limited supporting land uses (*e.g. restaurants and commercial-retail*) that complement the primary land uses. These areas should be designed with public amenities and greenspaces, increased landscaping, and unique design features that will help create a sense of place.

### DESIGNATION CHARACTERISTICS

1. *Primary Land Uses:* Professional Offices, Corporate Offices, General Offices, Institutional Land Uses, Research and Design/Development Businesses, and Technology/Data Centers.
2. *Secondary Land Uses:* Supporting Restaurants and Commercial-Retail Land Uses, Hotels, Parks, Open Space and Civic Uses
3. *Zoning Districts:* Commercial (C) District, Light Industrial (LI) District, and Planned Development (PD) Districts

### EXISTING LAND USE EXAMPLES

1. Trend Tower







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## TECHNOLOGY/EMPLOYMENT CENTERS (TEC)

The *Technology/Employment Centers* land use category is characterized by employment-oriented businesses, which are generally situated in larger centers (*e.g. Rockwall Technology Park*) with access to key transportation networks. These uses should utilize large setbacks, campus style green spaces and large berms/buffers to shrink the scale of the buildings and provide park-like amenities that are complementary to the City's other land use districts. Generally, these areas should not be directly adjacent to Low or Medium Density Residential land use designations and should be buffered from low-density single-family subdivisions utilizing transitional land uses.







### DESIGNATION CHARACTERISTICS

1. *Primary Land Uses:* Clean Manufacturing Centers, Technology/Data Centers, Research and Design/Development Businesses, General Office Land Uses, Flexible Space (i.e. Office/Warehouse Combinations Land Uses), and Light Assembly Businesses
2. *Secondary Land Uses:* Parks, Open Space, Civic/Institutional and Certain Complementary Commercial Land Uses (e.g. Office/Showroom)
3. *Zoning Districts:* Light Industrial (LI) District and Planned Development (PD) Districts

### EXISTING LAND USE EXAMPLES

1. Rockwall Technology Park
2. Channell Commercial Corporation

# SPECIAL DISTRICTS

## LIVE/WORK (LW)

The *Live/Work* land use designation is characterized by the reuse of single-family properties as low-intensity office or retail land uses. These areas are considered to be transitional and require added flexibility for the purpose of maintaining a specific small-town aesthetic along major roadways. These areas are used to buffer residential areas from major roadways or more intense commercial land uses. This designation also allows live/work arrangements where a single-family structure may continue to serve as residence, while also supporting a low-intensity office or retail store.






### DESIGNATION CHARACTERISTICS

1. *Primary Land Uses:* Professional Offices, Boutiques, Art/Music Studios, and Antique and Collectable Shops.
2. *Secondary Land Uses:* Banquet Facilities, Small Restaurants, Veterinarian Clinics for Small Animals, and Open Space
3. *Zoning Districts:* Residential-Office (RO) District and Planned Development (PD) Districts

### EXISTING LAND USE EXAMPLES

1. N. Goliad Street Between East Fork Road and the Downtown
2. West Side of Ridge Road after the SH-205/Ridge Road Split
3. N. Goliad Street Across from the YMCA

## MIXED-USE (MU)

The *Mixed-Use* land use designation is characterized by mixed-use developments that typically offer a mix of housing types and residential densities with integrated retail, personal services and/or office. These areas can be both vertically and horizontally integrated with a mix of land uses, and are generally designed as walkable/pedestrian friendly developments. The residential component can include single-family homes, townhouses, condominiums, urban housing, lofts, or multi-family. Vertically integrated mixed-use developments typically incorporate structured parking at the center of the block, recreational and pedestrian amenities and have ground floor commercial/retail, office or personal services.







### DESIGNATION CHARACTERISTICS

1. *Primary Land Uses:* Retail, Office, Restaurant and Residential Land Uses
2. *Secondary Land Uses:* Parks, Open Space, Trails, and Institutional/Civic Land Uses
3. *Zoning Districts:* Downtown (DT) District and Planned Development (PD) Districts

### EXISTING LAND USE EXAMPLES

1. Rockwall Commons
2. Harbor District

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## DOWNTOWN (DT)

The *Downtown* land use designation should include a mixture of land uses that are complementary to the existing development pattern and are intended to add to the attractive, pedestrian-oriented environment of Rockwall's historic downtown. In addition, this area is the historic core of the City and should continue to be a symbol of community life in Rockwall. The policies adopted in Appendix 'C', *Small Area Plans*, of this Comprehensive Plan should generally regulate this land use designation.





### DESIGNATION CHARACTERISTICS

1. *Primary Land Uses:* Retail, Office, Restaurant and Residential Land Uses
2. *Secondary Land Uses:* Institutional/Civic Land Uses
3. *Zoning Districts:* Downtown (DT) District

### EXISTING LAND USE EXAMPLES

1. Downtown Square and Surrounding Areas

## SPECIAL COMMERCIAL CORRIDOR (SC)

The *Special Commercial Corridor* land use designation is intended to provide an area for commercial/retail and regional commercial/retail activity centers that are intended to support and serve the entire region. This area should include the recommendations contained in *Appendix 'B', Corridor Plans*, of this Comprehensive Plan.





### DESIGNATION CHARACTERISTICS

1. *Primary Land Uses:* Regional Shopping Centers, Entertainment, Retail, Personal Services, Restaurant, Corporate Offices, Employment and Recreation Land Uses
2. *Secondary Land Uses:* Residential, Open Space, Parks, Trails, Banks, Service Stations and Institutional/Civic Land Uses (Secondary Land Uses should be integrated into a Larger Development)
3. *Zoning Districts:* Commercial (C) District and Planned Development (PD) District

### EXISTING LAND USE EXAMPLES

1. IH-30 Corridor

# PUBLIC LAND AND OPEN SPACE

## PARKS AND OPEN SPACE (OS)

The *Parks and Open Space* land use designation includes all floodplains and major public open spaces (*e.g. neighborhood parks, community parks, greenbelts, trail systems, etc.*). These areas should be preserved and are intended to provide citywide recreation/trail opportunities and natural drainage areas that help define the character of Rockwall.





### DESIGNATION CHARACTERISTICS

1. *Primary Land Uses:* Floodplain, Open Space, Parks, and Trails Land Uses
2. *Secondary Land Uses:* *N/A*
3. *Zoning Districts:* *N/A*

### EXISTING LAND USE EXAMPLES

1. Harry Myers Park

## PUBLIC (P)

The *Public* land use designation includes uses that are operated exclusively by a public body that serve the public's health, safety or general welfare. This land use designation includes land uses such as public schools, libraries, the airport, the City's administrative and service facilities, and any other state or federal facilities.



### DESIGNATION CHARACTERISTICS

1. *Primary Land Uses:* Schools, Libraries, Fire Stations, Pump Stations, Water Towers, Police Stations, City Administrative Offices, and County, State or Federal Facilities
2. *Secondary Land Uses:* Open Space, Parks, and Trails Land Uses
3. *Zoning Districts:* *N/A*

### EXISTING LAND USE EXAMPLES

1. City Place
2. County Courthouse
3. Municipal Courts Building

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## QUASI-PUBLIC (QP)

The *Quasi-Public* land use designation is for land uses that are operated by a private non-profit educational, religious, recreational, charitable, or medical institution having the purpose primarily of serving the general public.

### DESIGNATION CHARACTERISTICS

1. *Primary Land Uses:* Churches, Private Schools, Universities, Community Centers, Youth and Senior Citizen Recreational Facilities, Private Hospitals, and Similar Land Uses
2. *Secondary Land Uses: N/A*
3. *Zoning Districts: N/A*

### EXISTING LAND USE EXAMPLES

1. Presbyterian Hospital of Rockwall
2. First Baptist Church
3. Lake Pointe Church
4. YMCA





## CEMETERY (CEM)

The *Cemetery* land use designation is intended to be used for the burial of the animal or human dead and is dedicated for cemetery purposes.

### DESIGNATION CHARACTERISTICS

1. *Primary Land Uses:* Cemetery
2. *Secondary Land Uses: N/A*
3. *Zoning Districts:* Agricultural (AG) District and Cemetery (CEM) Districts

### EXISTING LAND USE EXAMPLES

1. Rockwall Memorial Cemetery
2. Rest Haven Funeral Home & Cemetery











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ORDINANCE
06.30.20

# 05 FUTURE LAND USE PLAN
## 02 LAND USE DISTRICTS

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### PURPOSE OF THE LAND USE DISTRICTS

The purpose of breaking the *Future Land Use Plan* down into districts is to provide comprehensive strategies for future growth in specific areas of the City that may not be applicable citywide. These district maps can also be offered to the City's various boards and commissions and the City Council to provide an overview of a specific area when contemplating policy changes that could affect said area.

Each of the land use districts is composed of (1) a description of the district, (2) district strategies -- *which help explain the growth objectives for the district* --, (3) a map of the future land use designations and thoroughfare planning, (4) information relating to current housing, population and commercial statistics, (5) build out information relating to housing and population, (6) points of reference, (7) table and graphical data relating to *Future Land Use Designation* acreages and composition, (8) a breakdown of residential, commercial and mixed use land uses -- *which are aggregates of the Future Land Use Designations* --, and (9) pictures showing current development in the district and potential future development based on the images in the *Land Use Plan Designations* of this section of this Comprehensive Plan (*i.e. Section 01.05.01*). For more information concerning the components of the *Land Use Plan Districts,* see the *Components of the Land Use Plan Districts* in the right hand sidebar of this page.

### COMPONENTS OF THE LAND USE PLAN DISTRICTS

The following section breaks out the *Land Use Plan* into *Districts* and provides a summary of the land uses, number of current houses and businesses, estimated current population, estimated houses and population at build out, and land use strategies for each district. Below is an explanation of each component of the *Land Use Plan Districts*.

*Existing Houses*. This icon indicates the total number of houses that are currently existing in the district.

*Existing Businesses*. This icon indicates the total number of businesses that are currently existing in the district.

*Estimated Population*. This icon indicates the estimated existing population with in the district.

*Percent of Total Houses*. This icon indicates the percent of the total housing that currently exists in the district.

*Percent of Total Businesses*. This icon indicates the percent of the total businesses that currently exists in the district.

*Percent of Total Population*. This icon indicates the percent of the total population that currently exists in the district.

*Estimated Houses at Build Out*. This icon indicates the estimated total number of houses in the district at build out.

*Estimated Population at Build Out*. This icon indicates the estimated total population in the district at build out.

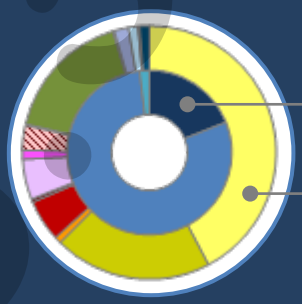
*Current and Future Palettes*. These borders around pictures indicate current (*i.e. dark blue*) and future (*i.e. light blue*) *Land Use Plan Designation* examples.

*Design Element*. This icon indicates a design element that relates to district or corridor identity.

*Points of Reference*. This icon indicates a point of interest that is intended to help orient the reader to the district.

*Significant Area*. The cross hatched pattern indicated an area that is either in transition or has significance within the district.

*Land Use Doughnut Chart*. Each district includes a doughnut chart that breaks down both *Land Uses* and *Land Use Designations*. The outer ring is a summary of the *Land Use Designations* in the district and the inner ring is a summary of the *Land Uses* in the district. In addition, a summary of all the land uses and their corresponding acreages have been provided in a chart adjacent to the district map.



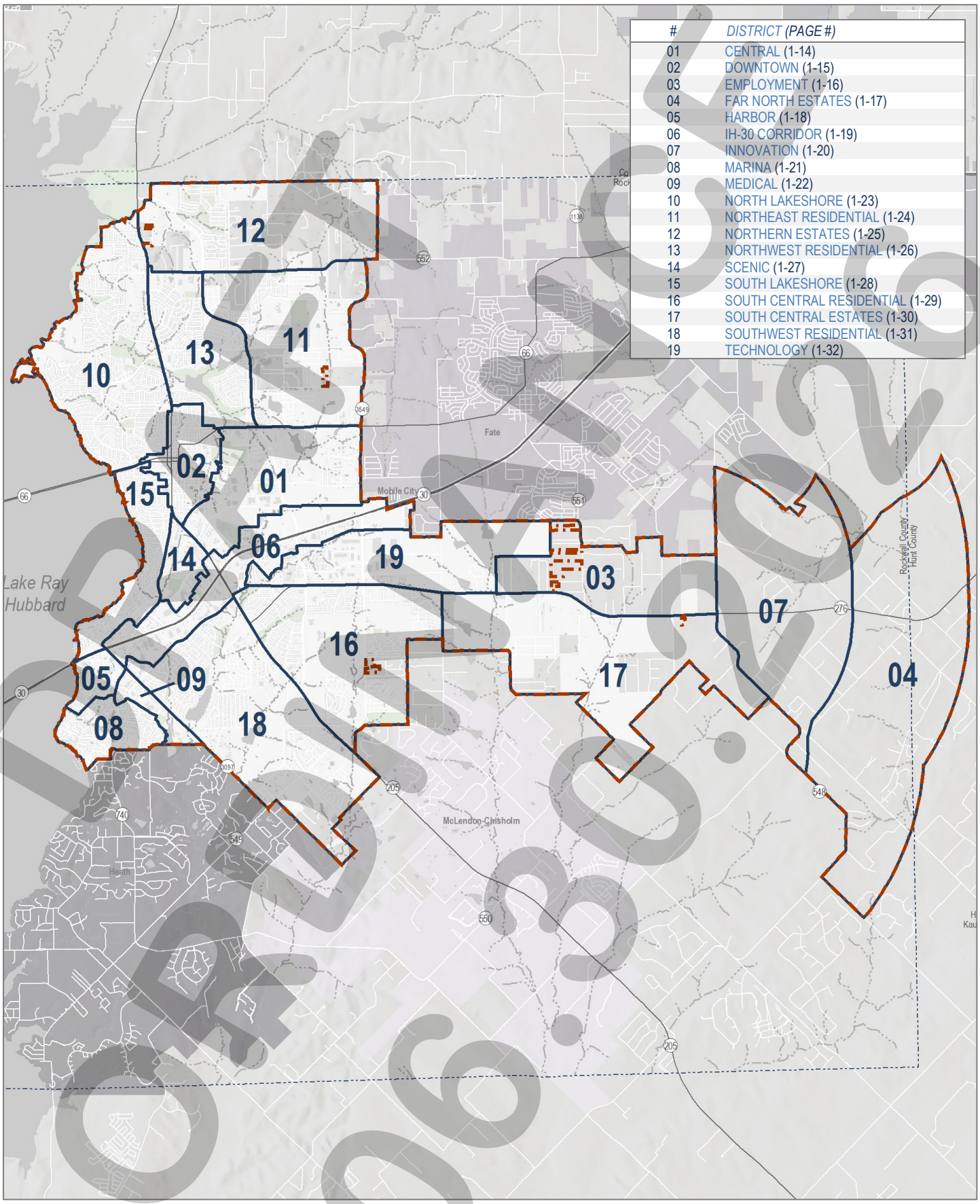
*Land Use (i.e. Commercial, Residential or Mixed Use)*

*Land Use Designation (e.g. HDR, LDR, C, OS, etc.)*

*Master Thoroughfare Plan*. Each district has been overlaid with the *Master Thoroughfare Plan*, and the corresponding designations have been included in a chart adjacent to the district map.

DRAFT ORDINANCE 05-20

# 00 OVERVIEW MAP




| # | *DISTRICT (PAGE #)* |
|---|---|
| 01 | CENTRAL (1-14) |
| 02 | DOWNTOWN (1-15) |
| 03 | EMPLOYMENT (1-16) |
| 04 | FAR NORTH ESTATES (1-17) |
| 05 | HARBOR (1-18) |
| 06 | IH-30 CORRIDOR (1-19) |
| 07 | INNOVATION (1-20) |
| 08 | MARINA (1-21) |
| 09 | MEDICAL (1-22) |
| 10 | NORTH LAKESHORE (1-23) |
| 11 | NORTHEAST RESIDENTIAL (1-24) |
| 12 | NORTHERN ESTATES (1-25) |
| 13 | NORTHWEST RESIDENTIAL (1-26) |
| 14 | SCENIC (1-27) |
| 15 | SOUTH LAKESHORE (1-28) |
| 16 | SOUTH CENTRAL RESIDENTIAL (1-29) |
| 17 | SOUTH CENTRAL ESTATES (1-30) |
| 18 | SOUTHWEST RESIDENTIAL (1-31) |
| 19 | TECHNOLOGY (1-32) |

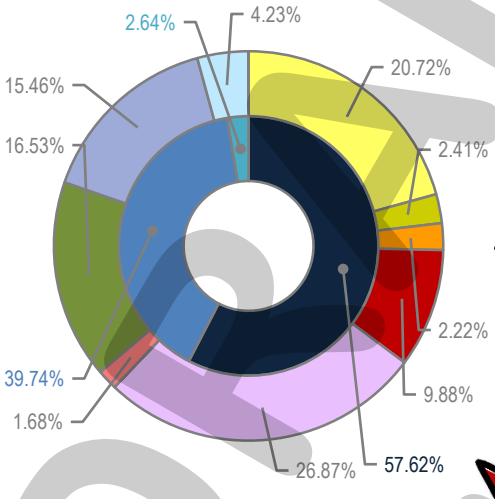
DRAFT 06.30.2020

# 01 CENTRAL DISTRICT

## DISTRICT DESCRIPTION

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

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

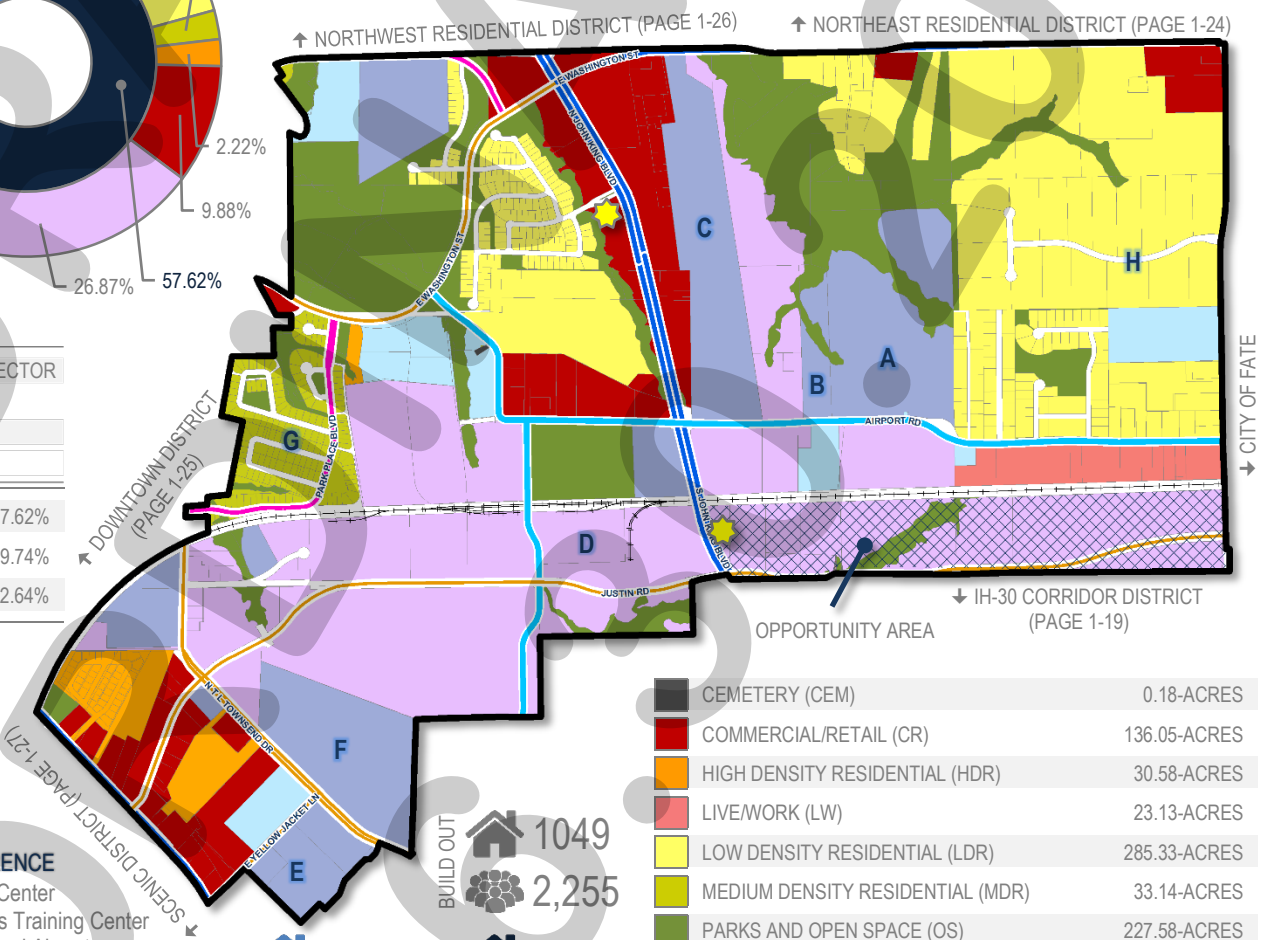



| | |
|---|---|
| MINOR COLLECTOR | |
| M4U | |
| A4D | |
| P6D | |
| COMMERCIAL | 57.62% |
| RESIDENTIAL | 39.74% |
| MIXED USE | 2.64% |

## DISTRICT STRATEGIES

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

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




| | |
|---|---|
| CEMETERY (CEM) | 0.18-ACRES |
| COMMERCIAL/RETAIL (CR) | 136.05-ACRES |
| HIGH DENSITY RESIDENTIAL (HDR) | 30.58-ACRES |
| LIVE/WORK (LW) | 23.13-ACRES |
| LOW DENSITY RESIDENTIAL (LDR) | 285.33-ACRES |
| MEDIUM DENSITY RESIDENTIAL (MDR) | 33.14-ACRES |
| PARKS AND OPEN SPACE (OS) | 227.58-ACRES |
| PUBLIC (P) | 212.88-ACRES |
| QUASI-PUBLIC (QP) | 58.26-ACRES |
| SPECIAL COMMERCIAL CORRIDOR (SC) | 0.07-ACRES |
| TECHNOLOGY/EMPLOYMENT CENTER (TEC) | 369.98-ACRES |

| | CURRENT | BUILD OUT | % OF ROCKWALL |
|---|---|---|---|
| | 622 | 1049 | 2.60% |
| | 77 | 2,255 | 3.94% |
| | 1,337 | | 2.05% |

## POINTS OF REFERENCE

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

DRAFT 06.30.2026

# 02 DOWNTOWN DISTRICT

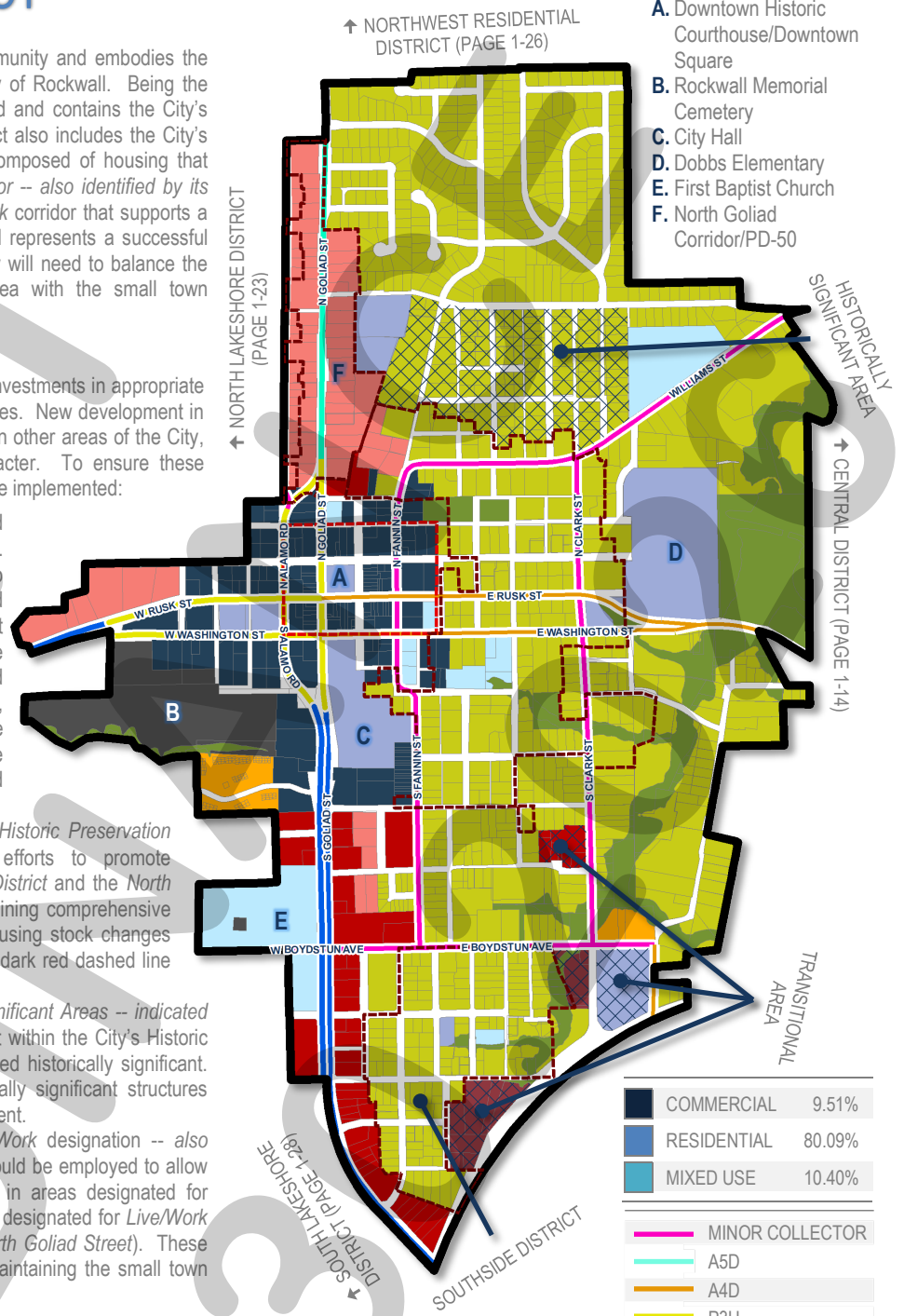
## DISTRICT DESCRIPTION

The *Downtown District* is the cultural heart of the community and embodies the small town atmosphere that is characteristic of the City of Rockwall. Being the original town area, this district is significantly developed and contains the City's oldest residential and commercial buildings. This district also includes the City's Old Town Rockwall (OTR) Historic District, which is composed of housing that dates back to the late 1800's. The *North Goliad Corridor -- also identified by its zoning classification (i.e. PD-50)* -- is a unique *Live/Work* corridor that supports a range of small boutiques (*with a SUP*) and offices, and represents a successful adaptive reuse effort by the City. In the future, the City will need to balance the attractiveness of redevelopment in the Downtown area with the small town atmosphere that makes Rockwall unique to its residents.

## DISTRICT STRATEGIES

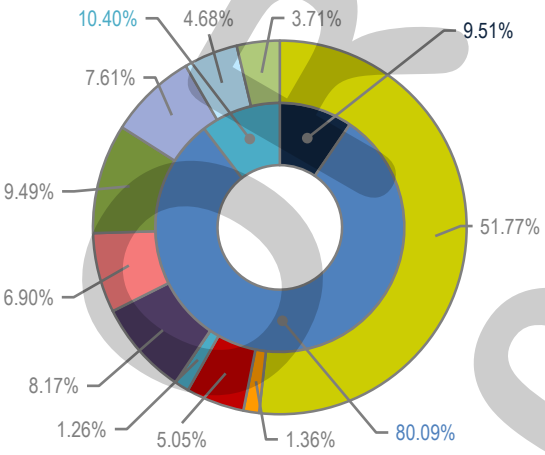
The *Downtown District* will continue to prosper through investments in appropriate infill development and adaptive reuse of existing structures. New development in this area should be held to a higher level of scrutiny than other areas of the City, to ensure that the district retains its small-town character. To ensure these objectives are achieved, the following strategies should be implemented:

1. *Downtown Square*. The *Downtown Square* should be preserved as a historical mixed-use area. Adaptive reuse strategies should be employed to protect and preserve the historic architecture and significance in the district, and redevelopment should be discouraged. In cases where redevelopment is appropriate, architecture and design standards that take into account the form, function and time-period of the existing of the downtown square should be implemented. The downtown square is indicated by the red dashed line (---).
2. *Historic District and North Goliad Corridor*. The *Historic Preservation Advisory Board (HPAB)* should continue its efforts to promote preservation and appropriate infill in the *Historic District* and the *North Goliad Corridor* (*i.e. PD-50*). This includes maintaining comprehensive and accurate records of how this area and its housing stock changes over time. The Historic District is indicated by the dark red dashed line on the district map (---).
3. *Historically Significant Areas*. The *Historically Significant Areas -- indicated in the crosshatched area* --- are areas that are not within the City's Historic District, but contain housing stock that is considered historically significant. This area should look to preserve these historically significant structures while continuing to allow appropriate infill development.
4. *Live/Work*. The flexibility provided by the *Live/Work* designation -- *also allowed in the Downtown (DT) zoning district* -- should be employed to allow for adaptive reuse of the existing housing stock in areas designated for Downtown (DT) District land uses and in the areas designated for *Live/Work* land uses (*i.e. adjacent to W. Rusk Street and North Goliad Street*). These districts are important to allowing change while maintaining the small town atmosphere of the Downtown area.




| | |
|---|---|
| COMMERCIAL | 9.51% |
| RESIDENTIAL | 80.09% |
| MIXED USE | 10.40% |

| |
|---|
| MINOR COLLECTOR |
| A5D |
| A4D |
| P3U |
| P6D |




| | BUILD OUT | CURRENT | % OF ROCKWALL |
|---|---|---|---|
| HOUSEHOLDS | 1,380 | 1,268 | 5.31% |
| POPULATION | 3,433 | 3,147 | 12.76% |
| | | 249 | 4.82% |

| | |
|---|---|
| CEMETERY (CEM) | 17.11-ACRES |
| COMMERCIAL/INDUSTRIAL (CI) | 5.82-ACRES |
| COMMERCIAL/RETAIL (CR) | 23.28-ACRES |
| DOWNTOWN (DT) | 37.67-ACRES |
| HIGH DENSITY RESIDENTIAL (HDR) | 6.27-ACRES |
| LIVE/WORK (LW) | 31.84-ACRES |
| MEDIUM DENSITY RESIDENTIAL (MDR) | 238.82-ACRES |
| PARKS AND OPEN SPACE (OS) | 43.77-ACRES |
| PUBLIC (P) | 35.10-ACRES |
| QUASI-PUBLIC (QP) | 21.60-ACRES |

DRAFT 03/03/2017

# 03 EMPLOYMENT DISTRICT

## DISTRICT DESCRIPTION

The *Employment District* is a transitional mixed-use district that has a variety of medium density residential and industrial/commercial land uses. In certain areas of the district, the existing medium density residential land uses are considered to be interim in nature and may be subject to change in the future. The commercial uses in this district utilize SH-276 and its connectivity to other major roadways (*e.g. FM-549, SH-205, and John King Boulevard*) that ultimately lead to IH-30. In the future, this district is intended to provide areas for the expansion of the City's employment sectors, and is ideal for incubator and small office/warehouse uses west of Blackland Road, and larger corporate uses east of Blackland Road.

## POINTS OF REFERENCE

**A.** Wat Lao Siribuddhavas Temple
**B.** North Fork Farms Subdivision
**C.** Sun Acres Subdivision
**D.** Equestrian Estates Subdivision

## LAND USE PALETTES

- Current Land Use
- Future Land Use

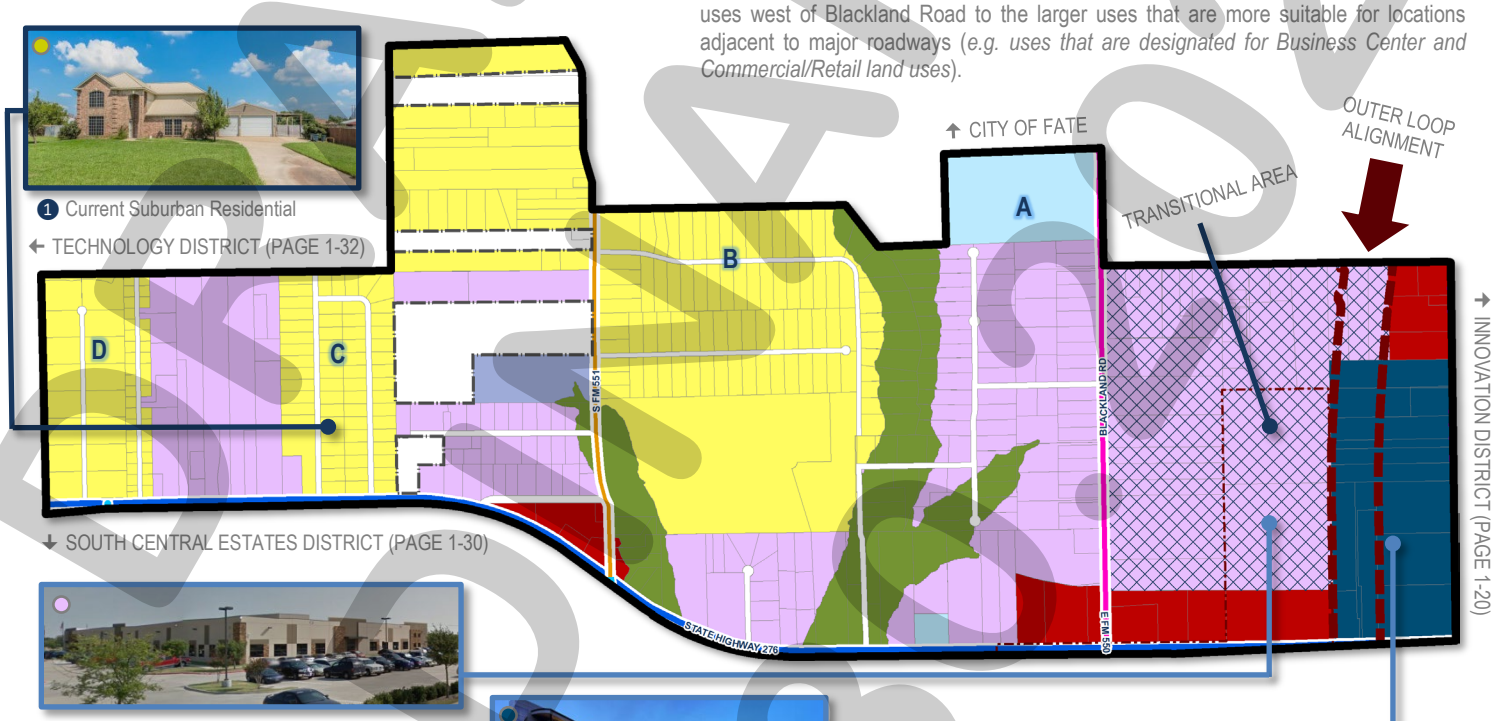
## DISTRICT STRATEGIES

With the possibility of the future Outer Loop following the current alignment of FM-548, the *Employment District's* land use pattern is anticipated to change to support the anticipated increase in activity expected at the intersection of FM-548 and SH-276. Taking this possibility into consideration the following strategies should be implemented in this district:

1. *Technology/Employment Center.* Due to the close proximity of SH-276, the areas identified for *Technology/Employment Center* are suitable for smaller to mid-sized businesses (*e.g. contractor shops, small manufacturing shops/warehouses, business incubators, etc.*). These areas should be buffered from the adjacent medium density residential land uses by large buffers and landscape screening. Where applicable masonry fences can be used to screen areas with outside storage.
2. *Business Center.* The areas designated as *Business Center* are intended to provide space for larger office facilities and combination manufacturing, warehouse and office facilities. These could include larger scale operations such as corporate headquarters. This area is also suitable for mixed office/commercial land uses.
3. *Commercial/Retail Centers.* Due to the anticipated alignment of the Outer Loop (*i.e. current alignment of FM-548*), the commercial/retail centers along SH-276 are ideal for larger scale retail businesses and restaurants that could support office and/or residential development in the area. These areas could also provide neighborhood service uses intended to accommodate smaller commercial uses targeted at supporting adjacent residential land uses.
4. *Transitional Area.* The crosshatched area is a transitional zone that is ideal for larger distribution centers, warehouses, and other clean industrial technology. This area is expected to act as a transition from the smaller *Technology/Employment Center* land uses west of Blackland Road to the larger uses that are more suitable for locations adjacent to major roadways (*e.g. uses that are designated for Business Center and Commercial/Retail land uses*).



1 Current Suburban Residential

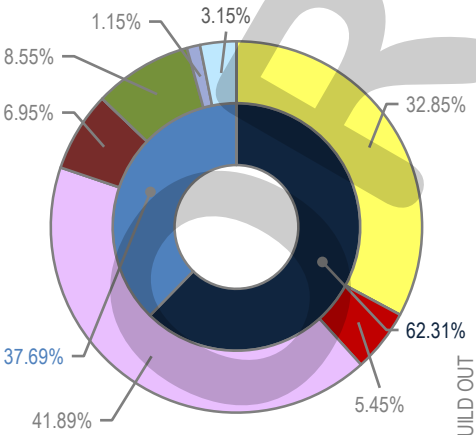





1 Future Technology/Employment Center



2 Future Business Center




| | |
|---|---|
| COMMERCIAL | 62.31% |
| RESIDENTIAL | 37.69% |
| MIXED USE | 0.00% |

| | |
|---|---|
| MINOR COLLECTOR | |
| M4U | |
| P6D | |

| | | |
|---|---|---|
| CURRENT | 358 | |
| | 109 | |
| | 1,124 | |
| % OF ROCKWALL | 1.50% | |
| | 5.58% | |
| | 1.72% | |
| BUILD OUT | 507 | |
| | 1,593 | |

| | |
|---|---|
| BUSINESS CENTER | 86.38-ACRES |
| COMMERCIAL/RETAIL (CR) | 67.72-ACRES |
| LOW DENSITY RESIDENTIAL (LDR) | 408.04-ACRES |
| MEDIUM DENSITY RESIDENTIAL (MDR) | 355.22-ACRES |
| PARKS AND OPEN SPACE (OS) | 106.27-ACRES |
| PUBLIC (P) | 14.31-ACRES |
| QUASI-PUBLIC (QP) | 39.12-ACRES |
| TECHNOLOGY/EMPLOYMENT CENTER (TEC) | 520.42-ACRES |

DRAFT ORDINANCE 03.03.2026

# 04 FAR EAST DISTRICT

## DISTRICT DESCRIPTION

The *Far East District* is located at the eastern most point of the City's Extraterritorial Jurisdiction (ETJ) and is bisected by the Rockwall County/Hunt County line. This district currently is primarily developed with low density estate housing that is on OSSF or septic systems. The only major roadway located within the district is SH-276, which acts as the districts primary east/west access. The *Far District* represents an area that will likely not change dramatically in the near future; however, there are some possibilities of SH-276 developing with future commercial land uses that will serve the existing residential in the area.

## DISTRICT STRATEGIES

The *Far East District* is not anticipated to change dramatically in the near future. Taking this into consideration the following strategies should be implemented in this district:

1. *Suburban Residential*. While many of the larger tracts in this area are not large enough to support a master planned community, any new *Suburban Residential* developments should include a mix of larger to mid-sized lots. Lots in these developments should not be smaller than existing *Suburban Residential* in the district. In addition, newer subdivisions adjacent to existing larger lot subdivisions should provide a transition (*e.g. larger lots or a large landscape buffer*) adjacent to the existing subdivision.
2. *Commercial/Retail Centers*. The commercial/retail centers along SH-276 are ideal for smaller retail businesses and restaurants that could support the existing residential development in the area. All commercial developments should incorporate appropriate screening (*e.g. berms, landscaping, and large buffers*) to transition uses and should be designed to a scale that provides appropriate transitions to existing established residential properties.

## POINTS OF REFERENCE

**A.** Chisolm Trail Subdivision
**B.** Buena Vista Subdivision
**C.** Wildwood Subdivision

## LAND USE PALETTES

Current Land Use
Future Land Use



3 Future Neighborhood/ Convenience Center

ROCKWALL/HUNT COUNTY LINE

STATE HIGHWAY 276

INNOVATION DISTRICT (PAGE 1-20)



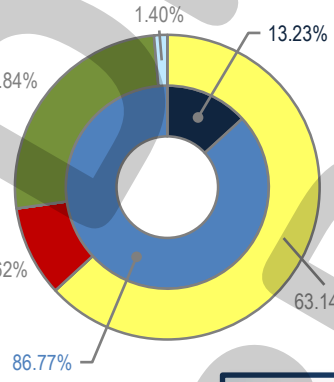
1 Current Suburban Residential



1 Current Residential



1 Current Suburban Residential




BUILD OUT
2,491
7,654

CURRENT
823
7
2,436

% OF ROCKWALL
3.44%
0.36%
3.73%

| | | |
|---|---|---|
| | COMMERCIAL/RETAIL (CR) | 415.90-ACRES |
| | LOW DENSITY RESIDENTIAL (LDR) | 2,728.89-ACRES |
| | PARKS AND OPEN SPACE (OS) | 1,116.67-ACRES |
| | QUASI-PUBLIC (QP) | 60.39-ACRES |

P6D

| | | |
|---|---|---|
| | COMMERCIAL | 13.23% |
| | RESIDENTIAL | 86.77% |
| | MIXED USE | 0.00% |

DRAFT
06.30.2020

# 05 HARBOR DISTRICT

## DISTRICT DESCRIPTION

Being an entry portal into the City of Rockwall, the *Harbor District* is intended to provide a pedestrian oriented, mixed-use district that accommodates residential, non-residential, and public spaces. This district is characterized by the live, work and play environment that will be provided through professional offices, scenic condominiums, and an abundance of shopping, restaurants, entertainment, and recreational opportunities. The Harbor District is intended to act as a regional commercial center that offers a unique alternative to the small town, local shopping options provided in the City's *Downtown Square*.

## POINTS OF REFERENCE

**A.** Harbor Fountain
**B.** Hilton Hotel & Resort
**C.** Trend Tower
**D.** Lago Vista Subdivision
**E.** Signal Ridge Condominiums

## LAND USE PALETTES

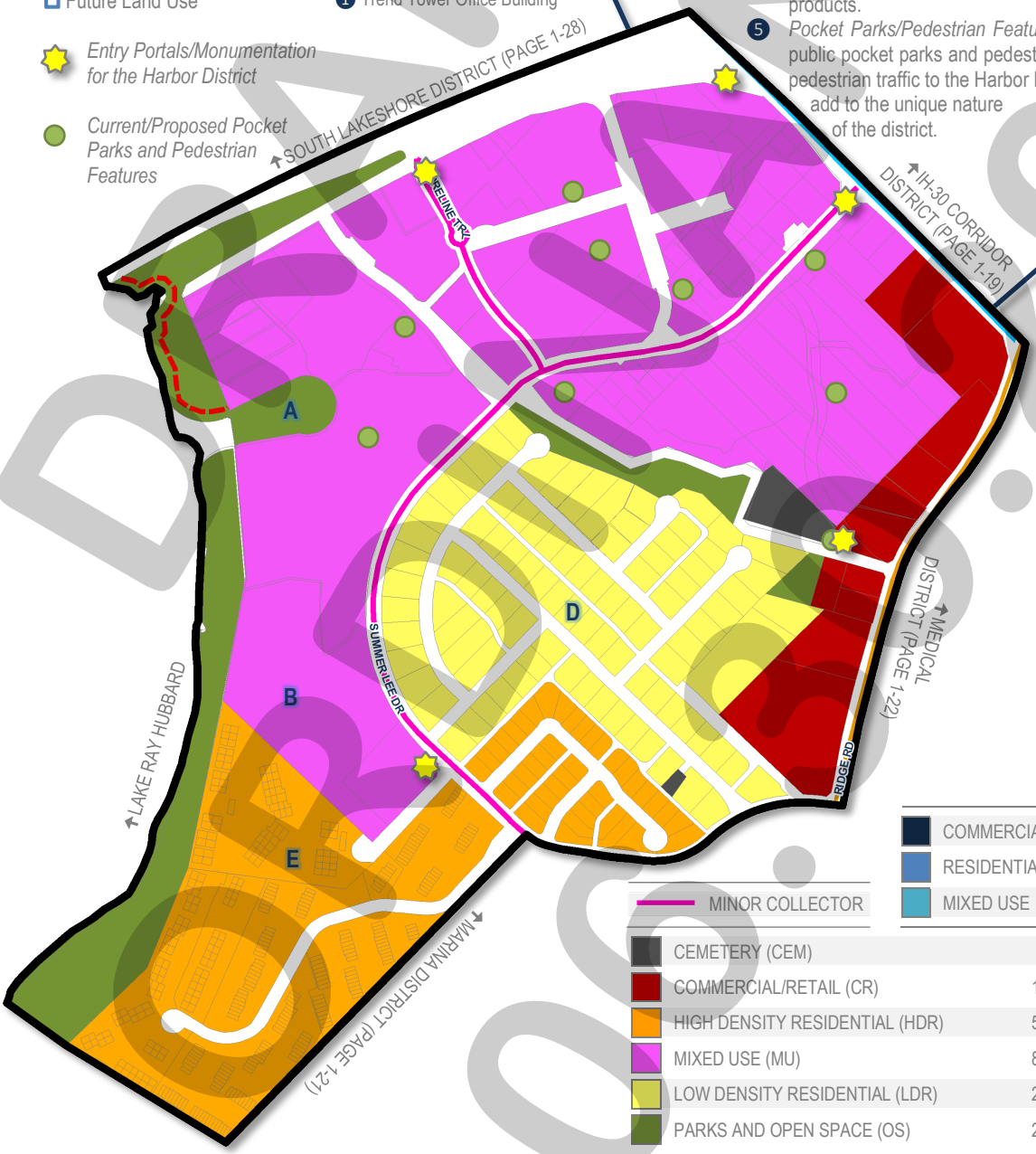
Current Land Use
Future Land Use

*Entry Portals/Monumentation for the Harbor District*

*Current/Proposed Pocket Parks and Pedestrian Features*



1 Trend Tower Office Building



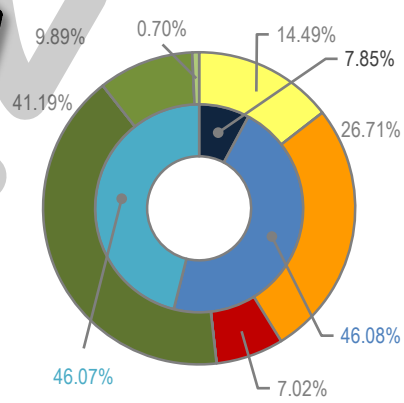

## DISTRICT STRATEGIES

With the majority of the urban residential and townhome units being entitled and much of the vacant land planned in accordance with the regulating Planned Development District ordinance, the Harbor District's vision is starting to be realized. To continue to support the growth experienced over the last few years the following strategies should be implemented:

1. *Mixed Use*. The areas identified as mixed-use on the district map should generally be developed in accordance with the concept plan contained in Planned Development District 32 (PD-32), and be targeted at providing a pedestrian friendly, walkable, mixed-use district.
2. *Lake Access*. The City should continue to explore opportunities for public access to the waterfront for the creation of public parks, passive greenway spaces, and trails. This is specifically important in the areas indicated by the red dashed line (---).
3. *Neighborhood/Convenience Centers*. The commercial in this district is intended to provide a transition from the adjacent mixed-use district and should include small offices and uses intended to support the residential developments in the area. These areas should focus on connectivity and walkability.
4. *Infill Development*. Residential infill development within this district should be compatible with the surrounding structures and should generally follow the guidelines for low density, suburban housing products.
5. *Pocket Parks/Pedestrian Features and Trails*. A series of private and public pocket parks and pedestrian features connected by trails leading pedestrian traffic to the Harbor Fountain/Park should be established to add to the unique nature of the district.



3 Current Suburban Residential




| | |
|---|---|
| COMMERCIAL | 7.85% |
| RESIDENTIAL | 46.09% |
| MIXED USE | 46.06% |

MINOR COLLECTOR

| | |
|---|---|
| CEMETERY (CEM) | 1.43-ACRES |
| COMMERCIAL/RETAIL (CR) | 14.25-ACRES |
| HIGH DENSITY RESIDENTIAL (HDR) | 54.21-ACRES |
| MIXED USE (MU) | 83.60-ACRES |
| LOW DENSITY RESIDENTIAL (LDR) | 29.42-ACRES |
| PARKS AND OPEN SPACE (OS) | 20.07-ACRES |

| | | |
|---|---|---|
| CURRENT | 1,448 | |
| | 126 | |
| | 3,359 | |
| % OF ROCKWALL | 6.06% | |
| | 6.45% | |
| | 5.14% | |
| BUILD OUT | 1,494 | |
| | 3,466 | |

DRAFT 06.06.2016

# 06 IH-30 CORRIDOR DISTRICT

## DISTRICT DESCRIPTION

The IH-30 Corridor is the primary retail corridor for the City of Rockwall. Currently the corridor is approximately 73.14% developed, with the remaining 26.86% being vacant or raw land. The Corridor acts as the western gateway for both the City and County of Rockwall, and has land uses that include retail, personal services, medical, and industrial. In the future the health of the IH-30 corridor is vital to maintaining a high per capita sales tax for the City of Rockwall.

## POINTS OF REFERENCE

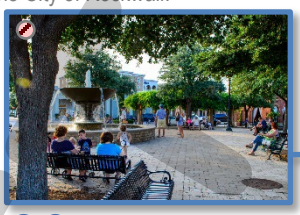
- **A.** Lake Point Church
- **B.** Rochell Elementary School
- **C.** Walmart
- **D.** Costco

## LAND USE PALETTES

- Current Land Use
- Future Land Use

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

IH-30 Corridor Plan
*Eastern Entry Portals*



2/3 Future Regional Center



2 Future Regional Center



2 CostCo Wholesale Store

## DISTRICT STRATEGIES

The *IH-30 Corridor District* will continue to be the City's primary retail corridor in the future. Based on this the following strategies should be employed:

1. *Corridor Strategies.* The specific goals and policies contained in Section 02.01, *IH-30 Corridor Plan*, of Appendix 'B', *Corridor Plans*, of this Comprehensive Plan should be considered when reviewing new development within the IH-30 Corridor.
2. *Regional Center.* In accordance with the *IH-30 Corridor Plan*, a regional center should be located on each of the properties denoted in the red cross hatch (⊠) in the Corridor Zones map below. These regional centers should generally follow one (1) of the four (4) models identified in the *IH-30 Corridor Plan* (*i.e. Strip Retail Center, Mixed-Use Center, Town Center, or Regional Designation Center models*).
3. *Open Space.* Large commercial centers should incorporate green space or open space at the center of the development that can be used to provide amenity or break up large parking fields.
4. *John King Boulevard Trail Plan.* A ten (10) foot hike/bike trail should be incorporated along John King Boulevard with rest stops and signage as indicated in *Appendix 'B'* of this Comprehensive Plan.




## CORRIDOR ZONES

The corridor zones denoted above are as follows:

- *Transitional Zone*: A segment of the existing corridor that is currently under utilized due to incompatible land uses, building design, commercial densities, and/or land uses that do not maximize tax potential.
- *Preservation Zone*: A segment of the existing corridor that is being utilized with the highest and best uses for the properties in that zone, and should be maintained and supported.
- *Opportunity Zone*: A segment of the existing corridor with vacant or strategically placed or underutilized land that could be developed or redeveloped with the highest and best use for the corridor.

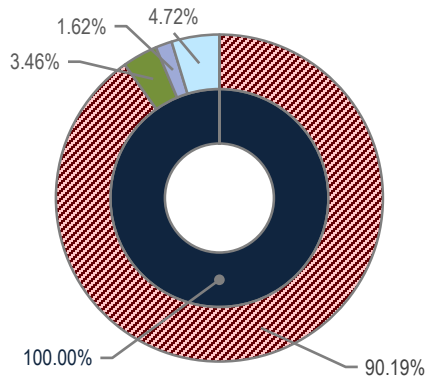
| | | |
|---|---|---|
| BUILD OUT | 485* | |
| | 1,043* | |
| CURRENT | 1 | 0.00% |
| | 633 | 32.43% |
| | 3 | 0.00% |

% OF ROCKWALL

| | |
|---|---|
| COMMERCIAL | 100.00% |
| RESIDENTIAL | 0.00% |
| MIXED USE | 0.00% |

| | |
|---|---|
| MINOR COLLECTOR | |
| M4U | |
| A4D | |
| P6D | |

| | |
|---|---|
| PARKS AND OPEN SPACE (OS) | 37.03-ACRES |
| PUBLIC (P) | 17.35-ACRES |
| QUASI-PUBLIC (QP) | 50.46-ACRES |
| SPECIAL COMMERCIAL CORRIDOR (SC) | 963.91-ACRES |




DRAFT 09.30.2020

# 07 INNOVATION DISTRICT

## DISTRICT DESCRIPTION

The *Innovation District* is the second eastern most district and is entirely composed of the City's Extraterritorial Jurisdiction (ETJ). This district currently has several existing low density residential subdivisions, including Alexander Ranch, Wanda Ridge Estates, Bent Trail Estates and portions of the Chisholm Trail Subdivision. Currently, the district is bisected by SH-276, which acts as the districts primary east/west access. The *Innovation District* is intended to build on the possibilities of the future Outer Loop, which could dramatically reshape land use in this area. In addition, this district could provide the potential for a second major commercial/retail and office corridor that could complement the existing IH-30 corridor.

## DISTRICT STRATEGIES

With the possibility of the future Outer Loop following the current alignment of FM-548, the *Innovation District's* land use pattern is anticipated to change at the intersection of FM-548 and SH-276. Taking this possibility into consideration the following strategies should be implemented in this district:

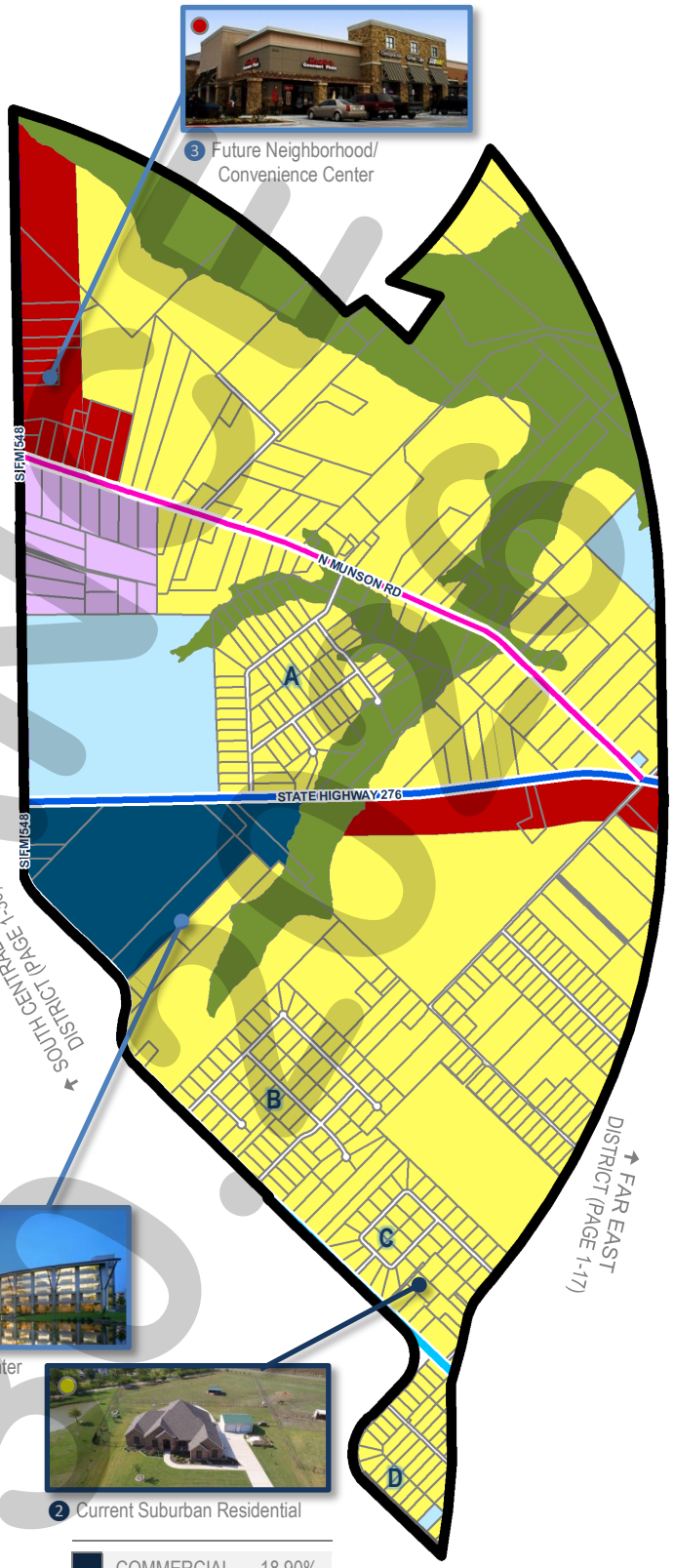
1. *Opportunity Zone (Intersection of SH-276 & FM-548 and along both these Roadways).* When constructed this intersection will be a major land use node in the district and have the potential to provide employment and professional campus land uses mixed with entertainment, restaurant and retail land uses. These uses that can create an "18-Hour" environment (*i.e. an environment that provides the ability to live, work, shop, and dine*) in the area.
2. *Suburban Residential.* While many of the larger tracts in this area are not large enough to support a master planned community, any new *Suburban Residential* developments should include a mix of larger to mid-sized lots. Lots in these developments should not be smaller than existing *Suburban Residential* in the district. In addition, newer subdivisions adjacent to existing larger lot subdivisions should provide a transition (*e.g. larger lots or a large landscape buffer*) adjacent to the existing subdivision.
3. *Commercial/Retail Centers.* Due to the anticipated alignment of the Outer Loop, the commercial/retail centers along FM-548 and SH-276 are ideal for larger scale retail businesses and restaurants that could support office or residential development in the area. These areas could also provide neighborhood service uses intended or smaller commercial uses that can support adjacent residential land uses. All commercial developments should incorporate appropriate screening (*e.g. berms, landscaping, and large buffers*) to transition uses.
4. *Business Center.* The areas designated as *Business Center* are intended to provide space for larger office facilities and combination manufacturing/warehouse and office facilities (*e.g. corporate headquarters*). This area is also suitable for mixed office/commercial land uses.

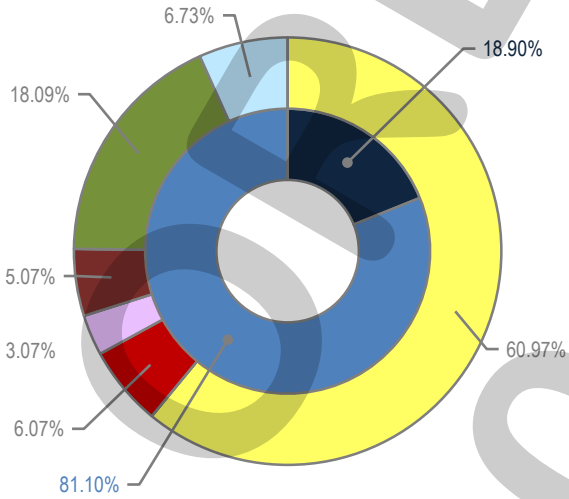
## POINTS OF REFERENCE

**A.** Alexander Ranch Subdivision
**B.** Wanda Ridge Estates Subdivision
**C.** Bent Trail Estates Subdivision
**D.** Chisholm Trail Subdivision

## LAND USE PALETTES

- Current Land Use
- Future Land Use




| | |
|---|---|
| BUILD OUT | 1,541 |
| | 4,707 |
| CURRENT | 363 |
| | 2 |
| | 1,102 |
| % OF ROCKWALL | 1.52% |
| | 0.10% |
| | 1.69% |

| | |
|---|---|
| COMMERCIAL | 18.90% |
| RESIDENTIAL | 81.10% |
| MIXED USE | 0.00% |

MINOR COLLECTOR
M4U

| | |
|---|---|
| BUSINESS CENTER (BC) | 140.62-ACRES |
| COMMERCIAL/RETAIL (CR) | 168.19-ACRES |
| TECHNOLOGY/EMPLOYMENT CENTER | 85.25-ACRES |
| LOW DENSITY RESIDENTIAL (LDR) | 1,690.41-ACRES |
| QUASI-PUBLIC (QP) | 186.73-ACRES |
| PARKS AND OPEN SPACE (OS) | 501.48-ACRES |

DRAFT 06.30.16

# 08 MARINA DISTRICT

## DISTRICT DESCRIPTION

The *Marina District* is a residential district that is significantly developed with medium density, suburban housing. The Chandler's Landing Subdivision is the largest subdivision in the district and was constructed to take advantage of the views provided by Lake Ray Hubbard, which is situated west of the district. In addition to the Chandler's Landing Subdivision, the district also contains the Fox Chase, Benton Woods, and Rainbow Lake Estates subdivisions. Ridge Road [*FM-740*] provides the main north/south access, and bisects the district along the boundary of the Chandler's Landing Subdivision.

## POINTS OF REFERENCE

**A.** Henry M. Chandler's Park
**B.** Chandler's Landing Marina
**C.** Chandler's Landing Community Park
**D.** Fox Chase Subdivision
**E.** Rainbow Lakes Estates Subdivision
**F.** Benton Woods Subdivision

## DISTRICT STRATEGIES

The *Marina District* is significantly developed and is not anticipated to change its land use pattern in the future. As a result, this district's land use strategies are centered on infill and potential redevelopment. These policies are as follows:

1. *Infill Development*. Residential infill development within this district should be compatible with the surrounding structures and should generally follow the guidelines for medium density, suburban housing. Non-residential infill development should be designed utilizing an architectural style and scale that will be complementary to the adjacent residential structures and neighborhoods.
2. *Neighborhood/Convenience Centers*. The commercial in this district is intended to support the existing residential subdivisions and should be compatible in scale with the adjacent residential structures.

## LAND USE PALETTES

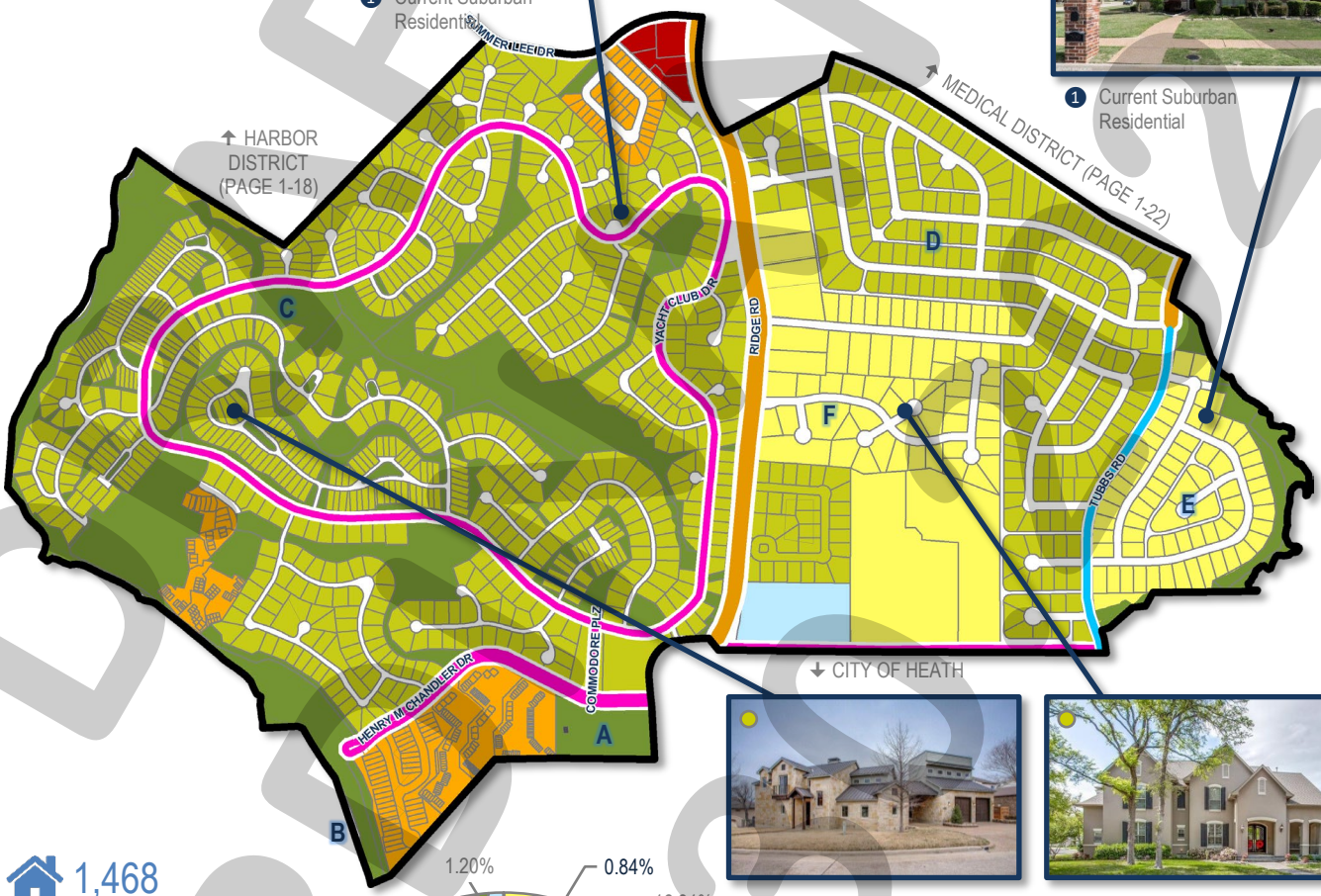
- Current Land Use
- Future Land Use



1 Current Suburban Residential

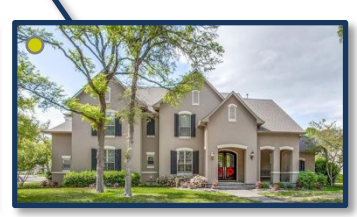


1 Current Suburban Residential



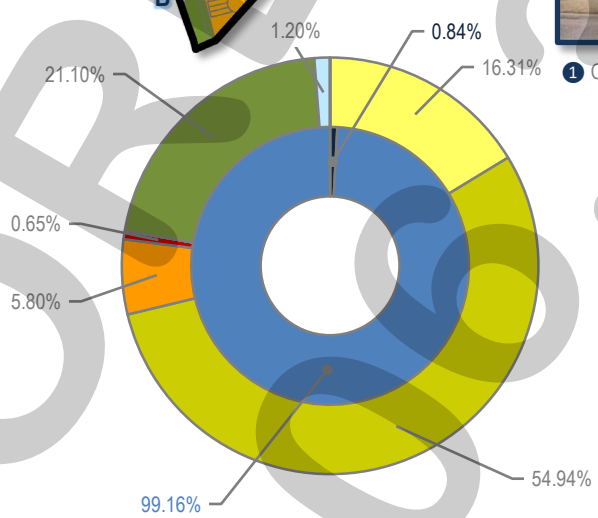



1 Current Suburban Residential



1 Current Suburban Residential

| | |
|---|---|
| CURRENT | 1,468 |
| | 9 |
| | 3,708 |
| BUILD OUT | 1,526 |
| | 3,847 |
| % OF ROCKWALL | 6.14% |
| | 0.46% |
| | 5.67% |




| | |
|---|---|
| COMMERCIAL | 0.84% |
| RESIDENTIAL | 99.16% |
| MIXED USE | 0.00% |

| | |
|---|---|
| MINOR COLLECTOR | |
| A4D | |
| M4U | |

| | |
|---|---|
| CEMETERY (CEM) | 0.03-ACRES |
| COMMERCIAL/RETAIL (CR) | 2.80-ACRES |
| LOW DENSITY RESIDENTIAL (LDR) | 70.19-ACRES |
| MEDIUM DENSITY RESIDENTIAL (MDR) | 236.44-ACRES |
| HIGH DENSITY RESIDENTIAL (HDR) | 24.95-ACRES |
| PARKS AND OPEN SPACE (OS) | 90.08-ACRES |
| QUASI-PUBLIC (QP) | 5.18-ACRES |

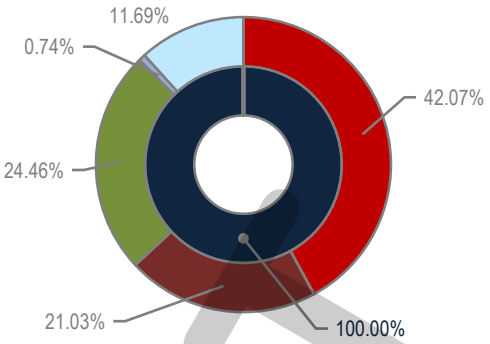
DRAFT 06.30.2020

# 09 MEDICAL DISTRICT

CURRENT: 0 / 173 / 0

BUILD OUT: 0 / 0

% OF ROCKWALL: 0.00% / 8.86% / 0.00%




| | |
|---|---|
| BUSINESS CENTER | 36.01-ACRES |
| COMMERCIAL/RETAIL (CR) | 72.06-ACRES |
| PARKS AND OPEN SPACE (OS) | 41.90-ACRES |
| PUBLIC (P) | 1.27-ACRES |
| QUASI-PUBLIC (QP) | 20.03-ACRES |

| | |
|---|---|
| COMMERCIAL | 100.00% |
| RESIDENTIAL | 0.00% |
| MIXED USE | 0.00% |

MINOR COLLECTOR
M4U
A4D

## DISTRICT DESCRIPTION

The *Medical District* is a highly specialized district that is characterized by the medical and professional offices, which line Horizon Road [*FM-3097*], Rockwall Parkway, and Tubbs Road. At the center of this district is Presbyterian Hospital of Rockwall, a ~100,000 SF full service hospital facility. Along the southern boundary of the district is a long-term rehabilitation center followed by an assisted living facility. Extending north from W. Ralph Hall Parkway are several retail and personal service businesses that transition the district from medical and professional offices to commercial/retail land uses, which are more characteristic of the land uses along Ridge Road [*FM-740*].

## DISTRICT STRATEGIES

Currently, the *Medical District* is nearing buildout with only a few parcels of vacant land left in the central and southern areas of the district. Considering this, the following are the recommended strategies for this district:

1. *Business Center.* The Business Center (BC) areas surrounding the Presbyterian Hospital of Rockwall -- *which is the largest employer in the district* -- are designed to continue to attract medical and professional offices. These uses should support each other and continue to define the district.
2. *Commercial.* The crosshatched pattern on the northern side of the district represents a transitional area from the medical and professional office uses to the commercial/retail land uses that are more typical of the uses found along Ridge Road. It is anticipated that this area will continue to function in this manner, providing financial and retail services that support the district and the residential subdivisions surrounding this district. The commercial areas on the southern side of the district are less defined and should develop in accordance with the Commercial (C) land use designation.
3. *Infill Development.* Infill development within this district should be compatible with the surrounding land uses or conform to the *Land Use Plan Designations* depicted on the district map below. Buildings being proposed between Tubbs Road and Ralph Hall Parkway should take into account the residential subdivisions along Horizon Road [*FM-3097*] and Summer Lee Drive.






1 Presbyterian Hospital of Rockwall

## POINTS OF REFERENCE

**A.** The Park at Fox Chase
**B.** Fire Station #2
**C.** Rainbow Lake/Brockway Branch

## LAND USE PALETTES

Current Land Use
Future Land Use




2 Kroger Signature Grocery Store



1 Broadmoor Medical Lodge



1 Lakeside Allergy, Ears, Nose & Throat

DRAFT 06.07.16

# 10 NORTH LAKESHORE DISTRICT

## DISTRICT DESCRIPTION

The *North Lakeshore District* is an established district that is significantly developed with medium density, suburban housing. Many of the subdivisions in this district are considered established and it is not anticipated that this district's development patterns will drastically change moving forward.



1 Current Suburban Residential

## DISTRICT STRATEGIES

Currently, the *North Lakeshore District* is nearing its buildout capacity with only a few parcels of vacant land left in the northern areas of the district. Considering this, the following are the recommended strategies for this district moving forward:



1 Current Suburban Residential

1. *Infill Development.* Residential infill development within this district should be compatible with the surrounding structures and should generally follow the guidelines for medium density, suburban housing products. Non-residential infill development should be designed utilizing an architectural style and scale that will complement the adjacent residential structures.
2. *Neighborhood/Convenience Centers.* The commercial in this district is intended to support the existing residential subdivisions and should be compatible in scale with the adjacent residential structures.
3. *Live/Work.* The live/work designations in this district are intended to provide a low intensity transition from residential properties to N. Goliad Street [*SH-205*]. These centers should be constructed to a similar residential scale as the adjacent residential properties.
4. *Land Use Scenarios.* Depending on adjacent development this area could also transition to a *Live/Work* or *Commercial* designation.
5. *Northern Lake Access.* The City should continue to explore opportunities for public access to the waterfront for the creation of public parks, passive greenway spaces, and trails. This is specifically important in the areas indicated by the red dashed line (---).



1 Current Suburban Residential

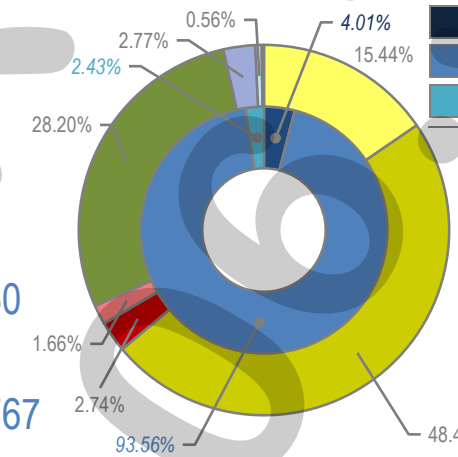
## POINTS OF REFERENCE

**A.** Nebbie Williams Elementary School
**B.** Rockwall Golf & Athletic Club
**C.** Grace Hartman Elementary School
**D.** Virginia Reinhardt Elementary School
**E.** SH-66 Boat Ramp

## LAND USE PALETTES

- Current Land Use
- Future Land Use




| | |
|---|---|
| COMMERCIAL | 4.01% |
| RESIDENTIAL | 93.56% |
| MIXED USE | 2.43% |

- MINOR COLLECTOR
- M4U
- A4D

| | |
|---|---|
| CEMETERY (CEM) | 3.76-ACRES |
| COMMERCIAL/RETAIL (CR) | 52.10-ACRES |
| LIVE/WORK (LW) | 31.65-ACRES |
| MEDIUM DENSITY RESIDENTIAL (MDR) | 922.28-ACRES |
| LOW DENSITY RESIDENTIAL (LDR) | 293.89-ACRES |
| PARKS AND OPEN SPACE (OS) | 536.95-ACRES |
| PUBLIC (P) | 52.71-ACRES |
| QUASI-PUBLIC (QP) | 10.57-ACRES |

| | BUILD OUT | CURRENT |
|---|---|---|
| | 4,261 | 4,050 |
| | 12,377 | 11,767 |
| % OF ROCKWALL | 16.95% | |
| | 3.94% | 77 |
| | 18.01% | |

DRAFT ORDINANCE

# 11 NORTHEAST RESIDENTIAL DISTRICT

## DISTRICT DESCRIPTION

The *Northeast Residential District* is characterized by its established low-density residential subdivisions and rural/estate style lots. This district has several newer low-density housing subdivisions that reflect the current development patterns in the area. In addition, the City currently owns a large tract of land that will be a northern community park and serve this district in the future.

## DISTRICT STRATEGIES

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

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

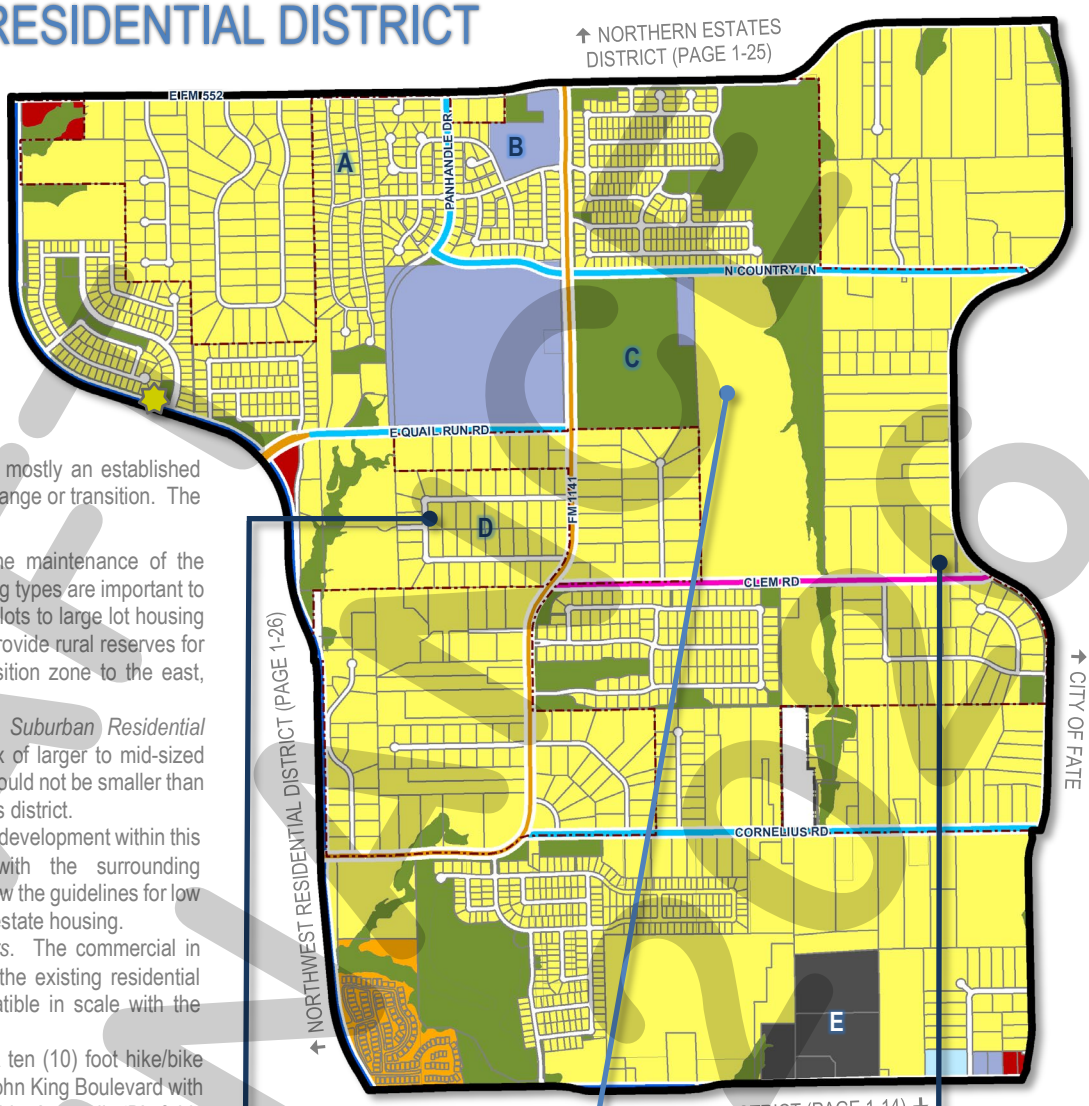
## POINTS OF REFERENCE

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

## LAND USE PALETTES

- Current Land Use
- Future Land Use

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

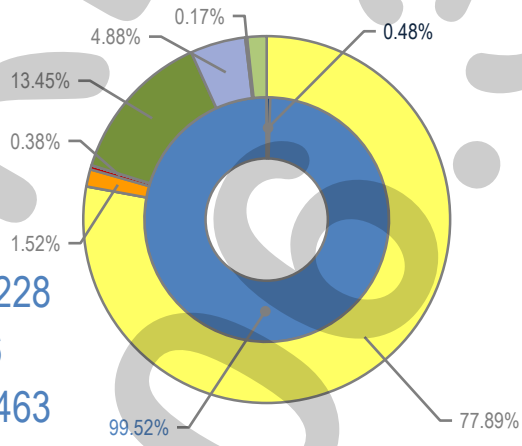




2 Current Suburban Residential


2 Future Suburban Residential


1 Current Rural Residential




| | |
|---|---|
| MINOR COLLECTOR | |
| M4U | |
| A4D | |

| | |
|---|---|
| COMMERCIAL | 0.48% |
| RESIDENTIAL | 99.52% |
| MIXED USE | 0.00% |

| | |
|---|---|
| CEMETERY (CEM) | 32.34-ACRES |
| COMMERCIAL/RETAIL (CR) | 7.19-ACRES |
| LOW DENSITY RESIDENTIAL (LDR) | 1,477.00-ACRES |
| HIGH DENSITY RESIDENTIAL (HDR) | 28.79-ACRES |
| PARKS AND OPEN SPACE (OS) | 255.10-ACRES |
| PUBLIC (P) | 92.48-ACRES |
| QUASI-PUBLIC (QP) | 3.25-ACRES |

| | BUILD OUT | CURRENT |
|---|---|---|
| | 2,198 | 1,228 |
| | 6,199 | 16 |
| % OF ROCKWALL | 5.14% | 3,463 |
| | 0.82% | |
| | 5.30% | |

DRAFT 09.03.2019

# 12 NORTHERN ESTATES DISTRICT

## DISTRICT DESCRIPTION

The *Northern Estates District* is characterized by its low-density, single-family residential housing. This area typically consists of estate and rural living on lots that range in size from one (1) to two (2) acres, to larger 50+ acre tracts of land. Breaking from this land use pattern is the Breezy Hill Subdivision, which is an estate style, master planned community that consists of lot sizes that range from 60' x 120' (7,200 SF) to 100' x 200' (20,000 SF).

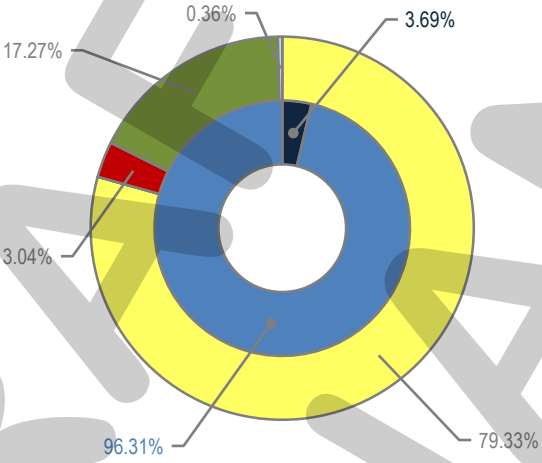
## POINTS OF REFERENCE

**A.** Park at Breezy Hill
**B.** Breezy Hill Subdivision
**C.** Hidden Valley Estates
**D.** Skyview Country Estates
**E.** Holiday Farm Subdivision

## LAND USE PALETTES

- Current Land Use
- Future Land Use
- John King Boulevard Trail Plan *Rest Stop/Trailblazer Pylon*

| | |
|---|---|
| CURRENT | 998 |
| | 2 |
| | 2,242 |
| BUILD OUT | 2,277 |
| | 5,057 |
| % OF ROCKWALL | 4.18% |
| | 0.10% |
| | 3.43% |



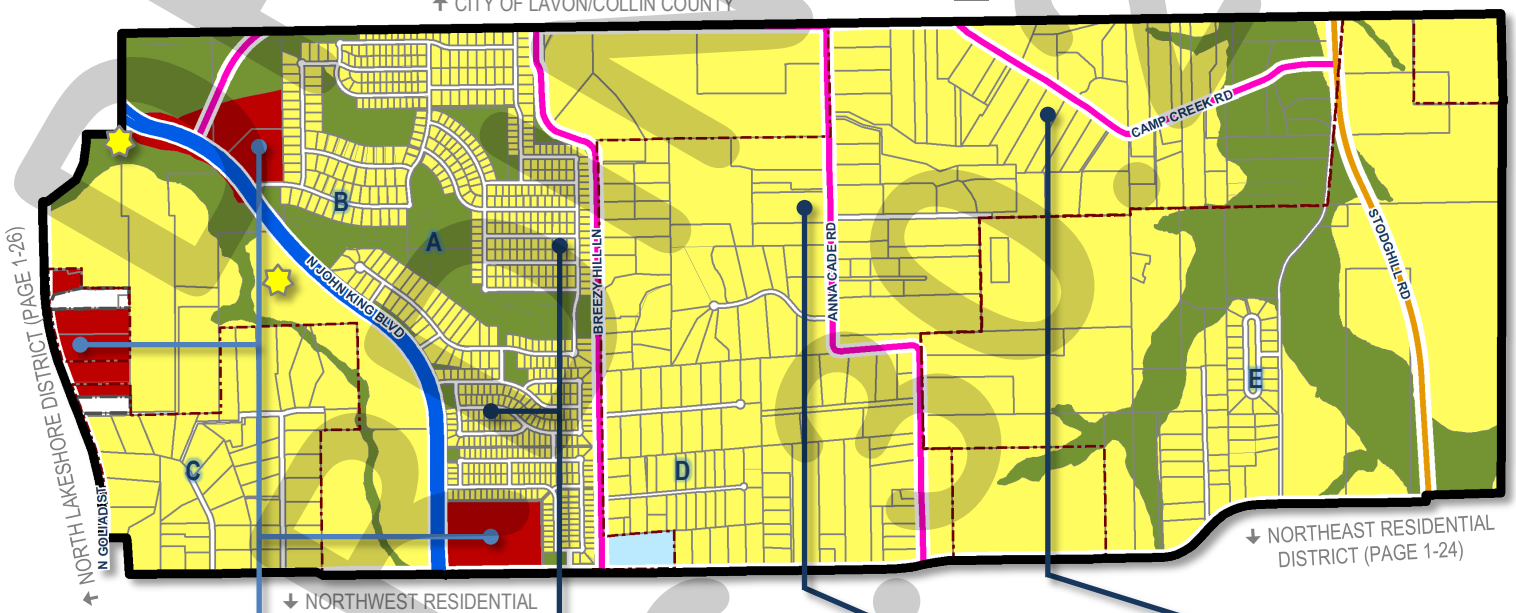

↑ CITY OF LAVON/COLLIN COUNTY

## DISTRICT STRATEGIES

The *Northern Estates District* being mostly an established single-family district, is not anticipated to change or transition in the future. The following are the strategies for this district:

1. *Estate and Rural Residential*. *Estate* and *Rural Residential* are anticipated to continue to define this district, and the maintenance of these housing types is important to balancing the diversity of suburban lots to large lot housing. These areas also provide rural reserves for the City and create a natural transition zone from the Districts to the south, which have more *Suburban Residential*.
2. *Suburban Residential*. While many of the larger tracts in this area are not large enough to support a master planned community like the Breezy Hill Subdivision, any new *Suburban Residential* developments should include a mix of larger to mid-sized lots. Lots in these developments should not be smaller than existing *Suburban Residential* in this district.
3. *Neighborhood/Convenience Centers*. The commercial in this district is intended to support the existing and proposed residential developments and should be compatible in scale with the adjacent residential structures. In addition, these properties should use berms, landscaping and large buffers to transition uses.
4. *John King Boulevard Trail Plan*. A ten (10) foot hike/bike trail should be incorporated along John King Boulevard with rest stops and signage as indicated in *Appendix 'B'* of this Comprehensive Plan.

| | |
|---|---|
| MINOR COLLECTOR | |
| P6D | |
| A4D | |
| COMMERCIAL | 3.69% |
| RESIDENTIAL | 96.31% |
| MIXED USE | 0.00% |
| COMMERCIAL/RETAIL (CR) | 62.14-ACRES |
| LOW DENSITY RESIDENTIAL (LDR) | 1,623.08-ACRES |
| MEDIUM DENSITY RESIDENTIAL (MDR) | 0.04-ACRES |
| PARKS AND OPEN SPACE (OS) | 353.38-ACRES |
| QUASI-PUBLIC (QP) | 7.33-ACRES |



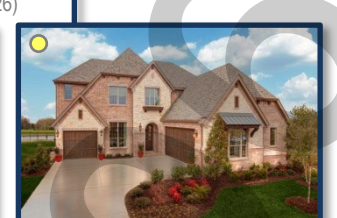

↑ NORTH LAKESHORE DISTRICT (PAGE 1-26)

↓ NORTHWEST RESIDENTIAL DISTRICT (PAGE 1-26)

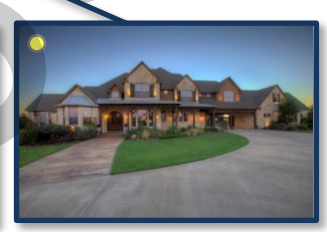
↓ NORTHEAST RESIDENTIAL DISTRICT (PAGE 1-24)



3 Future Neighborhood/Convenience Center



2 Current Suburban Residential



1 Current Estate Residential



1 Current Rural Residential

DRAFT 05.30.2026

# 13 NORTHWEST RESIDENTIAL DISTRICT






2 Shops at Stone Creek



1 Current Suburban Residential



2 Kroger Shopping Center



1 Current Suburban Residential



2 Future Neighborhood/Convenience Center

## DISTRICT DESCRIPTION

The *Northwest Residential District* is characterized by the two (2) large master planned communities that make up the majority of the acreage in this district. These developments are the Caruth Lakes and Stone Creek Subdivisions. The remainder of this district is expected to develop with similar medium density residential housing product.

## DISTRICT STRATEGIES

The *Northwest Residential District* is expected to continue to provide master planned suburban neighborhoods in the future and has no areas that are thought to be transitioning. Based on these assumptions the strategies for this district are as follows:

1. *Suburban Residential.* Many of the remaining tracts of land in this area have been entitled with planned development districts that are targeted at bringing similar *Suburban Residential* products as those that currently exist in the Caruth Lakes and Stone Creek Subdivisions. Any new residential development in these areas should be highly amenitized and include a mixture of lots similar to the lot mixture in the Stone Creek Subdivision.
2. *Neighborhood/Convenience Centers.* The commercial in this district is intended to support the existing residential subdivisions and should be compatible in scale with the adjacent residential structures. These areas should provide pedestrian access between the *Neighborhood/Convenience Centers* and the *Suburban Residential* developments.
3. *John King Boulevard Trail Plan.* A ten (10) foot hike/bike trail should be incorporated along John King Boulevard with rest stops and signage as indicated in *Appendix 'B'* of this Comprehensive Plan.

## POINTS OF REFERENCE

**A.** J. W. Williams Middle School
**B.** The Park at Stone Creek
**C.** Stone Creek Subdivision
**D.** Fire Station #3
**E.** The Parks at Squabble Creek
**F.** Caruth Lakes Subdivision

John King Boulevard Trail Plan *Rest Stop/Trailblazer*

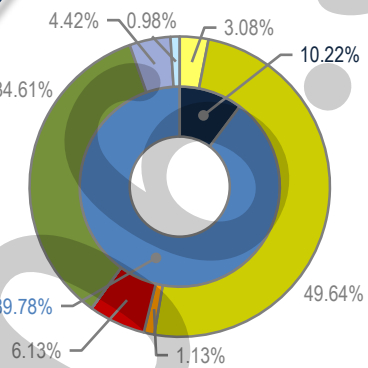
## LAND USE PALETTES

Current Land Use
Future Land Use

| | | |
|---|---|---|
| COMMERCIAL | 10.22% | |
| RESIDENTIAL | 89.78% | |
| MIXED USE | 0.00% | |

| | |
|---|---|
| P6D | |
| MINOR COLLECTOR | |
| M4U | |
| A4D | |

| | |
|---|---|
| COMMERCIAL/RETAIL (CR) | 60.20-ACRES |
| LOW DENSITY RESIDENTIAL (LDR) | 30.24-ACRES |
| MEDIUM DENSITY RESIDENTIAL (MDR) | 487.31-ACRES |
| HIGH DENSITY RESIDENTIAL (HDR) | 11.11-ACRES |
| PARKS AND OPEN SPACE (OS) | 339.74-ACRES |
| PUBLIC (P) | 43.39-ACRES |
| QUASI-PUBLIC (QP) | 9.66-ACRES |




BUILD OUT
2,239
6,807

% OF ROCKWALL
8.29%
2.00%
9.21%

CURRENT
1,981
39
6,022

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# 14 SCENIC DISTRICT

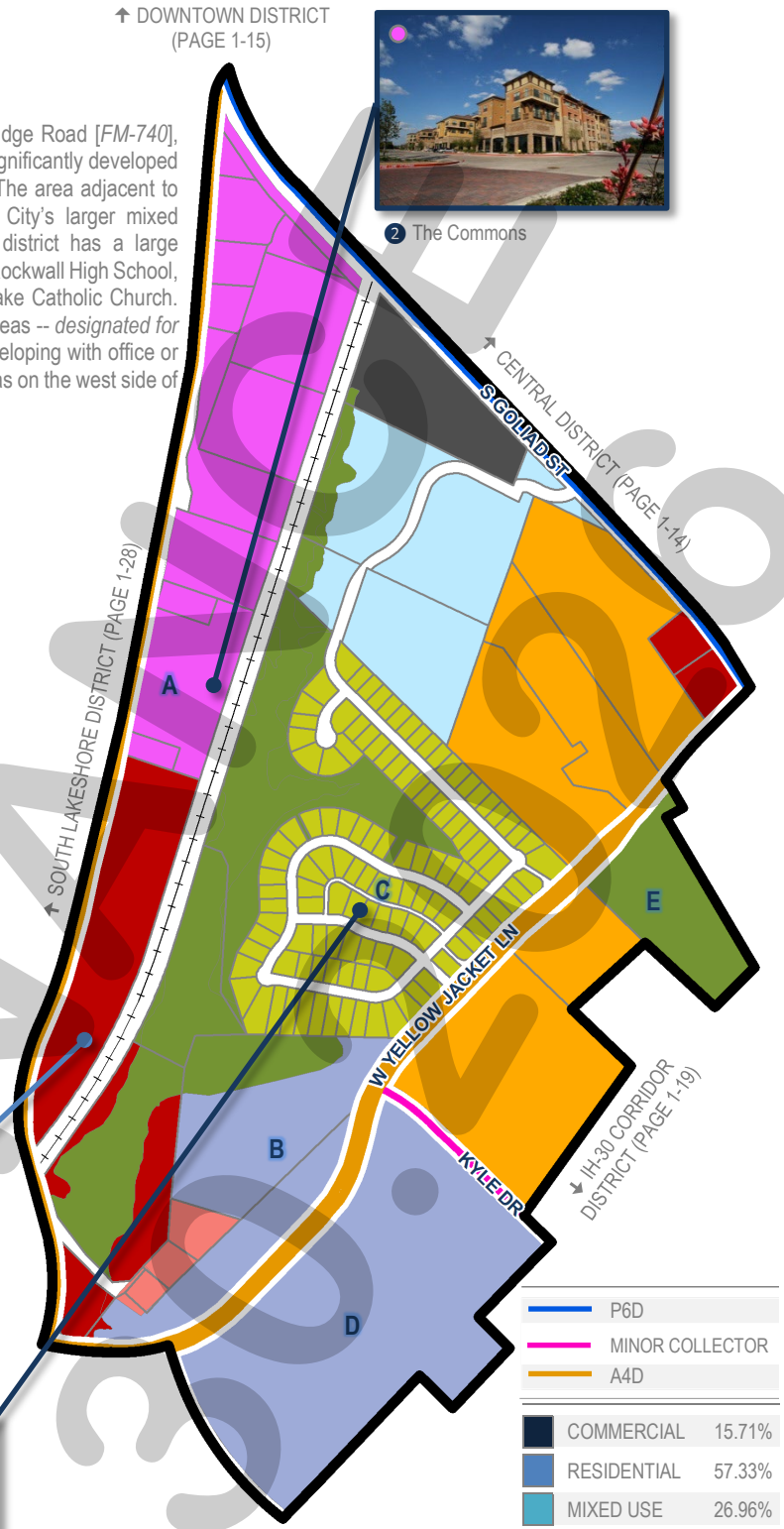
## DISTRICT DESCRIPTION

The *Scenic District* is situated between S. Goliad Street [*SH-205*] and Ridge Road [*FM-740*], which are two (2) of the City's major north/south arterials. This district is significantly developed and has residential land uses that range from medium to high density. The area adjacent to Ridge Road represents a mixed-use district and includes one of the City's larger mixed residential/office developments (*i.e. the Commons*). In addition, this district has a large percentage (~*26.58%*) of public and quasi-public land uses, which include Rockwall High School, Yellow Jacket Park, Heritage Christian Academy and Our Lady of the Lake Catholic Church. This district should continue to function as it does today, with the vacant areas -- *designated for Commercial land uses* -- adjacent to Ridge Road [*FM-740*] eventually developing with office or neighborhood/convenience center uses that will service the residential areas on the west side of Ridge Road.

## DISTRICT STRATEGIES

The *Scenic District* being significantly developed is not anticipated to change or transition in the future. As a result, the following are the strategies for this district:

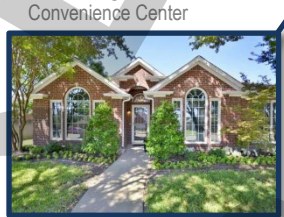
1. *Live/Work*. The properties designated for *Live/Work* land uses (*i.e. at the end of Old County Road*) have limited access and low visibility making the land not suitable for retail land uses. In addition, one of the three (3) properties has already transitioned to a non-residential land use and one (1) of the properties is currently vacant. The flexibility provided by the *Live/Work* designation allows these properties to establish unique land uses that are destination type uses.
2. *Mixed-Use*. The mixed-use areas in this district are mostly established and are anticipated to continue to function as they do today. Any development of vacant land or redevelopment of these areas should generally conform to the existing land uses.
3. *Neighborhood/Convenience Centers*. The commercial in this district is intended to support the existing and proposed residential developments in and adjacent to the district, and should be compatible in scale with the adjacent residential structures. In addition, these properties should use berms, landscaping and large buffers to transition uses.
4. *Infill Development*. Infill development within this district should be compatible with the surrounding land uses or conform to the *Land Use Plan Designations* depicted on the district map.




2 The Commons



3 Future Neighborhood/ Convenience Center



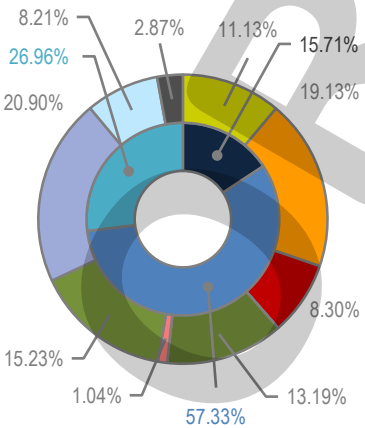
4 Current Suburban Residential

## POINTS OF REFERENCE

**A.** Rockwall Commons
**B.** Spring Sports Complex
**C.** Waterstone Estates Subdivision
**D.** Rockwall High School
**E.** Yellow Jacket Park

## LAND USE PALETTES

Current Land Use
Future Land Use




| | |
|---|---|
| P6D | |
| MINOR COLLECTOR | |
| A4D | |

| | |
|---|---|
| COMMERCIAL | 15.71% |
| RESIDENTIAL | 57.33% |
| MIXED USE | 26.96% |

| | |
|---|---|
| CEMETERY (CEM) | 7.22-ACRES |
| COMMERCIAL/RETAIL (CR) | 20.89-ACRES |
| HIGH DENSITY RESIDENTIAL (HDR) | 48.17-ACRES |
| LIVE/WORK (LW) | 2.63-ACRES |
| MEDIUM DENSITY RESIDENTIAL (MDR) | 28.04-ACRES |
| MIXED USE (MU) | 33.21-ACRES |
| PARKS AND OPEN SPACE (OS) | 38.36-ACRES |
| PUBLIC (P) | 52.63-ACRES |
| QUASI-PUBLIC (QP) | 20.67-ACRES |

| | | |
|---|---|---|
| CURRENT | 1,214 | 68 |
| | 2,768 | |
| BUILD OUT | 1,214 | 2,768 |
| % OF ROCKWALL | 5.08% | 3.48% |
| | 4.24% | |

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# 15 SOUTH LAKESHORE DISTRICT

## DISTRICT DESCRIPTION

Like the *North Lakeshore District, the South Lakeshore District* is an established district that is significantly developed with medium density, suburban housing. Many of the subdivisions in this district are considered established, and are not anticipated to change. In addition, it is not expected that this district's development patterns will drastically change moving forward.

## DISTRICT STRATEGIES

Currently, the *South Lakeshore District* is nearing its buildout capacity with only a few parcels of vacant land left in the northern areas of the district. Considering this, the following are the recommended strategies for this district moving forward:

1. *Infill Development.* Residential infill development within this district should be compatible with the surrounding structures and should generally follow the guidelines for medium density, suburban housing products. Non-residential infill development should be designed utilizing an architectural style and scale that will complement the adjacent residential structures.
2. *Neighborhood/Convenience Centers.* The commercial in this district is intended to support the existing residential subdivisions and should be compatible in scale with the adjacent residential structures. These areas may also contain office uses that are compatible with regard to traffic and intensity as the *Neighborhood/Convenience Centers*.
3. *Live/Work.* The live/work designations in this district are intended to provide a low intensity transition from residential to office for properties that front onto Ridge Road [*FM-740*]. These centers should be constructed to a similar residential scale as the adjacent residential properties.

## POINTS OF REFERENCE

**A.** Lakeside Village Subdivision
**B.** Turtle Cove Subdivision
**C.** Lake Ridge Park Subdivision
**D.** Ridge Road Village Subdivision
**E.** Gardenhire Cemetery

## LAND USE PALETTES

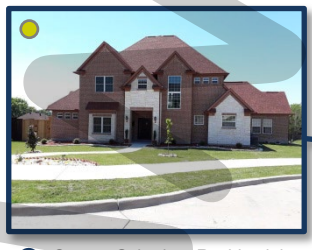
Current Land Use
Future Land Use



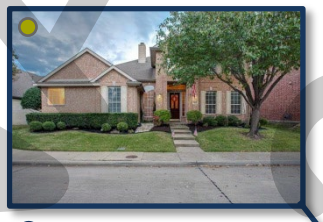
1 Current Suburban Residential



3 Dyer Insurance



1 Current Suburban Residential



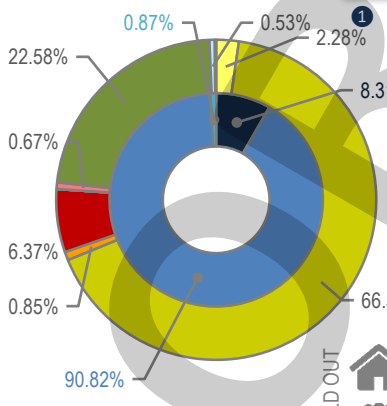
1 Current Suburban Residential



1 Current Suburban Residential



1 Current Suburban Residential







| | | |
|---|---|---|
| BUILD OUT | 1,626 | 1,605 |
| CURRENT | 35 | 3,675 |
| % OF ROCKWALL | 1.79% | 5.55% |

| | |
|---|---|
| MINOR COLLECTOR | |
| COMMERCIAL | 8.31% |
| RESIDENTIAL | 90.82% |
| MIXED USE | 0.87% |

| | |
|---|---|
| CEMETERY (CEM) | 0.75-ACRES |
| COMMERCIAL/RETAIL (CR) | 34.92-ACRES |
| LIVE/WORK (LW) | 3.66-ACRES |
| LOW DENSITY RESIDENTIAL (LDR) | 12.48-ACRES |
| MEDIUM DENSITY RESIDENTIAL (MDR) | 364.76-ACRES |
| HIGH DENSITY RESIDENTIAL (HDR) | 4.63-ACRES |
| PARKS AND OPEN SPACE (OS) | 123.71-ACRES |
| QUASI-PUBLIC (QP) | 2.93-ACRES |

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# 16 SOUTH CENTRAL RESIDENTIAL DISTRICT

## DISTRICT DESCRIPTION

The *South Central Residential District* contains a mixture of established medium and low density residential subdivisions along with several large vacant tracts of land that are entitled for low density residential land uses. At the center of the district, the Rockwall Independent School District (RISD) acquired a large tract of land that is the home of the new Career Academy School, with potential plans to add a stadium, high school, and middle school to the property in the future. In addition, the realignment of SH-276 has created a major intersection at the corner of SH-205 and SH-276 that is anticipated to be a major commercial corner in the future.

## POINTS OF REFERENCE

**A.** Meadow Creek Estates Subdivision
**B.** Hickory Ridge Subdivision
**C.** Lofland Farms Subdivision
**D.** RISD's Career Academy
**E.** Somerset Park Subdivision
**F.** Sterling Farms Subdivision
**G.** Fontanna Ranch Subdivision
**H.** Timber Creek Subdivision

## LAND USE PALETTES

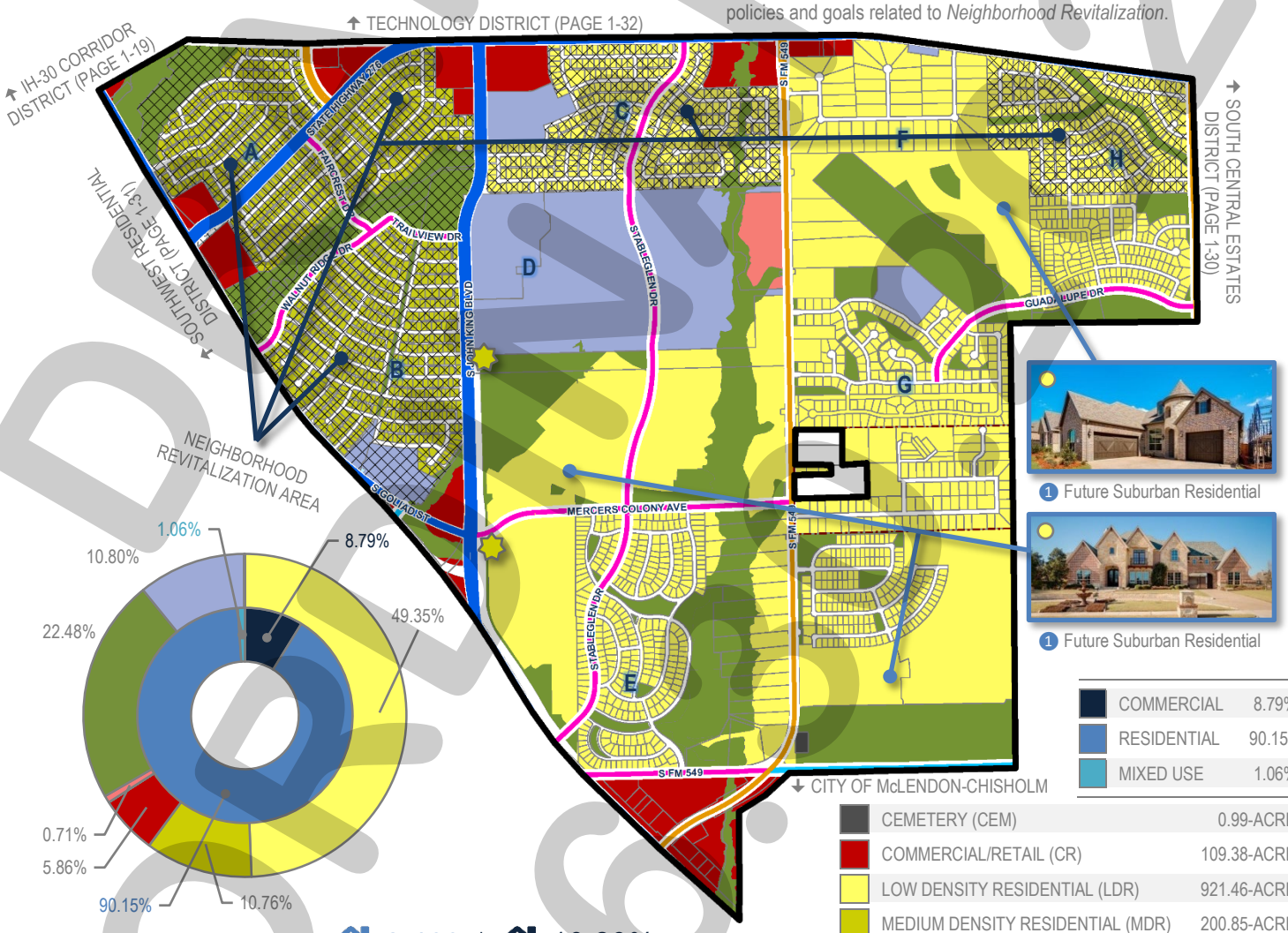
- Current Land Use
- Future Land Use

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

## DISTRICT STRATEGIES

The *South Central Residential District* is anticipated to add additional suburban developments in the western and southern areas of the district. Taking this into consideration the following are the strategies for this district:

1. *Infill Development*. Residential infill development within this district should be compatible with the surrounding structures and should generally follow the guidelines for low or medium density, suburban housing.
2. *Commercial Land Uses*. Commercial in the northern areas of this district are intended to support the existing and proposed residential developments and should be compatible in scale with the adjacent residential structures. Commercial areas along SH-205 can include supportive and larger commercial developments. Larger commercial developments and cluster development is anticipated at the intersection of S. Goliad Street [*SH-205*] and SH-276 and S. Goliad Street [*SH-205*] and John King Boulevard. All commercial development should use berms, landscaping and large buffers to transition to residential land uses.
3. *John King Boulevard Trail Plan*. A ten (10) foot hike/bike trail should be incorporated along John King Boulevard with rest stops and signage as indicated in *Appendix 'A'* of this Comprehensive Plan.
4. *Neighborhood Revitalization Area*. See Goal #4 of Section 02.01, *Existing Residential Developments*, of Chapter 8, *Residential*, of this document for policies and goals related to *Neighborhood Revitalization*.






1 Future Suburban Residential



1 Future Suburban Residential




| | |
|---|---|
| COMMERCIAL | 8.79% |
| RESIDENTIAL | 90.15% |
| MIXED USE | 1.06% |

| | |
|---|---|
| CEMETERY (CEM) | 0.99-ACRES |
| COMMERCIAL/RETAIL (CR) | 109.38-ACRES |
| LOW DENSITY RESIDENTIAL (LDR) | 921.46-ACRES |
| MEDIUM DENSITY RESIDENTIAL (MDR) | 200.85-ACRES |
| LIVE/WORK (LW) | 13.19-ACRES |
| PARKS AND OPEN SPACE (OS) | 283.44-ACRES |
| PUBLIC (P) | 201.62-ACRES |
| QUASI-PUBLIC (QP) | 0.07-ACRES |

- MINOR COLLECTOR
- A4D
- M4U
- P6D

| | CURRENT | % OF ROCKWALL | BUILD OUT |
|---|---|---|---|
| | 2,460 | 10.29% | 3,125 |
| | 17 | 0.87% | |
| | 7,761 | 11.88% | 9,770 |

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# 17 SOUTH CENTRAL ESTATES DISTRICT

## DISTRICT DESCRIPTION

The *South Central Estates District* has the potential to have a mixture of land uses, but is currently relatively undeveloped. The district does have a low density (*i.e. Equestrian Meadows*) and a medium density (*i.e. West View*) subdivision situated within the southern portions of the district. Along SH-276, there are currently some transitional commercial land uses and residential homes situated on long narrow lots. This district is projected to transition to more intense commercial land uses along SH-276, but still maintain estate and rural residential land uses south of SH-276. Much of the areas along SH-276 will depend on the viability and alignment of the future Outer Loop.

## POINTS OF REFERENCE

**A.** Equestrian Meadows Subdivision
**B.** Westhaven Subdivision

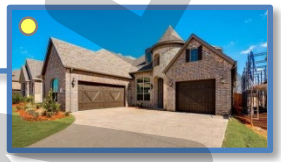
## LAND USE PALETTES

- Current Land Use
- Future Land Use

## DISTRICT STRATEGIES

Taking into account that the *South Central Estates District* has a large amount of mostly vacant or raw land with limited access to infrastructure (*i.e. water and wastewater facilities*), the following are the recommended strategies for this district:

1. *Opportunity Zone (Intersection of SH-276 & FM-548).* When constructed this intersection will be a major land use node in the district and have the potential to provide employment and professional campus land uses mixed with entertainment, restaurant and retail land uses that can create an "18-Hour" environment (*i.e. an environment that provides the ability to live, work, shop and dine*).
2. *Suburban Residential.* The district has several large tracts of land that can support highly amenitized master planned communities. Any new *Suburban Residential* developments should include a mix of larger to mid-sized lots. In addition, newer subdivisions adjacent to existing larger lot subdivisions should provide a transition (*e.g. larger lots or a large landscape buffer*) adjacent to the existing subdivision. Due to the availability of infrastructure residential in this area may also be suitable for 1½-acre lots with septic systems.
3. *Commercial/Retail Centers.* Due to the anticipated alignment of the Outer Loop (*i.e. current alignment of FM-548*), the commercial/retail centers along SH-276 are ideal for larger scale retail businesses and restaurants that could support any office or residential development in the area. These areas could also provide neighborhood service uses intended to allow smaller commercial uses that can support adjacent residential land uses. All commercial developments should incorporate appropriate screening (*e.g. berms, landscaping and large buffers*) to transition uses.
4. *Business Center.* The areas designated as *Business Center* are intended to provide space for larger office facilities and combination manufacturing/warehouse and office facilities (*e.g. corporate headquarters*). This area is also suitable for mixed office/commercial land uses.



2 Future Suburban Residential



4 Future Business Center



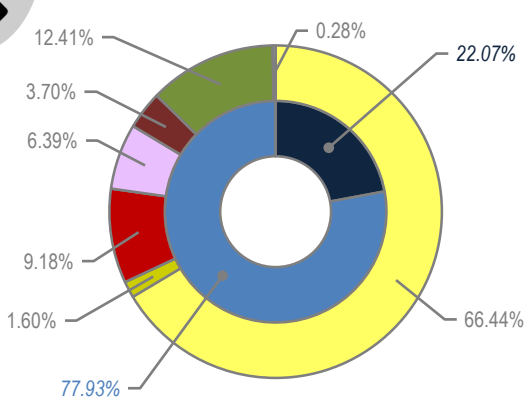
2 Future Suburban Residential




| | | |
|---|---|---|
| COMMERCIAL | 25.66% | |
| RESIDENTIAL | 74.34% | |
| MIXED USE | 0.00% | |
| | | MINOR COLLECTOR |
| | | M4U |

| | |
|---|---|
| BUSINESS CENTER | 103.06-ACRES |
| COMMERCIAL/RETAIL (CR) | 255.50-ACRES |
| LOW DENSITY RESIDENTIAL (LDR) | 1,849.97-ACRES |
| MEDIUM DENSITY RESIDENTIAL (MDR) | 44.54-ACRES |
| PARKS AND OPEN SPACE (OS) | 354.43-ACRES |
| QUASI-PUBLIC (QP) | 7.79-ACRES |
| TECHNOLOGY/EMPLOYMENT CENTER (TEC) | 177.95-ACRES |

| % OF ROCKWALL | CURRENT | BUILD OUT |
|---|---|---|
| 1.43% | 342 | 2,797 |
| 2.46% | 48 | |
| 1.55% | 1,013 | 8,636 |

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# 18 SOUTHWEST RESIDENTIAL DISTRICT

## DISTRICT DESCRIPTION

The *Southwest Residential District* contains a mixture of land uses that include existing medium and low density residential, heavy commercial/retail land uses (i.e. *National Drive, Sids Road, and Mims Road*) and commercial land uses. In the future, this district is expected to continue to function as it does today with additional low-density master planned communities filling in the vacant land remaining in the central and southern areas of the district. In addition, the areas that are in transition are expected to continue to improve adding additional value to the City.

## DISTRICT STRATEGIES

The strategies for the *Southwest Residential District* are as follows:

1. *Suburban Residential*. This district has several large tracts of land that can support highly amenitized master planned communities. Areas adjacent to the Oaks of Buffalo Way Subdivision should utilize larger lots adjacent to the subdivision to transition to a smaller lot sizes; however, these areas should incorporate a mix of larger to mid-sized lots.

2. *Commercial/Industrial Land Uses*. The areas around Sids Road, National Drive, and Mims Road are some of the only areas in the City that are designated for *Commercial/Industrial* land uses. As a result, these areas should be protected from the encroachment of incompatible land uses (*i.e. residential land uses -- higher density or otherwise*). This should protect the businesses that currently exist in these areas.

3. *Transitional Areas*. The areas designated as *Transitional Areas* are currently transitioning from interim land uses and building types to more permanent structures with conforming land uses. These areas should be given special consideration with regard to requests that further the establishment of uses and structures that will improve the property values of the adjacent properties; however, the City should look to continue to discourage uses and structures that are situated within established floodplains.

4. *Intersection of SH-276 and S. Goliad Street (Sids Road and S. Goliad Street)*. The intersection at Sids Road and S. Goliad Street [*SH-205*] -- *also identified as the future intersection of SH-276 and S. Goliad Street* -- is anticipated to be a major commercial intersection due to the high traffic volumes carried by both SH-276 and S. Goliad Street [*SH-205*]. This intersection will most likely have commercial at all four (4) corners and will create a major node along both highways.



1 Current Suburban Residential



1 Current Suburban Residential

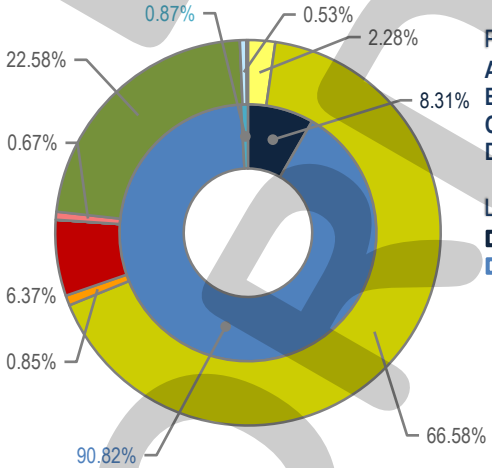


1 Future Suburban Residential



1 Current Suburban Residential




### POINTS OF REFERENCE

**A.** Windmill Ridge Subdivision
**B.** Lynden Park Estates Subdivision
**C.** Lake Rockwall Estates Subdivision
**D.** Oaks of Buffalo Way Subdivision

### LAND USE PALETTES

- Current Land Use
- Future Land Use

| | | |
|---|---|---|
| | COMMERCIAL | 20.04% |
| | RESIDENTIAL | 79.96% |
| | MIXED USE | 0.00% |

| | | |
|---|---|---|
| | COMMERCIAL/INDUSTRIAL (CI) | 51.35-ACRES |
| | COMMERCIAL/RETAIL (CR) | 358.76-ACRES |
| | LOW DENSITY RESIDENTIAL (LDR) | 1,109.94-ACRES |
| | MEDIUM DENSITY RESIDENTIAL (MDR) | 19.82-ACRES |
| | HIGH DENSITY RESIDENTIAL (MDR) | 359.08-ACRES |
| | PARKS AND OPEN SPACE (OS) | 579.42-ACRES |
| | PUBLIC (P) | 2.09-ACRES |
| | QUASI-PUBLIC (QP) | 8.67-ACRES |

- MINOR COLLECTOR
- A4D
- M4U
- P6D

| | CURRENT | % OF ROCKWALL | BUILD OUT |
|---|---|---|---|
| | 2,360 | 9.88% | 4,216 |
| | 181 | 9.27% | |
| | 7,658 | 11.72% | 13,674 |

# 19 TECHNOLOGY DISTRICT

## DISTRICT DESCRIPTION

The *Technology District* is primarily characterized as an employment heavy district containing all phases of the Rockwall Economic Development Corporation's (REDC's) Technology Park, which supports a wide range of clean industrial businesses that help to diversify the City's tax base. This area benefits from easy access to IH-30 from John King Boulevard, Corporate Crossing, and SH-276 via SH-205. The district also contains a mixture of high to medium density residential land uses and several additional large vacant tracts of land that are entitled for low density residential land uses. The commercial areas adjacent to SH-276 contain a mixture of transitional uses and land uses targeted at supporting the existing and anticipated residential land uses. In the future, the *Technology District* is anticipated to continue to provide a mix of non-retail commercial and an assortment of housing options that will provide a balance with regard to the City's economic base and population.

## POINTS OF REFERENCE

**A.** Townsend Village Subdivision
**B.** Rockwall Downes Subdivision
**C.** Sixteen 50 @ Lake Ray Hubbard Apartment Complex
**D.** Rockwall Economic Development Corporation's Technology Park

## LAND USE PALETTES

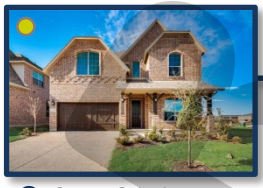
- Current Land Use
- Future Land Use

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

## DISTRICT STRATEGIES

Considering the existing composition and future intent of the *Technology District*, the following are the strategies for this district:

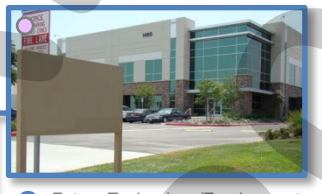
1. *Technology/Employment Center.* Taking into consideration the City's desire to preserve the current residential to non-residential land use ratio, encroachment of incompatible land uses (*e.g. residential, commercial, etc.*) should be discouraged in areas designated for *Technology/Employment Center* land uses. This is especially important in the City's Technology Park, which is denoted in a red dashed line (---). These areas should be preserved for larger clean industrial businesses that can help to diversify the City's tax base. The areas adjacent to Rochelle Road should utilize large buffers, berms and landscaping to off-set adjacency to the residential areas on the east side of Rochelle Road.
2. *Suburban Residential.* The low density residential land uses on the east side of Rochelle Road should be large master planned communities that incorporate a mixture of lot types and housing products to create unique subdivisions of enduring value. These areas should be highly amenitized and utilize the existing floodplain/ponds for a robust trail and park system.
3. *Neighborhood/Convenience Centers.* The commercial in this district is intended to support the existing and proposed residential developments and should be compatible in scale with the adjacent residential structures. In addition, these properties should use berms, landscaping and large buffers to transition to residential land uses. The existing transitional areas adjacent to SH-276 should be transition to neighborhood/convenience centers in the future.
4. *John King Boulevard Trail Plan.* A ten (10) foot hike/bike trail should be incorporated along John King Boulevard with rest stops and signage as indicated in *Appendix 'A'* of this Comprehensive Plan.



1 Current Suburban Residential



1 Pegasus Foods



1 Future Technology/Employment Center



2 Future Suburban Residential





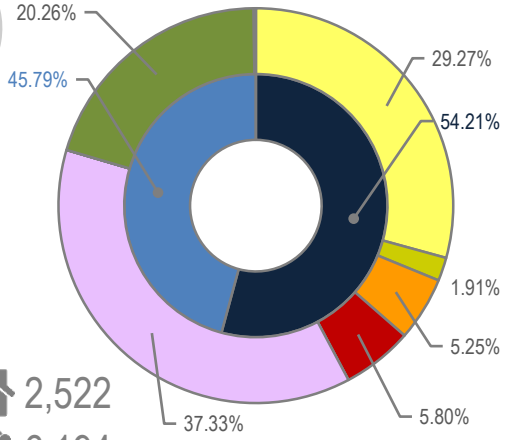

3 Future Neighborhood/Convenience Centers

| | | |
|---|---|---|
| COMMERCIAL | 54.21% | |
| RESIDENTIAL | 45.79% | |
| MIXED USE | 0.00% | |

- MINOR COLLECTOR
- A4D
- M4U
- P6D
- TXDOT 4D

| | |
|---|---|
| COMMERCIAL/RETAIL (CR) | 82.43-ACRES |
| HIGH DENSITY RESIDENTIAL (HDR) | 74.61-ACRES |
| LOW DENSITY RESIDENTIAL (LDR) | 416.15-ACRES |
| MEDIUM DENSITY RESIDENTIAL (MDR) | 27.22-ACRES |
| PARKS AND OPEN SPACE (OS) | 288.09-ACRES |
| PUBLIC (P) | 1.95-ACRES |
| QUASI-PUBLIC (QP) | 0.61-ACRES |
| TECHNOLOGY/EMPLOYMENT CENTER (TEC) | 530.81-ACRES |

| | % OF ROCKWALL | CURRENT | BUILD OUT |
|---|---|---|---|
| | 5.48% | 1,309 | 2,522 |
| | 4.30% | 84 | |
| | 4.31% | 2,816 | 6,194 |

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# 20 SUMMARY LAND USE PLAN

## SUMMARY OF LAND USE PLAN IN ACRES BY DISTRICT, LAND USE DESIGNATION AND LAND USE

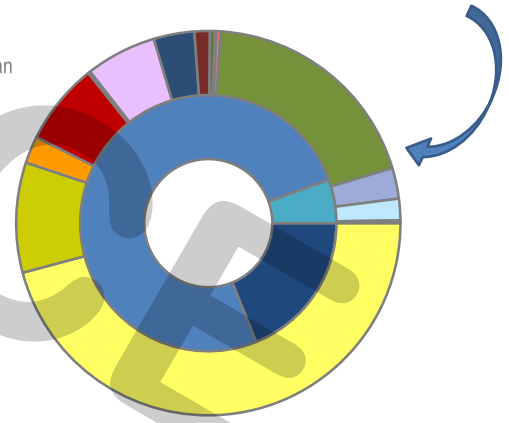
The following is a summary of the total acreage by *Land Use District* for each *Land Use Designation* and the corresponding land use breakdown at the time of the adoption of the Comprehensive Plan:

| | | RESIDENTIAL: 75.56% | | | COMMERCIAL: 18.90% | | | MIXED USE: 5.54% | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | LDR | MDR | HDR | CR | CI | TEC | SC | BC | MU | DT | LW | OS | P | QP | CEM |
| # | DISTRICT (PAGE #) | | | | | | | | | | | | | | | |
| 1 | CENTRAL (1-14) | 285.33 | 33.14 | 30.58 | 136.05 | 0.00 | 369.98 | 0.07 | 0.00 | 0.00 | 0.00 | 23.13 | 227.58 | 212.88 | 58.26 | 0.18 |
| 2 | DOWNTOWN (1-15) | 0.00 | 238.82 | 6.27 | 23.28 | 5.82 | 0.00 | 0.00 | 0.00 | 0.00 | 37.67 | 31.84 | 43.77 | 35.10 | 21.60 | 17.11 |
| 3 | EMPLOYMENT (1-16) | 408.04 | 0.00 | 0.00 | 67.72 | 0.00 | 520.42 | 0.00 | 86.38 | 0.00 | 0.00 | 0.00 | 106.27 | 14.31 | 39.12 | 0.00 |
| 4 | FAR EAST (1-17) | 2,728.89 | 0.00 | 0.00 | 415.90 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 1,116.67 | 0.00 | 60.39 | 0.00 |
| 5 | HARBOR (1-18) | 29.42 | 0.00 | 54.21 | 14.25 | 0.00 | 0.00 | 0.00 | 0.00 | 83.60 | 0.00 | 0.00 | 20.07 | 0.00 | 0.00 | 1.43 |
| 6 | IH-30 CORRIDOR (1-19) | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 963.91 | 0.00 | 0.00 | 0.00 | 0.00 | 37.03 | 17.35 | 50.46 | 0.00 |
| 7 | INNOVATION (1-20) | 1,690.41 | 0.00 | 0.00 | 168.19 | 0.00 | 85.25 | 0.00 | 140.62 | 0.00 | 0.00 | 0.00 | 501.48 | 0.00 | 186.73 | 0.00 |
| 8 | MARINA (1-21) | 70.19 | 236.44 | 24.95 | 2.80 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 90.80 | 0.00 | 5.18 | 0.03 |
| 9 | MEDICAL (1-22) | 0.00 | 0.00 | 0.00 | 72.06 | 0.00 | 0.00 | 0.00 | 36.01 | 0.00 | 0.00 | 0.00 | 41.90 | 1.27 | 20.03 | 0.00 |
| 10 | NORTH LAKESHORE (1-23) | 293.89 | 922.28 | 0.00 | 52.10 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 31.65 | 536.95 | 52.71 | 10.57 | 3.76 |
| 11 | NORTHEAST RESIDENTIAL (1-24) | 1,477.00 | 0.00 | 28.79 | 7.19 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 255.10 | 92.48 | 3.25 | 32.34 |
| 12 | NORTHERN ESTATES (1-25) | 1,623.08 | 0.04 | 0.00 | 62.14 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 353.38 | 0.00 | 7.33 | 0.00 |
| 13 | NORTHWEST RESIDENTIAL (1-26) | 30.24 | 487.31 | 11.11 | 60.20 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 339.74 | 43.39 | 9.66 | 0.00 |
| 14 | SCENIC (1-27) | 0.00 | 28.04 | 48.17 | 20.89 | 0.00 | 0.00 | 0.00 | 0.00 | 33.21 | 0.00 | 2.63 | 38.36 | 52.63 | 20.67 | 7.22 |
| 15 | SOUTH LAKESHORE (1-28) | 1,849.97 | 44.54 | 0.00 | 255.50 | 0.00 | 177.95 | 0.00 | 103.06 | 0.00 | 0.00 | 0.00 | 345.43 | 0.00 | 7.79 | 0.00 |
| 16 | SOUTH CENTRAL RESIDENTIAL (1-29) | 921.46 | 200.85 | 0.00 | 109.38 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 13.19 | 419.76 | 201.62 | 0.07 | 0.99 |
| 17 | SOUTH CENTRAL ESTATES (1-30) | 12.48 | 364.76 | 4.63 | 34.92 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 3.66 | 123.71 | 0.00 | 2.93 | 0.75 |
| 18 | SOUTHWEST RESIDENTIAL (1-31) | 1,109.94 | 19.82 | 359.08 | 358.76 | 51.35 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 579.42 | 2.09 | 8.67 | 0.00 |
| 19 | TECHNOLOGY (1-32) | 416.15 | 27.22 | 74.61 | 82.43 | 0.00 | 530.81 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 288.09 | 1.95 | 0.61 | |
| | | 12,946.49 | 2,603.26 | 642.40 | 1,943.76 | 57.17 | 1,684.41 | 963.98 | 366.07 | 116.81 | 37.67 | 106.10 | 5,465.51 | 727.78 | 513.32 | 63.81 |
| | | ***45.85%*** | ***9.22%*** | ***2.27%*** | ***6.88%*** | ***0.20%*** | ***5.96%*** | ***3.41%*** | ***1.30%*** | ***0.41%*** | ***0.13%*** | ***0.38%*** | ***19.35%*** | ***2.58%*** | ***1.82%*** | ***0.23%*** |

## SUMMARY OF HOUSING, BUSINESSES AND POPULATION BY DISTRICT

The following is a summary of the number of housing units, businesses and total population broken out by the *Land Use Plan District* at the time of the adoption of the Comprehensive Plan and at the projected build out for the City:

| | | CURRENT | | | | | | BUILD OUT | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| # | DISTRICT (PAGE #) | Houses | % | Businesses | % | Population | % | Houses | % | Population | % |
| 01 | CENTRAL (1-14) | 622 | 2.60% | 77 | 3.94% | 1,337 | 2.05% | 1,049 | 2.84% | 2,255 | 2.19% |
| 02 | DOWNTOWN (1-15) | 1,268 | 5.31% | 249 | 12.76% | 3,147 | 4.82% | 1,380 | 3.73% | 3,433 | 3.33% |
| 03 | EMPLOYMENT (1-16) | 358 | 1.50% | 109 | 5.58% | 1,124 | 1.72% | 507 | 1.37% | 1,593 | 1.54% |
| 04 | FAR EAST (1-17) | 823 | 3.44% | 7 | 0.36% | 2,436 | 3.73% | 2,491 | 6.74% | 7,654 | 7.42% |
| 05 | HARBOR (1-18) | 1,448 | 6.06% | 126 | 6.45% | 3,359 | 5.14% | 1,494 | 4.04% | 3,466 | 3.36% |
| 06 | IH-30 CORRIDOR (1-19) | 1 | 0.00% | 633 | 32.43% | 3 | 0.00% | 485 | 1.31% | 1,043 | 1.01% |
| 07 | INNOVATION (1-20) | 363 | 1.52% | 2 | 0.10% | 1,102 | 1.69% | 1,541 | 4.17% | 4,707 | 4.56% |
| 08 | MARINA (1-21) | 1,468 | 6.14% | 9 | 0.46% | 3,708 | 5.67% | 1,526 | 4.13% | 3,847 | 3.73% |
| 09 | MEDICAL (1-22) | 0 | 0.00% | 173 | 8.86% | 0 | 0.00% | 0 | 0.00% | 0 | 0.00% |
| 10 | NORTH LAKESHORE (1-23) | 4,050 | 16.95% | 77 | 3.94% | 11,767 | 18.01% | 4,261 | 11.53% | 12,377 | 12.00% |
| 11 | NORTHEAST RESIDENTIAL (1-24) | 1,228 | 5.14% | 16 | 0.82% | 3,463 | 5.30% | 2,198 | 5.95% | 6,199 | 6.01% |
| 12 | NORTHERN ESTATES (1-25) | 998 | 4.18% | 2 | 0.10% | 2,242 | 3.43% | 2,277 | 6.16% | 5,057 | 4.90% |
| 13 | NORTHWEST RESIDENTIAL (1-26) | 1,981 | 8.29% | 39 | 2.00% | 6,022 | 9.21% | 2,239 | 6.06% | 6,807 | 6.60% |
| 14 | SCENIC (1-27) | 1,214 | 5.08% | 68 | 3.48% | 2,768 | 4.24% | 1,214 | 3.29% | 2,768 | 2.68% |
| 15 | SOUTH LAKESHORE (1-28) | 1,605 | 6.72% | 35 | 1.79% | 3,627 | 5.55% | 1,626 | 4.40% | 3,675 | 3.56% |
| 16 | SOUTH CENTRAL RESIDENTIAL (1-29) | 2,460 | 10.29% | 17 | 0.87% | 7,761 | 11.88% | 3,125 | 8.46% | 9,770 | 9.47% |
| 17 | SOUTH CENTRAL ESTATES (1-30) | 342 | 1.43% | 48 | 2.46% | 1,013 | 1.55% | 2,797 | 7.57% | 8,636 | 8.37% |
| 18 | SOUTHWEST RESIDENTIAL (1-31) | 2,360 | 9.88% | 181 | 9.27% | 7,658 | 11.72% | 4,216 | 11.41% | 13,674 | 13.26% |
| 19 | TECHNOLOGY (1-32) | 1,309 | 5.48% | 84 | 4.30% | 2,816 | 4.31% | 2,522 | 6.83% | 6,194 | 6.00% |
| | | *23,898* | *100.00%* | *1,952* | *100.00%* | *65,353* | *100.00%* | *36,948* | *100.00%* | 103,155 | *100.00%* |



*LAND USE DESIGNATIONS:*
- *LDR*: Low Density Residential
- *MDR*: Medium Density Residential
- *HDR*: High Density Residential
- *CR*: Commercial/Retail
- *CI*: Commercial/Industrial
- *TEC*: Technology/Employment Centers
- *SC*: Special Commercial Corridor
- *BC*: Business Center
- *OS*: Parks and Open Space
- *LW*: Live/Work
- *MU*: Mixed-Use
- *DT*: Downtown
- *CEM*: Cemetery
- *P*: Public
- *QP*: Quasi-Public

*LAND USE:*
- Commercial
- Residential
- Mixed Use



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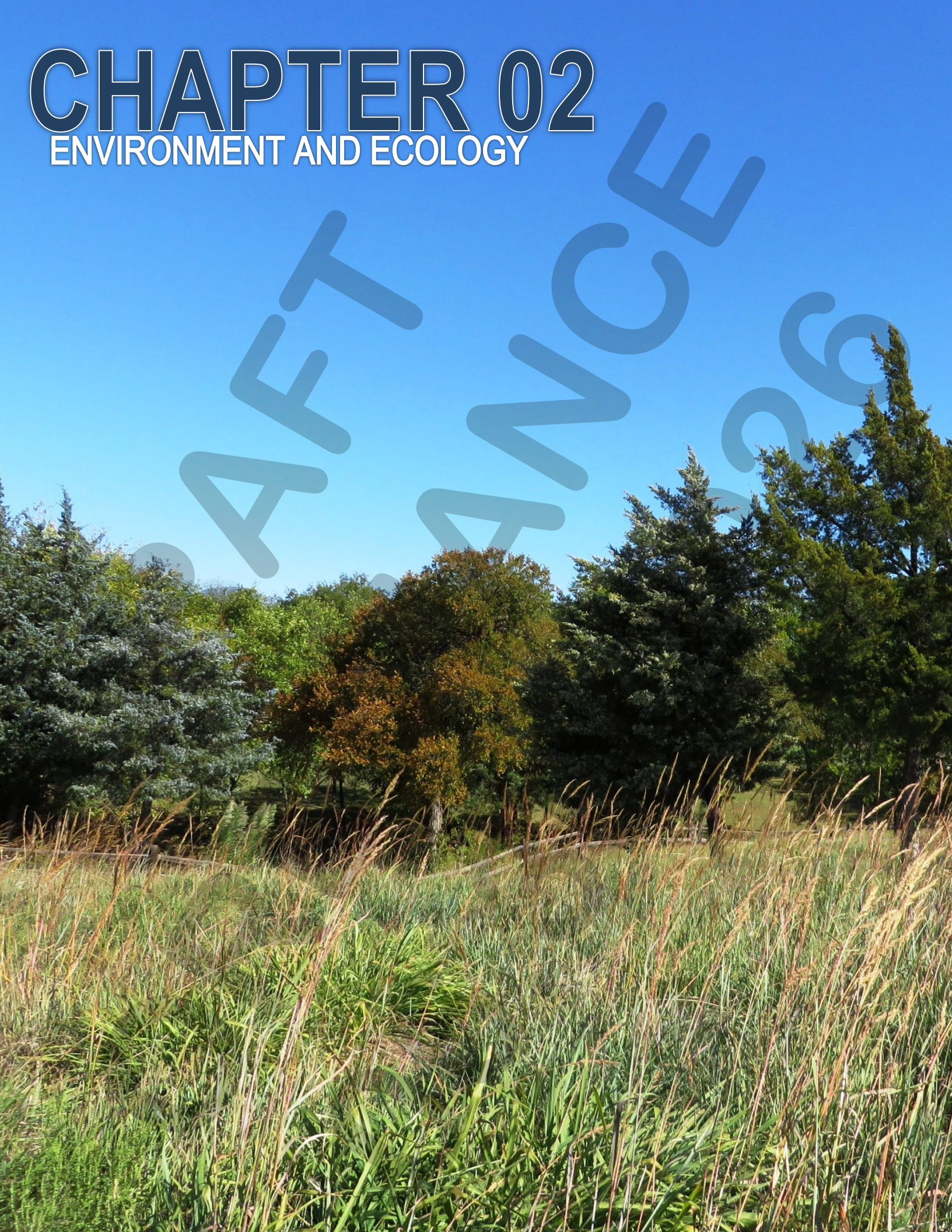
# CHAPTER 02
## ENVIRONMENT AND ECOLOGY



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## 01 VISION STATEMENT

The City should encourage stewardship of the natural environment and seek to protect its open spaces, floodplains, creeks, ponds, and natural habitats to promote an environmentally conscious community and to preserve these valuable resources for future generations.

## 02 GOALS AND POLICY STATEMENTS

### GOAL 01 | PRESERVATION

Strive to maintain and preserve plant and animal habitat areas and corridors in a functional, native condition.

### GOAL 02 | FLOODPLAINS

Preserve floodplains to reduce the risk of flooding and to provide recreational opportunities in the form of an open space and trail system.

### POLICIES

1. Encourage regional stormwater detention[1] systems in lieu of individual lot detention systems.
2. Encourage developments that incorporate floodplains, ponds, and watercourses as recreational opportunities, natural amenities and vegetative screens from adjacent land uses.
3. Continue to require that no improvements or alterations -- *including stormwater detention systems* -- be constructed within floodplains.
4. Ensure that open space is accessible to all of Rockwall citizens by providing public access.

### GOAL 03 | TREE COVERAGE

Protect, improve, and increase tree coverage for existing and new developments throughout the City to ensure that the benefits provided by trees are maintained and improved for the community.

### GOAL 04 | ENVIRONMENTAL PLANNING AND DESIGN

Make a conscious effort to implement planning and design principles targeted at reducing energy costs and increasing environmental

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*[1]: Regional stormwater detention in this case refer to facilities that are strategically located within a development to support the drainage and detention needs of two (2) or more parcels of land regardless of size.*

*LEFT: The Blackland Prairie is an Ecological Region of tall-grass prairies that extends through portions of the City of Rockwall.*

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quality by encouraging development that is environmentally sensitive.

### POLICIES

1. Encourage the use of green building principles and practices in the construction of new buildings and the rehabilitation of existing buildings.
2. Maximize open space through the preservation of natural floodplains, creation of parks, and conservation of environmentally sensitive areas to reduce the heat island effect.
3. Encourage environmentally conscious site layout and density requirements that will minimize the need for continuously high levels of energy consumption (*e.g. require open space developments that preserve natural green spaces*).
4. Reduce the need for unnecessary paving by reducing certain on-site parking requirements as may be deemed appropriate.

### GOAL 05 | LIGHT POLLUTION

Continue to minimize the impact of lighting from non-residential land uses in accordance with the City's Dark Sky ordinance and to reduce light pollution for neighboring residential areas.

### GOAL 06 | WATER CONSERVATION

Encourage water conservation by employing the use of the most current techniques and processes to ensure the most efficient and effective strategies are in place to protect and conserve the City's water resources.

### GOAL 07 | AIR & WATER QUALITY

Continue to maintain and exceed local and state air and water quality standards, and continue to be a prime example of an environmentally conscious community.

### POLICIES

1. Require and encourage the preservation of open space throughout developments to allow ground absorption of water, and the natural filtering and cleaning effect of soil and plant material to improve ground and stream water quality.
2. Encourage the use of native and/or drought-tolerant plant and tree species along with organic mulch for landscaping to minimize fertilizers and excessive water use.
3. Encourage and require the interconnectedness of streets and trails between neighborhoods, retail, recreation and other community services to minimize trip length and congestion.
4. Provide transportation alternatives (*e.g. on-demand transit services for special populations, and hike/bike trails*).
5. Encouraging mixed use in those areas designated as Mixed-Use on the Future Land Use Map contained in this Comprehensive Plan.

### GOAL 08 | EDUCATION

Look for opportunities to implement education and recognition programs for environmental stewardship to continue to promote an environmentally conscious community.

## 03 IMPLEMENTATION STRATEGIES

### 2026 UPDATE KEY

🟢: COMPLETE; 🔴: INCOMPLETE; 🔵: ONGOING

1. Review the Master Trail Plan on an annual basis to ensure that trails and floodplain conform to the policies contained in this Comprehensive Plan. In addition, public access points for the trail system should be identified. 🔵
2. Review the City's development, landscape and tree mitigation requirements contained in the Unified Development Code (UDC) to ensure that a sufficient amount of open space is being required with all developments (*residential and non-residential*), and that the expansion of any non-residential development requires trees to be planted proportionally to the proposed scope of work. 🟢
3. Work with the North Texas Municipal Water District (NTMWD) and its member/customer cities to encourage the use of existing water conservation plans and evaluate opportunities for the reuse of wastewater effluent to promote water conservation throughout the City. 🔵
4. Review the City's development requirements contained in the Unified Development Code (UDC) to ensure that they do not discourage green building practices and principles. 🟢
5. Review the parking standards contained in Article 06, *Parking and Loading*, of the Unified Development Code (UDC) to establish maximum parking ratios and ensure current parking ratios are appropriate for each specified land use, and to consider flexibility in cases of redevelopment. 🔴
6. Review the Future Land Use Map on an annual basis to ensure conformance to the policies contained within this Comprehensive Plan and to account for changes in annual growth/development patterns. 🔵



*Bridge at Shores Park 2024*: A pedestrian bridge connecting two (2) play areas and extending over a riparian area at Shores Park.



*Butterfly Garden at Shores Park 2025*: Volunteers plant flowers at the butterfly gardens at Shores Park.



*Butterfly Garden at Breezy Hill Park 2025*: Newly renovated butterfly garden at Breezy Hill Park.



*Bluebonnet Fields at Phelps Lake Park 2024*: Bluebonnets bloom in the wild flower fields at Phelps Lake Park.

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*PICKENS LAKE 2016:* PEOPLE CANOEING AT PICKENS LAKE AT HARRY MYERS PARK.

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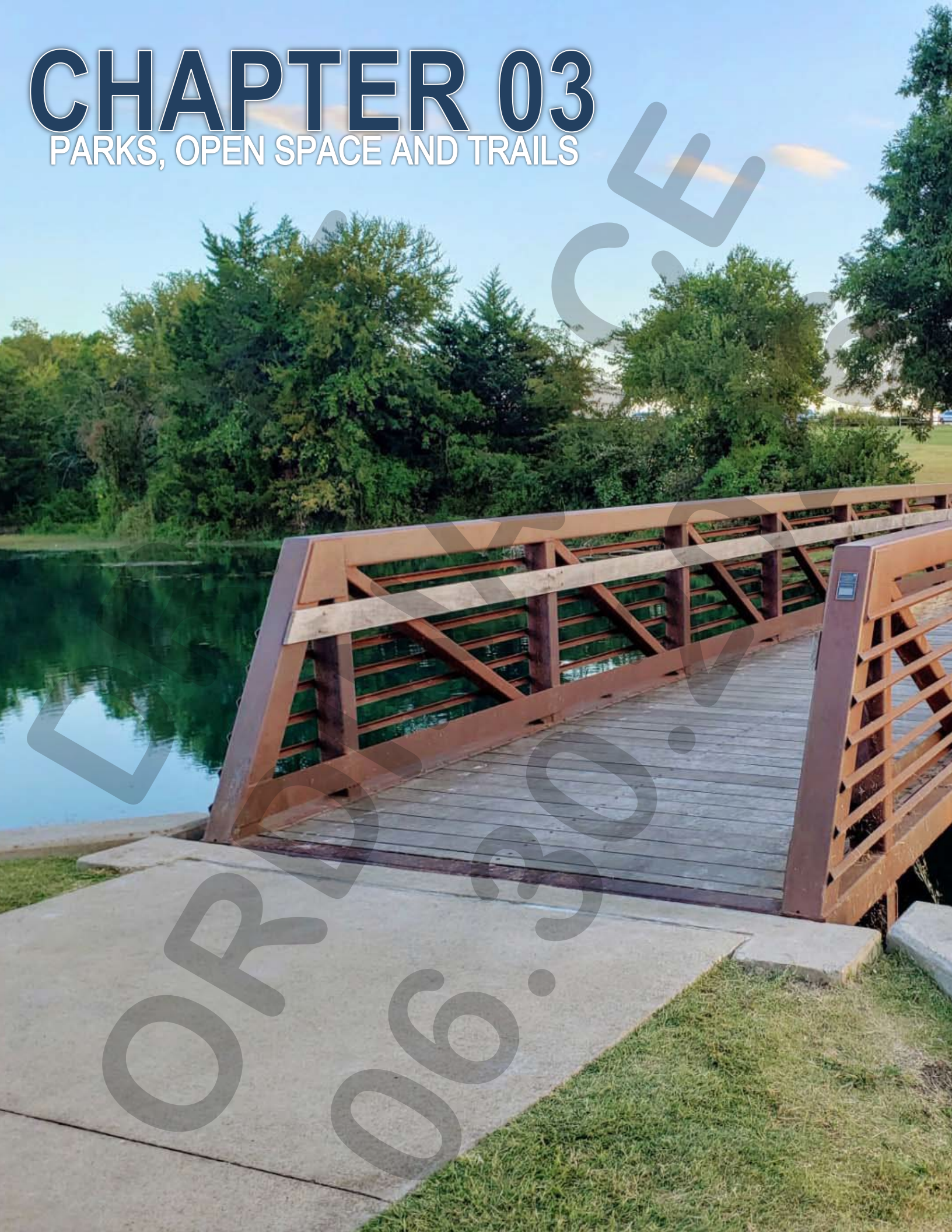
# CHAPTER 03
## PARKS, OPEN SPACE AND TRAILS



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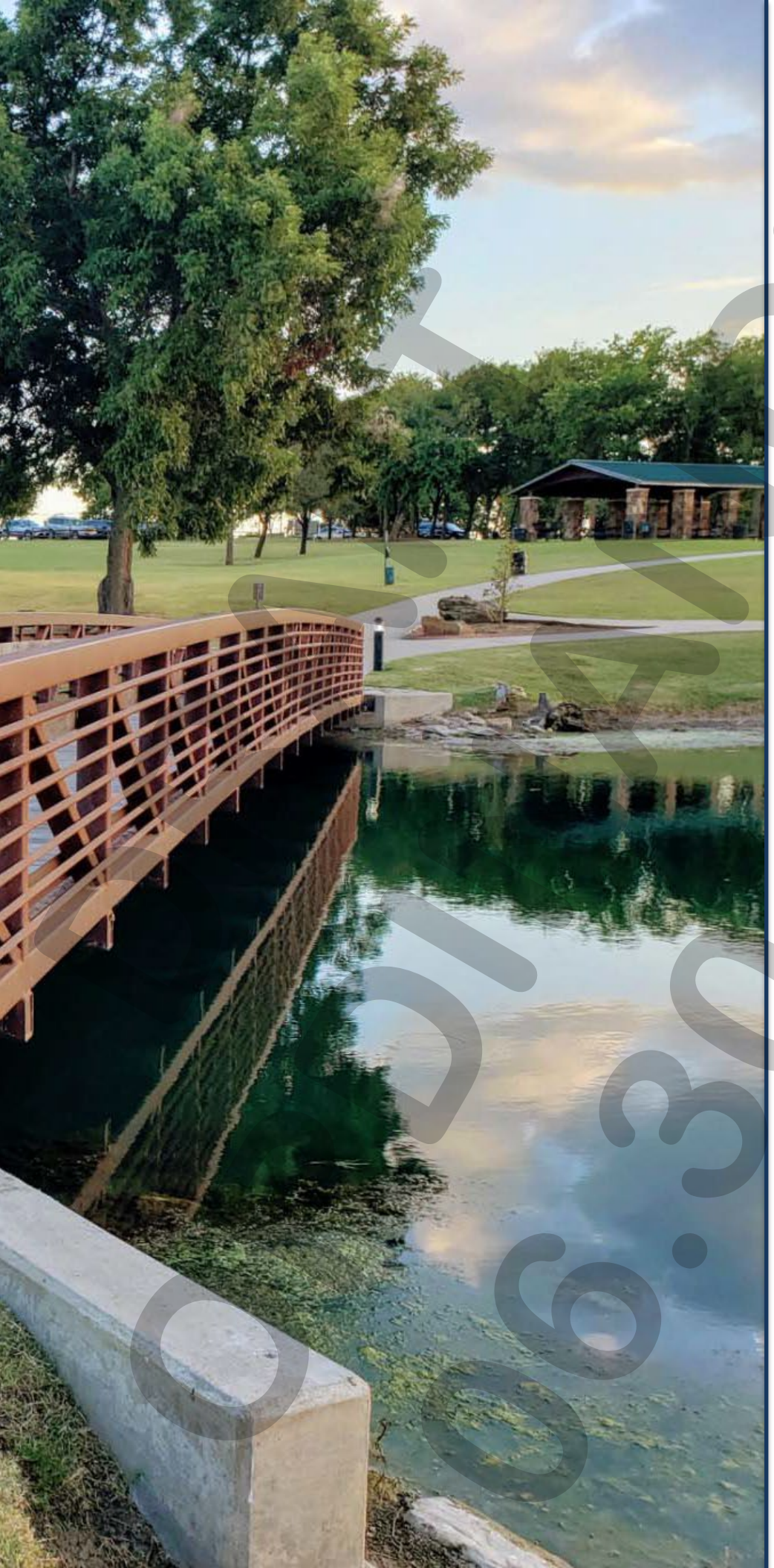

## 01 VISION STATEMENT

Design, construct and maintain a citywide system of parks, trails and natural open space in perpetuity, which will provide opportunities for citizens in the City of Rockwall to experience nature, create a sense of community, and engage in memorable and enriching activities. The system of parks, trails, and natural open space should reflect the level of character, quality and care that communicates responsible stewardship, pride of place and encourages citizens to GO OUTSIDE AND PLAY!

## 02 GOALS AND POLICY STATEMENTS

### GOAL 01 | PARKS, OPEN SPACE, AND TRAILS

Develop and maintain a comprehensive parks, open space and trail system that incorporates a creative mix of green spaces, and takes advantage of Rockwall's unique open space amenities.

### POLICIES

1. Continue to implement the acquisition and development goals and policies concerning neighborhood and community parks established in the Parks, Recreation and Open Space Master Plan. This includes the following:
    - Develop the Community Parks Program by identifying alternative funding sources for the development of three (3) community parks (*i.e. Alma Williams Park, Ben A. Klutts Park, and Harry Myers Park*).
    - Develop a phased plan for the development of the two (2) undeveloped community parks (*i.e. Alma Williams Park and Ben A. Klutts Park*).
    - Continue to strive to meet the neighborhood park goal of providing a minimum of 11-acres of contiguous parkland in each park district.
    - Where feasible through the development process and grant funding, look for opportunities to provide fully developed neighborhood parks with the first phases of a subdivision that can assist in attracting new residents and provide immediate amenity to the surrounding communities.

*LEFT: Harry Myers Park is the City's Central Community Park and offers a variety of recreational amenities including a disc golf course, amphitheater & spray ground.*

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2. Explore opportunities to evaluate and address the demand for additional sports facilities and multipurpose fields within the community.
3. Encourage the creation of small, private greens and common areas in new neighborhoods, commercial shopping centers, and industrial developments for the purpose of enhancing the character, desirability and quality of life and to promote increased social interaction in the city.
4. Encourage development so that every Rockwall resident is located within ½-mile of a public or private park and/or a *multi-use trail*[1] or trail.

### GOAL 02 | PUBLIC USE OF WATERFRONTS

Actively explore opportunities for the use of waterfront property along the Lake Ray Hubbard shoreline and preserve those areas for public use.

#### POLICIES

1. Preserve the waterfront areas that are identified in this Comprehensive Plan for the use and enjoyment of the public (*e.g. expansion of kayak and boat ramps, passive and programmed green spaces, etc.*).
2. Explore the potential for parks, passive greenway spaces, and trails at appropriate locations along the shoreline of Lake Ray Hubbard consistent with the area identified in the *Future Land Use Plan*.
3. Utilize the property adjacent to the Harbor District to create a unique park amenity that will serve the residents in the immediate area and serve as a regional destination for the City.
4. Look for opportunities for public/private partnerships to provide additional access and opportunities along the shoreline of Lake Ray Hubbard.

### GOAL 03 | CONSERVATION AREAS

Identify and incorporate conservation areas (*i.e. floodplains and prairie land*) into the city's comprehensive park plan to serve as a preservation tool for protecting the city's natural areas, and to provide for an interconnected greenbelt and trail system.

#### POLICIES

1. Continue to require the preservation of floodplains (*i.e. no improvements or alterations be constructed within a floodplain*).
2. Look for opportunities to preserve the Texas Blackland Prairie, which is an important historic, natural feature within the City.
3. Look for opportunities to establish multi-use trails.
4. Incorporate other sensitive natural features into the City's greenbelt and trail network (*e.g. areas with steep slopes, sensitive habitats, floodplains, etc.*).

### GOAL 04 | MAINTENANCE AND CUSTOMER SERVICE

Continue to develop high quality, first-class park and open space amenities, and provide superior maintenance and customer service to all the city's citizens.

#### POLICIES

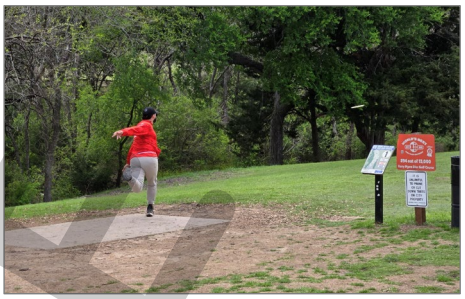
1. Continue to engage the Parks Board to review all proposed park and open space amenities associated with new development to ensure the City is receiving viable parkland and open space from the standpoints of quality, durability, access, and maintenance.
2. Look to establish high amenity/low maintenance equipment and improvements that will serve the community's needs in all new and existing parkland.
3. Maintain adopted maintenance standards for all public land and amenities.

## 03 IMPLEMENTATION STRATEGIES

### 2026 UPDATE KEY

🟢: COMPLETE; 🔴: INCOMPLETE; 🔵: ONGOING

1. Review the Mandatory Parkland Dedication Ordinance to incorporate requirements relating to the dedication of trails for all residential and non-residential developments in accordance with the *Master Trail Plan* contained within this Comprehensive Plan. 🔴
2. Review the Mandatory Parkland Dedication Ordinance for the purpose of creating Community Park Districts. 🔴



*Harry Myers Disc Golf Course 2024:* Drew Gibson -- *professional disc golfer* -- tees off at the Disc Golf Pro Tour at Harry Myers Disc Golf Course.



*Harry Myers Pool 2025:* Swim classes for kids ages 5-12, all skill levels at Harry Myers Pool.



*Fishing Derby 2025:* Kids ages 3-14 compete in the annual *Fishing Derby*, where they register to win the heaviest, longest, or most fish in their age group.



*Angel League 2025:* Kid learning to play baseball as part of the Kiwanis Club Angel League at Yellow Jacket Park.



*Rockwall Baseball & Softball League (RBSL) Spring Picnic 2016:* RBSL Awards Ceremony at the Spring Picnic.

[1]: *A multi-use trail is a trail that can be utilized by bicyclists, walkers and runners for both transportation and recreation. These trails can be paved or unpaved.*

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3. Review the Parks, Recreation and Open Space Plan and this Comprehensive Plan on a five (5) year basis to ensure the documents goals and policies conform.
4. Review the Future Land Use Map on an annual basis to ensure conformance to the policies contained within this Comprehensive Plan and to account for changes in the Parks, Recreation and Open Space Master Plan.
5. Consider the creation of a capital project and amenity life-cycle replacement plan that includes projected budget needs.
6. Consider the need for additional sports facilities and multipurpose fields when developing plans for the two (2) undeveloped community parks (*i.e. Alma Williams Park and Ben A. Klutts Park*).

## 04 MAP INDEX

See the following map located in Appendix C, *Maps*, of this Comprehensive Plan:

- Master Trail Plan Map (2)

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# CHAPTER 04
## INFRASTRUCTURE





## 01 VISION STATEMENT

The City of Rockwall shall place the same level of importance to the construction and maintenance of the City's infrastructure as to the construction of new facilities, and ensure that all streets, water, wastewater and drainage/detention facilities compliment the City's land use goals while being adequately sized to serve and support the future growth of the community.

## 02 GOALS AND POLICY STATEMENTS

### 02.01 TRANSPORTATION AND STREETS

#### GOAL 01 | STREET NETWORK

Continue to create an interconnected and diverse street network that compliments the City's existing and future land uses.

#### POLICIES

1. Create connections to establish continuity between key thoroughfares.
2. Encourage connected streets that offer multiple points of access to all single-family residential subdivisions.
3. Design new street systems -- *and explore opportunities to modify existing ones* -- to create an interconnected transportation network that offers flexibility of routes and modes of transportation, disperses automobile traffic efficiently, shortens walking distances and lends order and coherent structure to the community.
4. Maximize the current capacity of the existing transportation system by designing and implementing improvements that utilize the City's existing rights-of-way.
5. Prioritize corridor and intersection improvements that address congestion *hot spots* identified through traffic studies.
6. Evaluate the City's streets and alleyways on a five (5) year basis to account for changes in growth and demand, and to help prioritize and schedule projects on the City's Capital Improvement Plan (CIP).

#### GOAL 02 | TRANSPORTATION POLICIES AND DESIGN

Balance transportation options by utilizing policies and design approaches that require all streets be planned, designed, operated, and maintained to facilitate the convenient and

*LEFT: Construction of the Quail Run/Memorial By-Pass Trunk Sewer Line in 2018, which was approved as part of the Capital Improvement Program.*

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efficient access for automobiles while providing safe, well designed pedestrian and bicycle facilities.

### POLICIES

1. Provide a safe and walkable district in the Downtown area that provides connections to all adjacent districts and that tie into the City's Master Trail Plan.
2. Enhance walkability with an interconnected pattern of streets, continuous sidewalks, short blocks, and safe pedestrian crossings at appropriate intersections.
3. Create a long-range transportation plan for improving bicycle mobility and access in the city.
4. Ensure that the City's Master Trail Plan provides a citywide, interconnected trail system.
5. Focus retail, employment, and higher density housing developments -- *consistent with the Future Land Use Map contained in this Comprehensive Plan* -- into walkable, mixed-use districts.
6. Encourage developments utilizing Traditional Neighborhood Development (TND)[1] principles, which place an emphasis on sidewalks/trails, mixed land uses, smaller blocks, connected street patterns, etc. to create a more aesthetically pleasing and maintainable transportation system.
7. Work with Texas Department of Transportation (TXDOT) to identify and implement safe pedestrian routes across the City's major thoroughfares.

## GOAL 03 | NEIGHBORHOOD STREETS

Design neighborhood streets for low speeds to encourage walking, bicycling, and social interaction.

### POLICIES

1. Design streets with roadway geometrics (*e.g. street width, centerline radii of curves, stopping sight distances on hills and curves, intersection turning radii, etc.*) that discourage speeding.
2. Encourage and allow on-street parking -- *where feasible* -- especially adjacent to parks, schools and open space.
3. Use of traffic calming policies (*e.g. planted medians, street trees, traffic circles, neck downs, etc.*) to address speed problems on existing streets.
4. Where the shape of a tract of land or the natural contours of the land permit, the use of *Curvilinear Streets* should be encouraged.
5. Where a subdivision abuts a major roadway, the subdivision should be encouraged to use a *Slip Street*[2] with a berm, landscaping, and trees being incorporated into the buffer between the *Slip Street* and the major roadway.
6. Sidewalks should be incorporated adjacent to all residential streets to promote connectivity and enhance safety for pedestrians.

## GOAL 04 | NATURAL ENVIRONMENT

Design new roadways and improve existing roadways in a way that respects the natural environment.

### POLICIES

1. Neighborhood streets should be designed to run parallel to the natural contours of an area -- *where possible* -- to avoid the stair-stepping of lots, unless the stair-stepping of lots will preserve attractive views. In these cases, streets may be permitted to transverse the topography.
2. Roadway alignments and cross-sections should be designed to preserve significant expanses of existing trees.
3. Discourage street improvements that require the removal of mature street trees.
4. Work with the existing topography to provide grade-separated crossings for bicycle and pedestrian paths where appropriate.

## GOAL 05 | STREET FURNITURE

Use street furniture on key streets to enhance their functions, appearance, and comfort.

### POLICIES

1. Provide street furnishings (*e.g. benches, waste containers, flower shrub planters, trees, bollards lampposts, kiosks, etc.*) on streets where walking is desirable and encouraged.

## GOAL 06 | THOROUGHFARE PLAN

Continue to support, review, and amend the adopted Thoroughfare Plan contained in this Comprehensive Plan to account for changes in land use patterns and transportation needs throughout the City, and to enhance minor collector continuity, provide accessibility to activity centers, and provide for effective delivery of emergency services.

## GOAL 07 | INTERGOVERNMENTAL COOPERATION

Continue to work with the Texas Department of Transportation (TXDOT) to optimize access and circulation along IH-30, SH-205, Ridge Road [FM-740], Horizon Road [FM-3097], FM-3549, SH-276, FM-552, SH-66, FM-1141 and FM-549.

# 02.02 WATER, WASTEWATER, DRAINAGE AND DETENTION

## GOAL 01 | FUTURE SERVICE DEMANDS

Maintain a Citywide water distribution system and wastewater collection system to meet the future demands of the City.

### POLICIES

1. Evaluate the water and wastewater master plans on a five (5) year basis to account for changes in growth and demand, and to help prioritize and schedule projects on the City's Capital Improvement Plan (CIP).
2. Utilize impact fees to construct projects that are identified on the Impact Fee Study.
3. Update the Impact Fee Study on a five (5) year basis to ensure that the water/wastewater system will be capable of handling system demands.

## GOAL 02 | EXISTING SYSTEM

Maintain the integrity and reliability of the existing water distribution system and

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[1]: *Traditional Neighborhood Development or Traditional Neighborhood Design (TND) is a development model that utilizes traditional town planning principles to create village-style developments. To qualify as a TND, a project should incorporate a range of housing types, a network of well-connected streets and blocks, vibrant public spaces, and have amenities and institutions within walking distance of residences.*

[2]: *A Slip Street is a low-speed, parallel residential roadway that runs adjacent to a higher-volume arterial or collector roadway that provides residential lots access without requiring a direct driveway connection to a major roadway or arranging lots to back to the major roadway. Slip Streets are separated from the major roadway by a landscape buffer.*

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wastewater collections system, and remain in compliance with local, state, and federal requirements.

### POLICIES

1. Maintain an Asset Management System (AMS) to provide a reliable conduit to evaluate and update public infrastructure[3].
2. Verify the structural integrity of the City's water distribution and wastewater collection systems.
3. Identify and replace substandard water and wastewater lines as feasible based on the City's annual budget.

## GOAL 03 | AGING INFRASTRUCTURE AND SYSTEM RELIABILITY

Reinvest in aging infrastructure to ensure safe, efficient, and compliant operations.

### POLICIES

1. Implement a replacement schedule for critical water and wastewater lines based on material type, age, and performance.
2. Replace undersized lines in older neighborhoods to improve flow and fire protection.
3. Conduct regular video inspections of wastewater lines and provide condition scoring.
4. Encourage trenchless rehabilitation methods -- *where feasible* -- to minimize disruption in built-out areas.

## GOAL 04 | AFFECTS OF LAND USE ON THE EXISTING SYSTEM

Plan for and identify potential impacts on the existing water and wastewater systems due to changes in land use.

### POLICIES

1. Advise elected officials of potential impacts on the City's water and wastewater systems caused by proposed changes in zoning and land use decisions.

[3]: *2025 Update Note. An Asset Management System (AMS) was implemented by the City of Rockwall in June 2018.*

## GOAL 05 | REGIONAL DETENTION

Promote and encourage regional detention[4] for the purpose of clustering open space/green space/natural space and landscaped area within large developments and maximizing contiguous development area.

## GOAL 06 | DETENTION PONDS

Detention ponds should be well landscaped with plants and trees that will create picturesque open spaces that can be easily maintained.

## GOAL 07 | RETENTION PONDS

In residential subdivisions, where there is an existing pond, the existing pond should be retained as a retention/detention pond[5] in order to create a natural amenity for residents. These areas should be well landscaped with plants and trees that will create picturesque open spaces.

## GOAL 08 | STORMWATER CARRYING CAPACITY

Evaluate the existing capacity of the stormwater system to determine carrying capacity.

### POLICIES

1. Update the Master Drainage Study to account for growth in the community and the use of new technologies.
2. Explore the possibility of creating a Drainage Utility District (DUD) fee on all existing and new developments in the City.

# 03 IMPLEMENTATION STRATEGIES

### 2026 UPDATE KEY

🟢: COMPLETE; 🔴: INCOMPLETE; 🔵: ONGOING

## 03.01 TRANSPORTATION AND STREETS

1. Review and revise the Master Thoroughfare Plan on an annual basis to ensure conformance to the policies contained within this Comprehensive Plan, and to account for annual changes in land use patterns and transportation needs. 🔵
2. Review and revise the Paving Assessment on a five (5) year basis to account for changes in roadway conditions. 🔵
3. Review and revise the City Master Trail Plan to account for changes in the City's Master Thoroughfare Plan. 🔵
4. Review the City's community design elements and develop a Community Design Plan that can address the use of street furniture throughout the City. 🔴
5. Review the City's existing thoroughfares to look for opportunities to redevelop existing right-of-ways utilizing the goals and policies contained in this Comprehensive Plan. 🔴
6. Ensure that the City's *Standards of Design and Construction Manual* allows for the implementation of Traditional Neighborhood Development (TND) principles. 🟢

## 03.03 WATER, WASTEWATER, DRAINAGE AND DETENTION

1. Review and revise the water and wastewater master plans every five (5) years to account for changes to the future land use map and population projects. 🔵
2. Review and revise the Impact Fee Study on a five (5) year basis to account for changes to the Future Land Use Map and population projections. 🔵
3. Maintain the City's Asset Management System (AMS) software to continue to evaluate the existing water/wastewater system, streamline reoccurring maintenance, and target reinvestment areas. 🔵
4. Camera all existing wastewater lines to evaluate the structural integrity and capacity of each segment, and log into the Asset Management System. 🔵
5. Utilize the City's Geographic Information Systems (GIS) software to track and evaluate existing water and wastewater lines, and create a replacement program. 🔵
6. Incorporate an infrastructure section into staff's development case memorandums

[4]: *While the word regional can sometimes indicate a large area, regional detention facilities in this case refer to facilities that are strategically located within a development to support the drainage and detention needs of two (2) or more parcels of land regardless of size.*

[5]: *A retention/detention pond is a pond that detains stormwater above the natural water surface levels. The ponds are required to be fed by metered water in order to maintain the surface level of the water to ensure that stormwater is not impounded in the pond.*

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to account for potential impacts/needs for zoning changes that propose more intense land uses.

7. Review Drainage Utility Districts (DUD) in other cities and create a feasibility report on DUD's to report to the City Manager and City Council.
8. Review and revise the Master Drainage Study on an as needed basis (*i.e. upon the annexation of new land or changing of land use*).
9. Develop an *Aging Infrastructure Action Plan* identifying ten (10) year replacement properties and funding strategies.

## 04 MAP INDEX

See the following maps located in Appendix C, *Maps*, of this Comprehensive Plan:

- Master Thoroughfare Plan (3)
- Master Water Distribution System Plan (4)
- Master Wastewater Collection System Plan (5)

## 05 STREET CROSS SECTIONS

The City of Rockwall has a variety of developments from low-density rural developments to mixed-use, pedestrian oriented retail districts. These various developments all have different needs with regard to the necessary street cross section needed to adequately serve the development. For example, the mixed-use, pedestrian oriented retail district requires a higher capacity street cross section that incorporates curb and gutter, street trees, and on-street parking. Whereas, a low-density rural development would require a smaller, two (2) lane residential roadway that incorporates curb and gutter.

In certain parts of the City, it may be necessary to modify the required street cross sections to account for unique circumstances and to account for existing right-of-ways. As a general principal all streets and roadways should attempt to incorporate the following:

- A minimum of a six (6) foot planting strip of accent trees and shrubs.
- A minimum of a five (5) foot sidewalk.

Both of these elements will create a pedestrian friendly streetscape that gives the feeling of enclosure or separation from the main traffic lanes of the street cross section. For non-residential development the five (5) foot sidewalk should be increased to provide a greater sense of pedestrian protection.

The following are the recommended typical street cross sections that should be used in the community. Each street cross section indicates road type, symbol, and abbreviation that correspond to the Master Thoroughfare Plan. In addition, the general design standards have been provided for reference.

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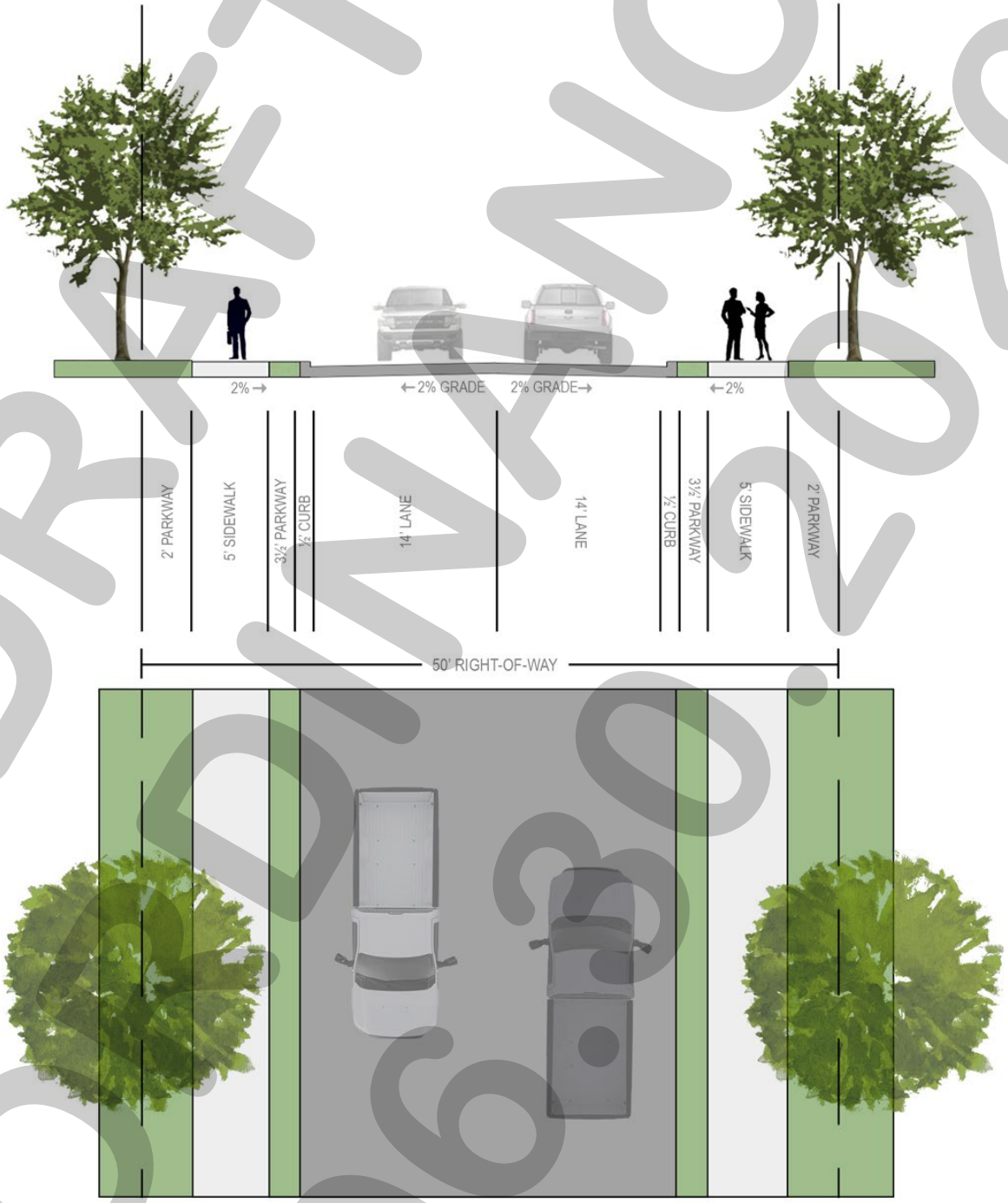
# 05 STREET CROSS SECTIONS
## 01 RESIDENTIAL STREETS

**ROAD TYPE:** RESIDENTIAL, TWO (2) LANE, UNDIVIDED ROADWAY
**ABBREVIATION:** R2
**DESIGN STANDARDS:** *[1]* 50' ROW, *[2]* NO ON-STREET PARKING, & *[3]* 30 MPH DESIGN SPEED

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# 05 STREET CROSS SECTIONS
## 02 MINOR COLLECTORS

ROAD TYPE: MINOR COLLECTOR, TWO (2) LANE, UNDIVIDED ROADWAY
ABBREVIATION: MC
DESIGN STANDARDS: *[1]* 60' ROW, *[2]* TWO (2) ON-STREET PARKING LANES, & *[3]* 30 MPH DESIGN SPEED




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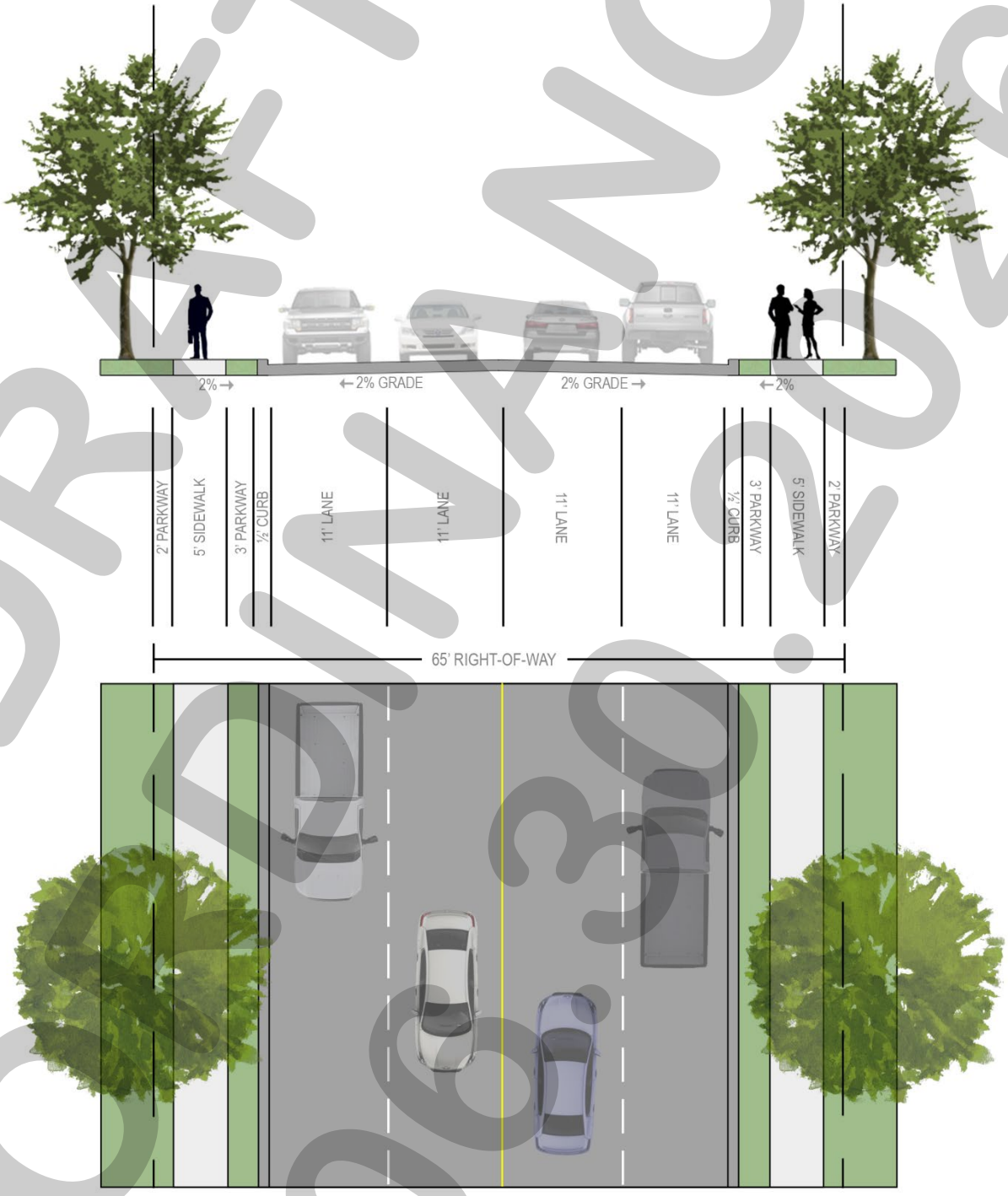
# 05 STREET CROSS SECTIONS
## 03 MAJOR COLLECTORS

ROAD TYPE: MAJOR COLLECTOR, FOUR (4) LANE, UNDIVIDED ROADWAY
ABBREVIATION: M4U
DESIGN STANDARDS: [1] 65' ROW, [2] NO ON-STREET PARKING, & [3] 35 MPH DESIGN SPEED

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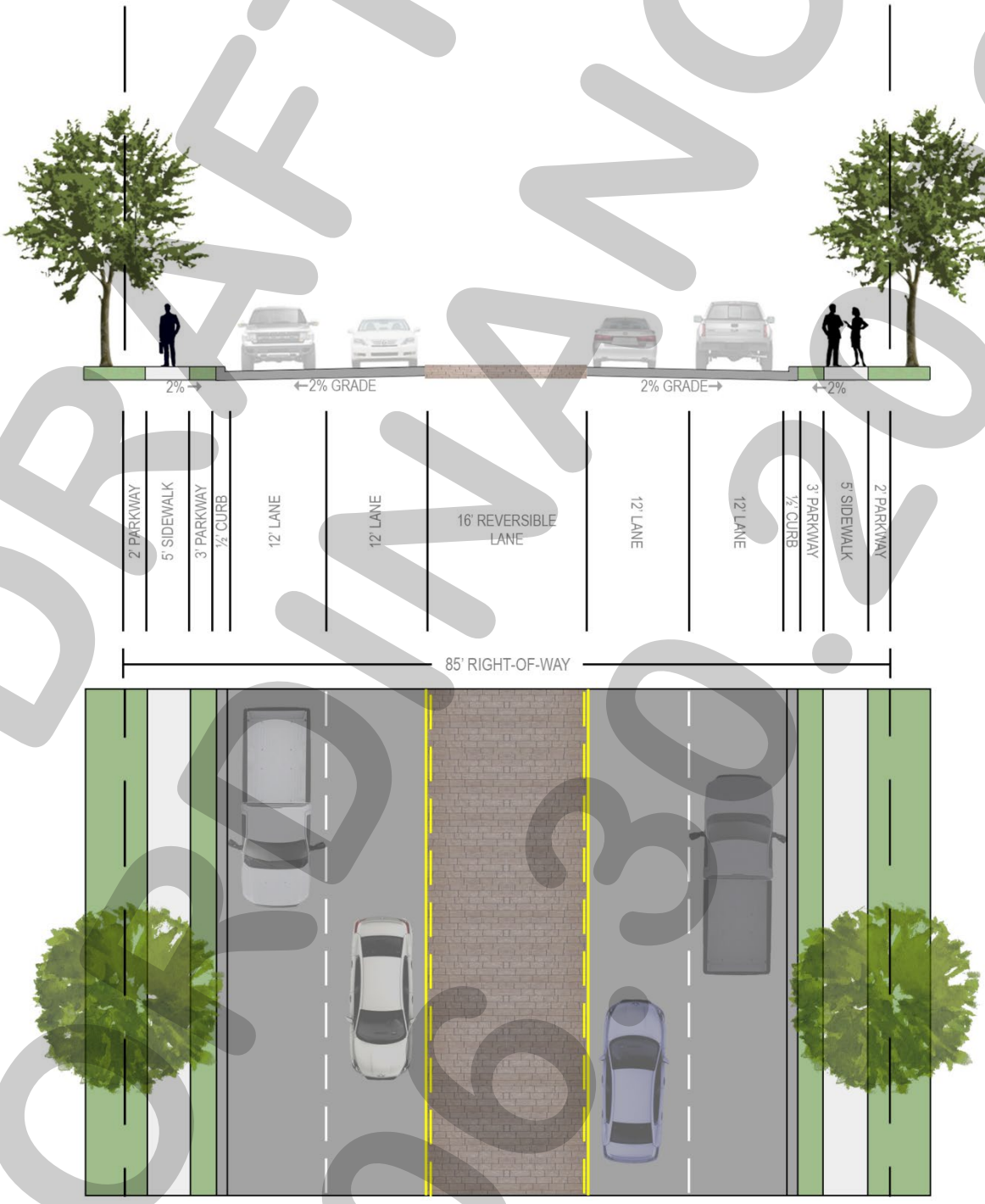
# 05 STREET CROSS SECTIONS
## 04 MAJOR ARTERIALS

ROAD TYPE: MAJOR ARTERIAL, FIVE (5) LANE, UNDIVIDED ROADWAY
ABBREVIATION: A5D
DESIGN STANDARDS: [1] MAXIMUM OF 85' ROW, [2] NO ON-STREET PARKING, [3] 35 MPH DESIGN SPEED, & [4] REVERSIBLE LANE

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# 05 STREET CROSS SECTIONS
## 04 MAJOR ARTERIALS

ROAD TYPE: MAJOR ARTERIAL, FOUR (4) LANE, DIVIDED ROADWAY
ABBREVIATION: A4D
DESIGN STANDARDS: [1] 85' ROW, [2] NO ON-STREET PARKING, & [3] 40 MPH DESIGN SPEED




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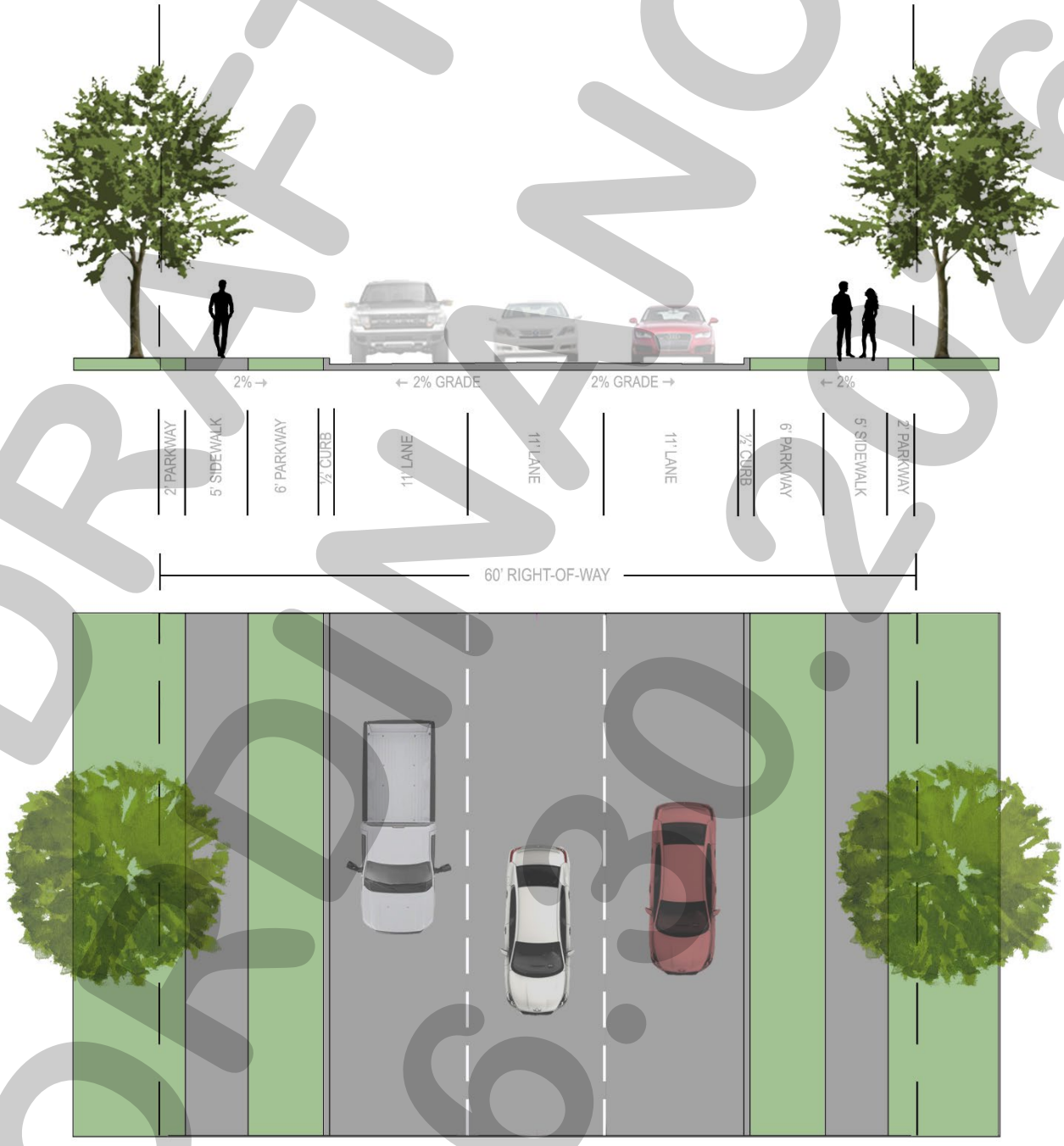
# 05 STREET CROSS SECTIONS
## 05 PRINCIPLE ARTERIALS

**ROAD TYPE:** PRINCIPAL ARTERIAL, THREE (3) LANE, UNDIVIDED ROADWAY
**ABBREVIATION:** P3U
**DESIGN STANDARDS:** *[1]* 60' ROW, *[2]* NO ON-STREET PARKING, & *[3]* 45 MPH DESIGN SPEED

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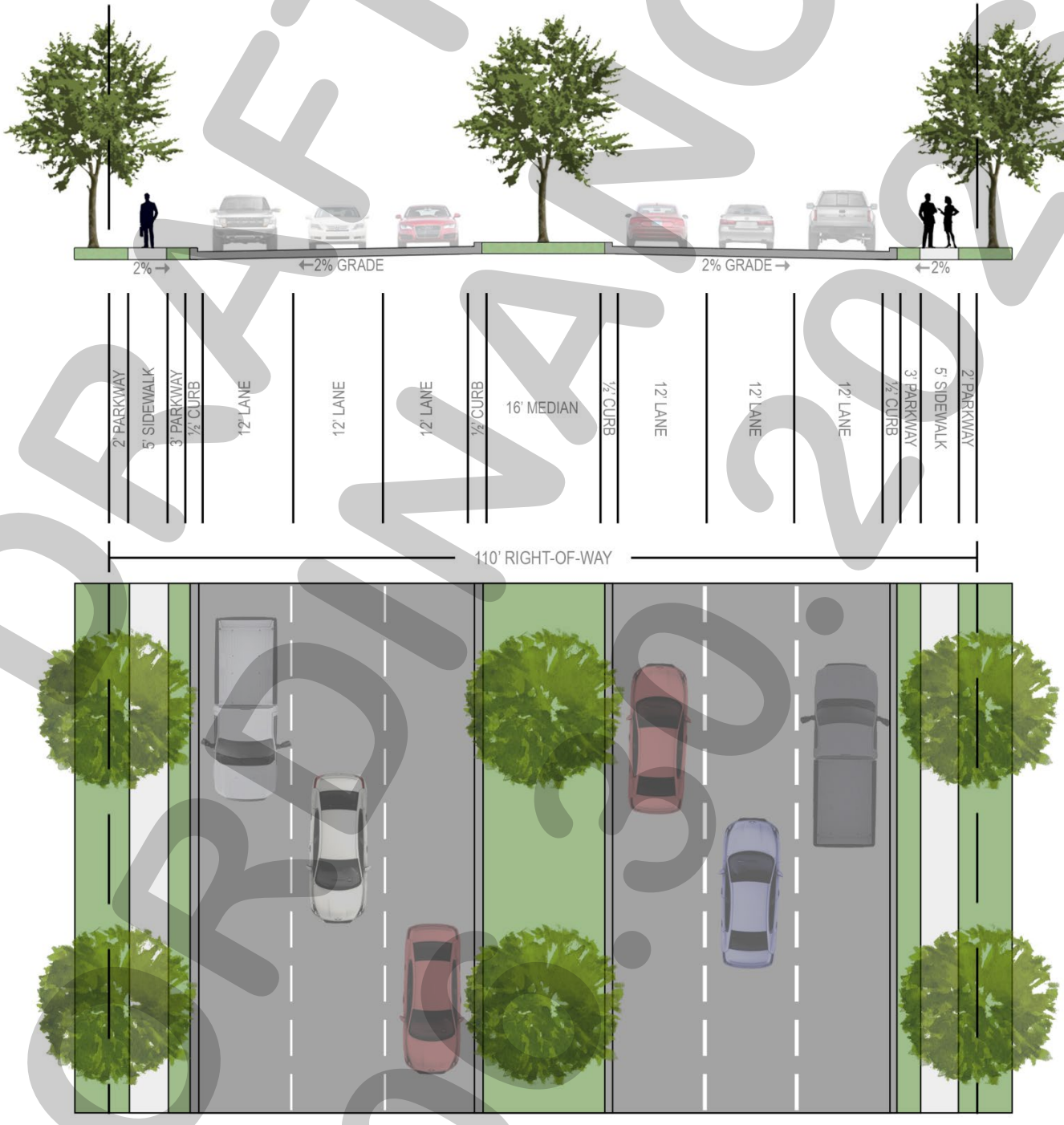
# 05 STREET CROSS SECTIONS

## 05 PRINCIPLE ARTERIALS

ROAD TYPE: PRINCIPAL ARTERIAL, SIX (6) LANE, DIVIDED ROADWAY
ABBREVIATION: P6D
DESIGN STANDARDS: *[1]* 110' ROW, *[2]* NO ON-STREET PARKING, & *[3]* 45 MPH DESIGN SPEED

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# 05 STREET CROSS SECTIONS

## 06 TXDOT ROADWAYS

ROAD TYPE: TEXAS DEPARTMENT OF TRANSPORTATION PRINCIPLE ARTERIAL ROADWAYS
ABBREVIATION: TXDOT4D & TXDOT6D
DESIGN STANDARDS: [1] 120' ROW, [2] NO ON-STREET PARKING, & [3] VARIABLE DESIGN SPEED






















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*FAMILY FUN FRIDAY AT HARRY MYERS 2025:*
FAMILIES PARTICIPATING IN A *FAMILY FUN FRIDAY* AT HARRY MYERS PARK.

# CHAPTER 05

## PUBLIC HEALTH, SERVICES AND SAFETY






## 01 VISION STATEMENT

The City of Rockwall will continue to provide its citizens and visitors with the highest level of municipal services. This includes providing recreational and programming opportunities aimed at allowing citizens the ability to choose a healthy lifestyle, public services that are superior to other cities in the region, and public safety services that ensure a safe and secure community.

## 02 GOALS AND POLICY STATEMENTS

### 02.01 PUBLIC HEALTH

#### GOAL 01 | HEALTHY LIFESTYLE

Encourage community design that promotes options for physical activity, and the choice of a healthy lifestyle.

#### POLICIES

1. Residential and non-residential development should be designed with access to trails and parks to promote physical activity.
2. Explore opportunities for the incorporation of specialized recreational amenities (*e.g. kayak/canoe launches, mountain bike trails, etc.*).
3. Residential development should be located and designed to ensure that all homes in the City are located within a 15 minute walk (*or ½-mile*) of a Neighborhood Park.
4. Look to increase recreational bicycle and pedestrian activity and connectivity throughout the City.

#### GOAL 02 | EVENTS FOR ACTIVE LIFESTYLES

Encourage City events that promote healthy and active lifestyles.

#### POLICIES

1. Continue to provide Rockwall's citizens with access to healthy, locally grown foods through the Downtown Farmers Market.
2. Continue to provide events and programs like Family Fun Fridays, outdoor education, and local partnerships that promote a healthy and active lifestyle.

*LEFT: Rockwall Fire Department's Ladder Truck #1, which is located at Station #1. This is the City's biggest fire truck with an aerial platform that extends 105-feet into the air.*

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### GOAL 03 | PROGRAMS FOR SENIORS

Look to expand programming targeted at senior citizens to address the growing number of retirees in the City.

#### POLICIES

1. Continue to offer fitness programs, volunteer opportunities, and other social events for seniors targeted at active and social aging.

## 02.02 PUBLIC SERVICES

### GOAL 01 | LEVEL OF SERVICE

Strive to provide the highest level of service (*i.e. proactive, reactive and coactive*) by ensuring that there are proper public facilities to serve the community consistent with the City's growth and financial abilities.

#### POLICIES

1. Maximize the efficiency and effectiveness of the City's current public facilities to extend their useful life (*e.g. repair, renovations, maintenance, and adaptive reuses*).
2. Design and locate new facilities to account for the future growth and community accessibility.
3. Design new facilities in harmony with the design of adjacent land uses so that the facility will blend into the character of the surrounding area.
4. Design new facilities to adapt to the changing nature of technology and incorporate flexible spaces that can be adapted for future uses/workspace.

### GOAL 02 | TECHNOLOGY

Improve efficiency and access to the City's existing public services by utilizing and adapting to new technologies.

#### POLICIES

1. Explore opportunities to increase efficiency in current services and application processes (*e.g. development services, water services, etc.*) by encouraging citizens to interface with the City online (*e.g. fill out applications, request assistance, etc.*).
2. Shift all plan review processes to a paperless system to free up storage space for additional workspaces.

### GOAL 03 | REGIONAL COOPERATION

Continue to coordinate and collaborate with the City's regional partners to ensure continued cooperation, and sharing of resources and facilities.

## 02.03.01 PUBLIC SAFETY: POLICE

### GOAL 01 | COMMUNITY POLICING

Strengthen and increase community interaction through *Community Policing*[1] and personal relationships to enhance safety and trust in the community.

#### POLICIES

1. Increase high visibility patrols in the community.
2. Increase the number of neighborhoods with crime watch programs and encourage residents to participate.
3. Encourage strategic partnerships in the community (*e.g. the Rockwall Clergy and Police Partnership*).
4. Encourage and strengthen the partnership with the Rockwall Independent School District (RISD) to ensure safe school environments.
5. Engage residents to take a proactive approach to Community Policing by promoting educational programs like Citizens On Patrol (COP), Citizens Police Academy, and Rockwall Police Summer Safety Camp.
6. Encourage open communication with residents by continuing *Park Walk and Talks* and holding events like *Texas Night Out*.

### GOAL 02 | CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (CPTED)

Continue to work closely with the City's Planners, Engineers, developers and property owners to ensure a safe physical environment that incorporates building and site design techniques that are consistent with the Crime Prevention through Environmental Design (CPTED)[2] guidelines.



*Senior Day Trips 2025*: A program targeted at connecting the City's seniors by sponsoring outings to restaurants, shopping, and entertainment events.



*Rockwall's Downtown Farmers Market 2025*: The Downtown Farmers Market has been providing citizens with access to locally grown produce and specialty products since 2008.




*Founder's Day 2025*: An annual event at Harry Myers Park with live music and family friendly entertainment.



*Senior Health Fair 2024*: The annual Senior Health Fair offers citizens the ability to interface with various health care and senior service providers in one convenient location.

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[1] *Community Policing: Community Policing is a philosophy that promotes organizational strategy intended to support the systematic use of partnerships within a community and problem-solving techniques to proactively address the immediate conditions that give rise to public safety issues (e.g. crime, social disorder, and fear of crime).*

[2] *Crime Prevention through Environmental Design (CPTED): Crime Prevention through Environmental Design, or CPTED (pronounced sep•ted), is a multi-disciplinary approach to deterring crime and criminal behavior through environmental design. The principle strategies rely upon the ability to influence offender decisions that precede criminal acts by affecting the built, social and administrative environment.*

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## CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (CPTED) STRATEGIES FOR THE BUILT ENVIRONMENT

NATURAL SURVEILLANCE STRATEGIES

- ☑ Design streets with sidewalks to promote pedestrian accessibility.
- ☑ Use windows to increase visibility onto sidewalks and parking areas.
- ☑ Use adjacent vehicular traffic as an asset in surveillance.
- ☑ Design landscaping schemes to allow for visibility of building entryways and parking areas.
- ☑ Use transparent fencing, and limit opaque fencing where possible.
- ☑ Design site lighting plans to ensure that all areas of a property have good night visibility.
- ☑ Use shielded or cut-off luminaire fixtures to control glare.

NATURAL ACCESS CONTROL

- ☑ Use a single and identifiable point of entry.
- ☑ Use structures/building design to divert people to reception areas.
- ☑ Use landscaping as a natural barrier to entry adjacent to windows and fences.
- ☑ Eliminate external access points to roofs.
- ☑ Use locking gates between front and rear yards of properties.

NATURAL TERRITORIAL REINFORCEMENT

- ☑ Incorporate trees into residential subdivisions.
- ☑ Create distinctions between publicly accessible open space and private open space.
- ☑ Avoid chain link fencing and fencing with barbed wire/razor wire.
- ☑ Place amenities in public areas that promote increased use of these spaces.
- ☑ Use motion sensor lighting at key entry points.
- ☑ Avoid running trails and sidewalks directly behind residential areas.

### POLICIES

1. Incorporate Natural Surveillance, Access Control, and Territorial Reinforcement Techniques into the site planning process (*see side bar at left*).
2. Incorporate the concepts of Activity Support and Management and Maintenance in collaboration with Community Policing to ensure safe physical environments.
3. Require vandal-resistant construction and design methods.

### GOAL 03 | DESIGN STANDARDS

Ensure the City's land development policies and design standards incorporate planning for public safety.

### GOAL 04 | RISK IDENTIFICATION

Identify risks in the community associated with crime, and the potential for crime, and develop proactive strategies to address potential risks through data collection and collaborations with regional and national intelligence organizations.

## 02.03.02 PUBLIC SAFETY: FIRE

### GOAL 01 | DEPARTMENT OPERATIONS

Maintain and improve the high level of emergency response and prevention services currently offered to the community and continue to protect life, property, and the built environment.

### POLICIES

1. Ensure that operational and prevention personnel, equipment, and facilities are appropriately sized and located to the City's needs and financial ability.
2. Evaluate department operations in general compliance to state and national standards.
3. Continue to use metrics like International Insurance Services Office (ISO) ratings and response time mapping to ensure that citizens are consistently receiving the best service possible.
4. Identify underserved areas and look for ways to improve response times in these areas.
5. Work with the Public Works Department to ensure that infrastructure is properly sized and maintained to respond to an emergency.

### GOAL 02 | RAISE AWARENESS ABOUT FIRE SAFETY

Encourage residents to take a proactive approach in learning about fire safety by promoting community activities like the Explorer Program, Annual Open House, Junior Fire Academy, Texas Night Out, and other available fire safety programs and presentations.

### GOAL 03 | REGULATORY CODES

Ensure that the City's land development policies and design standards incorporate planning for fire safety.

### GOAL 04 | RISK PREVENTION

Identify risks in the community associated with fire and fire prevention, and look for proactive strategies to address those risks.

## 02.03.03 PUBLIC SAFETY: ENFORCEMENT

### GOAL 01 | ENFORCEMENT

Develop effective maintenance and enforcement strategies that ensure that the City's residential and non-residential developments continue to be well maintained as they age.

### POLICIES

1. Explore community partnerships with Homeowner's Associations (HOA's), property management companies, and other community groups to expand community involvement in maintenance and enforcement issues.
2. Look to leverage new and existing technologies to streamline the public reporting process concerning maintenance and enforcement issues.
3. Continue and expand the process of removing substandard structures that pose a risk to the health, safety and welfare of the general public.

### GOAL 02 | NEIGHBORHOODS

Document and monitor the City's housing stock and neighborhoods to help facilitate effective allocation of inspectors and resources.

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## 2026 UPDATE KEY

🟢: COMPLETE; 🔴: INCOMPLETE; 🔵: ONGOING

1. Work to update an Annual Parks and Recreation Business Plan that can guide programming and events on a yearly basis. 🔵
2. Create a Pedestrian Walkability Plan for the community that specifically addresses strategies for pedestrian access and crossings in areas of the City that do not have sidewalks. 🟢
3. Develop a long-term strategy for the replacement of City facilities that includes potential adaptive reuses of the existing facilities. 🟢
4. Perform an in-house audit of the development review process and look for ways to streamline the process by incorporating technology and reducing redundancies. 🟢/🔴
5. Incorporate a representative from the Police Department in the development review process to ensure that development is being planned in accordance with Crime Prevention through Environmental Design (CPTED) guidelines. 🟢
6. Review the Unified Development Code and Municipal Code of Ordinances to ensure that these documents incorporate policies and design standards for public safety. 🟢/🔵
7. Evaluate resident-initiated enforcement cases for each subdivision and put together an Inspection Efficiency Analysis that can help increase the efficiency of the Neighborhood Improvement Services (NIS) Department in the department in the future. 🔴
8. Create a Community Housing Survey that documents the character and condition of the City's various neighborhoods for the purpose of tracking the City's housing stock and drafting strategies related to the on-going maintenance and support of these neighborhoods. 🔴



*Aerial Operations Training 2024*: Crew members of Ladder Truck #1 conducting aerial operations training at Harbor Village Apartments.



*Junior Fire Academy 2025*: Inspector/Investigator Same Stephenson introduces the Junior Fire Academy to a K-9.



*Annual Faith and Blue Event 2025*: This event is aimed at connecting law enforcement with the local faith based communities.



*Coffee with Cops 2024*: A community outreach event aimed at connecting residents with the police department to have conversations in a relaxing environment.



*Summer Safety Camp 2025*: The Police Department hosts a summer long safety camp. The camp is for students to learn about policing in a fun environment.

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*CONES WITH COPS 2025:* CHIEF FOWLER AT CONES WITH COPS A COMMUNITY OUTRACH EVENT AIMED AT CONNECTING KIDS AND PARENTS WITH THE POLICE DEPARTMENT WHILE SHARING ICE CREAM AT BRAUMS.

# CHAPTER 06
## ECONOMIC DEVELOPMENT




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## 01 VISION STATEMENT

The City of Rockwall should continue to build a diversified local economy by attracting and retaining businesses that can utilize the City's existing highly skilled workforce and aid in the creation of a stable and resilient tax base. In addition, the City should look for ways to expand and develop its current workforce while taking a proactive approach in recruiting specific businesses that can provide the desired jobs, goods and services to residents in the community.

## 02 GOALS AND POLICY STATEMENTS

### GOAL 01 | MARKETING THE CITY

Take a proactive approach in promoting the City of Rockwall on a regional and national scale as a place that provides a superior live/work environment, and that caters to all aspects of daily life (*e.g. shopping, recreation, dining, etc.*).

### GOAL 02 | DIVERSIFY THE ECONOMY & TAX BASE

Establish policies that will diversify the local economy and create a stable tax base.

#### POLICIES

1. Strive to maintain a balanced mix of land uses that can create a fiscally sustainable tax base of 67% residential value to 33% commercial value -- *as recommend in the City's Strategic Plan* -- by preserving the City's current residential to non-residential land use ratio (*i.e. 80% Residential; 20% Commercial*).
2. Evaluate the potential economic impacts of all development submittals by assessing the fiscal impact of the project with regard to the City's operating revenues, expenditures and capital improvements.

### GOAL 03 | COMMERCIAL/RETAIL

Address the changing nature of retail by adopting strategies that can help the City of Rockwall adapt to shifts in design, land use and the commercial market to create unique retail spaces that focus on experience.

#### POLICIES

1. Survey, document, and analyze the City's current retail facilities and compare these to identified and perceived shifts in the retail market.
2. Identify the City's commercial corridors and create plans that classify strategic

*LEFT: The sign at the entry of the Rockwall Economic Development Corporation (REDC). The REDC was created in 1996 and is funded by a ½-cent sales tax collected in the City of Rockwall.*

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areas, and lay out goals and policies intended to preserve the long-term viability of these areas.

3. Review commercial development and parking standards, and ensure that they allow for smaller more compact commercial/retail centers that incorporate less parking (*i.e. allow more shared parking*) in the City's commercial/retail corridors.

4. Explore opportunities to incorporate adaptive reuse standards into certain areas of the City to address the possibility of future vacancy.

### GOAL 04 | SMALL BUSINESS

Support the development and growth of small businesses.

#### POLICIES

1. Identify and preserve areas of the City suitable for smaller businesses.

2. Promote shop local programs throughout the City rather than only in the Downtown areas.

3. Look for opportunities to create incubators to grow and support the creation of small local businesses.

### GOAL 05 | ROCKWALL ECONOMIC DEVELOPMENT CORPORATION (REDC)

Continue to work with the Rockwall Economic Development Corporation (REDC) to assist in attracting desirable corporate office, technology and clean industrial businesses to the City of Rockwall.

#### POLICIES

1. Support the REDC in the development of marketing materials that help convey opportunities for new development/redevelopment within areas of the City that are deemed appropriate for industrial and employment land uses.

2. Ensure that there is an appropriate and sufficient amount of land designated for Technology/Employment Center land uses on the Future Land Use map. This is particularly important in the SH-276 Corridor and along the alignment of the future Outer Loop.

3. When appropriate, protect land that is currently entitled and zoned for light industrial land uses.

4. Work with the REDC to identify land appropriate for future expansions of the City's Technology Park.

### GOAL 06 | ATMOSPHERE

Continue to work to create a business friendly atmosphere built around strong customer support and efficient delivery of municipal services to ease the transition/process for businesses looking to build facilities in the City.

#### POLICIES

1. Look for opportunities to incorporate technology (*i.e. online applications, online plan submittal, etc.*) to increase efficiency in the City's development process.

2. Anticipate infrastructure needs (*i.e. water, wastewater and streets*) required for non-residential development within the City.

### GOAL 07 | WORKFORCE

Develop, maintain and recruit a highly skilled workforce that can attract the businesses necessary for the long-term prosperity of the City.

#### POLICIES

1. Continue to enhance the City's quality of life to help recruit and retain a highly skilled workforce that can make the community more competitive.

2. Identify strategic partnerships with local colleges/universities, private businesses, the Rockwall Economic Development Corporation (REDC), the Rockwall Independent School District (RISD), and the City of Rockwall to create programs and training opportunities to develop and recruit a highly skilled workforce.

3. Strive to produce high quality work environments that create a sense of place, and that provide access in a close proximity to retail and restaurants.

## 03 IMPLEMENTATION STRATEGIES

### 2026 UPDATE KEY

🟢: COMPLETE; 🔴: INCOMPLETE; 🔵: ONGOING

1. Work with the Rockwall Economic Development Corporation (REDC) to develop an Economic Development Strategic Plan that focuses on providing a unified approach to addressing proactive recruitment of commercial businesses (*i.e. industrial, office, and retail*). 🔴

2. Develop a model that can be used to analyze future zoning and land use decisions that are associated with new development. This model should create a rational link between the Future Land Use designation of a property and the resulting impact of a proposed development, and further assist elected and appointed officials in making informed decisions that will benefit the community. 🟢

3. In accordance with the Strategic Plan, utilize Fiscal Impact Analysis (FIA) to create a fiscal impact model for the purpose of relating cost of service, assessed value, and taxable value to potential changes in land uses -- *as recommend in the City's Strategic Plan* -- for the purpose of assisting elected and appointed officials in making informed decisions that will benefit the community. 🟢

4. Create a long-term plan for the IH-30 Corridor that provides recommendations and implementation strategies targeted at protecting, supporting, and adapting land uses situated within the corridor. This plan can be incorporated in Appendix 'B', *Corridor Plans*, of this Comprehensive Plan during the annual update. 🟢

5. Review the parking standards contained in Article 06, *Parking and Loading*, of the Unified Development Code (UDC) to establish a maximum parking ratio and ensure current parking ratios are appropriate for each specified land use. In addition, provide incentives for shopping centers to provide shared parking to reduce the overall parking for retail centers. 🔴

6. Perform an in-house audit of the development review process and look for ways to streamline the process by incorporating technology and reducing redundancies. 🟢

7. Perform an assessment of all vacant land suitable for non-residential development within the City and anticipate the possible infrastructure required to effectively develop these areas with non-residential development. 🔴

8. Prepare an annual community progress report that details the City's major economic development projects and the employment associated with each project. This report should also convey information regarding the City's current major employers, and should be disseminated to local colleges/ universities, private businesses, the Rockwall Economic Development Corporation (REDC), and the Rockwall Independent School District (RISD). 🔴

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*PRATT INDUSTRIES 2017:* PRATT INDUSTRIES OPENED ITS NEWEST PLANT IN THE ROCKWALL ECONOMIC DEVELOPMENT CORPORATION'S TECHNOLOGY PARK IN JUNE 2017.

# CHAPTER 07
## COMMUNITY CHARACTER





## 01 VISION STATEMENT

Through conscious design of the City's natural and built environment, the City of Rockwall will strive to create a sense of place for it residents that highlight the principles of a hometown atmosphere. The resulting community will impart to residents and visitors a sense of security, convenience, efficiency, comfort and nostalgia.

## 02 GOALS AND POLICY STATEMENTS

### GOAL 01 | RECOGNITION & IDENTITY

Strengthen the City of Rockwall's identity and sense of place through landmarks and monumentation, and the creation of memorable places that engage and attract people.

#### POLICIES

1. Explore opportunities for the incorporation of gateway elements (*e.g. signage, plantings, and/or architectural elements*) that can be used to create a sense of destination or arrival.
2. Work with the Texas Department of Transportation (TXDOT) to ensure good visibility of the City from the IH-30 bridge and causeway by managing vegetation along its side slopes. This can be accomplished by creating windows through selective thinning and removal of vegetation without affecting the majority of the existing vegetation.

### GOAL 02 | UNIQUE DESTINATIONS

Create distinctive destinations built around the City's existing assets that invite people into the community and encourage social interaction.

#### POLICIES

1. Explore opportunities to incorporate public open spaces into commercial and industrial developments.
2. Encourage public events that utilize existing parks and community facilities to encourage social interaction.
3. Continue to develop and plan for an interconnected trail and sidewalk system that promotes connectivity and access to all areas of the City.

*LEFT:* The *Concert by the Lake* series -- *held in the City's Harbor District* -- is one of the many opportunities for free live music provided by the City of Rockwall.



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2


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6

*Existing Gateway Elements.*
1. *Rockwall Signage Adjacent to Ridge Road*
2. *SH-66 Boat Ramp Pavilion*
3. *Harbor Lighthouse*
4. *Water Tower Along IH-30*
5. *American Flag Along IH-30*
6. *Sign Along SH-66*

## GOAL 03 | ENVIRONMENTAL RESPONSIBILITY

Encourage environmental responsibility by preserving and enhancing the City's natural areas for the benefit of the community.

### POLICIES

1. See the specific Goals and Policies contained in Chapter 2, *Environment & Ecology*, of this Comprehensive Plan.

## GOAL 04 | DOWNTOWN IDENTITY

Preserve and enhance the historic character, architectural integrity, and traditional development pattern of the Downtown District by prioritizing the conservation of existing buildings, promoting sensitive infill development, and creating a long-range Downtown Plan that guides growth while maintaining the district's unique sense of place.

### POLICIES

1. Continue to utilize the downtown historic courthouse, downtown square and San Jacinto Plaza as the focal points for the community and as gathering places for civic, cultural and recreational events.
2. Prioritize the preservation of existing downtown buildings. Encourage the retention, rehabilitation, and adaptive reuse of existing structures within the Downtown District to maintain the architectural continuity of the area and reinforce the traditional development pattern that has come to define the area.
3. Develop a new, comprehensive Downtown Plan. Prepare a detailed Downtown planning document that establishes a long-term vision for preservation, reinvestment, circulation, parking, open spaces, streetscape improvements, branding, land use, and development guidelines to ensure the district evolves while maintaining its historical integrity.
4. Strengthen the review processes to protect the Downtown District's character. Ensure that development/rehabilitation work within the Downtown District undergo review to confirm consistency with preservation priorities and the visual character defined in the plan for the Downtown.
5. Promote adaptive reuse of existing buildings. Support renovations and conversions that maintain the original architectural features of buildings while allowing them to meet modern needs, ensuring that Downtown remains both functional and historically significant.
6. The Downtown should incorporate attractive branding elements or other thematic devises (*e.g. banners, street signs, etc.*) that complement existing businesses and create a sense of place.
7. Preserve and enhance pedestrian mobility in the Downtown District. Ensure that sidewalk design, crosswalks, lighting, and public spaces support a safe, walkable environment consistent with the historic small-block grid and traditional town square layout.

## GOAL 05 | DEVELOPMENT

Allow only high-quality buildings that are constructed for the long-term value of the community, are easily adaptable to the changing market conditions, and that reflect a sense of permanence and public pride.

### POLICIES

1. All buildings should be architecturally significant, reflecting characteristics of the community.
2. Corporate branding elements that make buildings difficult to rebrand or adapt to other uses should be highly discouraged.
3. Public buildings should be constructed to create a continuity between the past, present and future of the community. This includes creating architecturally significant structures that are consistent in design, expression, materials, and/or other elements. The buildings should use high visibility areas to underscore their significance and be designed with an emphasis on conservation and environmental quality.
4. Increase the amount of permeable surface area (*i.e. landscaping and greenspace*) by reducing the amount of concrete or other non-permeable surfaces used for parking areas.

## GOAL 06 | VIEW CORRIDORS

Identify areas of the City that provide unique views of Lake Ray Hubbard and the North Texas skyline, and implement strategies to protect these view corridors for future generations.

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### POLICIES

1. Consider creating stair-step height restrictions for properties along Ridge Road that preserve the view of Lake Ray Hubbard and the North Texas Skyline.
2. Explore opportunities along the Lake Ray Hubbard shoreline -- *specifically in the Harbor District (i.e. PD-32)* -- for property that can be used to create scenic viewpoints of the Lake and the surrounding areas.

## GOAL 07 | STREET ENHANCEMENTS

Use street enhancements along key thoroughfares to reinforce community character, and provide a more appealing pedestrian experience.

### POLICIES

1. Use street trees to provide key thoroughfares with a safe and aesthetically pleasing streetscape. This will assist in traffic calming, and create a separation between vehicles and pedestrians.
2. Design streets to the minimum width feasible to minimize maintenance and construction cost and reduce storm water runoff. This will also help to control the speed of motor vehicles.

## GOAL 08 | ART & CULTURE

Continue to support the advancement of art and culture in the community to strengthen citizen's quality of life and contribute to the City's unique character and personality.

### POLICIES

1. Look for opportunities to incorporate water themes into public art to highlight the City's lakeside identity.
2. Continue to utilize the *Percent for Art Program* to fund public art in conjunction with the City's Capital Improvement Plan (CIP) projects.
3. Identify key locations and high visibility structures to implement public art for the purpose of maximizing the potential impact and exposure of the installations.
4. Look for opportunities to coordinate, work with, and support private and non-profit organizations that provide cultural experiences to the community.

## GOAL 09 | SIGN CLUTTER AND OVERHEAD UTILITIES

Reduce visual clutter along roadways by diminishing or removing the negative visual impacts of overhead utility lines and unnecessary signage.

### POLICIES

1. Look for ways to bury or relocate existing overhead utility lines.
2. Require all new development to install utilities underground.
3. Encourage shorter ornamental trees beneath utility lines to mask the visual impact of the overhead lines while continuing to provide an aesthetically pleasing streetscape.

## GOAL 10 | CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (CPTED)

Ensure a safe physical environment by incorporating the use of building and site design techniques that are consistent with Crime Prevention through Environmental Design (CPTED) guidelines.

### POLICIES

1. See the specific Goals and Policies contained in Chapter 5, *Public Health, Services & Safety*, of this Comprehensive Plan.

## GOAL 11 | MAINTENANCE & ENFORCEMENT

Develop maintenance and enforcement strategies that ensure successful implementation and outcomes of the community's vision.

### POLICIES

1. See the specific Goals and Policies contained in Chapter 5, *Public Health, Services & Safety*, of this Comprehensive Plan.

## GOAL 12 | FREE LIVE MUSIC

Further identity the City of Rockwall as the *Free Live Music Capital of North Texas*.

### POLICIES

1. Continue to build on the successes of the Concert by the Lake and the San Jacinto Plaza Music Series.



*Rockwall Founder's Day 2016*: Stoney LaRue Band on stage at Harry Myer's Park.



*Mural Guitars 2024*: Each five (5) foot fiberglass guitar placed in public spaces were painted by local artists, and highlight Rockwall's vibrant music identify as the Free Live Music Capital of North Texas.



*Dallas Race Week on Lake Ray Hubbard 2007*: Sailboats racing off the shores of Rockwall.



*Rockwall Founder's Day 2006*: Jerry Jeff Walker on stage in the Downtown Square.




*Memorial Day Concert at the Harbor 2014*: Jason Castro takes the stage in front of the Hilton Hotel and Resort.

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2. Look for more opportunities to incorporate free live music events and festivals.

### GOAL 13 | PRESERVE COMMUNITY CHARACTER THROUGH REDEVELOPMENT AND REVITALIZATION

Ensure that redevelopment strengthens the City's established areas and maintains its small-town identity.

### POLICIES

1. Continue to implement adaptive reuse requirements for vacant and/or underutilized structures, or transitioning properties to ensure that these structures and properties are repurposed rather than demolished.
2. Allow flexibility in parking ratios for redevelopment and revitalization projects to encourage reinvestment in older centers while avoiding overbuilt parking fields.
3. Identify areas suitable for smaller businesses, promote *Shop Local* programs Citywide, and develop incubator opportunities for local enterprise.

## 03 IMPLEMENTATION STRATEGIES

### 2026 UPDATE KEY

🟢: COMPLETE; 🔴: INCOMPLETE; 🔵: ONGOING

1. Review the corridor overlay district standards contained in Section 6, *Overlay Districts*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) to ensure that each corridor overlay district contains requirements that convey the community's character, while continuing to provide unique design standards tailored to the geography and land use of the corridor. 🟢
2. Review the existing density, development and design standards contained in the Unified Development Code (UDC) to ensure the requirements support and encourage the creation of vibrant public spaces built around social interaction. 🟢
3. Review the City's community design elements and develop a *Community Design Plan* that can identify new opportunities for landmarks, monuments and public art. 🔴
4. Identify opportunities and explore possible incentives for the relocation of existing overhead utilities underground. 🔴
5. Review the parking standards contained in Article 06, *Parking and Loading*, of the Unified Development Code (UDC) to establish a maximum parking ratio and ensure current parking ratios are appropriate for each specified land use. 🔴
6. Develop a comprehensive wayfinding plan that identifies appropriate locations for signage and provides design standards for standardization. 🔴
7. Review the City's Master Trail Plan to ensure the plan provides connectivity and access to all areas of the City. 🟢
8. Prepare a Comprehensive Downtown Plan that establishes a detailed vision for preservation, land use, infill development, mobility, parking, public spaces, and streetscape design. The plan should include architectural guidelines, historic resource inventories, façade and building rehabilitation strategies, recommendations for infrastructure upgrades that support preservation focuses development, and review process and procedures. 🔴
9. Review the City's existing Downtown (DT) District -- *including the requirements for architectural form, materials, massing, signage, lighting, and streetscape elements* -- to ensure that all infill redevelopment projects reinforce the district's historic character and traditional development patterns. 🔴

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*ROCKWALL'S UNITED STATES FLAG*: THIS IMPRESSIVE FLAG IS 50 x 80-FEET IN SIZE AND IS AFFIXED TO A 190-FOOT TALL FLAG POLE. THE FLAG WEIGHS 120 POUNDS AND WAS INSTALLED IN 2022..

# CHAPTER 08
## RESIDENTIAL



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## 01 VISION STATEMENT

The City of Rockwall should continue to employ conscious design techniques that create attractive and unique, master planned communities, which complement the City's existing residential housing stock, and lead to the creation of enduring value. In addition, the City should continue to support its existing neighborhoods for the purpose of ensuring the long-term health and prosperity of the community.

## 02 GOALS AND POLICY STATEMENTS

### 02.01 EXISTING RESIDENTIAL DEVELOPMENTS

#### GOAL 01 | EXISTING RESIDENTIAL SUBDIVISIONS AND DEVELOPMENTS

Respect the character of the City's existing residential subdivisions and developments by strengthening and supporting these areas.

#### POLICIES

1. Consider the impact of a proposed development on an adjacent existing residential subdivision when considering a new development proposal to ensure the protection of the City's established residential land uses.
2. New residential development in the City that will be adjacent to an established residential subdivision should incorporate construction standards that are equal to or more restrictive than the existing residential subdivision (*e.g. masonry content, landscaping requirements, garage orientation, roof pitch etc.*). This will ensure that any new residential development will complement the existing residential subdivision.
3. Protect existing single-family residential subdivisions from the negative effects of non-residential developments by requiring separation and screening using large berms, landscaping, and buffers to create a natural transition. Where this is not possible, a masonry wall matching the aesthetics of the residential subdivision along with mature canopy trees spaced at a minimum spacing should be used to visually screen the development.
4. Work to understand the different needs of the City's existing residential neighborhoods, and work with residents to address these needs.

*LEFT: The Park Place Subdivision is a successful example of a subdivision that utilizes Traditional Neighborhood Design (TND) design standards.*

### GOAL 02 | INFILL DEVELOPMENT

Preserve and enhance the City's established residential neighborhoods and encourage appropriate infill development when pertinent to a revitalization effort.

### GOAL 03 | EXISTING NEIGHBORHOODS

Promote clean, safe, healthy, and active neighborhoods for the City's existing subdivisions.

### POLICIES

1. Look for opportunities to provide sidewalks and trail connections to existing single-family neighborhoods for the purpose of promoting walkability within the community. This will also provide connections to parks and commercial activity centers.
2. Continue to strictly enforce the property maintenance code to ensure that all residential properties are maintained to at least the minimum standard.
3. Look for opportunities to foster stronger relationships and better communication with Homeowner's Associations and Neighborhood groups.

### GOAL 04 | IDENTIFICATION AND REVITALIZATION OF OLDER NEIGHBORHOODS

Identify the City's older residential neighborhoods and support their long-term health, livability, and value through targeted revitalization efforts, improved connectivity, and enhanced maintenance and design standards that preserve the unique character of each neighborhood.

### POLICIES

1. Coordinate with residents, neighborhood associations, and community groups to understand neighborhood-specific needs and priorities, and develop revitalization initiatives that reflect community goals.
2. Support reinvestment in aging homes by encouraging exterior improvements, architectural updates, and reinvestment programs that enhance curb appeal while maintaining the neighborhood's existing character.
3. Encourage infill and redevelopment of vacant or underutilized lots within older neighborhoods in a manner that is compatible with existing development patterns, architectural styles, and residential densities.
4. Identify opportunities to improve walkability, trail access, and pedestrian connections in older neighborhoods to increase safety, mobility, and access to parks, schools, and commercial areas.
5. Promote enhanced property maintenance, compliance with City codes, and education programs that help property owners understand available tools for maintaining and improving their homes.

## 02.02 GENERAL RESIDENTIAL/MASTER PLANNED COMMUNITIES

### GOAL 01 | MASTER PLANNED COMMUNITIES

Encourage large master planned communities that incorporate a mixture of land uses (*i.e. residential, commercial, etc.*), unit types and lot sizes to create neighborhoods with unique identities and to facilitate the proper transition between land uses.

### POLICIES

1. All new developments should include a range of high quality, well-constructed, and appropriately planned residential unit types.
2. Large residential developments and master planned communities should require differing residential home types, lot sizes and land uses in the overall development plan.
3. Large residential developments should include ten (10) percent housing that is suitable for young persons, empty nesters, and the elderly for the purpose of creating a master planned community[1]. These units may include townhouse[2], garden homes[3], lofts[4], guest homes[5], and live/work units[6].
4. Developments should be encouraged to provide a mixture of lot sizes throughout each phase to ensure that maximum value accrues for all properties. This is particularly important in developments that propose clusters of smaller lots.
5. Residential developments should be designed so that smaller residential lots/units are located in the closest proximity to a park and/or open space. This will maximize the value of these lots/units, and allow the open spaces to off-set smaller lot/unit sizes.
6. The residential development process should include consideration for the way in which residential and non-residential lots are laid out, and adjacency and accessibility to parks and open spaces should be optimized.

### GOAL 02 | OPEN SPACE

Support the establishment of contiguous open spaces and encourage mixed lot sizes and layouts that will preserve open space.

### POLICIES

1. When planning a residential development, open space, drainage areas, trails and tree groupings should be identified prior to laying out the development. This will lead to a development that places an emphasis on preserving the natural environment.
2. Open space should be preserved and utilized in a manner that will contribute significantly to the surrounding development and the City as a whole.

### GOAL 03 | PUBLIC PARKS AND PRIVATE OPEN SPACE

Encourage all residential developments to incorporate open space that can serve as a

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[1] *Master Planned Community: Communities that incorporate a variety of housing that cater to the full life cycle of citizens. This includes housing for young singles, young professionals, professional couples, families with children, empty-nesters, retirees and seniors, and those requiring living assistance. This should include high-income homes of various types (e.g. large lot, small lot, townhome, loft and condominium) and more affordable housing types (small lot/small home, townhome, loft, condominium, and garden homes).*

[2] *Townhouse: A single-family dwelling unit constructed in a series, or group of units having common walls, each on a separate lot.*

[3] *Garden House: Single-family home with a house size that is a maximum of 1,500 SF. These are popular products for active adult/age-restricted communities and young professionals.*

[4] *Loft: These units are typically located in association with retail (either above or in close proximity to) and generally include mezzanine space. They are often located above the first floor, which may be used for office or retail land uses.*

[5] *Guest House: This is an accessory residential unit located on a single-family lot, which does not have a presence from the street. It will also include a separate entry from the main house. It is often constructed above the primary unit's garage or attached to the rear of the primary home.*

[6] *Live/Work Unit: A live/work unit is a residential unit that includes the capability for the ground floor space adjacent to the front sidewalk to become an allowed business use.*

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public park or privately maintained open space.

### POLICIES

1. All residential development -- *five (5) acres or greater* -- should consist of a minimum of 20% open space as calculated by the gross land area. Floodplain should be counted at a rate of ½-acre for every acre provided (*e.g. ten [10] acres of floodplain dedicated as open space would count as five [5] acres of open space*).
2. Public parks should be established per the *Parks, Recreation & Open Space Master Plan* to ensure that all residential communities have access to high quality recreational park amenities.
3. In general, parks and private open space should have a minimum width/depth of 50–feet and be contiguous throughout the development.
4. All parks and open space should provide an integrated trail system that serves the adjacent neighborhood areas.
5. Developments should incorporate privately maintained open space in the form of landscaped medians, boulevards, landscape islands, and conservation areas to provide a heightened sense of green space.

### GOAL 04 | CONNECTIVITY

Encourage connectivity between residential and non-residential developments.

### POLICIES

1. A hike-and-bike trail system should connect residential units, parks, schools, retail, employment, and entertainment centers where possible. These trail connections should be primarily off-street/dedicated trails, and only be located adjacent to streets in retail areas, or where it is absolutely necessary for continuity.
2. Use berms and buffers to transition land uses as opposed to walls. This creates a natural transition in which trails can be incorporated to connect residential areas with non-residential areas.

## 02.03 SINGLE FAMILY/SUBURBAN RESIDENTIAL

### GOAL 01 | UNIQUE AND DISTINCTIVE NEIGHBORHOODS

Encourage single-family/ suburban developments that will have a distinctive and unique identity and create a sense of place, resulting in a neighborhood of enduring value.

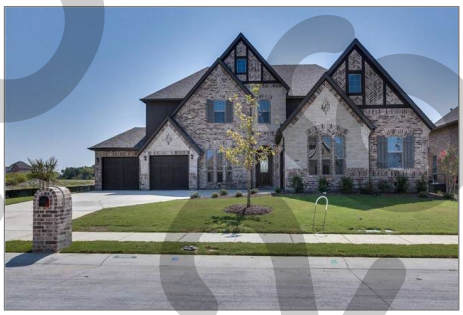
### POLICIES

1. Preserve contiguous open space and integrate it into the neighborhood as common greens, boulevards, recreation areas, trails, private open space, public parks, and for the preservation of floodplain.
2. To maximize the value of properties that are directly adjacent to or across the street from a park and/or public open space, the house on the property should face onto the park and/or public open space, and should not back or side to the park and/or open space. If homes face onto a park and/or public open space and there is no public street, then the homes should be accessed via a mew-type street design.
3. Locate single-family lots in a manner that ensures a mixture of amenities can be provided (*e.g. ensuring a close proximity to open space and access to retail services, preserving unique views, etc.*).
4. Identify and preserve existing neighborhood landmarks (*e.g. historic or unique buildings and prominent natural features*) to foster distinctiveness, neighborhood pride, and sense of ownership.
5. Design neighborhoods utilizing the *Housing Tree Model*[7].
6. Require all new single-family and suburban residential subdivisions to incorporate substantial and cohesive subdivision entrance features -- *including but not limited to monument style signage with pedestrian elements, enhanced landscaping, accent lighting, and high-quality architectural materials* – to create a strong sense of place and establish a distinctive neighborhood identity. Entrance designs should be integrated into the overall layout of the

[7] *Housing Tree Model: A method of laying of single-family lots so that the largest lots are located adjacent to main entries or perimeter streets, and smaller lots are located internal to the subdivision.*



*Stone Creek Subdivision:* Representative housing product from the Stone Creek Subdivision, which commenced construction in 2007 and is currently in the final phases of development.



*Breezy Hill Subdivision:* Representative housing product from the Breezy Hill Subdivision, which commenced construction in 2011 and is currently in the final phases of development.



*Fontanna Ranch Subdivision:* Representative housing product from Fontanna Ranch, Phase 3, which is currently under construction.



*Caruth Lakes Subdivision:* Representative housing product from the final phases of the Caruth Lakes Subdivision.



*Lakeview Summit:* Representative housing product from Lakeview Summit, Phase 4, which commenced construction in 2015-2016.

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development, reflect the character and quality of the community, and contribute to a recognizable and enduring sense of destination for residents and visitors.

7. Only allow increased densities (*i.e. up to 2½ units per net developable acre for properties identified as Low Density Residential [LDR] and up to 3½ units per net developable acre for properties identified as Medium Density Residential [MDR]*) for Planned Development Districts that are in conformance with all applicable residential requirements, incorporate a mixture of land uses, and provide increased amenities. Increased amenities in this case refers to developments that provide some of the following: (1) open space beyond the required 20%, (2) a golf course and/or other comparable recreational facilities, (3) amenity/recreation center, (4) school site integration, (5) dedication or development of park land beyond the required park land dedication, (6) additional development of trails, (7) other amenities deemed appropriate by the City Council.

### GOAL 02 | SINGLE-FAMILY DEVELOPMENT STANDARDS

1. Maintain high single-family development standards and review these standards on an annual basis to ensure that the City's subdivisions retain their value over time.

### GOAL 03 | SINGLE-FAMILY HOUSING STRATEGIES AND DESIGN STANDARDS

Use targeted housing strategies and design standards to create distinct areas with a broad range of housing product within the City that will help maintain long-term values.

### POLICIES

1. Encourage *Suburban Design*[8] and *Traditional Neighborhood Design (TND)*[9] principles in specified areas of the City (*see the individual district strategies contained in Chapter 1, Land Use & Growth Management, of this Comprehensive Plan*).

2. Lots in newer, traditional subdivisions should be a minimum of 10,000 SF in size and have a minimum lot frontage of 80-feet or greater.

3. Require rear-entry garages and alleyways on all lots that have a lot width of 55-feet or less; however, alleyways should be prohibited on all lots greater than 55-feet. These lots should incorporate J-Swing[10] or Recessed Front Entry[11] garages.

4. While discouraged, in cases where flat front entry garages (*i.e. even with the front façade of the primary structure*) are requested as part of a development, no greater than 20.00% should be incorporated into the development. In addition, flat front entry garages should have a minimum of a 25-foot front yard building setback to allow vehicles to be parked in the driveway without overhanging public right-of-way. This type of garage may not be appropriate for all developments and should be generally discouraged.

5. Require a larger separation between homes to make neighborhoods feel more spacious. This separation should be no less than 12-feet (*i.e. six [6] foot side yard building setback*) and should be scaled to the height of the home.

6. Balance housing demand by encouraging high-quality small lot, custom homes in appropriate locations for senior living/age friendly housing options.

7. Encourage housing design that incorporates universal design principles, barrier-free access, walkable connections to park, trails, and community facilities to support senior living/age friendly housing options and aging in place.

8. Ensure that the design and scale of senior housing developments reflect Rockwall's architectural standards, neighborhood identity, aesthetic expectations, while providing appropriate transitions between residential and non-residential areas.

9. Strengthen anti-monotony design standards in all single-family residential developments to promote architectural variety, custom home character, and long-term neighborhood value. At a minimum, new developments should incorporate:

   - Multiple elevation options with meaningful variation in architectural style, rooflines, massing, and materials.
   - Distinctive front façade treatments and articulation that avoid repetitive designs on adjacent or opposing lots along the same block faces.
   - Enhanced architectural detailing, such as varying porch configurations, window patterns, and entry features.
   - A requirement that no more than a limited percentage of homes within any block share the same elevation of front façade appearance.

   These standards should be applied consistently across all new subdivisions and should encourage custom design quality that reinforces unique, attractive, and enduring neighborhoods.

## 02.04 TOWNHOMES

### GOAL 01 | TOWNHOME DEVELOPMENT

When proposed, townhome developments should maintain the City's hometown atmosphere and add to the creation of neighborhoods of enduring value.

### POLICIES

1. Townhome developments should differ in appearance through the use of varying entry features, architectural features, materials, articulation and building setbacks.

2. Townhomes should incorporate rear entry garages accessible from mews or alleyways, and provide direct pedestrian access to the street from the front of each unit.

3. If approved to be used as an infill product adjacent to existing single-family homes, a townhome should incorporate similar

[8] *Suburban Design is a traditional development model for suburban residential that tends to follow the neighborhood concept model, which places commercial developments adjacent to major intersections and creates a distinct separation of the commercial and residential land uses. These developments typically embrace the City's standard street cross sections, provide a limited range of housing product (i.e. the majority single-family detached housing) on larger lots, incorporating green spaces and public/private parks as amenities and at times will incorporate schools within walking distance of the residential.*

[9] *Traditional Neighborhood Development or Traditional Neighborhood Design (TND) is a development model that utilizes traditional town planning principles to create village-style developments. To qualify as a TND, a project should incorporate a range of housing types, a network of well-connected streets and blocks, vibrant public spaces, and have amenities and institutions within walking distance of residences.*

[10] *J-Swing or Traditional Swing garages are garages that protrude from the front façade of the house towards the public right-of-way -- with the garage door facing towards the adjacent property -- and requiring an automobile to make a 90-degree turn to enter the garage from the public right-of-way.*

[11] *Recessed Front Entry garages are garages that are situated a minimum distance (e.g. 20-feet) behind the front façade of the house articulating the front façade of the home and allowing additional parking area in the driveway.*

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development standards and materials as the adjacent housing. This is intended to create a product that is complementary and blends with the existing single-family homes.

4. Niche parking should be provided adjacent to the street in the front of any townhome developments to provide sufficient visitor parking.

5. When more than ten (10) units are proposed, townhome developments should be highly amenitized and incorporate a mix of lifestyle amenities that can justify the density of the development, and provide these residents with similar levels of amenities that are enjoyed in a master planned community.

6. Townhome developments should incorporate trails and sidewalks and be designed to have a focus on walkability and connectivity of adjacent land uses.

### GOAL 02 | TOWNHOME DEVELOPMENT STANDARDS

Create and maintain townhome development standards that will require quality development in the City of Rockwall, and review these standards on an annual basis to ensure they are achieving this objective.

## 02.05 CONDOMINIUMS AND APARTMENTS

### GOAL 01 | MULTI-FAMILY DEVELOPMENTS

When proposed, only high quality, appropriately located multi-family developments that represent a long-term investment in the community and that will create and retain value over time should be considered.

### POLICIES

1. Condominium and apartment developments should be located adjacent to, and/or incorporated in, commercial developments to form activity centers (e.g. the Harbor District). In addition, these developments should conform to the commercial design standards (e.g. articulation, materials, etc.) to create continuity with adjacent commercial buildings. The Architectural Review Board (ARB) should be responsible for reviewing these developments to ensure compatibility with surrounding developments.

2. High-density condominium and apartment projects should be established in areas that can support a mix of land uses (*e.g. hotel, office, retail, commercial, etc.*) and have roadways that can accommodate higher volumes of traffic (*e.g. IH-30*). These areas are typically located away from existing single-family residential neighborhoods, east of John King Boulevard and are adjacent to commercial and office land uses.

3. High-density developments that incorporate more than ten (10) units per gross acre should incorporate structured parking that is visually screened from public view on all sides of the development. This can be achieved by wrapping the parking garage with buildings or creating false façades. Surface parking should be reserved to accommodate visitors, office staff, and prospective residents.

4. If structured parking is not provided on a high-density development, garages dedicated to each unit should be provided.

5. High-density developments should be highly amenitized and incorporate a mix of lifestyle amenities that can justify the density of the development, and provide these residents with similar levels of amenities that are provided in a master planned community.

6. Additional landscaping and canopy trees in landscape buffers and open space areas should be required to reduce the scale of buildings, and increase the amount of green space provided for residents.

7. Higher-density projects should incorporate trail systems targeted at creating walkability and connectivity between land uses.

### GOAL 02 | MULTI-FAMILY DEVELOPMENT STANDARDS

Create and maintain multi-family development standards that will require quality developments in the City of Rockwall, and review these standards annually to ensure they are achieving this objective.

## 03 IMPLEMENTATION STRATEGIES

### 2026 UPDATE KEY

🟢: COMPLETE; 🔴: INCOMPLETE; 🔵: ONGOING

1. Create a *Community Housing Survey* that documents the character and condition of the City's various neighborhoods for the purpose of



*Turtle Cove Subdivision:* The Turtle Cove Subdivision is an established subdivision that was primarily constructed in the 1990's.



*Lakeside Village Subdivision:* Lakeside Village Subdivision is a private lakeside community that was constructed in phases from the 1980's to mid-2000's.



*Chandler's Landing Subdivision:* Chandler's Landing Subdivision is a private lakeside community that has seen construction since its inception in the late 1970's.



*The Shores Subdivision:* The Shores Subdivision is a popular neighborhood with lakeside views that was constructed in the 1990's and early 2000's.



*Downtown Rockwall:* Downtown Rockwall is host to some of the oldest housing stock in the City with several properties being constructed in the late 1800's.

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tracking the City's housing stock and drafting strategies targeted at housing retention and support of these neighborhoods.

2. Prepare a *Neighborhood Revitalization Plan* for each subdivision identified as a *Neighborhood Revitalization Area* on the Future Land Use Map, identifying specific infrastructure improvements, housing reinvestment needs, connectivity enhancements, and aesthetic upgrades to support long-term neighborhood stability and value.
3. Review the residential standards contained in Article 10, *Planned Development Regulations*, of the Unified Development Code (UDC) to ensure conformity to the policies of this document.
4. Draft model standards for areas zoned for alternative forms of housing (*i.e. Townhouses, Condominiums, and Apartments*) that can be incorporated in to Article 10, *Planned Development Regulations*, of the Unified Development Code. These policies will ensure the City has development standards targeted at encouraging the best product available.
5. Implement a *Targeted Code Compliance Program* in older neighborhoods aimed at improving long-term housing conditions through proactive enforcement, education, and voluntary compliance efforts.
6. Conduct a *Connectivity Audit* in older neighborhoods to identify missing sidewalks, trail gaps, pedestrian safety issues, and opportunities for improving walkability and access to parks, schools, and commercial destinations. Use audit results to guide future mobility investments.
7. Promote *Compatible Infill Development* by preparing design guidance or pattern books that outline appropriate architectural styles, setbacks, massing, and materials for new construction within older neighborhoods to ensure that new homes complement existing development.
8. Develop a *Public Communication and Outreach Strategy* to keep residents informed about revitalization initiatives, infrastructure projects, available incentives, assessment results, and opportunities to participate in neighborhood planning efforts.
9. Review these residential policies on a five (5) year basis to ensure that they adjust to changes in the market, and continue to provide a long-term vision for the community.

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TERRACINA SUBDIVISION


SOMERSET PARK, PHASE 1 SUBDIVISION


THE TERRACES SUBDIVISION


NELSON LAKE SUBDIVISION


HOMESTEAD SUBDIVISION


GIDEON GROVE SUBDIVISION

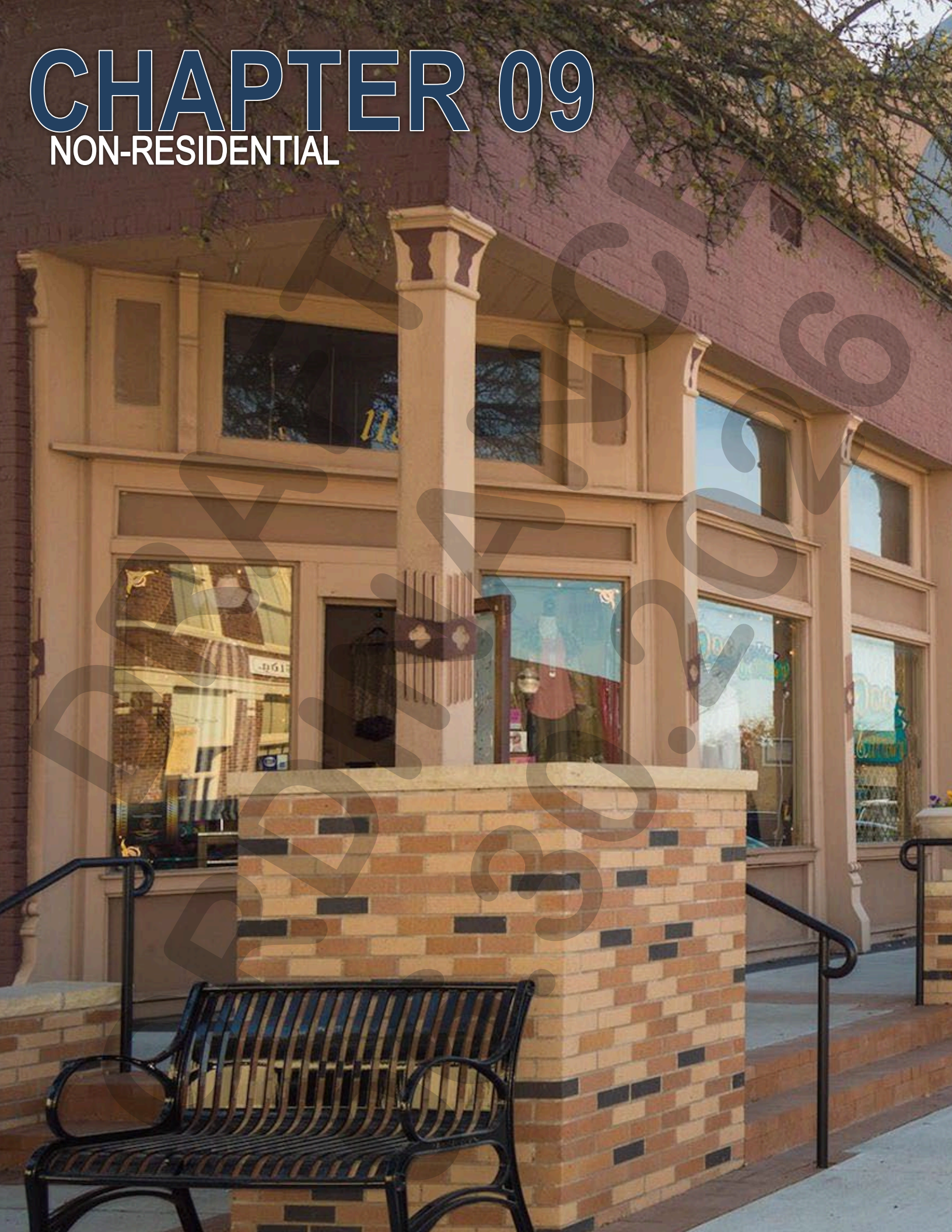

WINDING CREEK SUBDIVISION


NORTH GATE SUBDIVISION


SADDLE STAR, PHASE 2 SUBDIVISION


QUAIL HOLLOW SUBDIVISION

# CHAPTER 09
## NON-RESIDENTIAL



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## 01 VISION STATEMENT

Non-residential development in the City should respect the natural topography and environment, and be designed to create memorable places that will contribute to the small-town character of the community. Residents and visitors should immediately identify Rockwall as a place in which they want to shop, invest, work and conduct business.

## 02 GOALS AND POLICY STATEMENTS

### GOAL 01 | CREATING DISTINCTIVE DESTINATIONS

All non-residential developments should create distinctive destinations that further a sense of place and will attract people to the community.

### POLICIES

1. Balance the City's land uses by limiting clusters of like land uses, and requiring discretionary approvals for certain land uses within high visibility retail corridors.

2. Buildings should be constructed close to streets and roadways, with parking areas primarily located to the rear and/or sides of buildings. Buildings with visibility from adjacent land uses or public right-of-way should be constructed utilizing four (4) sided architecture requirements to ensure all sides of the building are highly articulated and contain the same architectural features and finishes.

3. Developments should be encouraged to incorporate a mix of land uses. This is especially vital adjacent to the City's major roadways (*i.e. IH-30, Ridge Road, Goliad Street and John King Boulevard*).

4. Commercial, retail, and office developments should look to create central greenspaces that are well-landscaped and functional promoting increased social interaction. Central greenspaces should be connected from all points of the development, and ultimately provide connection to the City's greater trail system.

5. The City should be proactive in pursuing regional developments at key intersections. This is especially important within the IH-30 corridor.

6. Developments should incorporate pedestrian elements (*i.e. benches, trash*

*LEFT: Commercial properties along W. Rusk Street [SH-66] after the completion of the Downtown CIP Project in 2016.*

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*receptacles, etc.*) at regular intervals to ensure that developments are created to a pedestrian scale.

7. Connectivity in the forms of sidewalks and trails should be incorporated into commercial developments and link commercial, non-commercial and public land uses.

## GOAL 02 | LANDSCAPING

Landscaping should be designed to complement non-residential buildings, and be installed in a manner that will ensure the long-term vigorous health of the planted materials.

### POLICIES

1. Required landscaping should be comprised of native or hardy, drought tolerant plants that are better adapted to local soils and weather conditions.
2. Landscape/Treescape Plans that are required by the Unified Development Code (UDC) should be prepared by a registered Landscape Architect.
3. Shopping centers and big-box retail buildings should incorporate planters, ornamental pots, and landscape beds adjacent to building façades that are visible from streets and open space.
4. The use of a combination of hardscape elements (*i.e. rock, mulch, etc.*) and grass/turf should be encouraged throughout parking areas and adjacent to the buildings; however, landscape plans should prioritize the use of vegetation over hardscape elements to maintain the City's green aesthetic.
5. Mitigation incentives and standards for the preservation of existing mature trees should continue to be encouraged and implemented.

## GOAL 03 | VISUAL IMPACTS

All non-residential buildings should be designed so that negative visual impacts of the development are minimized.

### POLICIES

1. Large industrial developments should utilize a campus design style (*e.g. utilizing green spaces adjacent to roadways, incorporating pedestrian scale elements throughout the development, assimilating functional green spaces into the development, using traditional architecture characteristics, etc.*) to further the small-town, park-like feeling that is characteristic of the City of Rockwall.
2. Increased setbacks should be implemented based on the size and square footage of commercial/industrial buildings. This is particularly important for industrial or flex-office development where upper story step-backs or modulation of the front façade can create more unique and interesting buildings.
3. In industrial developments, outside storage and loading dock areas should be screened with berms, landscaping, and wrought iron fences. Mature, densely foliaged trees, and shrubs should be utilized to ensure that these areas are properly screened at the time of development.
4. Long, blank wall facades on all non-residential buildings should be subdivided with vertical breaks -- *or "articulated" in architectural terms* --, and architectural elements should be incorporated to reflect a scale and rhythm that is more traditional of a small-town.
5. Big-Box buildings should be highly articulated both horizontally and vertically, and use material/style breaks to give the appearance of multiple storefronts. Roofline variation -- *including parapet changes, cornices, and stepped rooflines* -- are also important in preventing monotonous box-style development.
6. Green spaces, berms, and trees should be utilized adjacent to large facades to help break up the façade and reduce the scale of the structure.

## GOAL 04 | COMMERCIAL BUILDING DESIGN

All non-residential buildings should be designed and constructed in unity with the community's existing commercial and residential buildings, and should incorporate high quality materials that will minimize the need for maintenance over time.

### POLICIES

1. Non-residential buildings should be constructed of masonry materials and contain a minimum of 20% stone on every façade that faces a street, public open space, trail or park. Synthetic materials (*e.g. EFIS, IMP, etc.*) should be prohibited on primary façades.
2. Non-residential buildings should be architecturally finished on all four (4) sides with the same materials, detailing and features. In addition, cornices, lintels, window trim, base treatments, and material transitions should be used to create a *custom* appearance as opposed to the flat uninteresting look of tilt-wall or metal building façades.
3. Non-residential buildings adjacent to residential properties should be designed to a residential scale to assist the transition of land uses, and mitigate any potential negative visual impacts of the commercial development.

## GOAL 05 | SIGNAGE

Maintain sign standards for the City that will reduce the potential for visual clutter, while providing clear business identification.

### POLICIES

1. Encourage the use of symbols and infographics in signage in order to convey information more effectively.
2. New freestanding signage should be limited to monument style signs.
3. Require master signage plans for shopping centers in order to coordinate signage and encourage co-location of signage.
4. Prohibit internally lit box signs in favor of monument or channel-letter designs. This will improve the visual quality of signage and ensure consistency with existing premium developments.

## GOAL 06 | MITIGATION OF NEGATIVE IMPACTS

Where potential incompatible land uses are not part of an integrated master plan, and where there are potentially negative impacts on adjacent properties, screening and buffering should be utilized to mitigate these conflicts and impacts.

### POLICIES

1. All garbage storage/dumpster enclosures and delivery areas should be screened from public view (*i.e. streets, open spaces, drive isles, etc.*) and adjacent properties, and be generally situated behind the building to reduce the visual impact.
2. Outside storage areas should be discouraged in commercial/retail areas. This is especially important along major commercial/retail corridors (*e.g. Goliad Street [SH-205], Ridge Road [FM-740],*

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*John King Boulevard, and IH-30*). Where permitted outside storage should be fully screened from public view (*i.e. along streets, open spaces, drive isles, adjacent properties, etc.*).

3. All non-residential developments should screen residential land uses from spillover lighting, views of parking, traffic noise, and other undesirable externalities of non-residential development.

4. All non-residential uses should be screened from residential land uses utilizing large buffers that contain berms and mature trees and shrubs that have dense foliage that achieve full opacity at the time of installation. Industrial development should be screened from all land uses utilizing the same method of screening through separation and landscaping. Visual barriers should be avoided where possible.

### GOAL 07 | DRAINAGE AND DETENTION

On-site drainage features should be addressed in a natural manner to create an amenity for a development as opposed to a non-functional open space.

#### POLICIES

1. Water detention facilities should be treated with soft edges, using natural materials such as stone and vegetation for erosion control. These features should be designed in harmony with the developments landscape plan.

2. Headwalls/retaining walls should be faced with cultured or natural cut stone.

3. Drainage courses should be bioengineered to use natural vegetation, stone, and soil (e.g. soil lifts and plant material used in a structural manner) as opposed to concrete as an erosion control measure.

4. All non-residential developments should incorporate the applicable policies contained in Chapter 2, *Environment and Ecology*, of this Comprehensive Plan.

### GOAL 08 | ARCHITECTURE QUALITY AND IDENTITY

The community should strive to investigate and adopt techniques that will encourage the development of a sophisticated architectural language that will inspire unique and attractive buildings authentic to the City's identity.

#### POLICIES

1. Consider proactive methods to encourage high quality and inspiring architecture throughout the City, particularly on undeveloped sites that are highly visible from major roadways.

2. Develop policies and measures to encourage private developers to incorporate innovative and sustainable designs into their developments.

3. Establish standards for consistency across commercial shopping centers, business parks, and industrial campuses that require standards for similar material palettes, architectural rhythm, and building form to ensure development creates a cohesive identity.

4. Use the City's Architectural Review Board (ARB) to review all new development in the City.

### GOAL 09 | NON-RESIDENTIAL BUILDING EXAMPLES

All non-residential development should strive to meet the examples provided in Section 4, *Non-Residential Development Examples*, of this Chapter of the Comprehensive Plan.

## 03 IMPLEMENTATION STRATEGIES

### 2026 UPDATE KEY

🟢: COMPLETE; 🔴: INCOMPLETE; 🔵: ONGOING

1. Review the corridor overlay district standards contained in Subsection 06, *Overlay Districts*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) to see if the design standards from various overlay districts are suitable to apply to development citywide. 🟢

2. Review the parking standards contained in Article 06, *Parking and Loading*, of the Unified Development Code (UDC) to establish a maximum parking ratio and ensure current parking ratios are appropriate for each specified land use. 🔴

3. Create a long-term plan for the IH-30 Corridor that provides recommendations and implementation strategies targeted at protecting, supporting and adapting land uses situated within the corridor. This plan can be incorporated in Appendix 'B', *Corridor Plans*, of this Comprehensive Plan during the annual update. 🟢

4. Review the City's non-residential screening requirements contained in the Unified Development Code (UDC) to ensure conformance to the policies and procedures of this Comprehensive Plan. 🟢

5. Review the City's residential adjacency standards to ensure that building height and design are addressed in conformance to the policies and procedures of this Comprehensive Plan. 🟢

6. Review Article 04, *Permissible Uses*, of the Unified Development Code to ensure conformance with the policies and procedures of this Comprehensive Plan. 🟢

7. Work with the Architectural Review Board (ARB) to create a Visual Preference Survey that can help identify examples of exemplary non-residential development and incorporate these examples into Section 4, *Non-Residential Development Examples*, of this chapter of this Comprehensive Plan. 🔴

## 04 NON-RESIDENTIAL DEVELOPMENT EXAMPLES

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# CHAPTER 10
## IMPLEMENTATION




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## 01 INTRODUCTION

*Implementation Plans* are the method of taking the ideas and directions created through the planning process and finding ways to deploy, install, and transition them into standard operations. Essentially, an *Implementation Plan* is the process of transitioning from the act of *Planning* to *Application*. This chapter of the Comprehensive Plan looks to highlight the importance of the implementation process *by* building; not just a timeline for the implementation of the strategies identified in this document, but also a process for accountability that can create measurable successes for the community.

In the following sections, this chapter will layout the implementation strategies identified through the planning process, and the steps necessary to completely integrate these strategies into the City's standard operations. This section will also layout an *Action Plan* intended to create accountability and ensure that the plan is being implemented on a realistic timeline that can be adjusted to best fit the community's needs over the next ten (10) years.

## 02 IMPLEMENTATION SCHEDULES

To begin the process of creating an *Implementation Plan*, each of the strategies was assigned to a specific implementation schedule. These schedules are intended to provide an indication of [*1*] how the strategy will be implemented (*i.e. process*) and [*2*] the overall effect of the strategy on the City's standard operations once it is implemented. A summary of each schedule type is as follows:

1. *Regulations*: This group of implementation strategies represent changes to the City's ordinances or codes, which are intended to strengthen the City's development regulations by bringing them in line with the goals and policy statements of this Comprehensive Plan. In addition, these changes will directly affect the day-to-day decision-making process of City Staff, the City's various boards and commissions, and the City Council.
2. *Policies & Actions*: These implementation strategies are intended to provide changes to the City's current procedures and/or processes. These typically involve changes to work flow, process or responsibility, but can also include the creation of new policy documents.

*LEFT: The City of Rockwall City Hall, which was constructed in 2001 and houses the majority of the City's Departments and City services.*

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Similar to the strategies listed on the *Regulations Implementation Schedule*, these strategies will directly affect the day-to-day decision making process of City Staff, the City's various boards and commissions, and the City Council.

3. *Guidelines*: Implementation strategies that are identified on this implementation schedule represent changes intended to strengthen the appeal of the physical environment by providing policy documents that can guide future decision making for the City's regulatory boards. These typically involve changes to the City's design guidelines and translate to changes in the physical form and placement of the built environment (*i.e. signage, design, etc.*).

4. *Education & Communication*: This group of implementation strategies represent educational programs and/or communication initiatives that can be implemented to engage the community on certain issues and convey information that may be useful to citizens.

5. *Regional Partnerships*: Implementation strategies listed in this group represent opportunities for strategic partnerships with individuals, businesses, government agencies and/or other groups that can further the City's goals and objectives as laid out in this Comprehensive Plan.

6. *Capital & Financial Improvements*: These implementation strategies relate to the City's capital improvements or financial objectives and can help guide the allocation of resources by the City Council. These types of implementation strategies can include goals and objectives that affect capital projects, public improvements, or the maintenance of physical infrastructure.

In each of the implementation schedules, the implementation strategies are ranked as either a *HIGH*, *MEDIUM* or *LOW* strategy based on its conformance to the City's future priorities. These priorities were established by the Comprehensive Plan Advisory Committee (CPAC) at the beginning of the update process, and place a specific emphasis on infrastructure, walkability (*i.e. connectivity*), growth and the physical environment (*see the Vision and Plan section of the Community Profile, Demographics, Vision and Plan forward in this Comprehensive Plan*). This ranking system also provides a way to prioritize strategies that have dependencies that link two (2) or more strategies together.

Each implementation strategy was also assigned a *Department Lead* that is intended to act as the project manager, and that can usher the strategy through the various stages of implementation. The *Department Lead* is the department that would be most responsible for the implementation strategy; however, it is understood that many of these implementation strategies will require the work of several different departments to be fully implemented. Finally, each of the implementation strategies was evaluated and assigned to a timeline that is intended to guide the implementation process. In assigning these timelines, staff estimated the approximate time for any review, evaluation, and/or regulatory process necessary to implement each strategy.

## 03 ACTION PLAN

In putting together the implementation schedules, staff understood that these strategies would require oversight. It was also understood that the Comprehensive Plan is not a static document, and that -- *while the overall vision may stay the same* -- the strategies contained in the document evolve as the community evolves. Based on these points, it was determined that several actions needed to be incorporated into the *Implementation Plan* for the purpose of creating a level of accountability that will produce measurable successes for the community. To provide this accountability an *Action Plan* was drafted.

The *Action Plan* contained in the *Implementation Plan* represents the actions necessary to ensure that the implementation strategies are: (1) being implemented in accordance to the timelines contained in the *Implementation Plan*, and (2) being reviewed and adjusted to account for changes in the community. A major component of this *Action Plan* is the creation of a standing Comprehensive Plan Advisory Committee (CPAC) that can meet annually to (1) review changes in land use due to development, (2) review changes requested by the City Council, and (3) review the timelines set out in the *Implementation Plan* and make any necessary adjustments.

Another major component of the *Action Plan* involves transparency and access. Specifically, how people will access and interface with the plan. To achieve this goal, the *Action Plan* proposes creating a dedicated online version of the plan that provides pertinent information and real-time updates concerning staff's progress with regard to the *Implementation Plan*. The City will continue to have physical copies of the plan and copies in various digital formats; however, the new format has the potential to allow for continued community interaction.

Finally, the *Action Plan* calls for an *Annual Review*, *5-Year Review* (*i.e. reassessment*) and *10-Year Review* (*i.e. overhaul*) of the plan. The annual review process is intended to allow for minor changes to the goals and policy statements, updates of maps and demographics, ratification of changes to the Future Land Use Map and Master Thoroughfare Plan due to development cases, and any other minor changes identified by City staff, the Comprehensive Plan Advisory Committee (CPAC) and/or the City Council. The five (5) year reassessment allows for a closer examination of the goals, policies and implementation strategies contained in the document, and gives the CPAC and the City Council the ability to make changes that are more substantial to the plan. The ten (10) year overhaul of the plan allows the CPAC and City Council the ability to reassess the entire plan, redirect or redefine the vision of the plan, and pivot the direction if necessary. The ten (10) year review also allows for the CPAC to set new policies, goals and implementation strategies in line with the vision of the plan and provide steps towards meeting that vision over the next ten (10) years.

## 04 IMPLEMENTATION PLAN

The following *Implementation Plan* lays out a matrix that makes up the *Action Plan* and *Implementation Schedules* necessary to take this Comprehensive Plan from words to action.

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Oct. 6, 2020

# 04 IMPLEMENTATION PLAN

## 01 ACTION PLAN




KEY: ONGOING ACTION REQUIRED: | REVIEW PERIOD: | IMPLEMENTATION YEAR: | EVALUATION OF ONGOING PROGRAMS: | COMPLETED TASKS: ✓ AND 1 | X: DATE MISSED

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# 04 IMPLEMENTATION PLAN

## 02 REGULATIONS IMPLEMENTATION SCHEDULE

| Schedule | IS # | Implementation Strategy | Chapter Reference | Department Lead | Strategy Priority | IMPLEMENTATION TIME PERIOD 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| REGULATIONS | 1 | Work with City Administrators and the City Council to create an Annexation Plan in accordance with Section 43.052 of the Texas Local Government Code to address the possibility of future annexation of land within the City's Extraterritorial Jurisdiction (ETJ). *NOTE: On hold due to SB2/HB347 approved in the 86TH Legislative Session.* | 1 | PLANNING AND ZONING DEPARTMENT | *HIGH* | | | X | | | | X | | | |
| | 2 | Review the parking standards contained in Article 06, *Parking and Loading*, of the Unified Development Code to establish a maximum parking ratio and ensure current parking ratios are appropriate for each specified land use, and consider flexibility in cases of redevelopment. In addition, provide incentives for shopping centers to provide shared parking to reduce the overall parking for retail centers. | 2, 6, 7, 9 | PLANNING AND ZONING DEPARTMENT | *MEDIUM* | | X | | ✓ | | | | | | |
| | 3 | Review the Unified Development Code and Municipal Code of Ordinances to ensure that these documents incorporate policies and design standards for public safety. | 5 | POLICE AND FIRE DEPARTMENTS | *LOW* | | | | | | | | | | |
| | 4 | Review the City's residential and commercial screening requirements contained in the Unified Development Code to ensure conformance to the policies contained within this Comprehensive Plan. In addition, ensure that the standards allow flexibility for the redevelopment of non-conforming sites (*e.g. older shopping centers*). | 1, 9 | PLANNING AND ZONING DEPARTMENT | *LOW* | ✓ | | | | | | | | | |
| | 5 | Review the residential and non-residential development standards and regulations contained in the Unified Development Code to ensure compliance with the policies contained within this Comprehensive Plan. | 1, 8 | PLANNING AND ZONING DEPARTMENT | *MEDIUM* | | | ✓ | | | | | | | |
| | 6 | Review the corridor overlay district standards contained in Section 6, *Overlay Districts*, of Article 05, *District Development Standards*, of the Unified Development Code to ensure that each corridor overlay district contains requirements that convey the community's character, while continuing to provide unique design standards tailored to the geography and land use of the corridor. In addition, these standards should be reviewed to see if the design standards from the various overlay districts are suitable to apply to development citywide. | 7, 9 | PLANNING AND ZONING DEPARTMENT | *MEDIUM* | | ✓ | | | | | | | | |
| | 7 | Review the City's development, landscape and tree mitigation requirements contained in the Unified Development Code to ensure that a sufficient amount of open space is being required with all developments (*i.e. residential and non-residential*), and that the expansion of any non-residential development requires trees to be planted proportionally to the proposed scope of work. | 2 | PLANNING AND ZONING DEPARTMENT | *LOW* | | | ✓ | | | | | | | |
| | 8 | Review the Mandatory Parkland Dedication Ordinance to incorporate requirements relating to the dedication of trails for all residential and non-residential developments in accordance with the *Master Trail Plan* contained within this Comprehensive Plan. | 3 | PARKS AND RECREATION DEPARTMENT | *LOW* | | | X | | | | | | | |
| | 9 | Review the Mandatory Parkland Dedication Ordinance for the purpose of creating Community Park Districts. | 3 | PARKS AND RECREATION DEPARTMENT | *LOW* | | | | | | X | | | | |
| | 10 | Review the City's zoning map to identify inconsistencies in land use with the Future Land Use Map for properties in the IH-30 Corridor, and work with stakeholders to resolve these issues. | 1 | PLANNING AND ZONING DEPARTMENT | *MEDIUM* | | | | ✓ | | | | | | |

*KEY: PRIORITY LEVELS: HIGH, MEDIUM & LOW | ONGOING ACTION REQUIRED: | REVIEW PERIOD: | IMPLEMENTATION YEAR: | EVALUATION OF ONGOING PROGRAMS: | REGULATORY TIME PERIOD: | COMPLETED TASKS: ✓ AND 1 | REVISED TARGET DATE: | NOTES: RED | X: DATE MISSED*

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# 04 IMPLEMENTATION PLAN

## 02 REGULATIONS IMPLEMENTATION SCHEDULE

| Schedule | IS # | Implementation Strategy | Chapter Reference | Department Lead | Strategy Priority | IMPLEMENTATION TIME PERIOD 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| REGULATIONS | 11 | Review the City's Agricultural (AG) District standards to ensure that land can remain agriculturally zoned and designated until development of a site is eminent. | 1 | PLANNING AND ZONING DEPARTMENT | LOW | | ✓ | | | | | | | | |
| | 12 | Ensure that the City's *Standards of Design and Construction Manual* allows for the implementation of Traditional Neighborhood Development (TND) principles. | 4 | ENGINEERING DEPARTMENT | LOW | | | | | | | | | | |
| | 13 | Review the City's Permitted Land Use Charts contained in the Unified Development Code to ensure that the employment land use designation on the Future Land Use Map is compatible with the City's zoning districts and the permitted land uses within those zoning districts, make any changes necessary. | 1 | PLANNING AND ZONING DEPARTMENT | LOW | | | | ✓ | | | | | | |
| | 14 | Review the City's development requirements contained in the Unified Development Code to ensure that they do not discourage green building practices and principals. | 2 | PLANNING AND ZONING DEPARTMENT | LOW | | ✓ | | | | | | | | |
| | 15 | Review the existing density, development and design standards contained in the Unified Development Code to ensure the requirements support and encourage the creation of vibrant public spaces built around social interaction. | 7 | PLANNING AND ZONING DEPARTMENT | LOW | | ✓ | | | | | | | | |
| | 16 | Draft model standards for areas zoned for alternative forms of housing (*i.e. Townhouses, Condominiums, and Apartments*) that can be incorporated in to Article 10, *Planned Development Regulations*, of the Unified Development Code. These policies will ensure the City has development standards targeted at encouraging the best product available. | 8 | PLANNING AND ZONING DEPARTMENT | HIGH | | | | | X | | | | | |
| | 17 | Review the City's residential adjacency standards to ensure that building height and design are addressed in conformance to the policies and procedures of this Comprehensive Plan. | 9 | PLANNING AND ZONING DEPARTMENT | LOW | | | | ✓ | | | | | | |
| | 18 | Develop a density bonus framework within the Unified Development Code (UDC) for Planned Development Districts to permit increased residential density for age-restricted single-family subdivisions that incorporate enhanced amenities, substantial open space, and superior architectural and landscape design. Establish clear eligibility criteria and define the maximum allowable density increase consistent with the community's character and surrounding development. | 1 | PLANNING AND ZONING DEPARTMENT | MEDIUM | | | | | | | | | | |
| | 19 | Review Article 04, *Permissible Uses*, of the Unified Development Code to ensure conformance with the policies and procedures of this Comprehensive Plan. | 9 | PLANNING AND ZONING DEPARTMENT | LOW | | | ✓ | | | | | | | |

*KEY: PRIORITY LEVELS: HIGH, MEDIUM & LOW | ONGOING ACTION REQUIRED: | REVIEW PERIOD: | IMPLEMENTATION YEAR: | EVALUATION OF ONGOING PROGRAMS: | REGULATORY TIME PERIOD: | COMPLETED TASKS: ✓ AND 1 | REVISED TARGET DATE: | NOTES: RED | X: DATE MISSED*

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# 04 IMPLEMENTATION PLAN

## 03 POLICIES & ACTIONS IMPLEMENTATION SCHEDULE

| Schedule | IS # | Implementation Strategy | Chapter Reference | Department Lead | Strategy Priority | IMPLEMENTATION TIME PERIOD 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| POLICIES & ACTIONS | 1 | Utilize Fiscal Impact Analysis (FIA) to create a fiscal impact model for the purpose of relating cost of service, assessed value and taxable value to potential changes in land uses for the purpose of assisting elected and appointed officials in making informed decisions that will benefit the community. | 1 6 | PLANNING AND ZONING DEPARTMENT | MEDIUM | ✓ | | | | | | | | | |
| | 2 | Review the Future Land Use Map on an annual basis to ensure conformance to the policies contained within this Comprehensive Plan and to account for annual changes in [1] growth/development patterns, [2] residential and non-residential zoning changes, [3] and changes in the Parks, Recreation and Open Space Master Plan. | 1 2 3 | PLANNING AND ZONING DEPARTMENT | LOW | | | | | | | | | | |
| | 3 | Develop an Economic Development Strategic Plan that focuses on providing a unified approach to addressing proactive recruitment of commercial businesses (*i.e. industrial, office and retail*). | 6 | ADMINISTRATION | HIGH | | | | | | | X | | | |
| | 4 | Develop a model that can be used to analyze future zoning and land use decisions that are associated with new development. This model should create a rational link between the Future Land Use designation of a property and the resulting impact of a proposed development, and further assist elected and appointed officials in making informed decisions that will benefit the community. | 1 6 | PLANNING AND ZONING DEPARTMENT | MEDIUM | ✓ | | | | | | | | | |
| | 5 | Review the Master Trail Plan on an annual basis to ensure that trails and floodplain conform to the policies contained in this Comprehensive Plan. In addition, the plan should be reviewed and revised to account for changes in the City's Master Thoroughfare Plan, and to ensure that plan provides public access points and connectivity and access to all areas in the City. | 2 4 7 | PARKS & RECREATION DEPARTMENT | LOW | | | | | | | | | | |
| | 6 | Review the Parks, Recreation and Open Space Plan and this Comprehensive Plan on a five (5) year basis to ensure the documents goals and policies conform. | 3 | PARKS & RECREATION DEPARTMENT | LOW | | | | | ✓ | | | | | |
| | 7 | Work to create an Annual Parks and Recreation Business Plan that can guide programming and events on a yearly basis. | 5 | PARKS & RECREATION DEPARTMENT | LOW | | | | | | | | | | |
| | 8 | Review these residential policies on a five (5) year basis to ensure that they adjust to changes in the market, and continue to provide a long-term vision for the community. | 8 | PLANNING AND ZONING DEPARTMENT | LOW | | | | | ✓ | | | | | |
| | 9 | Review and revise the Master Drainage Study on an as needed basis (*i.e. upon the annexation of new land or changing of land use*). | 4 | ENGINEERING DEPARTMENT | LOW | | | | | | | | | | |

*KEY: PRIORITY LEVELS: HIGH, MEDIUM & LOW | ONGOING ACTION REQUIRED: | REVIEW PERIOD: | IMPLEMENTATION YEAR: | EVALUATION OF ONGOING PROGRAMS: | COMPLETED TASKS: ✓ AND 1 | REVISED TARGET DATE: | NOTES: RED | X: DATE MISSED*

DRAFT ORDINANCE 06.30.2026

# 04 IMPLEMENTATION PLAN

## 03 POLICIES & ACTIONS IMPLEMENTATION SCHEDULE

| Schedule | IS # | Implementation Strategy | Chapter Reference | Department Lead | Strategy Priority | IMPLEMENTATION TIME PERIOD 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| POLICIES & ACTIONS | 10 | Review Drainage Utility Districts (DUD) in other cities and create a feasibility report on DUD's to report to the City Manager and City Council. | 4 | ENGINEERING DEPARTMENT | MEDIUM | | | | | X | | | | | |
| | 11 | Incorporate a representative from the Police Department in the development review process to ensure that development is being planned in accordance with Crime Prevention through Environmental Design (CPTED) guidelines. | 5 | POLICE DEPARTMENT | LOW | ✓ | | | | | | | | | |
| | 12 | Evaluate resident-initiated enforcement cases for each subdivision and put together an Inspection Efficiency Analysis that can help increase the efficiency of the Neighborhood Improvement Services (NIS) Department in the future. | 5 | NEIGHBORHOOD IMPROVEMENT SERVICES | LOW | | | | | X | | | | | |
| | 13 | Explore ways to support the City's older existing subdivisions, allowing redevelopment and improvements, to create affordable housing options for the City's next generation housing stock. | 1 | PLANNING AND ZONING DEPARTMENT | MEDIUM | | | | | | | | | | |
| | 14 | Identify residential areas that are transitioning due to incompatible adjacencies and designate these areas as Live/Work on the Future Land Use Map | 1 | PLANNING AND ZONING DEPARTMENT | LOW | | | | | | | | ✓ | | |
| | 15 | Consider the need for additional sports facilities and multipurpose fields when developing plans for the two (2) undeveloped community parks (*i.e. Alma Williams Park and Ben A. Klutts Park*). | 3 | PLANNING AND ZONING AND PARKS & RECREATION DEPARTMENTS | MEDIUM | | | | | | | | | | |
| | 16 | Develop an *Aging Infrastructure Action Plan* identifying ten (10) year replacement properties and funding strategies. | 4 | ENGINEERING DEPARTMENT | LOW | | | | | | | | | | |
| | 17 | Develop a comprehensive wayfinding plan that identifies appropriate locations for signage and provides design standards for standardization. | 7 | PARKS & RECREATION DEPARTMENT | LOW | | | | | | | | | | |
| | 18 | Review the City's existing Downtown (DT) District -- including the requirements for architectural form, materials, massing, signage, lighting, and streetscape elements -- to ensure that all infill redevelopment projects reinforce the district's historic character and traditional development patterns. | 7 | PLANNING AND ZONING DEPARTMENT | HIGH | | | | | | | | | | |
| | 19 | Prepare a Comprehensive Downtown Plan that establishes a detailed vision for preservation, land use, infill development, mobility, parking, public spaces, and streetscape design. The plan should include architectural guidelines historic resource inventories, façade and building rehabilitation strategies, recommendations for infrastructure upgrades that support preservation focused development, and review process and procedures. | 1, 7 | PLANNING AND ZONING DEPARTMENT | HIGH | | | | | | X | | | | |

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# 04 IMPLEMENTATION PLAN

## 03 POLICIES & ACTIONS IMPLEMENTATION SCHEDULE

| Schedule | IS # | Implementation Strategy | Chapter Reference | Department Lead | Strategy Priority | IMPLEMENTATION TIME PERIOD 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| POLICIES & ACTIONS | 20 | Implement a *Targeted Code Compliance Program* in older neighborhoods aimed at improving long-term housing conditions through proactive enforcement, education, and voluntary compliance efforts. | 8 | NEIGHBORHOOD IMPROVEMENT SERVICES | *MEDIUM* | | | | | | | | | | ■ |
| | 20 | Promote *Compatible Infill Development* by preparing design guidance or pattern books that outline appropriate architectural styles, setbacks, massing, and materials for new construction within older neighborhoods to ensure that new homes complement existing development. | 8 | PLANNING AND ZONING DEPARTMENT | *MEDIUM* | | | | | | | | | | ■ |

*KEY: PRIORITY LEVELS: HIGH, MEDIUM & LOW | ONGOING ACTION REQUIRED: ▨ | REVIEW PERIOD: ■ | IMPLEMENTATION YEAR: ■ | EVALUATION OF ONGOING PROGRAMS: ▨ | COMPLETED TASKS: ✓ AND 1 | REVISED TARGET DATE: ■ | NOTES: RED | X: DATE MISSED*

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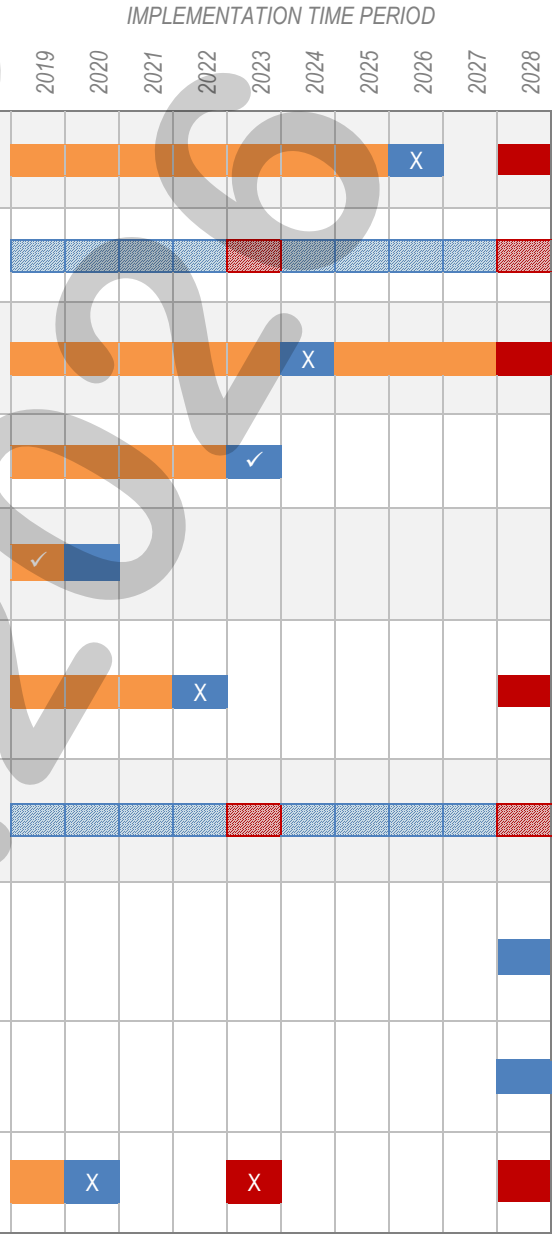
# 04 IMPLEMENTATION PLAN

## 04 GUIDELINES IMPLEMENTATION SCHEDULE

| Schedule | IS # | Implementation Strategy | Chapter Reference | Department Lead | Strategy Priority | IMPLEMENTATION TIME PERIOD |
|---|---|---|---|---|---|---|
| GUIDELINES | 1 | Review the City's community design elements and develop a Community Design Plan that can identify new opportunities for landmarks, monuments and public art, and address the use of street furniture throughout the City. | 4, 7 | PLANNING AND ZONING DEPARTMENT | LOW | |
| | 2 | Identify opportunities and explore possible incentives for the relocation of existing overhead utilities underground. | 7 | ENGINEERING DEPARTMENT | LOW | |
| | 3 | Create a Community Housing Survey that documents the character and condition of the City's various neighborhoods for the purpose of tracking the City's housing stock and drafting strategies related to the on-going maintenance and support of these neighborhoods. | 5, 8 | PLANNING AND ZONING DEPARTMENT | MEDIUM | |
| | 4 | Create a Pedestrian Walkability Plan for the community that specifically addresses strategies for pedestrian access and crossing in areas of the City that do not have sidewalks. | 5 | PLANNING AND ZONING DEPARTMENT | HIGH | |
| | 5 | Create a long-term plan for the IH-30 Corridor that provides recommendations and implementation strategies targeted at protecting, supporting and adapting land uses situated within the corridor. This plan can be incorporated in Appendix 'B', *Corridor Plans*, of this Comprehensive Plan during the annual update. | 6, 9 | PLANNING AND ZONING DEPARTMENT | HIGH | |
| | 6 | Study the SH-276 Corridor and create a corridor plan that can provide a vision, goals, and policies to guide the growth of the corridor. The plan should address corridor redevelopment and create a design framework that can guide redevelopment along the corridor. This plan can be incorporated in Appendix 'B', *Corridor Plans*, of this Comprehensive Plan during the annual update. | 1 | PLANNING AND ZONING DEPARTMENT | MEDIUM | |
| | 7 | Continue to use the Historic Preservation Advisory Board (HPAB) to ensure that all infill development and alterations of existing structures within the Old Town Rockwall (OTR) Historic District are in conformance with the Historic Preservation Guidelines contained in the Unified Development Code. | 1 | PLANNING AND ZONING DEPARTMENT | LOW | |
| | 8 | Prepare a *Neighborhood Revitalization Plan* for each subdivision identified as a Neighborhood Revitalization Area on the Future Land Use Map, identifying specific infrastructure improvements, housing reinvestment needs, connectivity enhancements, and aesthetic upgrades to support long-term neighborhood stability and value. | 8 | PLANNING AND ZONING DEPARTMENT | LOW | |
| | 9 | Conduct a *Connectivity Audit* in older neighborhoods to identify missing sidewalks, trail gaps, pedestrian safety issues, and opportunities for improving walkability and access to parks, schools, and commercial destinations. Use audit results to guide future mobility investments. | 8 | PLANNING AND ZONING DEPARTMENT | | |
| | 10 | Work with the Architectural Review Board (ARB) to create a Visual Preference Survey that can help identify examples of exemplary non-residential development and incorporate them into Chapter 9, *Non-Residential*, of this Comprehensive Plan. | 9 | PLANNING AND ZONING DEPARTMENT | LOW | |




*KEY: PRIORITY LEVELS: HIGH, MEDIUM & LOW | ONGOING ACTION REQUIRED: | REVIEW PERIOD: | IMPLEMENTATION YEAR: | EVALUATION OF ONGOING PROGRAMS: | COMPLETED TASKS: ✓ AND 1 | REVISED TARGET DATE: | NOTES: RED | X: DATE MISSED*

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# 04 IMPLEMENTATION PLAN

## 05 EDUCATION & COMMUNICATION IMPLEMENTATION SCHEDULE

| Schedule | IS # | Implementation Strategy | Chapter Reference | Department Lead | Strategy Priority | IMPLEMENTATION TIME PERIOD 2019 2020 2021 2022 2023 2024 2025 2026 2027 2028 |
|---|---|---|---|---|---|---|
| EDUCATION & COMMUNICATION | 1 | Perform an in-house audit of the development review process and look for ways to streamline the process by incorporating technology and reducing redundancies. | 5, 6 | PLANNING AND ZONING DEPARTMENT | MEDIUM | ✓ |
| | 2 | Develop a *Public Communication and Outreach Strategy* to keep residents informed about revitalization initiatives, infrastructure projects, available incentives, assessment results, and opportunities to participate in neighborhood planning efforts. | 8 | PLANNING AND ZONING DEPARTMENT | | |
| | 3 | Prepare an annual community progress report that details the City's major economic development projects and the employment associated with each project. This report should also convey information regarding the City's current major employers, and should be disseminated to local colleges/universities, private businesses, the Rockwall Economic Development Corporation (REDC), and the Rockwall Independent School District (RISD). | 6 | ADMINISTRATION | MEDIUM | X |

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# 04 IMPLEMENTATION PLAN

## 06 REGIONAL PARTNERSHIPS IMPLEMENTATION SCHEDULE

| Schedule | IS # | Implementation Strategy | Chapter Reference | Department Lead | Strategy Priority | IMPLEMENTATION TIME PERIOD 2019 2020 2021 2022 2023 2024 2025 2026 2027 2028 |
|---|---|---|---|---|---|---|
| REGIONAL PARTNERSHIPS | 1 | Incorporate procedures to involve the Rockwall Independent School District (RISD) in the development process to inform the school district of residential growth and help them plan for necessary school facilities to serve the community. | 1 | PLANNING AND ZONING DEPARTMENT | LOW | |
| | 2 | Coordinate with the Rockwall Economic Development Corporation (REDC) to proactively identify and recruit appropriate employment and office users for the SH-276 corridor, and evaluate land assembly opportunities that further the City's strategic goals. | 1 | PLANNING AND ZONING DEPARTMENT | LOW | |
| | 3 | Work with the North Texas Municipal Water District (NTMWD) and its member/customer cities to encourage the use existing water conservation plans and evaluate opportunities for the reuse of wastewater effluent to promote water conservation throughout the City. | 2 | ENGINEERING DEPARTMENT | LOW | |

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# 04 IMPLEMENTATION PLAN

## 07 CAPITAL & FINANCIAL IMPROVEMENTS IMPLEMENTATION SCHEDULE

| Schedule | IS # | Implementation Strategy | Chapter Reference | Department Lead | Strategy Priority | IMPLEMENTATION TIME PERIOD 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| CAPITAL & FINANCIAL IMPROVEMENTS | 1 | Review and revise the Master Thoroughfare Plan on an annual basis to ensure conformance to the policies contained within this Comprehensive Plan, and to account for annual changes in land use patterns and transportation needs. | 4 | PLANNING AND ZONING DEPARTMENT | LOW | | | | | | | | | | |
| | 2 | Review and revise the Paving Assessment on a five (5) year basis to account for changes in roadway conditions. | 4 | ENGINEERING DEPARTMENT | HIGH | | | | | ✓ | | | | | |
| | 3 | Review and revise the Water and Wastewater Master Plans and the Impact Fee Study every five (5) years to account for changes to the Future Land Use Map and population projects. | 4 | ENGINEERING DEPARTMENT | HIGH | ✓ | | | | | ✓ | | | | |
| | 4 | Review the City's existing thoroughfares to look for opportunities to redevelop existing right-of-ways utilizing the goals and policies contained in this Comprehensive Plan. | 4 | PLANNING AND ZONING DEPARTMENT | LOW | | | | | ✓ | | | | | |
| | 5 | Develop a long-term strategy for the replacement of City facilities that includes potential adaptive reuses of the existing facilities. | 5 | INTERNAL OPERATIONS | MEDIUM | | | | | X | | ✓ | | | |
| | 6 | Consider creating a capital project and amenity life-cycle replacement plan that includes projected budget needs. | 3 | PARKS & RECREATION DEPARTMENT | MEDIUM | | ✓ | | | | | | | | |
| | 7 | Perform an assessment of all vacant land suitable for non-residential development within the City and anticipate the possible infrastructure required to effectively develop these areas with non-residential development. | 6 | PLANNING AND ZONING DEPARTMENT | LOW | | | X | | ✓ | | | | | |
| | 8 | Utilize the City's Geographic Information Systems (GIS) software to track and evaluate existing waterlines, and create a replacement program. | 4 | PLANNING AND ZONING DEPARTMENT | MEDIUM | | | | | | | | | | |
| | 9 | Utilize CityWorks Asset Management System software to evaluate the existing water/wastewater system and streamline reoccurring maintenance. | 4 | PLANNING AND ZONING DEPARTMENT | MEDIUM | | | | | | | | | | |
| | 10 | Camera all existing wastewater lines to evaluate the structure integrity and capacity of each segment and log into the Asset Management System. | 4 | ENGINEERING DEPARTMENT | MEDIUM | | | | | ✓ | | | | | |
| | 11 | Incorporate an infrastructure section into staff's development case memorandums to account for potential impacts/needs for zoning changes that propose more intense land uses. | 4 | PLANNING AND ZONING DEPARTMENT | LOW | ✓ | | | | | | | | | |

*KEY: PRIORITY LEVELS: HIGH, MEDIUM & LOW | ONGOING ACTION REQUIRED: | REVIEW PERIOD: | IMPLEMENTATION YEAR: | EVALUATION OF ONGOING PROGRAMS: | COMPLETED TASKS: ✓ AND 1 | REVISED TARGET DATE: | NOTES: RED | X: DATE MISSED*

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# 04 IMPLEMENTATION PLAN

## 07 CAPITAL & FINANCIAL IMPROVEMENTS IMPLEMENTATION SCHEDULE

| Schedule | IS # | Implementation Strategy | Chapter Reference | Department Lead | Strategy Priority | IMPLEMENTATION TIME PERIOD 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| CAPITAL & FINANCIAL IMPROVEMENTS | 12 | Coordinate with Public Works and Engineering to align the City's Capital Improvements Program (CIP) with identified redevelopment areas to maximize return on infrastructure investment. | 1 | ADMINISTRATION AND ENGINEERING DEPARTMENT | *MEDIUM* | | | | | | | | | ▨ | ▨ |
| | 13 | Identify priority *Redevelopment and Infill Areas* using existing infrastructure, vacancy data, and economic indicators to target locations for reinvestment and public improvement projects. | 1 | ADMINISTRATION, PLANNING AND ZONING, AND ENGINEERING DEPARTMENTS | *MEDIUM* | | | | | | | | | | ■ |
| | 14 | Identify and pursue grant funding, economic development tools, and public/private partnerships for infrastructure upgrades, façade improvements, and catalytic redevelopment projects along the corridors. | 1 | ADMINISTRATION | *MEDIUM* | | | | | | | | | ▨ | ▨ |

*KEY: PRIORITY LEVELS: HIGH, MEDIUM & LOW | ONGOING ACTION REQUIRED: ▨ | REVIEW PERIOD: ■ | IMPLEMENTATION YEAR: ■ | EVALUATION OF ONGOING PROGRAMS: ▨ | COMPLETED TASKS: ✓ AND 1 | REVISED TARGET DATE: ■ | NOTES: RED | X: DATE MISSED*

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# APPENDIX A

## SMALL AREA PLANS




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## 01 PURPOSE

This appendix is dedicated to the City's *Small Area* planning efforts. *Small Area Plans* are a type of planning effort -- *typically associated with the neighborhood level* -- targeted at addressing a specific issue or issues (*e.g. land uses, transportation, traffic circulation, etc.*) with the ultimate goal of improving the quality of life for citizens, visitors and business owners in the area. These plans are intended to assist the decision making process of City staff, the City's various boards and commissions, and the City Council.

## 02 SMALL AREA PLANS

### 02.01 ACCESS PLAN FOR PLANNED DEVELOPMENT DISTRICT 50 (PD-50)

The access plan for Planned Development District 50 (PD-50), also known as the N. Goliad Street Corridor, is intended to provide a long-term solution to the increasing traffic problems along N. Goliad Street [*SH-205*] for business owners along N. Goliad Street and customers looking to patron these businesses.

### 02.02 ACCESS PLAN FOR PLANNED DEVELOPMENT DISTRICT 53 (PD-53)

The access plan for Planned Development District 53 (PD-53) is intended to: (1) provide alternative access for the businesses along Ridge Road [*FM-740*], (2) reduce the amount of driveways along Ridge Road [*FM-740*], and (3) assist in the adaptive reuse of the single-family structures in this area as low impact offices and personal service land uses.

### 02.03 DOWNTOWN DISTRICT PLAN

RESERVED.

*LEFT: The image depicts the overpass along IH-30 and the intersection of the IH-30 Frontage Road and Ridge Road [FM-740].*

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## 02.01 ACCESS PLAN FOR PLANNED DEVELOPMENT DISTRICT 50 (PD-50)




DRAFT 06/2020

## 02.02 ACCESS PLAN FOR PLANNED DEVELOPMENT DISTRICT 53 (PD-53)




DRAFT 08.01.2019

## 02.03 DOWNTOWN DISTRICT PLAN

RESERVED.

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# APPENDIX B
## CORRIDOR PLANS




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## 01 PURPOSE

This appendix is intended to focus on the City's various major corridors and the relationship of the roadway to the adjacent land, land uses, and aesthetics of these areas. Each corridor study is intended to provide a framework and design guidelines that can assist the decision making process of City staff, the City's various boards and commissions, and the City Council.

## 02 CORRIDOR PLANS

### 02.01 IH-30 CORRIDOR PLAN

1. Background and Introduction
2. Plan Framework
3. Corridor Strategies
4. Implementation Plan

### 02.02 JOHN KING BOULEVARD CORRIDOR PLAN

1. Background and Introduction
2. Issues and Opportunities
3. Design Concept and Palette
4. Design Elements
5. Access Policies
6. Implementation

### 02.03 SH-276 CORRIDOR PLAN

RESERVED.

*LEFT: The image depicts TXDOT contractors working in the IH-30 Corridor along the eastern most boundary of the City.*

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# 02.01 IH-30 CORRIDOR PLAN

## ACKNOWLEDGEMENTS


### CITY COUNCIL
Jim Pruitt, *Mayor*
John Hohenshelt, *Mayor Pro-Tem*
Kevin Fowler
Bennie Daniels
Dana Macalik
Trace Johannesen
Patrick Trowbridge

### FORMER CITY COUNCIL
Scott Milder
David White
Mike Townsend
Dennis Lewis

### PLANNING AND ZONING COMMISSION
Johnny Lyons, *Chairman*
Eric Chodun, *Vice Chairman*
Tracey Logan
Jerry Welch
Mark Moeller
Annie Fishman
John Womble

### STAFF PLANNING COMMITTEE
Ryan Miller, *Director of Planning and Zoning*
David Gonzales, *Planning Manager*
Korey Brooks, *Senior Planner*
Amy Williams, *City Engineer/Director of Public Works*
Ariana Hargrove, *Fire Marshal*
John Ankrum, *[Former] Building Inspections Supervisor*
Lance Singleton, *GIS Supervisor*
Lindsay Gnann, *GIS Analyst*
Laura Perez, *Executive Secretary*
Lauri Dodd, *Public Information Officer*

### ADMINISTRATION
Rick Crowley, *City Manager*
Mary Smith, *Assistant City Manager*
Brad Griggs, *Assistant City Manager*


## 1 BACKGROUND AND INTRODUCTION

The Interstate Highway 30 (IH-30) Corridor serves as the City of Rockwall's principal commercial/retail and transportation corridor. Retail and commercial businesses along this passageway are responsible for a large majority of the sales tax generated within the city. Since Rockwall has become the main commercial/retail generator for the county, IH-30 has served as the primary east/west roadway and acts as not only the gateway for traffic entering and exiting the city, but also the county. In addition, Rockwall's businesses have greatly benefited from the high volumes of traffic carried by IH-30 on a daily basis; however, as the region grows so do the cities situated east of Rockwall, and as demand for commercial/retail grows in these communities, businesses will be attracted to these areas. To maintain the City's competitiveness in the region, Rockwall's City Council directed staff to study the IH-30 Corridor and provide potential strategies that will: (1) address retail/business retention in the corridor, (2) provide strategies to target regional land uses, and (3) provide a plan for strategically located vacant land along IH-30. The following plan framework, corridor strategies, and implementation plan were drafted as part of a larger corridor plan that was approved by the City Council on March 18, 2019. This document is intended to act as a roadmap for planning the IH-30 Corridor's land uses and development characteristics to ensure the future prosperity of the community.

## 2 PLAN FRAMEWORK

### PLAN FRAMEWORK

Broad planning ideas, goals and objectives form the framework used to develop strategies intended to support existing land uses and to target and attract new regional land uses. From the existing conditions analysis, the retail trade area analysis, the benchmark analysis and the stakeholder engagement workshop, prepared with the IH-30 Corridor Plan, the Staff Planning Committee (SPC) created the broad framework depicted in *Figure 1: Plan Framework*. This framework was used to identify strategies for business retention/attraction in the corridor and to draft an implementation plan. This framework includes:

*CORRIDOR ZONES*
The *Corridor Zones* (*i.e. Preservation, Transition and Opportunity Zones*) -- *which were established by citizens and stakeholders as part of Station 3: Plan Framework of the stakeholder engagement workshop and reviewed by the SPC* -- are as follows (*and depicted in Figure 1: Plan Framework*):

- ☑ *Corridor Zone #1:* This zone is situated between Horizon Road (*FM-3097*) and Ridge Road (*FM-740*) on the north side of IH-30 and is designated as a *Transitional Zone*. This designation is due to the large amount of vacant property that currently exists in this area, and the uncertainty of how the development of this land will affect adjacent/existing land uses.
- ☑ *Corridor Zone #2:* This triangular shaped zone is situated within the bounds of Ridge Road (*FM-740*), Horizon Road (*FM-3097*), and IH-30, and is identified as a *Transition Zone*. This area contains an older shopping center (*i.e. Carlisle Plaza*) that is currently in the process of transitioning. The public also identified this area as a *Strategically Located Property* in the stakeholder engagement meeting. Due to its redevelopment opportunity.
- ☑ *Corridor Zone #3:* This zone is divided between two (2) designations due to discrepancies between the public's map and the SPC's map. The portion from Ridge Road (*FM-740*) to Greencrest Boulevard is identified as a *Preservation Zone*, and the area between Greencrest Boulevard and N. Goliad Street (SH-205) is identified as a *Transition Zone*. The split designation indicates a difference in the development of these two (2) areas, and of how these businesses have changed overtime. This split is also attributed to the new development currently taking place in the area between Greencrest Boulevard and S. Goliad Street (*SH-205*).
- ☑ *Corridor Zone #4:* This zone is directly south of *Corridor Zone #3* and extends from Ridge Road (*FM-740*) to N. Goliad Street (*SH-205*). This area is identified as a *Preservation Zone*, which is primarily attributed to recently developed shopping centers in this zone. These properties are currently considered highly performing commercial/retail properties.
- ☑ *Corridor Zone #5:* This zone extends from N. Goliad Street (*SH-205*) to T. L. Townsend Drive and is identified as an *Opportunity Zone*. The purpose of this designation is tied to the large vacant property in front of the County Courthouse, and to other potential redevelopment opportunities within this area.
- ☑ *Corridor Zone #6:* This zone extends from S. Goliad Street (*SH-205*) to T. L. Townsend Drive and is identified as a *Preservation Zone*. This area includes newer development in the IH-30 corridor (*i.e. the CostCo shopping center and adjacent land uses*) that should be preserved moving forward.
- ☑ *Corridor Zone #7:* This zone is identified as a *Transition Zone* and extends from T. L. Townsend Drive to John King Boulevard. This area incorporates industrial and interim land uses that are considered to be

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transitioning. In addition, this land also incorporates strategically located vacant property adjacent to the John King Boulevard.

- ☑ *Corridor Zone #8:* This zone is also situated between T. L. Townsend Drive and John King Boulevard, south of IH-30. The area is identified as a *Transition Zone*, due to the large amount of transitional or interim land uses along the IH-30 frontage road. In addition, the property has several large tracts of land that are currently vacant. When developed these properties could change the land use pattern for the area. This zone also has a strategically located, vacant property at the southwest corner of John King Boulevard and IH-30.
- ☑ *Corridor Zone #9:* This corridor zone extends from John King Boulevard to Stodghill Road (*FM-3549*). Since the majority of these tracts are currently vacant, this zone is identified as an *Opportunity Zone* and all property in this area is identified as strategically located property.
- ☑ *Corridor Zone #10:* This zone is situated between John King Boulevard and Corporate Crossing, and is identified as a *Transitional Zone*. The purpose of this designation is tied to the existing land uses and parcelization pattern of the area (*i.e. the way the property has been subdivided over time*).
- ☑ *Corridor Zone #11:* This corridor zone is identified as an *Opportunity Zone* and is located north of IH-30, east of Stodghill Road (*FM-3549*). This zone is vacant and is directly adjacent to the City's eastern City limit line. This entire zone is considered to be a strategically located property.
- ☑ *Corridor Zone #12:* The final corridor zone is south of IH-30, east of Corporate Crossing. This zone is primarily vacant and only contains a few interim land uses. Due to the largely undeveloped area in this zone, it is identified as an *Opportunity Zone.* In addition, the zone contains strategically located property at the southeast corner of the intersection of John King Boulevard and IH-30.

*STRATEGICALLY LOCATED PROPERTIES*

Using the findings from the *Benchmark Analysis -- detailed in Chapter 3, Benchmark Analysis for Strategically Located Properties, of the IH-30 Corridor Plan* -- the SPC identified potentially appropriate developments for each of the strategically located properties. The models used in this exercise were as follows:

(1) Strip Retail Center Model
(2) Mixed-Use Center Model
(3) Town Center Model
(4) Regional Destination Center Model

*NOTE: See Section 3, Benchmark Analysis Findings, of Chapter 3, Benchmark Analysis for Strategically Located Properties, of the IH-30 Corridor Plan for definitions/characteristics of each model.*

The findings by the SPC are as follows (*and depicted in Figure 1: Plan Framework*):

- ☑ *Strategically Located Property #1:* The first strategically located property represents the only redevelopment possibility that was identified by the SPC and/or the public, and could benefit from an adaptive reuse or redevelopment plan. Taking this into consideration the SPC did not apply any of the models to this property. It was simply identified as a *redevelopment opportunity*.
- ☑ *Strategically Located Property #2:* This strategically located property is situated at the southwest corner of T. L. Townsend

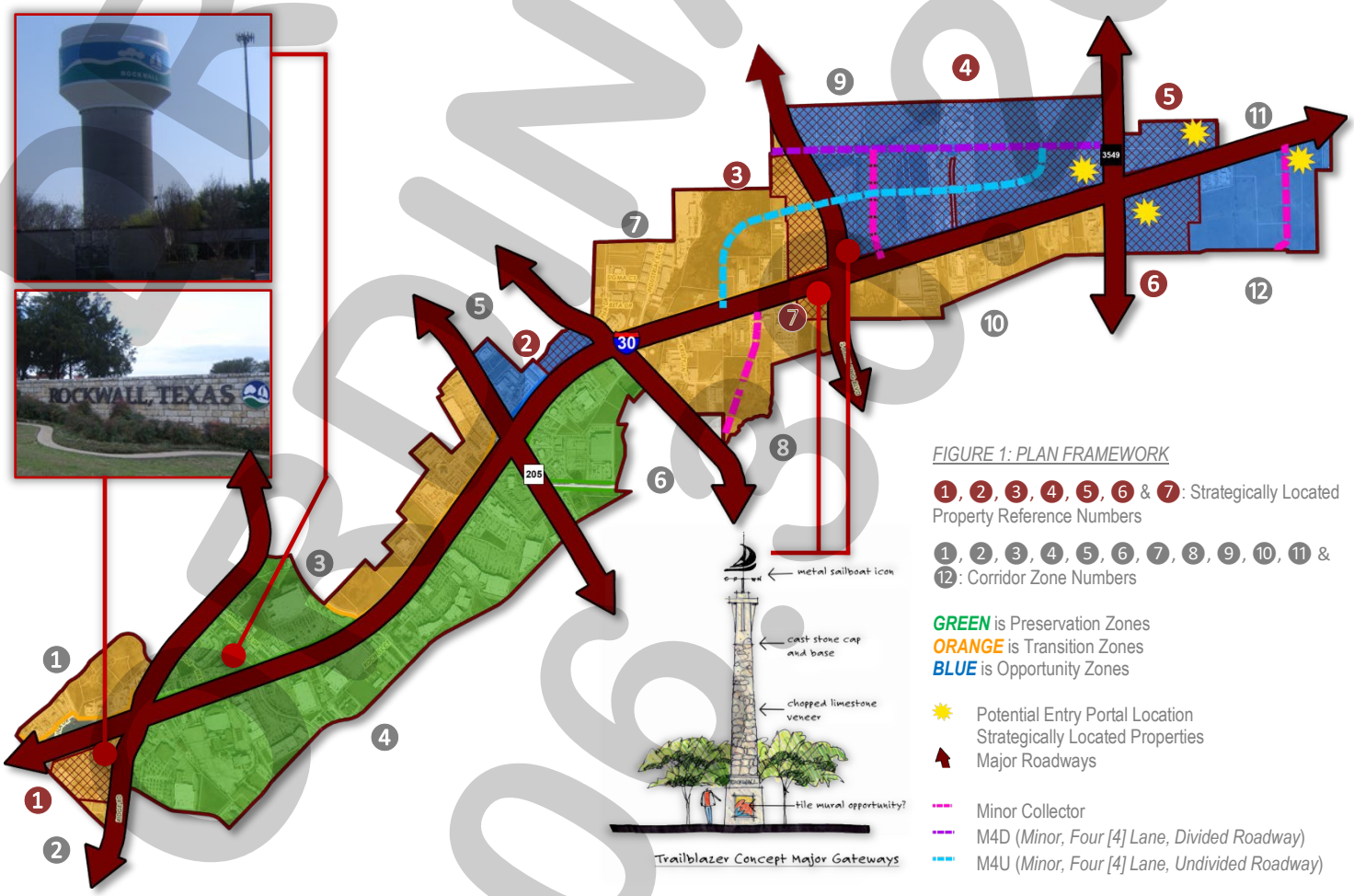


*FIGURE 1: PLAN FRAMEWORK*

1, 2, 3, 4, 5, 6 & 7: Strategically Located Property Reference Numbers

1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 & 12: Corridor Zone Numbers

**GREEN** is Preservation Zones
**ORANGE** is Transition Zones
**BLUE** is Opportunity Zones

Potential Entry Portal Location
Strategically Located Properties
Major Roadways

Minor Collector
M4D (*Minor, Four [4] Lane, Divided Roadway*)
M4U (*Minor, Four [4] Lane, Undivided Roadway*)

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Drive and the IH-30 frontage road, and is currently owned by Rockwall County. The SPC unanimously identified this property as being suitable for a *Strip Retail Center*. It should also be pointed out that this property is currently entitled for this type of development under the Commercial (C) District as defined by the UDC. The SPC felt that despite being a highly visible site this model was appropriate due to the limited access caused by the location of the on/off ramps at John King Boulevard and S. Goliad Street (*SH-205*).

- ☑ *Strategically Located Property #3:* This strategic area is located adjacent to the western right-of-way line of John King Boulevard, and is partially zoned Commercial (C) District with the remainder being zoned Light Industrial (LI) District. The SPC identified this property as being suitable for a *Mixed-Use Center* or a *Town Center*. This designation is due to the location and visibility of the property, and that it is located near and accessible from two (2) major roadways (*i.e. John King Boulevard and Justin Road*) and a major highway (*i.e. IH-30*). With this being said the property is situated below the highway overpass and as a result the site has limited visibility for a single-story structure. Structures that are two (2) to three (3) stories in height would be better suited for this property.
- ☑ *Strategically Located Property #4:* This area is located between John King Boulevard and Stodghill Road (*FM-3549*), north of IH-30. The properties in this area are zoned as Commercial (C), Light Industrial (LI) and Agricultural (AG) Districts. Due to the large acreage of these strategic properties, the SPC broke the designation of this area into three (3) zones. The first was directly adjacent to John King Boulevard and was identified as being suitable for *Strip Retail Center* by the SPC. The second area was located between Security Drive and the golf course (*i.e. A1 Golf*) and was identified as being suitable for a *Town Center* development. The third area was the remainder of the property and was identified as being suitable for a *Regional Destination Center*. These designations stem from the good visibility and close proximity to major roadways. In addition, this property is in an ideal location for a large commercial/retail development/regional center.
- ☑ *Strategically Located Property #5:* This property is located at the northeast corner of Stodghill Road (FM-3549) and IH-30 and is zoned Commercial (C) District. Due to the linear nature of this strategically located property, the SPC identified the *Mixed-Use Center* and *Strip Retail Center* as being potentially appropriate models for development. This property does have limited access and poor visibility from east bound traffic, but is located directly adjacent to *Strategic Located Property # 4* making the possibility for a major intersection at IH-30 and Stodghill Road (*FM-3549*) highly likely.
- ☑ *Strategically Located Property #6:* This strategically located property is situated at the southeast corner of Corporate Crossing and IH-30 and is currently zoned Commercial (C) District. The SPC identified this property as being appropriate for both a *Mixed-Use Center* or a *Town Center* based on the location, acreage and its relation to the highway and Corporate Crossing. A *Strip Retail Center* and *Regional Destination Center* were also identified by the SPC as being viable alternatives for this property.
- ☑ *Strategically Located Property #7:* The final strategically located property is situated at the southwest corner of John King Boulevard and IH-30. The SPC identified this property as predominantly being suitable for a *Strip Retail Center*; however, it was also thought to be a suitable location for a *Mixed-Use Center*. It was ultimately decided by the SPC that this property has the acreage and carrying capacity for both types of centers, but is probably best suited for a *Strip Retail Center* that incorporates a grocery store or other large neighborhood service retailer as a primary anchor. The purpose of this designation is due to the poor visibility caused by the highway overpass and the close proximity to a large amount of residential homes and apartment units. The property is currently zoned Commercial (C) District.

*ENTRY PORTALS*

Entry portals are an essential element to creating a sense of place and distinguishing a City's boundaries. Currently, the City's western boundary is well defined by Lake Ray Hubbard and the Harbor District. The portals create a defined natural and built edge to the City. The eastern boundary of the City, on the other hand, is undefined. When the SPC examined this area, it was decided that an entry portal was an important element in the plan moving forward; however, the SPC was of the opinion that it was somewhat difficult to define what an entry portal in this area should look like since these properties remain largely undeveloped. With this the SPC choose several locations where an eastern entry portal could be incorporated at the time the adjacent properties develop. The thinking behind this was that the portal would match the architecture of future development if constructed at the same time as the properties. *Figure 1: Plan Framework* shows the four (4) possible portal locations identified by the SPC along with all existing and proposed monumentation throughout the corridor.

*TRANSPORTATION FACILITIES*

Looking at the existing and proposed roadway facilities, the corridor is already well circulated, and the future facilities are a good approximation of what will be needed to circulate any future development; however, without knowing exactly what will be developed on these parcels the SPC felt that the current number of roadways depicted on the property between John King Boulevard and Stodghill Road (*FM-3549*) could be a deterrent to development. With Justin Road extending through the property from east to west and a M4U (*minor, four [4] lane, undivided roadway*) curving through the property from east to west, two (2) Minor Collectors extending north to south were deemed unnecessary. The SPC was also of the opinion that Commerce Street should be continue in a southwardly direction connecting the IH-30 Frontage Road to T. L. Townsend Drive. These were the only changes to the existing and proposed transportation facilities that appeared to be necessary as a result of this study. *Figure 1: Plan Framework* depicts the proposed roadway amendments.

Staff should point out that these changes were incorporated into the revised Master Thoroughfare Plan contained in this Comprehensive Plan, and that no additional actions would be required with regard to transportation facilities. This was incorporated after the Comprehensive Plan Advisory Committee (CPAC) made similar findings about these areas.

*LAND USE PLAN*

Looking at the current Future Land Use Plan for the IH-30 Corridor, only about 37.56% of the corridor is identified as a *Special Commercial Corridor*. The remainder of the corridor is scheduled for *Commercial* (38.35%), *Technology/Light Industrial* (13.33%), *Special District* (4.70%), and to a lesser degree *Parks and Open Space, High*

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*Density Residential*, *Public Uses* and *Quasi-Public Uses*. After reviewing the goals and objectives of this study, the SPC recommended that the majority of the corridor should be designated as a *Special Commercial Corridor*. The only area that the SPC wanted to deviate from this land use scheme, was the area directly adjacent to the railroad tracks between John King Boulevard and Stodghill Road (*FM-3549*). The SPC felt that this area should be flexible in nature and be designated for either *Technology/Employment Center* and/or *Special Commercial Corridor*. The purpose of this flexibility was to allow industrial or technology firms the ability to locate within the corridor, adjacent to the existing railroad facilities; however, the flexibility would provide for an easy transition to commercial uses should a regional land use be identified for this area. This change was incorporated into *Map 1: Future Land Use Plan* contained in *Appendix C, Maps* of this Comprehensive Plan.

### SUMMARY OF PLAN FRAMEWORK

The assemblage of all this information forms the *Plan Framework* of this study. A map of this framework is depicted in *Figure 1: Plan Framework*. A summary of the recommendations provided by this framework are as follows:

(1) The corridor zones that were established as part of this study are intended to guide policy decisions for the final recommendations contained in Chapter 6, *Corridor Strategies & Implementation Plan*, of the *IH-30 Corridor Plan* and which are outlined in Subsection 02.01(3), *Corridor Strategies*, of this section of Appendix B, *Corridor Plans*.

(2) The strategically located properties identified by the SPC were classified based on their potential carrying capacity for retail/regional land uses. This part of the plan framework was to draw attention to these properties and provide various possibilities that would fit the City's desire for regional development.

(3) Monumentation locations were identified for the purpose of creating an eastern entry portal. The design of these monumentation markers should be incorporated into the site plan approval process to allow for review by the Architectural Review Board (ARB) prior to adoption by the City's Planning and Zoning Commission and City Council.

(4) The SPC identified potential changes to two (2) roadways on the Master Thoroughfare Plan. This involves an extension of Commerce Street and the removal of a proposed street running parallel to Security Drive.

(5) Finally, a coherent land use plan that is tied to the goals of this study was laid out. This plan primarily promotes the future of the corridor being zoned and developed in accordance with the *Special Commercial Corridor* designation of this Comprehensive Plan; however, it does make some allowances for flexible land use (*i.e. office/industrial*).

## 3 CORRIDOR STRATEGIES

The final objective of the Staff Planning Committee (SPC) was to assemble a list of strategies that could be utilized as part of the implementation plan of this study. In doing this the SPC talked about *Offensive* and *Defensive Strategies*. In this case, the *Defensive Strategies* were thought to be pre-emptive strategies centered on regulation or policy actions that the City could implement for the purpose of addressing potential or perceived issues. *Offensive Strategies*, on the other hand, included proactive actions that involved activities like offering incentives, waivers and assistance. In doing this, the SPC also talked about what zone each strategy would affect and who would be responsible for implementing the strategy. A key to the corridor zones and implementation organizations is as follows:

*DEPARTMENTS, BOARDS & COMMISSIONS*
- ☑ City Council: CC
- ☑ Planning and Zoning Commission: PZC
- ☑ Architecture Review Board: ARB
- ☑ City Manager/Administration: M
- ☑ City Attorney: CA
- ☑ Building Inspections Department: BI
- ☑ Fire Marshals Division: FM
- ☑ Planning and Zoning Department: PZD
- ☑ Engineering Department: E
- ☑ Neighborhood Improvement Services: NIS

*CORRIDOR ZONES*
- Transitional Zone
- Preservation Zone
- Opportunity Zone

On March 18, 2019, the City Council approved the following *Offensive* and *Defensive* strategies for use within the IH-30 Corridor:

### DEFENSIVE STRATEGIES

**STRATEGY 1** PREVENT THE OVERSATURATION OF CERTAIN LAND USES IN THE CORRIDOR

Prevent the oversaturation of certain land uses in the corridor by prohibiting and/or requiring discretionary approvals of these land uses. Currently, the IH-30 Corridor has a high percentage of automotive (8.99%) and industrial (8.37%) land uses, which are typically incompatible with higher end retail users. In addition, these land uses -- *specifically automotive land uses* -- consume a large portion of the current frontage along IH-30 (~26.69%), which means these uses also have high visibility in the corridor. If the intent of the City is to create a commercial/retail corridor, special attention needs to be paid to what land uses are established on the remaining 45.35% vacant land. This is specifically important with the remaining 28.77% of vacant land with frontage on IH-30. To achieve this staff can review Article 04, *Permissible Uses*, of the Unified Development Code to look for possibilities to incorporate discretionary approvals or limit undesirable land uses along IH-30. In addition, staff can look to prohibit certain land uses (*e.g. outside storage*) that are currently allowed through discretionary approval, but may not be desirable for attracting and establishing a regional retail use.

*Implementation Responsibility:* PZD, PZC & CC

*Anticipated Cost(s):* Since this is a policy change, there are no anticipated hard costs to be incurred by the City as a result of implementing this strategy. In addition, this strategy can be implemented without assistance from outside consultants.

*Estimated Implementation Time:* This is estimated to take between 20 to 40-hours of staff time to review the Unified Development Code and draft an ordinance addressing the proposed changes for the City Council's review. This text amendment would be required to be advertised and adopted in accordance with the procedures of the Unified Development Code (*i.e. approximately eight [8] weeks*).

*STATUS: ONGOING*

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**STRATEGY 2** INCONSISTENT ZONING REQUESTS

Zoning approvals that are inconsistent with the *Future Land Use Plan* contained in the Comprehensive Plan should be limited. The *Future Land Use Plan* is a document intended to guide zoning in the City of Rockwall. In addition, zoning approvals not consistent with the *Future Land Use Plan* could have a negative impact on existing land uses, and could have an undesirable effect on the economic stability of the corridor (*i.e. create*

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*conditions not conducive for retail land uses*). Moreover, inconsistent zoning approvals change the *Future Land Use* mix, which is designed to yield an 80% Residential/20% Commercial mix (*i.e. intended to yield a 67% residential value/33% commercial value tax base*) per this Comprehensive Plan. To better address inconsistent changes in zoning, staff should develop a process to convey how the approval of inconsistent zoning would change the *Future Land Use Plan*. This should be provided with or in staff's case memos to the Planning and Zoning Commission and City Council.

*Implementation Responsibility:* PZD, CA, PZC & CC

*Anticipated Cost(s):* The implementation of this policy change is not expected to incur any additional hard costs for the City, and should be able to be implemented without assistance from outside consultants.

*Estimated Implementation Time:* The Planning Division can implement this policy amendment through changes in the current procedures and through the creation and implementation of a tool that will clearly convey the desired information. It should be pointed out that the creation of this process is currently a *strategic goal* on the City's *Strategic Plan* and included in this Comprehensive Plan as an *Implementation Strategy*.

*STATUS:* *ONGOING*

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**STRATEGY** 3 DISCOURAGE STRIP DEVELOPMENT

The City of Rockwall has several *Strip Retail Centers* as defined in the findings from the benchmark analysis contained in Chapter 3, *Benchmark Analysis*, of the *IH-30 Corridor Plan*. The establishment of new strip retail centers could have the effect of cannibalizing the businesses that are currently located in the City's existing strip retail centers. This could also create a larger problem for the existing centers due to the transient nature of small businesses that tend to locate in these areas (*i.e. businesses in these shopping centers tend to move to newer developments as they progress along the highway*). To combat this possibility, the City could take steps to discourage strip retail centers by amending the design standards contained in the Unified Development Code. Examples of these changes would include policies targeted at requiring shared facilities (*i.e. parking, access, drive facilities, etc.*), limiting parking fields in the fronts of buildings, requiring the provision of open space, restricting signage, etc. This would also require provisions that target mixed-used development (*e.g. office land uses mixed with retail/commercial land uses*). It should be noted that while the SPC did identify some of the strategically located properties as being ideal for *Strip Retail Centers*, this would ultimately depend on the carrying capacity of the corridor (*i.e. to avoid cannibalizing existing businesses the demand of the community would need to increase to justify an additional strip retail center*).

*Implementation Responsibility:* PZD, ARB, PZC & CC

*Anticipated Cost(s):* The implementation of this policy change is not expected to incur any additional hard costs for the City, and should be able to be implemented without the assistance of outside consultants.

*Estimated Implementation Time:* This policy change requires a comprehensive review of the City's commercial design standards, and would take time to prepare the necessary text amendments. The total time necessary to complete this strategy will vary depending on the extent staff will have to amend the ordinances. Staff estimates this could take between 30 to 40-hours to complete. In addition, it may be advantageous to use the Planning and Zoning Commission and/or Architectural Review Board (ARB) as design committees to assist staff in drafting the desired changes. Any ordinance changes would need to be adopted in accordance with the procedures contained in the Unified Development Code (*i.e. approximately eight [8] weeks*).

*STATUS:* *ONGOING*

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**STRATEGY** 4 LIMIT SINGLE USE BIG-BOX DEVELOPMENT

Single use big-boxes can have an immediate and positive effect on a City's ad valorem tax value; however, if abandoned they can also have an effect on the perception of economic health in an area. Currently, the City's big-boxes appear to be economically sound with little to no risk of being abandoned; however, it is a good idea to take a pro-active approach to this issue. Single use big-boxes are typically attractive to businesses that are considered to be category killers and/or discount warehouse stores (*e.g. Wal-Mart, Home Depot, Costco, etc.*). Developing a single big-box is also the typical suburban model for these types of stores. By creating policies that force co-location and mixed-uses the City ensures that these businesses adapt their models to meet the vision of the community, as opposed to allowing these businesses to dictate the community's appearance. By limiting single use big-boxes moving forward, it also has the added effect of protecting the City's current big-boxes, and perhaps staving off the possibility of having ghost boxes (*i.e. empty big-boxes*) in the future.

To achieve this, the City Council could look at development standards that discourage single use big-box users. These types of policies would include regulations like imposing size caps on single use big-box developments (*i.e. limit individual users to discretionary approvals on buildings that are greater than 20,000 – 30,000 SF*), drafting requirements that provide for roof and façade modulation to allow the buildings to be broken up in the case of abandonment, adopting parking requirements that require parking to be located behind the front façade of the buildings, creating a window requirement, and etcetera.

*Implementation Responsibility:* PZD, PZC & CC

*Anticipated Cost(s):* The implementation of this policy change is not expected to incur any additional hard costs for the City, and should be able to be implemented without the assistance of outside consultants.

*Estimated Implementation Time:* This policy change would require staff to review the City's current *General Commercial Building Standards*, and draft an ordinance with the necessary text amendments. The total time necessary to complete this strategy could vary; however, staff estimates a completion time of 30 to 40-hours with an additional eight (8) weeks for the adoption of an ordinance change to the Unified Development Code.

*STATUS:* *ONGOING*

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**STRATEGY** 5 ADAPTIVE REUSE ORDINANCE OR STRATEGY

Building on the previous strategy, one of the main reasons that City's end up with vacant big-box developments are changes in the economics of a property's location (*i.e. the site can no longer support/sustain a larger retail user*). This may mean that a particular site or location is no longer viable as a large retailer. *Adaptive Reuse* ordinances, also referred to as *Ghost Box* ordinances, are ordinances intended to address this common problem. As previously stated, the City of Rockwall has not had issues with empty big-boxes; however, a

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proactive approach to this issue could prove to be valuable in the future. Below is a picture of the vacant *Sports Authority* building, which is a single user big-box that was vacated in 2016. Luckily, this building was quickly replaced with an *Academy Sports and Outdoors*; however, this quick replacement may not always be the case.

The City's current ordinance does incorporate an accountability clause that states that "(f)or those buildings over 80,000 SF in area, the applicant must demonstrate that the building can be subdivided in a reasonable manner by submitting a plan indicating potential entrances and exits and loading areas for multiple tenants." This language could be strengthened and the requirement for this accountability clause could be lowered to buildings greater than 30,000 SF. In addition, the City Council could look into establishing ordinances that: (1) creates a fee waiver program for the adaptive reuse of buildings greater than 30,000 SF (*i.e. creating a waiver for building permit fees*), (2) establish a bonding program that is tied to the demolition of the big-box, (3) creates a program that stipulates companies building big-boxes be required to pay into a *Land Conservation Fund*, which can be used for re-greening or converting an abandoned big-box to allow for infill development (*these ordinances are referred to as White Elephant Ordinances*), and/or (4) creates an incentive zone that deals with alternative use/requirements for conversion/redevelopment efforts.



*Figure 6.1: Vacant Sports Authority building prior to being converted to an Academy this year.*

*Implementation Responsibility:* PZD, CA, CM, PZC & CC

*Anticipated Cost(s):* The implementation of this policy change is not expected to incur any additional hard costs for the City, and should be able to be implemented without the assistance of outside consultants.

*Estimated Implementation Time:* The time necessary to create an *Adaptive Reuse Ordinance* or policy will depend on the scope that the City Council chooses. These programs also would need to be vetted by the City Attorney. In this case, it may take several months to prepare and adopt an ordinance creating each of these programs.

*STATUS:* *IN PROCESS*

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**STRATEGY** 6 PROMOTE THE INCORPORATION OF OPEN SPACE IN LARGER DEVELOPMENTS

As was seen in the *Benchmark Analysis* in Chapter 3, *Benchmark Analysis*, of the *IH-30 Corridor Plan*, nearly all of the regional developments surveyed by the SPC contained open/green space. The importance of incorporating open/green space in commercial developments was further validated through the stakeholder engagement process. In both exercises requesting participants to identify their preferred development choice -- *with the choices being those reviewed by the SPC as part of the benchmark analysis* -- the top results were developments incorporating large amounts of open/green space (*e.g. Grandscapes at 26% open space and Toyota Stadium at 5% open space and 35% sports fields*). In addition, the exercise asking participants to prioritize issues/priorities in the corridor indicated that open/green space was important. Both *Parks/Trail/Walkability* and *Increased Open Space* scored in the top five (5) items identified by the public as priorities and issues. Moving forward provisions requiring a percentage of functional open space -- *above and beyond the required landscape buffer and detention ponds* -- could be incorporated into the design standards for large commercial developments. This would need to be scaled to the development and would not be applicable across the board (*i.e. would not be appropriate for developments with less than 20-acres*).

*Implementation Responsibility:* PZD, PZC & CC

*Anticipated Cost(s):* Since this strategy would affect future development the implementation of this policy change is not expected to incur any additional hard costs for the City, and should be able to be implemented without the assistance of outside consultants.

*Estimated Implementation Time:* The implementation of this policy could be completed with an estimated ten (10) to 20-hours of staff time required to prepare an ordinance amendment to the Unified Development Code (*i.e. approximately eight [8] weeks for approval*).

*STATUS:* *ONGOING*

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**STRATEGY** 7 REVAMP THE CITY'S PARKING STANDARDS

Commercial developments along the corridor are exclusively made up of surface parking lots situated in the fronts of buildings. Often times these parking areas are two (2) to three (3) times larger than the building it services (*see image below*).



*Figure 6.2: Kohl's Parking Lot, which recently was subdivided to incorporate a Cracker Barrel restaurant at the northeast corner.*

In most of these cases the parking lot is rarely if ever full. To address this issue the City Council could choose to establish parking maximums that would limit inefficient uses of land within the corridor. These policies could also promote shared parking agreements and structured parking.

Typically, the argument against structured parking is the high initial cost to establish these facilities; however, if a district wide approach that discourages single use big-boxes is taken by the City, it is not inconceivable to expect more efficient parking solutions. In addition, the City should, where possible, promote shared parking arrangements that are mutually beneficial to developers, property owners and tenants by accounting for varying peak demand. This should have the benefit of increasing the buildable land within the corridor.

*Implementation Responsibility:* PZD, PZC & CC

*Anticipated Cost(s):* The implementation of this policy change is not expected to incur any additional hard costs for the City, and should be able to be implemented without the assistance of outside consultants.

*Estimated Implementation Time:* The implementation of this policy change is anticipated to take between ten (10) to 20-hours of staff time to research and prepare an

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ordinance amending the parking requirements contained in the Unified Development Code. The ordinance would take approximately eight (8) weeks for approval/adoption.

STATUS: IN PROCESS

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**STRATEGY 8** CREATE MODEL ZONING ORDINANCE FOR REGIONAL MIXED-USE DEVELOPMENT

Article 05, *District Development Standards*, of the Unified Development Code contained standards for a Mixed-Use Overlay (MUO) District (*these standards were recently removed*); however, this district has not been applied to the zoning map. Building off the current standards contained in this section of the code, staff could create a model zoning ordinance for either an overlay district that can be applied to the strategic properties in the corridor or model regulations for a planned development district ordinance -- *similar to the residential standards contained in Article 10, Planned Development Regulations, of the Unified Development Code* -- intended to regulate mixed-use development in the corridor. This could include the information observed by the SPC as part of the *Benchmark Analysis*. This type of ordinance would also layout the City's desired site and building design standards, as well as, address any *incentive zoning* practices intended to incentivize regional development.

*Implementation Responsibility:* PZD, PZC & CC

*Anticipated Cost(s):* The implementation of this policy change is not expected to incur any additional hard costs for the City, and should be able to be implemented without the assistance of outside consultants.

*Estimated Implementation Time:* Staff estimates that a model zoning ordinance could be drafted in two (2) to three (3) weeks. The ordinance would take approximately eight (8) weeks for approval.

STATUS: IN PROCESS

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**STRATEGY 9** ADOPT POLICIES TARGETED AT SUPPORTING SMALL BUSINESSES

As part of the *Benchmark Analysis*, the SPC noticed that many of the regional centers they surveyed (*specifically mixed-use centers*) were built with a larger focus on smaller lease spaces. This is directly opposed to the classic anchor model, which is prevalent in *Strip Retail Centers* and until recently was the preferred model for suburban development by developers. This shift, however, signifies the importance that developers are now placing on small businesses. This may be due to the idea that small businesses have several understated benefits that extend beyond a City's bottom line. For example, small businesses that are successful in a community can shape a unique identity, create a sense of place and enhance community character. In addition, small businesses also have the added benefit of being well suited for adaptive reuse situations, which could play a major role in the economic vitality of the corridor in the future. Rockwall, as a whole, has a healthy history of supporting small businesses -- *especially in the downtown area* -- and there is no reason for this not to continue in the City's primary commercial/retail corridor. To ensure that small businesses are supported in the corridor, staff should look to remove any unintentional barriers in the zoning code that might hinder a small business' ability to open in Rockwall. The majority of these barriers will be in the City's land-use categories, which are somewhat outdated for many of the new types of uses that have been established recently. Addressing this subject, the July 2016 issue of *Zoning Practice* (*a periodical released by the American Planning Association*) identifies four (4) examples of new land uses that have emerged as small businesses recently: (1) specialty food production, (2) industrial design, (3) artisan industrial, and (4) local alcohol production facilities. Under our current use charts these uses, in most cases, would be classified under an *Industrial and Manufacturing* label allowing them to locate in Heavy Commercial (HC), Light Industrial (LI) and Heavy Industrial (HI) Districts; however, these uses typically depend on the foot traffic generated by commercial-retail areas and would not fare well in the City's industrial districts. An example of this dilemma was recently addressed by the City Council with the text amendment incorporating the *Craft Brewery, Distillery and/or Winery* land use. Prior to the amendment, the code treated all breweries the same, and did not make a distinction between large industrial breweries and small-scale craft brewers. As a result, these uses were relegated to only being permitted in a Light Industrial (LI) or Heavy Industrial (HI) District, when in reality they operate more as a retail/restaurant type of business. By changing the code to allow this use by a Specific Use Permit (SUP), the City Council created discretional flexibility that allows this land use into areas of the City that could be better suited to the long-term viability of the business. This flexibility could be beneficial to other land use categories that have undergone fundamental changes in the way they operate. This can be achieved by not only reviewing the City's *Permissible Use Charts*, but also the design standards in the corridor to ensure there are no unreasonable barriers of entry for small businesses.

Another approach the City could take to support small businesses is the continued release of information pertaining to demographics and market analysis. Many small businesses and startups have limited capital to spend on expensive reports and demographic breakdowns of the City. Staff can support these businesses by making reports and studies (*e.g. 2017 Existing Conditions Report and this report*) available online to the public. An example of this effort includes the *Retail Shopping Destinations* interactive map, which contains demographic information for the City and its shopping centers. This tool is intended to help small businesses looking to locate in the community.

*Implementation Responsibility:* PZD, PZC & CC

*Anticipated Cost(s):* The implementation of this policy change is not expected to incur any additional hard costs for the City, and should be able to be implemented without the assistance of outside consultants.

*Estimated Implementation Time:* Staff estimates that a comprehensive look into the City's *Permissible Use Charts* and commercial design standards could take between 60 to 70-hours to prepare an ordinance making the necessary amendments. The ordinance would take eight (8) weeks for adoption.

With regard to making reports and demographic information online, this has become standard operating procedure for staff and unless directed otherwise staff will continue to make these items available.

STATUS: IN PROCESS | ONGOING

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**STRATEGY 10** RESIDENTIAL DENSITY BONUSES FOR PROJECTS THAT INCORPORATE A MIXTURE OF LAND USES

The City Council could choose to implement policies that would allow high-density residential land uses along IH-30 pending the project incorporate a mix of land uses (*e.g. hotel, restaurant, retail, entertainment, etc.*).

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Through the public survey, many citizens indicated a want for higher end retailers and specialty grocers. These uses typically are attracted to areas with high intensity developments that incorporate a higher density residential component. The City Council could use the City's high demand for multi-family, to incentivize a developer proposing a regional mixed-use development along IH-30 by granting density bonuses. This would involve granting densities greater than the current 14 dwelling units per acre permitted in the City's Multi-Family 14 (MF-14) District. It should be noted that this type of strategy would depend on the residential units being integrated into the overall development (*i.e. structured or block styled apartments above retail or office use, which is common in traditional mixed-use developments, would be more desirable under this strategy than garden style apartments – similar to the condominiums constructed at the Harbor*). This strategy depends on the City's demand for multi-family remaining high, which may require other land use strategies moving forward (*e.g. balancing the City's mix of housing units and limiting multi-family development to areas along the IH-30 corridor, away from other single-family neighborhoods, and from any other areas in the city*). Under the City's current housing mix, this policy would only be viable if the multi-family percentage were decreased below an estimated 12%. Currently, this percentage is around 18%. By reducing the percentage and not approving subsequent projects, the City ensures that a high level of demand exists, and that this demand can be leveraged to attract the desired commercial/retail development. It should also be noted that this could be done under an ownership model as opposed to a rental model by using townhomes and/or condominiums.

*Implementation Responsibility:* PZD, M, PZC & CC

*Anticipated Cost(s):* The implementation of this policy change is not expected to incur any additional hard costs for the City, and should be able to be implemented without assistance from outside consultants.

*Estimated Implementation Time:* This policy change would have implications on the policies contained in this Comprehensive Plan. The implementation of this strategy would require staff to review the procedures and design standards in the Unified Development Code to ensure compatibility with the intended objective. Staff estimates this could take between 50 to 60-hours to complete, and would need to be adopted in accordance with the procedures contained in the Unified Development Code (*i.e. approximately eight [8] weeks*). In addition, since this policy is driven by the demand of multi-family, its implementation would depend on the current multi-family percentage being decreased to a level that can be leveraged for the desired commercial/retail development.

*STATUS:* *IN PROCESS* | *ONGOING*

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**STRATEGY** 11 WORK WITH THE REDC AND CHAMBER OF COMMERCE TO COORDINATE BUSINESS RECRUITMENT AND RETENTION EFFORTS

Intergovernmental cooperation between the City, Rockwall Economic Development Corporation (REDC) and the Chamber Commerce to create a Community Business Retention and Recruitment Program may be advantageous to retaining the businesses we have while targeting a regional commercial retail user. In addition, this cooperation ensures that all agencies are aware of the strategies and efforts of other agencies.

*Implementation Responsibility:* M

*Anticipated Cost(s):* This strategy is not anticipated to have any additional costs to any of the agencies listed above.

*Estimated Implementation Time:* Since this strategy requires coordination between a government, a quasi-government and a private service organization it is difficult to establish a implementation timeline.

*STATUS:* *ONGOING*

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**STRATEGY** 12 WORK WITH TXDOT

Work with the Texas Department of Transportation (TxDOT) to improve circulation and connectivity in the corridor, and to regulate traffic patterns and speed limits. This could also include plans for improved multi-modal mobility and pedestrian access in the corridor.

*Implementation Responsibility:* E & M

*Anticipated Cost(s):* The implementation of this policy change is not expected to incur any additional hard costs for the City, and will not require the assistance of outside consultants.

*Estimated Implementation Time:* The City currently works closely with TxDOT, and is in the process of planning the IH-30 corridor for the proposed IH-30 improvements scheduled for 2021.

*STATUS:* *ONGOING*

## OFFENSIVE STRATEGIES

**STRATEGY** 1 SMALL AREA PLANS

Using the strategically located properties depicted in *Figure 1: Plan Framework*, staff could create small area plans for each of the properties using the findings from the benchmark analysis of this document. By providing small area plans for each of these properties, the City would better convey to the development community the desired outcome for each of these areas. This could help to facilitate a regional development.

*Implementation Responsibility:* PZD, PZC & CC

*Anticipated Cost(s):* The implementation of this policy change is not expected to incur any additional hard costs for the City, and should be able to be implemented without assistance from outside consultants.

*Estimated Implementation Time:* The time frame for the completion of the small area plans will vary. Staff estimates that each plan could be completed in approximately one (1) week to one (1) month depending on the scope and detail of the small area plan.

*STATUS:* *IN PROCESS*

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**STRATEGY** 2 DEMOLITION PERMIT FEE WAIVER

A program creating an administrative waiver of demolition fees could be implemented to assist property owners along IH-30 interested in redeveloping an existing property. While this will not have a major or immediate impact on corridor redevelopment, it is a program that can be implemented easily and can be administered at the staff level (*i.e. as opposed to discretionary oversight of the City Council or other boards or commissions*).

*Implementation Responsibility:* BI & CC

*Anticipated Cost(s):* The implementation of this program is not anticipated to have a significant effect on the city's revenues, nor will it be costly to implement. For example, a demolition permit application costs $50.00, and of the 18 demolition permits issued in 2016, six (6) were in the IH-30 corridor. This would represent a total cost to the City of $300.00 for a one-year period.

*Estimated Implementation Time*: It is estimated that this program could be implemented with five (5) to ten (10) hours staff time to research and prepare an ordinance or resolution outlining the process that can be taken to the

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City Council for approval. This ordinance can be approved by the City Council without being subject to the requirements of the Unified Development Code (*i.e. approximately four [4] weeks for adoption*).

*STATUS:* *ONGOING*

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**STRATEGY** 3 EXISTING BUILDING CODE

Property owners in the IH-30 corridor interested in redevelopment could be allowed to use the *2015 International Existing Building Code*, which is generally less restrictive than the *2015 International Building Code* (IBC) and *2015 International Fire Code* (IFC). The *2015 International Existing Building Code* is a code that is intended to provide model regulation for existing buildings and is generally less prohibitive than the City's other codes. Currently, the City only utilizes this code in certain circumstances; however, this use could be expanded to ease regulations on existing rehabilitation work. Implementing this strategy would also help to address one (1) of the comments that was expressed at the stakeholder meeting, and which stated that "(e)xisting and older buildings need to grandfathered from any retroactive zoning/building requirements that may be added." While the City does not retroactively apply zoning requirements, new work on existing buildings is typically subject to the building code that is in place at the time of the permit. In this case, it would ease requirements and allow for a code that is expressly intended to regulate existing buildings.

*Implementation Responsibility:* BI & FM

*Anticipated Cost(s):* The implementation of this policy change is not expected to incur any additional costs for the City, and should be able to be implemented without the assistance of outside consultants.

*Estimated Implementation Time:* This policy change can be implemented at an administrative level by changing the City's policy and defining when the *2015 International Existing Building Code* can be used.

*STATUS:* *ONGOING*

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**STRATEGY** 4 CIP PROJECTS

Capital Improvement Projects (CIP) scheduled for the study area and intended to support existing businesses could be approached with a higher priority than other projects. Currently, there are no anticipated projects intended for the study area; however, this strategy could be used when projects are identified in the future.

*Implementation Responsibility:* E, M & CC

*Anticipated Cost(s):* This strategy is not anticipated to have any additional costs associated with it since it deals with the future prioritization of projects on the CIP.

*Estimated Implementation Time:* This strategy is not anticipated to require a great deal of staff time to implement; however, it would require the foresight and consideration of staff when planning the CIP in the future.

*STATUS:* *ONGOING*

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**STRATEGY** 5 CITY INITIATED ZONING OF THE CORRIDOR

To avoid undesired and unplanned land uses in the corridor the City Council could consider a City initiated action rezoning all property in the corridor to a Commercial (C) District designation. This strategy would ensure that the corridor develops in accordance with the uses permitted in the targeted zoning district; however, this would need to be carefully evaluated and vetted by the City Attorney to avoid any legal hurdles associated with this method. As an alternative strategy, the City could offer the change in zoning classification to property owners on a mass and voluntary basis. This strategy would allow many of the Agricultural (AG) properties within the district the ability to secure Commercial (C) District zoning without having to pay the fees for initiating a zoning case. In addition, this would allow people to market their properties as commercial property.

While the voluntary method is the most desirable, it does not ensure 100% participation from property owners in the corridor. This method could also have the negative effect of entitling property for Commercial (C) District land uses, while not incentivizing a regional mixed-use center. To prevent this, the City Council could consider establishing a new zoning district or planned development district that would have the effect of limiting certain land uses. Under this method, if any residential component was incorporated into the zoning it could fall under *upzoning* (*i.e. allowing a greater range of land uses*), which could make the request more difficult to challenge. Staff should note that any City initiated zoning request should be approached under the advisement of the City Attorney.

*Implementation Responsibility:* CA, M, PZD, PZC & CC

*Anticipated Cost(s):* All the anticipated costs for this strategy will vary depending on the involvement of the City Attorney.

*Estimated Implementation Time:* The implementation time of this strategy will depend on the approach of the City Council.

*STATUS:* *INCOMPLETE*

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## 4 IMPLEMENTATION PLAN

Perhaps the most important thing to point out is that markets are not static, and have a substantial potential to change. This is especially true with regard to commercial/retail development trends. It will be necessary to update the information in this study on a regular basis and to make sure that the direction of this study is still in-line with the community's vision. This is specifically important with regard to the market analysis contained in the *IH-30 Corridor Plan*.

Finally, when making future decisions in the corridor all parties will need to make sure that development requests, policy decisions, discretionary approvals and any other action affecting the study area are looked at in a global sense. Taking a district wide approach to how the corridor develops in the future will ensure that the community is developing in accordance to its vision and not letting individual developments dictate the community's appearance. This will be especially important for staff to relay to applicants looking to develop and/or establish themselves in the IH-30 corridor.

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# 02.02 JOHN KING BOULEVARD CORRIDOR PLAN

## ACKNOWLEDGEMENTS


### CITY COUNCIL

Bill Cecil, *Mayor*
David Sweet, *Mayor Pro-Tem*
Mark Russo
Cliff Sevier
Margo Nielsen
Matt Scott
Glen Farris

### CITY STAFF

Julie Couch, *City Manager*
Rick Crowley, *Assistant City Manager*
Robert LaCroix, *Director of Planning and Zoning*
Brad Griggs, *Director of Parks and Recreation*
Chuck Todd, *City Engineer*

### CONSULTANTS

Townscape, Inc.
Kimley Horn & Associates


## 1 BACKGROUND AND INTRODUCTION

John King Boulevard is a City initiated, funded and constructed roadway. Named for an exceptional City leader, statesman and former Councilman, it was conceived to provide by-pass traffic relief to SH-205 which penetrates downtown, and to provide access and structure for developing properties on the east side of the City.

The design concept for this corridor is intended to evoke and enhance an image of the City of Rockwall that has evolved through the Comprehensive Plan, development standards and development approvals over recent years.

From the outset, it was determined that this concept would provide the City with a *kit of parts* and clear direction on how they could be applied to this specific corridor. A side benefit is that elements of this design concept are flexible enough to be used to meet identity and enhancement needs throughout the City – *along other roadway corridors, entries, hike and bike trails and such.*

It is anticipated that the elements for John King Boulevard would be detailed by a landscape architect for each specific application. The quality of construction of the physical elements is paramount. They will provide a timeless legacy to the community – aging with grace and beauty for all to enjoy.

## 2 ISSUES AND OPPORTUNITIES

### OBSERVATIONS

The strongest enhancement concepts for John King Boulevard should build on the existing landscape character, both natural and manmade, that the roadway traverses. It must also recognize the likely character of future land uses, and build upon existing branding efforts throughout the city so that a cohesive community character continues to emerge and strengthen through these efforts.

Townscape's field observations and analysis of aerial photos and planning documents recognized the following attributes as significant cues and inspiration for enhancement concepts.

*Wooded Creeks & Drainage Ways.* Several wooded creeks and drainage ways cross the boulevard at fairly regular intervals. These wooded bottoms are the most dramatic landscape feature of the corridor. Their visual impact can be heightened and the corridor made more interesting extending the character of these woods into the boulevard parkways and medians at the crossings, reinforcing the character of the creeks and creating a visual rhythm for the roadway traveler.

*Prairie Uplands.* Prairie uplands with broad, rolling slopes and long views occur between the wooded bottoms. The dominant visual character here is of prairie grasses sparsely studded with lower-growing tree species.

*Gateway Identity.* Gateway identity opportunities exist where John King Boulevard begins at North Goliad, at South Goliad, and on both sides of IH-30.

*Key Intersections.* Key intersections offer opportunities to create *pulse points* along the driver's path with enhanced paving and plantings, and to provide seating and shade for trail users.

*Future Land Uses.* Future land uses, as presently zoned or called for in the Comprehensive Plan, can cue related design treatments. For example, more structured, formal plantings and material finishes would be appropriate at commercial and mixed-use intersections, while more naturalistic arrangements might be used in rural/future residential areas that have yet to be developed.

*Branding.* Existing community icons and branding efforts, including the Rockwall County












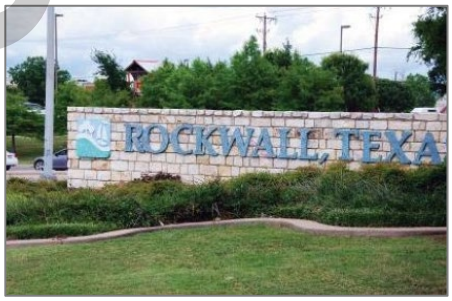




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Courthouse, existing limestone *gateway* walls, and the Rockwall Technology Park entrances all share a consistent look of native limestone, the classic Times Roman font and drought tolerant plantings that are appropriate to carry forward into new designs. Newer additions such as the Harbor Place development and the newest murals at IH-30 and SH-205 have introduced a pale yellow color into the townscape that can enhance plain concrete abutments along the roadway.













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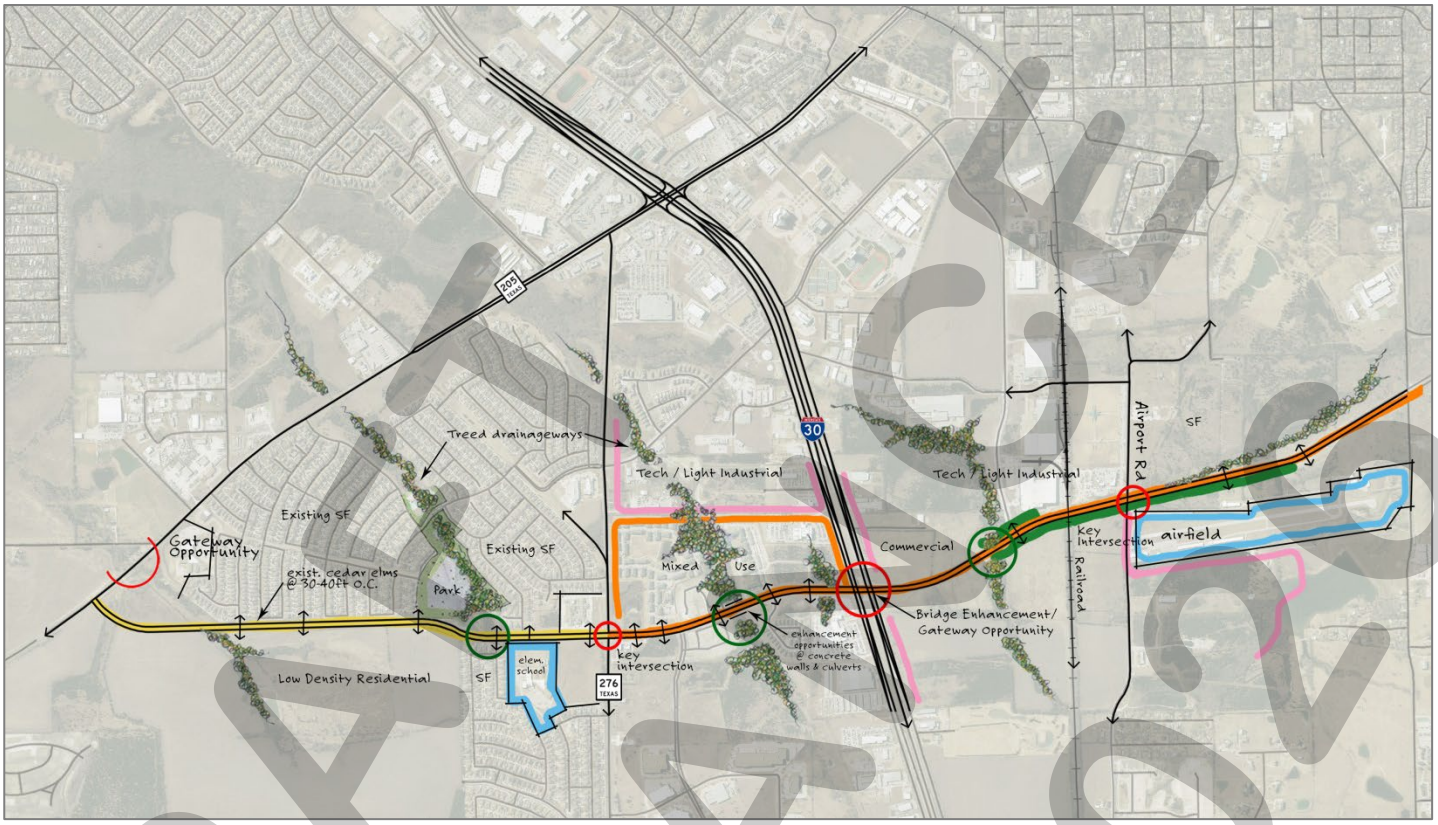
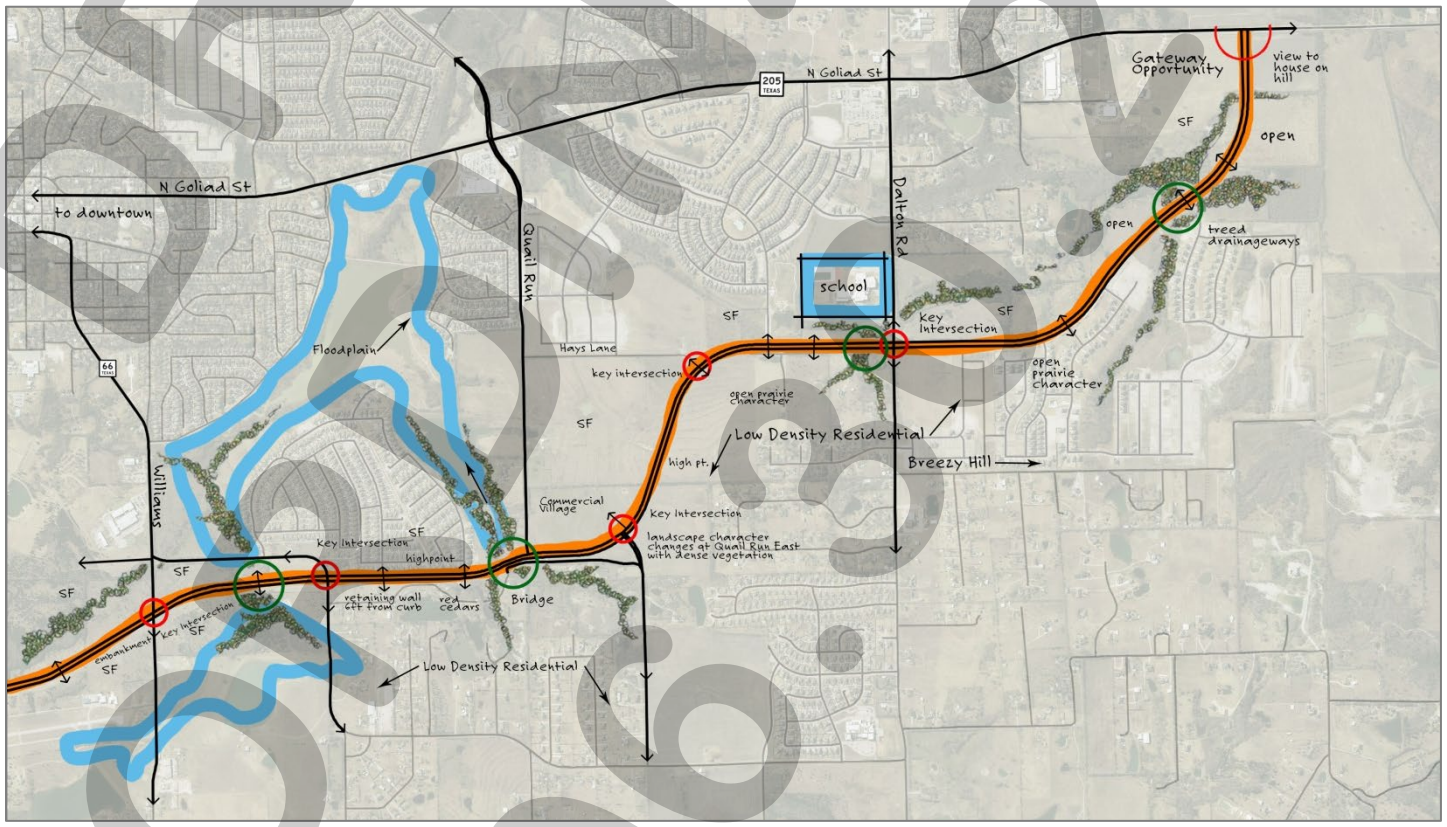
## ISSUES AND OPPORTUNITIES: SOUTH




## ISSUES AND OPPORTUNITIES: NORTH

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## 3 DESIGN CONCEPT AND PALETTE

John King Boulevard provides opportunities for enhancement and placemaking that can be a strong reflection of Rockwall's history, culture, natural landscape and values, and an important investment in furthering the city's position as a first-tier home and business location. To realize this potential, these impressions must be translated into usable architectural terms, and guided by overarching concepts that tie the individual parts together into a perceivable and pleasing whole.

### GUIDING CONCEPTS

*Build on the Strengths of the Existing Landscape*. Heighten the visual impact of the wooded bottoms and prairie uplands by emulating and enhancing those landscape types in the medians and parkways.

*Unity with Variety*. Consistent architectural and planting materials, colors, sign fonts, and related elements will lend overall unity to the road corridors. While unity is desirable, "sameness" is not. Varying configurations to fit the unique characteristics of individual sites will allow this consistent palette to be interpreted in slightly different yet complementary designs, providing variety within a unified whole.

*Pulse Points*. The "wooded bottoms" crossings and major intersection enhancements will act as "pulse points" in the driving experience, punctuating the boulevard corridor with sophisticated design forms and eye- catching detail at regular intervals, producing a pleasing and predictable visual rhythm in the driving experience.

*Quality and Timelessness*. The design forms for John King Boulevard should be rooted in Rockwall's strong landscape and heritage, while coexisting comfortably with new development, never looking "dated." High quality of materials and construction should be a defining characteristic of new enhancement projects.

*PALETTE OF FORMS AND MATERIALS*

- ☑ Austin limestone block
- ☑ Native fossil limestone
- ☑ Cast stone
- ☑ Times Roman font
- ☑ Pale cream/yellow concrete stain
- ☑ Native and drought-tolerant trees, shrubs and grasses in bold, rhythmic patterns
- ☑ Freestanding horizontal limestone walls
- ☑ Vertical landmarks and focal points
- ☑ Sailboat icon or city logo repeated in architectural elements
- ☑ Pure geometries; timeless classic forms

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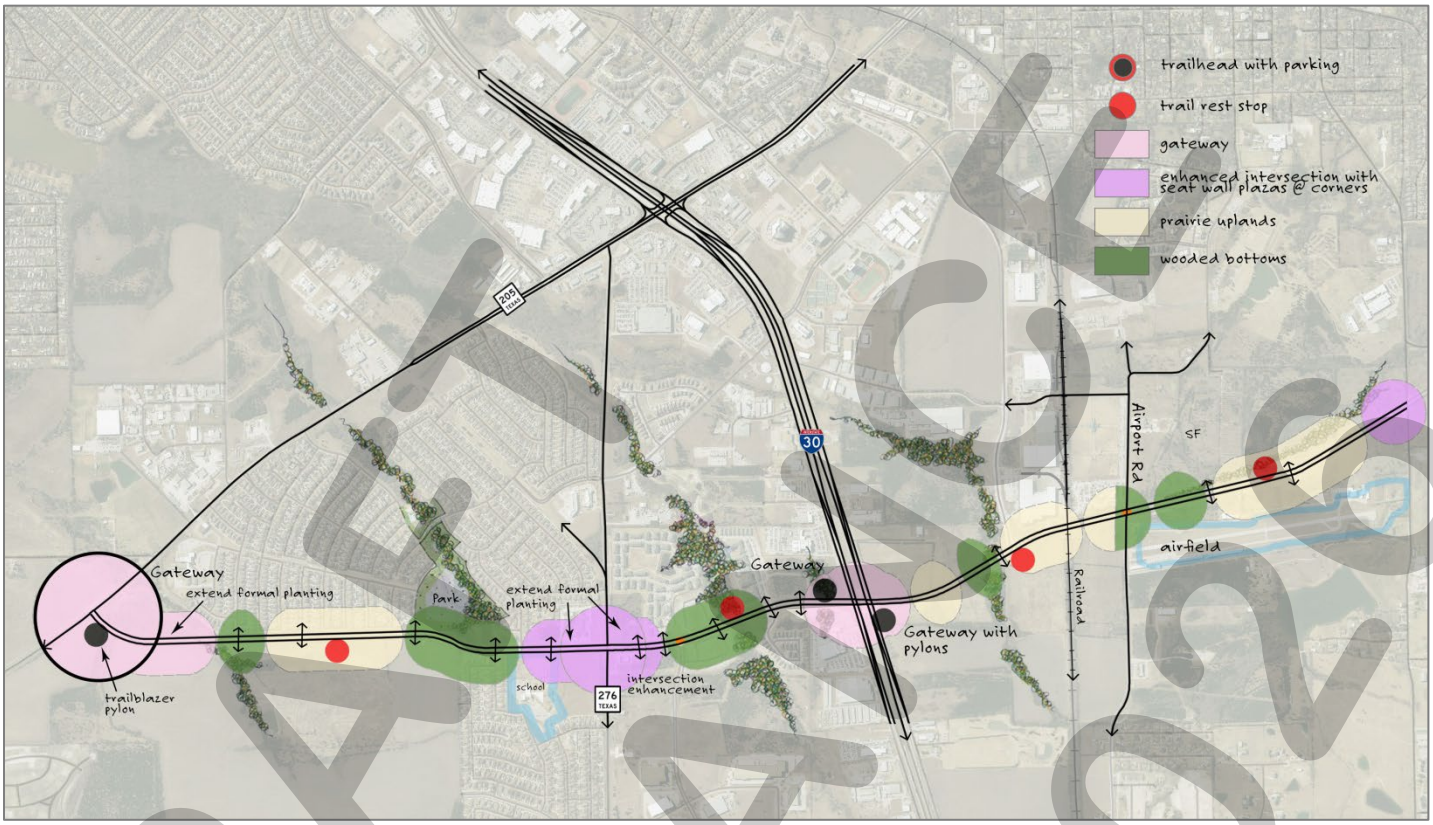
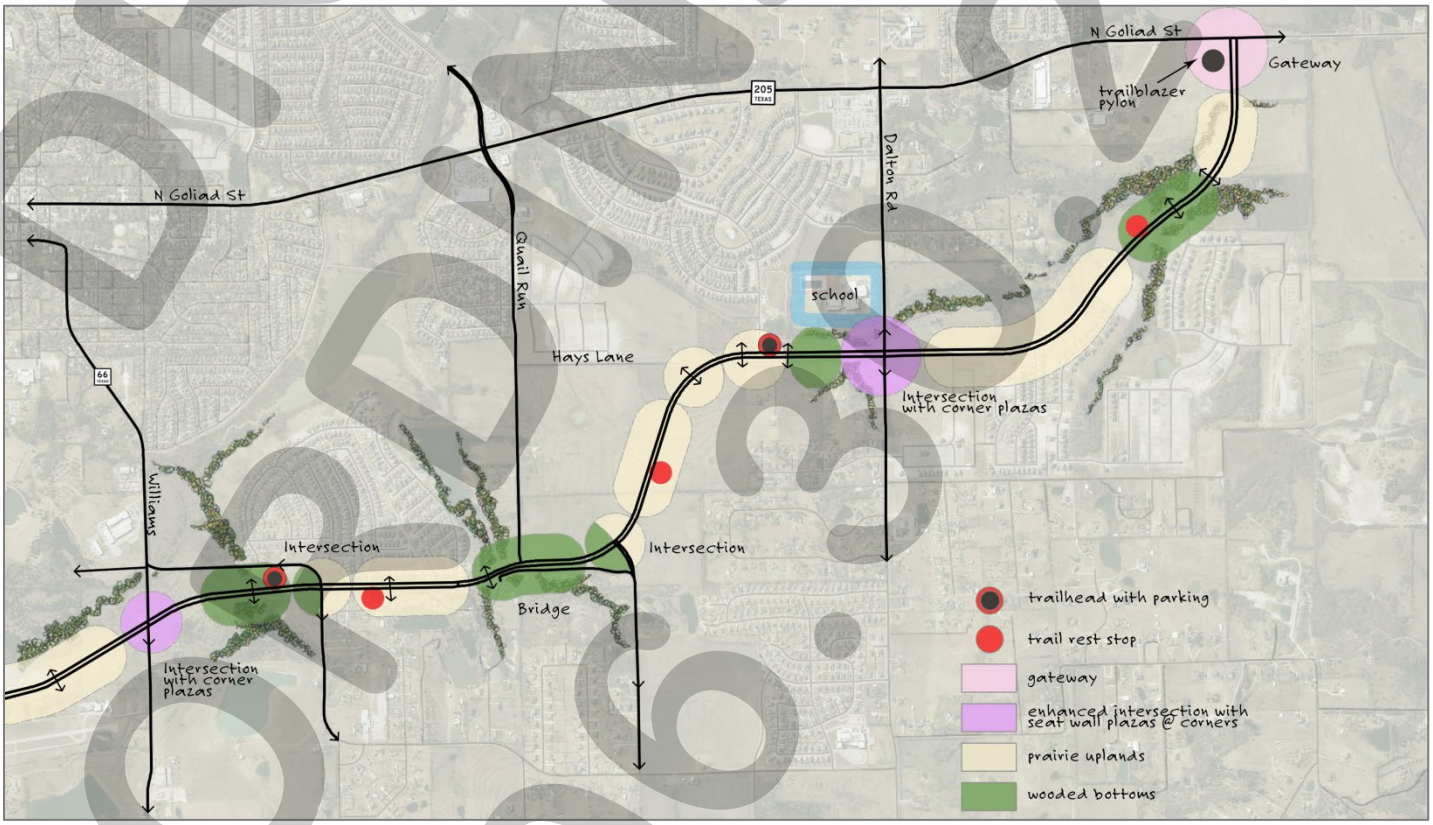
## ROADWAY ENHANCEMENT CONCEPT: SOUTH




## ROADWAY ENHANCEMENT CONCEPT: NORTH

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## ROADWAY ENHANCEMENT CONCEPT DIAGRAM

The Roadway Enhancements Concept diagrams identify locations for the boulevard "character zones," and key architectural and landscape architectural elements, which collectively comprise a "family" of related design treatments to lend character and a distinct Rockwall image to the boulevard corridor.

## DESIGN ELEMENTS

*MEDIANS AND PARKWAYS*

The median and parkway design concepts reflect the "character zones" in which they are located:

The Wooded Bottoms: These areas are intended to appear as extensions of the vegetation in the natural wooded creeks and drainage ways that are spanned by the boulevard. Accordingly, planting arrangements should be tight, informally grouped masses of native and adapted riparian canopy and understory trees designed to emulate the character of the creek vegetation. These tree masses are to be set in native ornamental grasses to minimize the need for maintenance.

The Prairie Uplands: In these areas lower growing tree species native (or adapted and of similar character to the natives) to the rolling hills of eastern Rockwall County would be arranged to emulate the sparser tree cover of the surrounding uplands. These informal tree groupings would also be set in masses of native ornamental grasses, minimizing maintenance needs.

The concepts illustrated reflect accurate roadway dimensions and indicate that trees should not be planted in the median areas where future roadway expansion is likely to occur. The illustrated plant materials and their design arrangements are indicative of the size and character appropriate for the character zones in which they occur; subsequent detailed planting plans will make specific plant species recommendations that take into account site- specific horticultural conditions and established project budgets.

*KEY ENHANCED INTERSECTIONS*

Special intersection enhancements are proposed for three key intersections (shown in purple on the Enhancements diagram). The adjacent boulevard medians would be planted with three or more formal groupings of matching canopy trees set in beds of ornamental grasses. The three or more tree groupings should be separated by conventional turf, such as Bermuda to create a visual pattern and rhythm that signals the intersection for the approaching motorist. As the median narrows to accommodate its turn lane, the median plantings would transition to ornamental grasses and drought-tolerant shrubs.

Small paved "plaza" areas with seat-height limestone walls would anchor each corner of the intersection, providing visual interest for motorists as well as informal seating and shade for trail users and other pedestrians and cyclists.

*GATEWAY IDENTITY*

Due to the wide variation in site size and configuration at potential gateway sites, the "kit of parts" approach, utilizing a combination of limestone walls, the vertical "trailblazer" monument pylon, canopy or ornamental trees and broad masses of drought tolerant shrubs and grasses can be used to great effect. This will result in a "family" of gateway designs comprised of the same key elements, but arranged in unique compositions to best fit their particular site configuration and topography.

*TRAIL REST STOPS*

Shaded "rest areas" are shown in preliminary locations on the Enhancements diagram, spaced roughly one mile apart on both sides of the boulevard. This results in a rest area along the boulevard about every half mile. The key design elements shown in the prototype design consist of a shaded shelter of limestone and architectural metal, a seat-height wall for informal seating, a waste receptacle and a drinking fountain with dog dish. The edges should be enhanced with boulders and drought tolerant plantings as shown.

*EXPOSED CONCRETE WALLS*

Low exposed concrete headwalls visible from the travel lanes of the boulevard should be colored with the same pale yellow concrete stain utilized for the new John King Boulevard bridge spanning Phelps Branch. This subtle color change will be helpful in tying disparate elements of the corridor together and giving the boulevard design a "finished" appearance.

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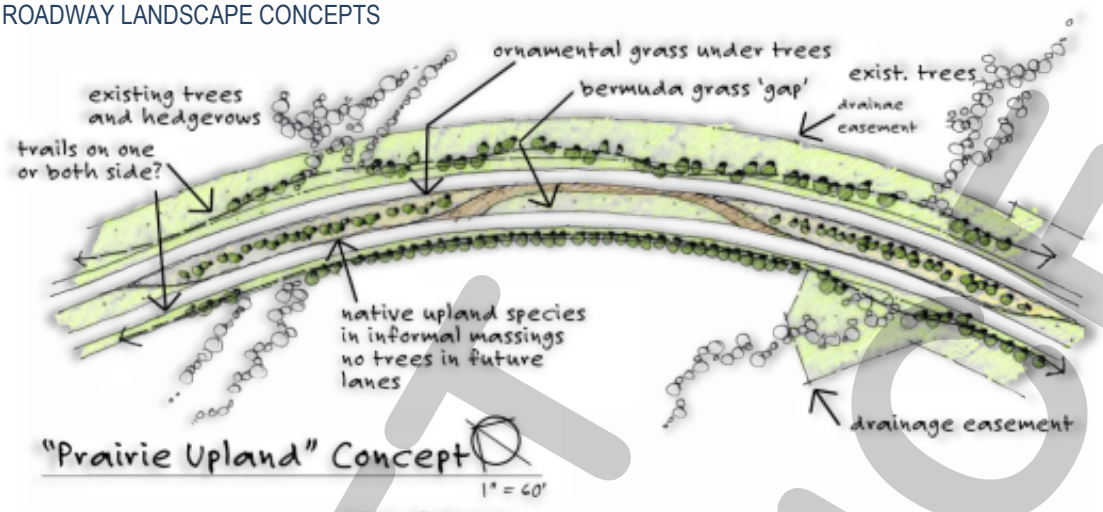
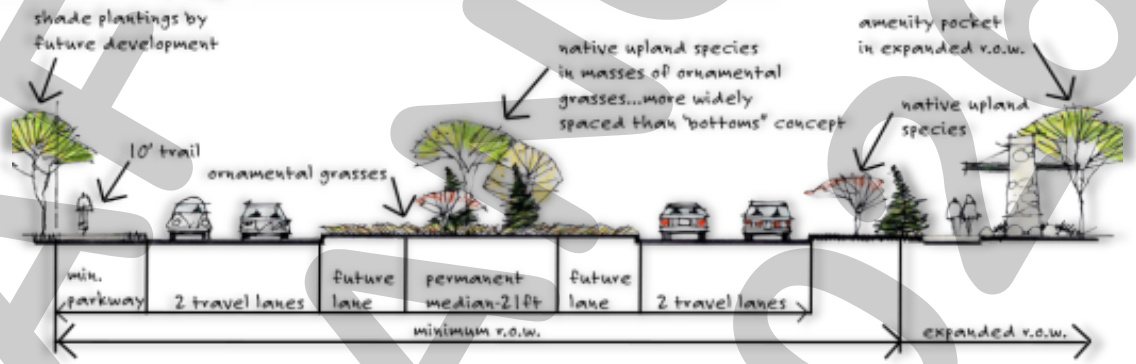
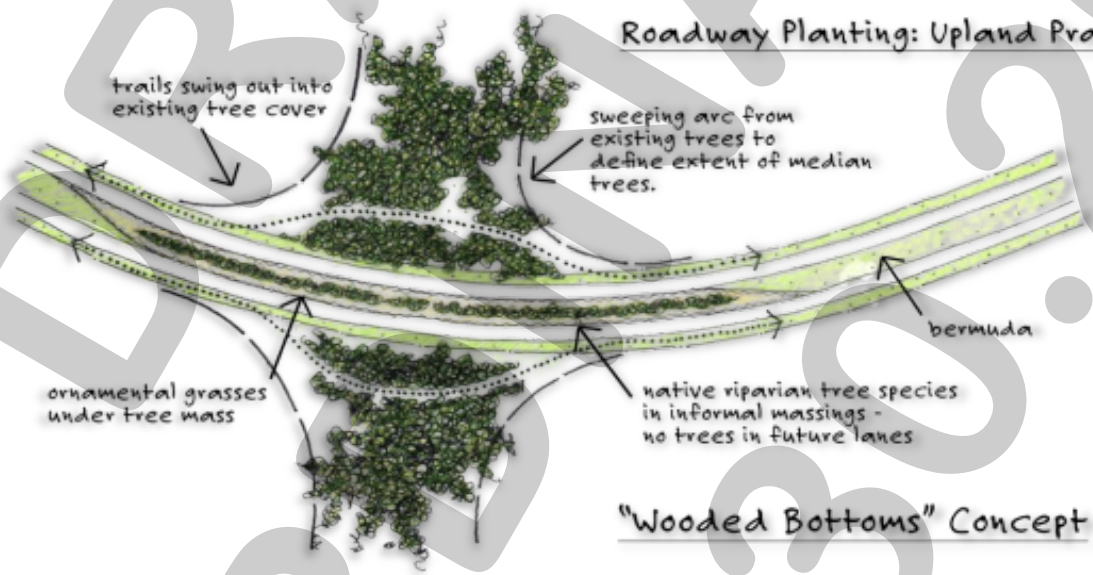


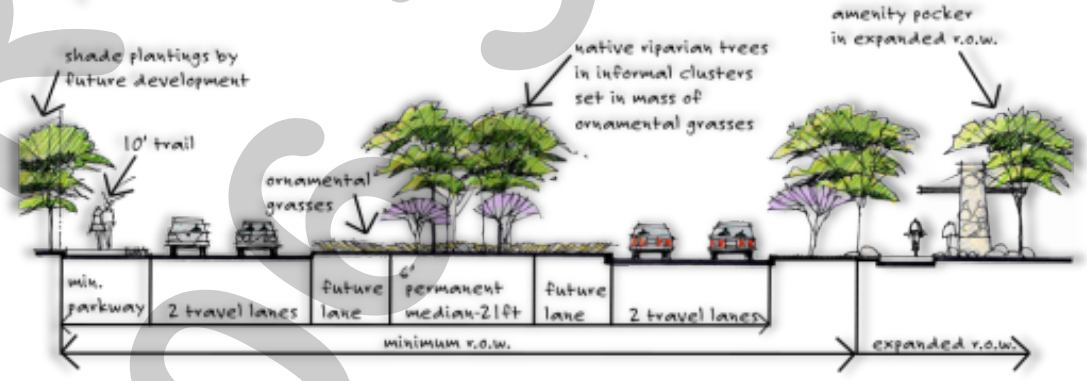

"Prairie Upland" Concept 1" = 60'




Roadway Planting: Upland Prairie Concept 1" = 10'




"Wooded Bottoms" Concept




Roadway Planting: Wooded Bottoms Concept 1" = 10'

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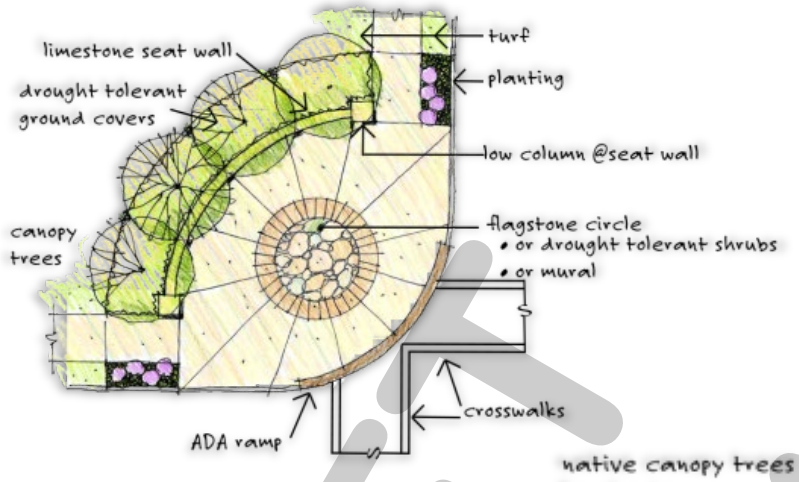
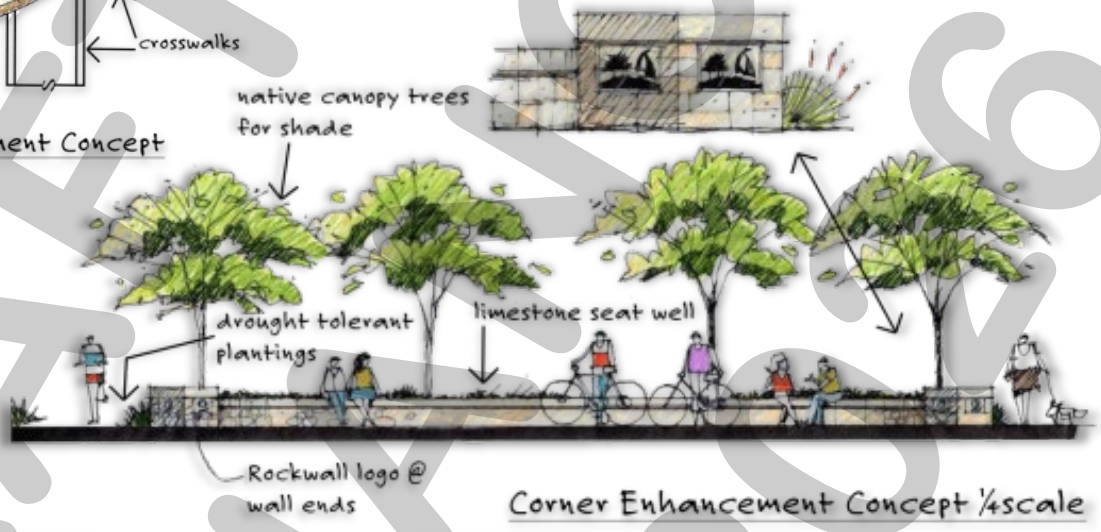
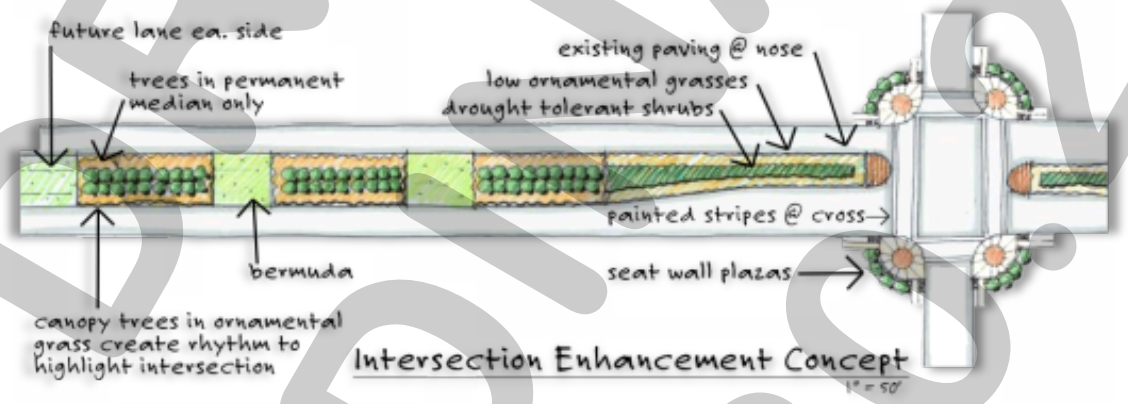
## INTERSECTION ENHANCEMENTS




Corner Enhancement Concept



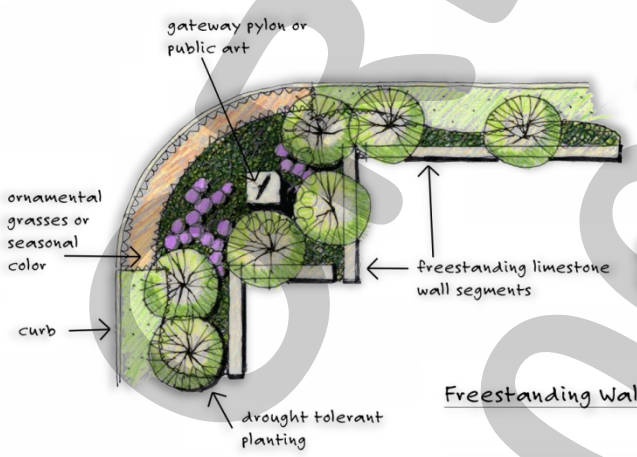

Corner Enhancement Concept ¼scale



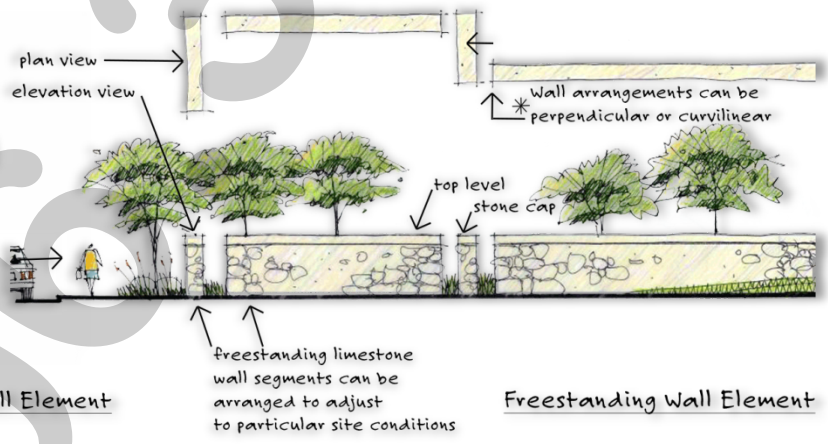

Intersection Enhancement Concept

1" = 50'

## PLACE-MAKING ELEMENTS




Freestanding Wall Element




Freestanding Wall Element

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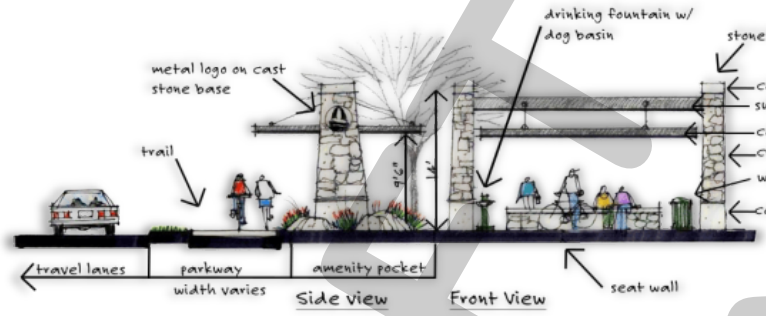
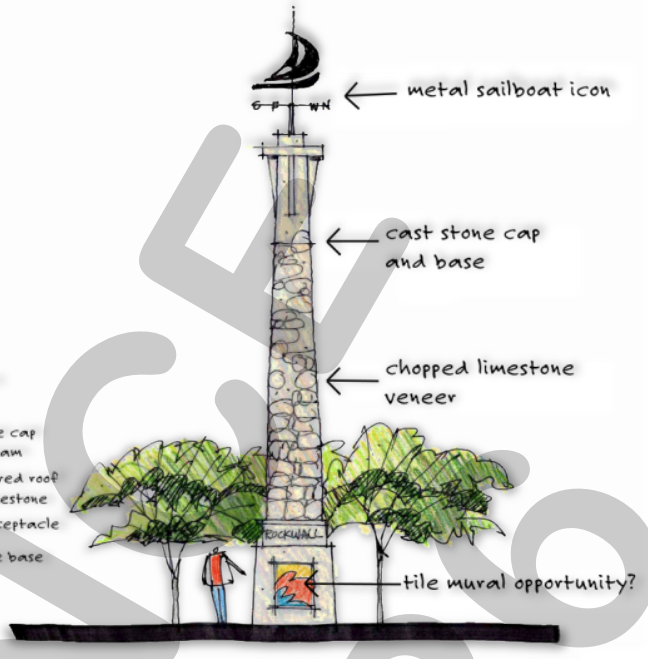



Trail Rest Area Concept 3/16" = 1'




Trailblazer Concept Major Gateways

## 5 ACCESS POLICIES

### JOHN KING ACCESS MANAGEMENT POLICY

The purpose of this section is to provide the policy and decision making process for determining access to James King Boulevard. Access management involves the planning and coordination of the location, number, spacing and design of access points from a roadway to adjacent land. Historically, transportation and access management plans have concentrated primarily on efficiently controlling the movement of vehicles by seeking to reduce conflicts and maximizing the traffic capacity of a roadway. However, recent planning efforts recognize that transportation is inextricably linked to land use decisions and that sprawl and inefficient land use policies go hand in hand with congestion, reliance on automobiles, and increased pollution.

The "Transportation/Land Use Cycle" involves a sequence of events in which improvements are made to the transportation network that lead to new land use development, which generates additional traffic and the need for further roadway improvements.

It is possible to stop this cycle with proper management of access and network design. The following policy establishes the idea that one standard does not fit all. The spacing and design standards for the roadway should accommodate varying land development types with flexible standards. The result will be a roadway that maintains a high level of mobility, while supporting wise land development patterns.

Accordingly, this policy varies according to the area through which the roadway passes and the function of the roadway itself. The land development context of this boulevard in its current and planned state varies from rural to sub-urban to urban. This policy seeks to balance the access requirements for each of these development contexts with the desire to maintain the mobility function of this arterial road. The chart on the following page should be referred to during planning and designing of this roadway.

To see how the standards apply to the corridor, please refer to the *Access Standards Diagrams* below.

### JOHN KING ACCESS STANDARDS

*MEDIAN OPENING SPACING*

Openings should only be provided for street intersections or at intervals designated by the Access Standards below. Spacing between median openings must be adequate to allow for introduction of left-turn with proper deceleration and storage lengths.

*PARTIAL ACCESS SPACING*

Right-in and right-out driveway or private street access locations seek to create a mid- block parking ingress and egress. These access points are defined by a split or T design that restricts full access. They are not associated with a median access opening.

*SHARED ACCESS*

Parcels are required to share full and some partial access locations through agreement. When possible, shared access should be accomplished through placement of access connections on shared parcel lines or through private drives, streets and stub-outs.

*RECIPROCAL EASEMENT AGREEMENT*

When applicable, owners and permittees of parcels may enter into an agreement for reasonable access, ingress and egress between property lines for the purpose of paved driveways, roadways and/or walkways.

*SHARED ACCESS LANES*

Similar to off-site access roadways, shared access lanes establish the shared access easements for rural land owners to connect to the city street system. They can be established along shared parcel lines or at the discretion of the city.

*STREET CONNECTIVITY*

Street connectivity requirements are essential to maintaining the long-term mobility of a corridor and potentially very important at the local neighborhood level, since connectivity is a key factor in ensuring that people can walk or bike between neighborhoods, cul-de-sacs and communities. An interconnected street system is necessary in order to promote

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orderly and safe development by ensuring that streets function in an interdependent manner, provide adequate access for emergency and service vehicles, enhance access by ensuring connected transportation routes, and provide continuous and comprehensible traffic routes.

Connectivity shall be defined by the ratio of links to nodes in any subdivision.

A. The connectivity ratio shall be the number of street links divided by the number of nodes or end links, including cul-de-sac heads.

B. A link shall be any portion of a street, other than an alley, defined by a node at either end. Stub outs to adjacent property shall be considered links. For the purpose of determining the number of links in a development, boulevards, median-divided roadways, and divided entrances shall be treated the same as conventional two-way roadways. A pathway between neighborhoods for walking, bicycling and emergency access shall be counted as a link.

C. A node shall be the terminus of a street or the intersection of two or more streets. Pathway connections between neighborhoods and to an adjacent trail can count as a street connectivity link, but are limited to one per development.

1. Any curve or bend of a street that exceeds 75 degrees shall receive credit as a node. Any curve or bend of a street that does not exceed 75 degrees shall not be considered a node.
2. A divided entrance shall only count once.

*Required Ratio*

A. Street Network

1. The street network for any subdivision with internal roads or access to any public road shall achieve a connectivity ratio of not less than 1.3 in the Urban Context Zone, 1.2 in the Sub-Urban Context Zone and 1.0 in the Rural Context Zone.

B. Street links and nodes along a collector or arterial street providing access to a proposed subdivision shall not be considered in computing the connectivity ratio.

C. Stub outs shall be considered as being present as a link at the ratio of one link per side as provided for purposes of determining if the required ratio has been met.

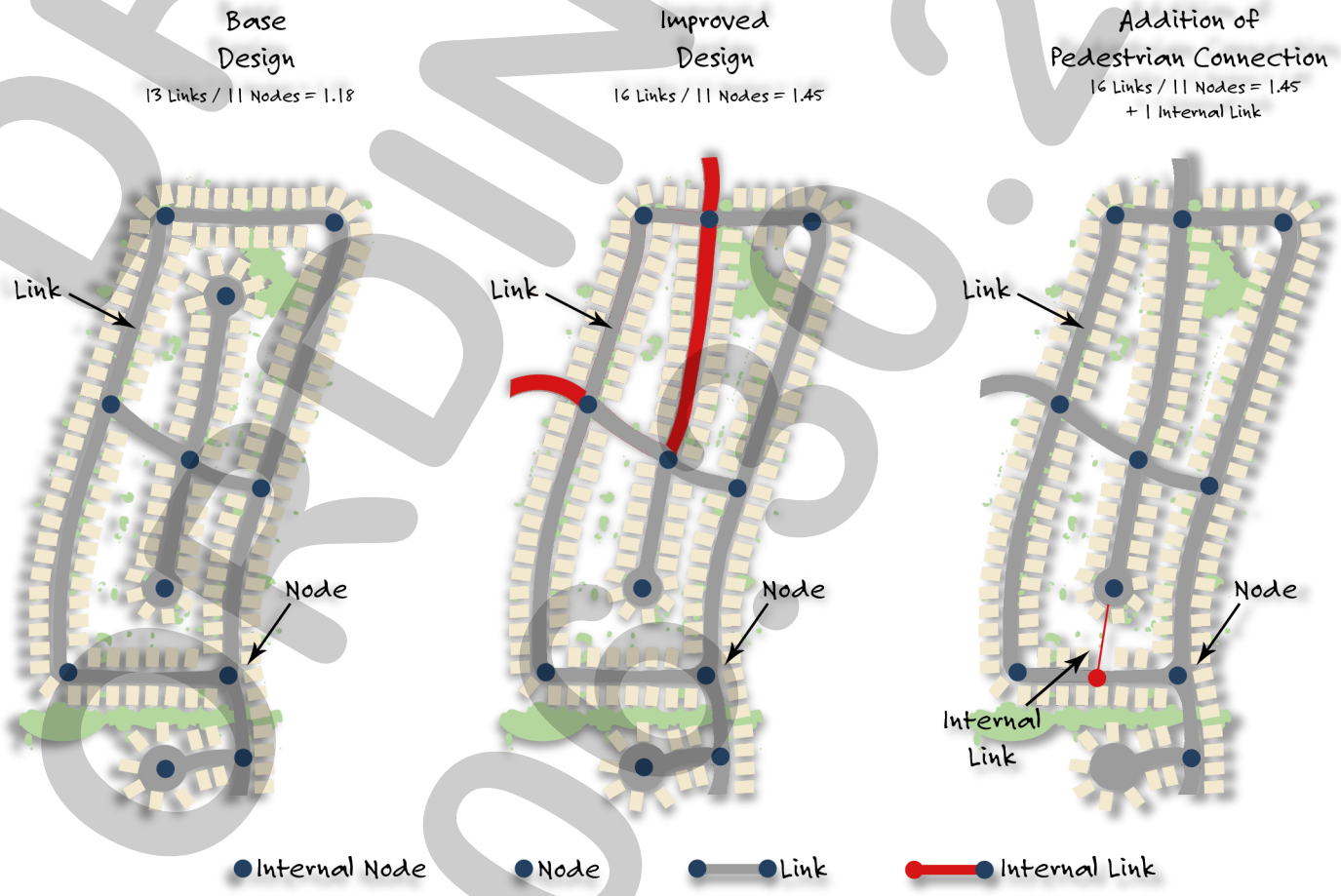
D. Trail connections out of the subdivision shall be considered as being present as a link at the ratio of one link per side as provided for purposes of determining if the required ratio has been met.

*SIGNAL SPACING*

Spacing between intersections is especially critical in rural areas because vehicle speeds are high. One-mile spacing between public road intersections is preferred.

The ideal spacing for traffic signals is at least one half-mile apart (2,640 feet), which also corresponds to the preferred spacing of intersections between arterials and collectors in a sub-urban development pattern.

A minimum spacing of one-quarter mile (two to three blocks) is appropriate for an urban area. This shorter distance encourages pedestrian access and slows traffic through the urban area.

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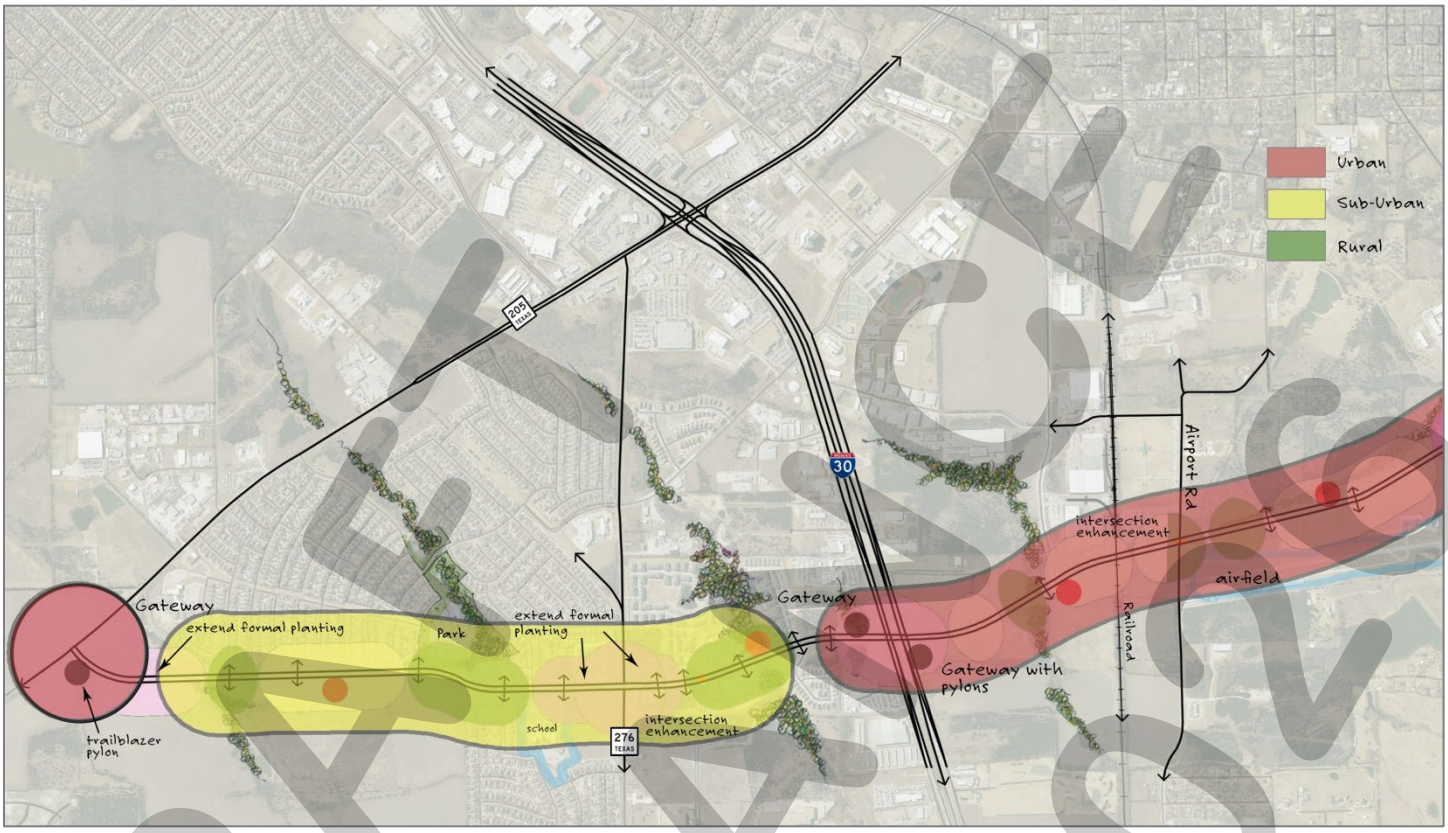
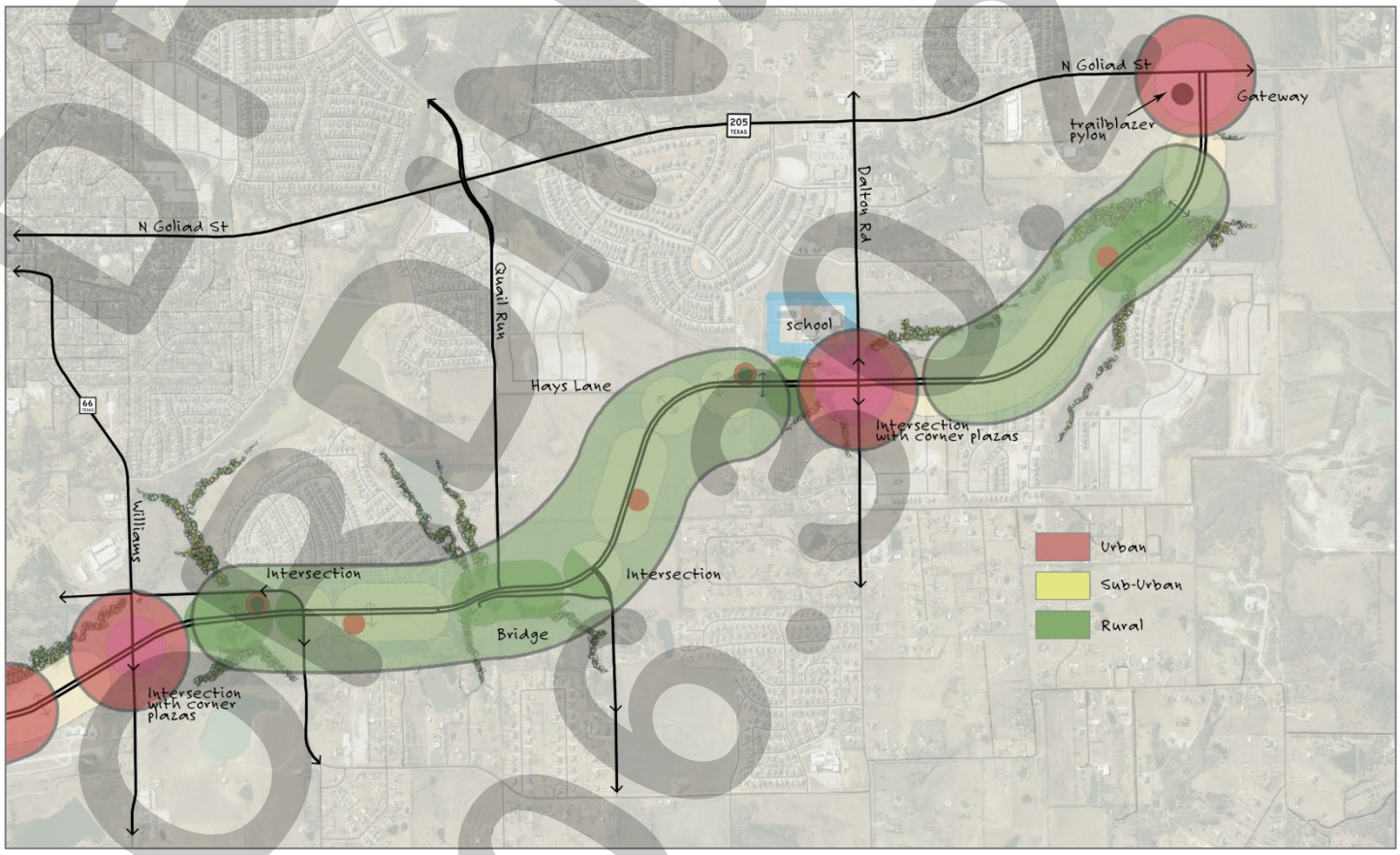
## ACCESS STANDARDS: SOUTH




## ACCESS STANDARDS: NORTH

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## 6 IMPLEMENTATION

This concept design represents a long-term vision for enhancement of the corridor. It will not likely be built within a short time horizon.

### INCORPORATE TRAIL SYSTEM INTO THE THOROUGHFARE PLAN

Nationally as well as within the Metroplex region, communities are realizing that multi-modal access such as bicycle and pedestrian trails are an important ingredient to becoming sustainable. This is reflected in the new LEED-ND (Neighborhood Development) standards. The trail system should therefore be added to the Thoroughfare Plan in order to ensure continuity of the system.

### ADOPT PLAN AS DESIGN GUIDELINES FOR THE OVERLAY DISTRICT

Adopt this John King Boulevard Plan as guidelines and standards for the 205 By-Pass Overlay District.

### COST SHARING OF ENHANCEMENTS

As a rule, developments make improvements to the curb line, which would include sidewalk/trails and landscaping elements of this plan. Notable exceptions would be Landmark Pylons and trailhead washroom facilities. The City should provide landscaping within the median except when development requires additional median cuts in accordance with the City adopted standards.

### CITY ENHANCEMENT PRIORITIES

The highest visual impact improvement would be landscaping the medians in the "Wooded Bottoms" area as a first priority. This could be followed by additional landscaping of medians and the introduction of gateway pylons.

### QUALITY STRUCTURAL FEATURES

A qualified landscape architect should be engaged to provide final design and detailed specifications for all structural elements including wall, pylons, corner plazas and amenity pockets. The quality of design and construction of these elements is vital to building upon an image rooted in the heritage of the community.

DRAFT ORDINANCE 06.30.2026

## 02.03 SH-276 CORRIDOR PLAN

RESERVED.

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ORDINANCE
06.30.2026

# APPENDIX C
## MAPS



DRAFT FOR REVIEW PURPOSES ONLY 2026



## 01 MAPS

1. Future Land Use Map
2. Master Trail Plan
3. Master Thoroughfare Plan
4. Master Water Distribution System Plan
5. Master Wastewater Collection System Plan

*NOTE: For additional maps of the City see the 2017 Existing Conditions Report, which was prepared as a compendium to this Comprehensive Plan.*

*LEFT: A public meeting/design charrette held on April 18, 2017 for all citizens and stakeholders interested in the future of the IH-30 Corridor.*

DRAFT NOT FOR BOARD REVIEW 10.30.2026

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ORDINANCE
06.30.2026

# FUTURE LAND USE PLAN

## COMPREHENSIVE PLAN
01 | LAND USE & GROWTH MANAGEMENT

1

**RESIDENTIAL LAND USE**
- LOW DENSITY RESIDENTIAL
- MEDIUM DENSITY SINGLE-FAMILY RESIDENTIAL
- HIGH DENSITY RESIDENTIAL

**COMMERCIAL/INDUSTRIAL LAND**
- COMMERCIAL
- COMMERCIAL / INDUSTRIAL
- TECHNOLOGY / LIGHT INDUSTRIAL
- BUSINESS CENTER

**MAP LEGEND**
- PLANNING BOUNDARY
- PONDS
- CITY LIMITS
- COUNTY LINE

**SPECIAL LAND USE**
- MIXED USE
- DOWNTOWN DISTRICT
- SPECIAL COMM. CORRIDOR
- LIVE / WORK

**PUBLIC/OTHER LAND USE**
- PARKS AND OPEN SPACES
- CEMETERY
- PUBLIC USES
- QUASI-PUBLIC USES

Wylie
Collin County
Dallas County
Rowlett
Lake Ray Hubbard
Dallas County
Rockwall County
Mobile City
Fate
McLendon-Chisholm
Heath
Rockwall County
Hunt County
Hunt County
Kaufman County
552
1138
66
3549
30
551
66
30
276
3097
205
740
549
548
550

Miles
0 0.4 0.8 1.2 1.6 2

06.30.2026

# TRAIL MASTER PLAN

- Hike and Bike
- Connector Trail
- Nature Trail
- Neighborhood Connector
- Safe Route To School
- Attractors
- Parks
- Schools
- Extra-Territorial Jurisdiction
- Hike and Bike Trail
- Boat Ramp
- Baseball Fields
- Football Field
- Swimming Pool
- Trail Head (TH)

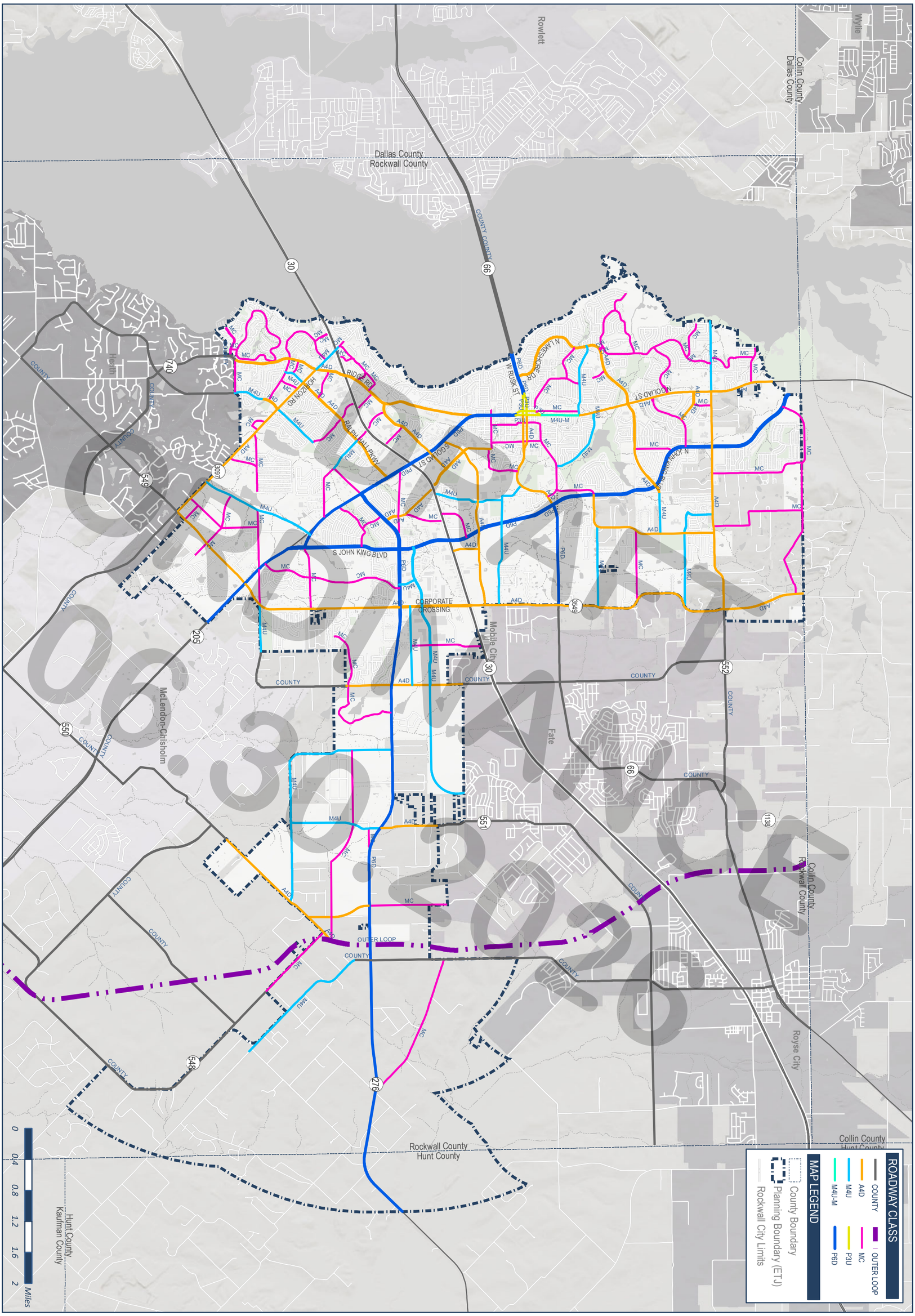
Royse City
Fate
Mobile City
McLendon-Chisholm
Heath
Rockwall Lake
Collin County
Rockwall County
Hunt County
66
205
30
276
0 0.4 0.8 1.2 1.6 2 Miles

DRAFT ADVANCE 06.30.2026

MASTER TRAIL PLAN

COMPREHENSIVE PLAN
03 | PARKS, OPEN SPACE AND TRAILS

2




06.30.2026

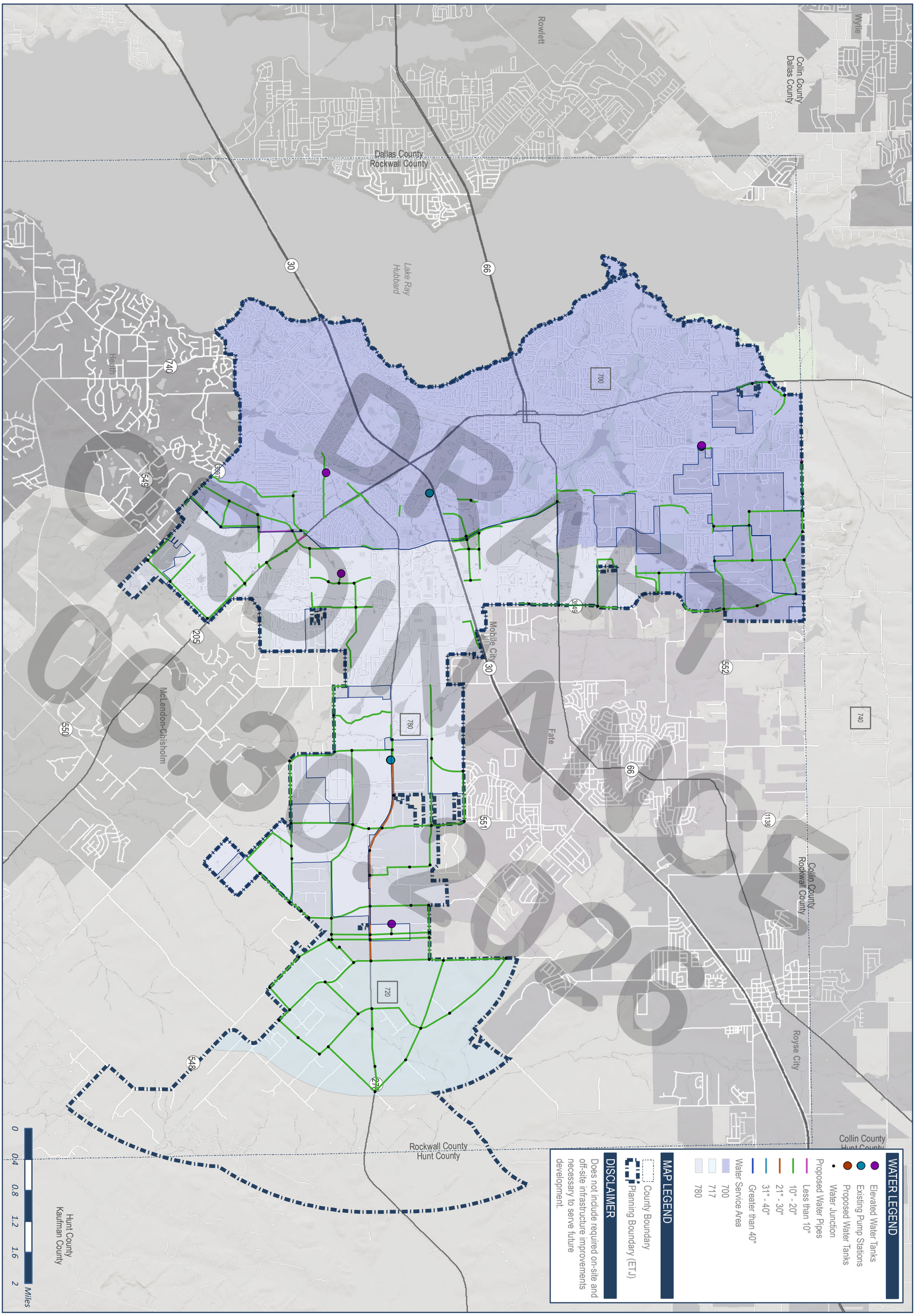
# 3 COMPREHENSIVE PLAN
## 04 | INFRASTRUCTURE

# MASTER THOROUGHFARE PLAN

# MASTER WASTE WATER PLAN

COMPREHENSIVE PLAN
04 | INFRASTRUCTURE

4




DRAFT ORDINANCE 06.30.2026

5

COMPREHENSIVE PLAN
04 | INFRASTRUCTURE

MASTER WATER PLAN

# PROJECT COMMENTS

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

DATE: 6/24/2026

PROJECT NUMBER: Z2026-031
PROJECT NAME: SUP for 931 & 935 Lexington
SITE ADDRESS/LOCATIONS: 931 Lexington Drive, Rockwall, TX, 75087

CASE CAPTION: Hold a public hearing to discuss and consider a request by Laura Baggett of Laura Juarez Baggett Studio, PLLC on behalf of Johnathan and Key-Lee Ogle for the approval of a Specific Use Permit (SUP) for Residential Infill in an Established Subdivision for the purpose of constructing a single-family home on two (2) parcels of land being a 0.287-acre tract of land identified as Lots 1 & 2, Block A, Turtle Cove, Phase 3 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 2 (PD-2) for Single-Family Detached land uses, addressed as 931 & 935 Lexington Drive, and take any action necessary.

| DEPARTMENT | REVIEWER | DATE OF REVIEW | STATUS OF PROJECT |
|---|---|---|---|
| | Angelica Guevara | 06/24/2026 | Approved w/ Comments |

06/24/2026: Z2026-031; Specific Use Permit (SUP) for Residential Infill in an Established Subdivision for 931 & 935 Lexington Drive
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This request is for the approval of a Specific Use Permit (SUP) for Residential Infill in an Established Subdivision for the purpose of constructing a single-family home on two (2) parcels of land being a 0.287-acre tract of land identified as Lots 1 & 2, Block A, Turtle Cove, Phase 3 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 2 (PD-2) for Single-Family Detached land uses, addressed as 931 & 935 Lexington Drive.

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

M.3 For reference, include the case number (Z2026-031) in the lower right-hand corner of all pages on future submittals.

M.4 The subject property shall be replatted prior to the issuance of a Building Permit.

I.5 According to Subsection 02.03(B) (11), Residential Infill in or Adjacent to an Established Subdivision, of Article 05, District Development Standards, of the Unified Development Code (UDC), an Established Subdivision is defined as any subdivision that [1] consists of five (5) or more lots, [2] that is 90% or more developed, and [3] that has been in existence for more than ten (10) years. In this case, the subject property is the situated within the Turtle Cove, Phase 3 Addition which has been in existence since April 11, 2000, consists of 102 lots, and is considered to be 100% developed.

I.6 Subsection 02.03(B)(11), Residential Infill in or Adjacent to an Established Subdivision, of Article 05, District Development Standards, of the Unified Development Code (UDC), states that “(i)n reviewing the Specific Use Permit (SUP), the Planning and Zoning Commission and City Council shall consider the proposed size, location, and architecture of the home compared to the existing housing in the Established Subdivision … [and] all housing proposed under this section shall be constructed to be architecturally and visually similar or complimentary to the existing housing in the Established Subdivision.”

M.7 Garage Orientation. According to Ordinance No. 24-07, “(a) total of 168 of the 223 residential lots shall be constructed with rear entry garages. The remaining 60 of the 223 residential lots may be constructed with Front Entry or J-Swing/ Tradition Swing garage configurations.” In this case, the proposed home indicates a side entry garage. This will need to be revised in order to show conformance with the ordinance.

M.8 Please indicate the roof pitch, material percentages (excluding doors and windows), and overall height on the building elevations.

M.9 Please indicate all building setbacks (front, side, and rear) on the residential plot plan.

M.10 Ordinances. Please review the attached draft ordinance prior to the July 14, 2026 Planning & Zoning Commission meeting, and provide staff with your markups by July 7, 2026.

I.11 Revisions. Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on July 7, 2026; however, it is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the July 14, 2026 Planning and Zoning Commission Public Hearing Meeting.

I.12 Planning and Zoning Commission Meeting Dates. The Planning and Zoning Commission Work Session Meeting for this case will be held on June 30, 2026, and the Planning and Zoning Commission Public Hearing Meeting for this case will be held on July 14, 2026.

I.13 City Council Meeting Dates. The projected City Council meeting dates for this case will be July 20, 2026 (1st Reading) and August 3, 2026 (2nd Reading).

I.14 Meeting Times and Place. All meetings will be held at 6:00 PM in the City Council Chambers at 385 S. Goliad Street, Rockwall, Texas 75087. PLEASE NOTE THAT THE APPLICANT OR A REPRESENTATIVE WILL NEED TO BE PRESENT FOR THE CASE TO BE CONSIDERED BY THE PLANNING AND ZONING COMMISSION OR CITY COUNCIL.

| DEPARTMENT | REVIEWER | DATE OF REVIEW | STATUS OF PROJECT |
|---|---|---|---|
| ENGINEERING | Madelyn Kuhn | 06/19/2026 | Approved w/ Comments |

06/19/2026: 1. There is a 7.5' sewer easement along this property line. No fences or structures will be allowed within this easement.
2. Must replace sidewalk if damaged during construction
3. Grading and drainage must adhere to the approved grading plan for Turtle Cove Phase 3

General Items:
- Must meet City's 2023 Standards of Design and Construction
- Impact Fees (Water, Wastewater & Roadway)
- Existing flow patterns must be maintained.
- Lot to lot drainage is not allowed.
- Retaining walls 3' and over must be engineered.
- All retaining walls 18" or taller must be rock, stone, or stone face. No smooth concrete walls.
- Will need to show A/C concrete pad and also any proposed fencing on the lot with the Building Permit.
- Will need to show grading plan with the Building Permit. Grading cannot exceed 4:1 slopes.
- Will need to show how proposed home will be accessing utilities.
- There is an existing 10" sewer main along Lexington Dr available for use.
- There is an existing 8" water main on the other side of Lexington Dr available for use.
- There are currently existing water meters and sewer cleanouts on the lot available for use.
- Water and sanitary sewer and storm sewer must be 10' apart.
- Any utility crossings under a roadway must be by dry bore and be steel encased. Open cutting is not allowed.
- Driveway must be steel reinforced concrete. No rock, gravel, or asphalt allowed.
- An engineered reinforced concrete pipe must be designed and installed as a culvert with concrete headwalls. Minimum of 18" culvert (if needed). Size and slope will need to be engineered to have capacity for the 100-year storm event
- No rock, gravel, or asphalt allowed in any area.
- Additional comments may be provided at time of Building Permit.

| DEPARTMENT | REVIEWER | DATE OF REVIEW | STATUS OF PROJECT |
|---|---|---|---|
| BUILDING | Craig Foshee | 06/18/2026 | Approved |

No Comments

| DEPARTMENT | REVIEWER | DATE OF REVIEW | STATUS OF PROJECT |
|---|---|---|---|
| FIRE | Ariana Kistner | 06/11/2026 | Approved |

No Comments

| DEPARTMENT | REVIEWER | DATE OF REVIEW | STATUS OF PROJECT |
|---|---|---|---|
| GIS | Lance Singleton | 06/15/2026 | Approved |

No Comments

| DEPARTMENT | REVIEWER | DATE OF REVIEW | STATUS OF PROJECT |
|---|---|---|---|
| POLICE | Chris Cleveland | 06/08/2026 | Approved |

No Comments

| DEPARTMENT | REVIEWER | DATE OF REVIEW | STATUS OF PROJECT |
|---|---|---|---|
| PARKS | Travis Sales | 06/15/2026 | Approved |

No Comments

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laura juarez baggett studio
214.803.3847
www.laurajuarezbaggett.com

## GENERAL NOTES

1. Construction shall comply with all applicable national, state and local building codes. It is the responsibility of the contractor to insure compliance with said codes and modify specifications as needed to comply.
2. Contractor shall verify all site utilities and their locations prior to construction.
3. Dimensions are from stud face to stud face unless otherwise noted. DO NOT SCALE DRAWINGS. Contractor shall use written dimensions only.
4. Should the contractor, subcontractor or suppliers find any discrepancy or omissions of any dimensions, notes or specifications they shall notify architect and receive directions to clarify any questions before proceeding with any work or ordering of any materials.
5. In cases of conflict between or within the various contract documents, the more stringent (as determined by architect) shall govern, and the greater quantity and the higher quality (as determined by architect) be furnished.
6. For General Conditions, refer to AIA Document A201, latest edition, which is hereby made part of the Contract Documents.
7. All products shall be fabricated and installed in accordance with manufacturer's standards and specifications.

## square footages:

| | | | |
|---|---|---|---|
| first floor | 2,460 s.f. | garage | 1,018 s.f. |
| second floor | 2,224 s.f. | covered patio 1st | 600 s.f. |
| | | balcony 2nd | 115 s.f. |
| total a/c space | 4,684 s.f. | total covered | 1,733 s.f. |

## lot coverages

| | |
|---|---|
| total lot area: | xxx s.f. |
| total lot coverage: | xxx s.f. |
| total lot coverage: | XX% |
| total allowable coverage: | 60% |

# OGLE RESIDENCE

JUNE 3, 2026
931 Lexington
Rockwall, Texas

Lot 1, Block A, Turtle Cove Addition, Phase III, an addition to the City of Rockwall. Rockwall County, Texas according to the Map or Plat recorded in Cabinet D, Side 253, Plat Records of Rockwall County, Texas.

## SYMBOLS

Room Symbol:
room number — 107
room name — Primary Bath
ceiling height — 12'0

Elevation Symbol:
detail number — 1
sheet number — A2.0

Section Symbol:
detail number — 1
sheet number — A3.0

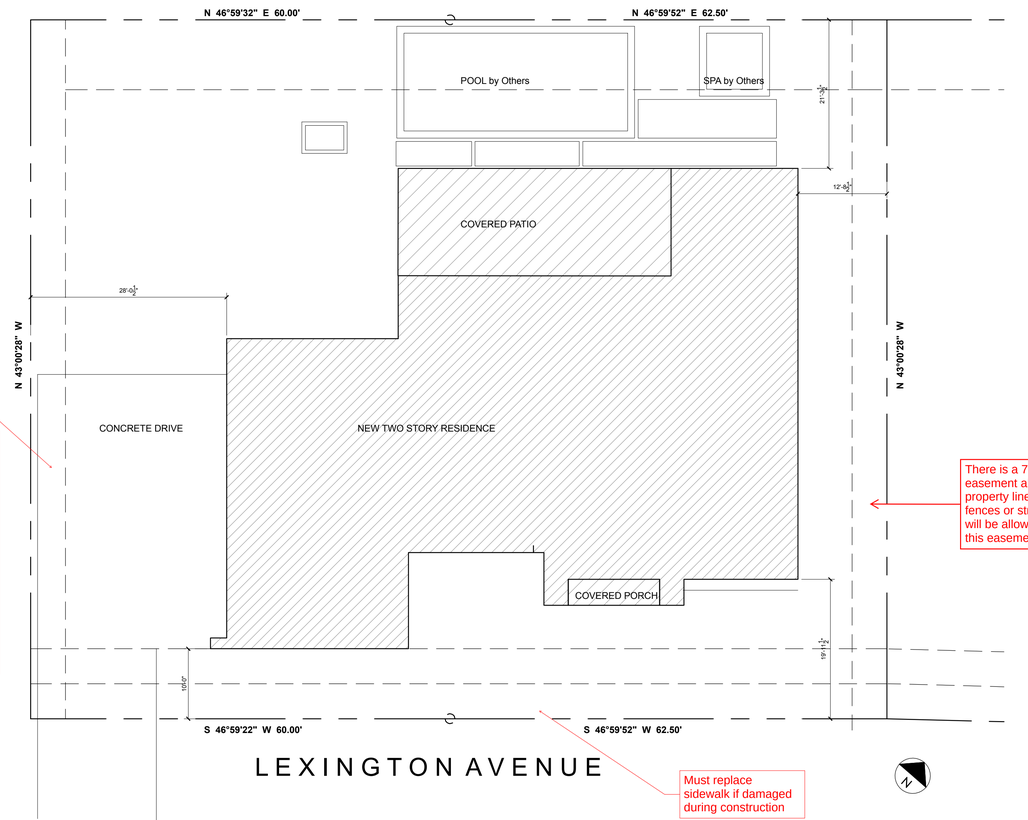
Detail Symbol:
detail number — 1
sheet number — A5.1

Window Symbol:
window number — W1

Door Symbol:
room number — 101
door number — 3'0" 7'0"

## INDEX


| | |
|---|---|
| A0.0 | Cover/Site Plan |
| A0.1 | Roof Plan |
| A1.0 | First Floor Plan |
| A1.1 | Second Floor Plan |
| A2.0 | Exterior Elevations |
| A2.1 | Exterior Elevations |
| A2.2 | Building Sections |
| A3.0 | Window & Door Schedule |
| E1.0 | Electrical Plan First Floor |
| E1.1 | Electrical Plan Second Floor |


Grading and drainage must adhere to the approved grading plan for Turtle Cove Phase 3

There is a 7.5' sewer easement along this property line. No fences or structures will be allowed within this easement.

Must replace sidewalk if damaged during construction

**General Items:**
- Must meet City's 2023 Standards of Design and Construction
- Impact Fees (Water, Wastewater & Roadway)
- Existing flow patterns must be maintained.
- Lot to lot drainage is not allowed.
- Retaining walls 3' and over must be engineered.
- All retaining walls 18" or taller must be rock, stone, or stone face. No smooth concrete walls.
- Will need to show A/C concrete pad and also any proposed fencing on the lot with the Building Permit.
- Will need to show grading plan with the Building Permit. Grading cannot exceed 4:1 slopes.
- Will need to show how proposed home will be accessing utilities.
- There is an existing 10" sewer main along Lexington Dr available for use.
- There is an existing 8" water main on the other side of Lexington Dr available for use.
- There are currently existing water meters and sewer cleanouts on the lot available for use.
- Water and sanitary sewer and storm sewer must be 10' apart.
- Any utility crossings under a roadway must be by dry bore and be steel encased. Open cutting is not allowed.
- Driveway must be steel reinforced concrete. No rock, gravel, or asphalt allowed.
- An engineered reinforced concrete pipe must be designed and installed as a culvert with concrete headwalls. Minimum of 18" culvert (if needed). Size and slope will need to be engineered to have capacity for the 100-year storm event
- No rock, gravel, or asphalt allowed in any area.
- Additional comments may be provided at time of Building Permit.

1. SITE PLAN — scale: 1/8" = 1'-0"

project
**ogle**
residence
931 lexington
rockwall, tx

seal




permit set
3 JUN 2026

site plan

**A0.0**

# DEVELOPMENT APPLICATION

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

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

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

**DIRECTOR OF PLANNING:**

**CITY ENGINEER:**

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

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

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

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

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

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

## PROPERTY INFORMATION [PLEASE PRINT]

| | | | | | |
|---|---|---|---|---|---|
| ADDRESS | 931 Lexington & 935 Lexington | | | | |
| SUBDIVISION | Turtle Cove Addition | LOT | 2 & 3 | BLOCK | A |
| GENERAL LOCATION | North of I-30 & Ridge Road | | | | |

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

| | | | |
|---|---|---|---|
| CURRENT ZONING | PD-02 | CURRENT USE | Single Family Residential |
| PROPOSED ZONING | not changing: PD-02 | PROPOSED USE | not changing: Single Family Residential |
| ACREAGE | .287 | LOTS [CURRENT] | 62.'5x100', 60'x100' |
| | | LOTS [PROPOSED] | 122.5'x100' |

☑ ***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 | Jonathan Ogle | ☑ APPLICANT | Laura Juarez Baggett Studio, PLLC |
| CONTACT PERSON | Kay-Lee Ogle | CONTACT PERSON | Laura Baggett |
| ADDRESS | [redacted] | ADDRESS | [redacted] |
| CITY, STATE & ZIP | | CITY, STATE & ZIP | |
| PHONE | | PHONE | |
| E-MAIL | | E-MAIL | |

## NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Jonathan Ogle [*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* $ 220.00 *TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 5th *DAY OF* June *20* 26 *BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."*

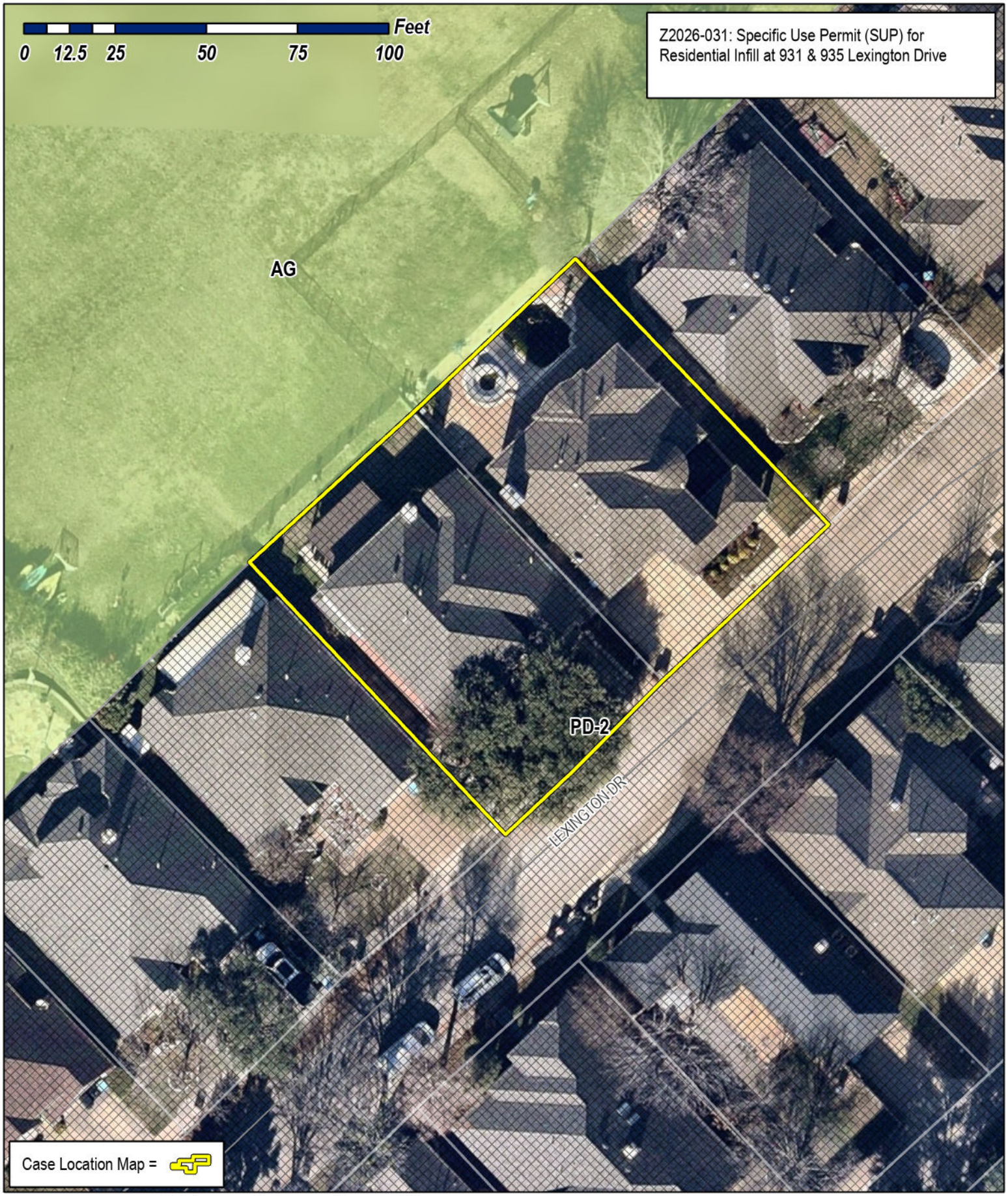
*GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE* 5th *DAY OF* June *20* 26

*OWNER'S SIGNATURE* [signature]

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

GABRIELLE QUICK MOSLEY
My Notary ID # 124265250
Expires July 22, 2030

*MY COMMISSION EXPIRES* July 22, 2030





# City of Rockwall

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



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

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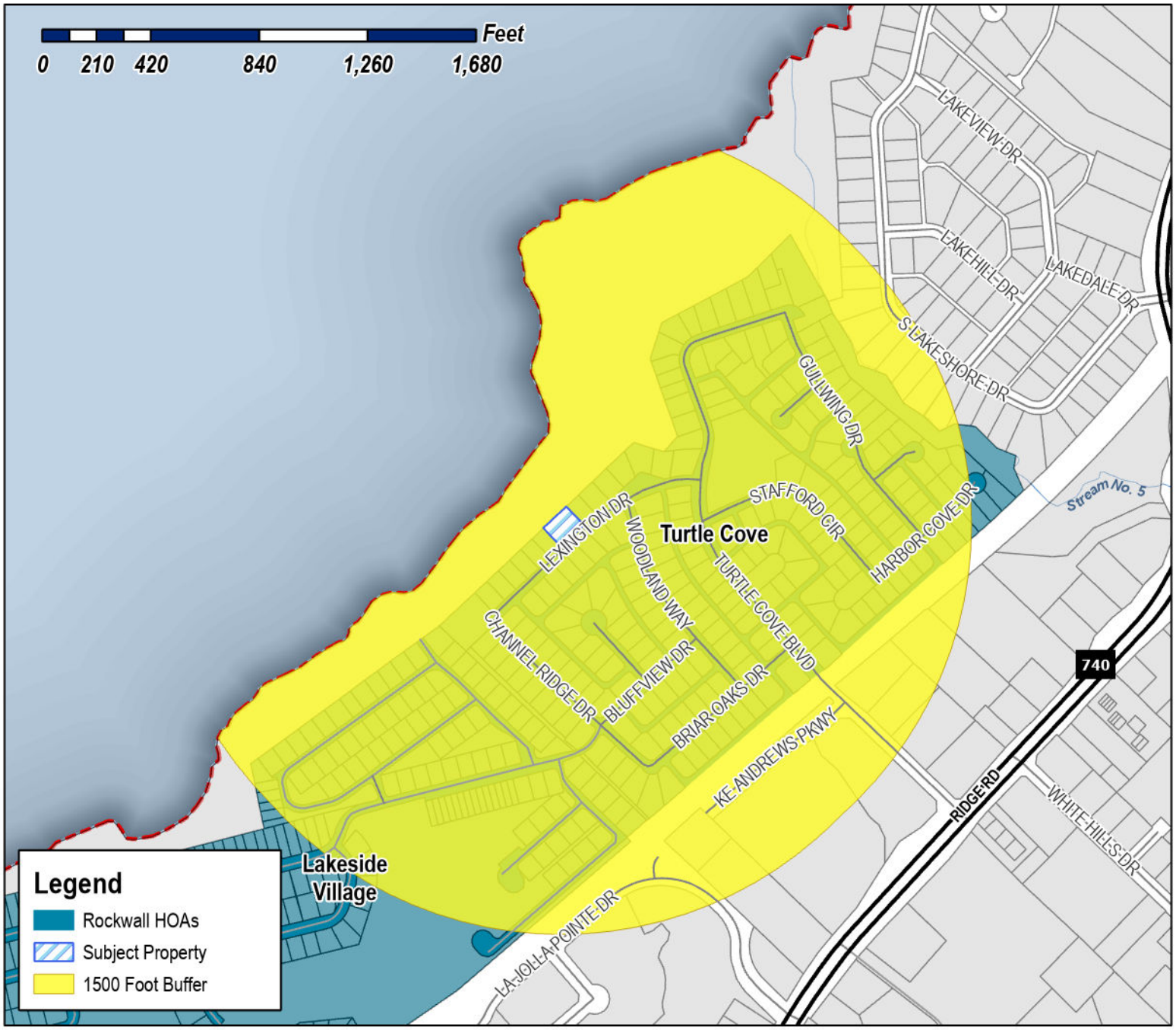


**Case Number:** Z2026-031
**Case Name:** SUP for Residential Infill
**Case Type:** Zoning
**Zoning:** Planned Development District 2 (PD-2)
**Case Address:** 931 & 935 Lexington Drive




**Date Saved: 6/8/2026**
For Questions on this Case Call (972) 771-7745

| | |
|---|---|
| **From:** | Zavala, Melanie |
| **Cc:** | Miller, Ryan; Lee, Henry; Ross, Bethany; Guevara, Angelica |
| **Subject:** | Neighborhood Notification Program [Z2026-031} |
| **Date:** | Tuesday, June 16, 2026 11:09:55 AM |
| **Attachments:** | Public Notice (06.15.2026).pdf<br>HOA Map (06.08.2026).pdf |

HOA/Neighborhood Association Representative:

Per your participation in the Neighborhood Notification Program, you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning case that will be published in the Rockwall Herald Banner on Friday, June 19, 2026. The Planning and Zoning Commission will hold a public hearing on Tuesday, July 14, 2026 at 6:00 PM, and the City Council will hold a public hearing on Monday, July 20, 2026 at 6:00 PM. Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

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

Z2026-031: SUP for Residential Infill
Hold a public hearing to discuss and consider a request by Laura Baggett of Laura Juarez Baggett Studio, PLLC on behalf of Johnathan and Key-Lee Ogle for the approval of a Specific Use Permit (SUP) for Residential Infill in an Established Subdivision for the purpose of constructing a single-family home on two (2) parcels of land being a 0.287-acre tract of land identified as Lots 1 & 2, Block A, Turtle Cove, Phase 3 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 2 (PD-2) for Single-Family Detached land uses, addressed as 931 & 935 Lexington Drive, and take any action necessary.

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

# City of Rockwall

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

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**Case Number:** Z2026-031
**Case Name:** SUP for Residential Infill
**Case Type:** Zoning
**Zoning:** Planned Development District 2 (PD-2)
**Case Address:** 931 & 935 Lexington Drive




**Date Saved: 6/8/2026**
For Questions on this Case Call: (972) 771-7745

ARTIGA ROBERTO C & THERESA M
201 PRODIGAL WAY
KYLE, TX 78640

KELLUM CINDY
24500 Wildwood Park Rd Apt 7106
Richmond, TX 77469

HO JUI LIEN CHOU
4009 19TH STREET STE D
LUBBOCK, TX 79410

HO MING-TAO & JUI-LIEN CHOU
4009 19TH STREET STE D
LUBBOCK, TX 79410

RESIDENT
659 WOODLAND WAY
ROCKWALL, TX 75087

ELLIOTT KENNETH J
660 WOODLAND WAY
ROCKWALL, TX 75087

WENDT JEFFREY & CARON
663 DANIELLE CT
ROCKWALL, TX 75087

ELLEDGE DERRICK J & SUSAN
663 TURTLE COVE BLVD
ROCKWALL, TX 75087

LEINWEBER HAROLD MARVIN AND SAUNDRA RUTH
663 WOODLAND WAY
ROCKWALL, TX 75087

ROCK REBEKAH LYNN AND CHRISTOPHER EDWARD
664 DANIELLE COURT
ROCKWALL, TX 75087

DORAN JULIE
664 WOODLAND WAY
ROCKWALL, TX 75087

KING WILLIAM KENNETH &
BARBARA KAY HENNINGTON-KING
667 DANIELLE CT
ROCKWALL, TX 75087

MORGAN FAMILY REVOCABLE LIVING TRUST
VICTORIA S MORGAN- TRUSTEE
667 WOODLAND WAY
ROCKWALL, TX 75087

DAVIS RODNEY BLAKE
668 Channel Ridge Dr
Rockwall, TX 75087

DICKERSON JEAN AND MICHAEL
668 DANIELLE CT
ROCKWALL, TX 75087

HALL JAMES L & LETA L
668 TURTLE COVE BLVD
ROCKWALL, TX 75087

WELCH MARY KAREN
668 Woodland Way
Rockwall, TX 75087

HURT C AMANDA
669 Turtle Cove Blvd
Rockwall, TX 75087

WOMACK JAMES & MICHELE
671 DANIELLE CT
ROCKWALL, TX 75087

COUCH LISA Y
671 Turtle Cove Blvd
Rockwall, TX 75087

EDGECOMB REVOCABLE LIVING TRUST
MICHAEL DEAN EDGECOMB AND BETH ANN EDGECOMB- TRUSTEES
671 WOODLAND WAY
ROCKWALL, TX 75087

BOYD RITA M
672 Channel Ridge Dr
Rockwall, TX 75087

DIRKSE RICK AND
TAMARA DIRKSE
672 DANIELLE CT
ROCKWALL, TX 75087

EDMONDS DAVID AND RHONDA
672 WOODLAND WAY
ROCKWALL, TX 75087

VAUGHN MARILYN
673 TURTLE COVE BLVD
ROCKWALL, TX 75087

ANDERSON PATRICK D
675 DANIELLE CT
ROCKWALL, TX 75087

KIGER TIFFANI
675 TURTLE COVE BLVD
ROCKWALL, TX 75087

GITTER DANIEL
675 Woodland Way
Rockwall, TX 75087

SPEYRER CINDY
676 CHANNEL RIDGE DR
ROCKWALL, TX 75087

QIN BAIFANG & YELIN OU
676 DANIELLE COURT
ROCKWALL, TX 75087

FLOETER SHIRLEY A AND JOHN S
676 WOODLAND WAY
ROCKWALL, TX 75087

NYNAS THOMAS & NICHOLE
679 DANIELLE CT
ROCKWALL, TX 75087

BEAKEY MARJORIE
679 WOODLAND WAY
ROCKWALL, TX 75087

MEINHARDT CAROL
680 CHANNEL RIDGE DRIVE
ROCKWALL, TX 75087

DAVID M TRAW AND PAMELA J TRAW FAMILY TRUST
DAVID MILTON TRAW AND PAMELA JANE TRAW- TRUSTEES
680 DANIELLE CT
ROCKWALL, TX 75087

AMBLER PETER WILLIAM ARTHUR AND CHRISTINE MARY AMBLER
680 WOODLAND WAY
ROCKWALL, TX 75087

MOONEY STEPHEN SCOTT AND SHAWNETTE
681 CHANNEL RIDGE DRIVE
ROCKWALL, TX 75087

STONE GRETCHEN & JUSTIN
684 CHANNEL RIDGE DRIVE
ROCKWALL, TX 75087

LILES MICHAEL R & JO ANN
684 Danielle Ct
Rockwall, TX 75087

CASTANEDA DAVID
684 WOODLAND WAY
ROCKWALL, TX 75087

ADANG MERCY
685 CHANNEL RIDGE DR
ROCKWALL, TX 75087

GARCIA LATONYA D
688 CHANNEL RIDGE DR
ROCKWALL, TX 75087

THOMAS JOHN WAYNE & PAULA
688 WOODLAND WAY
ROCKWALL, TX 75087

HERELD SHERRELL
689 CHANNEL RIDGE DR
ROCKWALL, TX 75087

MECA CECILIA & PHILIPPE
692 CHANNEL RIDGE DR
ROCKWALL, TX 75087

STURGEON GLEN ROBERT AND JOAN ELIZABETH
693 CHANNEL RIDGE
ROCKWALL, TX 75087

RESIDENT
700 TURTLE COVE BLVD
ROCKWALL, TX 75087

HADAWI LASENA MAREE & KEVIN FRANCIS
723 TURTLE COVE BLVD
ROCKWALL, TX 75087

RODBERG JAMES A
731 TURTLE COVE BLVD
ROCKWALL, TX 75087

MOORE SUSAN K
901 LEXINGTON DR
ROCKWALL, TX 75087

COURBIER YVES & JENNIFER
907 LEXINGTON DR
ROCKWALL, TX 75087

BAPAT ANJALI AND
JARED MANLY
911 LEXINGTON DRIVE
ROCKWALL, TX 75087

PHOU LIDA
915 LEXINGTON DR
ROCKWALL, TX 75087

LINANE MARK
919 LEXINGTON DR
ROCKWALL, TX 75087

GOODSON LIVING TRUST
TOMMY GOODSON & LISA GOODSON - TRUSTEES
923 LEXINGTON DR
ROCKWALL, TX 75087

HAIR WILLIAM D & SHEILA
926 LEXINGTON DR
ROCKWALL, TX 75087

OGLE JONATHAN AND KAY-LEE M
927 LEXINGTON DR
ROCKWALL, TX 75087

CRADY DEBORAH ANN AND
MARSHALL H DRENNAN III
930 LEXINGTON DRIVE
ROCKWALL, TX 75087

OGLE JONATHAN
931 LEXINGTON DR
ROCKWALL, TX 75087

NONNEMACHER STEPHANIE GAYLE AND
EXEQUIEL ALVAREZ
934 LEXINGTON DRIVE
ROCKWALL, TX 75087

RESIDENT
935 LEXINGTON DR
ROCKWALL, TX 75087

JONES SHAWN J & SORAIA SILVA RAIMUNDO
938 LEXINGTON DRIVE
ROCKWALL, TX 75087

GOODMAN VERNON & JOYCE
939 LEXINGTON DRIVE
ROCKWALL, TX 75087

MCKENZIE TARAN & JESSICA
942 LEXINGTON DR
ROCKWALL, TX 75087

FREESE PAUL R
943 LEXINGTON DR
ROCKWALL, TX 75087

QUICK RONALD L AND RUTH E
946 LEXINGTON DR
ROCKWALL, TX 75087

2017 M L DEAN REVOCABLE TRUST
947 LEXINGTON DRIVE
ROCKWALL, TX 75087

TEBEAU JOSEPH R & CAROLYN G
950 LEXINGTON DR
ROCKWALL, TX 75087

RESIDENT
951 LEXINGTON DR
ROCKWALL, TX 75087

LARISCY GEORGE AND MARY
954 LEXINGTON DRIVE
ROCKWALL, TX 75087

POLUNSKY BRENT AND
APRIL WILSON
955 LEXINGTON DR
ROCKWALL, TX 75087

RESIDENT
959 LEXINGTON DR
ROCKWALL, TX 75087

TURTLE COVE RESIDENTIAL ASSOC
C/O ASSOCIA PMG
PO Box 650255
Dallas, TX 75265

# PUBLIC NOTICE

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

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

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

**Z2026-031:SUP for Residential Infill**

Hold a public hearing to discuss and consider a request by Laura Baggett of Laura Juarez Baggett Studio, PLLC on behalf of Johnathan and Key-Lee Ogle for the approval of a *Specific Use Permit (SUP)* for *Residential Infill in an Established Subdivision* for the purpose of constructing a single-family home on two (2) parcels of land being a 0.287-acre tract of land identified as Lots 1 & 2, Block A, Turtle Cove, Phase 3 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 2 (PD-2) for *Single-Family Detached* land uses, addressed as 931 & 935 Lexington 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, July 14, 2026 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, July 20, 2026 at 6:00 PM*. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

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

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

Your comments must be received by *Monday, July 20, 2026 at 4:00 PM* to ensure they are included in the information provided to the City Council.

Sincerely,

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

USE THIS QR CODE TO GO DIRECTLY TO THE WEBSITE

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

PLEASE RETURN THE BELOW FORM

**Case No. Z2026-031:SUP for Residential Infill**

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

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

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

Name:

Address:

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

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

**laura juarez baggett**
studio

June 3, 2026

Re: Specific Use Permit Application

We are working towards replat of addresses 931 Lexington and 935 Lexington, adjacent properties, in to one property. The houses on the two properties will be demolished after replat and a permit will be submitted for a new residence on the entire property. Drawings attached for proposed residence.

Please reach out to the architect for additional information or questions:

Laura Juarez Baggett
10026 Coppedge Lane
Dallas, Texas
Email: laura@ljbstudio.me
Phone: 214-803-3847

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## GENERAL NOTES

1. Construction shall comply with all applicable national, state and local building codes. It is the responsibility of the contractor to insure compliance with said codes and modify specifications as needed to comply.
2. Contractor shall verify all site utilities and their locations prior to construction.
3. Dimensions are from stud face to stud face unless otherwise noted. DO NOT SCALE DRAWINGS. Contractor shall use written dimensions only.
4. Should the contractor, subcontractor or suppliers find any discrepancy or omissions of any dimensions, notes or specifications they shall notify architect and receive directions to clarify any questions before proceeding with any work or ordering of any materials.
5. In cases of conflict between or within the various contract documents, the more stringent (as determined by architect) shall govern, and the greater quantity and the higher quality (as determined by architect) be furnished.
6. For General Conditions, refer to AIA Document A201, latest edition, which is hereby made part of the Contract Documents.
7. All products shall be fabricated and installed in accordance with manufacturer's standards and specifications.

## square footages:

| | | | |
|---|---|---|---|
| first floor | 2,460 s.f. | garage | 1,018 s.f. |
| second floor | 2,224 s.f. | covered patio 1st | 600 s.f. |
| | | balcony 2nd | 115 s.f. |
| total a/c space | 4,684 s.f. | total covered | 1,733 s.f. |
| | | | |
| | | | |

## lot coverages

| | |
|---|---|
| total lot area: | xxx s.f. |
| total lot coverage: | xxx s.f. |
| | |
| total lot coverage: | XX% |
| total allowable coverage: | 60% |

# OGLE RESIDENCE

JUNE 3, 2026

931 Lexington

Rockwall, Texas

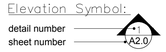
Lot 1, Block A, Turtle Cove Addition, Phase III, an addition to the City of Rockwall. Rockwall County, Texas according to the Map or Plat recorded in Cabinet D, Side 253, Plat Records of Rockwall County, Texas.

## SYMBOLS

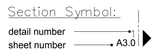
Room Symbol:




Elevation Symbol:




Section Symbol:




Detail Symbol:




Window Symbol:

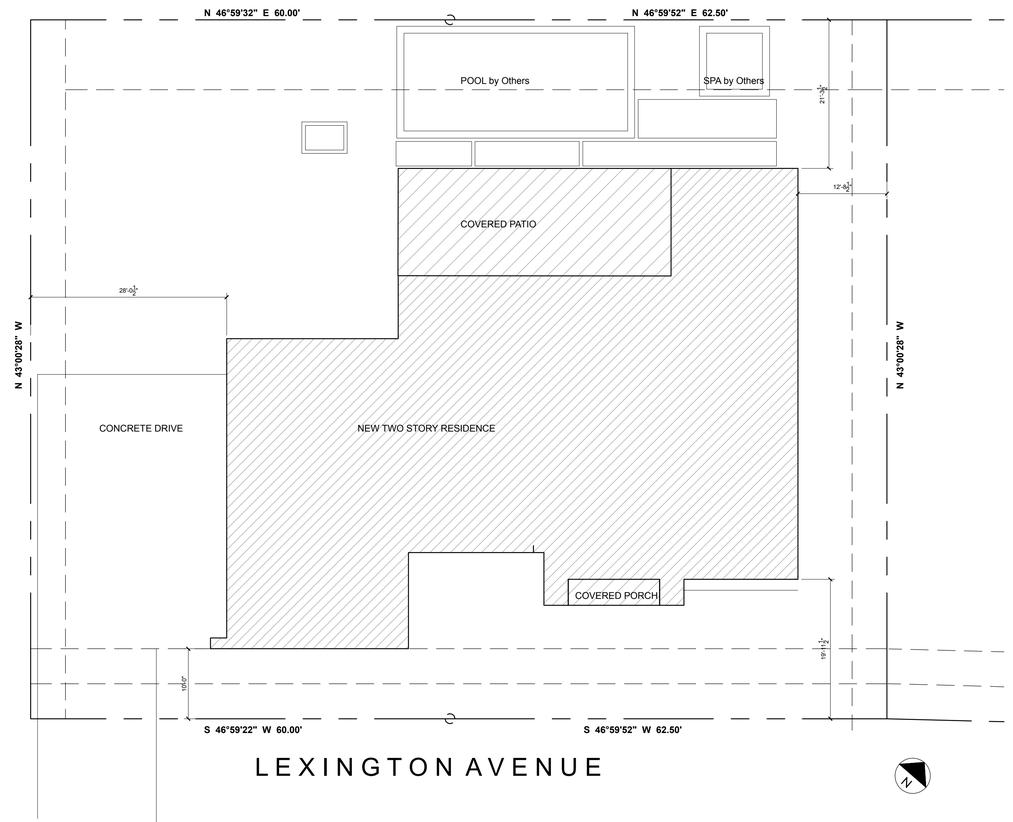



Door Symbol:




## INDEX


| | |
|---|---|
| A0.0 | Cover/Site Plan |
| A0.1 | Roof Plan |
| A1.0 | First Floor Plan |
| A1.1 | Second Floor Plan |
| A2.0 | Exterior Elevations |
| A2.1 | Exterior Elevations |
| A2.2 | Building Sections |
| A3.0 | Window & Door Schedule |
| E1.0 | Electrical Plan First Floor |
| E1.1 | Electrical Plan Second Floor |


1. SITE PLAN scale: 1/8" = 1'-0"

laura juarez baggett studio
214.803.3847
www.laurajuarezbaggett.com

project

**ogle**

residence
931 lexington
rockwall, tx

seal




permit set
3 JUN 2026

site plan

**A0.0**

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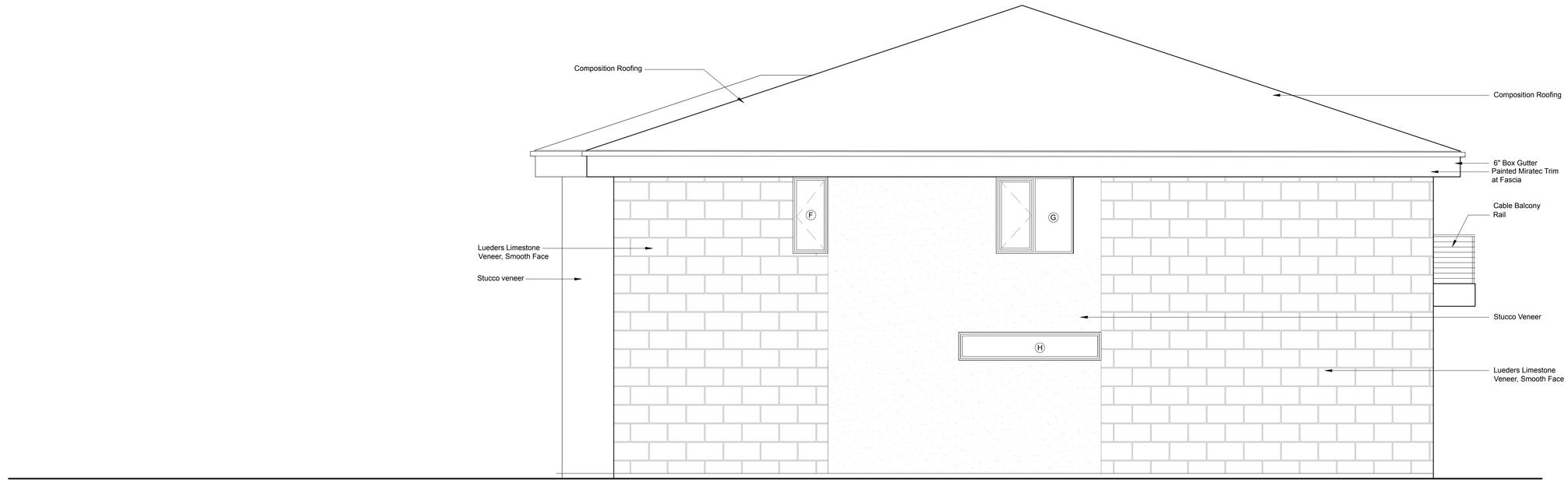
1. EXTERIOR ELEVATION: front, southeast

scale: 1/4" = 1'-0"




2. EXTERIOR ELEVATION: side elevation , southwest

scale: 1/4" = 1'-0"

laura juarez baggett studio
214.803.3847
www.laurajuarezbaggett.com

project

**olge**

residence
927 lexington
rockwall, tx

seal




Incomplete drawings not
to be used for permit
or construction.
Laura Juarez Baggett
TBAE #21725

bid set

2 SEP 2025

elevations

A2.0

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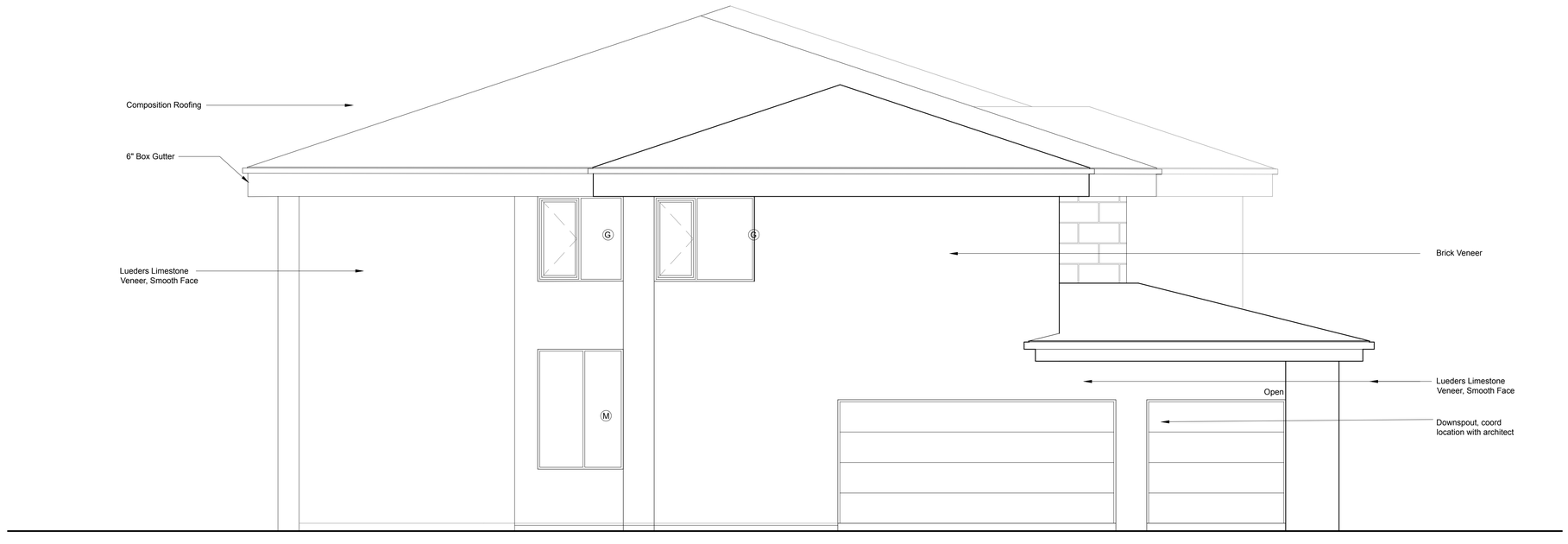
3. EXTERIOR ELEVATION: rear, northwest — scale: 1/4" = 1'-0"




4. EXTERIOR ELEVATION: side, northeast — scale: 1/4" = 1'-0"

laura juarez baggett studio
214.803.3847
www.laurajuarezbaggett.com

project

**olge**

residence
927 lexington
rockwall, tx

seal




Incomplete drawings not to be used for permit or construction.
Laura Juarez Baggett
TBAE #21725

bid set
2 SEP 2025

elevations

A2.1

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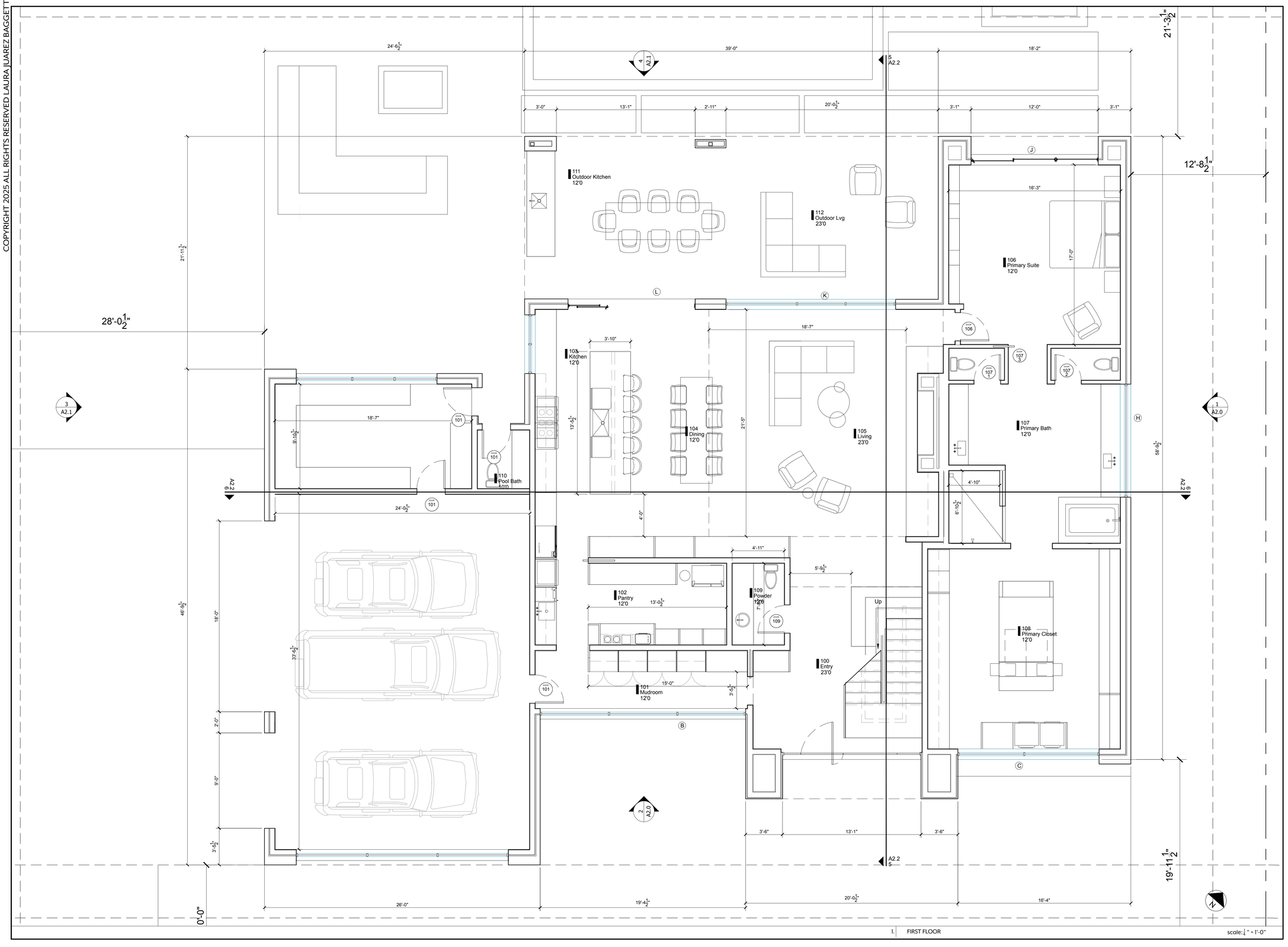


1 FIRST FLOOR

scale: 1/4" = 1'-0"

laura juarez baggett
studio
214.803.3847
www.laurajuarezbaggett.com

project
**ogle**
residence
931 lexington
rockwall, tx

seal




permit set
3 JUN 2026

first floor

# A1.0

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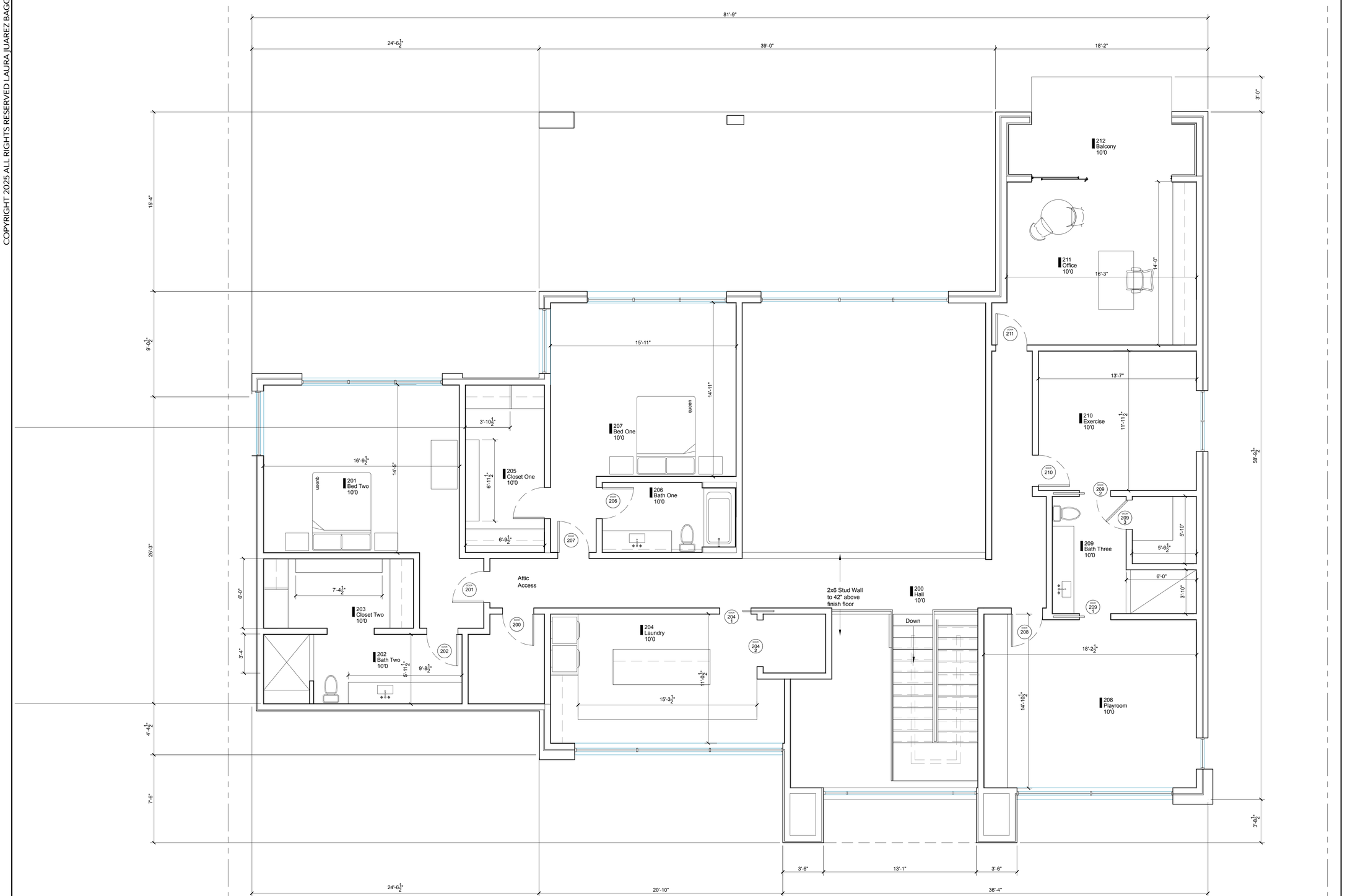


2. | SECOND FLOOR

scale: 1/4" = 1'-0"

laura juarez baggett
studio
214.803.3847
www.laurajuarezbaggett.com

project

**ogle**

residence
931 lexington
rockwall, tx

seal




Incomplete drawings not to be used for permit or construction.
Laura Juarez Baggett
TBAE #21725

permit set
3 JUN 2026

second floor

A1.1

# CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2026-031

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

*ADJACENT HOUSING ATTRIBUTES*

| ADDRESS | HOUSING TYPE | YEAR BUILT | HOUSE SF | ACCESSORY BUILDING | EXTERIOR MATERIALS |
|---|---|---|---|---|---|
| 919 Lexington Drive | Single-Family Home | 1999 | 5,864 | *N/A* | Brick |
| 923 Lexington Drive | Single-Family Home | 1999 | 3,439 | *N/A* | Brick |
| 926 Lexington Drive | Single-Family Home | 2000 | 3,709 | *N/A* | Brick and Stone |
| 927 Lexington Drive | Single-Family Home | 2003 | 3,507 | *N/A* | Brick |
| 930 Lexington Drive | Single-Family Home | 2001 | 3,606 | *N/A* | Brick |
| 931 Lexington Drive | Single-Family Home | 2000 | 4,584 | *N/A* | Brick and Stucco |
| 934 Lexington Drive | Single-Family Home | 2001 | 3,788 | *N/A* | Brick |
| 935 Lexington Drive | Single-Family Home | 2003 | 3,587 | *N/A* | Brick and Stone |
| 939 Lexington Drive | Single-Family Home | 2003 | 2,973 | *N/A* | Brick and Stone |
| 942 Lexington Drive | Single-Family Home | 2001 | 3,513 | *N/A* | Brick and Stone |
| 943 Lexington Drive | Single-Family Home | 2003 | 3,706 | *N/A* | Brick and Stone |
| | AVERAGES: | 2001 | 3,843 | #DIV/0! | |




919 Lexington Drive



923 Lexington Drive



926 Lexington Drive



927 Lexington Drive



930 Lexington Drive




931 Lexington Drive



934 Lexington Drive



935 Lexington Drive




939 Lexington Drive




942 Lexington Drive



943 Lexington Drive

**CITY OF ROCKWALL**

**ORDINANCE NO. 26-XX**

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

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 2 (PD-2) [*ORDINANCE NO. 24-07*] AND THE UNIFIED DEVELOPMENT CODE (UDC) [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR RESIDENTIAL INFILL IN AN ESTABLISHED SUBDIVISION TO ALLOW THE CONSTRUCTION OF A SINGLE-FAMILY HOME ON A 0.287-ACRE PARCEL OF LAND, IDENTIFIED AS LOTS 1 & 2, BLOCK A, TURTLE COVE, PHASE 3 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 Laura Baggett of Laura Juarez Baggett Studio, PLLC on behalf of Johnathan and Key-Lee Ogle for the approval of a *Specific Use Permit (SUP)* for *Residential Infill in an Established Subdivision* for the purpose of constructing a single-family home on a 0.287-acre parcel of land identified as Lots 1 & 2, Block A, Turtle Cove, Phase 3 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 2 (PD-2) for *Single-Family Detached* land uses, addressed as 931 & 935 Lexington Drive, and being more specifically described and depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

**WHEREAS**, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that Planned Development District 2 (PD-2) [*Ordinance No. 24-07*] 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 2 (PD-2) [*Ordinance No. 24-07*] and the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* to allow for the construction of a single-family home in an established subdivision in accordance with Article 04, *Permissible Uses*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] on the *Subject Property*; and,

DRAFT 03.30.2026

**SECTION 2.** That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Planned Development District 2 (PD-2) [*Ordinance No. 24-07*] and Subsection 03.01, *General Residential 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 single-family home on the *Subject Property* and conformance to these operational conditions are required:

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

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

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

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

**2.2 COMPLIANCE**

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

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

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

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

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

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



DRAFT ORDINANCE 03-30-2026

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

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

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 3RD DAY OF AUGUST, 2026.**

_____
Tim McCallum, *Mayor*

**ATTEST:**

_____
Kristy Teague, *City Secretary*

**APPROVED AS TO FORM:**

_____
Frank J. Garza, *City Attorney*

1st Reading: *July 20, 2026*

2nd Reading: *August 3, 2026*

DRAFT ORDINANCE 06.30.2026

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

*Address:* *931 & 935 Lexington Drive*

*Legal Description:* *Lots 1 & 2, Block A, Turtle Cove, Phase 3 Addition*

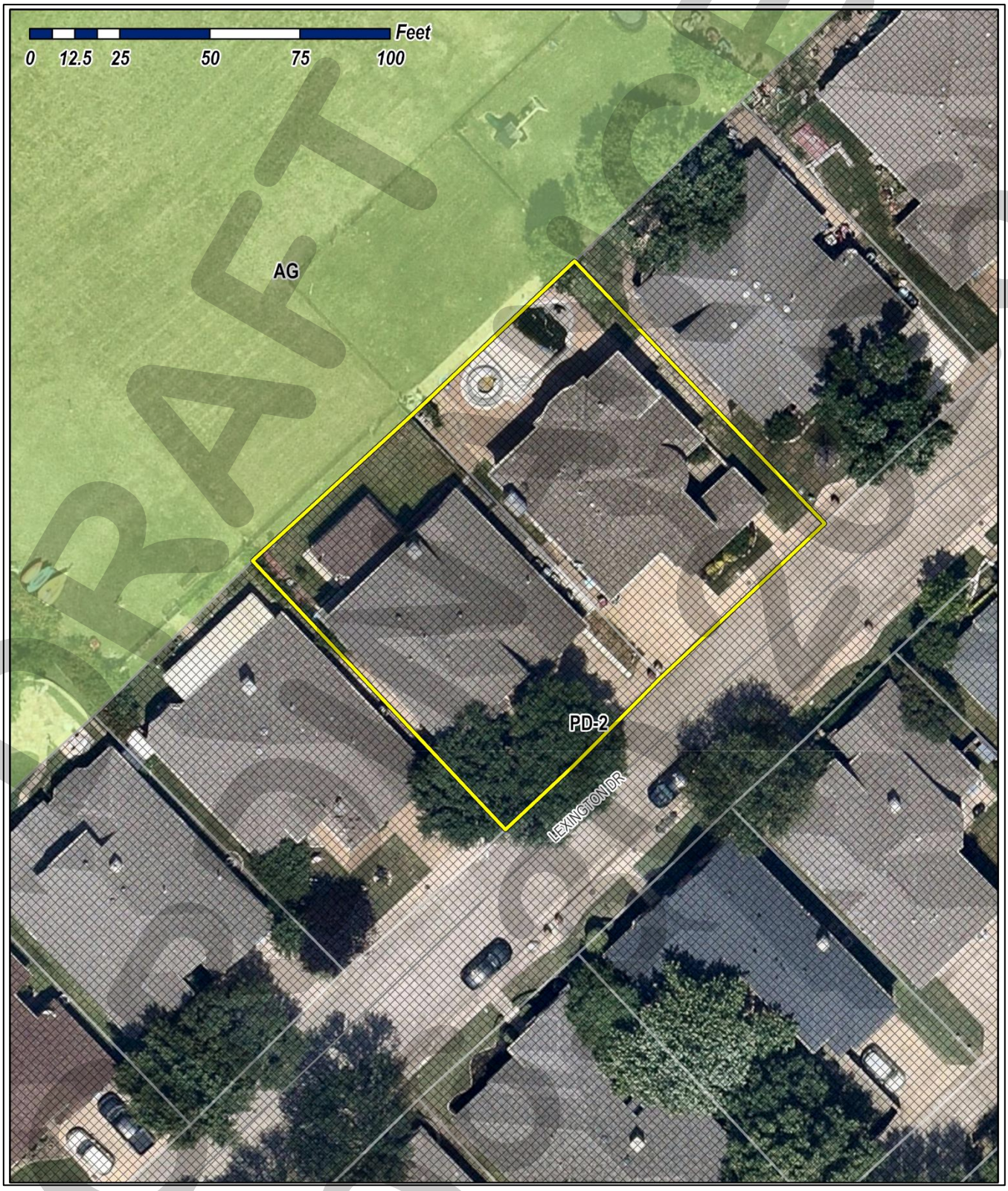


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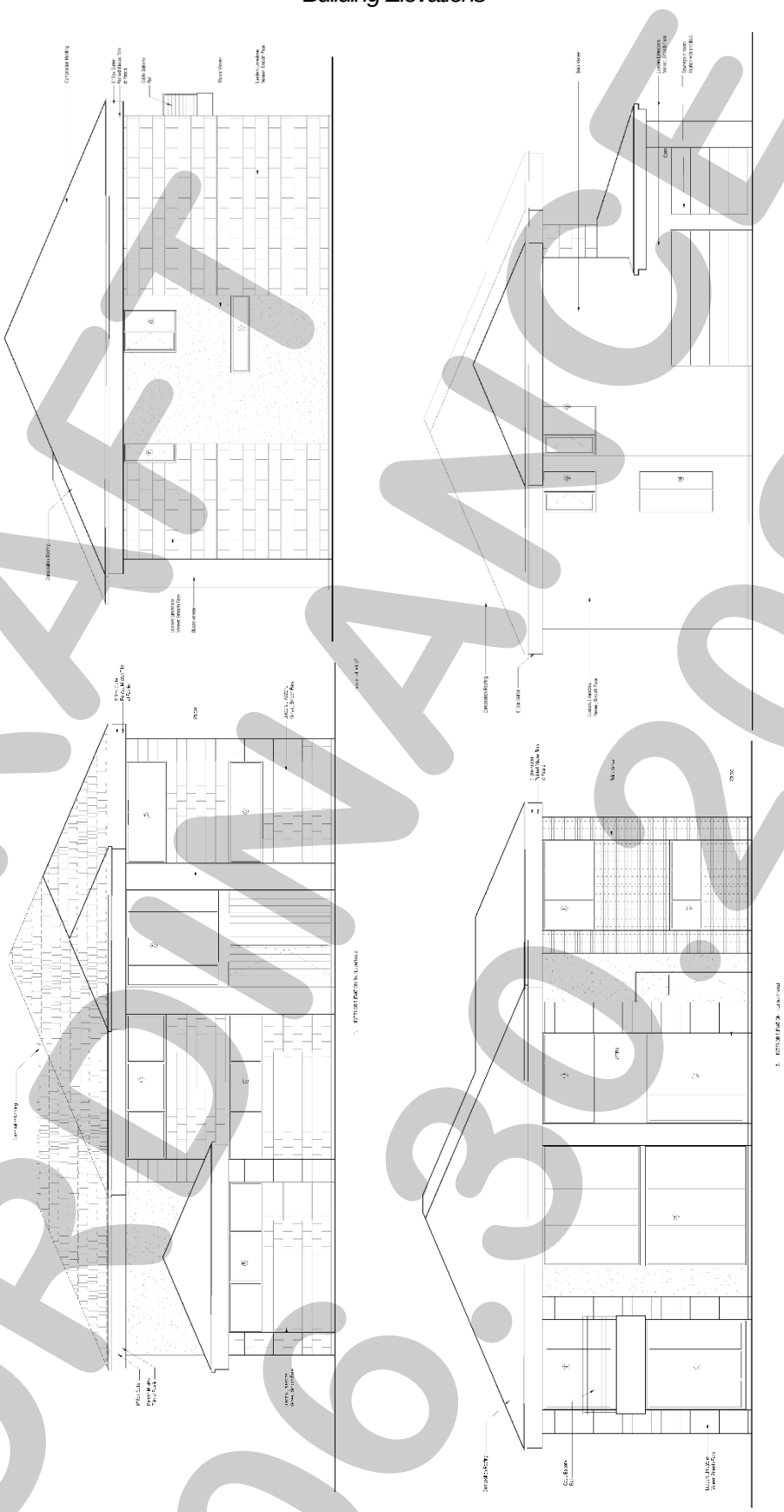
**Exhibit 'B':**
*Residential Plot Plan*




DRAFT ORDINANCE 06.30.2026

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



DRAFT
ORDINANCE
06.30.2026

# PROJECT COMMENTS

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

DATE: 6/23/2026

PROJECT NUMBER: Z2026-032
PROJECT NAME: SUP for Banquet Hall/ Event Hall
SITE ADDRESS/LOCATIONS: 4571 State Highway 276, Rockwall, TX, 75189

CASE CAPTION: Hold a public hearing to discuss and consider a request by Ron Hawkins for the approval of a Specific Use Permit (SUP) for Banquet Facility/Event Hall in conjunction with an existing Garden Supply/Plant Nursery on a 9.9398-acre tract of land identified as Tract 3 of the J. H. Bailey Survey, Abstract No. 34, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the SH-276 Overlay (SH-276 OV) District, addressed as 4571 SH-276, and take any action necessary.

| DEPARTMENT | REVIEWER | DATE OF REVIEW | STATUS OF PROJECT |
|---|---|---|---|
| | Bethany Ross | 06/12/2026 | Approved w/ Comments |

06/12/2026: Z2026-032; Specific Use Permit (SUP) for an Event Hall/Banquet Facility at 4571 SH-276
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a Specific Use Permit (SUP) for Banquet Facility/Event Hall in conjunction with an existing Garden Supply/Plant Nursery on a 9.9398-acre tract of land identified as Tract 3 of the J. H. Bailey Survey, Abstract No. 34, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the SH-276 Overlay (SH-276 OV) District, and addressed as 4571 SH-276.

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

M.3 For reference, include the case number (Z2026-032) in the lower right-hand corner of all pages on future submittals.

I.4 According to Subsection 02.02(F)(5), Retail and Personal Service Land Uses, of Article 13, Definitions, of the Unified Development Code (UDC), states that an Event Hall/Banquet Facility is an “establishment that is leased on a temporary basis before the day of the event by individuals or groups who reserve the facility to accommodate private functions, including, but not limited to, banquets, weddings, anniversaries, receptions, business and organizational meetings, and other similar functions, to which the general public is not admitted and for which no admission charge is imposed.”

I.5 The subject property is zoned Light Industrial (LI) District. In the Light Industrial (LI) District the Event Hall/Banquet Facility land use is permitted by Specific Use Permit (SUP). The 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.” In this case, the proposed Event Hall/Banquet Facility is located at 4571 SH-276 and must be reviewed by the Planning and Zoning Commission and City Council to determine if the land use is appropriate for the proposed location.

M.6 Provide a dimensioned site plan showing the size and square footage of each intended land use, parking areas, and any outside operations for the entire property. This will ensure that these are captured for the Specific Use Permit (SUP) ordinance and staff can calculate the number of parking spaces required.

I.7 Based on the submitted materials, staff has included the following Operational Conditions in the Specific Use Permit (SUP) ordinance:
(1) The proposed Event Hall/Banquet Facility shall be limited to the ‘conservatory’ area depicted in Exhibit ‘B’ of this ordinance.

(2) The proposed Event Hall/Banquet Facility shall apply for and receive approval for a Site Plan upon approval of the proposed Specific Use Permit (SUP).
(3) The proposed Event Hall/Banquet Facility shall apply for and receive approval a Final Plat upon approval of the Site Plan.
(4) The proposed Event Hall/Banquet Facility shall apply for and receive Building Permits for any unpermitted structures on the subject property upon approval of the Site Plan.
(5) The proposed Event Hall/Banquet Facility shall apply for and receive an updated Certificate of Occupancy (CO) reflecting all of the land uses on the subject property upon approval of the proposed Specific Use Permit (SUP).
(6) This Specific Use Permit (SUP) ordinance shall expire should the subject property be sold or change ownership; however, if such change is to an immediate family member, this is not necessary.

M.8 Please review the attached Draft Ordinance prior to the June 30, 2026 Planning and Zoning Commission Work Session meeting, and provide staff with your markups by no later than July 7, 2026.

I.9 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on July 7, 2026; however, it is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the July 14, 2026 Planning and Zoning Commission Public Hearing Meeting.

I.10 The projected City Council meeting dates for this case will be July 20, 2026 (1st Reading) and August 3, 2026 (2nd Reading).

| DEPARTMENT | REVIEWER | DATE OF REVIEW | STATUS OF PROJECT |
|---|---|---|---|
| ENGINEERING | Madelyn Kuhn | 06/19/2026 | Approved w/ Comments |

06/19/2026: General Items:
- Must meet City 2023 Standards of Design and Construction
- 4% Engineering Inspection Fees
- Impact Fees, if changing building use/square footage or water meters (Water, Sewer, Roadway).
- Minimum easement width is 20' for new easements. No structures including walls allowed in easements.
- Retaining walls 3' and over must be engineered.
- All retaining walls 18" or taller must be rock or stone face. No smooth concrete walls.
- All utilities must be underground.
- The property must be platted if adding or changing easements.
- No structures or fences allowed within easements or ROW.
- No signage is allowed within easements or ROW.
- Tree mitigation will be required if removing existing trees on the property.
- Need to show existing and proposed utilities on the Site Plan.
- Additional comments may be provided at time of Site Plan and Engineering Design.

Drainage Items:
- Detention is required.
- Existing flow patterns must be maintained. Drainage may not be increased towards any direction.
- Grate inlets are not allowed.
- Dumpster areas (if needed) to drain to oil/water separator and then to the storm lines.
- The property owner will be responsible for maintaining, repair, and replacement of the detention/drainage systems.

Water and Wastewater Items:
- Site plan must show existing/proposed utility lines (Water, Sewer, etc.)
- Any public water lines must be a minimum of 8", looped, and must be in a 20' wide easement. (Meet City of Rockwall Standards of Design and Construction)
- The site is located within the Blackland water district, but must meet all of City of Rockwall's fire flow requirements. Must have a letter from Blackland stating that they can serve with required fire flows and pressure.
- There is no existing sewer available for this site. Septic systems are permitted through Rockwall County.
- Any utility connection crossing SH276 roadway must be completed by dry bore and be steel encased. Opening cutting will not be allowed. TxDOT permit required.

- Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)
- Min 20' utility easements. All public utilities must be centered in easements.
- Water to be 10' separated from storm and sewer lines.

Paving Items:
- Must meet City driveway spacing requirements.
- All parking, storage, drive aisles, storage areas must be reinforced concrete. (No rock, gravel, or asphalt allowed).
- All Parking to be 20'x9' minimum. Parallel parking shall be minimum 22'x9'. Parking may not be off a public roadway. Vehicle must not be required to back onto a public roadway, including trash trucks. Minimum parking dimensions for angled parking is based on angle.
- No dead-end parking allowed without an City approved turnaround.
- Drive isles to be 24' wide.
- Fire lane (if needed) to be 24' wide and in a platted easement.
- Fire lane (if needed) to have 20' min radius if buildings are less than 30' tall. If any of the buildings are 30' or more, the fire lane will be 30' radius minimum.
- Any changes to existing driveway will require a TXDOT permit.

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

| DEPARTMENT | REVIEWER | DATE OF REVIEW | STATUS OF PROJECT |
|---|---|---|---|
| BUILDING | Craig Foshee | 06/18/2026 | Approved |

No Comments

| DEPARTMENT | REVIEWER | DATE OF REVIEW | STATUS OF PROJECT |
|---|---|---|---|
| FIRE | Ariana Kistner | 06/15/2026 | Approved w/ Comments |

06/15/2026: Fire code requirements will be verified during the building permit and plan review process.

| DEPARTMENT | REVIEWER | DATE OF REVIEW | STATUS OF PROJECT |
|---|---|---|---|
| GIS | Lance Singleton | 06/15/2026 | Approved |

No Comments

| DEPARTMENT | REVIEWER | DATE OF REVIEW | STATUS OF PROJECT |
|---|---|---|---|
| POLICE | Chris Cleveland | 06/12/2026 | Approved |

No Comments

| DEPARTMENT | REVIEWER | DATE OF REVIEW | STATUS OF PROJECT |
|---|---|---|---|
| PARKS | Travis Sales | 06/15/2026 | Approved |

No Comments

# SH-276

**General Items:**
- Must meet City 2023 Standards of Design and Construction
- 4% Engineering Inspection Fees
- Impact Fees, if changing building use/square footage or water meters (Water, Sewer, Roadway).
- Minimum easement width is 20' for new easements. No structures including walls allowed in easements.
- Retaining walls 3' and over must be engineered.
- All retaining walls 18" or taller must be rock or stone face. No smooth concrete walls.
- All utilities must be underground.
- The property must be platted if adding or changing easements.
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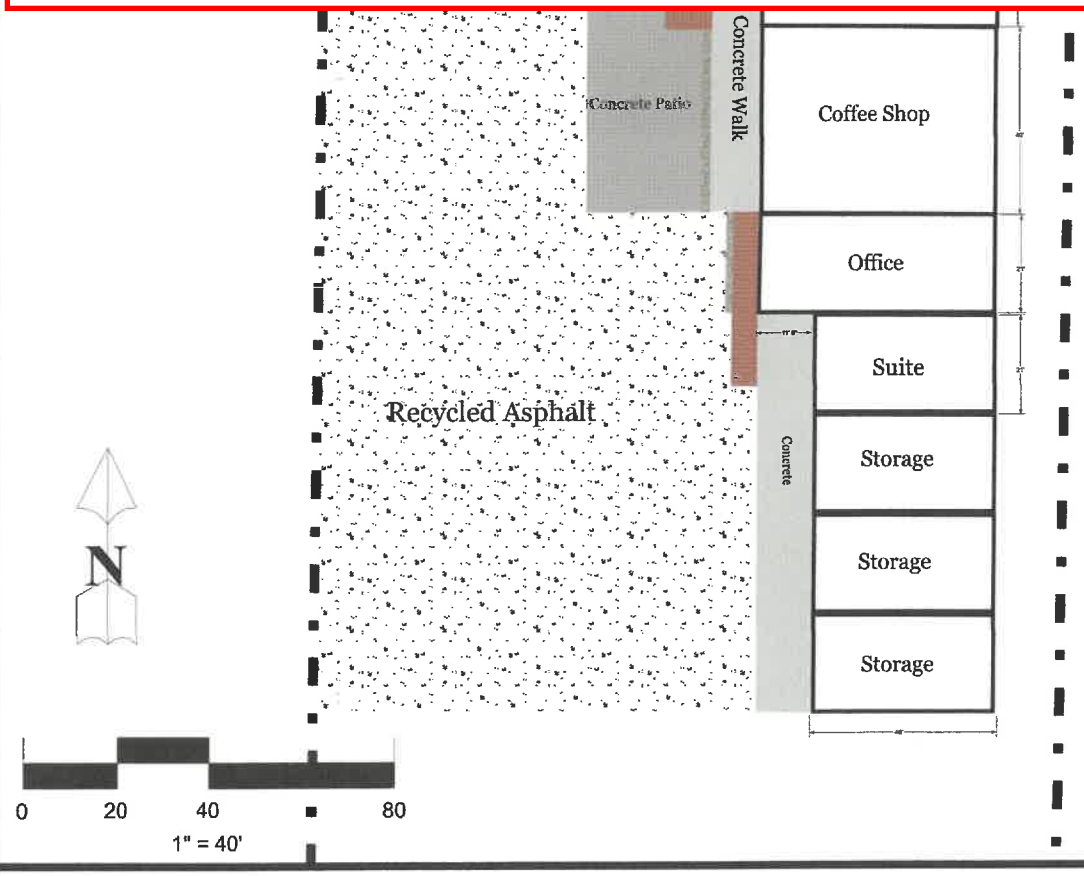
- No landscape berms or tree plantings shall be located on top of City utilities or within easements.




Honey Locust Farms

**SHEET DESCRIPTION:**
Site Plan

**PROJECT:**
Honey Locust Farms
4571 SH-276, Rockwall, TX 75032

**REVISIONS:**
NA

**DATE:**
06/08/2026

**JOB NUMBER:**
NA

**DRAWN BY:**
Ron Hawkins

**CHECKED BY:**

**SCALE:**
1" = 40'

**SHEET:**
1 of 1

# DEVELOPMENT APPLICATION

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

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

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

**DIRECTOR OF PLANNING:**

**CITY ENGINEER:**

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

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

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

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

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

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

## PROPERTY INFORMATION [PLEASE PRINT]

| | | | |
|---|---|---|---|
| ADDRESS | 4521 Hwy 276 Rockwall TX | | |
| SUBDIVISION | | LOT | BLOCK |
| GENERAL LOCATION | Hwy 276 4mile from 205 | | |

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

| | | | |
|---|---|---|---|
| CURRENT ZONING | Light Industrial | CURRENT USE | Nursery |
| PROPOSED ZONING | | PROPOSED USE | Nursery / Banquet Room |
| ACREAGE | 10 | LOTS [CURRENT] | 1 |
| | | LOTS [PROPOSED] | 1 |

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

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

| | | | |
|---|---|---|---|
| ☑ OWNER | Ron Hawkins | ☑ APPLICANT | Same |
| CONTACT PERSON | [redacted] | CONTACT PERSON | |
| ADDRESS | | ADDRESS | |
| CITY, STATE & ZIP | | CITY, STATE & ZIP | |
| PHONE | | PHONE | |
| E-MAIL | | E-MAIL | |

## NOTARY VERIFICATION [REQUIRED]

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

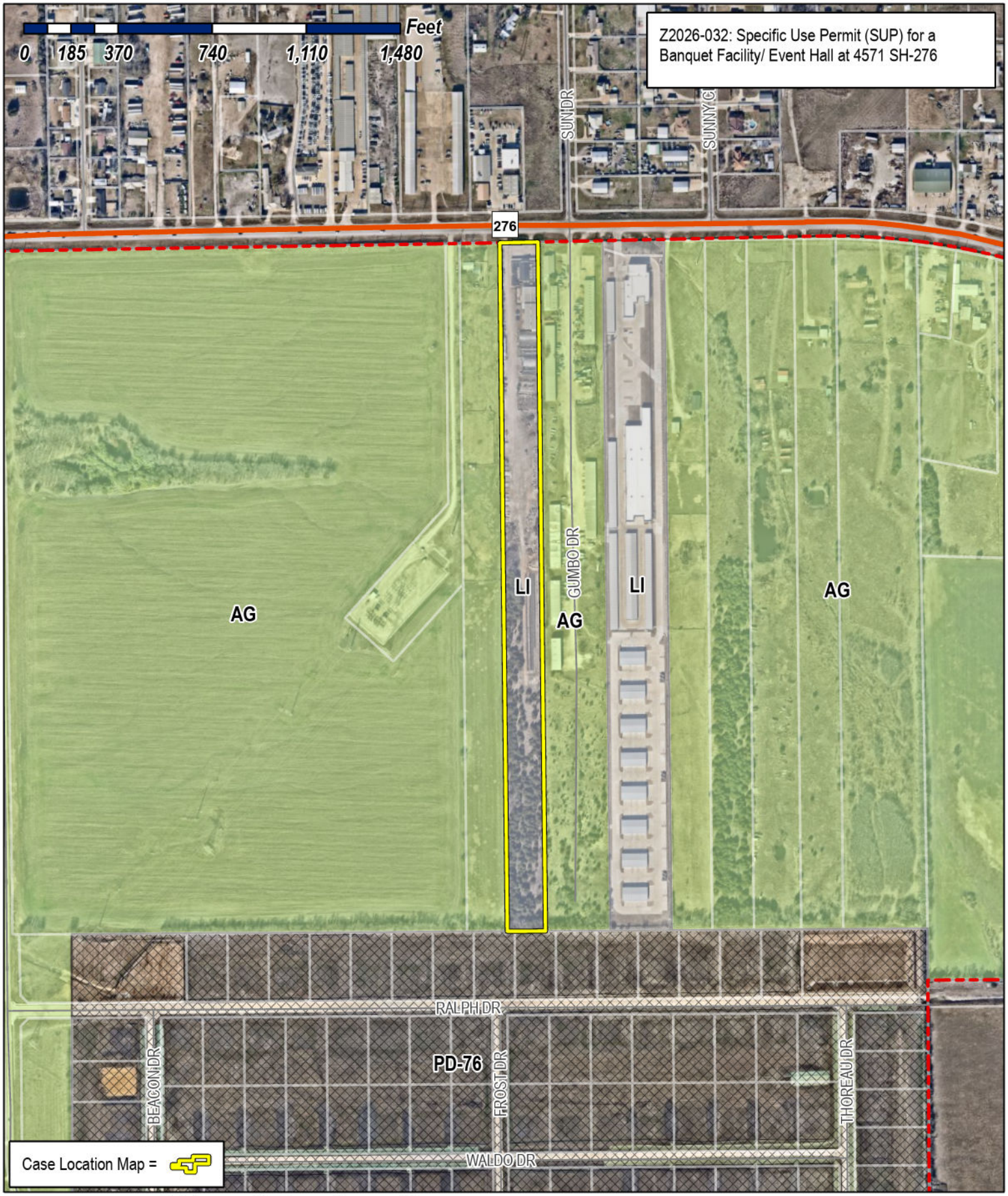
*"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF* $ 1348.80 *TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 6/8/24 *DAY OF* _____, 20___. *BY SIGNING 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* 8 *DAY OF* June, 20 26.

JULIE THOMPSON
Notary Public, State of Texas
Comm. Expires 07-22-2028
Notary ID 126599769

*OWNER'S SIGNATURE* [signature]

*NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS* Julie Thompson *MY COMMISSION EXPIRES* 7/22/28





# City of Rockwall

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



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

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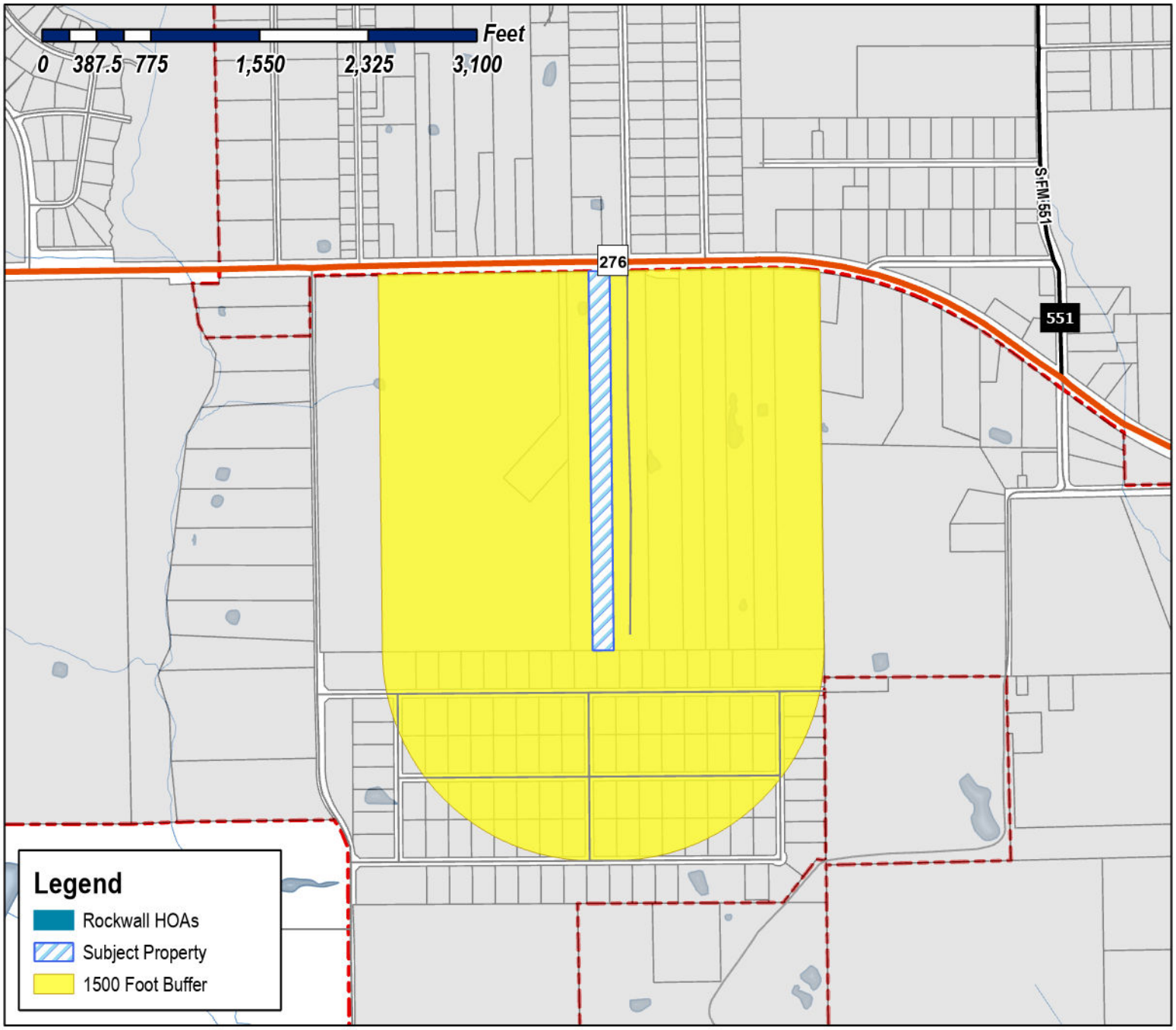
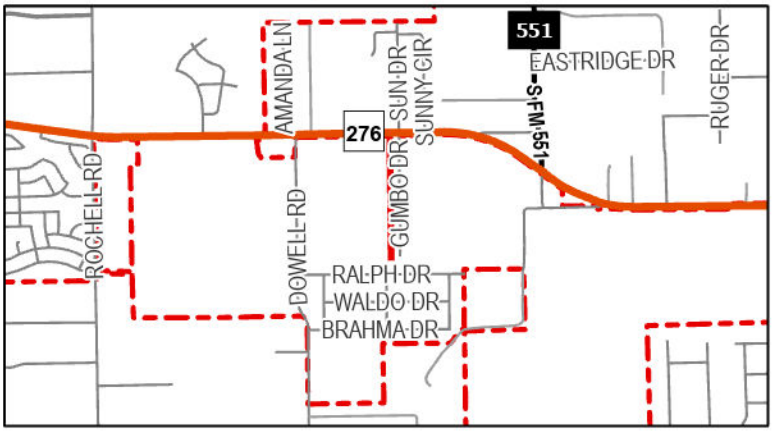



**Case Number:** Z2026-032
**Case Name:** SUP for Banquet Facility/Event Hall
**Case Type:** Zoning
**Zoning:** Light Industrial (LI) District
**Case Address:** 4571 SH-276




**Date Saved: 6/8/2026**
For Questions on this Case Call (972) 771-7745

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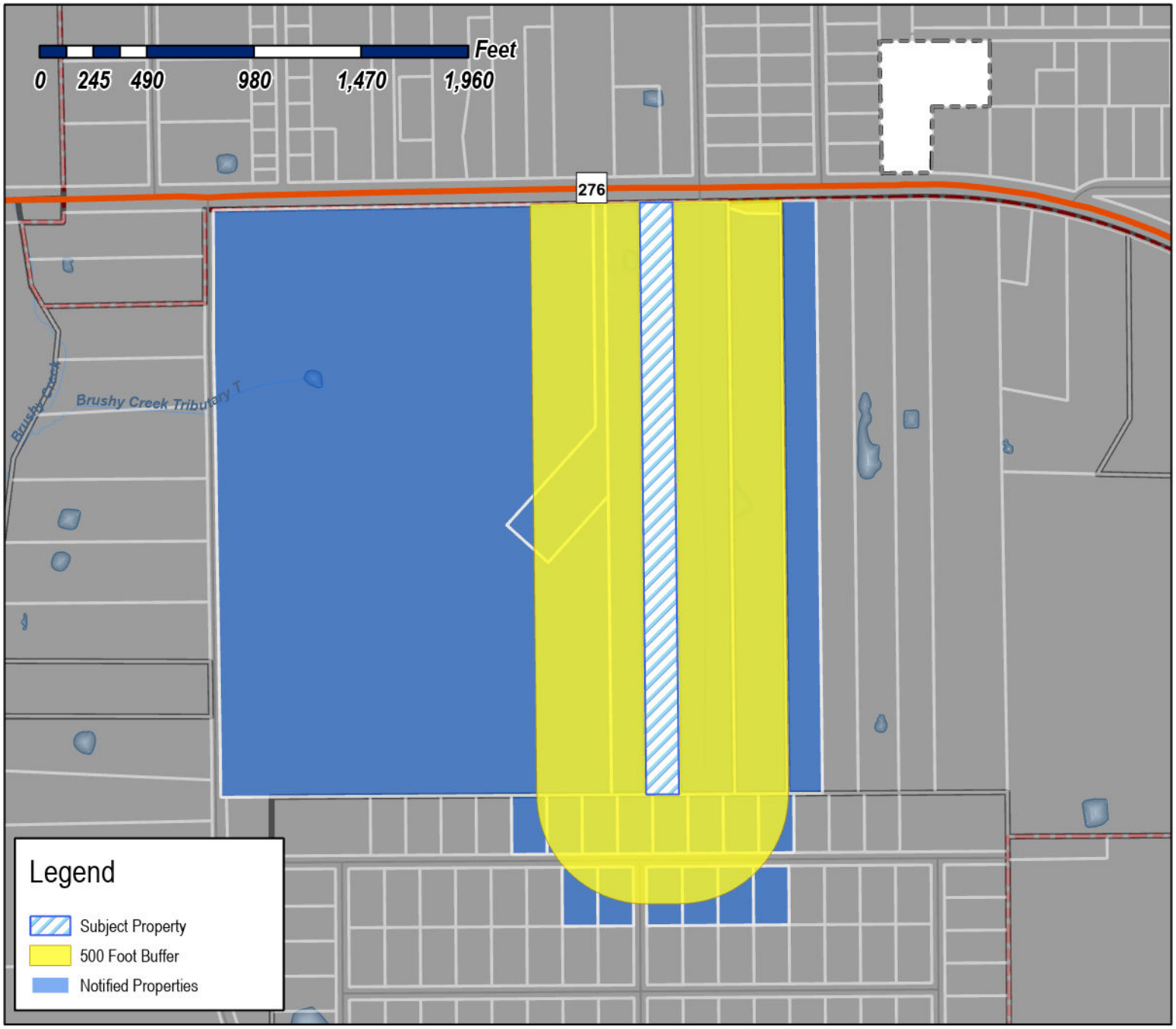


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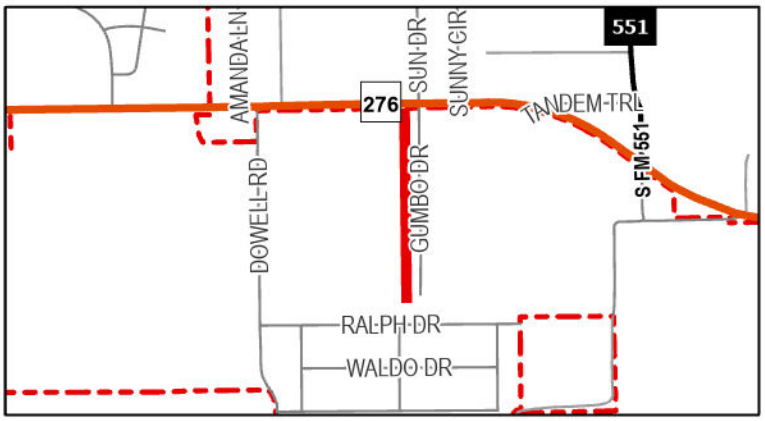



**Date Saved: 6/8/2026**
For Questions on this Case Call: (972) 771-7745

RESIDENT
HWY276
ROCKWALL, TX 75032

COMMERCIAL CONSTRUCTION SPECIALTIES LP
10961 LAKESIDE DRIVE
QUINLAN, TX 75474

RESIDENT
114 GUMBO
ROCKWALL, TX 75032

VALK PROPERTIES VII LLC
1450 T L Townsend Dr Ste 100
Rockwall, TX 75032

SUMEER HOMES INC
2404 Texas Dr Ste 103
Irving, TX 75062

RESIDENT
3290 HWY276
ROCKWALL, TX 75032

RESIDENT
4452 RALPH DR
ROCKWALL, TX 75032

RESIDENT
4464 RALPH DR
ROCKWALL, TX 75032

RESIDENT
4473 RALPH DR
ROCKWALL, TX 75032

RESIDENT
4476 RALPH DR
ROCKWALL, TX 75032

RESIDENT
4485 RALPH DR
ROCKWALL, TX 75032

RESIDENT
4488 RALPH DR
ROCKWALL, TX 75032

RESIDENT
4503 RALPH DR
ROCKWALL, TX 75032

RESIDENT
4506 RALPH DR
ROCKWALL, TX 75032

RESIDENT
4507 HWY276
ROCKWALL, TX 75032

RESIDENT
4515 RALPH DR
ROCKWALL, TX 75032

RESIDENT
4518 RALPH DR
ROCKWALL, TX 75032

BOBALIK STEVE A
4521 STATE HIGHWAY 276
ROCKWALL, TX 75032

RESIDENT
4527 RALPH DR
ROCKWALL, TX 75032

RESIDENT
4530 RALPH DR
ROCKWALL, TX 75032

RESIDENT
4539 RALPH DR
ROCKWALL, TX 75032

RESIDENT
4542 RALPH DR
ROCKWALL, TX 75032

HAWKINS RONALD & JENIREE
4571 State Highway 276
Rockwall, TX 75032

RESIDENT
4649 HWY276
ROCKWALL, TX 75032

ROMO DIANE
4695 STATE HIGHWAY 276
ROCKWALL, TX 75032

SORRELLS ROBERT
8731 REXFORD DR
DALLAS, TX 75209

ONCOR ELECTRIC DELIVERY COMPANY
PO BOX 139100
DALLAS, TX 75313

# PUBLIC NOTICE

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

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

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

**Z2026-032: SUP for Banquet Facility/Event Hall**

Hold a public hearing to discuss and consider a request by Ron Hawkins for the approval of a *Specific Use Permit (SUP)* for *Banquet Facility/Event Hall* in conjunction with an existing *Garden Supply/Plant Nursery* on a 9.9398-acre tract of land identified as Tract 3 of the J. H. Bailey Survey, Abstract No. 34, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the SH-276 Overlay (SH-276 OV) District, addressed as 4571 SH-276, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on *Tuesday, July 14, 2026 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, July 20, 2026 at 6:00 PM*. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

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

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

Your comments must be received by *Monday, July 20, 2026 at 4:00 PM* to ensure they are included in the information provided to the City Council.

Sincerely,

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

USE THIS QR CODE TO GO DIRECTLY TO THE WEBSITE

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

PLEASE RETURN THE BELOW FORM

**Case No. Z2026-032: SUP for Banquet Facility/Event Hall**

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

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

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

Name:

Address:

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

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

June 8, 2026

City of Rockwall Planning & Zoning Department
385 S. Goliad Street
Rockwall, TX 75087

RE: Request for Special Use Permit – Honey Locust Farms

To Whom It May Concern,

Honey Locust Farms respectfully requests consideration and approval of a Special Use Permit to allow the operation of event spaces within our existing facilities located at Honey Locust Farms.

Specifically, we are seeking authorization for the use of our Botanical Conservatory as an event venue, as well as the use of our Garden Room as an event space. These facilities are intended to host weddings, private gatherings, corporate events, educational programs, community functions, and other similar events in a controlled and professionally managed environment.

Our vision is to create a unique destination that celebrates the natural beauty of the property while providing an exceptional venue for residents and visitors of Rockwall. The Botanical Conservatory and Garden Room are designed to complement the agricultural and horticultural character of Honey Locust Farms and will enhance opportunities for community engagement and local economic activity.

We are committed to operating these event spaces responsibly and in accordance with all applicable City ordinances, regulations, and conditions that may be required as part of the Special Use Permit approval process.

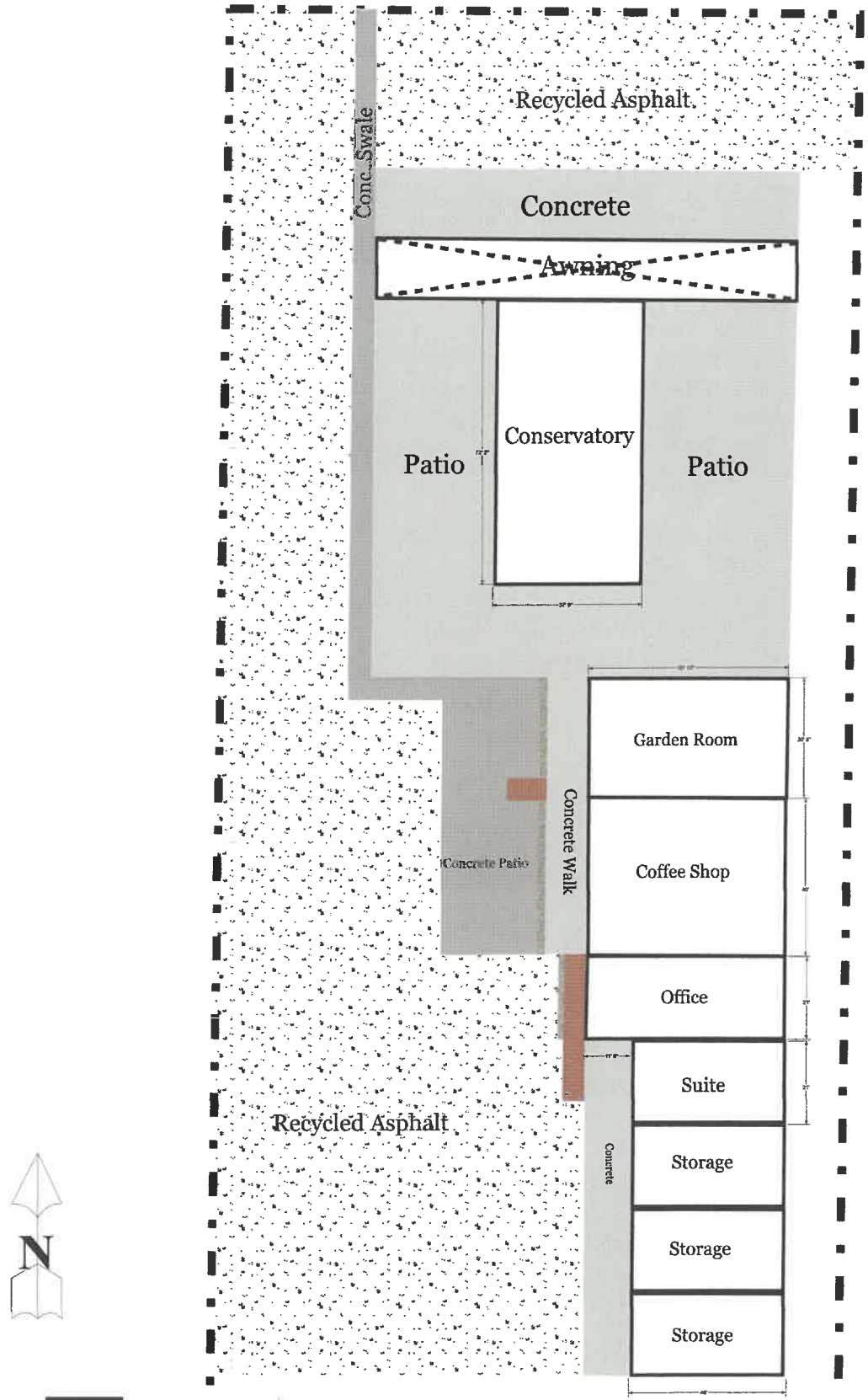
We appreciate your consideration of this request and look forward to working with the City of Rockwall Planning & Zoning Department throughout the review process. Please do not hesitate to contact us should additional information be required.

Sincerely,

Honey Locust Farms
[Owner/Ron Hawkins]
[O: (972-771-6025)]

[C: (972-670-4293)]
[rjhawk6@aol.com)]

# SH-276




Honey Locust Farms

**SHEET DESCRIPTION:**
Site Plan

**PROJECT:**
Honey Locust Farms
4571 SH-276, Rockwall, TX 75032

**REVISIONS:**
NA

**DATE:**
06/08/2026

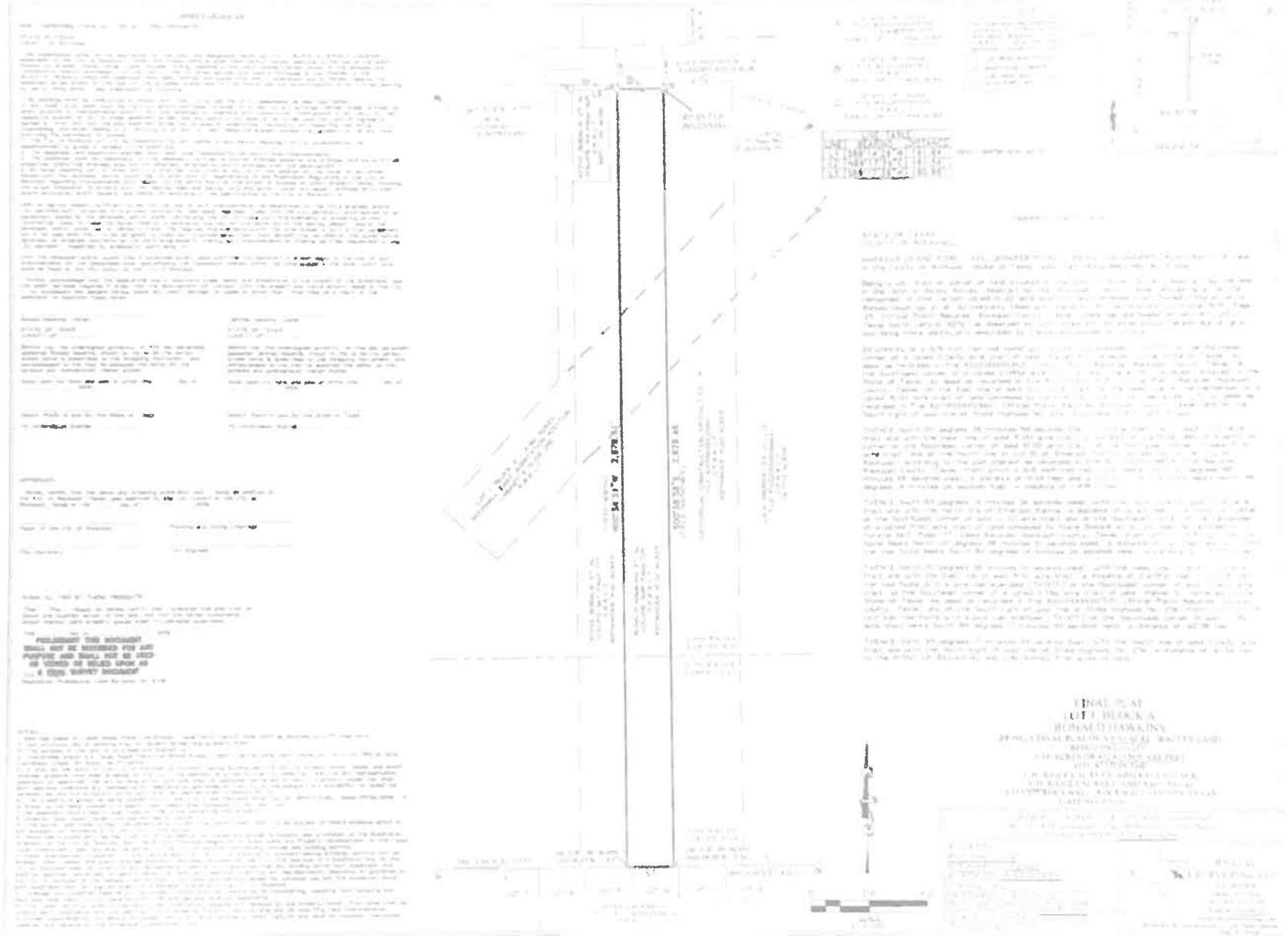
**JOB NUMBER:**
NA

**DRAWN BY:**
Ron Hawkins

**CHECKED BY:**

**SCALE:**
1" = 40'

**SHEET:**
1 of 1



**CITY OF ROCKWALL**

**ORDINANCE NO. 26-XX**

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

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW AN *EVENT HALL/BANQUET FACILITY* IN CONJUCTION WITH AN EXISTING *GARDEN SUPPLY/PLANT NURSERY* ON A 9.9398-ACRE TRACT OF LAND IDENTIFIED AS TRACT 3 OF THE J. H. BAILEY SURVEY, ABSTRACT NO. 34, 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 Ron Hawkins for the approval of a *Specific Use Permit (SUP)* for *Banquet Facility/Event Hall* in conjunction with an existing *Garden Supply/Plant Nursery* on a 9.9398-acre tract of land identified as Tract 3 of the J. H. Bailey Survey, Abstract No. 34, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the SH-276 Overlay (SH-276 OV) District, addressed as 4571 SH-276, 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.** 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 an *Event Hall/Banquet Facility* as stipulated by Article 04*, Permissible Uses,* 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 05.01*, General Light Industrial District Standards*, and Subsection 06.01, *General Overlay District Standards,* of Article 05*, District Development Standards,* of the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall -- *as heretofore amended and may be amended in the futur*e -- and with the following conditions:



DRAFT ORDINANCE 03.26

**2.1 OPERATIONAL CONDITIONS**

The following conditions pertain to the operation of an *Event Hall/Banquet Facility* on the *Subject Property* and conformance to these requirements is necessary for continued operations:

1) The proposed *Event Hall/Banquet Facility* shall be limited to the 'conservatory' area depicted in *Exhibit 'B'* of this ordinance.

2) The proposed *Event Hall/Banquet Facility* shall apply for and receive approval for a *Site Plan* upon approval of the proposed Specific Use Permit (SUP).

3) The proposed *Event Hall/Banquet Facility* shall apply for and receive approval a *Final Plat* upon approval of the *Site Plan*.

4) The proposed *Event Hall/Banquet Facility* shall apply for and receive Building Permits for any unpermitted structures on the subject property upon approval of the *Site Plan*.

5) The proposed *Event Hall/Banquet Facility* shall apply for and receive an updated Certificate of Occupancy (CO) reflecting all of the land uses on the subject property upon approval of the proposed Specific Use Permit (SUP).

6) This Specific Use Permit (SUP) ordinance shall expire should the subject property be sold or change ownership; however, if such change is to an immediate family member, this is not necessary.

**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



DRAFT ORDINANCE 03.30.2026

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 3RD DAY OF AUGUST, 2026.**

_____
Tim McCallum, *Mayor*

**ATTEST:**

_____
Kristy Teague, *City Secretary*

**APPROVED AS TO FORM:**

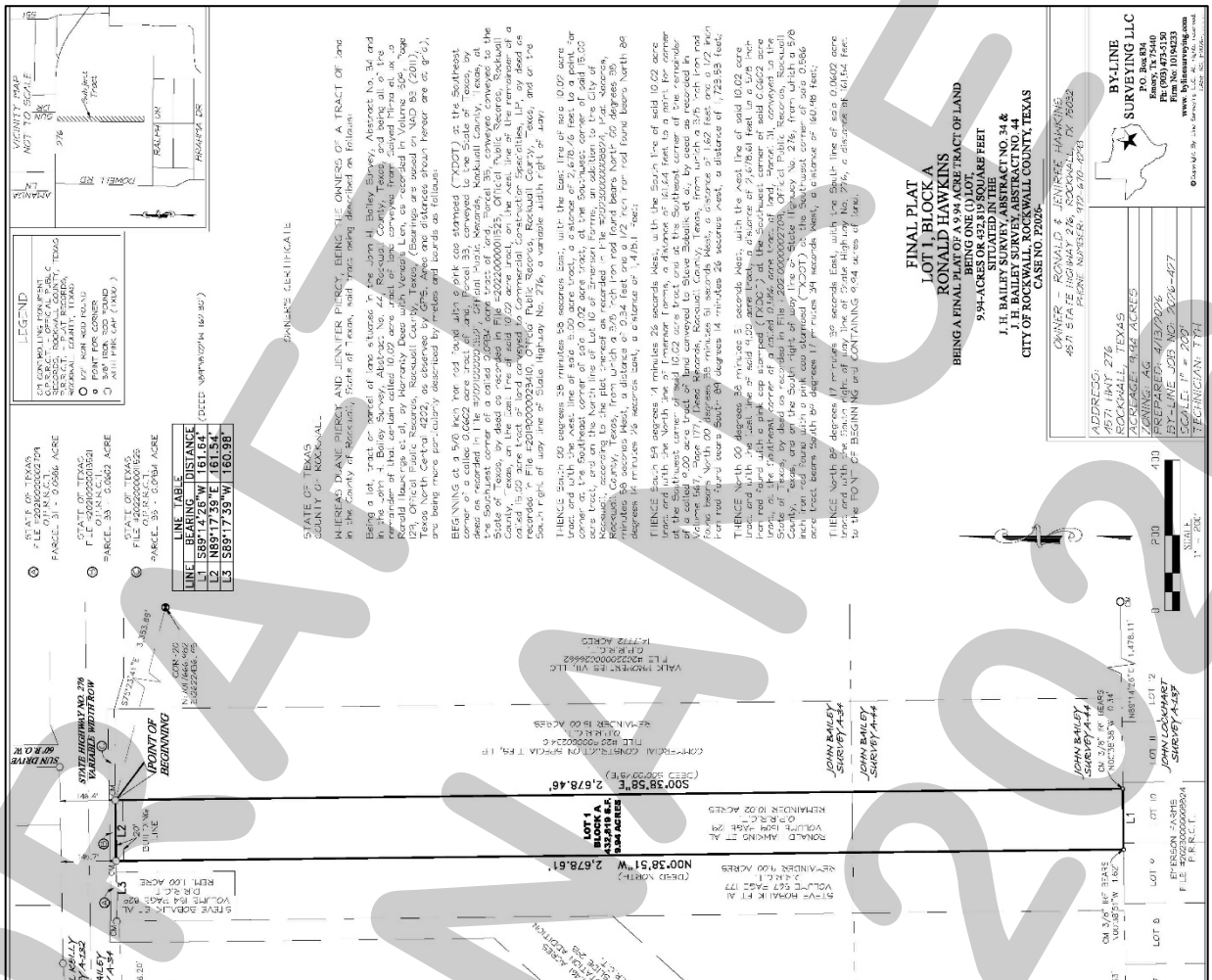
_____
Frank J. Garza, *City Attorney*

1st Reading: *July 20, 2026*

2nd Reading: *August 3, 2026*

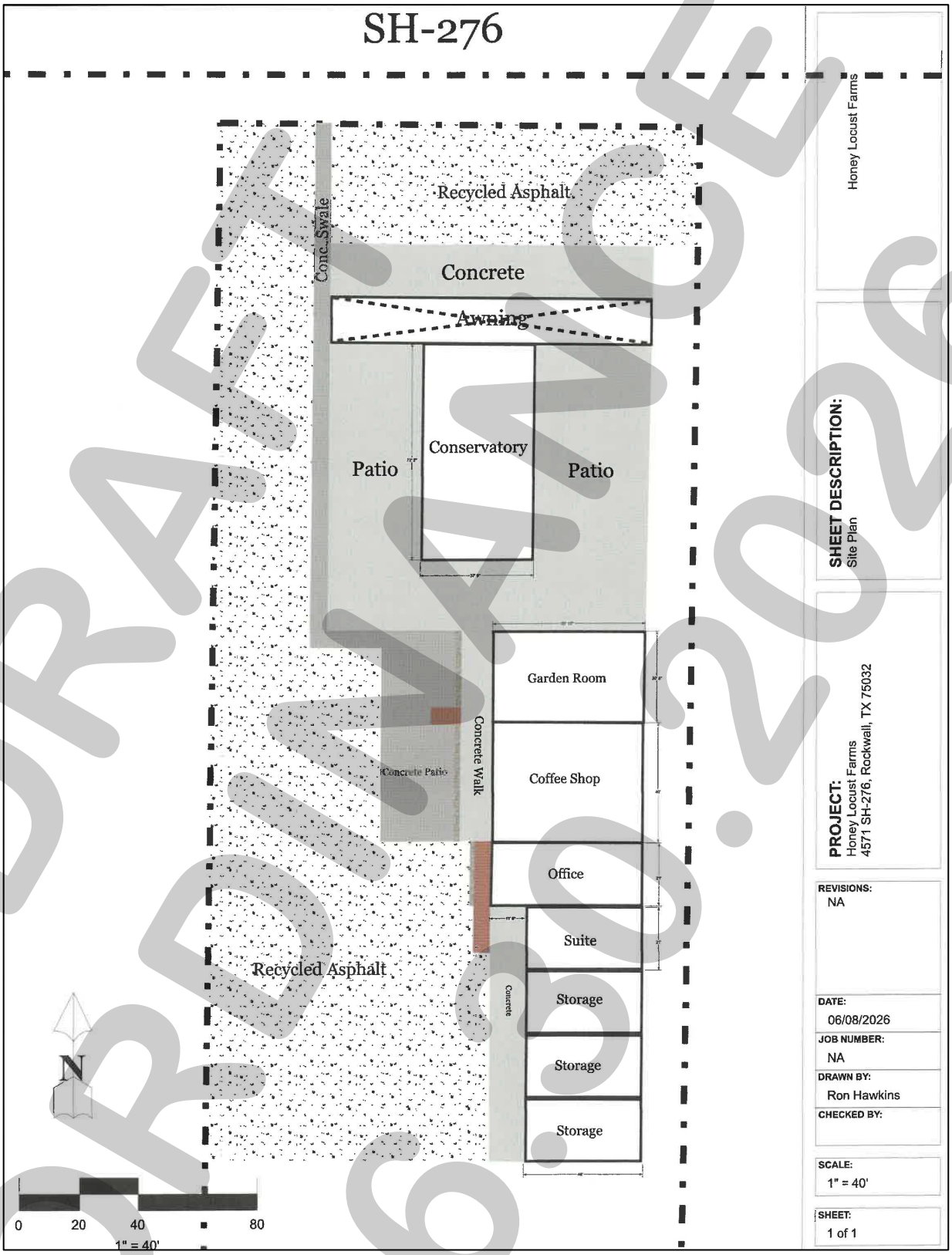
DRAFT ORDINANCE 06.30.2026

**Exhibit 'A':**
*Survey*



DRAFT
09.30.2026

**Exhibit 'B':**
*Site Plan/Floor Plan*




DRAFT ORDINANCE 06.30.2026

# CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION MEMORANDUM

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

**TO:** Planning and Zoning Commission

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

**DATE:** June 30, 2026

**SUBJECT:** Z2026-030; *Text Amendment to Article 04, Permissible Uses, of the UDC to Allow Manufactured Homes in the Single-Family Estate 4.0 (SFE-4.0) District*

On September 1, 2026, SB785 -- *which was adopted by the State Legislature during the 89th Legislative Session* -- is set to take effect. In short, this bill prohibits cities from completely banning *Manufactured Homes*. More specifically, the bill requires cities to allow new HUD Code *Manufactured Homes* in a zoning district -- *either within an existing zoning district or a newly created zoning district* -- that is currently depicted on the City's official zoning map. A full copy of SB785 has been included in the attached packet.

To address the requirements of SB785, staff is proposing to allow new HUD Code *Manufactured Homes* *by-right* in the Single-Family Estate 4.0 (SFE-4.0) District. According to Subsection 03.04, *Single-Family Estate 4.0 (SFE-4.0) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), "(t)he Single-Family Estate 4.0 (SFE-4.0) District is the proper zoning classification for rural, estate lots that are a minimum of four (4) acres in size. These lots are typically in areas that are located in the City's hinterland, away from higher density residential developments and non-residential development." The reason staff is proposing the Single-Family Estate 4.0 (SFE-4.0) District, as opposed to other districts in the City, is that other zoning districts -- *including the Single-Family Estate 1.5 (SFE-1.5) and Single-Family Estate 2.0 (SFE-2.0) Districts* -- are typically in closer proximity to existing subdivisions that have an established architectural character that may *not* be compatible with the architectural style or design of a new HUD Code *Manufactured Home*. Additionally, since property in this zoning district is typically larger in size (*i.e. a minimum of four [4] acres*) any incompatibility with the existing *General Residential Standards* will be better mitigated.

PROPOSED CHANGES TO ARTICLE 04, *PERMISSIBLE USES*, OF THE UDC

*CHANGES:* *HIGHLIGHTED, ITALICIZED, UNDERLINED*

LAND USE SCHEDULE

*LEGEND:*

| | |
|---|---|
| | Land Use *NOT* Permitted *OR* for *Overlay Districts* Refer to Base Zoning District |
| P | Land Use Permitted *By-Right* |
| P | Land Use Permitted with Conditions |
| S | Land Use Permitted Specific Use Permit (SUP) |
| X | Land Use Prohibited by Overlay District |
| A | Land Use Permitted as an Accessory Use |

| LAND USES | RESIDENTIAL DISTRICTS | | | | | | | | | | | | MIXED USE DISTRICTS | | NON-RESIDENTIAL DISTRICTS | | | | | | OVERLAY DISTRICTS | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | Agricultural (AG) District | Single Family Estate 1.5 (SFE-1.5) District | Single Family Estate 2.0 (SFE-2.0) District | Single Family Estate 4.0 (SFE-4.0) District | Single Family 1 (SF-1) District | Single Family 16 (SF-16) District | Single Family 10 (SF-10) District | Single Family 8.4 (SF-8.4) District | Single Family 7 (SF-7) District | Zero Lot-Line (ZL-5) District | Two-Family (2F) District | Multi-Family 14 (MF-14) District | Downtown (DT) District | Residential Office (RO) District | Neighborhood Services (NS) District | General Retail (GR) District | Commercial (C) District | Heavy Commercial (HC) District | Light Industrial (LI) District | Heavy Industrial (HI) District | Scenic Overlay (SOV) District | SH-66 Overlay (SH-66) District | IH-30 Overlay (IH-30 OV) District |
| RETAIL AND PERSONAL SERVICES LAND USES | | | | | | | | | | | | | | | | | | | | | | | |
| Single-Family Zero Lot Line Structure | | | | | | | | | | P | P | P | | P | | | | | | | | | |
| *MANUFACTURED HOME* | | | | *P* | | | | | | | | | | | | | | | | | | | |
| Private Swimming Pool | A | A | A | A | A | A | A | A | A | A | A | A | A | A | | | | | | | | | |

Staff should point out that SB785 states that "(a) municipality may not require a specific use permit or other permit that serves a similar purpose to a specific use permit for a new HUD-code manufactured home …"; however, the bill goes on to exempt

cases where the municipality already requires a Specific Use Permit (SUP) for other residential property in the same zoning classification. This means that the City is able to still require a Specific Use Permit (SUP) for *Residential Infill Adjacent to an Established Subdivision* in cases where a property, that is zoned Single-Family Estate 4.0 (SFE-4.0) District, is located within 500-feet of an established subdivision.

To maintain compliance with the intent of this bill, staff is also proposing the following *Conditional Land Use Standards* and definition for new HUD Code *Manufactured Housing*:

PROPOSED CHANGES TO SUBSECTION 02.03, *CONDITIONAL LAND USE STANDARDS*, OF ARTICLE 04, *PERMISSIBLE USES*, OF THE UDC

(18) *Manufactured Home*

(a) A single *Manufactured Home* shall be permitted on each property as the principal residential structure, and shall be used only as a single-family detached dwelling. No more than one (1) principal dwelling unit shall be permitted on a property.

(b) The *Manufactured Home* shall be located on a legally platted lot, meet all applicable building setbacks, give the appearance and orientation of a standard single-family detached dwelling, and be accessible by a concrete driveway. In addition, off-street parking and an attached or detached garage shall be provided in accordance with the requirements for the Single-Family Estate 4.0 (SFE-4.0) District as outline in Subsection 07.01, *Residential District Development Standards*, of Article 05, *District Development Standards*.

(c) The *Manufactured Home* shall not be subject to the minimum dwelling unit size for a structure in a Single-Family Estate 4.0 (SFE-4.0) District; however, the air-conditioned space of the *Manufactured Home* shall be a minimum of 1,800 SF.

(d) Only a new HUD Code *Manufactured Home* shall be permitted. A *Manufactured Home* shall bear all required certification labels and comply with Chapter 1201 of the *Texas Occupations Code* (*as amended*). *Mobile Homes* and *Manufactured Homes* constructed prior to June 15, 1976 shall *not* be permitted.

(e) A *Manufactured Home* shall be installed on a permanent concrete foundation in accordance with the manufacturer's installation instructions and any applicable building, residential, and property maintenance codes stipulated in the Municipal Code of Ordinances.

(f) The area between the finished floor of the permanent concrete foundation and the finished floor of the *Manufactured Home* (*if any*) shall be fully enclosed with a perimeter foundation enclosure. All towing hitches, tongues, running gear, wheels, axles, and temporary transportation equipment shall be removed or fully concealed from public view prior to the manufactured home being occupied.

(g) All other aspects of the *Manufactured Home* not expressly addressed in this section should conform to Section 03.01, *General Residential District Standards*, of Article 05, *District Development Standards*.

PROPOSED CHANGES TO SECTION 02.01, *GENERAL DEFINITIONS*, OF ARTICLE 13, *DEFINITIONS*, OF THE UDC

*CHANGES TO EXISTING SECTION: ~~HIGHLIGHTED, ITALICIZED, UNDERLINED, STRIKEOUT~~*

(76) *Manufactured Home or HUD Code Manufactured Home*. ~~A dwelling structure meeting the definitions and requirements specified in Chapter 1201, *Manufactured Housing*, of the Texas Occupational Code.~~ A structure that was constructed on or after June 15, 1976, according to the rules of the United State Department of Housing and Urban Development pursuant to the *National Manufactured Housing Construction and Safety Standards Act* of 1974, that is transportable in one or more sections, and is designed to be used as a dwelling with a permanent foundation and that is connected to City utilities. In term shall have the same meaning provided by Chapter 1201, *Manufactured Housing*, of the Texas Occupations Code. The term does *not* include a mobile home, recreational vehicle, travel trailer, park model, modular home, industrialized housing unit, temporary housing unit, or any structure otherwise excluded from the definition of a *Manufactured Home* under Chapter 1201 of the Texas Occupations Code.

(78) *Mobile Home*. ~~A dwelling structure meeting the definitions and requirements specified in Chapter 1201, Manufactured Housing, of the Texas Occupational Code.~~ A structure that was constructed before June 15, 1976, that was transportable in one (1) or more sections and designed to be used as a dwelling. The term does not include a *Manufactured Home* as defined above.

In accordance with Subsection 02.01(C) of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), the Director of Planning and Zoning is bringing forward the proposed text amendment to the City Council for consideration, and -- *in accordance with Section 02.04(B) of Article 11, Development Applications and Review Procedures, of the Unified Development Code (UDC)* -- the Director is bringing the proposed amendment forward to the Planning and Zoning Commission for a recommendation to the City Council. The schedule for this text amendment is as follows:

Planning and Zoning Commission Work Session: June 30, 2026
Planning and Zoning Commission Public Hearing: July 14, 2026
City Council Public Hearing/First Reading: July 20, 2026
City Council Second Reading: August 3, 2026

Staff has sent out a 15-day notice to the Rockwall Herald Banner in accordance with all applicable state laws and Section 02.03(A)(3) of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC). Should the Planning and Zoning Commission have any questions staff will be available at the meeting on *June 30, 2026*.

S.B. No. 785

AN ACT

relating to the regulation of new HUD-code manufactured housing.

BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF TEXAS:

SECTION 1. Section 1201.008, Occupations Code, is amended by amending Subsections (b) and (d) and adding Subsections (d-1), (g), and (h) to read as follows:

(b) Subject to Subsection (g), on [~~On~~] application, the municipality shall permit the installation of a HUD-code manufactured home for use as a dwelling in any area determined appropriate by the municipality, including a subdivision, planned unit development, single lot, and rental community or park. An application to install a new HUD-code manufactured home for use as a dwelling is considered to be granted unless the municipality in writing denies the application and states the reason for the denial not later than the 45th day after the date the application is received.

(d) Except as approved by the department and subject to Subsection (d-1), a local governmental unit may not require a permit, a fee, a bond, or insurance for the transportation and installation of manufactured housing by a licensed retailer or installer. This subsection does not prohibit the collection of actual costs incurred by a local governmental unit that result from the transportation of a manufactured home.

(d-1) A municipality may not require a specific use permit or other permit that serves a similar purpose to a specific use permit for a new HUD-code manufactured home if:

(1) the home has been constructed in accordance with federal law and this chapter; and

(2) the municipality does not require a specific use permit for other residential property in the same zoning classification.

(g) Except as provided by Subsection (h), a municipality with zoning regulations or zoning district boundaries:

(1) shall permit the installation, by right, of a new HUD-code manufactured home for use as a dwelling within the municipality's boundaries under at least one:

(A) residential zoning classification;

(B) type of residential zoning district; or

(C) dedicated zoning classification for residential HUD-code manufactured homes;

(2) shall ensure at least one of the residential zoning classifications or districts described by Subdivision (1) has been adopted and applies to an area of land within the municipality's boundaries; and

(3) if the municipality has a comprehensive zoning classification map, shall indicate on the map the areas within the municipality's boundaries that comply with Subdivision (2).

(h) Subsection (g) does not:

(1) limit the authority of a municipality to adopt or enforce an ordinance, rule, or other measure to protect historic landmarks or include properties within the boundaries of a local historic district;

(2) affect deed restrictions established before January 2, 2025; or

(3) apply to a municipality:

(A) in which all areas zoned for residential use have deed restrictions on September 1, 2025, prohibiting the placement of manufactured homes; or

(B) that does not have any areas or districts zoned for business or industrial use.

SECTION 2. This Act takes effect September 1, 2026.

_____ _____
President of the Senate Speaker of the House

I hereby certify that S.B. No. 785 passed the Senate on April 10, 2025, by the following vote: Yeas 28, Nays 2; and that the Senate concurred in House amendment on May 30, 2025, by the following vote: Yeas 30, Nays 1.

_____
Secretary of the Senate

I hereby certify that S.B. No. 785 passed the House, with amendment, on May 27, 2025, by the following vote: Yeas 96, Nays 41, two present not voting.

_____
Chief Clerk of the House

Approved:

_____
Date

_____
Governor

the home compared to the existing housing in the Established Subdivision.

(e) All housing proposed under this section shall be constructed to be architecturally and visually similar or complimentary to the existing housing in the Established Subdivision.

(12) *Short-Term Rental (Owner-Occupied Single-Family Home, Townhome, or Duplex).*

(a) The *Short-Term Rental* shall not incorporate accessory land uses that are not permitted within the underlying zoning district (*e.g. Banquet Facility/Event Hall which includes meeting halls and wedding venues*) as stipulated by the *Permissible Use Charts* contained within this *Article*.

(b) In order to establish and operate a *Short-Term Rental (Owner Occupied Single-Family Home, Townhome, or Duplex)* in the City of Rockwall, a permit and registration shall be required in accordance with the requirements of Article 2, *Short-Term Rentals*, of Chapter 13, *Rental Housing*, of the Municipal Code of Ordinances.

(13) *Short-Term Rental (Non-Owner-Occupied Single-Family Home, Townhome, or Duplex).*

(a) *Short-Term Rentals* that are *Non-Owner-Occupied* shall not be located within 1,000-feet of another *Short-Term Rental* that is *Non-Owner Occupied*; however, *Short-Term Rentals* that were in existence prior to April 1, 2024 that [*1*] meet the criteria established in Subsection 06.05, *Non-Conforming Short-Term Rentals*, of this *Article*, and [*2*] received a valid permit and registration -- *in accordance with Article 2, Short-Term Rentals, of Chapter 13, Rental Housing, of the Municipal Code of Ordinances* -- prior to July 1, 2024 shall be exempted from the proximity requirements.

(b) *Short-Term Rentals* that are *Non-Owner-Occupied* that do not meet proximity requirements may be considered on a *case-by-case* basis by the Planning and Zoning Commission and City Council through a Specific Use Permit (SUP). In considering a Specific Use Permit (SUP) for a *Short-Term Rental* that is *Non-Owner-Occupied* the Planning and Zoning Commission and City Council shall consider the size, location, and impact of the proposed and existing *Short-Term Rentals* on the adjacent residential properties and their occupants.

(c) The *Short-Term Rental* shall not incorporate accessory land uses that are not permitted within the underlying zoning district (*e.g. Banquet Facility/Event Hall which includes meeting halls and wedding venues*) as stipulated by the *Permissible Use Charts* contained within this *Article*.

(d) In order to establish and operate a *Short-Term Rental (Non-Owner-Occupied Single-Family Home, Townhome, or Duplex)* in the City of Rockwall, a permit and registration shall be required in accordance with the requirements of Article 2, *Short-Term Rentals*, of Chapter 13, *Rental Housing*, of the Municipal Code of Ordinances.

(14) *Short-Term Rental (Apartment or Condominium).*

(a) The number of *Short-Term Rentals* permitted within an *Apartment Complex, Condominium Building*, or any other multi-family structure -- *as defined by this land use in Article 13, Definitions, of this Unified Development Code (UDC)* -- shall be limited to a total of five (5) percent of the total units situated on a single parcel of land. For example, if a *Condominium Building* consisted of 100-units on a single parcel of land, a total of five (5) of the units could be established as *Short-Term Rentals*. In cases where there is a remainder in the number of units, the number of units shall round up (*e.g. 25-Units x 5.00% = 1.25-Units or 2-Units*).

(b) In order to establish and operate a *Short-Term Rental (Apartment or Condominium)* in the City of Rockwall, a permit and registration shall be required in accordance with the requirements of Article 2, *Short-Term Rentals*, of Chapter 13, *Rental Housing*, of the Municipal Code of Ordinances.

(15) *Single-Family Attached Structure.*

(a) See Section 03, *Residential Districts*, of Article 05, *District Development Standards*.

(b) See Subsection 07.01, *Residential District Development Standards*, of Article 05, *District Development Standards*.

(16) *Single-Family Detached Structure.*

(a) See Section 03, *Residential Districts*, of Article 05, *District Development Standards*.

(b) See Subsection 07.01, *Residential District Development Standards*, of Article 05, *District Development Standards*.

(17) *Single-Family Zero Lot Line Structure.*

(a) A five (5) foot maintenance easement is required on the non-zero-lot-line side of the structure.

(b) See Section 03, *Residential Districts*, of Article 05, *District Development Standards*.

(c) See Subsection 07.01, *Residential District Development Standards*, of Article 05, *District Development Standards*.

(18) *Manufactured Home*

(a) A single *Manufactured Home* shall be permitted on each property as the principal residential structure, and shall be used only as a single-family detached dwelling. No more than one (1) principal dwelling unit shall be permitted on a property.

(b) The *Manufactured Home* shall be located on a legally platted lot, meet all applicable building setbacks, give the appearance and orientation of a standard single-family detached dwelling, and be accessible by a concrete driveway. In addition, off-street parking and an attached or detached garage shall be provided in accordance with the requirements for the Single-Family Estate 4.0 (SFE-

4.0) District as outline in Subsection 07.01, *Residential District Development Standards*, of Article 05, *District Development Standards*.

(c) The *Manufactured Home* shall not be subject to the minimum dwelling unit size for a structure in a Single-Family Estate 4.0 (SFE-4.0) District; however, the air-conditioned space of the *Manufactured Home* shall be a minimum of 1,800 SF.

(d) Only a new HUD Code *Manufactured Home* shall be permitted. A *Manufactured Home* shall bear all required certification labels and comply with Chapter 1201 of the *Texas Occupations Code* (*as amended*). *Mobile Homes* and *Manufactured Homes* constructed prior to June 15, 1976 shall *not* be permitted.

(e) A *Manufactured Home* shall be installed on a permanent concrete foundation in accordance with the manufacturer's installation instructions and any applicable building, residential, and property maintenance codes stipulated in the Municipal Code of Ordinances.

(f) The area between the finished floor of the permanent concrete foundation and the finished floor of the *Manufactured Home* (*if any*) shall be fully enclosed with a perimeter foundation enclosure. All towing hitches, tongues, running gear, wheels, axles, and temporary transportation equipment shall be removed or fully concealed from public view prior to the manufactured home being occupied.

(g) All other aspects of the *Manufactured Home* not expressly addressed in this section should conform to Section 03.01, *General Residential District Standards*, of Article 05, *District Development Standards*.

~~(18)~~(19) *Private Sports Court with Standalone or Dedicated Lighting.*

(A) A *Private Sports Court* includes any *Sports Court* that is separated from the primary structure or an existing residential driveway that is intended to be used for sports such as -- *but not limited to* – tennis, pickleball, basketball, volleyball, or similar activities for the property owner and/or their guests. A *Private Sports Court* does *not* include basketball courts or similar sports facilities that are attached to the primary structure or that make use of the existing residential driveway.

(B) A *Private Sports Court* shall be situated behind the primary structure, not situated within any easements, and be setback a minimum of ten (10) feet from all property lines.

(C) All dedicated lighting associated with a *Private Sports Court* on a residential property shall be on a standalone light pole a maximum of 14-feet in height with lighting standards that are fully cutoff and shielded and directed downward towards the surface of the court. In addition, light standards should be oriented in such a manner as to minimize light spillage and glare that could affect adjacent properties.

(D) All dedicated lighting associated with a *Private Sports Court* on a non-residential property shall adhere to the requirements of Section 03, *Outdoor Lighting for Non-Residential Properties*, of Article 07, *Environmental Performance*, of the Unified Development Code (UDC).

~~(19)~~(20) *Townhouse.*

(a) See Section 03, *Residential Districts*, of Article 05, *District Development Standards*.

(b) See the standards for the Two-Family (2F) District Subsection 07.01, *Residential District Development Standards*, of Article 05, *District Development Standards*.

~~(20)~~(21) *Urban Residential.*

(a) Urban Residential includes residential development that at least partly face streets, public sidewalks, or common open space, and/or which are located above retail, office or service uses.

(b) Ground floor urban residential should have direct access to a sidewalk via a stoop or landing, and a majority of parking should be located in a structure.

(C) *Institutional and Community Service Land Uses.*

(1) *Assisted Living Facility.*

(a) These facilities shall include establishments that accommodate seven (7) or more residents. For facilities with six (6) or fewer residents see *Group or Community Home* in Subsection 02.03(C)(5).

(2) *Church/House of Worship.*

(a) Significant accessory uses such as schools, coffee houses, daycare centers, bingo parlors and halls may only be allowed in a zoning district that allows such uses.

(3) *Congregate Care Facility/Elderly Housing.*

(a) A Congregate Care Facility/Elderly Housing facility may have up to two (2) units for on-site managers, which contain full kitchen facilities.

(b) Full-time medical or nursing care shall not be provided by the facility; however, medical and nursing care may be privately arranged for individual residents on a part-time or temporary basis (e.g. visiting nurse or home health care).

(c) These facilities shall incorporate special safety, accessibility and convenience features that may include but are not limited to emergency call systems, grab bars and handrails, and/or special door hardware, cabinets, appliances, passageways and doorways designed to accommodate wheelchairs.

(4) *Daycare with Seven (7) or More Children.*

(a) An adequate pickup and drop-off area providing a minimum cuing space for four (4) standard sized vehicles shall be provided.

# LAND USE SCHEDULE

*LEGEND:*

| | |
|---|---|
| | Land Use *NOT* Permitted *OR* for *Overlay Districts* Refer to Base Zoning District |
| P | Land Use Permitted *By-Right* |
| P | Land Use Permitted with Conditions |
| S | Land Use Permitted Specific Use Permit (SUP) |
| X | Land Use Prohibited by Overlay District |
| A | Land Use Permitted as an Accessory Use |

| LAND USES | LAND USE DEFINITION REFERENCE [Reference Article 13, *Definitions*] | CONDITIONAL USE REFERENCE Reference [Article 04, *Permissible Uses*] | RESIDENTIAL DISTRICTS | | | | | | | | | | | | MIXED USE DISTRICTS | | NON-RESIDENTIAL DISTRICTS | | | | | | OVERLAY DISTRICTS | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | Agricultural (AG) District | Single Family Estate 1.5 (SFE-1.5) District | Single Family Estate 2.0 (SFE-2.0) District | Single Family Estate 4.0 (SFE-4.0) District | Single Family 1 (SF-1) District | Single Family 16 (SF-16) District | Single Family 10 (SF-10) District | Single Family 8.4 (SF-8.4) District | Single Family 7 (SF-7) District | Zero Lot-Line (ZL-5) District | Two-Family (2F) District | Multi-Family 14 (MF-14) District | Downtown (DT) District | Residential Office (RO) District | Neighborhood Services (NS) District | General Retail (GR) District | Commercial (C) District | Heavy Commercial (HC) District | Light Industrial (LI) District | Heavy Industrial (HI) District | Scenic Overlay (SOV) District | SH-66 Overlay (SH-66) District | IH-30 Overlay (IH-30 OV) District |
| Residential Garage | (7) | (4) & (5) | A | A | A | A | A | A | A | A | A | A | A | A | A | A | | | | | | | | | |
| Guest Quarters/Secondary Living Unit/Accessory Dwelling Unit | (8) | (6) | A | A | A | A | A | A | A | S | S | S | S | P | | | | | | | | | | | |
| Home Occupation | (9) | (7) | P | P | P | P | P | P | P | P | P | P | P | P | P | P | | | | | | | | | |
| Limited-Service Hotel | (10) | | | | | | | | | | | | | | S | | | S | S | | S | | | | |
| Full-Service Hotel | (11) | (8) | | | | | | | | | | | | | S | | | S | S | | S | | | | |
| Residence Hotel | (12) | | | | | | | | | | | | | | S | | | S | S | | S | | | | |
| Motel | (13) | | | | | | | | | | | | | | S | | | S | S | | S | | | | |
| Multi-Family Development or Structure | (14) | (9) | | | | | | | | | | | | P | | | | | | | | | | | |
| Portable Building | (15) | (10) | | P | P | P | P | P | P | P | P | P | P | | | | | | | | | | | | |
| Residential Infill in an Established Subdivision | (16) | (11) | S | S | S | S | S | S | S | S | S | S | S | S | S | S | | | | | | | | | |
| Short-Term Rental (*Owner-Occupied, Single-Family Home, Townhome, or Duplex*) | (17) | (12) | | P | P | P | P | P | P | P | P | P | P | P | S | S | | | | | | | | | |
| Short-Term Rental (*Non-Owner-Occupied, Single-Family Home, Townhome, or Duplex*) | (17) | (13) | | P | P | P | P | P | P | P | P | P | P | P | S | S | | | | | | | | | |
| Short-Term Rental (*Apartment or Condominium*) | (17) | (14) | | P | P | P | P | P | P | P | P | P | P | P | S | S | | | | | | | | | |
| Single-Family Attached Structure | (18) | (15) | | | | | | | | | | P | P | P | | | | | | | | | | | |
| Single-Family Detached Structure | (19) | (16) | P | P | P | P | P | P | P | P | P | P | P | P | | P | | | | | | | | | |
| Single-Family Zero Lot Line Structure | (20) | (17) | | | | | | | | | | P | P | P | | P | | | | | | | | | |
| Manufactured Home | (76) | (18) | | | | P | | | | | | | | | | | | | | | | | | | |
| Private Swimming Pool | (21) | | A | A | A | A | A | A | A | A | A | A | A | A | A | A | | | | | | | | | |
| Private Sports Court with Standalone or Dedicated Lighting | (22) | (~~18~~19) | A | P | P | P | S | S | S | S | S | S | S | P | | S | | P | P | P | P | | | | |
| Townhouse | (23) | (~~19~~20) | | | | | | | | | | | | P | | P | | | | | | | | | |
| Urban Residential | (24) | (~~20~~21) | | | | | | | | | | | | S | S | | | | | | | | | | |
| INSTITUTIONAL AND COMMUNITY SERVICE LAND USES | 2.02(C) | 2.03(C) | | | | | | | | | | | | | | | | | | | | | | | |
| Assisted Living Facility | (1) | (1) | | | | | | | | | | | | P | S | S | S | S | S | | S | | | | |
| Blood Plasma Donor Center | (2) | | | | | | | | | | | | | | | | | P | P | P | P | P | | | |

been properly filed of record.

(63) *Lot Area, Minimum*. The smallest allowable size of a parcel of land as specified by the zoning district.

(64) *Lot, Corner*. A lot abutting upon two (2) or more streets at their intersection. A corner lot shall be deemed to front on that street on which it has its least dimension, unless otherwise specified by the building official, or as specified on an approved plat, and has a front yard setback adjacent to each street.

(65) *Lot Depth*. The length of a line connecting the midpoints of the front and rear lot lines.

(66) *Lot, Double Frontage, or Through Lot*. A lot abutting on two (2) nonintersecting public streets as distinguished from a corner lot. These lots have a front yard setback adjacent to each street.

(67) *Lot, Frontage*. The length of street frontage between property lines.

(68) *Lot, Interior*. A lot whose side lot lines do not abut upon any public street.

(69) *Lot, Irregular*. Any lot not having equal front and rear lot lines, or equal side lot lines; a lot, the opposite lot lines of which vary in dimension and the corners of which have an angle of either more or less than 90 degrees.

(70) *Lot Lines*. The lines bounding a lot as defined herein.

(a) *Front Lot Line*. The property line between the front yard(s) and the contiguous street right-of-way boundary.

(b) *Rear Lot Line*. The boundary line which is opposite and most distinct from the front street line; except that in the case of uncertainty the building inspector shall determine the rear line.

(c) *Side Lot Line*. The property line between two adjacent lots. Where lots have multiple frontages on one or more streets, the required front yard shall be provided on each street.

(71) *Lot of Record*. A parcel of land which is part of a subdivision, the map or plat of which has been recorded in the office of the county clerk of Rockwall County; or a parcel of land not a part of an urban or town lot subdivision, the deed of which has been recorded in the office of the county clerk of Rockwall County prior to the adoption date of the ordinance from which this Unified Development Code is derived which has not been divided since recording.

(72) *Lot, Reverse Corner*. A corner lot whose front line faces at right angles to the front lot lines of the interior lots or whose rear lot line abuts the side lot lines of interior lots.

(73) *Lot Width*. The horizontal distance between side property lines, which cannot be less than the minimum lot width -- *per the zoning district* -- at any point on the lot.

(74) *Lots in Separate Ownership at the Time of the Passage of this Unified Development Code (UDC)*. A lot whose boundary lines, along their entire length touched lands under other ownership as shown by plat or deed recorded in the office of the county clerk of Rockwall County on or before the date of the adoption of the ordinance from which this Unified Development Code (UDC) was derived.

(75) *Maneuvering Space*. The space entirely on private property required for maneuvering vehicles in such a manner as to preclude the backing of any vehicle into any street right-of-way.

(76) *Manufactured Home or HUD-Code Manufactured Home*. A structure that was constructed on or after June 15, 1976, according to the rules of the United State Department of Housing and Urban Development pursuant to the *National Manufactured Housing Construction and Safety Standards Act* of 1974, that is transportable in one or more sections, and is designed to be used as a dwelling with a permanent foundation and that is connected to City utilities. The term shall have the same meaning provided by ~~dwelling structure meeting the definitions and requirements specified in~~ Chapter 1201, Manufactured Housing, of the Texas Occupational Code. The term does *not* include a mobile home, recreational vehicle, travel trailer, park model, modular home, industrialized housing unit, temporary housing unit, or any structure otherwise excluded from the definition of a manufactured home under Chapter 1201 of the Texas Occupations Code.

(77) *Masonry*. Masonry construction shall be defined as construction composed of materials in the categories listed below and shall not include hollow clay tile or exposed lightweight block such as cinder block.

*Masonry Materials*.

- Brick.
- Natural or Quarried Stone.
- Cast or Cultured Stone (*Outside of Overlay Districts ONLY*).
- Glass Block or Glass.
- Tile.
- Custom Concrete Masonry Units (*CMU; Normal or Heavy Weight Blocks with an Integral Color that is Sandblasted, Burnished or has a Split Face*).

(78) *Mobile Home*. ~~A dwelling structure meeting the definitions and requirements specified in Chapter 1201, *Manufactured Housing*, of the Texas Occupational Code.~~ A structure that was constructed before June 15, 1976, that was transportable in one (1) or more sections and designed to be used as a dwelling. The term does not include *Manufactured Home* as defined above.

(79) *Modular Homes*. Any permanent, single-family dwelling unit which has been prefabricated or factory constructed as a single unit or in sections or modules, and assembled at the factory or construction site and moved to a permanent location as a unit or in sections or modules, as a permanent single-family dwelling unit placed on a permanent foundation at such site and connected with all required utility services.

(80) *Municipal Uses*. Facilities owned or controlled by the City of Rockwall, including, but not limited to, office buildings, maintenance shops, treatment plants; community centers.

(81) *Non-Conforming Use, Building or Yard*. A use, building or yard, which does not, by reason of design, use or dimensions, conform to the regulations of the district in which it is situated. It is a legal non-conforming use if established prior to the passage of this Unified Development Code (UDC).

(82) *Non-Permeable Coverage*. Coverage with a non-permeable

**CITY OF ROCKWALL**

**ORDINANCE NO. 26-XX**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, BY AMENDING ARTICLE 04, *PERMISSIBLE USES*, AND ARTICLE 13, *DEFINITIONS*, AS DEPICTED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, an amendment to the City of Rockwall's Unified Development Code [*Ordinance No. 20-02*] has been initiated by the City Council of the City of Rockwall to amend Article 04, *Permissible Uses*, and Article 13, *Definitions*, of the Unified Development Code [*Ordinance No. 20-02*] to create a *Manufactured Home* land use and allow this land use in the Single-Family Estate 4.0 (SFE-4.0) District in compliance with SB785; and,

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

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

**SECTION 1. FINDINGS OF FACT.** The foregoing recitals are hereby found to be true and correct and are hereby adopted by the City Council and made a part hereof for all purposes as findings of fact.

**SECTION 2. AMENDMENT.** That Article 04, *Permissible Uses*, and Article 13, *Definitions*, of the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall, are heretofore amended, be and the same are hereby amended as specifically described in *Exhibit 'A'* and *Exhibit 'B'* of this ordinance;

**SECTION 3. PENALTY OF FINE.** That any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *Two Thousand Dollars ($2,000.00*) for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense;

**SECTION 4. REMAINING PROVISIONS UNCHANGED.** That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code [*Ordinance No. 20-02*], and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;

**SECTION 5. EFFECTIVE DATE**. That this ordinance shall take effect immediately from and after its passage.

**SECTION 6. OPEN MEETINGS**. It is hereby officially found and determined that the meeting at which this Ordinance is passed was open to the public as required and that public notice of the time, place and purpose of said meeting was given as required by the Open Meetings Act.



DRAFT ORDINANCE 03.20.26

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 3RD DAY OF AUGUST, 2026.**

_____

Tim McCallum, *Mayor*

**ATTEST:**

_____

Kristy Teague, *City Secretary*

**APPROVED AS TO FORM:**

_____

Frank J. Garza, *City Attorney*

*1st Reading:* *July 20, 2026*

*2nd Reading:* *August 3, 2026*

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the home compared to the existing housing in the Established Subdivision.

(e) All housing proposed under this section shall be constructed to be architecturally and visually similar or complimentary to the existing housing in the Established Subdivision.

(12) *Short-Term Rental (Owner-Occupied Single-Family Home, Townhome, or Duplex).*

(a) The *Short-Term Rental* shall not incorporate accessory land uses that are not permitted within the underlying zoning district (*e.g. Banquet Facility/Event Hall which includes meeting halls and wedding venues*) as stipulated by the *Permissible Use Charts* contained within this *Article*.

(b) In order to establish and operate a *Short-Term Rental (Owner Occupied Single-Family Home, Townhome, or Duplex)* in the City of Rockwall, a permit and registration shall be required in accordance with the requirements of Article 2, *Short-Term Rentals*, of Chapter 13, *Rental Housing*, of the Municipal Code of Ordinances.

(13) *Short-Term Rental (Non-Owner-Occupied Single-Family Home, Townhome, or Duplex).*

(a) *Short-Term Rentals* that are *Non-Owner-Occupied* shall not be located within 1,000-feet of another *Short-Term Rental* that is *Non-Owner Occupied*; however, *Short-Term Rentals* that were in existence prior to April 1, 2024 that [*1*] meet the criteria established in Subsection 06.05, *Non-Conforming Short-Term Rentals*, of this *Article*, and [*2*] received a valid permit and registration -- *in accordance with Article 2, Short-Term Rentals, of Chapter 13, Rental Housing, of the Municipal Code of Ordinances* -- prior to July 1, 2024 shall be exempted from the proximity requirements.

(b) *Short-Term Rentals* that are *Non-Owner-Occupied* that do not meet proximity requirements may be considered on a *case-by-case* basis by the Planning and Zoning Commission and City Council through a Specific Use Permit (SUP). In considering a Specific Use Permit (SUP) for a *Short-Term Rental* that is *Non-Owner-Occupied* the Planning and Zoning Commission and City Council shall consider the size, location, and impact of the proposed and existing *Short-Term Rentals* on the adjacent residential properties and their occupants.

(c) The *Short-Term Rental* shall not incorporate accessory land uses that are not permitted within the underlying zoning district (*e.g. Banquet Facility/Event Hall which includes meeting halls and wedding venues*) as stipulated by the *Permissible Use Charts* contained within this *Article*.

(d) In order to establish and operate a *Short-Term Rental (Non-Owner-Occupied Single-Family Home, Townhome, or Duplex)* in the City of Rockwall, a permit and registration shall be required in accordance with the requirements of Article 2, *Short-Term Rentals*, of Chapter 13, *Rental Housing*, of the Municipal Code of Ordinances.

(14) *Short-Term Rental (Apartment or Condominium).*

(a) The number of *Short-Term Rentals* permitted within an *Apartment Complex, Condominium Building*, or any other multi-family structure -- *as defined by this land use in Article 13, Definitions, of this Unified Development Code (UDC)* -- shall be limited to a total of five (5) percent of the total units situated on a single parcel of land. For example, if a *Condominium Building* consisted of 100-units on a single parcel of land, a total of five (5) of the units could be established as *Short-Term Rentals*. In cases where there is a remainder in the number of units, the number of units shall round up (*e.g. 25-Units x 5.00% = 1.25-Units or 2-Units*).

(b) In order to establish and operate a *Short-Term Rental (Apartment or Condominium)* in the City of Rockwall, a permit and registration shall be required in accordance with the requirements of Article 2, *Short-Term Rentals*, of Chapter 13, *Rental Housing*, of the Municipal Code of Ordinances.

(15) *Single-Family Attached Structure.*

(a) See Section 03, *Residential Districts*, of Article 05, *District Development Standards*.

(b) See Subsection 07.01, *Residential District Development Standards*, of Article 05, *District Development Standards*.

(16) *Single-Family Detached Structure.*

(a) See Section 03, *Residential Districts*, of Article 05, *District Development Standards*.

(b) See Subsection 07.01, *Residential District Development Standards*, of Article 05, *District Development Standards*.

(17) *Single-Family Zero Lot Line Structure.*

(a) A five (5) foot maintenance easement is required on the non-zero-lot-line side of the structure.

(b) See Section 03, *Residential Districts*, of Article 05, *District Development Standards*.

(c) See Subsection 07.01, *Residential District Development Standards*, of Article 05, *District Development Standards*.

(18) *Manufactured Home*

(a) A single *Manufactured Home* shall be permitted on each property as the principal residential structure, and shall be used only as a single-family detached dwelling. No more than one (1) principal dwelling unit shall be permitted on a property.

(b) The *Manufactured Home* shall be located on a legally platted lot, meet all applicable building setbacks, give the appearance and orientation of a standard single-family detached dwelling, and be accessible by a concrete driveway. In addition, off-street parking and an attached or detached garage shall be provided in accordance with the requirements for the Single-Family Estate 4.0 (SFE-



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4.0) District as outline in Subsection 07.01, *Residential District Development Standards*, of Article 05, *District Development Standards*.

(c) The *Manufactured Home* shall not be subject to the minimum dwelling unit size for a structure in a Single-Family Estate 4.0 (SFE-4.0) District; however, the air-conditioned space of the *Manufactured Home* shall be a minimum of 1,800 SF.

(d) Only a new HUD Code *Manufactured Home* shall be permitted. A *Manufactured Home* shall bear all required certification labels and comply with Chapter 1201 of the *Texas Occupations Code* (*as amended*). *Mobile Homes* and *Manufactured Homes* constructed prior to June 15, 1976 shall *not* be permitted.

(e) A *Manufactured Home* shall be installed on a permanent concrete foundation in accordance with the manufacturer's installation instructions and any applicable building, residential, and property maintenance codes stipulated in the Municipal Code of Ordinances.

(f) The area between the finished floor of the permanent concrete foundation and the finished floor of the *Manufactured Home* (*if any*) shall be fully enclosed with a perimeter foundation enclosure. All towing hitches, tongues, running gear, wheels, axles, and temporary transportation equipment shall be removed or fully concealed from public view prior to the manufactured home being occupied.

(g) All other aspects of the *Manufactured Home* not expressly addressed in this section should conform to Section 03.01, *General Residential District Standards*, of Article 05, *District Development Standards*.

~~(18)~~(19) *Private Sports Court with Standalone or Dedicated Lighting.*

(A) A *Private Sports Court* includes any *Sports Court* that is separated from the primary structure or an existing residential driveway that is intended to be used for sports such as -- *but not limited to* – tennis, pickleball, basketball, volleyball, or similar activities for the property owner and/or their guests. A *Private Sports Court* does *not* include basketball courts or similar sports facilities that are attached to the primary structure or that make use of the existing residential driveway.

(B) A *Private Sports Court* shall be situated behind the primary structure, not situated within any easements, and be setback a minimum of ten (10) feet from all property lines.

(C) All dedicated lighting associated with a *Private Sports Court* on a residential property shall be on a standalone light pole a maximum of 14-feet in height with lighting standards that are fully cutoff and shielded and directed downward towards the surface of the court. In addition, light standards should be oriented in such a manner as to minimize light spillage and glare that could affect adjacent properties.

(D) All dedicated lighting associated with a *Private Sports Court* on a non-residential property shall adhere to the requirements of Section 03, *Outdoor Lighting for Non-Residential Properties*, of Article 07, *Environmental Performance*, of the Unified Development Code (UDC).

~~(19)~~(20) *Townhouse.*

(a) See Section 03, *Residential Districts*, of Article 05, *District Development Standards*.

(b) See the standards for the Two-Family (2F) District Subsection 07.01, *Residential District Development Standards*, of Article 05, *District Development Standards*.

~~(20)~~(21) *Urban Residential.*

(a) Urban Residential includes residential development that at least partly face streets, public sidewalks, or common open space, and/or which are located above retail, office or service uses.

(b) Ground floor urban residential should have direct access to a sidewalk via a stoop or landing, and a majority of parking should be located in a structure.

(C) *Institutional and Community Service Land Uses.*

(1) *Assisted Living Facility.*

(a) These facilities shall include establishments that accommodate seven (7) or more residents. For facilities with six (6) or fewer residents see *Group or Community Home* in Subsection 02.03(C)(5).

(2) *Church/House of Worship.*

(a) Significant accessory uses such as schools, coffee houses, daycare centers, bingo parlors and halls may only be allowed in a zoning district that allows such uses.

(3) *Congregate Care Facility/Elderly Housing.*

(a) A Congregate Care Facility/Elderly Housing facility may have up to two (2) units for on-site managers, which contain full kitchen facilities.

(b) Full-time medical or nursing care shall not be provided by the facility; however, medical and nursing care may be privately arranged for individual residents on a part-time or temporary basis (e.g. visiting nurse or home health care).

(c) These facilities shall incorporate special safety, accessibility and convenience features that may include but are not limited to emergency call systems, grab bars and handrails, and/or special door hardware, cabinets, appliances, passageways and doorways designed to accommodate wheelchairs.

(4) *Daycare with Seven (7) or More Children.*

(a) An adequate pickup and drop-off area providing a minimum cuing space for four (4) standard sized vehicles shall be provided.



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# LAND USE SCHEDULE

*LEGEND:*

- Land Use *NOT* Permitted *OR* for *Overlay Districts* Refer to Base Zoning District
- P — Land Use Permitted *By-Right*
- P — Land Use Permitted with Conditions
- S — Land Use Permitted Specific Use Permit (SUP)
- X — Land Use Prohibited by Overlay District
- A — Land Use Permitted as an Accessory Use

| LAND USES | LAND USE DEFINITION REFERENCE Reference Article 13, Definitions | CONDITIONAL USE REFERENCE Reference Article 04, Permissible Uses | RESIDENTIAL DISTRICTS: Agricultural (AG) District | Single Family Estate 1.5 (SFE-1.5) District | Single Family Estate 2.0 (SFE-2.0) District | Single Family Estate 4.0 (SFE-4.0) District | Single Family 1 (SF-1) District | Single Family 16 (SF-16) District | Single Family 10 (SF-10) District | Single Family 8.4 (SF-8.4) District | Single Family 7 (SF-7) District | Zero Lot Line (ZL-5) District | Two-Family (2F) District | Multi-Family 14 (MF-14) District | MIXED USE DISTRICTS: Downtown (DT) District | Residential Office (RO) District | NON-RESIDENTIAL DISTRICTS: Neighborhood Services (NS) District | General Retail (GR) District | Commercial (C) District | Heavy Commercial (HC) District | Light Industrial (LI) District | Heavy Industrial (HI) District | OVERLAY DISTRICTS: Scenic Overlay (SOV) District | SH-66 Overlay (SH-66) District | IH-30 Overlay (IH-30 OV) District |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Residential Garage | (7) | (4) & (5) | A | A | A | A | A | A | A | A | A | A | A | A | A | A | | | | | | | | | | |
| Guest Quarters/Secondary Living Unit/Accessory Dwelling Unit | (8) | (6) | A | A | A | A | A | A | A | A | A | A | A | A | A | | | | | | | | | | | |
| Home Occupation | (9) | (7) | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | | | | | | | | | |
| Limited-Service Hotel | (10) | | | | | | | | | | | | | | S | S | | | S | S | S | S | | | | |
| Full-Service Hotel | (11) | (8) | | | | | | | | | | | | | S | S | | | S | S | S | S | | | | |
| Residence Hotel | (12) | | | | | | | | | | | | | | S | S | | | S | S | S | S | | | | |
| Motel | (13) | | | | | | | | | | | | | | S | S | | | S | S | S | S | | | | |
| Multi-Family Development or Structure | (14) | (9) | | | | | | | | | | | | P | | | | | | | | | | | | |
| Portable Building | (15) | (10) | | P | P | P | P | P | P | P | P | P | P | P | | S | S | | | | | | | | | |
| Residential Infill in an Established Subdivision | (16) | (11) | | S | S | S | S | S | S | S | S | S | S | S | S | S | S | | | | | | | | | |
| Short-Term Rental (*Owner-Occupied, Single-Family Home, Townhome, or Duplex*) | (17) | (12) | | P | P | P | P | P | P | P | P | P | P | P | P | P | P | | | | | | | | | |
| Short-Term Rental (*Non-Owner-Occupied, Single-Family Home, Townhome, or Duplex*) | (17) | (13) | | P | P | P | P | P | P | P | P | P | P | P | P | P | P | | | | | | | | | |
| Short-Term Rental (*Apartment or Condominium*) | (17) | (14) | | P | P | P | P | P | P | P | P | P | P | P | P | P | P | | | | | | | | | |
| Single-Family Attached Structure | (18) | (15) | | | | | | | | | | | | | | | | | | | | | | | | |
| Single-Family Detached Structure | (19) | (16) | | P | P | P | P | P | P | P | P | P | P | P | P | P | P | | | | | | | | | |
| Single-Family Zero Lot Line Structure | (20) | (17) | | | | | | | | | | | | P | P | P | P | | | | | | | | | |
| Manufactured Home | (76) | (18) | | | | P | | | | | | | | | | | | | | | | | | | | |
| Private Swimming Pool | (21) | | | A | A | A | A | A | A | A | A | A | A | A | A | A | A | | | | | | | | | |
| Private Sports Court with Standalone or Dedicated Lighting | (22) | (19) & (20) | | A | P | P | P | S | S | S | S | S | S | S | P | S | S | | P | P | P | P | | | | |
| Townhouse | (23) | (19) & (20) | | | | | | | | | | | | | P | P | | | | | | | | | | |
| Urban Residential | (24) | (20) & (21) | | | | | | | | | | | | | S | S | S | | | | | | | | | |
| INSTITUTIONAL AND COMMUNITY SERVICE LAND USES | | 202(C) | 203(C) | | | | | | | | | | | | | | | | | | | | | | | |
| Assisted Living Facility | (1) | (1) | | | | | | | | | | | | | P | S | S | S | S | S | | S | | | | |
| Blood Plasma Donor Center | (2) | | | | | | | | | | | | | | | | | P | P | P | P | P | | | | |

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been properly filed of record.

(63) *Lot Area, Minimum*. The smallest allowable size of a parcel of land as specified by the zoning district.

(64) *Lot, Corner*. A lot abutting upon two (2) or more streets at their intersection. A corner lot shall be deemed to front on that street on which it has its least dimension, unless otherwise specified by the building official, or as specified on an approved plat, and has a front yard setback adjacent to each street.

(65) *Lot Depth*. The length of a line connecting the midpoints of the front and rear lot lines.

(66) *Lot, Double Frontage, or Through Lot*. A lot abutting on two (2) nonintersecting public streets as distinguished from a corner lot. These lots have a front yard setback adjacent to each street.

(67) *Lot, Frontage*. The length of street frontage between property lines.

(68) *Lot, Interior*. A lot whose side lot lines do not abut upon any public street.

(69) *Lot, Irregular*. Any lot not having equal front and rear lot lines, or equal side lot lines; a lot, the opposite lot lines of which vary in dimension and the corners of which have an angle of either more or less than 90 degrees.

(70) *Lot Lines*. The lines bounding a lot as defined herein.

(a) *Front Lot Line*. The property line between the front yard(s) and the contiguous street right-of-way boundary.

(b) *Rear Lot Line*. The boundary line which is opposite and most distinct from the front street line; except that in the case of uncertainty the building inspector shall determine the rear line.

(c) *Side Lot Line*. The property line between two adjacent lots. Where lots have multiple frontages on one or more streets, the required front yard shall be provided on each street.

(71) *Lot of Record*. A parcel of land which is part of a subdivision, the map or plat of which has been recorded in the office of the county clerk of Rockwall County; or a parcel of land not a part of an urban or town lot subdivision, the deed of which has been recorded in the office of the county clerk of Rockwall County prior to the adoption date of the ordinance from which this Unified Development Code is derived which has not been divided since recording.

(72) *Lot, Reverse Corner*. A corner lot whose front line faces at right angles to the front lot lines of the interior lots or whose rear lot line abuts the side lot lines of interior lots.

(73) *Lot Width*. The horizontal distance between side property lines, which cannot be less than the minimum lot width -- *per the zoning district* -- at any point on the lot.

(74) *Lots in Separate Ownership at the Time of the Passage of this Unified Development Code (UDC)*. A lot whose boundary lines, along their entire length touched lands under other ownership as shown by plat or deed recorded in the office of the county clerk of Rockwall County on or before the date of the adoption of the ordinance from which this Unified Development Code (UDC) was derived.

(75) *Maneuvering Space*. The space entirely on private property required for maneuvering vehicles in such a manner as to preclude the backing of any vehicle into any street right-of-way.

(76) *Manufactured Home or HUD-Code Manufactured Home*. A structure that was constructed on or after June 15, 1976, according to the rules of the United State Department of Housing and Urban Development pursuant to the *National Manufactured Housing Construction and Safety Standards Act* of 1974, that is transportable in one or more sections, and is designed to be used as a dwelling with a permanent foundation and that is connected to City utilities. The term shall have the same meaning provided by ~~dwelling structure meeting the definitions and requirements specified in~~ Chapter 1201, Manufactured Housing, of the Texas Occupational Code. The term does *not* include a mobile home, recreational vehicle, travel trailer, park model, modular home, industrialized housing unit, temporary housing unit, or any structure otherwise excluded from the definition of a manufactured home under Chapter 1201 of the Texas Occupations Code.

(77) *Masonry*. Masonry construction shall be defined as construction composed of materials in the categories listed below and shall not include hollow clay tile or exposed lightweight block such as cinder block.

*Masonry Materials*.

- Brick.
- Natural or Quarried Stone.
- Cast or Cultured Stone (*Outside of Overlay Districts ONLY*).
- Glass Block or Glass.
- Tile.
- Custom Concrete Masonry Units (*CMU; Normal or Heavy Weight Blocks with an Integral Color that is Sandblasted, Burnished or has a Split Face*).

(78) *Mobile Home*. ~~A dwelling structure meeting the definitions and requirements specified in Chapter 1201, *Manufactured Housing*, of the Texas Occupational Code.~~ A structure that was constructed before June 15, 1976, that was transportable in one (1) or more sections and designed to be used as a dwelling. The term does not include *Manufactured Home* as defined above.

(79) *Modular Homes*. Any permanent, single-family dwelling unit which has been prefabricated or factory constructed as a single unit or in sections or modules, and assembled at the factory or construction site and moved to a permanent location as a unit or in sections or modules, as a permanent single-family dwelling unit placed on a permanent foundation at such site and connected with all required utility services.

(80) *Municipal Uses*. Facilities owned or controlled by the City of Rockwall, including, but not limited to, office buildings, maintenance shops, treatment plants; community centers.

(81) *Non-Conforming Use, Building or Yard*. A use, building or yard, which does not, by reason of design, use or dimensions, conform to the regulations of the district in which it is situated. It is a legal non-conforming use if established prior to the passage of this Unified Development Code (UDC).

(82) *Non-Permeable Coverage*. Coverage with a non-permeable



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ORDINANCE
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# PROJECT COMMENTS

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

DATE: 6/23/2026

PROJECT NUMBER: Z2026-034
PROJECT NAME: SUP for a Detached Garage
SITE ADDRESS/LOCATIONS: 2368 Saddlebrook Lane, Rockwall, TX, 75087

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

| DEPARTMENT | REVIEWER | DATE OF REVIEW | STATUS OF PROJECT |
|---|---|---|---|
| | Bethany Ross | 06/12/2026 | Approved w/ Comments |

06/12/2026: Z2026-034; Specific Use Permit (SUP) for a Detached Garage at 2368 Saddlebrook Lane
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This request is for the approval of a Specific Use Permit (SUP) for a Detached Garage on a one (1) acre parcel of land identified as Lot 18, Block A, of the Saddlebrook Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 16 (SF-16) District, and addressed as 2368 Saddlebrook Lane.

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

M.3 For reference, include the case number (Z2026-034) in the lower right-hand corner of all pages on future submittals.

I.4 The subject property is zoned Single-Family 16 (SF-16) District and is subject to the accessory structure requirements for this zoning district. According to Subsection 07.04, Accessory Structure Development Standards, of Article 05, District Development Standards, of the Unified Development Code (UDC), detached garages in a Single-Family 16 (SF-16) District shall meet the following requirements:

(1) Number of Accessory Structures Permitted per Lot: 2 (see note below)
(2) Maximum SF of Detached Garage: 625 SF
(3) Minimum Rear Yard Setback: 10-Feet
(4) Minimum Side Yard Setback: 8-Feet
(5) Distance Between Buildings: 10-Feet
(6) Maximum Building Height: 15-Feet

Detached garages shall be architecturally compatible with the primary structure, and be situated behind the front façade of the primary structure.

Detached garages not meeting the size or height requirements stipulated by this section shall require a Specific Use Permit (SUP). In reviewing a Specific Use Permit (SUP), the Planning and Zoning Commission and City Council shall consider: [1] if the structure was constructed without a permit or under false pretenses, [2] the size of the proposed structure compared to the size of other accessory structures in the area/neighborhood/subdivision, and [3] the size, architecture and building materials proposed for the structure

compared to those of the primary structure.

In addition, each property shall be permitted one (1) detached garage up to 625 SF and one (1) accessory building up to 144 SF or two (2) accessory buildings up to 144 SF each. If a property has an existing accessory building greater than 144 SF, no additional accessory buildings or detached garages shall be permitted.

I.5 In this case, the proposed Detached Garage will be 1,000 SF. In addition, the proposed Detached Garage is 14 feet and 10 inches in height. Based on this, the applicant is requesting a Specific Use Permit (SUP) for a Detached Garage that exceeds the maximum permissible size by 375 SF.

I.6 Based on the submitted materials, staff has included the following Operational Conditions in the Specific Use Permit (SUP) ordinance:

(1) The development of the Detached Garage shall generally conform to the Site Plan as depicted in Exhibit 'B' of the Specific Use Permit (SUP) 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 total maximum size of 1,000 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) No other Accessory Structures shall be permitted on the subject property.

M.7 Ordinances. Please review the attached draft ordinance prior to the June 30, 2026 Planning & Zoning Commission meeting, and provide staff with your markups by July 7, 2026.

I.8 Revisions. Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on July 7, 2026; however, it is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the July 14, 2026 Planning and Zoning Commission Public Hearing Meeting.

I.9 Planning and Zoning Commission Meeting Dates. The Planning and Zoning Commission Work Session Meeting for this case will be held on June 30, 2026, and the Planning and Zoning Commission Public Hearing Meeting for this case will be held on July 15, 2026.

I.10 City Council Meeting Dates. The projected City Council meeting dates for this case will be July 20,2026 (1st Reading) and August 3, 2026 (2nd Reading).

I.11 Meeting Times and Place. All meetings will be held at 6:00 PM in the City Council Chambers at 385 S. Goliad Street, Rockwall, Texas 75087. PLEASE NOTE THAT THE APPLICANT OR A REPRESENTATIVE WILL NEED TO BE PRESENT FOR THE CASE TO BE CONSIDERED BY THE PLANNING AND ZONING COMMISSION OR CITY COUNCIL.

| DEPARTMENT | REVIEWER | DATE OF REVIEW | STATUS OF PROJECT |
|---|---|---|---|
| ENGINEERING | Madelyn Kuhn | 06/19/2026 | Approved w/ Comments |

06/19/2026: General Items:
- Must meet City's 2023 Standards of Design and Construction
- Existing flow patterns must be maintained.
- Lot to lot drainage is not allowed.
- Retaining walls 3' and over must be engineered.
- All retaining walls 18" or taller must be rock, stone, or stone face. No smooth concrete walls.
- Will need to show grading plan with the Building Permit. Grading cannot exceed 4:1 slopes.
- Driveway must be steel reinforced concrete. No rock, gravel, or asphalt allowed.
- No rock, gravel, or asphalt allowed in any area.
- Additional comments may be provided at time of Building Permit.

| DEPARTMENT | REVIEWER | DATE OF REVIEW | STATUS OF PROJECT |
|---|---|---|---|
| BUILDING | Craig Foshee | 06/18/2026 | Approved |

No Comments

| DEPARTMENT | REVIEWER | DATE OF REVIEW | STATUS OF PROJECT |
|---|---|---|---|

| | | | |
|---|---|---|---|
| FIRE | Ariana Kistner | 06/16/2026 | Approved |

No Comments

| DEPARTMENT | REVIEWER | DATE OF REVIEW | STATUS OF PROJECT |
|---|---|---|---|
| GIS | Lance Singleton | 06/15/2026 | Approved |

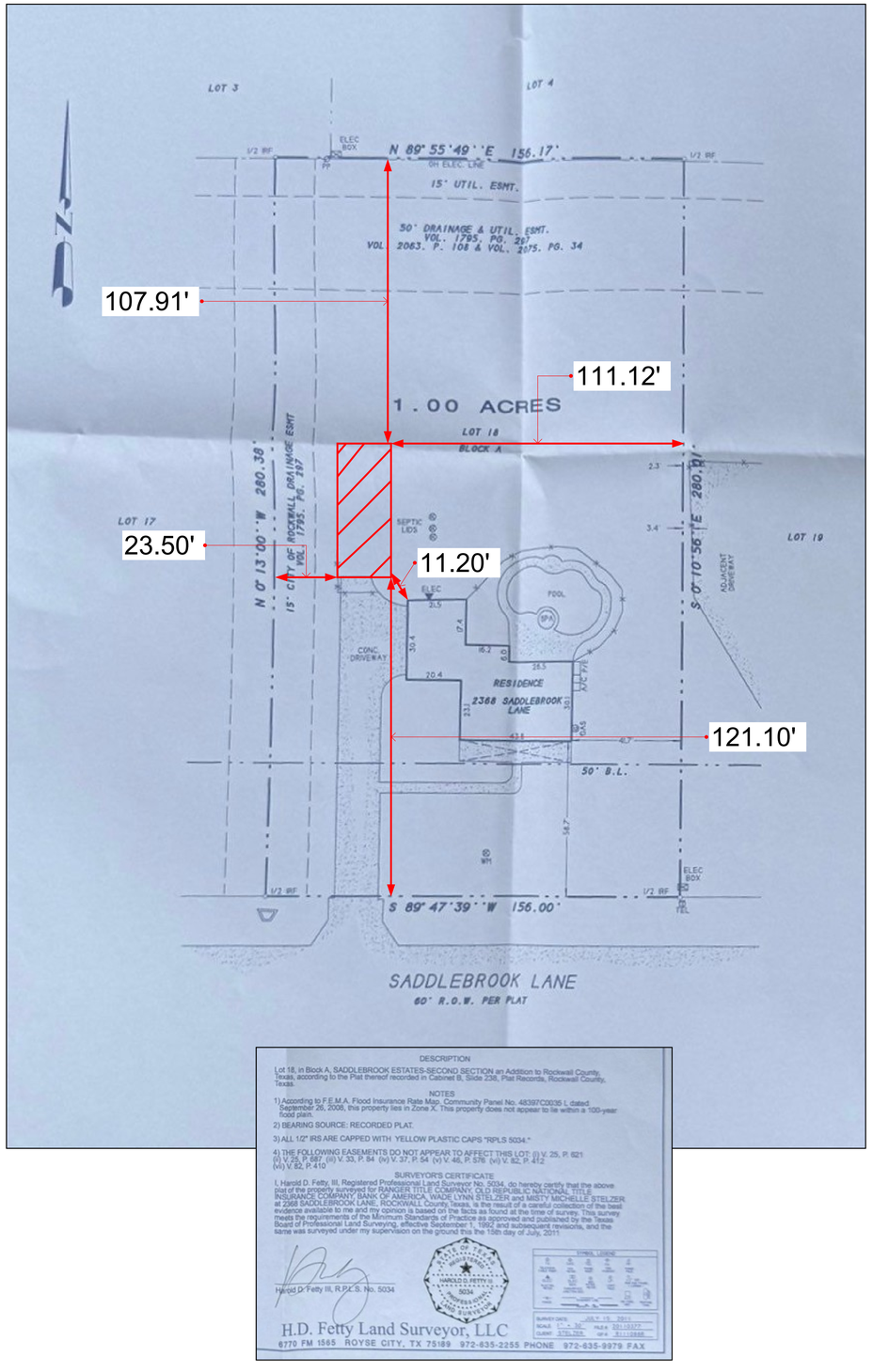
No Comments

| DEPARTMENT | REVIEWER | DATE OF REVIEW | STATUS OF PROJECT |
|---|---|---|---|
| POLICE | Chris Cleveland | 06/12/2026 | Approved |

No Comments

| DEPARTMENT | REVIEWER | DATE OF REVIEW | STATUS OF PROJECT |
|---|---|---|---|
| PARKS | Travis Sales | 06/15/2026 | Approved |

No Comments




DESCRIPTION

Lot 18, in Block A, SADDLEBROOK ESTATES-SECOND SECTION an Addition to Rockwall County, Texas, according to the Plat thereof recorded in Cabinet B, Slide 238, Plat Records, Rockwall County, Texas.

NOTES

1) According to F.E.M.A. Flood Insurance Rate Map, Community Panel No. 48397C0035 L dated September 26, 2008, this property lies in Zone X. This property does not appear to lie within a 100-year flood plain.
2) BEARING SOURCE: RECORDED PLAT.
3) ALL 1/2" IRS ARE CAPPED WITH "YELLOW PLASTIC CAPS "RPLS 5034."
4) THE FOLLOWING EASEMENTS DO NOT APPEAR TO AFFECT THIS LOT: (i) V. 25, P. 821 (ii) V.75, P. 687 (iii) V. 33, P. 84 (iv) V. 37, P. 54 (v) V. 46, P. 576 (vi) V. 82, P. 412 (vii) V. 82, P. 410

SURVEYOR'S CERTIFICATE

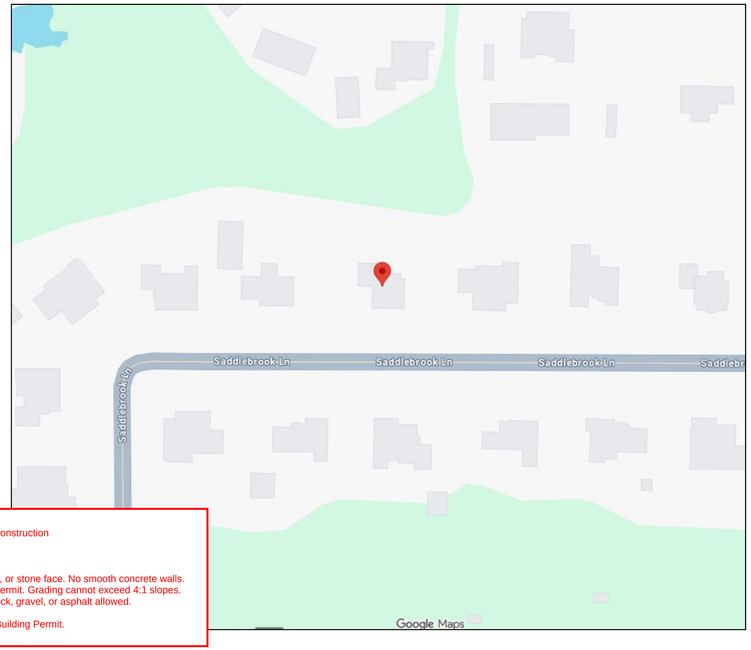
I, Harold D. Fetty, III, Registered Professional Land Surveyor No. 5034, do hereby certify that the above plat of the property surveyed for RANGER TITLE COMPANY, OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, BANK OF AMERICA, WADE LYNN STELZER and MISTY MICHELLE STELZER at 2368 SADDLEBROOK LANE, ROCKWALL County Texas, is the result of a careful collection of the best evidence available to me and my opinion is based on the facts as found at the time of survey. This survey meets the requirements of the Minimum Standards of Practice as approved and published by the Texas Board of Professional Land Surveying, effective September 1, 1992 and subsequent revisions, and the same was surveyed under my supervision on the ground this the 15th day of July, 2011.

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

H.D. Fetty Land Surveyor, LLC
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE 972-635-9979 FAX

## Site Plan

Scale: 1"= 25'-6"




**General Items:**
- Must meet City's 2023 Standards of Design and Construction
- Existing flow patterns must be maintained.
- Lot to lot drainage is not allowed.
- Retaining walls 3' and over must be engineered.
- All retaining walls 18" or taller must be rock, stone, or stone face. No smooth concrete walls.
- Will need to show grading plan with the Building Permit. Grading cannot exceed 4:1 slopes.
- Driveway must be steel reinforced concrete. No rock, gravel, or asphalt allowed.
- No rock, gravel, or asphalt allowed in any area.
- Additional comments may be provided at time of Building Permit.

## Vicinity Map

*For Reference Only*

## Area Distribution

| | |
|---|---|
| *Existing Brick Residence Footprint* | *2,770 SQ. FT.* |
| *Proposed Detached Garage* | *1,000 SQ. FT.* |
| *Total Proposed Coverage* | *3,770 SQ. FT.* |
| *Lot Area* | *43,560.00 SQ. FT.* |
| *% Lot Coverage* | *8.7%* |

## Legal Description

*Lot 18, Block A SADDLEBROOK ESTATES-SECOND SECTION an Addition to Rockwall Co, Plat Thereof Cabinet B, Slide 238, Plat Records, Rockwall County*

**Address**
**2368 Saddlebrook Ln, Rockwall, TX 75087**

**SHEET TITLE**
**Site Plan**

**DATE**
June 9, 2026

**DRAWN BY**
BCS

**SCALE**
Varies

*Legendary Outdoor Solutions*
3032 W Alamosa Dr, Terrell, TX 75160
214-557-7809
LEGENDARY OUTDOOR SOLUTIONS POOLS, PATIOS & HARDSCAPES

All plans, designs, and artistic renderings submitted herein are the property of Legendary Outdoor Solutions, LLC and are copyrighted.

# DEVELOPMENT APPLICATION

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

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

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

**DIRECTOR OF PLANNING:**

**CITY ENGINEER:**

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

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

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

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

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

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

## PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 2368 ~~Scott~~ Saddlebrook Ln
SUBDIVISION Saddlebrook Estates - Second Section LOT 18 BLOCK A
GENERAL LOCATION South of E Quail Run Rd, East of John King Blvd

## 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 Wade Stelzer | ☐ APPLICANT Legendary Outdoor Solutions |
| CONTACT PERSON Wade Stelzer | CONTACT PERSON Bradley Stannard |
| ADDRESS [redacted] | ADDRESS [redacted] |
| CITY, STATE & ZIP [redacted] | CITY, STATE & ZIP [redacted] |
| PHONE [redacted] | PHONE [redacted] |
| E-MAIL [redacted] | E-MAIL [redacted] |

## NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Wade Stelzer [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* $ 220.00 *TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 10th *DAY OF* June *20* 26 *BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."*

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 10th DAY OF June 2026

OWNER'S SIGNATURE [signature]

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS [signature] MY COMMISSION EXPIRES 10/24/2027

Misty Stelzer
My Commission Expires
10/26/2027
Notary ID 134621569




# City of Rockwall

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

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

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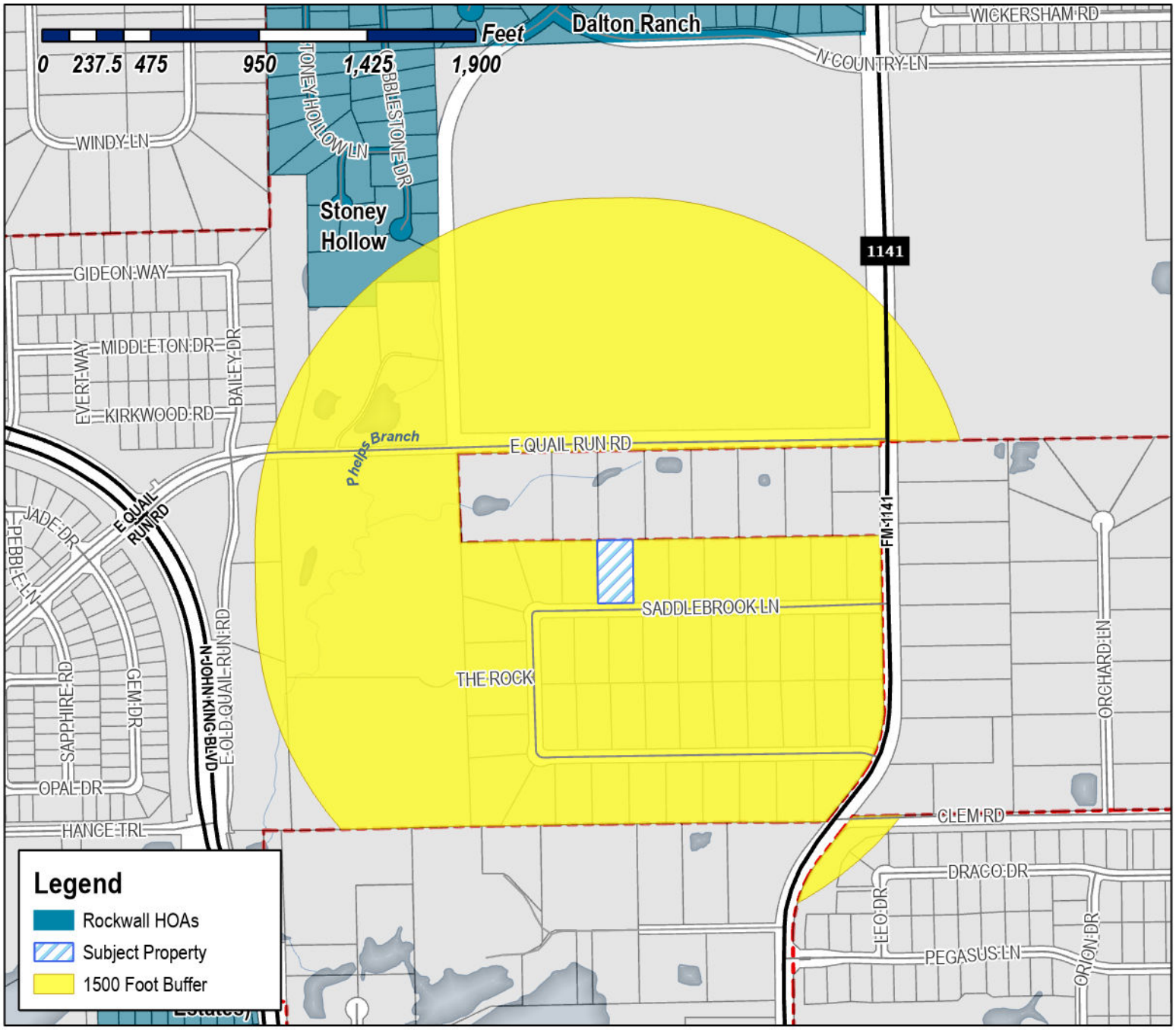
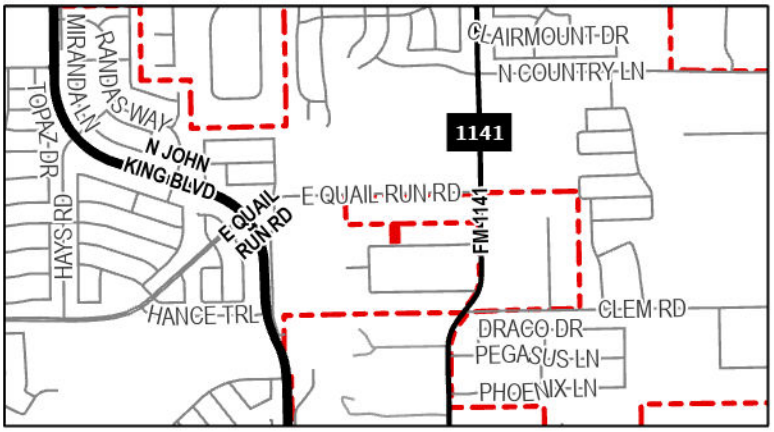



**Case Number:** Z2026-034
**Case Name:** SUP for Detached Garage
**Case Type:** Zoning
**Zoning:** Single-Family 16 (SF-16) District
**Case Address:** 2368 Saddlebrook Lane




**Date Saved:** 6/11/2026
For Questions on this Case Call (972) 771-7745

## Miller, Ryan

**From:** Zavala, Melanie
**Sent:** Tuesday, June 16, 2026 11:06 AM
**Cc:** Miller, Ryan; Lee, Henry; Ross, Bethany; Guevara, Angelica
**Subject:** Neighborhood Notification Program [Z2026-034]
**Attachments:** Public Notice (06.15.2026).pdf; HOA Map (06.11.2026).pdf

HOA/Neighborhood Association Representative:

Per your participation in the *Neighborhood Notification Program*, you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning case that will be published in the Rockwall Herald Banner on *Friday, June 19, 2026*. The Planning and Zoning Commission will hold a public hearing on *Tuesday, July 14, 2026 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, July 20, 2026 at 6:00 PM*. Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

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

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

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

# City of Rockwall

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



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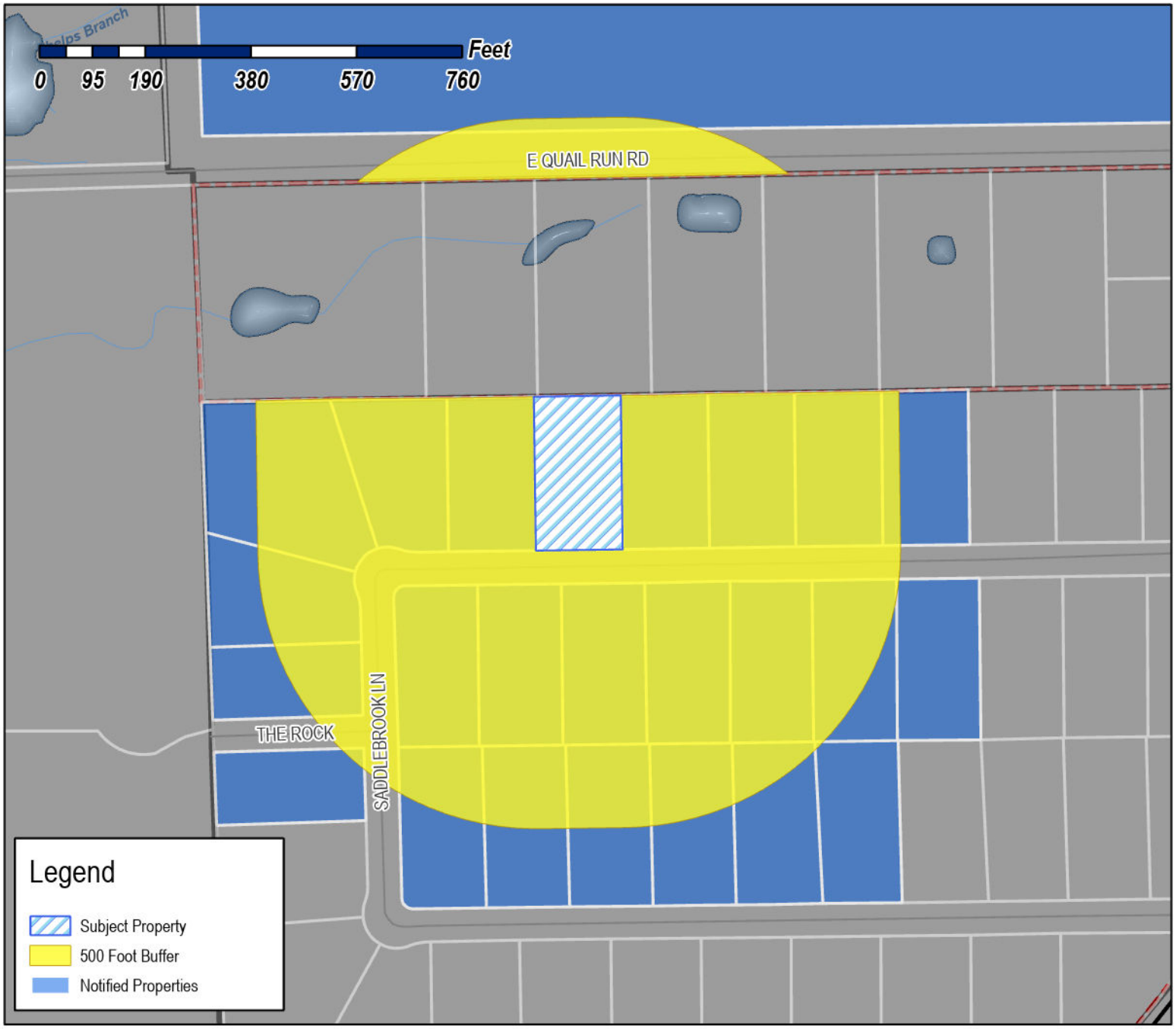


**Case Number:** Z2026-034
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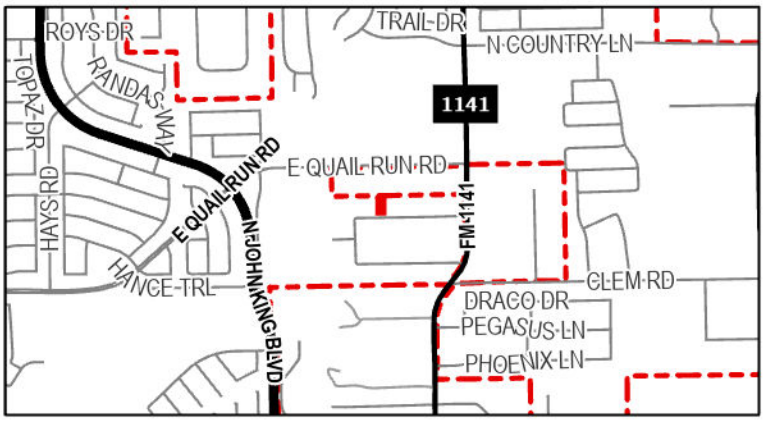



**Date Saved: 6/11/2026**
For Questions on this Case Call: (972) 771-7745

SHEILA LOEFFLER FLANNERY LIVING TRUST
SHEILA LOEFFLER FLANNERY & ROBERT
MATTHEW LOEFFLER - TRUSTEE
2095 E QUAIL RUN RD
ROCKWALL, TX 75087

FREDERICK CURTIS
2181 E QUAIL RUN RD
ROCKWALL, TX 75087

SELF CRAIG & CHRISTINA
2249 E QUAIL RUN RD
ROCKWALL, TX 75087

ECHOLS JAMES WADE
2307 E 2307 QUAIL RUN RD
ROCKWALL, TX 75087

TAYLOR BRANDON G & AMANDA H
2320 SADDLEBROOK LN
ROCKWALL, TX 75087

BARON JEFFREY MICHAEL & JEANNE MARIE
2324 SADDLEBROK LANE
ROCKWALL, TX 75087

AMUNDSON DAVID O & ALICIA K
2328 SADDLEBROOK LN
ROCKWALL, TX 75087

WHITE JOHN C & PAMELA E
2332 SADDLEBROOK LN
ROCKWALL, TX 75087

FISK JENNIFER
2336 SADDLEBROOK LN
ROCKWALL, TX 75087

WRIGHT LIVING TRUST
MARTY ALLEN WRIGHT & DEBRA KAY WRIGHT -
CO-TRUSTEES
2340 SADDLEBROOK LN
ROCKWALL, TX 75087

RICHARDSON FRANKLIN AND JENNIFER
2343 EAST QUAIL RUN ROAD
ROCKWALL, TX 75087

SCHALE WILLIAM AND CORTNEY
2345 SADDLEBROOK LN
ROCKWALL, TX 75087

COOK HEIDI AND BRYAN
2348 SADDLEBRROK LN
ROCKWALL, TX 75087

JONES BRADLEY K AND SUSAN M
2352 SADDLEBROOK LANE
ROCKWALL, TX 75087

COX ROBERT & BEVERLY
2356 SADDLEBROOK LN
ROCKWALL, TX 75087

OROZCO ARTHUR
2360 SADDLEBROOK LANE
ROCKWALL, TX 75087

HARVEY LEE L AND
MARIA J PEREIRA
2361 SADDLEBROOK LANE
ROCKWALL, TX 75087

BERGER KEVIN M & DEBBIE R
2364 SADDLEBROOK LN
ROCKWALL, TX 75087

HOKANSON ETHAN LOREN & JORDAN NICOLE
2365 SADDLEBROOK LN
ROCKWALL, TX 75087

STELZER WADE L & MISTY M
2368 SADDLEBROOK LN
ROCKWALL, TX 75087

GILKINSON DOYLE D & LORA A
2369 SADDLEBROOK LN
ROCKWALL, TX 75087

TRUITT PAMELA MARIE & ROBERT EDWIN
2372 Saddlebrook Ln
Rockwall, TX 75087

CALDERON ALEJANDRO & ROSARIO
2373 SADDLEBROOK LN
ROCKWALL, TX 75087

BASHAM ERIC B
2376 SADDLEBROOK LN
ROCKWALL, TX 75087

SPINER YWAINE & JOAN FROEHLICH
2377 Saddlebrook Ln
Rockwall, TX 75087

W D DEFEBAUGH REVOCABLE TRUST 2023
WALTER WAYNE DEFEBAUGH & DAWN ANN
DEFEBAUGH - TRUSTEES
2380 SADDLEBROOK LN
ROCKWALL, TX 75087

WHISENHUNT BARRY I & JOYCE D
2381 SADDLEBROOK LN
ROCKWALL, TX 75087

GRAY RYAN D AND MARISA C
2384 SADDLEBROOK LN
ROCKWALL, TX 75087

PUTCHINSKI PAUL & SHANNON
2385 SADDLEBROOK LANE
ROCKWALL, TX 75087

ROCKWALL I S D
801 E WASHINGTON ST
ROCKWALL, TX 75087

# PUBLIC NOTICE

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

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

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

**Z2026-034: SUP for Detached Garage**

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

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on *Tuesday, July 14, 2026 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, July 20, 2026 at 6:00 PM*. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

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

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

Your comments must be received by *Monday, July 20, 2026 at 4:00 PM* to ensure they are included in the information provided to the City Council.

Sincerely,

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

USE THIS QR CODE TO GO DIRECTLY TO THE WEBSITE

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

PLEASE RETURN THE BELOW FORM

**Case No. Z2026-034: SUP for Detached Garage**

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

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

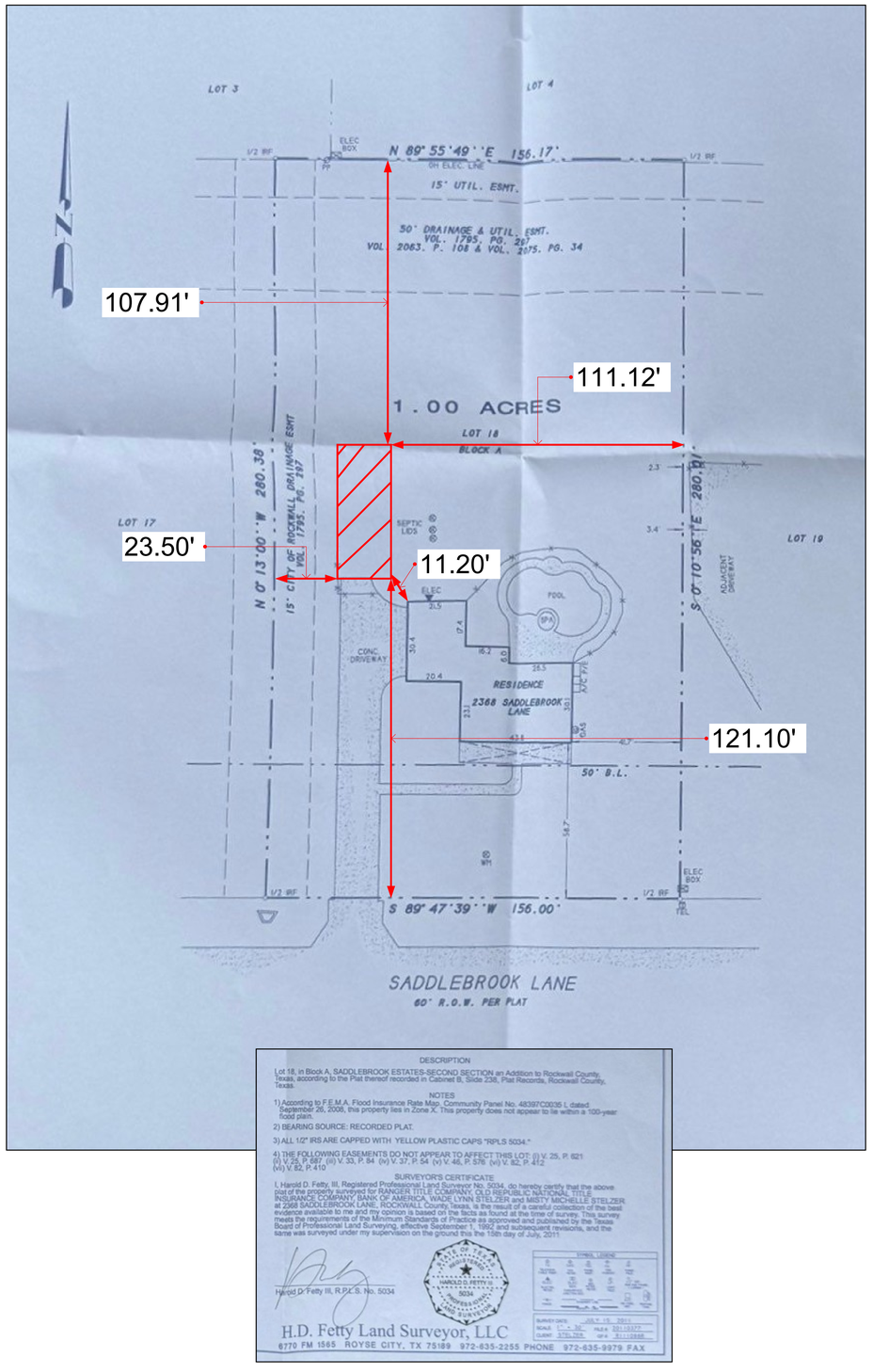
☐ I am opposed to the request for the reasons listed below.

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




DESCRIPTION

Lot 18, in Block A, SADDLEBROOK ESTATES-SECOND SECTION an Addition to Rockwall County, Texas, according to the Plat thereof recorded in Cabinet B, Slide 238, Plat Records, Rockwall County, Texas.

NOTES

1) According to F.E.M.A. Flood Insurance Rate Map, Community Panel No. 48397C0035 L dated September 26, 2008, this property lies in Zone X. This property does not appear to lie within a 100-year flood plain.

2) BEARING SOURCE: RECORDED PLAT.

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

4) THE FOLLOWING EASEMENTS DO NOT APPEAR TO AFFECT THIS LOT: (i) V. 25, P. 821 (ii) V.75, P. 687 (iii) V. 33, P. 84 (iv) V. 37, P. 54 (v) V. 46, P. 576 (vi) V. 82, P. 412 (vii) V. 82, P. 410

SURVEYOR'S CERTIFICATE

I, Harold D. Fetty, III, Registered Professional Land Surveyor No. 5034, do hereby certify that the above plat of the property surveyed for RANGER TITLE COMPANY, OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, BANK OF AMERICA, WADE LYNN STELZER and MISTY MICHELLE STELZER at 2368 SADDLEBROOK LANE, ROCKWALL County Texas, is the result of a careful collection of the best evidence available to me and my opinion is based on the facts as found at the time of survey. This survey meets the requirements of the Minimum Standards of Practice as approved and published by the Texas Board of Professional Land Surveying, effective September 1, 1992 and subsequent revisions, and the same was surveyed under my supervision on the ground this the 15th day of July, 2011.

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

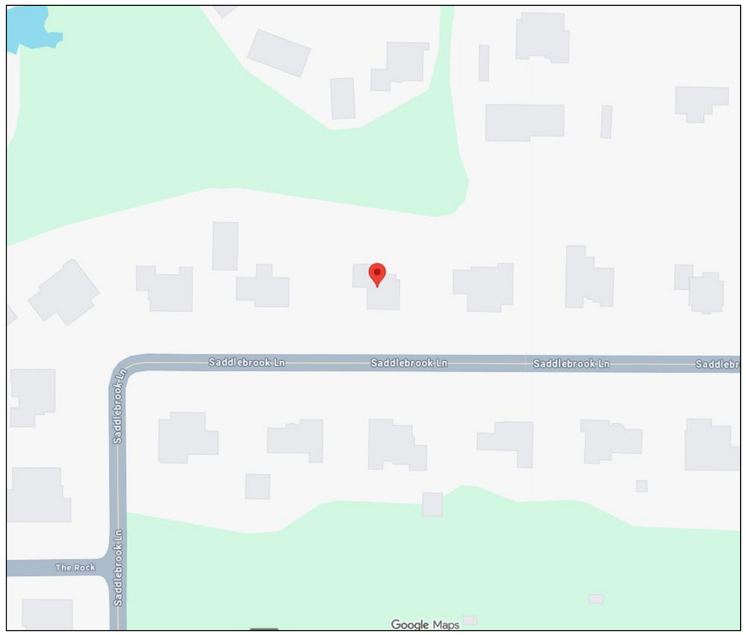
HAROLD D. FETTY III 5034 REGISTERED PROFESSIONAL LAND SURVEYOR

H.D. Fetty Land Surveyor, LLC

6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE 972-635-9979 FAX

## Site Plan

Scale: 1"= 25'-6"




## Vicinity Map

*For Reference Only*

## Area Distribution

| | |
|---|---|
| *Existing Brick Residence Footprint* | *2,770 SQ. FT.* |
| *Proposed Detached Garage* | *1,000 SQ. FT.* |
| *Total Proposed Coverage* | *3,770 SQ. FT.* |
| *Lot Area* | *43,560.00 SQ. FT.* |
| *% Lot Coverage* | *8.7%* |

## Legal Description

***Lot 18, Block A SADDLEBROOK ESTATES-SECOND SECTION an Addition to Rockwall Co, Plat Thereof Cabinet B, Slide 238, Plat Records, Rockwall County***

**Address**

**2368 Saddlebrook Ln, Rockwall, TX 75087**

**SHEET TITLE**

**Site Plan**

**DATE** June 9, 2026

**DRAWN BY** BCS

**SCALE** Varies

*Legendary Outdoor Solutions*
3032 W Alamosa Dr, Terrell, TX 75160
214-557-7809
LEGENDARY OUTDOOR SOLUTIONS POOLS, PATIOS & HARDSCAPES

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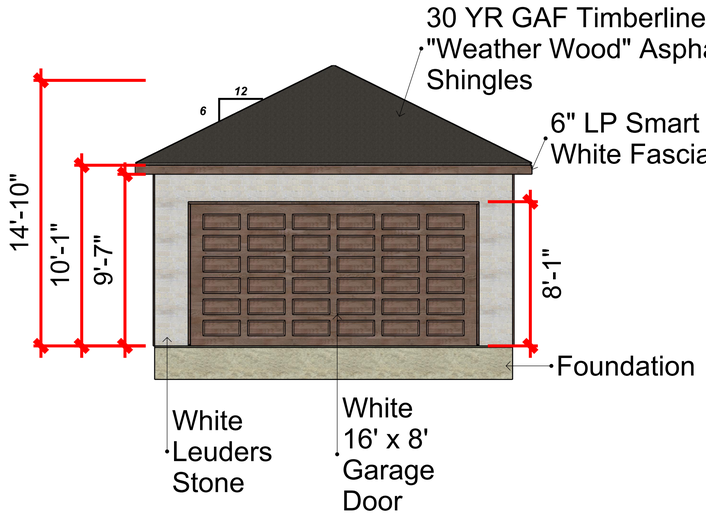
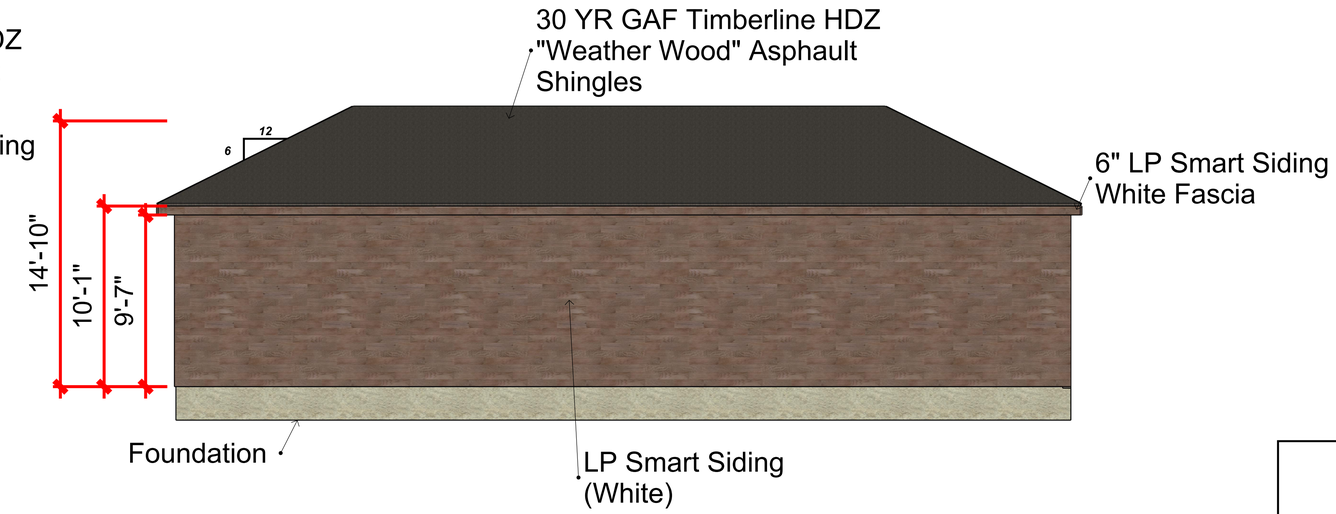


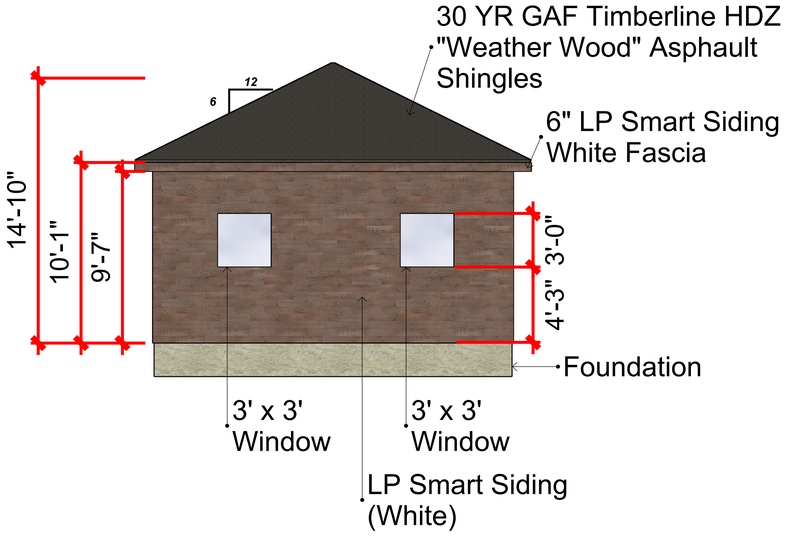

## *South Elevation*

*Scale: 1/4"= 1'-0"*



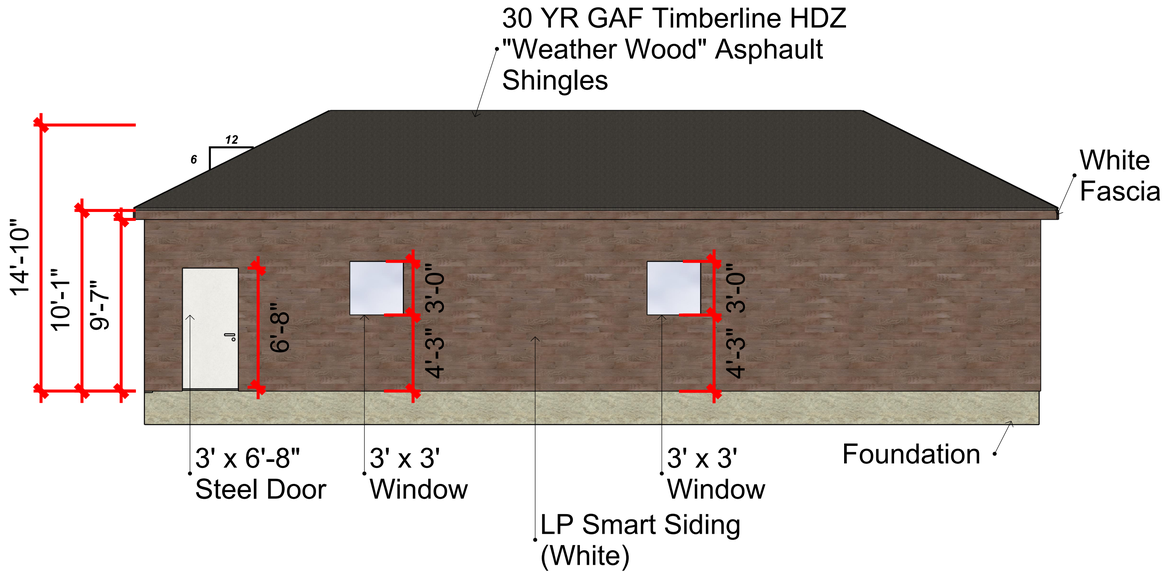

## *West Elevation*

*Scale: 1/4"= 1'-0"*




## *North Elevation*

*Scale: 1/4"= 1'-0"*




## *East Elevation*

*Scale: 1/4"= 1'-0"*

**Address**
**2368 Saddlebrook Ln, Rockwall, TX 75087**

**SHEET TITLE**
**Elevations**

**DATE**
June 9, 2026

**DRAWN BY**
BCS

**SCALE**
Varies


**Legendary Outdoor Solutions**
3032 W Alamosa Dr, Terrell, TX 75160
214-557-7809



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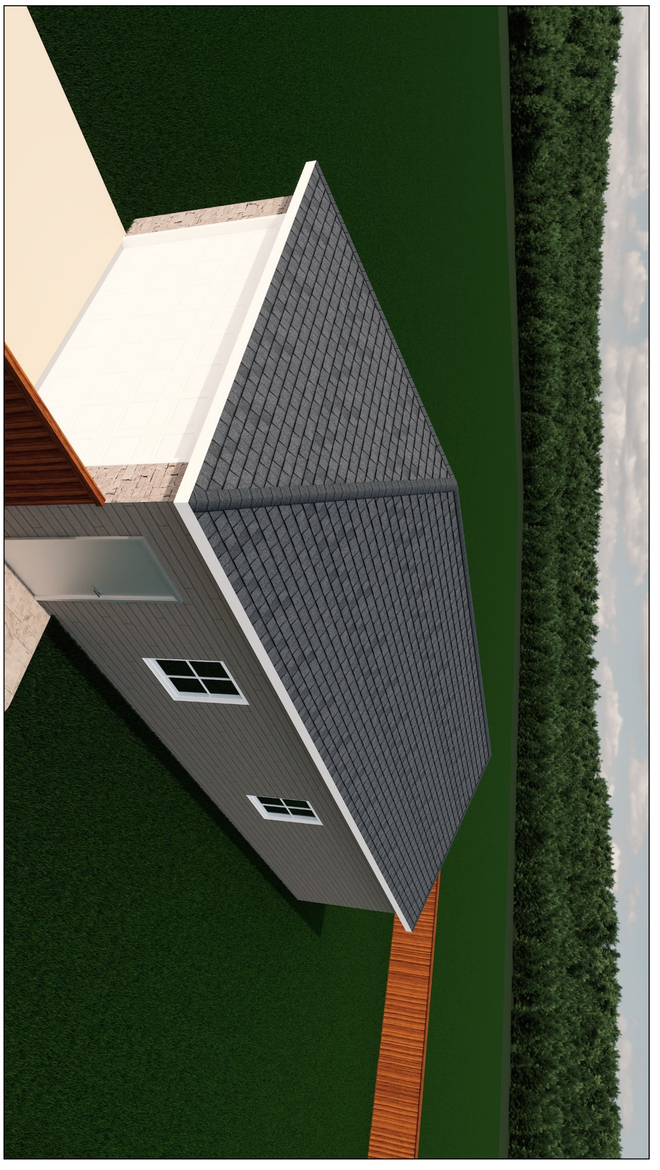
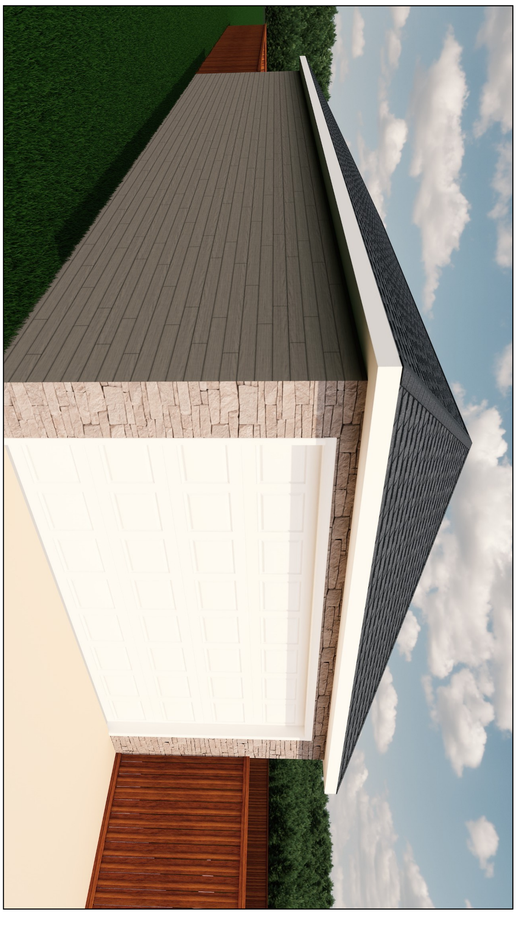




**Address**

## *2368 Saddlebrook Ln, Rockwall, TX 75087*



***Legendary Outdoor Solutions***
3032 W Alamosa Dr, Terrell, TX 75160
214-557-7809

LEGENDARY OUTDOOR SOLUTIONS
POOLS. PATIOS & HARDSCAPES

All plans, designs, and artistic renderings submitted herein are the property of Legendary Outdoor Solutions, LLC and are copyrighted.

**DRAWN BY**
BCS

**SCALE**
Varies

**DATE**
June 9, 2026

**SHEET TITLE**

# *Renderings*

**CITY OF ROCKWALL**

**ORDINANCE NO. 26-XX**

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

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR A DETACHED GARAGE ON A ONE (1) ACRE PARCEL OF LAND IDENTIFIED AS LOT 18, BLOCK A, OF THE SADDLEBROOK ESTATES #2 ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (*$2,000.00*) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the City has received a request from Bradley Stannard of Legendary Outdoor Solutions on behalf of Wade Stelzer for the approval of a *Specific Use Permit (SUP)* for a *Detached Garage* on a one (1) acre parcel of land identified as Lot 18, Block A, of the Saddlebrook Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 16 (SF-16) District land uses, addressed as 2368 Saddlebrook Lane, and being more specifically described and depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

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

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

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

**SECTION 2.** That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 03.01, *General Residential Standards*; Section 03.06, *Single-Family 16 (SF-16) District*; and Subsection 07.04, *Accessory Structure Development Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*], and with the following conditions:



DRAFT 05.30.2026

## 2.1. OPERATIONAL CONDITIONS

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

(1) The development of the *Detached Garage* shall generally conform to the *Site Plan* as depicted in *Exhibit 'B'* of the Specific Use Permit (SUP) ordinance; and,

(2) The *Detached Garage* shall generally conform to the *Building Elevations* as depicted in *Exhibit 'C'* of the Specific Use Permit (SUP) ordinance; and,

(3) The *Detached Garage* shall not exceed a total maximum size of 1,000 SF; and,

(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) No other *Accessory Structures* shall be permitted on the subject property.

## 2.2. COMPLIANCE

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

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

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

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

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

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

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



DRAFT ORDINANCE 05.30.2026

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 3RD DAY OF AUGUST, 2026.**

_____
Tim McCallum, *Mayor*

**ATTEST:**

_____
Kristy Teague, *City Secretary*

**APPROVED AS TO FORM:**

_____
Frank J. Garza, *City Attorney*

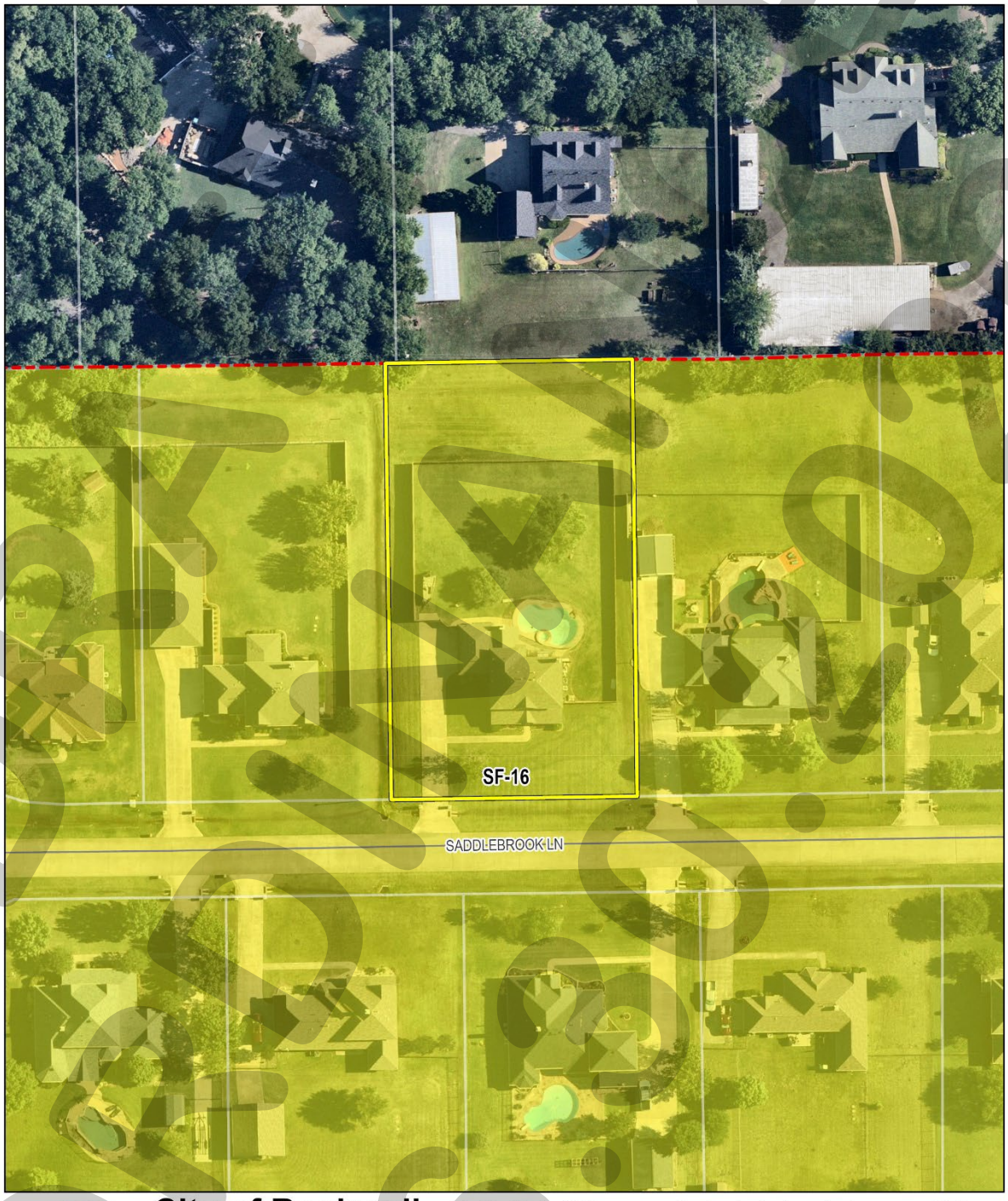
1st Reading: *July 20, 2026*

2nd Reading: *August 3, 2026*

DRAFT ORDINANCE 06.30.2026

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

*Address:* *2368 Saddlebrook Lane*
*Legal Description:* *Lot 18, Block A, Saddlebrook Estates #2 Addition*

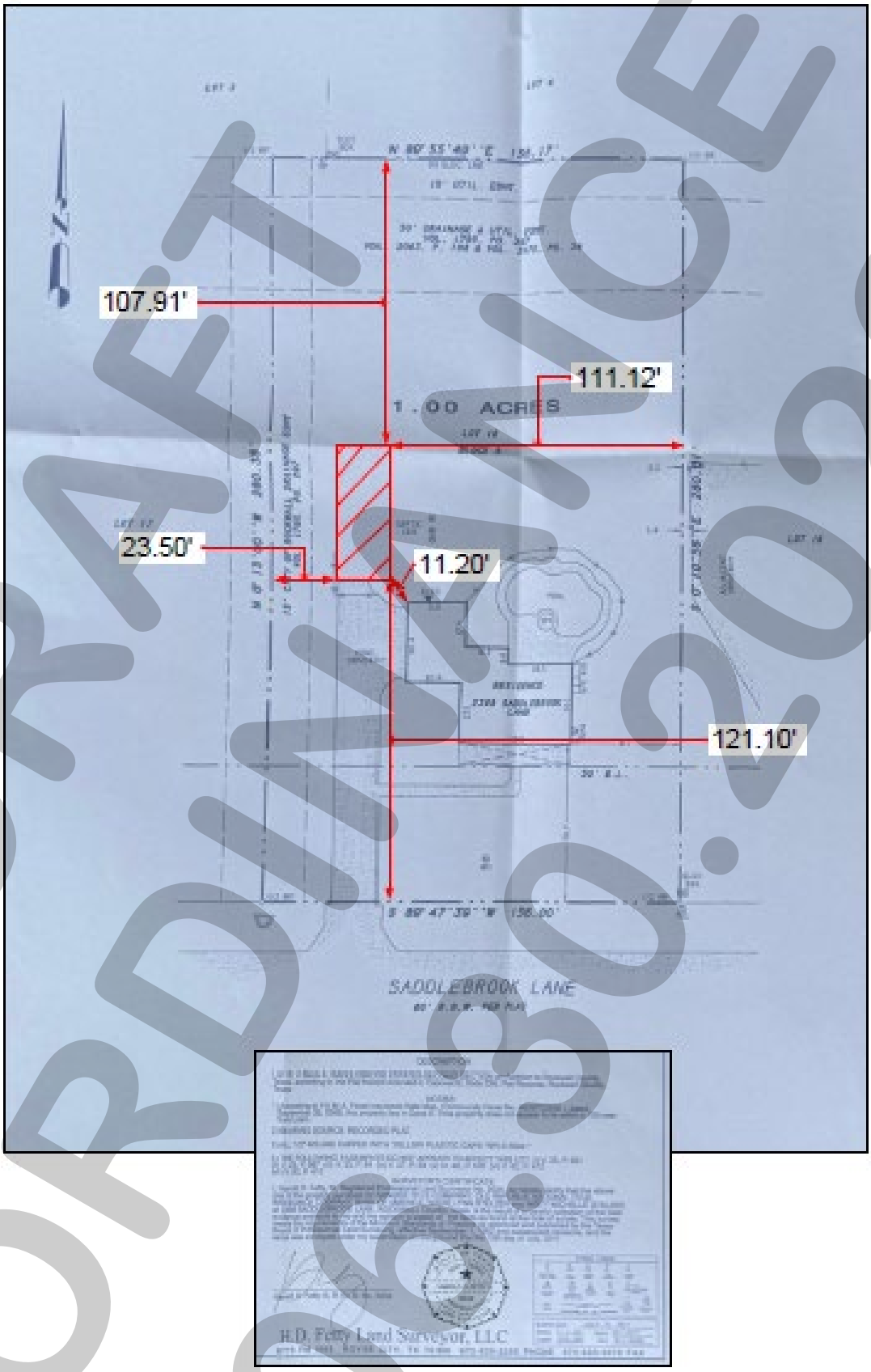



**City of Rockwall**
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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

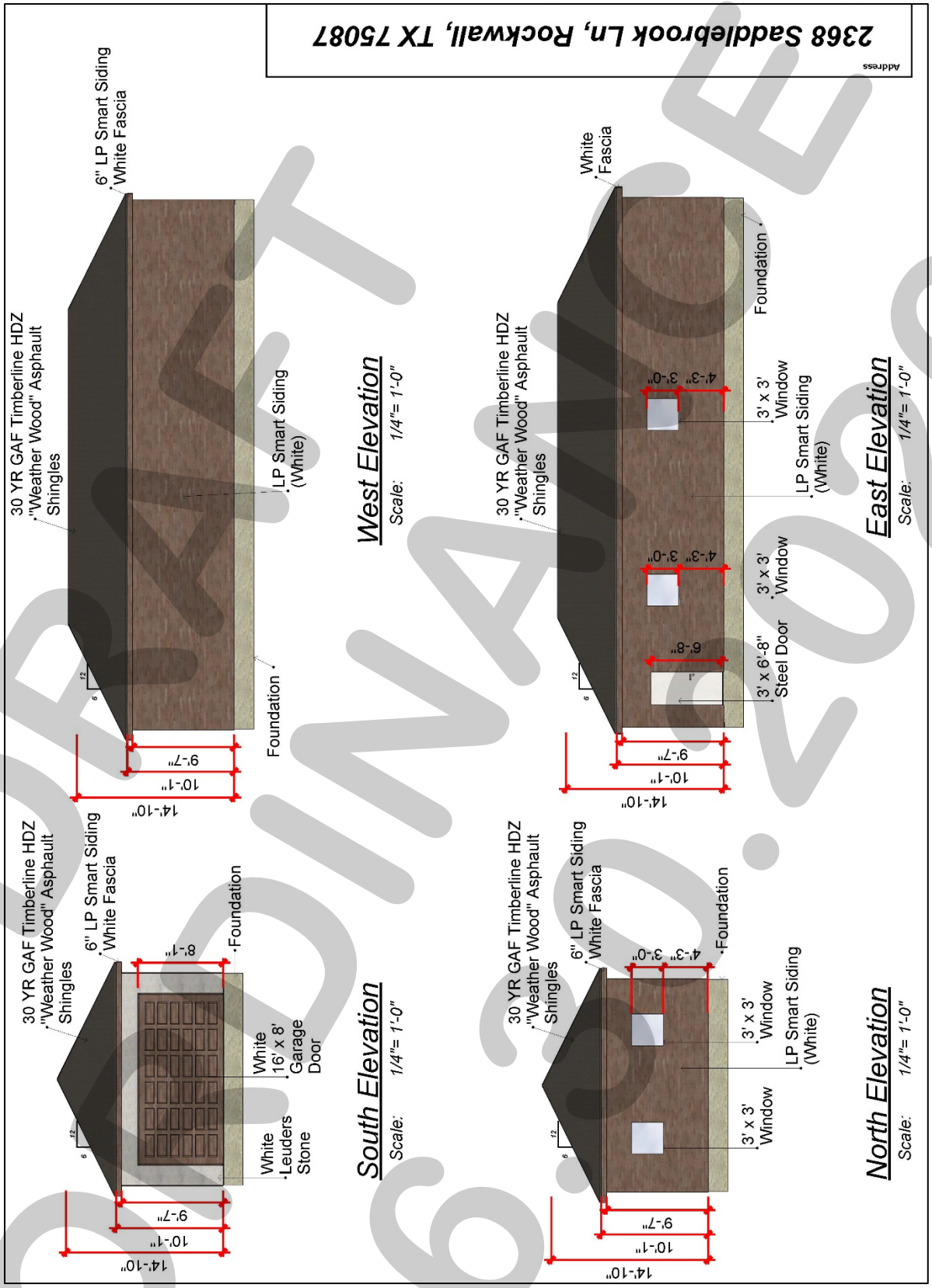
DRAFT 02.06.26

**Exhibit 'B'**
*Site Plan*




DRAFT ORDINANCE 03.30.2026

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




DRAFT ORDINANCE 06.30.2026

# PROJECT COMMENTS

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

DATE: 6/24/2026

PROJECT NUMBER: Z2026-035
PROJECT NAME: SUP for Residential Infill
SITE ADDRESS/LOCATIONS: 210 Alta Vista Drive, Rockwall, TX, 75087

CASE CAPTION: Hold a public hearing to discuss and consider a request by Ernesto Mario Castro on behalf Gloria Briseño for the approval of a Specific Use Permit (SUP) for Residential Infill in an Established Subdivision for the purpose of constructing a single-family home on a 0.1430-acre parcel of land identified as Lot 9, Block G, Northshore #1 Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, addressed as 210 Alta Vista Drive, and take any action necessary.

| DEPARTMENT | REVIEWER | DATE OF REVIEW | STATUS OF PROJECT |
|---|---|---|---|
| | Angelica Guevara | 06/24/2026 | Approved w/ Comments |

06/24/2026: Z2026-035; Specific Use Permit (SUP) for Residential Infill in an Established Subdivision for 210 Alta Vista Drive

Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This request is for the approval of a Specific Use Permit (SUP) for Residential Infill in an Established Subdivision for the purpose of constructing a single-family home on a 0.1430-acre parcel of land identified as Lot 9, Block G, Northshore #1 Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, addressed as 210 Alta Vista Drive.

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

M.3 For reference, include the case number (Z2026-035) in the lower right-hand corner of all pages on future submittals.

I.4 According to Subsection 02.03(B) (11), Residential Infill in or Adjacent to an Established Subdivision, of Article 05, District Development Standards, of the Unified Development Code (UDC), an Established Subdivision is defined as any subdivision that [1] consists of five (5) or more lots, [2] that is 90% or more developed, and [3] that has been in existence for more than ten (10) years. In this case, the subject property is within Phase 1 of the Northshore Subdivision which consists of 132 lots, is 100% developed, and has been in existence since May 30, 1974.

I.5 Subsection 02.03(B)(11), Residential Infill in or Adjacent to an Established Subdivision, of Article 05, District Development Standards, of the Unified Development Code (UDC), states that “(i)n reviewing the Specific Use Permit (SUP), the Planning and Zoning Commission and City Council shall consider the proposed size, location, and architecture of the home compared to the existing housing in the Established Subdivision … [and] all housing proposed under this section shall be constructed to be architecturally and visually similar or complimentary to the existing housing in the Established Subdivision.”

M.6 The Single-Family 10 (SF-10) District requires a side setback of at least six (6) feet. The applicant’s residential plot plan indicates a five (5) foot setback. Please revise the plans to be in conformance with the zoning standards.

M.7 The driveway shall have a minimum length of twenty (20) feet. Please indicate the length of the driveway pavement from the right-of-way.

M.8 Ordinances. Please review the attached draft ordinance prior to the July 14, 2026 Planning & Zoning Commission meeting, and provide staff with your markups by July 7, 2026.

I.9 Revisions. Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on July 7, 2026; however, it is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the July 14, 2026 Planning and Zoning Commission Public Hearing Meeting.

I.10 Planning and Zoning Commission Meeting Dates. The Planning and Zoning Commission Work Session Meeting for this case will be held on June 30, 2026, and the Planning and Zoning Commission Public Hearing Meeting for this case will be held on July 14, 2026.

I.11 City Council Meeting Dates. The projected City Council meeting dates for this case will be July 20, 2026 (1st Reading) and August 3, 2026 (2nd Reading).

I.12 Meeting Times and Place. All meetings will be held at 6:00 PM in the City Council Chambers at 385 S. Goliad Street, Rockwall, Texas 75087. PLEASE NOTE THAT THE APPLICANT OR A REPRESENTATIVE WILL NEED TO BE PRESENT FOR THE CASE TO BE CONSIDERED BY THE PLANNING AND ZONING COMMISSION OR CITY COUNCIL.

| DEPARTMENT | REVIEWER | DATE OF REVIEW | STATUS OF PROJECT |
|---|---|---|---|
| ENGINEERING | Madelyn Kuhn | 06/19/2026 | Approved w/ Comments |

06/19/2026: 1. Must install 5' sidewalk along Alta Vista (2' inside the ROW)
2. House pad will be required to be above the grade of the alley and Alta Vista

General Items:
- Must meet City's 2023 Standards of Design and Construction
- Impact Fees (Water, Wastewater & Roadway)
- Existing flow patterns must be maintained.
- Lot to lot drainage is not allowed.
- Retaining walls 3' and over must be engineered.
- All retaining walls 18" or taller must be rock, stone, or stone face. No smooth concrete walls.
- Will need to show A/C concrete pad and also any proposed fencing on the lot with the Building Permit.
- Will need to show grading plan with the Building Permit. Grading cannot exceed 4:1 slopes and ensure that drainage matches.
- Will need to show how proposed home will be accessing utilities.
- There is an existing 6" sewer main along Alta Vista available for use.
- There is an existing 6" water main on the other side of Alta Vista available for use.
- Water and sanitary sewer and storm sewer must be 10' apart.
- Any utility crossings under a roadway must be by dry bore and be steel encased. Open cutting is not allowed.
- Driveway must be steel reinforced concrete. No rock, gravel, or asphalt allowed.
- An engineered reinforced concrete pipe must be designed and installed as a culvert with concrete headwalls. Minimum of 18" culvert (if needed). Size and slope will need to be engineered to have capacity for the 100-year storm event
- No rock, gravel, or asphalt allowed in any area.
- Additional comments may be provided at time of Building Permit.

| DEPARTMENT | REVIEWER | DATE OF REVIEW | STATUS OF PROJECT |
|---|---|---|---|
| BUILDING | Craig Foshee | 06/18/2026 | Approved |

No Comments

| DEPARTMENT | REVIEWER | DATE OF REVIEW | STATUS OF PROJECT |
|---|---|---|---|
| FIRE | Ariana Kistner | 06/16/2026 | Approved |

No Comments

| DEPARTMENT | REVIEWER | DATE OF REVIEW | STATUS OF PROJECT |
|---|---|---|---|
| GIS | Lance Singleton | 06/15/2026 | Approved |

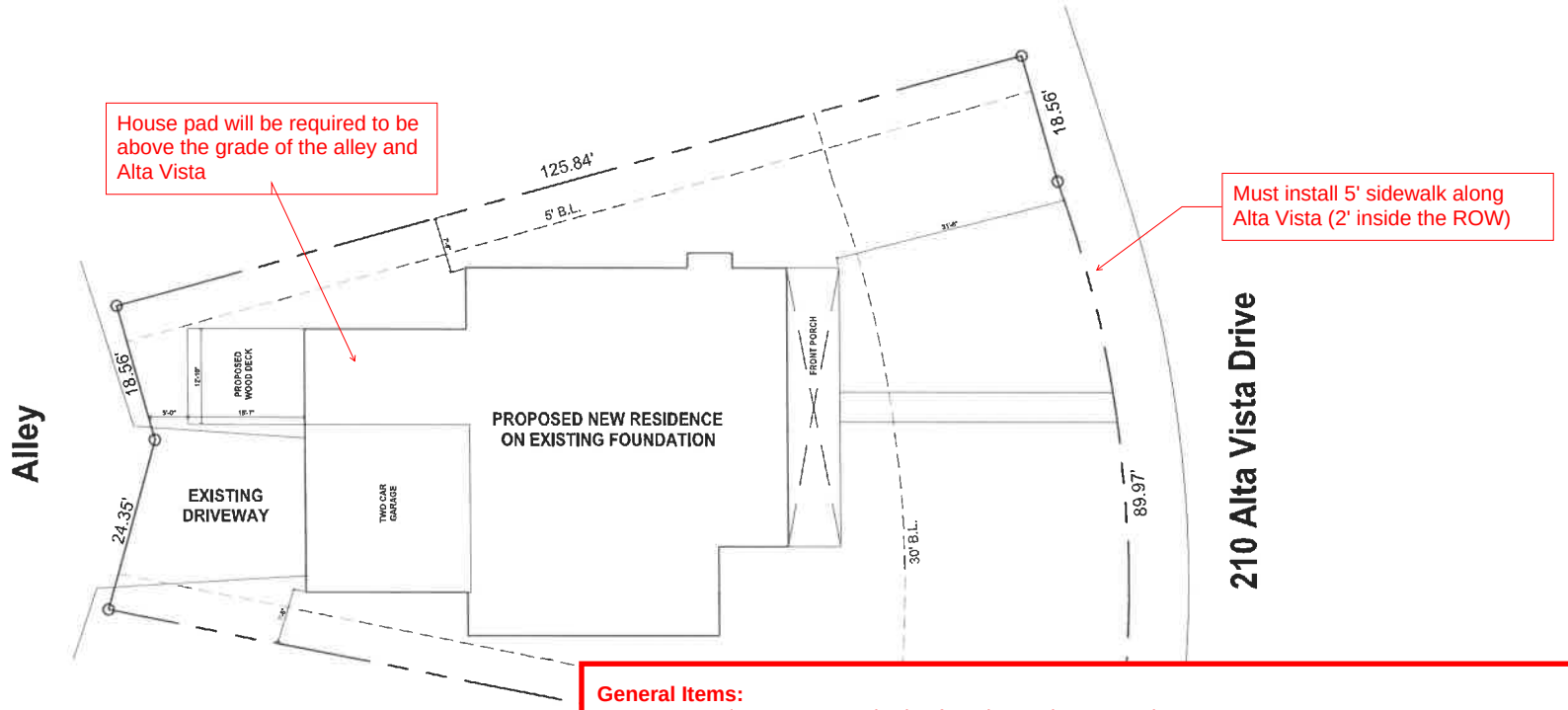
No Comments

| DEPARTMENT | REVIEWER | DATE OF REVIEW | STATUS OF PROJECT |
|---|---|---|---|
| POLICE | Chris Cleveland | 06/12/2026 | Approved |

No Comments

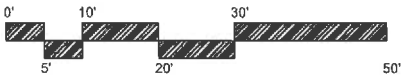
| DEPARTMENT | REVIEWER | DATE OF REVIEW | STATUS OF PROJECT |
|---|---|---|---|
| PARKS | Travis Sales | 06/15/2026 | Approved |

No Comments




# SITE PLAN

SCALE 1/16" = 1'-0"




BAR SCALE

**General Items:**

- Must meet City's 2023 Standards of Design and Construction
- Impact Fees (Water, Wastewater & Roadway)
- Existing flow patterns must be maintained.
- Lot to lot drainage is not allowed.
- Retaining walls 3' and over must be engineered.
- All retaining walls 18" or taller must be rock, stone, or stone face. No smooth concrete walls.
- Will need to show A/C concrete pad and also any proposed fencing on the lot with the Building Permit.
- Will need to show grading plan with the Building Permit. Grading cannot exceed 4:1 slopes and ensure that drainage matches.
- Will need to show how proposed home will be accessing utilities.
- There is an existing 6" sewer main along Alta Vista available for use.
- There is an existing 6" water main on the other side of Alta Vista available for use.
- Water and sanitary sewer and storm sewer must be 10' apart.
- Any utility crossings under a roadway must be by dry bore and be steel encased. Open cutting is not allowed.
- Driveway must be steel reinforced concrete. No rock, gravel, or asphalt allowed.
- An engineered reinforced concrete pipe must be designed and installed as a culvert with concrete headwalls. Minimum of 18" culvert (if needed). Size and slope will need to be engineered to have capacity for the 100-year storm event
- No rock, gravel, or asphalt allowed in any area.
- Additional comments may be provided at time of Building Permit.

DRAWN BY:
plans/REGF
plans.regf@gmail.com
(469) 418-5884

NORTH

GENERAL CONTRACTOR:
ROCKWALL CONTRACTORS INC
ecastro@rockwallcontractors.com
(972) 762-9502

RIA BRISENO
713) 724-1344

# DEVELOPMENT APPLICATION

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

**STAFF USE ONLY**

**PLANNING & ZONING CASE NO.**

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

**DIRECTOR OF PLANNING:**

**CITY ENGINEER:**

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

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

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

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

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

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

## PROPERTY INFORMATION [PLEASE PRINT]

| | | | | | |
|---|---|---|---|---|---|
| ADDRESS | 210 ALTAVISTA DRIVE, ROCKWALL, TX 75087 | | | | |
| SUBDIVISION | | LOT | | BLOCK | |
| GENERAL LOCATION | | | | | |

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

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

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

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

| | | | |
|---|---|---|---|
| ☑ OWNER | GLORIA BRISEÑO | ☑ APPLICANT | ERNESTO MARIO CASTRO |
| CONTACT PERSON | | CONTACT PERSON | |
| ADDRESS | [redacted] | ADDRESS | [redacted] |
| CITY, STATE & ZIP | | CITY, STATE & ZIP | |
| PHONE | | PHONE | |
| E-MAIL | | E-MAIL | |

## NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Gloria Briseño [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* $ 2,020.00 *TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 6 *DAY OF* June *, 20*26*. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."*

*GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE* 6th *DAY OF* June *20*26

*OWNER'S SIGNATURE* Gloria Briseño

*NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS*

NOTARY PUBLIC STATE OF TEXAS
CHRISTOPHER CAVAZOS
Notary ID #134060308
My Commission Expires
November 11, 2026

*MY COMMISSION EXPIRES*





# City of Rockwall

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



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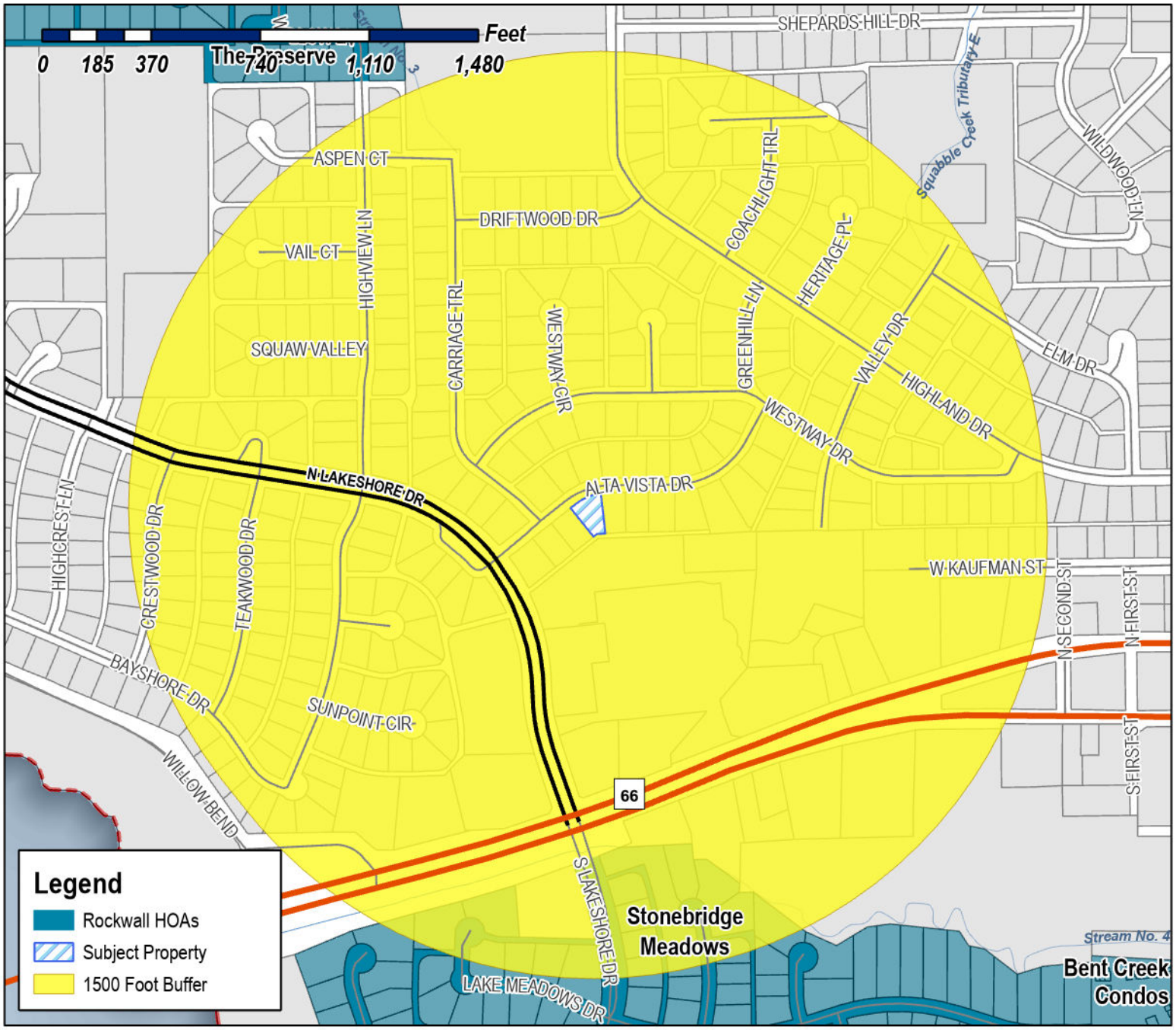



**Case Number:** Z2026-035
**Case Name:** SUP for Residential Infill
**Case Type:** Zoning
**Zoning:** Single-Family 10 (SF-10) District
**Case Address:** 210 Alta Vista Drive




**Date Saved: 6/11/2026**
For Questions on this Case Call (972) 771-7745

**From:** Zavala, Melanie
**Cc:** Miller, Ryan; Lee, Henry; Ross, Bethany; Guevara, Angelica
**Subject:** Neighborhood Notification Program [Z2026-035]
**Date:** Tuesday, June 16, 2026 11:03:58 AM
**Attachments:** Public Notice (06.15.2026).pdf
HOA Map (06.11.2026).pdf

---

HOA/Neighborhood Association Representative:

Per your participation in the Neighborhood Notification Program, you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning case that will be published in the Rockwall Herald Banner on Friday, June 19, 2026. The Planning and Zoning Commission will hold a public hearing on Tuesday, July 14, 2026 at 6:00 PM, and the City Council will hold a public hearing on Monday, July 20, 2026 at 6:00 PM. Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

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

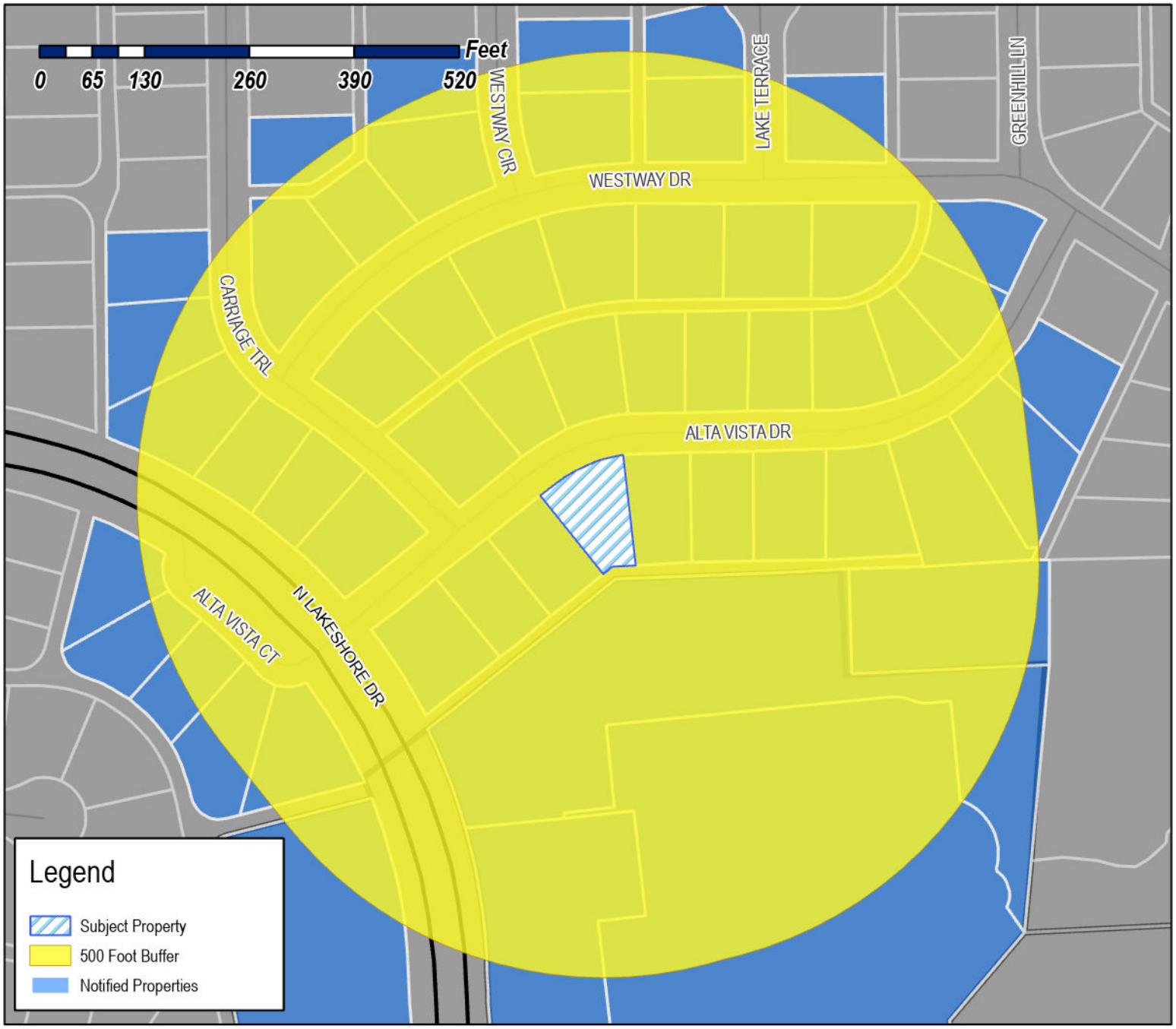
Z2026-035: SUP for Residential Infill
Hold a public hearing to discuss and consider a request by Ernesto Mario Castro on behalf Gloria Briseño for the approval of a Specific Use Permit (SUP) for Residential Infill in an Established Subdivision for the purpose of constructing a single-family home on a 0.1430-acre parcel of land identified as Lot 9, Block G, Northshore #1 Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, addressed as 210 Alta Vista Drive, and take any action necessary.

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

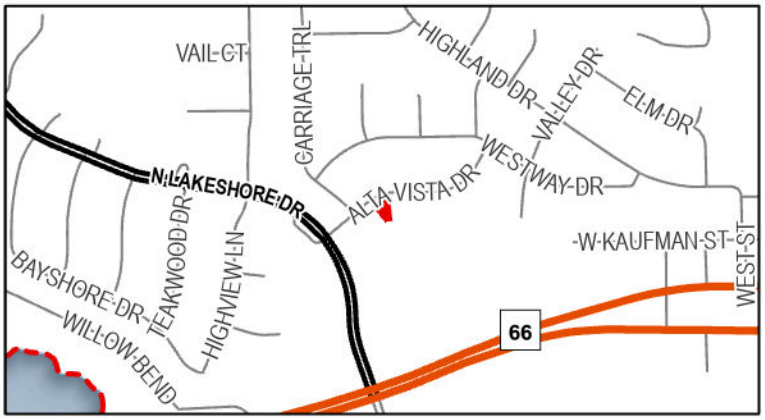
# City of Rockwall

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

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




**Case Number:** Z2026-035
**Case Name:** SUP for Residential Infill
**Case Type:** Zoning
**Zoning:** Single-Family 10 (SF-10) District
**Case Address:** 210 Alta Vista Drive




**Date Saved: 6/11/2026**
For Questions on this Case Call: (972) 771-7745

8110 ENTERPRISE INC
1000 CONCORD ST
FORNEY, TX 75126

DODSON DAVID
1001 ALTA VISTA CT
ROCKWALL, TX 75087

FOLK DENNIS R AND TERRI J
1003 ALTA VISTA CT
ROCKWALL, TX 75087

MOORE MARJUEL
1005 Alta Vista Ct
Rockwall, TX 75087

EVERETT BROCK M AND ANNA
1007 ALTA VISTA COURT
ROCKWALL, TX 75087

RESIDENT
1009 ALTA VISTA CT
ROCKWALL, TX 75087

LI JIAN & MARSHAL LI
1055 BAYSHORE DR
ROCKWALL, TX 75087

MORGAN RONALD EVERETT
14 Canyon Ridge Dr
Rockwall, TX 75087

STALLINGS RICHARD & GLENDA
195 VALLEY DR
ROCKWALL, TX 75087

GRAHAM JAQUAN AND DIANA
204 ALTA VISTA DRIVE
ROCKWALL, TX 75087

RESIDENT
206 ALTA VISTA
ROCKWALL, TX 75087

HILL JOHN PHILIP ETUX
207 ALTA VISTA DR
ROCKWALL, TX 75087

HALE BOBBY NEWTON AND MELISSA KAY
208 ALTA VISTA DR
ROCKWALL, TX 75087

EIDSON MICHAEL L & BETH ANNE
209 ALTA VISTA DR
ROCKWALL, TX 75087

BRISENO GLORIA
210 ALTA VISTA
ROCKWALL, TX 75087

MAYS DAVID E JR
211 ALTA VISTA
ROCKWALL, TX 75087

WALKER RON & BRENDA
212 ALTA VISTA DR
ROCKWALL, TX 75087

JONES GALE R ET UX
213 ALTA VISTA DR
ROCKWALL, TX 75087

PHELPS RUSSELL ET UX
214 ALTA VISTA DR
ROCKWALL, TX 75087

BOWDIN BRUCE ETUX
215 ALTA VISTA DR
ROCKWALL, TX 75087

EDGAR CHARLA GREEN
216 ALTA VISTA DR
ROCKWALL, TX 75087

MASSE JON GARRETT & KATHRYN IRENE
217 ALTA VISTA DR
ROCKWALL, TX 75087

BEAUMONT ROBERT & MAGGIE
218 ALTA VISTA DR
ROCKWALL, TX 75087

HENRY JOHN PATRICK
219 ALTA VISTA DR
ROCKWALL, TX 75087

LAMBETH MICHAEL LEE & DONNA
220 ALTA VISTA DR
ROCKWALL, TX 75087

HERBERT RANDY & SHANNA BARBIEUX
221 Alta Vista Dr
Rockwall, TX 75087

LAFLAME CHERYL MILLICAN
222 ATLA VISTA DR
ROCKWALL, TX 75087

RESIDENT
223 ALTA VISTA DR
ROCKWALL, TX 75087

MORRIS MICHAEL DEE
224 ALTA VISTA DR
ROCKWALL, TX 75087

HILGER CHRISTINE
225 ALTA VISTA DR
ROCKWALL, TX 75087

FOSHEE BRADLEY AND REBEKAH
301 CARRIAGE TRL
ROCKWALL, TX 75087

POWELL JOHN C & VALERIE CURRIN
301 LAKE TERRACE
ROCKWALL, TX 75087

SHULTZ DAVID & DIANE
301 WESTWAY CIR
ROCKWALL, TX 75087

MORGAN CARL W & DIANE
302 LAKE TER
ROCKWALL, TX 75087

WHITESELL CHRISTOPHER SHANE AND CRYSTAL
302 WESTWAY CIRCLE
ROCKWALL, TX 75087

BIALACH CAROLYN
303 CARRIAGE TRAIL
ROCKWALL, TX 75087

BEDDALL BONNIE J
303 LAKE TER
ROCKWALL, TX 75087

LOAR NICHOLAS
303 WESTWAY CIR
ROCKWALL, TX 75087

RITTERSHAUS KAREN O
304 WESTWAY CIR
ROCKWALL, TX 75087

RESIDENT
305 CARRIAGE TR
ROCKWALL, TX 75087

SMYRNA LAND CO LTD
C/O GRACE DEV INC
3309 FAIRMONT DR
NASHVILLE, TN 37203

GROCHOCKI LAUREN NICOLE
3720 COLLEGE PARK DR APT 9306
THE WOODLANDS, TX 77384

ROBBIE AND LINDA REVILLE LIVING REVOCABLE TRUST
LINDA R REVILLE - TRUSTEE
401 CARRIAGE TRAIL
ROCKWALL, TX 75087

CRAIG MELANIE
403 CARRIAGE TRL
ROCKWALL, TX 75087

RESIDENT
405 CARRIAGE TR JEFF 1 LLC
ROCKWALL, TX 75087

ARVM 5, LLC
JEFF 1 LLC
5001 PLAZA ON THE LAKE SUITE 200
AUSTIN, TX 78746

LIMBAUGH MARK
501 WESTWAY DR
ROCKWALL, TX 75087

MARBURGER MARGUERITE
502 CARRIAGE TRL
ROCKWALL, TX 75087

STAHL MARY JEAN
503 WESTWAY DR
ROCKWALL, TX 75087

BRICKER CHARLES W & ANGELA
505 WESTWAY DR
ROCKWALL, TX 75087

COLEMAN JAMES BRADLEY & CANDACE
603 WESTWAY DR
ROCKWALL, TX 75087

SMALL JOHN
605 WESTWAY DR
ROCKWALL, TX 75087

JAMES MICHAEL & JOAQUINA
607 WESTWAY DRIVE
ROCKWALL, TX 75087

RESIDENT
608 WESTWAY DR
ROCKWALL, TX 75087

GRISWOLD THOMAS G JR & TAMMY A
609 WESTWAY DR
ROCKWALL, TX 75087

VELAZQUEZ JOVANNY AND MARILI
610 Westway Dr
Rockwall, TX 75087

RESIDENT
850 W RUSK ST BUSINESS TRUST
ROCKWALL, TX 75087

EIVAZ NATHAN & MARISSA MORRISON
940 15TH ST
HERMOSA BEACH, CA 90254

RESIDENT
951 N LAKESHORE DR
ROCKWALL, TX 75087

WAL-MART REAL ESTATE
BUSINESS TRUST
PO BOX 8050 MS 0555
BENTONVILLE, AR 72716

WAL-MART REAL ESTATE
BUSINESS TRUST
PO BOX 8050 MS 0555
BENTONVILLE, AR 72716

# PUBLIC NOTICE

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

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

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

**Z2026-035: SUP for Residential Infill**

Hold a public hearing to discuss and consider a request by Ernesto Mario Castro on behalf Gloria Briseño for the approval of a *Specific Use Permit (SUP)* for *Residential Infill in an Established Subdivision* for the purpose of constructing a single-family home on a 0.1430-acre parcel of land identified as Lot 9, Block G, Northshore #1 Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, addressed as 210 Alta Vista 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, July 14, 2026 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, July 20, 2026 at 6:00 PM*. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

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

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

Your comments must be received by *Monday, July 20, 2026 at 4:00 PM* to ensure they are included in the information provided to the City Council.

Sincerely,

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

USE THIS QR CODE TO GO DIRECTLY TO THE WEBSITE

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

PLEASE RETURN THE BELOW FORM

**Case No. Z2026-035: SUP for Residential Infill**

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

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

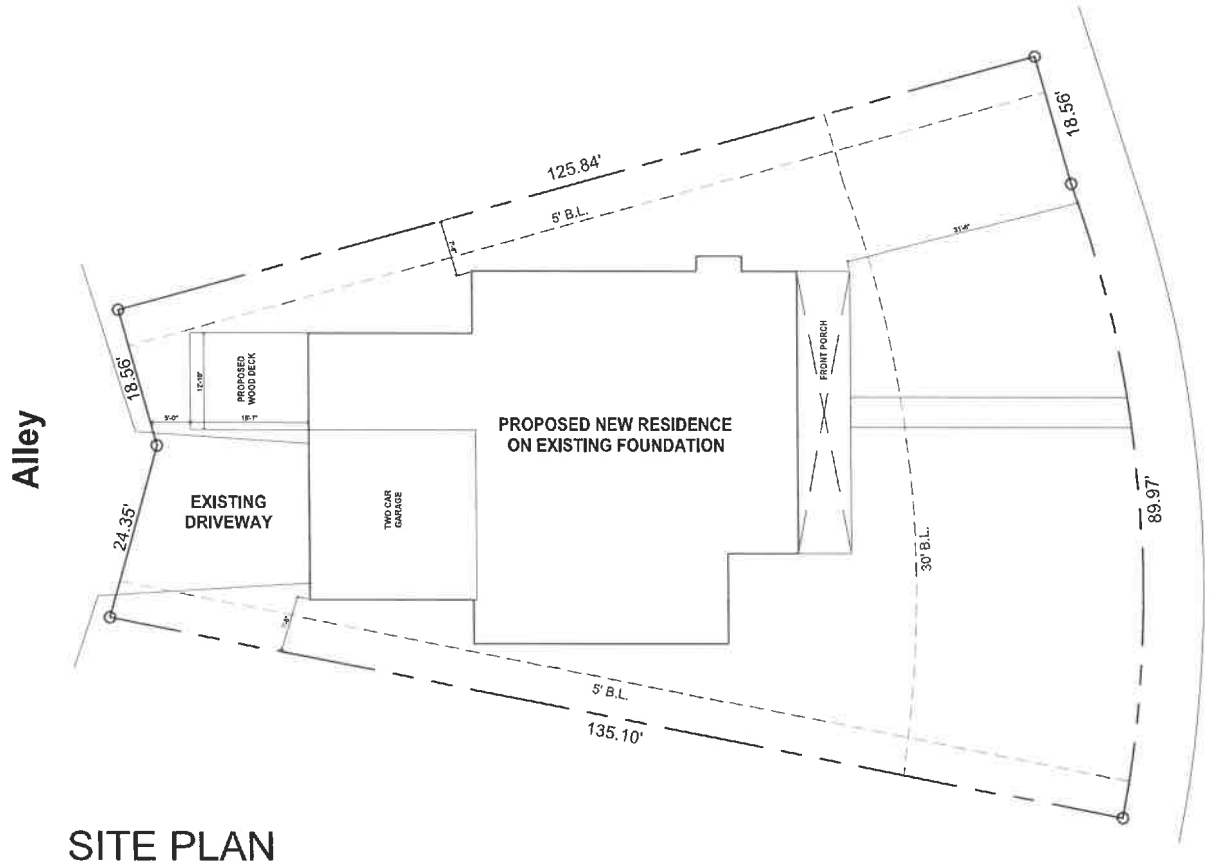
☐ I am opposed to the request for the reasons listed below.

Name:

Address:

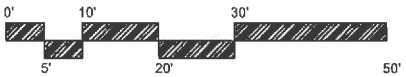
Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written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

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




## SITE PLAN

SCALE 1/16" = 1'-0"




BAR SCALE

## SITE PLAN INFORMATION

A) LOT 9-G AREA = 6,228 SF
B) WOOD DECK AREA = 200 SF
C) LIVING AREA = 2,184 SF
D) GARAGE & HVAC AREA = 509 SF
E) FRONT PORCH AREA = 254 SF
F) TOTAL UNDER ROOF AREA = 2,947 SF

DRAWN BY:
plans/REGF
plans.regf@gmail.com
(469) 418-5884

NORTH

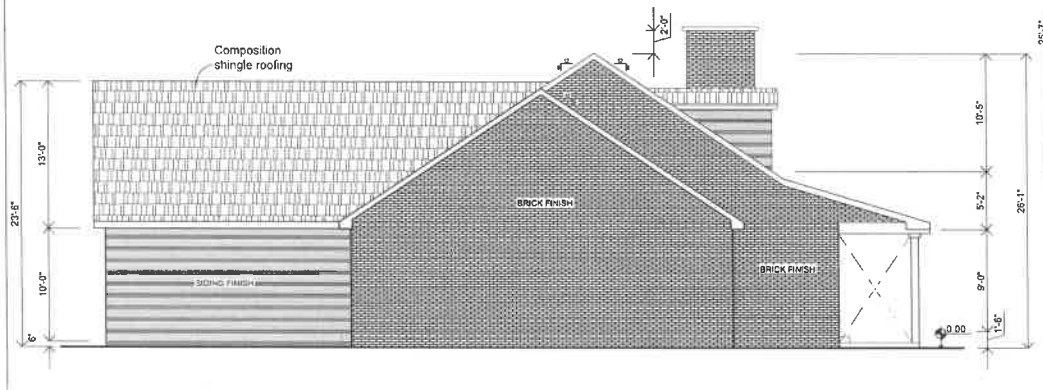
GENERAL CONTRACTOR:
ROCKWALL CONTRACTORS INC
ecastro@rockwallcontractors.com
(972) 762-9502

OWNER:
GLORIA BRISENO
(713) 724-1344

ADDRESS:
210 Alta Vista Drive
Rockwall, TX
75087

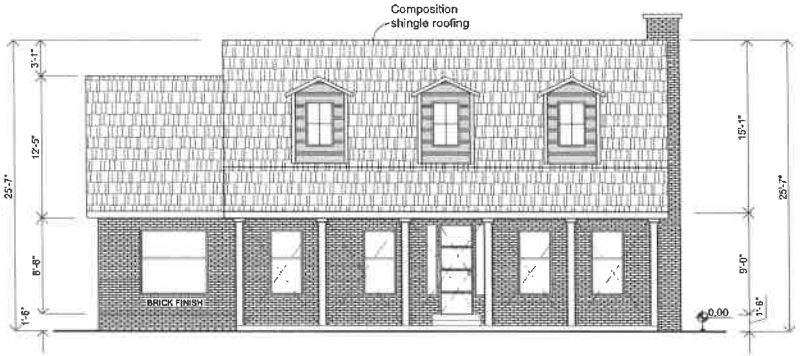
DATE:
4-23-2026

SHEET:
2-11



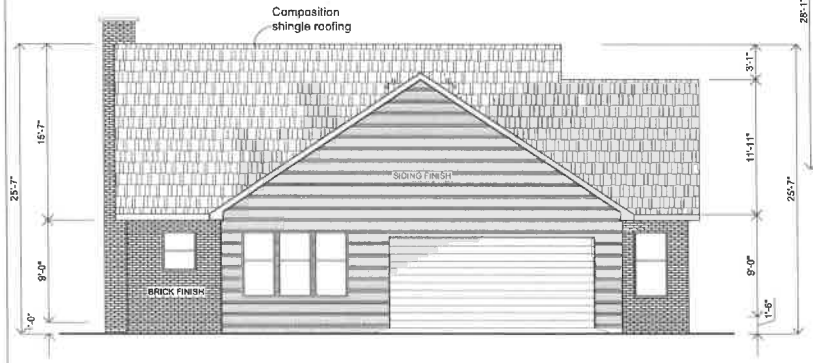

## SOUTH ELEVATION

SCALE 3/32" = 1'-0"



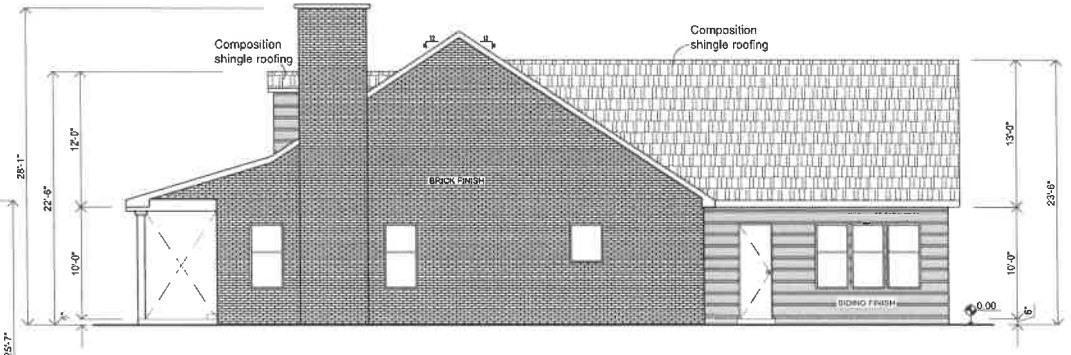

## FRONT ELEVATION

SCALE 3/32" = 1'-0"




## REAR ELEVATION

SCALE 3/32" = 1'-0"




## NORTH ELEVATION

SCALE 3/32" = 1'-0"

DRAWN BY:
plans/REGF
plans.regf@gmail.com
(469) 418-5884

NORTH:

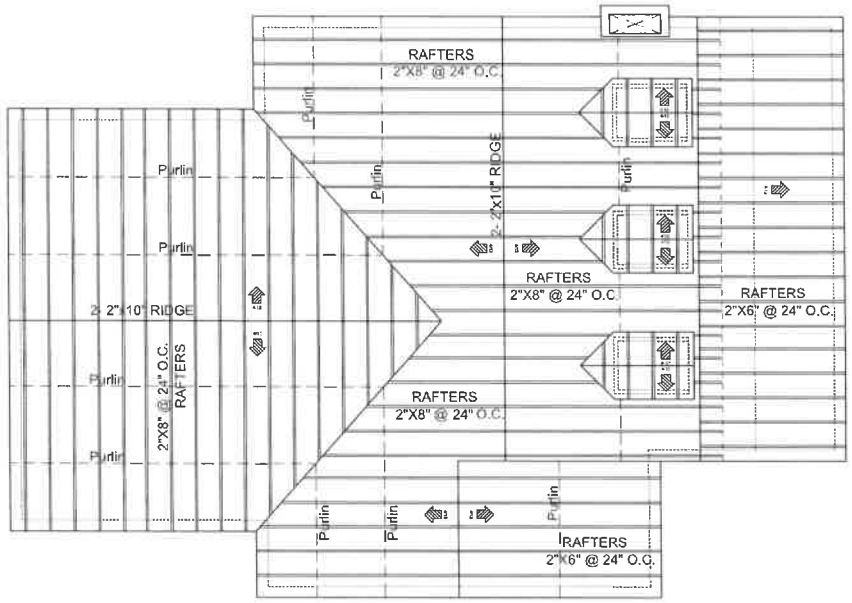
GENERAL CONTRACTOR:
ROCKWALL CONTRACTORS INC
ecastro@rockwallcontractors.com
(972) 762-9502

OWNER:
GLORIA BRISENO
(713) 724-1344

ADDRESS:
210 Alta Vista Drive
Rockwall, TX
75087

DATE:
4-23-2026

SHEET:
4-11




## ROOF PLAN

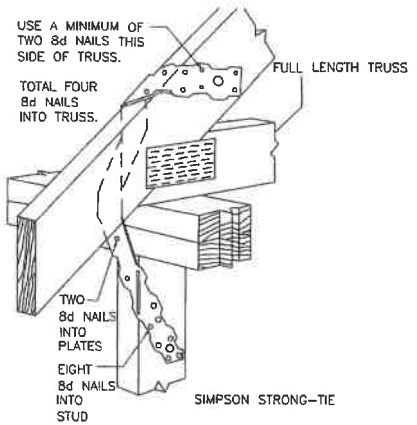
SCALE 3/32" = 1'-0"



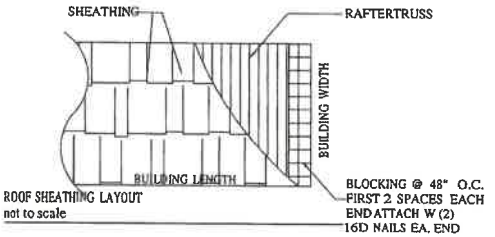

**April 28, 2026**

**JSB Engineer F-20338**

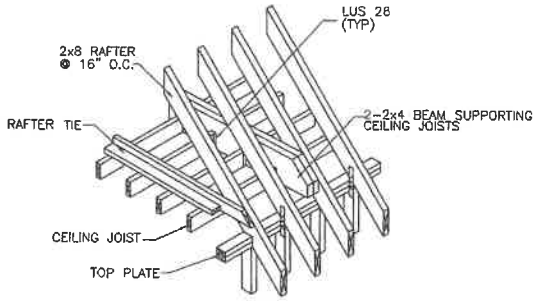
ENGINEER'S SEAL




**FULL LENGTH TRUSS DETAIL**
*not to scale*




ROOF SHEATHING LAYOUT
not to scale




**TYPICAL BEAM & RAFTER TIE DETAIL**
*not to scale*

DRAWN BY:
plans/REGF
plans.regf@gmail.com
(469) 418-5884

NORTH:

GENERAL CONTRACTOR:
ROCKWALL CONTRACTORS INC
ecastro@rockwallcontractors.com
(972) 762-9502

OWNER:
GLORIA BRISENO
(713) 724-1344

ADDRESS:
210 Alta Vista Drive
Rockwall, TX
75087

DATE
4-23-2026

SHEET
6-11

# CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2026-035

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

*ADJACENT HOUSING ATTRIBUTES*

| ADDRESS | HOUSING TYPE | YEAR BUILT | HOUSE SF | ACCESSORY BUILDING | EXTERIOR MATERIALS |
|---|---|---|---|---|---|
| 204 Alta Vista Drive | Single-Family Home | 1980 | 3,113 | *N/A* | Brick |
| 206 Alta Vista Drive | Single-Family Home | 1980 | 3,571 | *N/A* | Brick |
| 207 Alta Vista Drive | Single-Family Home | 1980 | 2,958 | *N/A* | Brick |
| 208 Alta Vista Drive | Single-Family Home | 1980 | 4,089 | *N/A* | Brick |
| 209 Alta Vista Drive | Single-Family Home | 1980 | 3,278 | *N/A* | Brick |
| 210 Alta Vista Drive | Vacant | N/A | N/A | *N/A* | N/A |
| 211 Alta Vista Drive | Single-Family Home | 1980 | 3,183 | *N/A* | Brick and Siding |
| 212 Alta Vista Drive | Single-Family Home | 1978 | 2,801 | *N/A* | Brick and Siding |
| 213 Alta Vista Drive | Single-Family Home | 1980 | 2,981 | *100* | Brick |
| 214 Alta Vista Drive | Single-Family Home | 1980 | 3,762 | *N/A* | Brick |
| 215 Alta Vista Drive | Single-Family Home | 1979 | 3,392 | *N/A* | Brick and Siding |
| 216 Alta Vista Drive | Single-Family Home | 1978 | 3,947 | *N/A* | Brick |
| | AVERAGES: | 1980 | 3,370 | 100 | |



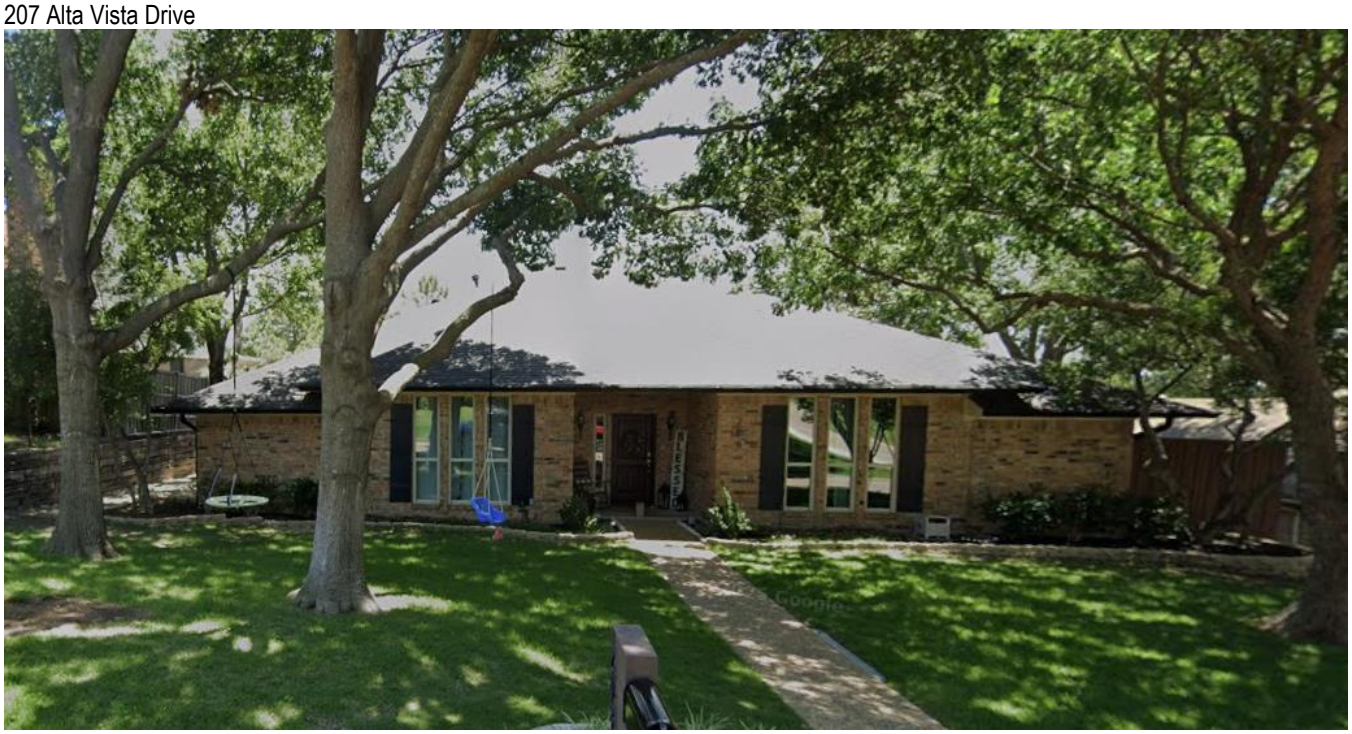
204 Alta Vista Drive



206 Alta Vista Drive



207 Alta Vista Drive



208 Alta Vista Drive

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




209 Alta Vista Drive


210 Alta Vista Drive



211 Alta Vista Drive



212 Alta Vista Drive



213 Alta Vista Drive



214 Alta Vista Drive



215 Alta Vista Drive



216 Alta Vista Drive

**CITY OF ROCKWALL**

**ORDINANCE NO. 26-XX**

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

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR RESIDENTIAL INFILL IN AN ESTABLISHED SUBDIVISION TO ALLOW THE CONSTRUCTION OF A SINGLE-FAMILY HOME ON A 0.1430-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 9, BLOCK G, NORTHSHORE #1 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 Ernesto Mario Castro on behalf Gloria Briseño for the approval of a *Specific Use Permit (SUP)* for *Residential Infill in an Established Subdivision* for the purpose of constructing a single-family home on a 0.1430-acre parcel of land identified as Lot 9, Block G, Northshore #1 Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, addressed as 210 Alta Vista Drive, and being more specifically described and depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

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

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

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

**SECTION 2.** That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 03.01, *General Residential District Standards*, and Subsection 03.07, *Single-Family 10 (SF-10) District*, of Article 05, *District Development Standards*, of the Unified Development



DRAFT 03.30.2026

Code (UDC) [*Ordinance No. 20-02*] -- *as heretofore amended and may be amended in the future* -- and with the following conditions:

**2.1 OPERATIONAL CONDITIONS**

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

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

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

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

**2.2 COMPLIANCE**

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

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

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

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

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

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

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

DRAFT ORDINANCE 05.30.2026

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 3RD DAY OF AUGUST, 2026.**

_____
Tim McCallum, *Mayor*

**ATTEST:**

_____
Kristy Teague, *City Secretary*

**APPROVED AS TO FORM:**

_____
Frank J. Garza, *City Attorney*

1st Reading: *July 20, 2026*

2nd Reading: *August 3, 2026*

DRAFT ORDINANCE 06.30.2026

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

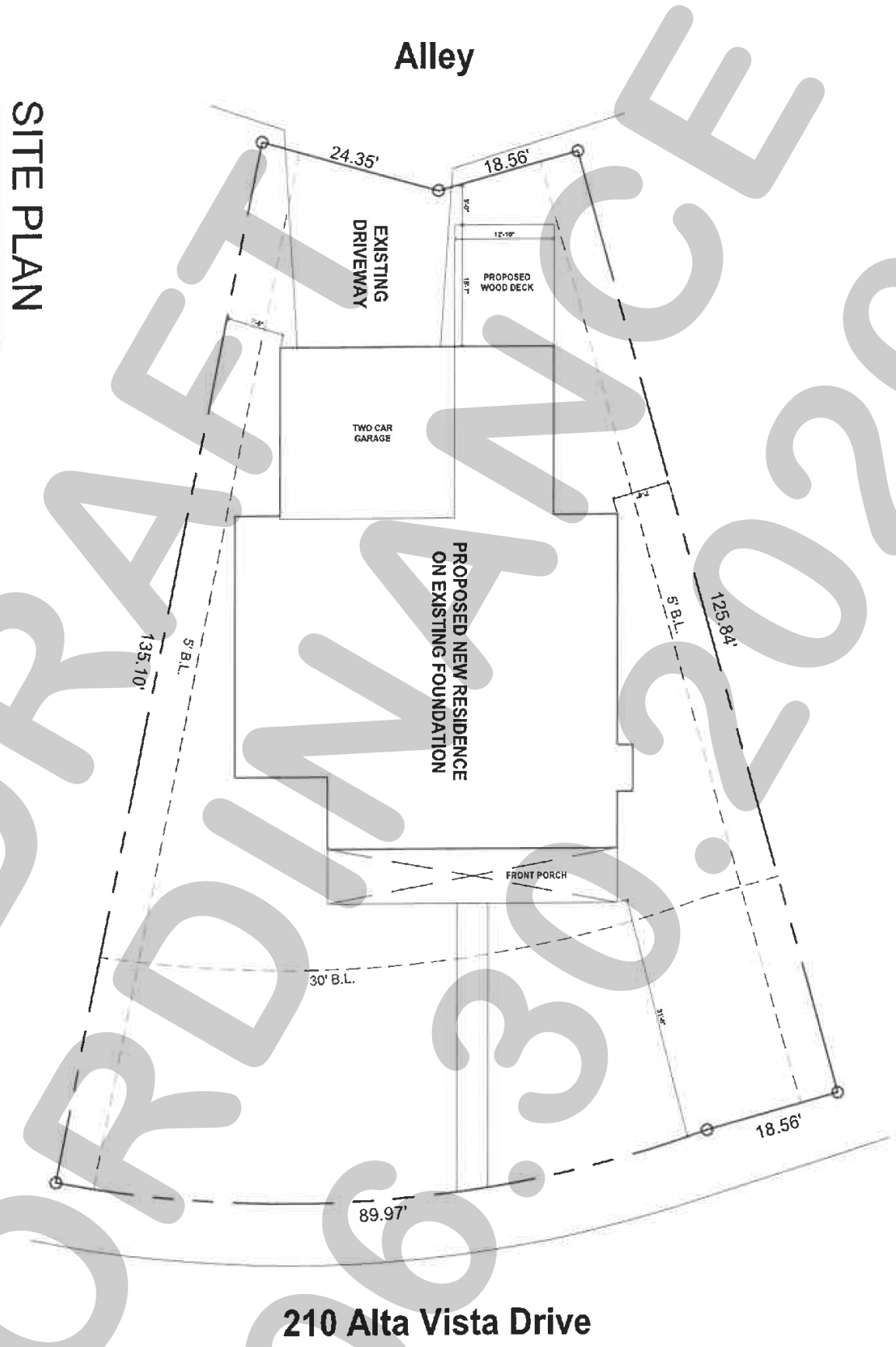
*Address:* *210 Alta Vista Drive*

*Legal Description:* *Lot 9, Block G, Northshore #1 Addition*



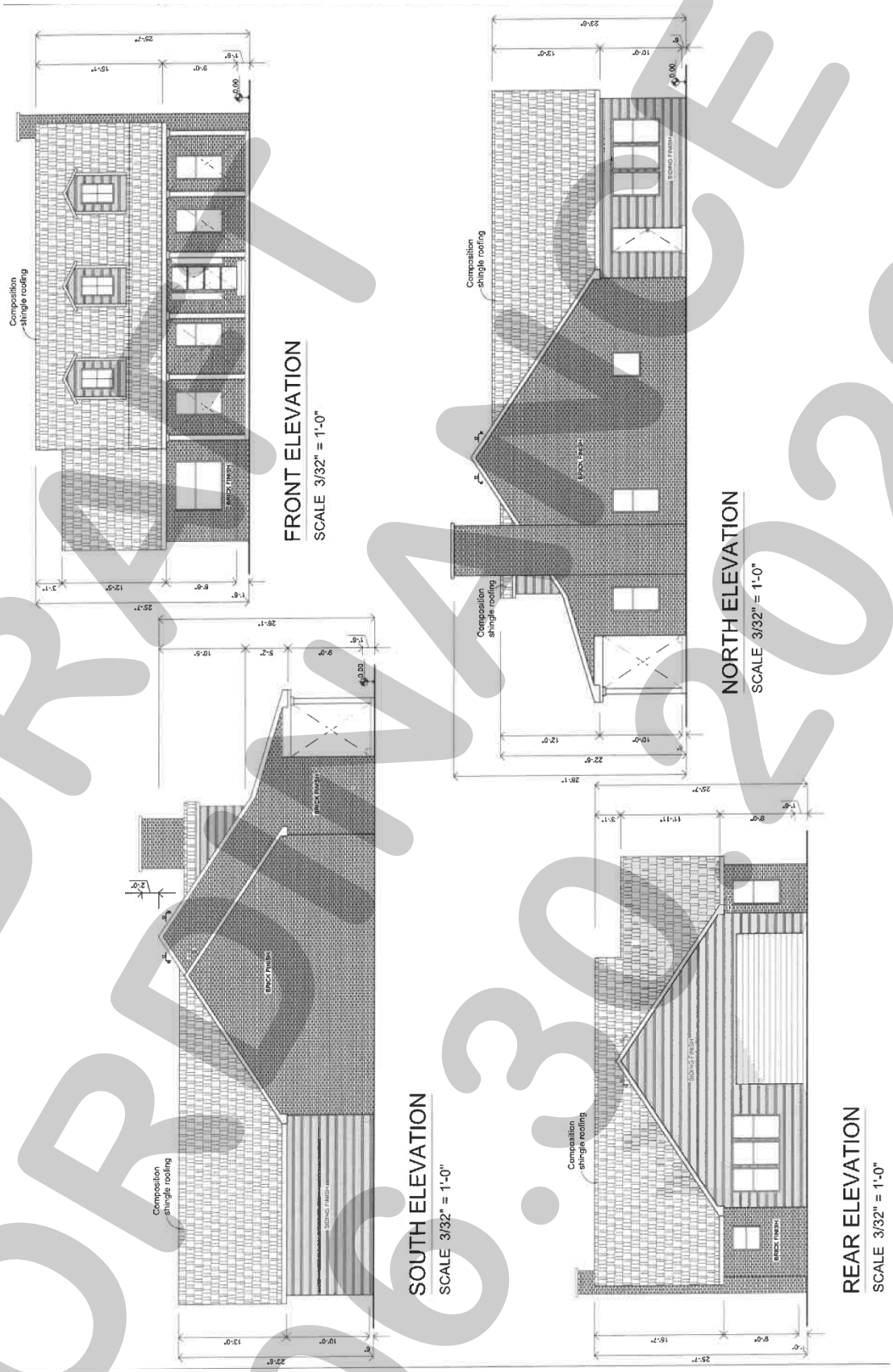

DRAFT

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




DRAFT ORDINANCE 06.30.2026

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




DRAFT
ORDINANCE
06:30:2026

# PROJECT COMMENTS

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

DATE: 6/24/2026

PROJECT NUMBER: Z2026-036
PROJECT NAME: SUP for Residential Infill
SITE ADDRESS/LOCATIONS: 353 Blanche Drive, Rockwall, TX, 75032

CASE CAPTION: Hold a public hearing to discuss and consider a request by Antonio Tello of Tello's Creations, LLC for the approval of a Specific Use Permit (SUP) for Residential Infill in an Established Subdivision for the purpose of constructing a single-family home on a 0.1650-acre parcel of land identified as Lot 884A of the Rockwall Lake Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District land uses, addressed as 353 Blanche Drive, and take any action necessary.

| DEPARTMENT | REVIEWER | DATE OF REVIEW | STATUS OF PROJECT |
|---|---|---|---|
| | Angelica Guevara | 06/24/2026 | Approved w/ Comments |

06/24/2026: Z2026-036; Specific Use Permit (SUP) for Residential Infill in an Established Subdivision for 353 Blanche Drive
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This request is for the approval of a Specific Use Permit (SUP) for Residential Infill in an Established Subdivision for the purpose of constructing a single-family home on a 0.1650-acre parcel of land identified as Lot 884A of the Rockwall Lake Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District land uses, addressed as 353 Blanche Drive.

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

M.3 For reference, include the case number (Z2026-036) in the lower right-hand corner of all pages on future submittals.

M.4 The subject property shall have to be replatted prior to the issuance of a Building Permit.

I.5 According to Subsection 02.03(B) (11), Residential Infill in or Adjacent to an Established Subdivision, of Article 05, District Development Standards, of the Unified Development Code (UDC), an Established Subdivision is defined as any subdivision that [1] consists of five (5) or more lots, [2] that is 90% or more developed, and [3] that has been in existence for more than ten (10) years. In this case, the subject property is the situated within the Lake Rockwall Estates #2 Subdivision which has been in existence since 1956, consists of more than five (5) lots, and is considered to be more than 90% developed.

I.6 Subsection 02.03(B)(11), Residential Infill in or Adjacent to an Established Subdivision, of Article 05, District Development Standards, of the Unified Development Code (UDC), states that "(i)n reviewing the Specific Use Permit (SUP), the Planning and Zoning Commission and City Council shall consider the proposed size, location, and architecture of the home compared to the existing housing in the Established Subdivision … [and] all housing proposed under this section shall be constructed to be architecturally and visually similar or complimentary to the existing housing in the Established Subdivision."

I.7 Subsection 03.01, General Residential District Standards, of Article 05, District Development Standards, of the Unfied Development Code (UDC), states that "(a)ll residential structures shall be constructed with a minimum 3:12 roof pitch." In this case, part of the proposed home incorporates a flat roof. This will require a variance from the Planning and Zoning Commission.

I.8 Garage Requirements. According to Subsection 04.01(B), Lots Less Than Five Acres, of Article 06, Parking and Loading, garages located in single family districts must be located 20-feet behind the front façade of the building. In the current request, the garage is approximately thirteen (13) feet, three (3) inches in front of the front façade of the home. While this is not uncharacteristic of the surrounding area, this will be a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.

I.9 Exterior Materials. According to Subsection 3.(b), Exterior Materials, of Exhibit 'C' of Planned Development District 75 (PD-75) "(b)uildings 120-SF or greater and over ten (10) feet in height shall have exterior walls constructed of a minimum of 80% standards masonry construction, excluding windows and doors … Hardi-Board or similar cementitious materials may be used on up to 50% of the total masonry requirement. A building with less than 80% standard masonry construction or which utilizes an excess of 50% cementitious material shall require approval by the City Council in accordance with Section 3.C, Consideration of a Special Request, of this Ordinance." In this case, the proposed home incorporates brick veneer on three (3) facades of the homes, with the remaining façade being 100% stucco.

M.10 Please provide material calculations -- excluding doors and windows -- for each building façade. Staff needs this to verify conformance with the material requirements of the Planned Development District.

M.11 Ordinances. Please review the attached draft ordinance prior to the July 14, 2026 Planning & Zoning Commission meeting, and provide staff with your markups by July 7, 2026.

I.12 Revisions. Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on July 7, 2026; however, it is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the July 14, 2026 Planning and Zoning Commission Public Hearing Meeting.

I.13 Planning and Zoning Commission Meeting Dates. The Planning and Zoning Commission Work Session Meeting for this case will be held on June 30, 2026, and the Planning and Zoning Commission Public Hearing Meeting for this case will be held on July 14, 2026.

I.14 City Council Meeting Dates. The projected City Council meeting dates for this case will be July 20, 2026 (1st Reading) and August 3, 2026 (2nd Reading).

I.15 Meeting Times and Place. All meetings will be held at 6:00 PM in the City Council Chambers at 385 S. Goliad Street, Rockwall, Texas 75087. PLEASE NOTE THAT THE APPLICANT OR A REPRESENTATIVE WILL NEED TO BE PRESENT FOR THE CASE TO BE CONSIDERED BY THE PLANNING AND ZONING COMMISSION OR CITY COUNCIL.

| DEPARTMENT | REVIEWER | DATE OF REVIEW | STATUS OF PROJECT |
|---|---|---|---|
| ENGINEERING | Madelyn Kuhn | 06/19/2026 | Approved w/ Comments |

06/19/2026: 1. 10' utility easement required along roadway frontage
2. House pad will be required to be built above the elevation of Blanche
3. 10' utility easement required along back for existing water and sewer main.

General Items:
- Must meet City's 2023 Standards of Design and Construction
- Impact Fees (Water, Wastewater & Roadway)
- Existing flow patterns must be maintained.
- Lot to lot drainage is not allowed.
- Retaining walls 3' and over must be engineered.
- All retaining walls 18" or taller must be rock, stone, or stone face. No smooth concrete walls.
- Will need to show A/C concrete pad and also any proposed fencing on the lot with the Building Permit.
- Will need to show grading plan with the Building Permit. Grading cannot exceed 4:1 slopes.
- Will need to show how proposed home will be accessing utilities.
- There is an existing 6" sewer main along the back of the property available for use.
- There is an existing 2" water main along the back of the property available for use.

- Water and sanitary sewer and storm sewer must be 10' apart.
- Any utility crossings under a roadway must be by dry bore and be steel encased. Open cutting is not allowed.
- Driveway must be steel reinforced concrete. No rock, gravel, or asphalt allowed.
- An engineered reinforced concrete pipe must be designed and installed as a culvert with concrete headwalls. Minimum of 18" culvert (if needed). Size and slope will need to be engineered to have capacity for the 100-year storm event
- No rock, gravel, or asphalt allowed in any area.
- Additional comments may be provided at time of Building Permit.

| DEPARTMENT | REVIEWER | DATE OF REVIEW | STATUS OF PROJECT |
|---|---|---|---|
| BUILDING | Craig Foshee | 06/18/2026 | Approved |

No Comments

| DEPARTMENT | REVIEWER | DATE OF REVIEW | STATUS OF PROJECT |
|---|---|---|---|
| FIRE | Ariana Kistner | 06/16/2026 | Approved |

No Comments

| DEPARTMENT | REVIEWER | DATE OF REVIEW | STATUS OF PROJECT |
|---|---|---|---|
| GIS | Lance Singleton | 06/15/2026 | Approved |

No Comments

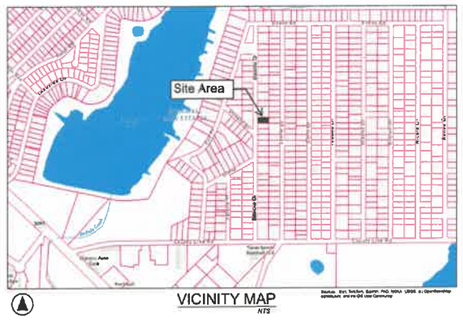
| DEPARTMENT | REVIEWER | DATE OF REVIEW | STATUS OF PROJECT |
|---|---|---|---|
| POLICE | Chris Cleveland | 06/12/2026 | Approved |

No Comments

| DEPARTMENT | REVIEWER | DATE OF REVIEW | STATUS OF PROJECT |
|---|---|---|---|
| PARKS | Travis Sales | 06/15/2026 | Approved |

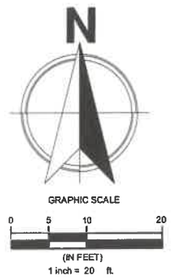
No Comments

| LEGEND | |
|---|---|
| | PROPERTY LINE |
| | EX. POWER POLE |
| —OHPL— | EX. OVERHEAD POWER LINE |
| | EX. ASPHALT |
| —x— | EX. WIRE FENCE |
| | PROP. DRIVEWAY REF. TO SHEET C-02 |




VICINITY MAP
NTS

Texas 811
Know what's below.
Call before you dig.







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- Water and sanitary sewer and storm sewer must be 10' apart.
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- Driveway must be steel reinforced concrete. No rock, gravel, or asphalt allowed.
- An engineered reinforced concrete pipe must be designed and installed as a culvert with concrete headwalls. Minimum of 18" culvert (if needed). Size and slope will need to be engineered to have capacity for the 100-year storm event
- No rock, gravel, or asphalt allowed in any area.
- Additional comments may be provided at time of Building Permit.

Site Plan

STATE OF TEXAS
J.S. BARTON
58124
LICENSED PROFESSIONAL ENGINEER
April 16, 2026
JSB Engineer F-20338

03/15/2026

SANSE INNOVATIONS, LLC
P.O.BOX 472783
Garland, Texas 75047
(469) 686-4360
E-Mail Info@Sanseinnovations.com

SITE PLAN
ENGINEERED FOR:
353 BLANCHE DR

BUILDER:
ADDRESS: 353 BLANCHE DR
CITY: ROCKWALL, TEXAS 75032
COUNTY: DALLAS

SCALE: 1"=20'-0"

C-01

# DEVELOPMENT APPLICATION

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

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

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

**DIRECTOR OF PLANNING:**

**CITY ENGINEER:**

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

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

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

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

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

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

## PROPERTY INFORMATION [PLEASE PRINT]

| | | | | | |
|---|---|---|---|---|---|
| ADDRESS | 353 Blanche | | | | |
| SUBDIVISION | Rock wall estate 2 | LOT | 884a | BLOCK | |
| GENERAL LOCATION | Rockwall | | | | |

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

| | | | | | |
|---|---|---|---|---|---|
| CURRENT ZONING | Resi | CURRENT USE | Residential | | |
| PROPOSED ZONING | | PROPOSED USE | Residential | | |
| ACREAGE | 7200 sq ft | LOTS [CURRENT] | 1 | 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 | Tello's Creations LLC | ☑ APPLICANT | Antonio Tello |
| CONTACT PERSON | Antonio Tello | CONTACT PERSON | |
| ADDRESS | [redacted] | ADDRESS | [redacted] |
| CITY, STATE & ZIP | | CITY, STATE & ZIP | |
| PHONE | | PHONE | |
| E-MAIL | | E-MAIL | |

## NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Antonio Tello [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 11 DAY OF June, 20 26. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."*

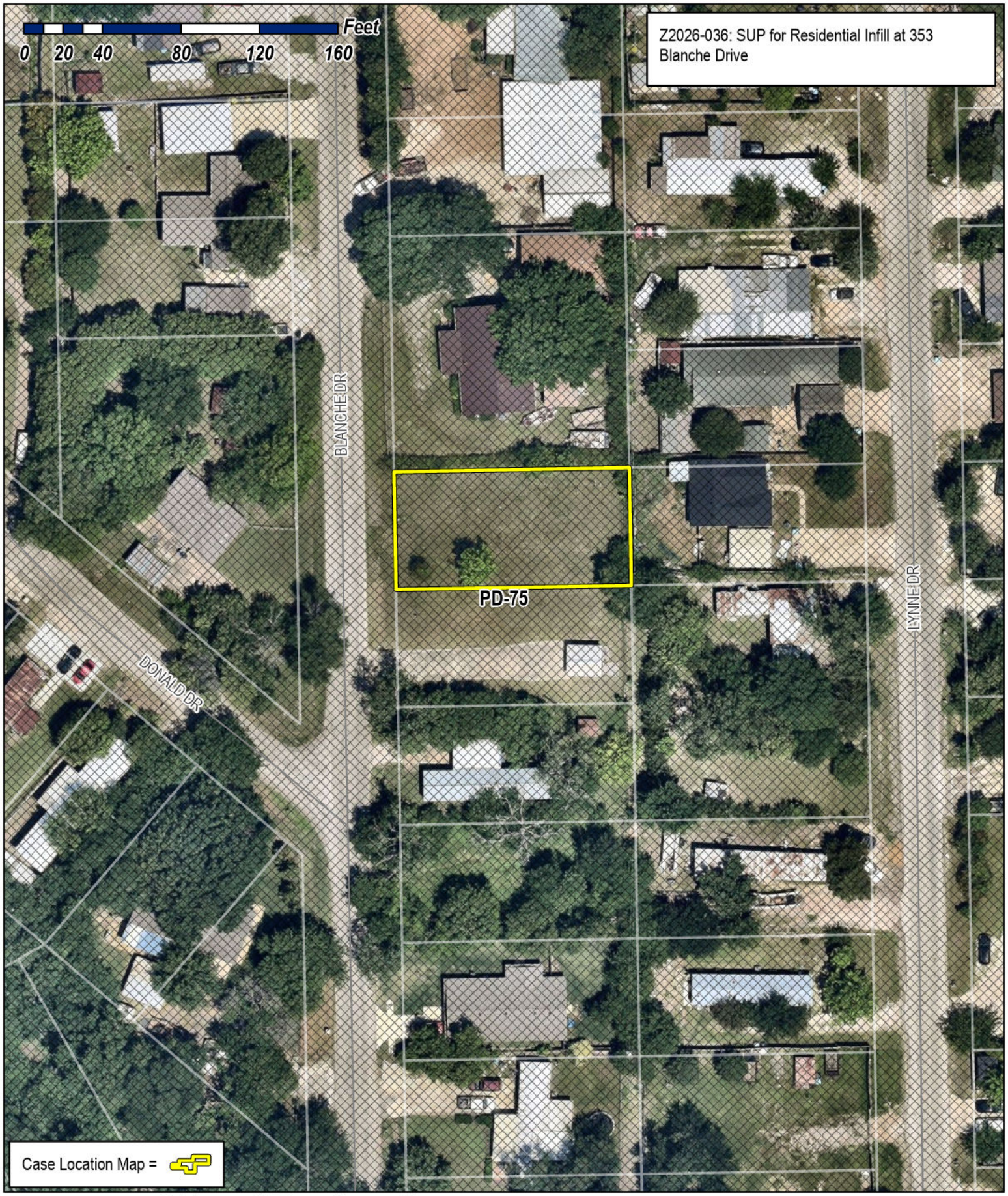
*GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 11 DAY OF June 20 26.*

*OWNER'S SIGNATURE* A Tello

*NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS* Elizabeth Quezada

ELIZABETH GUZMAN QUEZADA NOTARY PUBLIC STATE OF TEXAS ID# 11168986 EXPIRES 1-23-2030

*MY COMMISSION EXPIRES* 1-23-2030




# City of Rockwall

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

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

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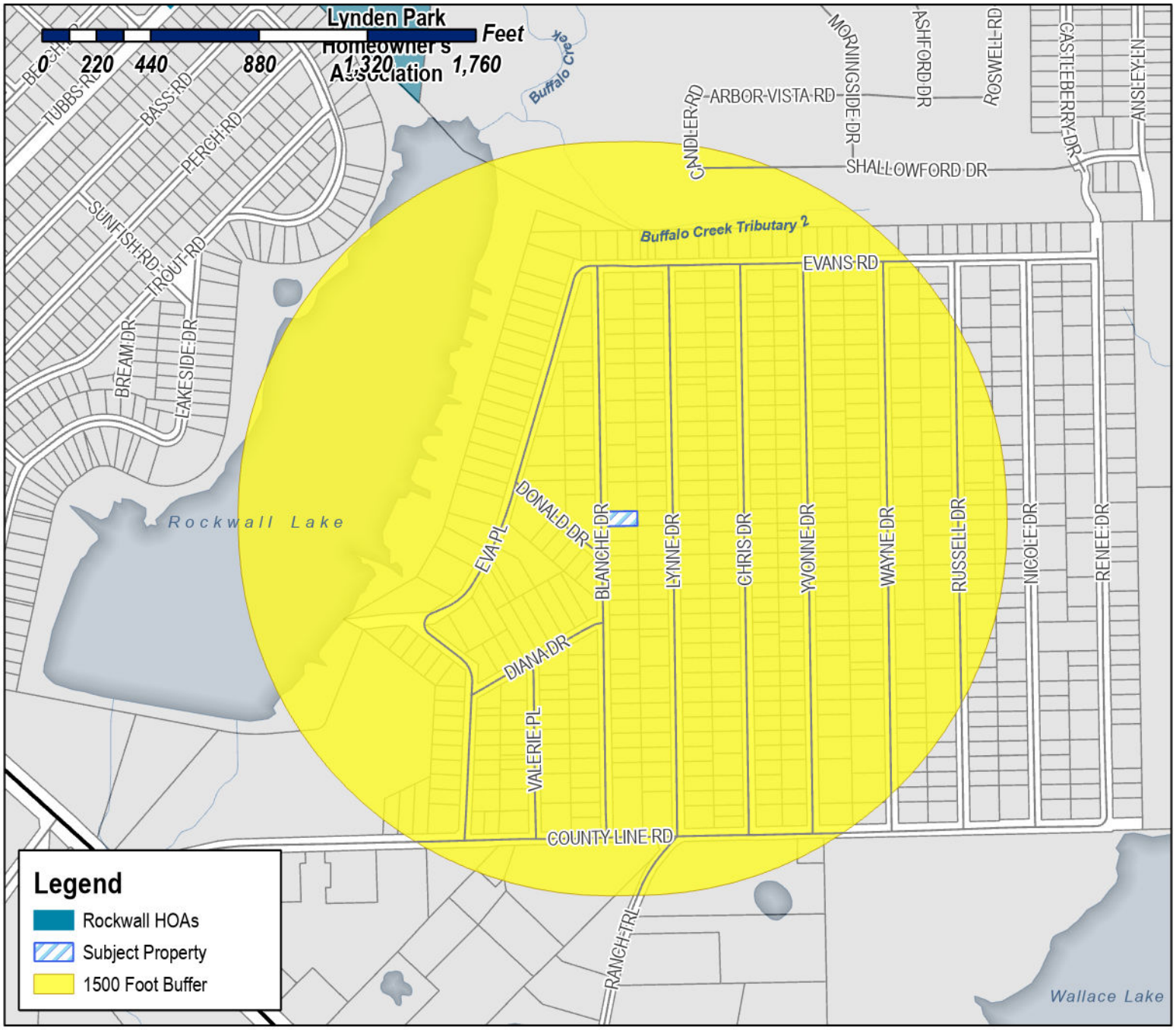
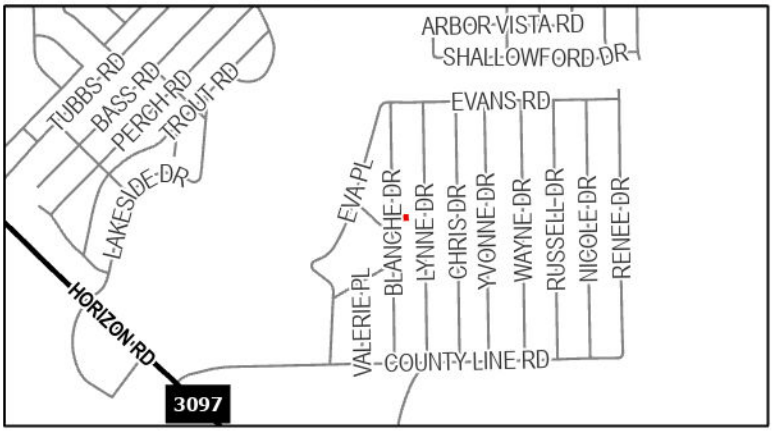



**Case Number:** Z2026-036
**Case Name:** SUP for Residential Infill
**Case Type:** Zoning
**Zoning:** Planned Development District 75 (PD-75)
**Case Address:** 353 Blanche Drive

**Date Saved: 6/12/2026**
For Questions on this Case Call (972) 771-7745



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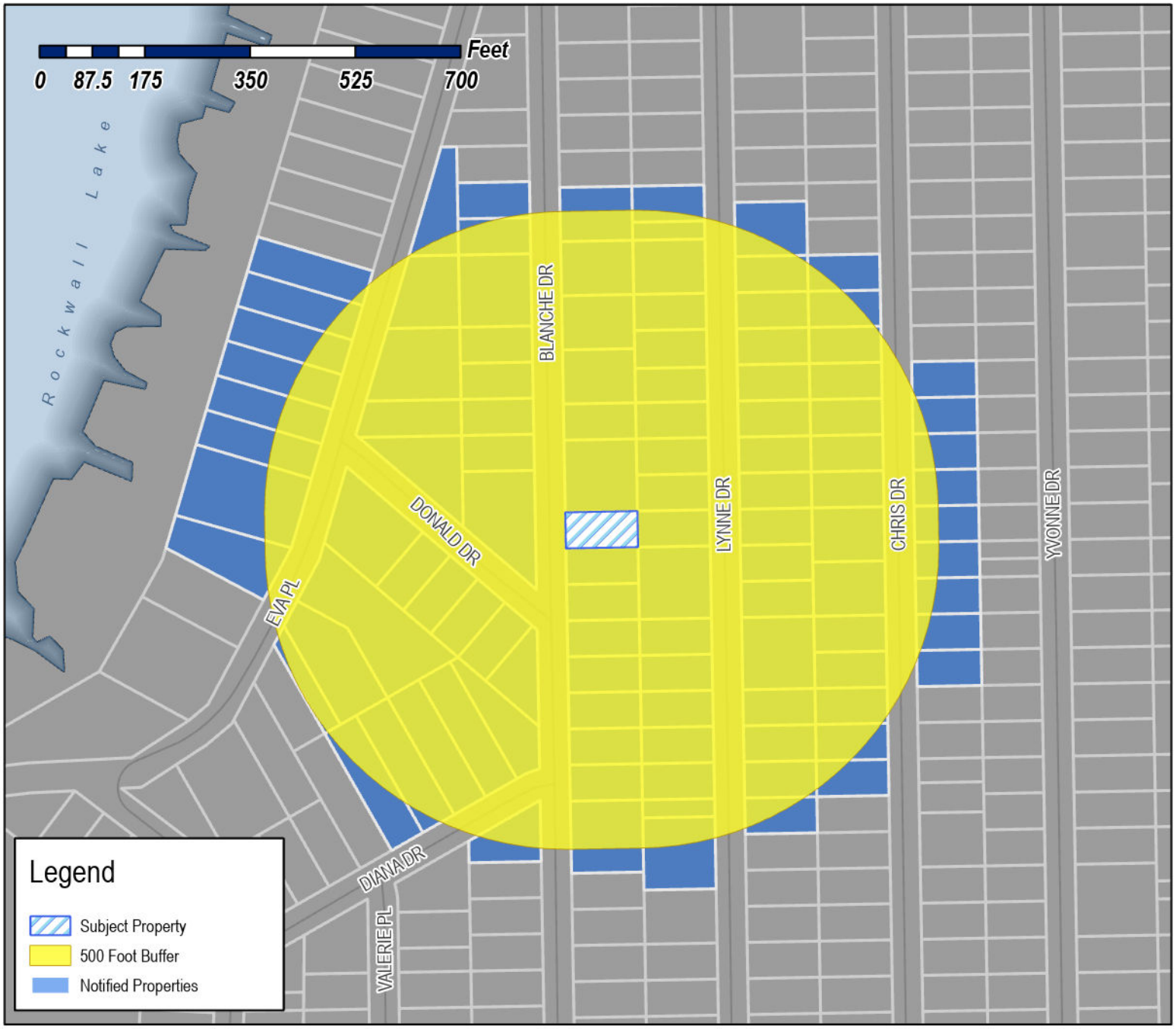


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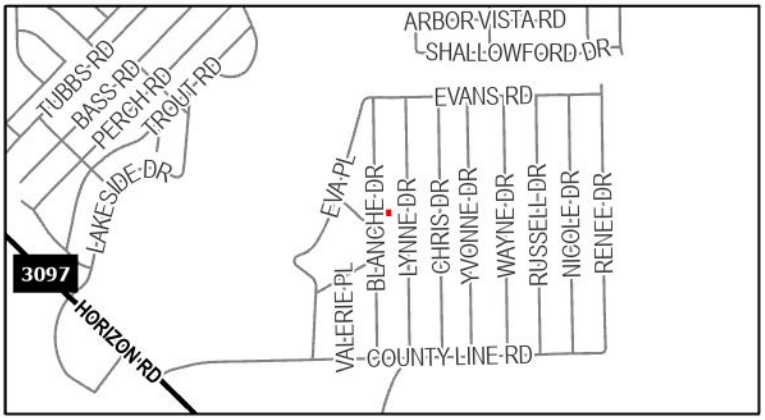


MARTINEZ FLORENTINO TREJO AND MARIA DEL
ROCIO RUBIO DE TREJO
11540 SINCLAIR AVENUE
DALLAS, TX 75218

ESCOBAR SERGIO & ANABEL
118 ALTHEA RD
ROCKWALL, TX 75032

OLIVARES JAMES B & MARTINA
1209 QUAIL DR
GARLAND, TX 75040

HODGES LEANDRA MARIE
123 VAUGHN LN
QUINLAN, TX 75474

FERNANDEZ URBANO ALVARADOO &
SON ARMADO FERNANDEZ
1235 VZ COUNTY ROAD 3425
WILLS POINT, TX 75169

FERNANDEZ URBANO
1235 VZ CR3425
WILLS POINT, TX 75169

FERNANDEZ URBANO
1235 VZ CR3425
WILLS POINT, TX 75169

RESIDENT
126 DONALD DR
ROCKWALL, TX 75032

MORRIS AUBREY KEITH
133 DONALD DR
ROCKWALL, TX 75032

MARTINEZ PERLA
145 DONALD DR
ROCKWALL, TX 75087

CASTILLO ARTURO & VICTORIA
151 PERCH RD
ROCKWALL, TX 75032

ESTATE OF DOROTHY M GRAY
162 DONALD DR
ROCKWALL, TX 75032

MORENO FABIOLA
163 DONALD
ROCKWALL, TX 75032

RESIDENT
173 DONALD DR
ROCKWALL, TX 75032

TONG VINCENT
174 SUNRAY CREEK DR
KATY, TX 77493

TONG VINCENT HIEU AND
TIFFANY PHU
174 SUNRAY CREEK DR
KATY, TX 77493

RESIDENT
176 DIANA
ROCKWALL, TX 75032

RESIDENT
184 LILLIAN DR
ROCKWALL, TX 75032

RESIDENT
194 DIANA
ROCKWALL, TX 75032

MELENDEZ HOPE
199 DIANA DR
ROCKWALL, TX 75032

BALDERAS JOSE G
2027 MIDLAKE LN
ROCKWALL, TX 75032

RESIDENT
204 DIANA
ROCKWALL, TX 75032

ADAMS JAMES W
208 SUMMIT RIDGE DR
ROCKWALL, TX 75087

ADAMS JAMES & DEBBIE
208 SUMMIT RIDGE DR
ROCKWALL, TX 75087

ADAMS JAMES W
208 SUMMIT RIDGE DR
ROCKWALL, TX 75087

RESIDENT
214 DIANA
ROCKWALL, TX 75032

MEJIA JOEL & EMMA HERRERA & JOEL MEJIA JR
218 LAKESIDE DR
ROCKWALL, TX 75032

CARMONA JOEL
221 NICOLE DR
ROCKWALL, TX 75032

MAZARIEGOS ROMULO
224 YVONNE DR
ROCKWALL, TX 75032

YANEZ MARIA TERESA AND
MARIA DEL ROSARIO YANEZ
230 CHRIS DRIVE
ROCKWALL, TX 75032

CARDENAS HUGO RODOLFO & JOCEYLIN
2313 La Costa Dr
Rowlett, TX 75088

RAMIREZ MARTHA E
235 LYNNE DRIVE
ROCKWALL, TX 75032

MEDINA MARIA VIRGINIA
2383 N SKY MEADOWS DR
CADDO MILLS, TX 75135

RESIDENT
247 BLANCHE DR
ROCKWALL, TX 75032

RESIDENT
254 LYNNE DR
ROCKWALL, TX 75032

RESIDENT
262 CHRIS DR
ROCKWALL, TX 75032

SALAZAR-CARMONA MIRIAM GUADALUPE
263 LYNNE DR
ROCKWALL, TX 75032

RESIDENT
265 BLANCHE DR TIFFANY PHU
ROCKWALL, TX 75032

RESIDENT
266 LYNNE DR ATTN;MARY SMITH
ROCKWALL, TX 75032

RESIDENT
273 LYNNE DR
ROCKWALL, TX 75032

CHAPELA AARON JAIME
274 CHRIS DR
ROCKWALL, TX 75032

MORENO RICARDO
275 CHRIS DR
ROCKWALL, TX 75032

RESIDENT
276 LYNNE DR
ROCKWALL, TX 75032

RESIDENT
281 BLANCHE DR
ROCKWALL, TX 75032

RESIDENT
281 BLANCHE DR
ROCKWALL, TX 75032

RESIDENT
283 LYNNE DR
ROCKWALL, TX 75032

RESIDENT
288 LYNNE DR
ROCKWALL, TX 75032

GONZALEZ DORIS MABEL
288 RENEE DR
ROCKWALL, TX 75032

GONZALEZ DORIS MABEL
288 RENEE DR
ROCKWALL, TX 75032

RESIDENT
292 CHRIS DR MARIA DEL ROSARIO YANEZ
ROCKWALL, TX 75032

GREER RICHARD & MARLENE
299 CHRIS DR
ROCKWALL, TX 75032

RODRIGUEZ ANTONIO & LAURA
301 LYNNE DR
ROCKWALL, TX 75032

RESIDENT
302 LYNNE DR
ROCKWALL, TX 75032

VAZQUEZ JUAN MIGUEL & MARTHA PATRICIA
304 BLANCHE DR
ROCKWALL, TX 75032

VAZQUEZ JUAN MIGUEL & MARTHA PATRICIA
304 BLANCHE DR
ROCKWALL, TX 75032

CONTRERAS JOSE AND CANDELARIA
304 CHRIS DR
ROCKWALL, TX 75032

WESLEY ASHLEY MONIQUE
305 BLANCHE DR
ROCKWALL, TX 75032

ALONSO LUCINA
309 CHRIS DRIVE
ROCKWALL, TX 75032

BARRON INOCENCIO & HILDA AND
MONTSERRAT BARRON
310 LYNNE DR
ROCKWALL, TX 75032

NEXTEL PARTS & SUPPLIES INC
311 E I-30
ROCKWALL, TX 75087

RESIDENT
312 CHRIS DR
ROCKWALL, TX 75032

RESIDENT
315 LYNNE DR
ROCKWALL, TX 75032

RESIDENT
316 LYNNE DR
ROCKWALL, TX 75032

RESIDENT
317 BLANCHE DR
ROCKWALL, TX 75032

222 SWORD LLC
3225 McLeod Dr Ste 777
Las Vegas, NV 89121

RESIDENT
327 CHRIS DR
ROCKWALL, TX 75032

PADRON CELSA
328 CHRIS DR
ROCKWALL, TX 75032

UC F JOSE FAUSTO
329 BLANCHE DR
ROCKWALL, TX 75032

CHAVEZ IGNACIO
333 LYNNE DR
ROCKWALL, TX 75032

RESIDENT
337 CHRIS DR
ROCKWALL, TX 75032

RESIDENT
341 BLANCHE DR
ROCKWALL, TX 75032

DIAZ JUAN AND ANA
347 LYNN DRIVE
ROCKWALL, TX 75032

RESIDENT
348 CHRIS DR
ROCKWALL, TX 75032

MORENO SALVADOR
352 LYNNE DR
ROCKWALL, TX 75032

RESIDENT
353 BLANCHE DR
ROCKWALL, TX 75032

BARNARD DANIEL
353 CHRIS DRIVE
ROCKWALL, TX 75032

RESIDENT
362 LYNNE DR
ROCKWALL, TX 75032

GALLEGOS MAURO & MARIA
362 CHRIS DR
ROCKWALL, TX 75032

RESIDENT
365 CHRIS DR
ROCKWALL, TX 75032

PALACIOS PEDRO
365 LYNNE DR
ROCKWALL, TX 75032

RESIDENT
372 CHRIS DR
ROCKWALL, TX 75032

RODRIGUEZ HERMAN & APRIL
373 BLANCHE DR
ROCKWALL, TX 75032

RESIDENT
375 CHRIS DR
ROCKWALL, TX 75032

RAMIREZ RIGOBERTO AND
MARGARITA ESCOBAR
376 BLANCHE DR
ROCKWALL, TX 75032

RAMIREZ RIGOBERTO AND
MARGARITA ESCOBAR
376 BLANCHE DR
ROCKWALL, TX 75032

RESIDENT
377 LYNNE DR
ROCKWALL, TX 75032

TOSCANO ANTONIA
378 LYNNE DR
ROCKWALL, TX 75032

CRUZ YULY VANESSA
382 EVA PL
ROCKWALL, TX 75032

RESIDENT
383 EVA PL
ROCKWALL, TX 75032

RESIDENT
384 LYNNE DR SON ARMADO FERNANDEZ
ROCKWALL, TX 75032

ESPINOZA ROBERTO & MARIA
385 LYNNE DR
ROCKWALL, TX 75032

CITY OF ROCKWALL
ATTN;MARY SMITH
385 S GOLIAD ST
ROCKWALL, TX 75087

RESIDENT
387 CHRIS DR
ROCKWALL, TX 75032

RESIDENT
388 CHRIS DR
ROCKWALL, TX 75032

RESIDENT
389 BLANCHE DR
ROCKWALL, TX 75032

RESIDENT
390 BLANCHE DR MARGARITA ESCOBAR
ROCKWALL, TX 75032

RESIDENT
391 EVA
ROCKWALL, TX 75032

CARMONA JOSE ROBERTO
397 CHRIS DR
ROCKWALL, TX 75032

RESIDENT
400 EVA
ROCKWALL, TX 75032

SANCHEZ JULIO & MARIA
400 CHRIS DR
ROCKWALL, TX 75032

CONTRERAS-AYALA JORGE
400 LYNNE
ROCKWALL, TX 75032

RESIDENT
401 EVA
ROCKWALL, TX 75032

VARGAS FRANCISCO
401 LYNNE DR
ROCKWALL, TX 75032

VARGAS FRANCISCO
401 LYNNE DR
ROCKWALL, TX 75032

RESIDENT
405 BLANCHE DR
ROCKWALL, TX 75032

CARRILLO OMAR
408 Blanche Dr
Rockwall, TX 75032

RESIDENT
411 LYNNE DR
ROCKWALL, TX 75032

OLGUIN CIRILO
412 CHRIS DR
ROCKWALL, TX 75032

SALAZAR EVELIA CARMONA LOPEZ
412 Lynne Dr
Rockwall, TX 75032

CARRILLO OMAR
ROSALES MARIA M
416 BLANCHE DR
ROCKWALL, TX 75032

BEIT PROPERTIES LLC
4161 FM 550
Royse City, TX 75189

RESIDENT
419 BLANCHE DR
ROCKWALL, TX 75032

RESIDENT
419 LYNNE DR
ROCKWALL, TX 75032

RESIDENT
420 LYNNE DR
ROCKWALL, TX 75032

RAOFPUR DAVID & SAADAT
CHILDREN'S EDUCATION TRUST
4219 ASHMONT CT
DALLAS, TX 75287

RAOFPUR DAVID
4219 ASHMONT CT
DALLAS, TX 75287

RESIDENT
422 EVA
ROCKWALL, TX 75032

CARDENAS RODOLFO
424 CHRIS DR
ROCKWALL, TX 75032

O S O RENT A PLACE LLC
430 RENEE DR
ROCKWALL, TX 75032

AVALOS EDUARDO & CARMEN
432 BLANCHE DR
ROCKWALL, TX 75032

SARABIA SILVESTRE
4322 BOWSER AVE APT 203
DALLAS, TX 75219

HERNANDEZ GREGORIA HERNANDEZ
434 CHRIS
ROCKWALL, TX 75032

RESIDENT
435 BLANCHE DR
ROCKWALL, TX 75032

RESIDENT
438 LYNNE DR
ROCKWALL, TX 75032

TORRES ALONSO & MARIA DEL ROSARIO YANEZ
441 LYNN DR
ROCKWALL, TX 75032

TORRES ALONSO
441 LYNNE DR
ROCKWALL, TX 75032

RONQUILLO ALMA DELIA
444 Eva Pl
Rockwall, TX 75032

RESIDENT
447 LYNNE DR
ROCKWALL, TX 75032

LICEA JOSE & LYTA
448 LYNNE DR
ROCKWALL, TX 75032

LICEA DELFINO
448 LYNNE DR
ROCKWALL, TX 75032

LICEA DELFINO
448 LYNNE DR
ROCKWALL, TX 75032

LICEA JOSE & LYTA
448 LYNNE DR
ROCKWALL, TX 75032

LICEA DELFINO
448 LYNNE DR
ROCKWALL, TX 75032

LICEA JOSE DELFINO
448 LYNNE DR
ROCKWALL, TX 75032

LICEA DELFINO
448 LYNNE DR
ROCKWALL, TX 75032

VAZQUEZ JUAN & MARIA BARBARA MURILLO
452 BLANCHE DR
ROCKWALL, TX 75032

RESIDENT
453 LYNNE DR
ROCKWALL, TX 75032

RESIDENT
455 BLANCHE DR
ROCKWALL, TX 75032

RESIDENT
458 LYNNE DR
ROCKWALL, TX 75032

ESTRADA ERASMO &
CRISTINA GARCIA
458 EVA PL
ROCKWALL, TX 75032

RESIDENT
463 EVA PL
ROCKWALL, TX 75032

RESIDENT
464 BLANCHE DR
ROCKWALL, TX 75032

RESIDENT
468 EVA
ROCKWALL, TX 75032

RESIDENT
472 LYNNE DR
ROCKWALL, TX 75032

GARZA ISAI
482 EVA PL
ROCKWALL, TX 75032

GARZA ISAI
482 EVA PL
ROCKWALL, TX 75032

RESIDENT
485 EVA
ROCKWALL, TX 75032

VILLEGAS RANFERI LUVIANO AND
JAQUELINE ROSALES
494 EVA PLACE
ROCKWALL, TX 75032

RESIDENT
505 EVA PL
ROCKWALL, TX 75032

RESIDENT
506 EVA CHILDREN'S EDUCATION TRUST
ROCKWALL, TX 75032

UC RUBEN A
506 LILLIAN ST
ROCKWALL, TX 75087

RESIDENT
529 EVA
ROCKWALL, TX 75032

CARMONA-SANCHEZ CARLOS & CRISTINA
532 BLANCHE DRIVE
ROCKWALL, TX 75032

ROJAS MARCOS
600 POETRY RD
ROYSE CITY, TX 75189

GUEVARA JOSE
6938 STATE HIGHWAY 50
COMMERCE, TX 75428

GUEVARA JOSE E & MARIS
6938 STATE HIGHWAY 50
COMMERCE, TX 75428

GUEVARA JOSE
6938 STATE HIGHWAY 50
COMMERCE, TX 75428

GUEVARA JOSE
6938 STATE HIGHWAY 50
COMMERCE, TX 75428

GUEVARA JOSE E
6938 STATE HIGHWAY 50
COMMERCE, TX 75428

LAKEPOINTE CHURCH, INC
701 E INTERSTATE 30
ROCKWALL, TX 75087

LAKEPOINTE CHURCH, INC
701 E INTERSTATE 30
ROCKWALL, TX 75087

LAKEPOINTE CHURCH, INC
701 E INTERSTATE 30
ROCKWALL, TX 75087

LAKEPOINTE CHURCH, INC
701 E INTERSTATE 30
ROCKWALL, TX 75087

CARRILLO DIEGO
704 AZALEA DR
FORNEY, TX 75126

GUEVARA CARLOS & MONICA A
802 N ALAMO RD
ROCKWALL, TX 75087

GUEVARA CARLOS & MONICA A
802 N ALAMO RD
ROCKWALL, TX 75087

SILVA ROBERTO
8766 CR 2586
ROYSE CITY, TX 75189

OLIVA ANGEI MELISSA CASTRO
8839 COUNTY ROAD 3602
QUINLAN, TX 75474

MEDRANO JOSE & JUANA
M/R
, TX

HTX INVESTMENTS, LLC
PO BOX 741209
HOUSTON, TX 77274

# PUBLIC NOTICE

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

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

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

**Z2026-036: SUP for Residential Infill**

Hold a public hearing to discuss and consider a request by Antonio Tello of Tello's Creations, LLC for the approval of a *Specific Use Permit (SUP)* for *Residential Infill in an Established Subdivision* for the purpose of constructing a single-family home on a 0.1650-acre parcel of land identified as Lot 884A of the Rockwall Lake Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District land uses, addressed as 353 Blanche Drive, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on *Tuesday, July 14, 2026 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, July 20, 2026 at 6:00 PM*. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

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

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

Your comments must be received by *Monday, July 20, 2026 at 4:00 PM* to ensure they are included in the information provided to the City Council.

Sincerely,

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

USE THIS QR CODE TO GO DIRECTLY TO THE WEBSITE

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

PLEASE RETURN THE BELOW FORM

**Case No. Z2026-036: SUP for Residential Infill**

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

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

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

Name:

Address:

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

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

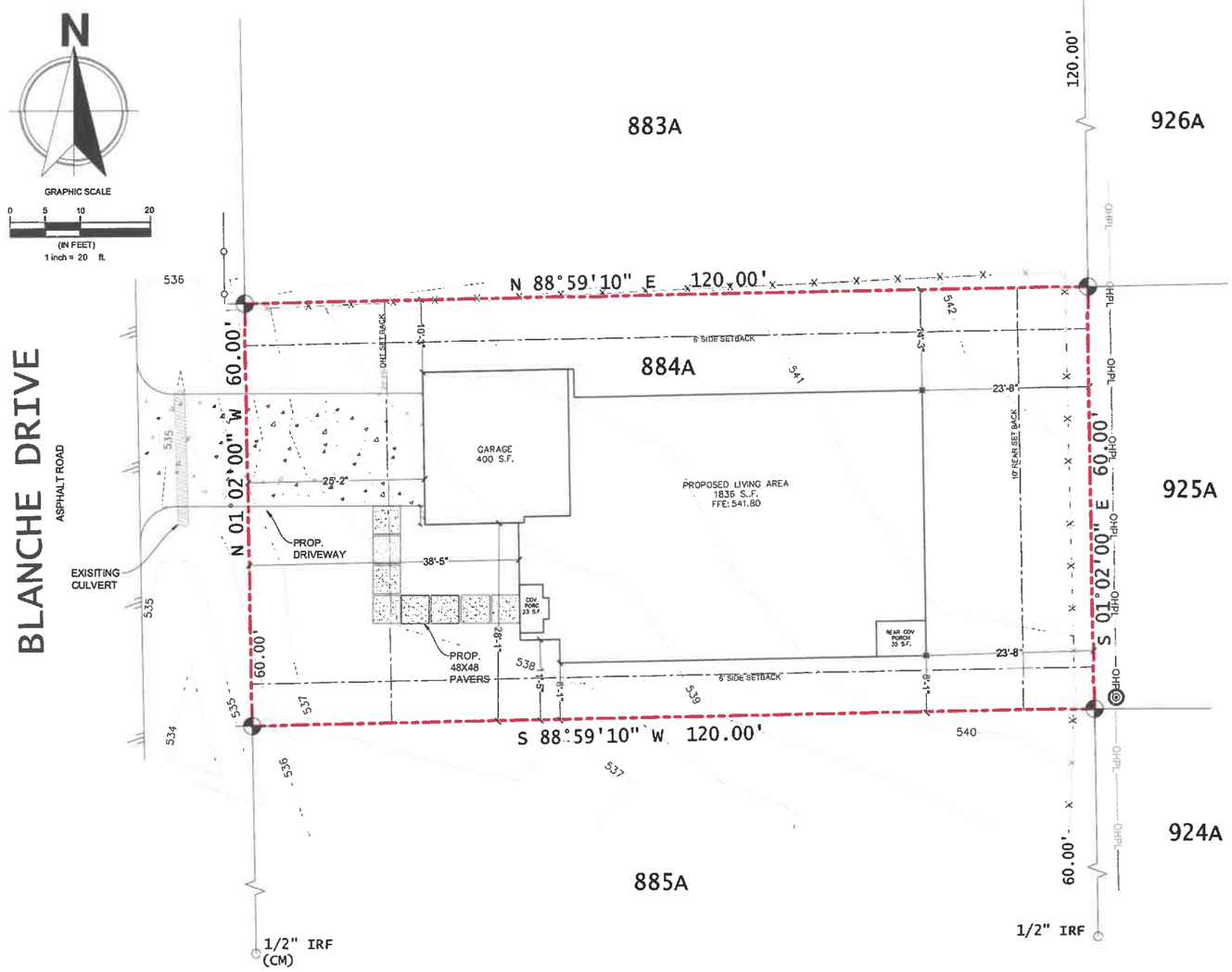
## LEGEND

| | |
|---|---|
| PROPERTY LINE | |
| EX. POWER POLE | |
| OHPL | EX. OVERHEAD POWER LINE |
| EX. ASPHALT | |
| EX. WIRE FENCE | |
| PROP. DRIVEWAY REF. TO SHEET C-02 | |




VICINITY MAP
NTS

Texas 811
Know what's below.
Call before you dig.




Site Plan 1"=20'-0"




April 16, 2026
JSB Engineer F-20338

03/15/2026

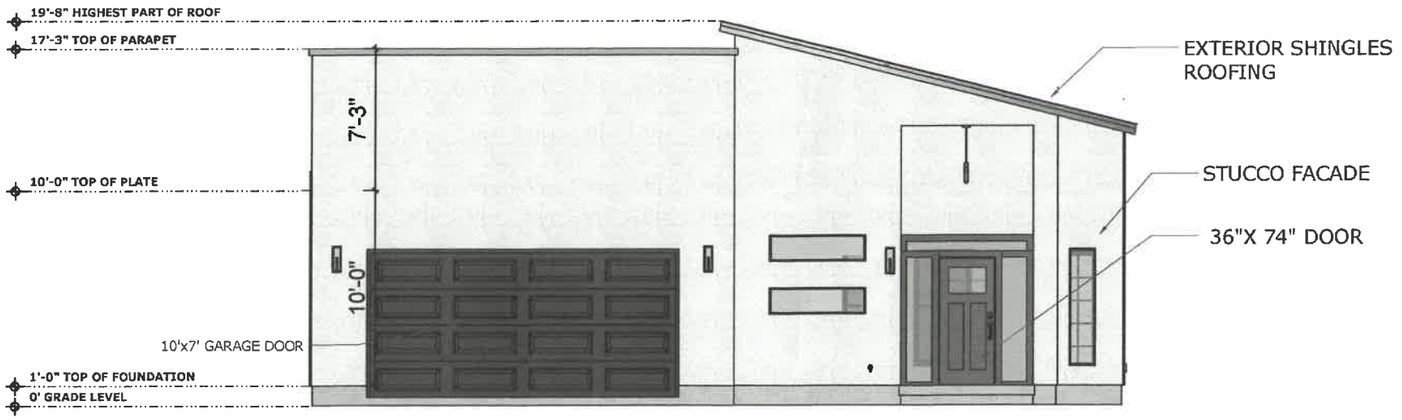
SANSE INNOVATIONS, LLC
P.O.BOX 472783
Garland, Texas 75047
(469) 686-4360
E-Mail Info@Sanseinnovations.com

SITE PLAN
ENGINEERED FOR:
353 BLANCHE DR

BUILDER:
ADDRESS: 353 BLANCHE DR
CITY: ROCKWALL, TEXAS 75032
COUNTY: DALLAS

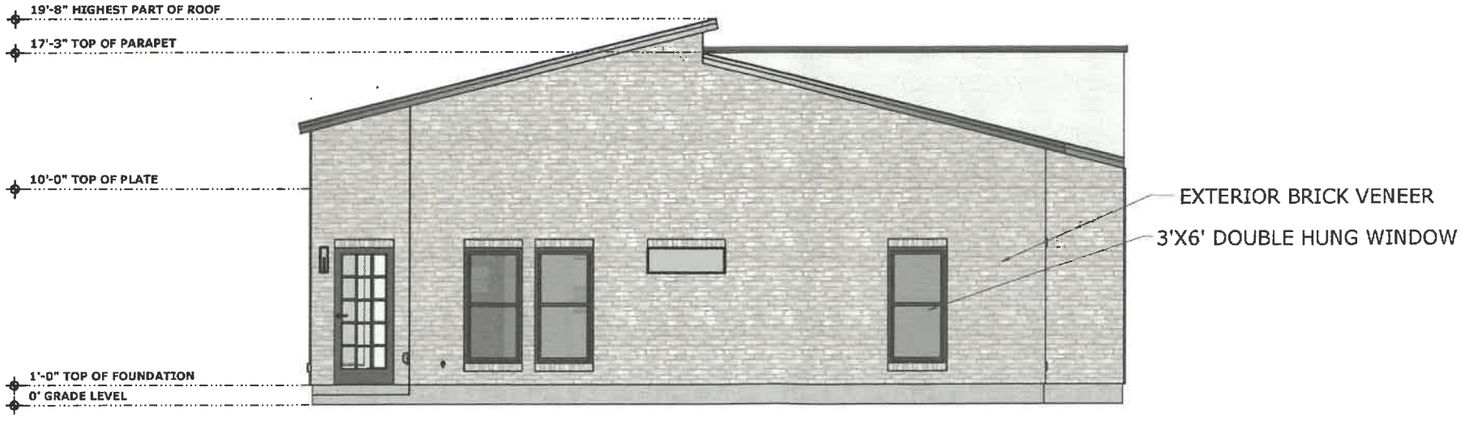
SCALE: 1"=20'-0"

C-01




## Front Elevation

1/8"=1'-0"




## Rear Elevation

1/8"=1'-0"

STATE OF TEXAS
J.S. BARTON
58124
LICENSED
PROFESSIONAL ENGINEER

April 16, 2026
JSB Engineer F-20338

03/15/2026

SANSE INNOVATIONS, LLC
P.O.BOX 472783
Garland, Texas 75047
(469) 371-6130
E-Mail Sanseinnovations@gmail.com

ELEVATIONS
ENGINEERED FOR:

353 BLANCHE DR

BUILDER:
ADDRESS: 353 BLANCHE DR
CITY: ROCKWALL, TX 75032
COUNTY: ROCKWALL

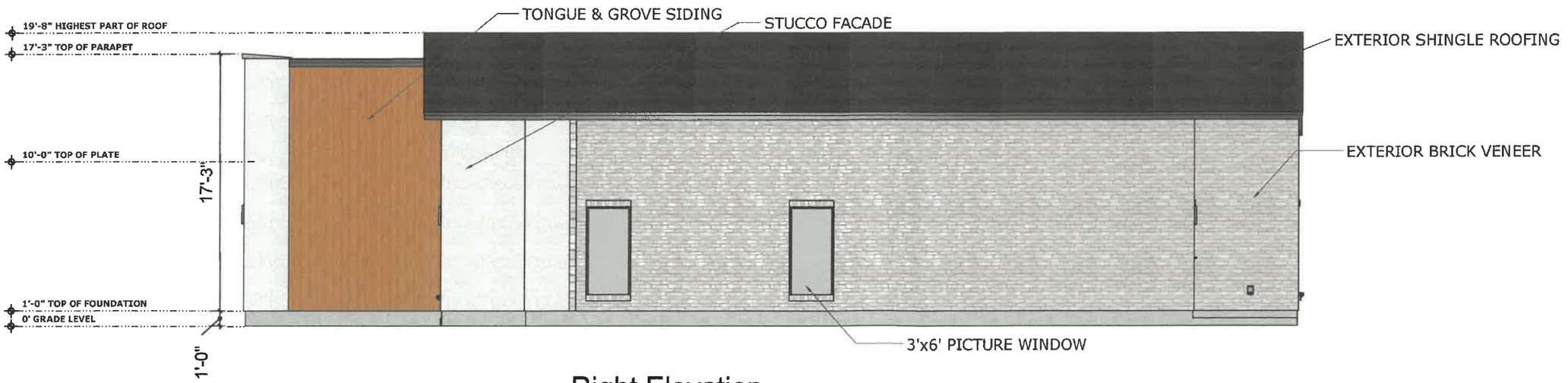
SCALE: 1/8"=1'-0"

S-06




## Left Elevation

1/8"=1'-0"




## Right Elevation

1/8"=1'-0"

STATE OF TEXAS
J.S. BARTON
58124
LICENSED
PROFESSIONAL ENGINEER

April 16, 2026
J8B Engineer F-28338

03/15/2026

SANSE INNOVATIONS, LLC
P.O.BOX 472783
Garland, Texas 75047
(469) 371-6130
E-Mail Sanseinnovations@gmail.com

ELEVATIONS
ENGINEERED FOR:
353 BLANCHE DR

BUILDER:
ADDRESS: 353 BLANCHE DR
CITY: ROCKWALL, TX 75032
COUNTY: ROCKWALL

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

S-06.1

TAG LEGEND

3080

WIDTH OF DOOR IN FEET (') — HEIGHT OF DOOR IN FEET (')

1'-0" X 1'-0" — WINDOW SIZE
HH = HEAD HEIGHT — HEAD HEIGHT

# — WALL THICKNESS IN INCHES(")

**GENERAL FLOOR PLAN NOTES:**

1. CONTRACTOR TO COORDINATE ALL FIXTURES AND FINISHES WITH OWNER.
2. KITCHEN: PROVIDE POWER AND VENTILATION AS REQUIRED. SEE OWNER SUPPLIED CUT SHEET FOR DIMENSIONS.
3. OWNER TO PROVIDE CUT SHEETS FOR ALL APPLIANCES. PROVIDE POWER AS REQUIRED.
4. TRIM ALL WINDOWS AND DOORS TO MATCH EXISTING CASING. COORDINATE WITH OWNER

## SAFETY GLAZING LOCATIONS PER 2021 IRC SECTION R308.4

R308.4.1GLAZING IN ALL FIXED AND OPERABLE PANELS OF SWINGING, SLIDING AND BI-FOLD DOORS.

R308.4.2 GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE NEAREST VERTICAL EDGE IS WITHIN A 24 INCH ARC OF THE DOOR IN A CLOSED POSITION AND WHOSE BOTTOM EDGE IS LESS THAN 60 INCHES ABOVE THE FLOOR OR WALKING SURFACE.

R308.4.3 GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL THAT MEETS ALL OF THE FOLLOWING CONDITIONS:
1. THE EXPOSED AREA OF AN INDIVIDUAL PANEL IS LARGER THAN 9 SQUARE FEET;
2. THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 18" ABOVE THE FLOOR;
3. THE TOP EDGE OF THE GLAZING IS MORE THAN 36" ABOVE THE FLOOR; AND
4. ONE OR MORE WALKING SURFACES ARE WITHIN 36" MEASURED HORIZONTALLY AND IN A STRAIGHT LINE, OF THE GLAZING.

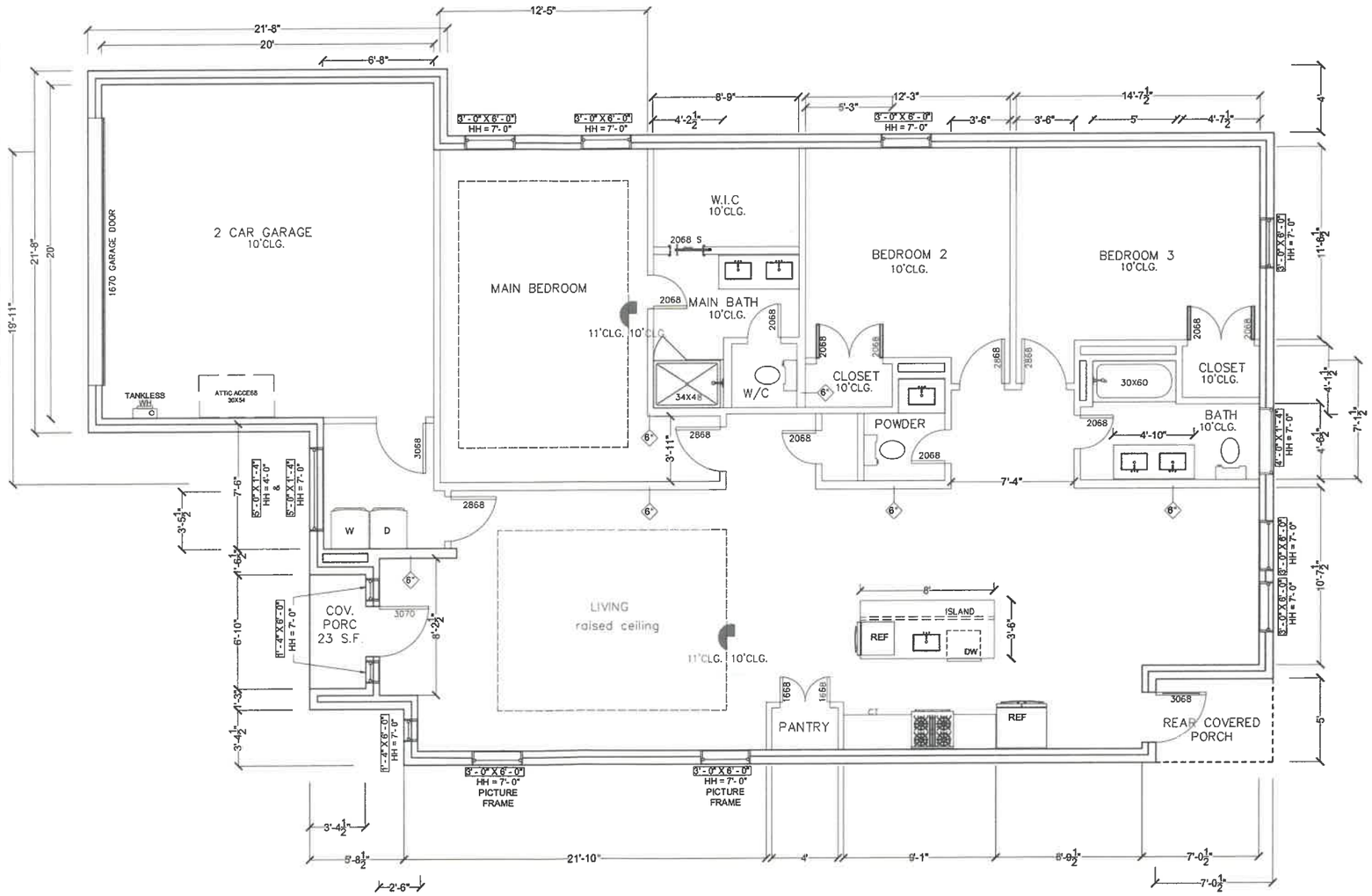
R308.4.4 GLAZING IN GUARDS AND RAILINGS, INCLUDING STRUCTURAL BALUSTER PANELS AND NONSTRUCTURAL IN-FILL PANELS, REGARDLESS OF AREA OR HEIGHT ABOVE A WALKING SURFACE.

R308.4.5 GLAZING IN WALLS, ENCLOSURES OR FENCES CONTAINING OR FACING HOT TUBS, SPAS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS, SHOWERS AND INDOOR OR OUTDOOR SWIMMING POOLS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE.

R308.4.6 GLAZING WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 38 INCHES (914 MM) ABOVE THE PLANE OF THE ADJACENT WALKING SURFACE OF STAIRWAYS, LANDINGS BETWEEN FLIGHTS OF STAIRS AND RAMPS.

R08.4.7GLAZING ADJACENT TO THE LANDING AT THE BOTTOM OF A STAIRWAY WHERE THE GLAZING IS LESS THAN 38 INCHES ABOVE THE LANDING AND WITHIN 60 INCHES (1524 MM) HORIZONTALLY OF THE BOTTOM TREAD.

FOR EXCEPTIONS SEE IRC SECTION R308.4




# Floor Plan - Proposed

1/8"= 1'-0"

STATE OF TEXAS
J.S. BARTON
58124
LICENSED PROFESSIONAL ENGINEER
April 16, 2026
JSB Engineer F-20338

03/15/2026


SANSE INNOVATIONS, LLC
P.O.BOX 472783
Garland, Texas 75047
(469) 371-6130
E-Mail Sanseinnovations@gmail.com


FLOOR PLAN
ENGINEERED FOR:
353 BLANCHE DR

BUILDER:
ADDRESS: 353 BLANCHE DR
CITY: ROCKWALL, TX 75032
COUNTY: ROCKWALL

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

S-03

## ROOF FRAMING NOTES

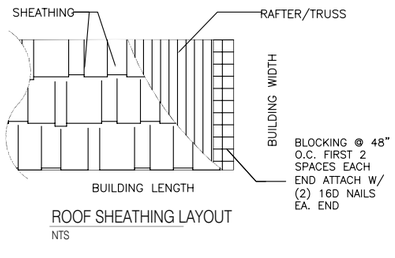
1.REFER TO S-5.2 FOR DETAILS

2.GC TO VERIFY CALCUALTIONS IN ACCORDANCE TO 2021 INTERNATIONAL RESIDENTIAL CODE W/ CITY AMENDMENTS

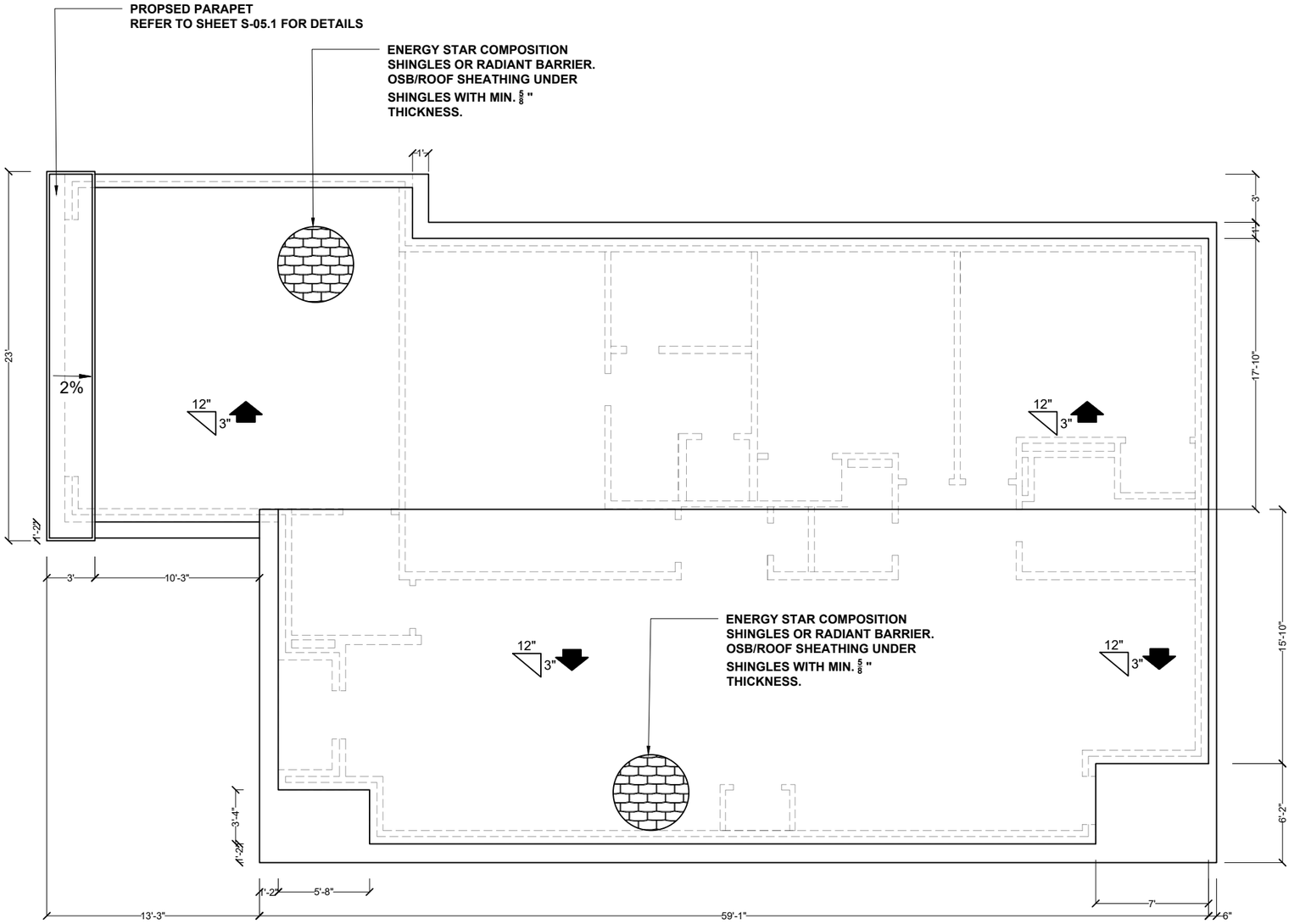
ROOF FRAMING NOTES:

1. DESIGN LOADS
   a. ROOF LIVE LOAD: 20 PSF
   b. ROOF DEAD LOAD: 10 PSF
2. ALL ROOF RAFTERS SHALL BE 2X6's @ 24" O.C. UNLESS NOTED OTHERWISE.
3. ALL RIDGES AND VALLEYS SHALL BE 2X8's UNLES NOTED OTHERWISE
4. ALL RAFTER SPLICES SHALL BE BRACED W/PLYWOOD GUSSETS BOTH SIDES
5. PURLINS ARE TO BE THE SAME DEPTH AS THOSE RAFTERS THEY

6. ALL HIPS, RIDGES AND VALLEYS TO BE AT LEAST ONE MILL SIZE LARGER THAN THE RAFTERS THEY ARE SUPPORTING
7. PROVIDE COLLAR TIES AT 4'-0" O.C. ON ALL RIDGES
8. ROOF SYSTEM SHALL BE COMPOSITE SHINGLES OVER 30#, ROOFING FELT OVER 1/2" CDX PLYWOOD OR OSB STRUCTURAL PANELS, EXPOSURE I.
9. CONTRACTOR SHALL VERIFY ALL ARCHITECTURAL FEATURES AND IS RESPONSIBLE FOR FIT AND FINISH.




ROOF SHEATHING LAYOUT
NTS




# Roof Plan

1/8"= 1'-0"

STATE OF TEXAS
J.S. BARTON
58124
LICENSED
PROFESSIONAL ENGINEER

April 16, 2026
JSB Engineer F-20338

03/15/2026

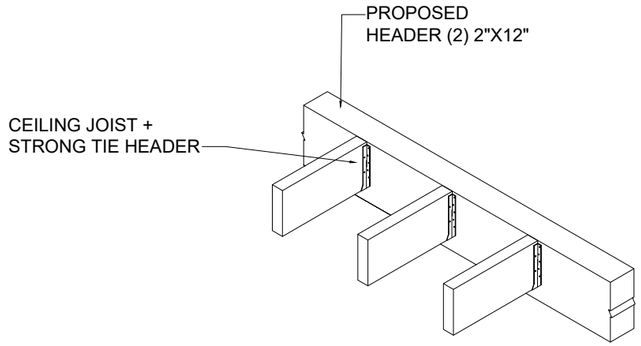

SANSE INNOVATIONS, LLC
P.O.BOX 472783
Garland, Texas 75047
(469) 371-6130
E-Mail Sanseinnovations@gmail.com


FRAMING PLAN
ENGINEERED FOR:
353 BLANCHE DR

BUILDER:
ADDRESS: 353 BLANCHE DR
CITY: ROCKWALL, TX 75032
COUNTY: ROCKWALL

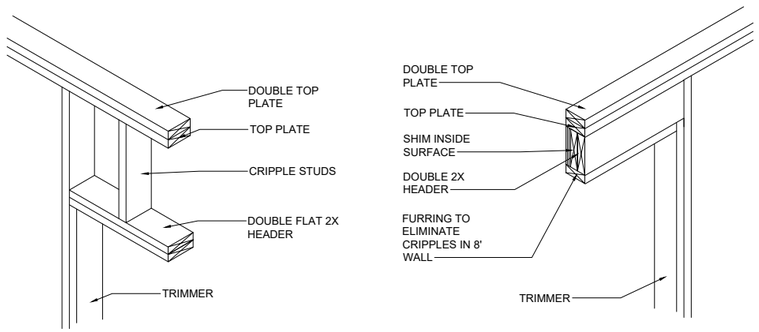
SCALE: 1/8"=1'-0"

S-05



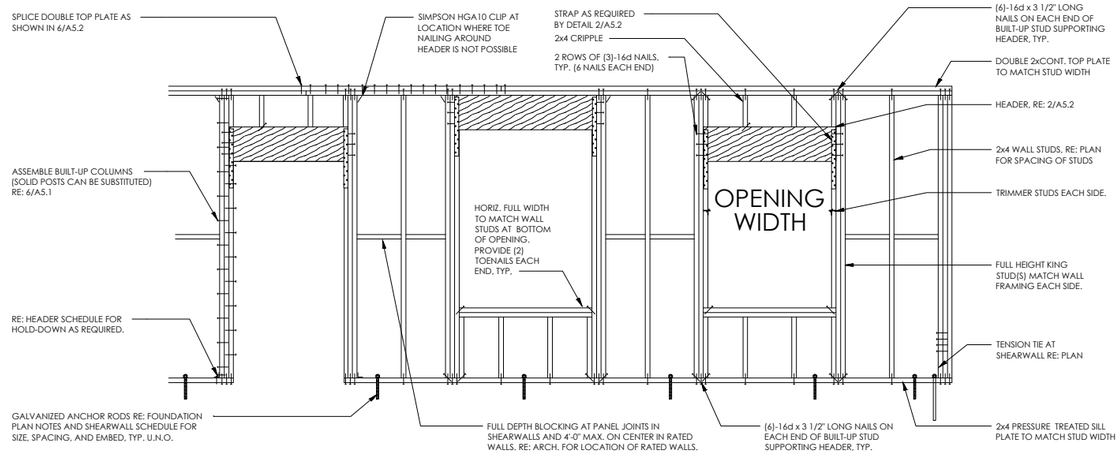

## JOIST/HEADER ASSEMBLY

N.T.S



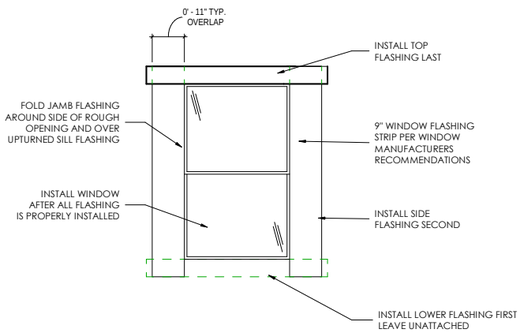

## HEADER FRAMING DET.

N.T.S



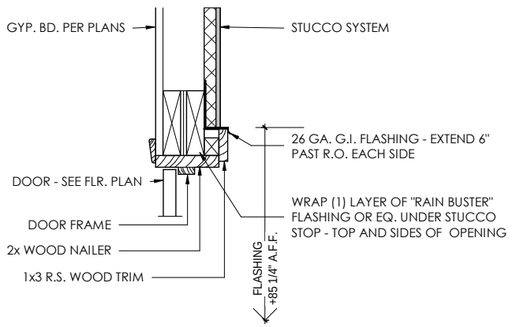

## WALL FRAMING DET.

N.T.S



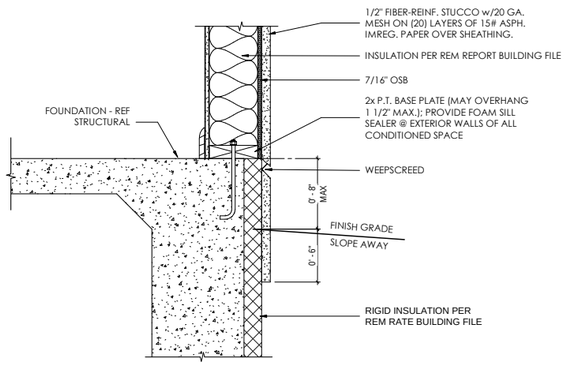

## T.Y.P.WINDOW FLASHING

N.T.S




## T.Y.P. EXTERIOR DOOR FLASHING

N.T.S




## STUCCO SCREED

SCALE: NTS




April 16, 2026
JSB Engineer F-20338

03/15/2026

SANSE INNOVATIONS, LLC
P.O.BOX 472783
Garland, Texas 75047
(469) 371-6130
E-Mail Sanseinnovations@gmail.com

CEILING/FRAMING DETAILS
ENGINEERED FOR:
353 BLANCHE DR

BUILDER:
ADDRESS: 353 BLANCHE DR
CITY: ROCKWALL, TX 75032
COUNTY: ROCKWALL

SCALE: NTS

S-04.1

# CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2026-036

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

*ADJACENT HOUSING ATTRIBUTES*

| ADDRESS | HOUSING TYPE | YEAR BUILT | HOUSE SF | ACCESSORY BUILDING | EXTERIOR MATERIALS |
|---|---|---|---|---|---|
| 304 Blanche Drive | Modular Home | 1986 | 1,760 | *592* | Siding |
| 305 Blanche Drive | Single-Family Home | 2023 | 1,691 | *N/A* | Brick and Siding |
| 317 Blanche Drive | Vacant | N/A | N/A | *N/A* | N/A |
| 329 Blanche Drive | Modular Home | 1976 | 1,107 | *N/A* | Siding |
| 341 Blanche Drive | Vacant | N/A | N/A | *N/A* | N/A |
| 353 Blanche Drive | Vacant | N/A | N/A | *N/A* | N/A |
| 373 Blanche Drive | Single-Family Home | 1999 | 1,952 | *1110* | Siding |
| 376 Blanche Drive | Modular Home | 1984 | 1,432 | *600* | Siding |
| 389 Blanche Drive | Modular Home | 1975 | 660 | *2496* | Siding |
| 390 Blanche Drive | Vacant (Carport) | N/A | N/A | *816* | Siding |
| 162 Donald Drive | Modular Home | 2012 | 1,165 | *528* | Siding |
| | AVERAGES: | 1994 | 1,395 | 1,024 | |



304 Blanche Drive




305 Blanche Drive

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317 Blanche Drive



329 Blanche Drive

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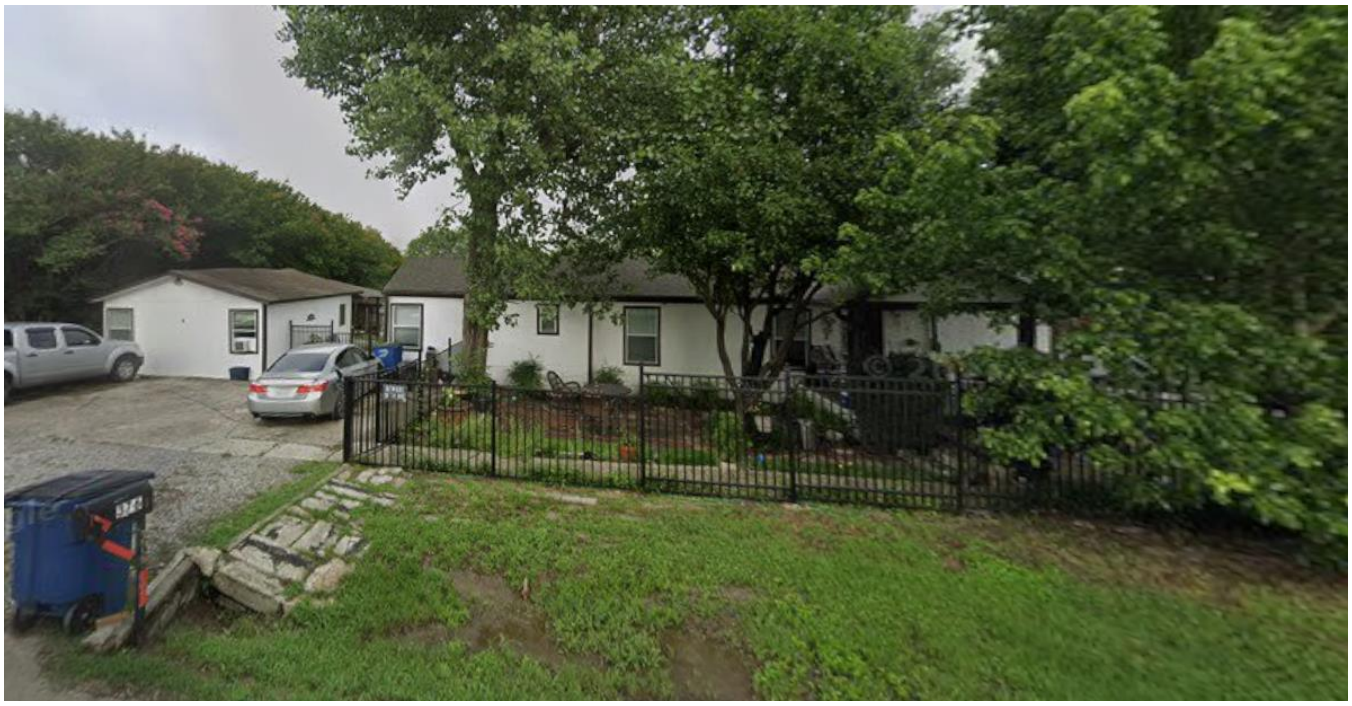
341 Blanche Drive



353 Blanche Drive




373 Blanche Drive



376 Blanche Drive

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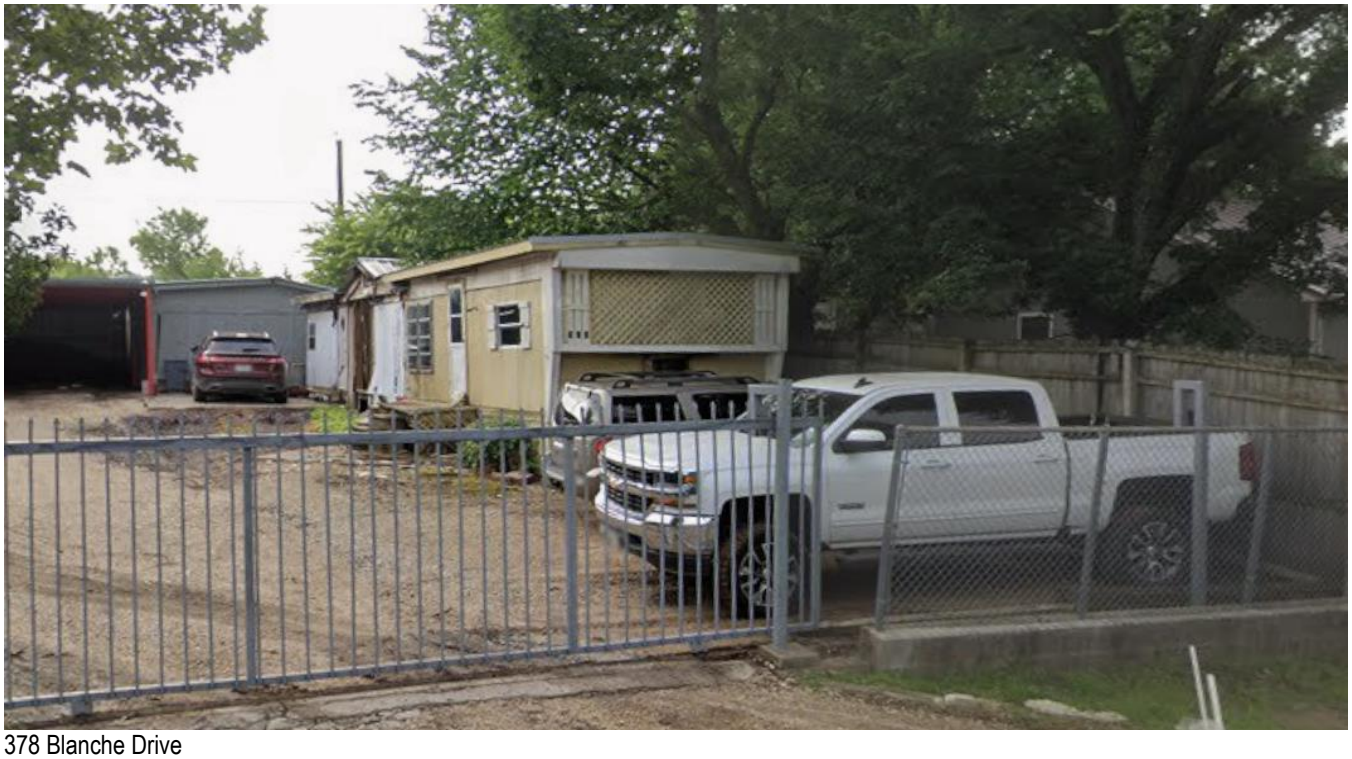

378 Blanche Drive



390 Blanche Drive



162 Donald Drive

**CITY OF ROCKWALL**

**ORDINANCE NO. 26-XX**

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

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 75 (PD-75) [*ORDINANCE NO. 16-01*] AND THE UNIFIED DEVELOPMENT CODE (UDC) [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR RESIDENTIAL INFILL IN AN ESTABLISHED SUBDIVISION TO ALLOW THE CONSTRUCTION OF A SINGLE-FAMILY HOME ON A 0.1650-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 884-A OF THE ROCKWALL LAKE ESTATES #2 ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the City has received a request by Antonio Tello of Tello's Creations, LLC for the approval of a *Specific Use Permit (SUP)* for *Residential Infill in an Established Subdivision* for the purpose of constructing a single-family home on a 0.1650-acre parcel of land identified as Lot 884-A of the Rockwall Lake Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District land uses, addressed as 178 Lynne Drive, and being more specifically described and depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

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

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

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



DRAFT 01.30.2026

**SECTION 2.** That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Planned Development District 75 (PD-75) [*Ordinance No. 16-01*] and Subsection 03.01, *General Residential District Standards*, and Subsection 03.09, *Single-Family 7 (SF-7) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] -- *as heretofore amended and may be amended in the future* -- and with the following conditions:

**2.1 OPERATIONAL CONDITIONS**

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

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

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

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

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

**2.2 COMPLIANCE**

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

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

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

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

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

**SECTION 6.** If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and



DRAFT ORDINANCE 06.30.2026

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 3RD DAY OF AUGUST, 2026.**

_____
Tim McCallum, *Mayor*

**ATTEST:**

_____
Kristy Teague, *City Secretary*

**APPROVED AS TO FORM:**

_____
Frank J. Garza, *City Attorney*

1st Reading: *July 20, 2026*

2nd Reading: *August 3, 2026*

DRAFT ORDINANCE 06.30.2026

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

*Address:* *353 Blanche Drive*

*Legal Description:* *Lot 884-A of the Rockwall Lake Estates #2 Addition*

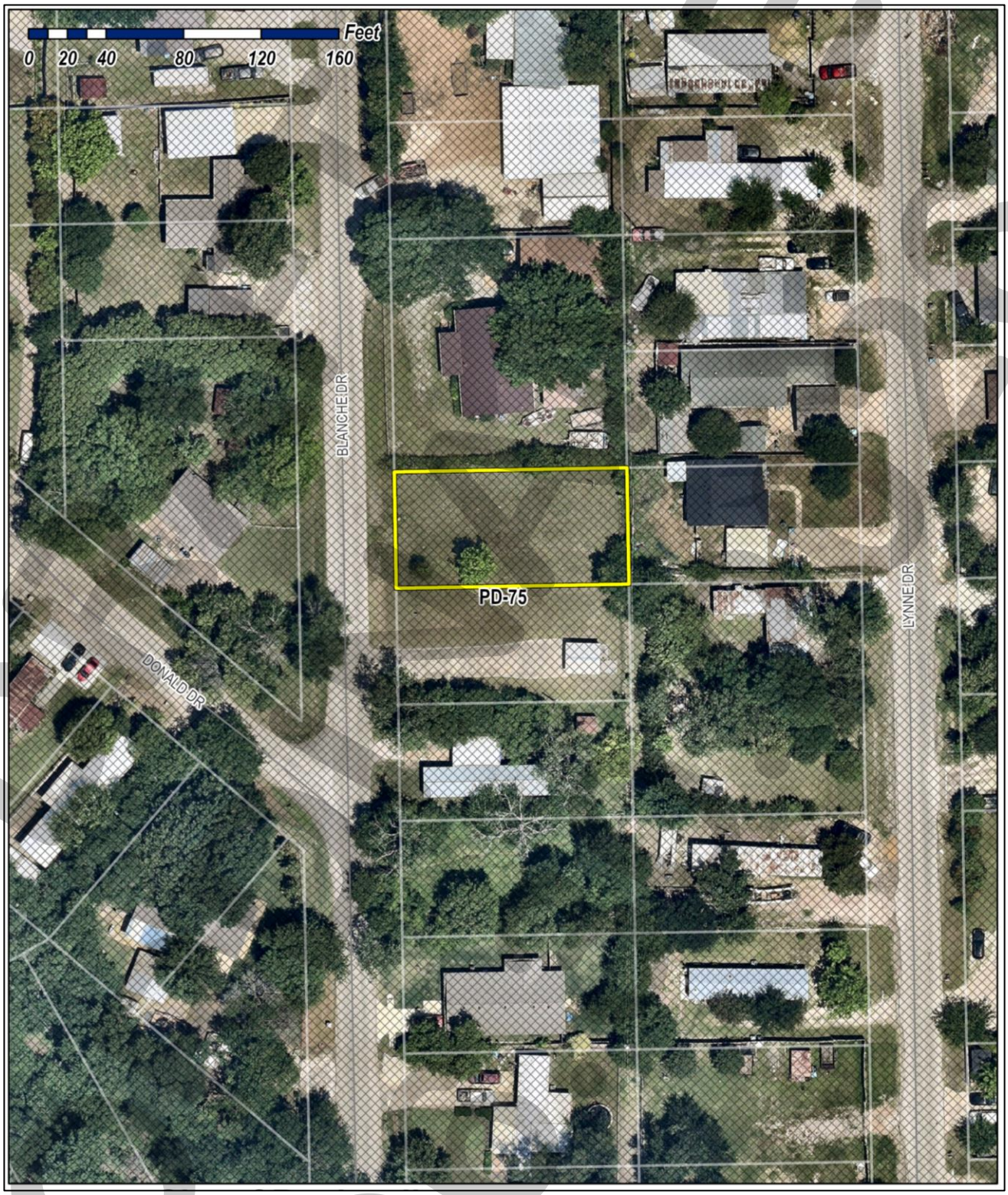


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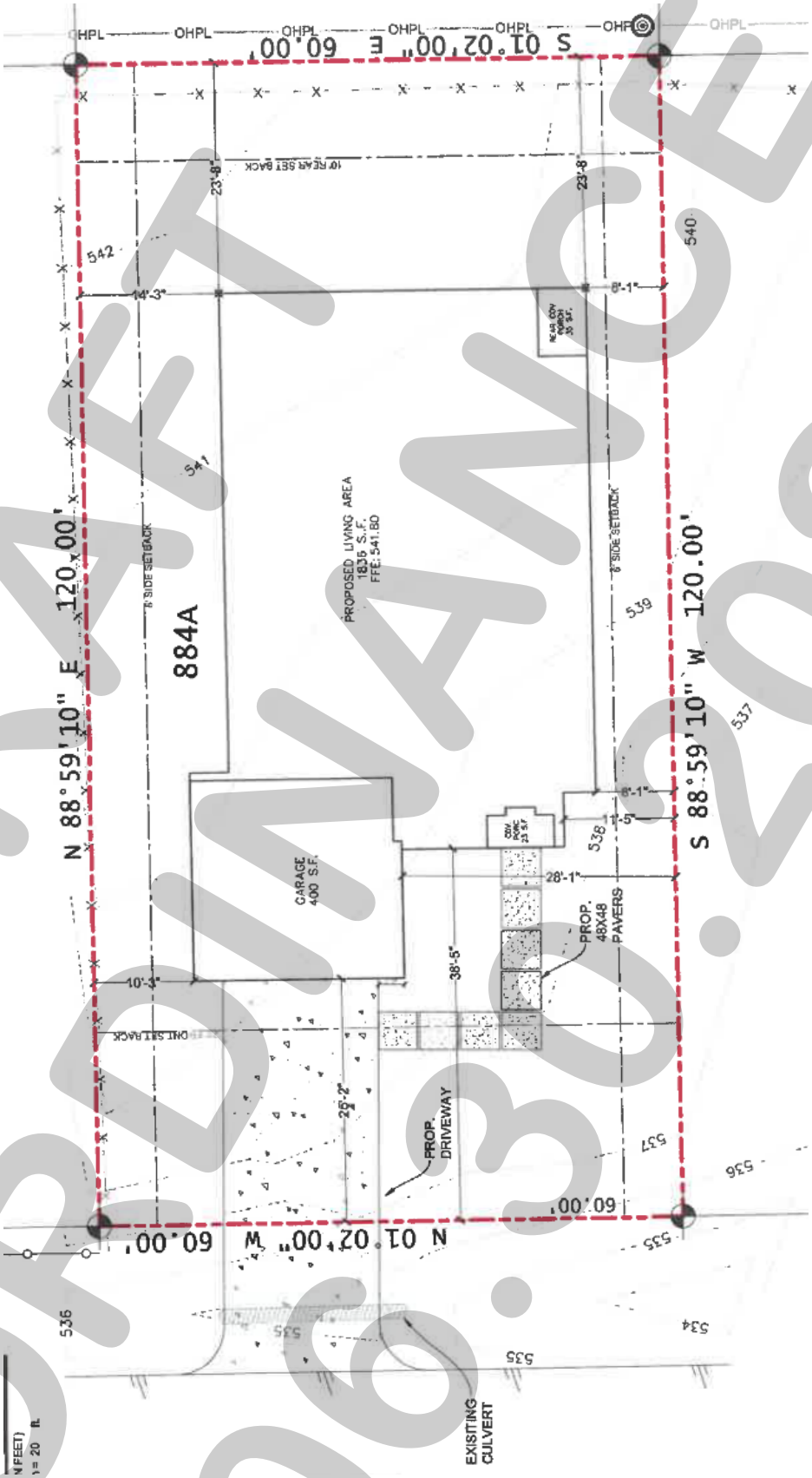
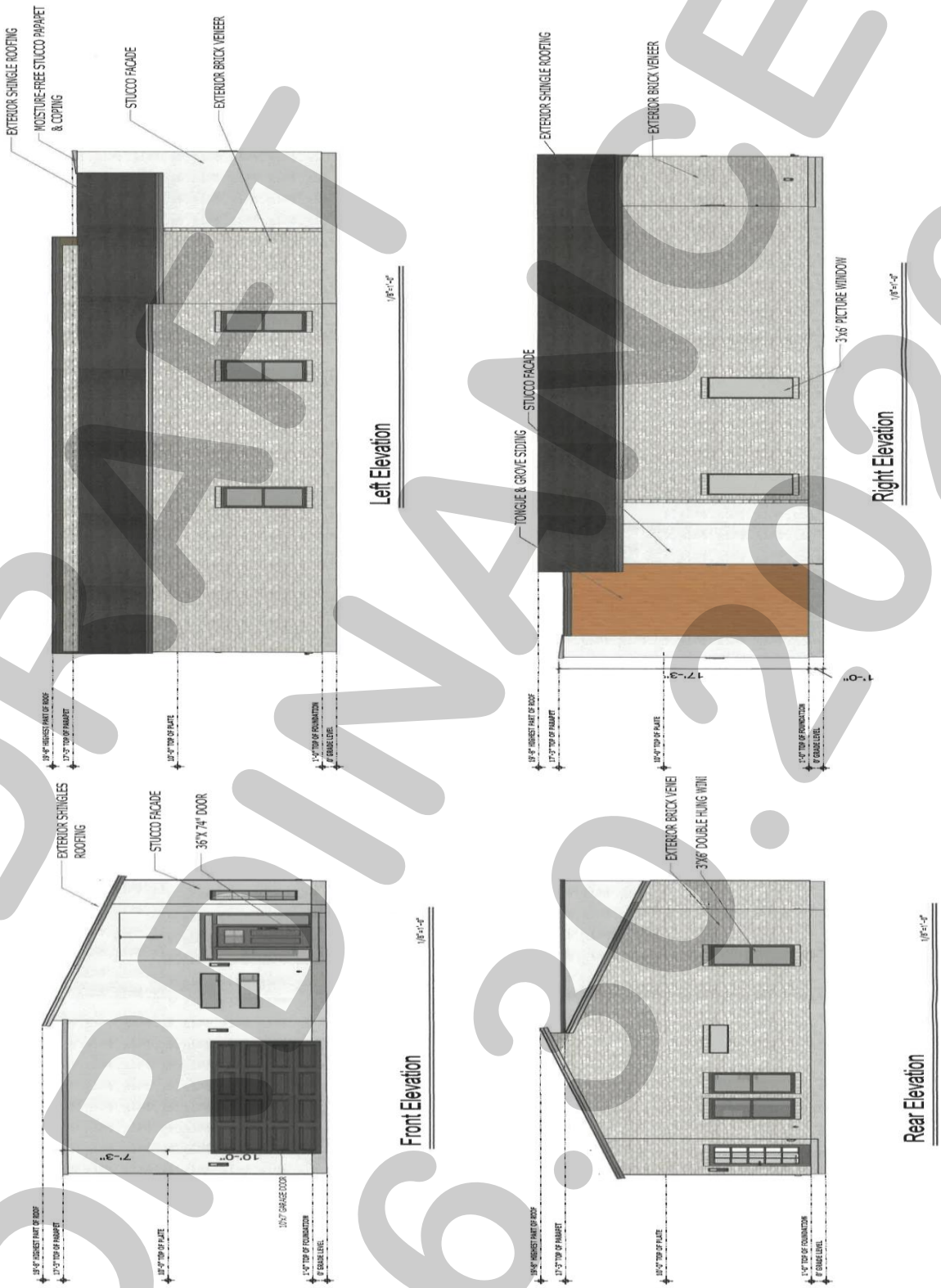
**Exhibit 'B':**
*Residential Plot Plan*




DRAFT ORDINANCE 06.30.2026

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




DRAFT
ORDINANCE
06.30.2026

# PROJECT COMMENTS

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

DATE: 6/24/2026

PROJECT NUMBER: Z2026-037
PROJECT NAME: Amendment to PD-46
SITE ADDRESS/LOCATIONS: 3275 & 3285 Springer Lane

CASE CAPTION: Hold a public hearing to discuss and consider a request by Eric Little of CPIV-354 Ranch Trail for the approval of a Zoning Change to amend Planned Development District 46 (PD-46) [Ordinance No. 25-12] being a 47.37-acre tract of land situated within the J. A. Ramsey Survey, Abstract No. 186, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 46 (PD-46) for Commercial (C) District land uses, situated within the SH-276 Overlay (SH-276 OV) District, generally located at the northeast corner of Corporate Crossing and SH-276, and take any action necessary.

| DEPARTMENT | REVIEWER | DATE OF REVIEW | STATUS OF PROJECT |
|---|---|---|---|
| | Henry Lee | 06/24/2026 | Approved w/ Comments |

06/24/2026: Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a Zoning Change to amend Planned Development District 46 (PD-46) [Ordinance No. 25-12] being a 47.37-acre tract of land situated within the J. A. Ramsey Survey, Abstract No. 186, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 46 (PD-46) for Commercial (C) District land uses, situated within the SH-276 Overlay (SH-276 OV) District, generally located at the northeast corner of Corporate Crossing and SH-276.

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

M.3 For reference, include the case number (Z2026-037) in the lower right-hand corner of all pages on future submittals.

I.4 According to Article 13, Definitions, of the Unified Development Code (UDC), a Warehouse/Distribution Center is defined as “(a) building used primarily for the storage and distribution of goods, merchandise, supplies, and equipment including wholesalers which display, sell, and distribute merchandise to business representatives for resale but excluding Truck Terminal.” (Subsection 02.01 (J)(7), of Article 13, UDC)

I.5 According to Article 13, Definitions, of the Unified Development Code (UDC), a Custom and Craft Work is defined as “(a) facility or area in which finished, personal, or household items that are either made to order or that involve considerable handwork are produced. Examples include but are not limited to textiles, pottery, furniture repair or refinishing, wood working, upholstery, sculpting, and other work or wood products on an individualized single item basis. Cabinetmaking and cabinet assembly shops are not included in this definition. The use of mechanized assembly line production is excluded from this definition.” (Subsection 02.01 (G)(5), of Article 13, UDC)

I.6 According to Article 13, Definitions, of the Unified Development Code (UDC), Research and Technology or Light Assembly is defined as “(a)n indoor facility that includes laboratories and experimental equipment for medical testing, prototype design and development, and product testing.” (Subsection 02.01 (G)(15), of Article 13, UDC)

I.7 According to Article 13, Definitions, of the Unified Development Code (UDC), Carpet and Rug Cleaning is defined as “(a) personal service business that specializes in the cleaning of carpet and rugs in both residential and non-residential structures.” (Subsection 02.01 (I)(5), of Article 13, UDC)

I.8 According to Article 13, Definitions, of the Unified Development Code (UDC), Light Assembly and Fabrication is defined as “(a) business where parts, manufactured elsewhere,

are assembled with the assistance of power-driven machines and materials-handling equipment, and manipulated primarily by hand which produces low dust and fiber, and all materials are assembled and stored within an enclosed building." (Subsection 02.01 (I)(8), of Article 13, UDC)

I.9 According to Article 13, Definitions, of the Unified Development Code (UDC), Light Manufacturing is defined as "(a) facility or area for producing goods without the use of chemical processing of materials. Light manufacturing activities include -- but are not limited to -- the following activities: [1] assembly, finishing, and/or packaging of small items from component parts made at another location (examples include but are not limited to cabinetmaking, or the assembly of clocks, electrical appliances, or medical equipment); [2] production of items made from materials derived from plants or animals, including but not limited to leather, pre-milled wood, rubber, paper, wool, or cork, or from textiles or plastics; [3] electrical component manufacturing; [4] reproduction, cutting, printing, or binding of written materials, drawings, or newspapers on a bulk basis using lithography, offset printing, blue printing, and other similar methods; [5] machine or welding shop where material is processed by machining, cutting, grinding, welding, or similar processes; and, [6] spray painting or motor vehicle conversion." (Subsection 02.01 (I)(10), of Article 13, UDC)

I.10 According to Article 13, Definitions, of the Unified Development Code (UDC), Printing and Publishing is defined as "(a)n establishment whose primary service is long-run printing including -- but not limited to -- book, magazine, and newspaper publishing." (Subsection 02.01 (I)(13), of Article 13, UDC)

I.11 The underlying zoning for Planned Development District 46 (PD-46) is Commercial (C) District. Within the Commercial (C) District the Custom and Craft Work, Carpet and Rug Cleaning, Light Assembly and Fabrication, Light Manufacturing, Printing and Publishing, and Warehouse/Distribution Center land uses are not permitted, and the Research and Technology or Light Assembly land use is permitted through a Specific Use Permit (SUP). The applicant is requesting to amend PD-46 to allow all of these land uses by-right on the subject property. At the time PD-46 was established, the existing non-conforming land uses were allowed to remain by allowing those land uses by right on the respective properties. In addition, over time, PD-46 has been amended to add additional land uses. That being said, six (6) of the seven (7) land uses requested by the applicant are not currently permitted anywhere within PD-46, with the exception of the Warehouse land use being permitted by right on Tract 12. In order to mitigate this request staff's Draft Ordinance, allows the Warehouse land use by right and the remaining uses Specific Use Permit (SUP); however, if approved, the applicant's request would set a precedent for PD-46.

M.12 Please review the attached draft ordinance prior to the June 30, 2026 Planning & Zoning Commission meeting, and provide staff with your markups by July 7, 2026.

I.13 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on July 7, 2026; however, it is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the July 14, 2026 Planning and Zoning Commission Public Hearing Meeting. The Planning and Zoning Commission Work Session Meeting for this case will be held on June 30, 2026.

I.14 The projected City Council meeting dates for this case will be July 20, 2026 (1st Reading) and August 3, 2026 (2nd Reading).

| DEPARTMENT | REVIEWER | DATE OF REVIEW | STATUS OF PROJECT |
|---|---|---|---|
| ENGINEERING | Madelyn Kuhn | 06/19/2026 | Approved w/ Comments |

06/19/2026: There will no storage, structures, fencing, etc. allowed in any easements.

| DEPARTMENT | REVIEWER | DATE OF REVIEW | STATUS OF PROJECT |
|---|---|---|---|
| BUILDING | Craig Foshee | 06/18/2026 | Approved |

No Comments

| DEPARTMENT | REVIEWER | DATE OF REVIEW | STATUS OF PROJECT |
|---|---|---|---|
| FIRE | Ariana Kistner | 06/16/2026 | N/A |

No Comments

| DEPARTMENT | REVIEWER | DATE OF REVIEW | STATUS OF PROJECT |
|---|---|---|---|
| GIS | Lance Singleton | 06/15/2026 | Approved |

No Comments

| DEPARTMENT | REVIEWER | DATE OF REVIEW | STATUS OF PROJECT |
|---|---|---|---|
| POLICE | Chris Cleveland | 06/12/2026 | Approved |

No Comments

| DEPARTMENT | REVIEWER | DATE OF REVIEW | STATUS OF PROJECT |
|---|---|---|---|
| PARKS | Travis Sales | 06/15/2026 | Approved |

No Comments

# DEVELOPMENT APPLICATION

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

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

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

**DIRECTOR OF PLANNING:**

**CITY ENGINEER:**

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

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

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

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

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

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

## PROPERTY INFORMATION [PLEASE PRINT]

| | | | | | |
|---|---|---|---|---|---|
| ADDRESS | 3275 & 3285 Springer Ln, Rockwall, TX 75032 | | | | |
| SUBDIVISION | SHARP ADDITION | | LOT | 4 | BLOCK A |
| GENERAL LOCATION | Corner of FM-549 and SH-276 | | | | |

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

| | | | | | |
|---|---|---|---|---|---|
| CURRENT ZONING | PD-046 | | CURRENT USE | Trucking Company | |
| PROPOSED ZONING | Amended PD-046 | | PROPOSED USE | Attached | |
| ACREAGE | 1.095 | LOTS [CURRENT] | 1 | LOTS [PROPOSED] | 1 |

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

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

| | | | |
|---|---|---|---|
| ☑ OWNER | CPIV-354 Ranch Trail LLC | ☐ APPLICANT | |
| CONTACT PERSON | Eric Little | CONTACT PERSON | |
| ADDRESS | [redacted] | ADDRESS | |
| CITY, STATE & ZIP | | CITY, STATE & ZIP | |
| PHONE | | PHONE | |
| E-MAIL | | E-MAIL | |

## NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Adam Abushagur [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* $ $2,597.40 *, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 11th *DAY OF* June *, 2026. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."*

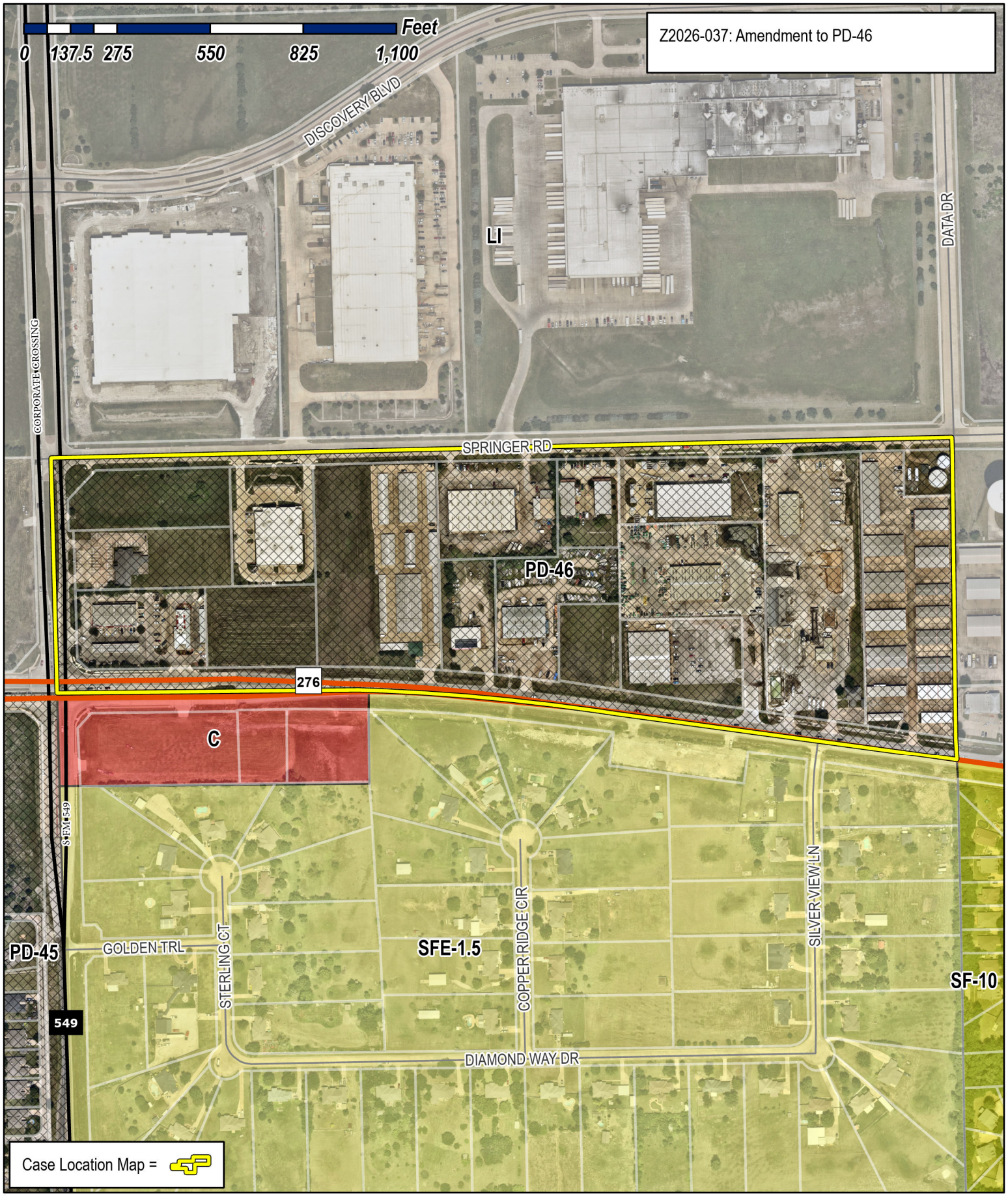
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 11th DAY OF June 2026

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Lea Rose Tunnell

MY COMMISSION EXPIRES

LEA ROSE TUNNELL
Notary Public, State of Texas
Comm. Expires 05-04-2027
Notary ID 134342709





# City of Rockwall

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



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

# City of Rockwall

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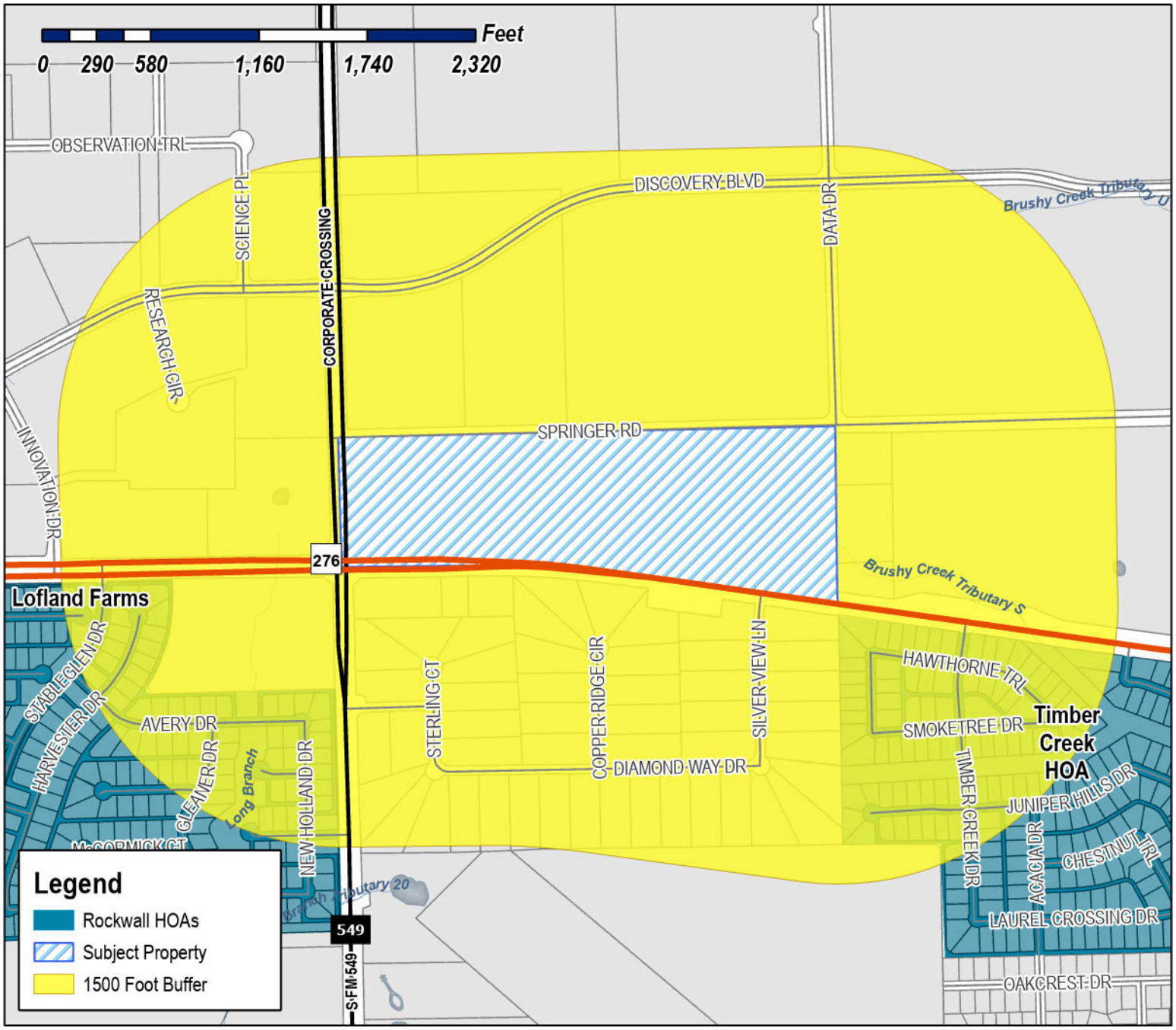
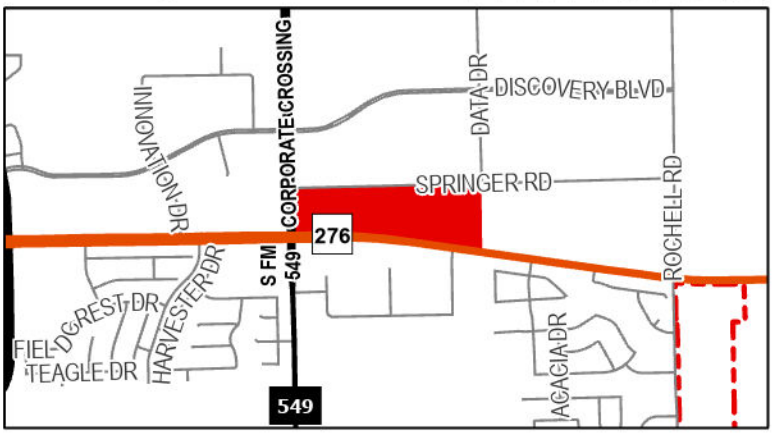



**Case Number:** Z2026-037
**Case Name:** Amendment to PD-46
**Case Type:** Zoning
**Zoning:** Planned Development District 46 (PD-46)
**Case Address:** 3275 & 3285 Springer Lane




**Date Saved: 6/12/2026**
For Questions on this Case Call (972) 771-7745

| | |
|---|---|
| **From:** | Zavala, Melanie |
| **Cc:** | Miller, Ryan; Lee, Henry; Ross, Bethany; Guevara, Angelica |
| **Subject:** | Neighborhood Notification Program [Z2026-037] |
| **Date:** | Tuesday, June 16, 2026 11:01:50 AM |
| **Attachments:** | Public Notice (06.15.2026).pdf<br>HOA Map (06.12.2026).pdf |

HOA/Neighborhood Association Representative:

Per your participation in the Neighborhood Notification Program, you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning case that will be published in the Rockwall Herald Banner on Friday, June 19, 2026. The Planning and Zoning Commission will hold a public hearing on Tuesday, July 14, 2026 at 6:00 PM, and the City Council will hold a public hearing on Monday, July 20, 2026 at 6:00 PM. Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

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

Z2026-037: Zoning Change to Amend Planned Development District 46 (PD-46)
Hold a public hearing to discuss and consider a request by Eric Little of CPIV-354 Ranch Trail for the approval of a Zoning Change to amend Planned Development District 46 (PD-46) [Ordinance No. 25-12] being a 47.37-acre tract of land situated within the J. A. Ramsey Survey, Abstract No. 186, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 46 (PD-46) for Commercial (C) District land uses, situated within the SH-276 Overlay (SH-276 OV) District, generally located at the northeast corner of Corporate Crossing and SH-276, and take any action necessary.

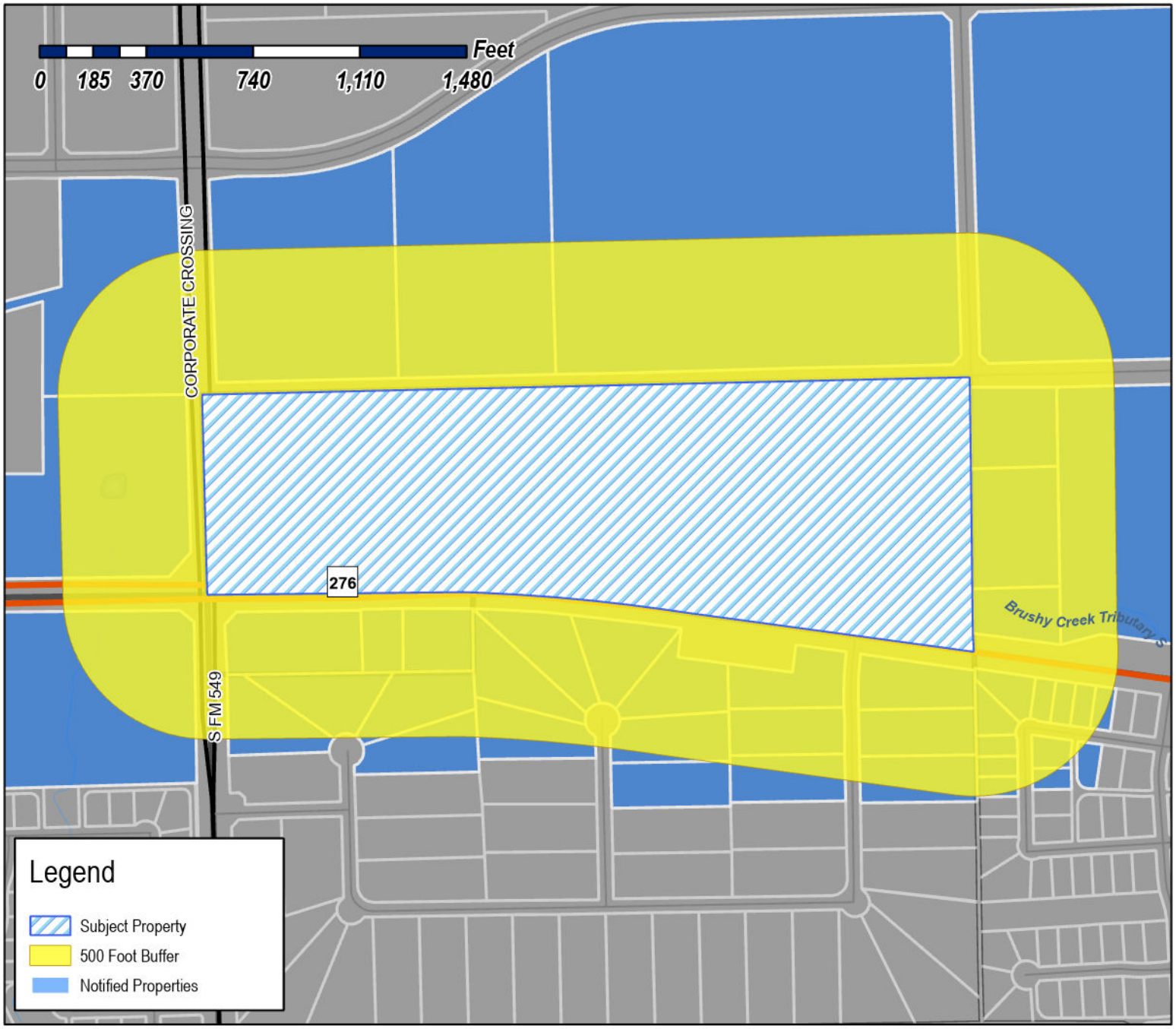
*Melanie Zavala*
Planning & Zoning Coordinator | Planning Dept.| City of Rockwall
385 S. Goliad Street | Rockwall, TX 75087
Planning & Zoning Rockwall
972-771-7745 Ext. 6568

# City of Rockwall

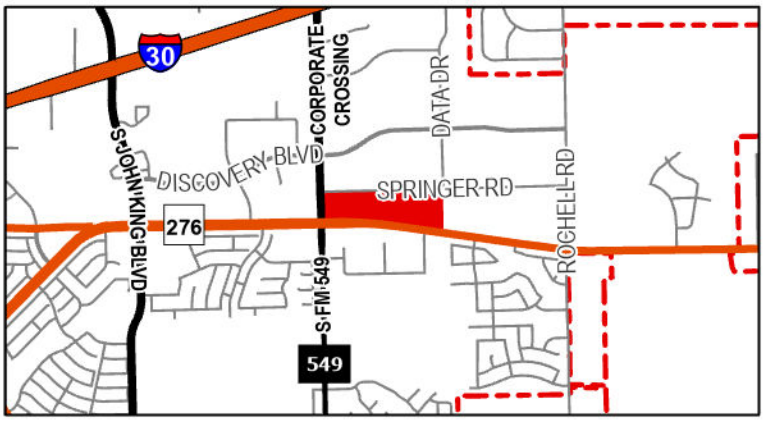
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com



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


**Case Number:** Z2026-037
**Case Name:** Amendment to PD-46
**Case Type:** Zoning
**Zoning:** Planned Development District 46 (PD-46)
**Case Address:** 3275 & 3285 Springer Lane




**Date Saved: 6/12/2026**
For Questions on this Case Call: (972) 771-7745

EXETER 2975 DISCOVERY, LP
100 W Matsonford Rd Ste 5-250
Wayne, PA 19087

HUDACK STEVE V AND AILEEN J
1090 VINTAGE COURT
VACAVILLE, CA 95688

DFW DISTRIBUTOR,
PETROLEUM INC.
1111 N BELTLINE RD STE #100
GARLAND, TX 75040

DFW DISTRIBUTOR PETROLEUM INC
1111 N BELTLINE RD STE #100
GARLAND, TX 75040

FOLEY US LANDCO LLC
1260 THATCH PALM DR
BOCA RATON, FL 33432

RESIDENT
1275 CORPORATE CROSSING
ROCKWALL, TX 75087

ALLEN FOODS INC
C/O RYAN LLC, AGENT FOR BIMBO BAKERIES
USA
13155 Noel Rd Ste 100
Dallas, TX 75240

AGREE LIMITED PARTNERSHIP
SUNBELT RENTALS, INC. STORE# 272
1799 Innovation Pt ATTN; PROPERTY TAX DEPT.
Fort Mill, SC 29715

ABLES NORRIS BRADLEY
1855 SILVER VIEW LN
ROCKWALL, TX 75032

RAMIREZ JUAN
1858 SILVER VIEW LN
ROCKWALL, TX 75032

JOHNSON DAVID A AND PHYLLIS D
1890 COPPER RIDGE CIR
ROCKWALL, TX 75032

DE RUSSE MARIA NICOLE AND REUBEN DANIEL
1895 COPPER RIDGE CIR
ROCKWALL, TX 75032

ARCHER RANDY G & YOWAREE
1900 COPPER RIDGE CIR
ROCKWALL, TX 75032

LITTLE CHRISTOPHER MATTHEW
1905 COPPER RIDGE CIR
ROCKWALL, TX 75032

MINOR MORRIS & NORA A
1908 STERLING CT
ROCKWALL, TX 75032

VANZANDT CINTHYA MARISOL
1910 COPPER RIDGE CR
ROCKWALL, TX 75032

BALLOUT 7 LLC
1910 OAK POINT DRIVE
ALLEN, TX 75013

SCOTT SUSAN
1910 SILVER VIEW LN
ROCKWALL, TX 75032

RESIDENT
1913 STERLING CT
ROCKWALL, TX 75087

WILLESS WAYNE & PRISCILLA K
1915 COPPER RIDGE CIR
ROCKWALL, TX 75032

BRYANT DAWN
1915 SILVER VIEW LN
ROCKWALL, TX 75032

SANCHEZ JOSE L
1918 STERLING CT
ROCKWALL, TX 75032

MEJIA BLAS & LUISA
1921 STERLING CT
ROCKWALL, TX 75032

BARENOS CYNTHIA
1924 EVERGREEN DR
ROCKWALL, TX 75032

PRADO JESSE E & CYNTHIA G
1930 EVERGREEN DRIVE
ROCKWALL, TX 75032

ROSALES LUIS & JACKELINE
1930 SILVER VIEW LN
ROCKWALL, TX 75032

DIAZ JORGE L & LINDA A
1935 COPPER RIDGE CIR
ROCKWALL, TX 75032

LOZANO OSCAR & DIANA
1935 EVERGREEN DR
ROCKWALL, TX 75032

QUINTON JAMES D
1935 SILVER VIEW LN
ROCKWALL, TX 75032

RESIDENT
1936 EVERGREEN DR
ROCKWALL, TX 75087

SCHMIESING ALBERT W & BERTHA N
1942 EVERGREEN DRIVE
ROCKWALL, TX 75032

WELCH KEITH F & DEBORAH A
1943 EVERGREEN DR
ROCKWALL, TX 75032

THE THREE HOLY YOUTH COPTIC ORTHODOX CHURCH
2 RIVERWAY STE 1770
HOUSTON, TX 77056

THE THREE HOLY YOUTH COPTIC ORTHODOX CHURCH
2 RIVERWAY STE 1770
HOUSTON, TX 77056

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

RESIDENT
2205 HWY 276
ROCKWALL, TX 75087

RESIDENT
2210 STATE HWY 276
ROCKWALL, TX 75087

RESIDENT
2245 HWY276
ROCKWALL, TX 75087

RESIDENT
2301 HWY276
ROCKWALL, TX 75087

RESIDENT
2305 HWY276
ROCKWALL, TX 75087

TOMMY'S MOBILE BOAT & MOTOR SERVICE, INC
2315 STATE HIGHWAY 276
ROCKWALL, TX 75032

VALENZUELA MOISES BENEDICTO AND MARIA ANTONIETA
2445 DORRINGTON DR
DALLAS, TX 75228

RESIDENT
2578 HWY276
ROCKWALL, TX 75087

VACPARTS WAREHOUSE COM LLC
2578 STATE HWY 276
ROCKWALL, TX 75032

RESIDENT
2582 HWY276 RD
ROCKWALL, TX 75087

RESIDENT
2640 HWY276
ROCKWALL, TX 75087

RESIDENT
2690 HWY276
ROCKWALL, TX 75087

SHARP RICK
2740 State Highway 276 Ste 100 # Set
Rockwall, TX 75032

RESIDENT
2754 HWY276
ROCKWALL, TX 75087

RESIDENT
2975 DISCOVERY BLVD
ROCKWALL, TX 75087

5 SHARP REAL ESTATE LLC
3021 RIDGE RD #160
ROCKWALL, TX 75032

RESIDENT
3055 DISCOVERY BLVD
ROCKWALL, TX 75087

GARZA CESAR AND ANA MARIE
3129 FONTANA BLVD
ROCKWALL, TX 75032

PRBS PROPERTIES LLC
3216 HUNTER LANE
PLANO, TX 75093

RESIDENT
3225 SPRINGER LN
ROCKWALL, TX 75087

XCELON DEVELOPEMENT LLC
3225 McLeod Dr Ste 100
Las Vegas, NV 89121

RESIDENT
3285 SPRINGER RD
ROCKWALL, TX 75087

VILLALPANDO URIEL AND DIANNE
3414 BERMUDA DRIVE
ROWLETT, TX 75088

RESIDENT
3465 SPRINGER RD
ROCKWALL, TX 75087

RESIDENT
3475 SPRINGER RD
ROCKWALL, TX 75087

SKIPPER JOSEPH AND
STEPHANIE BREANNE SKIPPER
3484 HAWTHORNE TRAIL
ROCKWALL, TX 75032

RESIDENT
3490 HAWTHORNE TR
ROCKWALL, TX 75087

RESIDENT
3496 HAWTHORNE TR
ROCKWALL, TX 75087

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

RESIDENT
3602 HAWTHORNE TR
ROCKWALL, TX 75087

RESIDENT
3605 HAWTHORNE TR
ROCKWALL, TX 75087

RESIDENT
3608 HAWTHORNE TR
ROCKWALL, TX 75087

CITY OF ROCKWALL
385 S GOLIAD ST
ROCKWALL, TX 75087

DIXON TERRY STERLING III
515 Millbrook Blvd
San Marcos, TX 78666

MCPF1-4 TX 276 LLC
5151 BELT LINE RD STE 725
DALLAS, TX 75254

2305 STATE HWY 276 LLC
709 W RUSK ST STE 112
ROCKWALL, TX 75087

ZHANG WEIGANG & SONGYAN WU
854 LILY AVE
CUPERTINO, CA 95014

BLACKLAND WATER CORP
ATTN ADA JO PHILLIPS
PO BOX 215
FATE, TX 75132

LATTIMORE MATERIALS COMPANY LP
PO BOX 2469
ADDISON, TX 75001

ALMO INVESTMENT II LTD
PO BOX 2599
WAXAHACHIE, TX 75168

LYNSTAR LLC
PO BOX 847
ROCKWALL, TX 75087

COLIN-G PROPERTIES INC
PO BOX 847
ROCKWALL, TX 75087

ROCKWALL ECONOMIC DEVELOPMENT
PO BOX 968
ROCKWALL, TX 75087

# PUBLIC NOTICE

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

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

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

**Z2026-037: Zoning Change to Amend Planned Development District 46 (PD-46)**

Hold a public hearing to discuss and consider a request by Eric Little of CPIV-354 Ranch Trail for the approval of a *Zoning Change* to amend Planned Development District 46 (PD-46) [*Ordinance No. 25-12*] being a 47.37-acre tract of land situated within the J. A. Ramsey Survey, Abstract No. 186, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 46 (PD-46) for Commercial (C) District land uses, situated within the SH-276 Overlay (SH-276 OV) District, generally located at the northeast corner of Corporate Crossing and SH-276, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on *Tuesday, July 14, 2026 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, July 20, 2026 at 6:00 PM*. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

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

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

Your comments must be received by *Monday, July 20, 2026 at 4:00 PM* to ensure they are included in the information provided to the City Council.

Sincerely,

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

USE THIS QR CODE TO GO DIRECTLY TO THE WEBSITE

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

PLEASE RETURN THE BELOW FORM

**Case No. Z2026-037: Zoning Change to Amend Planned Development District 46 (PD-46)**

**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

amarco

AMAR Companies, Inc.
5001 Lyndon B Johnson Fwy #830
Dallas, TX 75244

(469) 310-1450
www.amarco.com
operations@amarco.com

June 11, 2025

**RE: Application to Amend Planned Development District 46 (PD-046) – 3275 & 3285 Springer Lane, Rockwall, TX 75032 (Sharp Addition, Lot 4, Block A)**

On behalf of CPIV-354 Ranch Trail LLC, the owner of record for the property located at 3275 and 3285 Springer Lane, Rockwall, Texas 75032 (the "Property"), we respectfully submit this letter in support of our formal application to amend Planned Development District 46 (PD-046) as it applies to the Property, comprising approximately 1.095 acres identified as Sharp Addition, Lot 4, Block A, situated at the corner of FM-549 and SH-276.

**Background**

The Property is currently zoned PD-046, which was most recently amended by Ordinance No. 25-12 (adopted March 3, 2025). The current entitlements across PD-046 accommodate a range of commercial and light industrial uses on the various tracts comprising the broader 47.37-acre planned development. The Property is presently utilized as a warehouse, and we seek to formalize and expand the permitted use designation accordingly through this amendment.

**Nature of the Request**

We are requesting an amendment to PD-046 to expressly permit the uses described in the attached Exhibit A as by-right permitted land use(s) on the Property. The proposed amendment is consistent with the existing character of PD-046, which already accommodates warehouse, heavy trade, mini-warehouse, and other industrial-adjacent uses on neighboring tracts. Permitting these uses on this 1.095-acre tract is a logical extension of the established PD framework and reflects the Property's current and highest-and-best use.

Use designations may be identified and incorporated into, or removed from, this application as the entitlement process progresses. We will coordinate directly with Planning staff to confirm the final scope of requested uses prior to the scheduling of any public hearing.

**Consistency with PD-046 and the UDC**

As outlined in Exhibit 'C' of Ordinance No. 25-12, PD-046 Development Standards provide that all properties within the district are subject to the base permitted uses of a Commercial (C) District under Article 04 of the Unified Development Code (Ordinance No. 20-02), with specific by-right uses assigned to individual tracts. The requested uses are commercially compatible and operationally appropriate for this location at the intersection of FM-549 and SH-276, which serves as a commercial and light industrial corridor within the City.

We appreciate the City's consideration of this application and look forward to working collaboratively with Planning staff and the Commission throughout the review process. Please do not hesitate to contact the undersigned with any questions or requests for supplemental information.

amarco

AMAR Companies, Inc.
5001 Lyndon B Johnson Fwy #830
Dallas, TX 75244

(469) 310-1450
www.amarco.com
operations@amarco.com

Respectfully submitted,

**Eric Little**

Managing Director

AMAR Companies, Inc. (AMARCO)

On behalf of CPIV-354 Ranch Trail LLC

amarco

AMAR Companies, Inc.
5001 Lyndon B Johnson Fwy #830
Dallas, TX 75244

(469) 310-1450
www.amarco.com
operations@amarco.com

EXHIBIT A

| | |
|---|---|
| 1 | Custom and Craft Work |
| 2 | Research and Technology or Light Assembly |
| 3 | Carpet and Rug Cleaning |
| 4 | Light Assembly and Fabrication |
| 5 | Light Manufacturing |
| 6 | Printing and Publishing |
| 7 | Warehouse/Distribution Center |

**CITY OF ROCKWALL**

**ORDINANCE NO. 25-12**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS AMENDING PLANNED DEVELOPMENT DISTRICT 46 (PD-46) [*ORDINANCE NO. 21-32*] 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 46 (PD-46), BEING A 47.37-ACRE TRACT OF LAND SITUATED WITHIN THE J. A. RAMSEY SURVEY, ABSTRACT NO. 186, 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 Trenton Austin of GT Plumbing Services, LLC on behalf of Tim Connolly of Connolly Squared, LLC for the approval of a Zoning Change to amend Planned Development District 46 (PD-46) [*Ordinance No. 21-32*] for the purpose of allowing *Building Maintenance, Sales, and Service with Outside Storage* as a permitted land use on a 1.00-acre parcel of land identified as Tract 2-8, Abstract No. 186, of the J. A. Ramsey Addition being a portion of a larger 47.37-acre Planned Development District that is situated within the J. A. Ramsey Survey, Abstract No. 186, City of Rockwall, Rockwall County, Texas, identified as Planned Development District 46 (PD-46) [*Ordinance No. 99-05*], which is more fully described and depicted in *Exhibit 'A'* of this ordinance, and 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 46 (PD-46) [*Ordinance No. 21-32*] 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 21-32*;

**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. 04-38*], and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;

**SECTION 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. 04-38*] of any provision of the *City Code*, ordinance, resolution, rule, regulation, or procedure that provides a specific standard that is different from and inconsistent with this ordinance. References to zoning district regulations or other standards in the Unified Development Code [*Ordinance No. 04-38*] (*including references to the Unified Development Code*), and references to overlay districts, in this ordinance or any of the *Exhibits* hereto are those in effect on the date this ordinance was passed and approved by the City Council of the City of Rockwall, Texas;

**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 3RD DAY OF MARCH, 2025.**

Trace Johannesen, Mayor

**ATTEST:**

Kristy Teague, City Secretary

CITY OF ROCKWALL TEXAS

**APPROVED AS TO FORM:**

Frank J. Garza, City Attorney

*1st Reading:* February 18, 2025

*2nd Reading:* March 3, 2025

## *EXHIBIT 'A':*

*Legal Description and Survey*

**BEING** 47.37 acres of land situated in the Abstract 186, J.A. Ramsey Survey in the County of Rockwall, Texas and being more particularly described by metes and bounds as follows:

**COMMENCING** at a point in the south Right of Way of Discovery Blvd, at City Geodetic Control Monument #9. *(NAD83 Texas State Plane GPS Coordinate: 2,607,463.893 E, 7,020,550.132 N feet) bearing South 73° 10' 43" East, a distance of 2,602.028 feet to the POINT OF BEGINNING;*

**BEGINNING** at a point in the intersection of Springer Rd and Data Dr. *(NAD83 Texas State Plane GPS Coordinate: 2,609,967.107 E, 7,019,844.125N feet);*

**THENCE** South 00° 12' 17" West following the Eastern boundary line of Planned Development #46, a distance of 951.9 feet for a corner;

**THENCE** North 81° 8' 11" West, a distance of 1,019.177 feet to the beginning of a curve found in the centerline of State Highway 276, said being the beginning of a curve to the left having a tangent of 730.751 feet and a radius of 6,289.035 feet with a chord distance of 730.268 feet and a chord bearing of North 83 degrees 30 minutes 38 seconds West to a point;

**THENCE** North 89° 23' 42" West, a distance of 920.839 feet for a corner;

**THENCE** North 0° 20' 45" West, a distance of 693.685 feet for a corner;

**THENCE** North 89° 48 28" East, a distance of 2,660.985 feet, to the *POINT OF BEGINNING AND CONTAINING* 47.37 acres of land (2,063,262.886 square feet) more or less.

## *EXHIBIT 'A':*

*Legal Description and Survey*

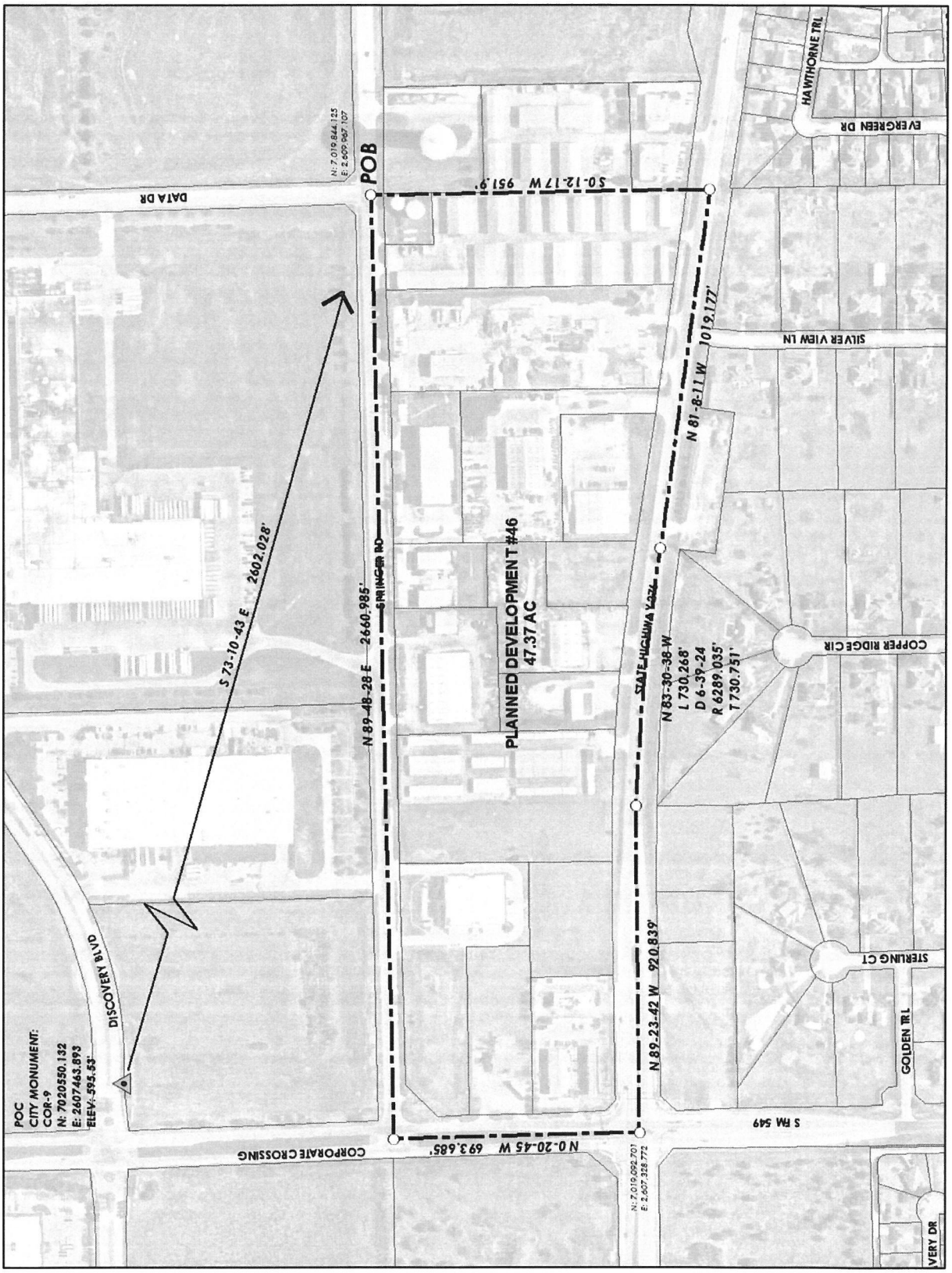
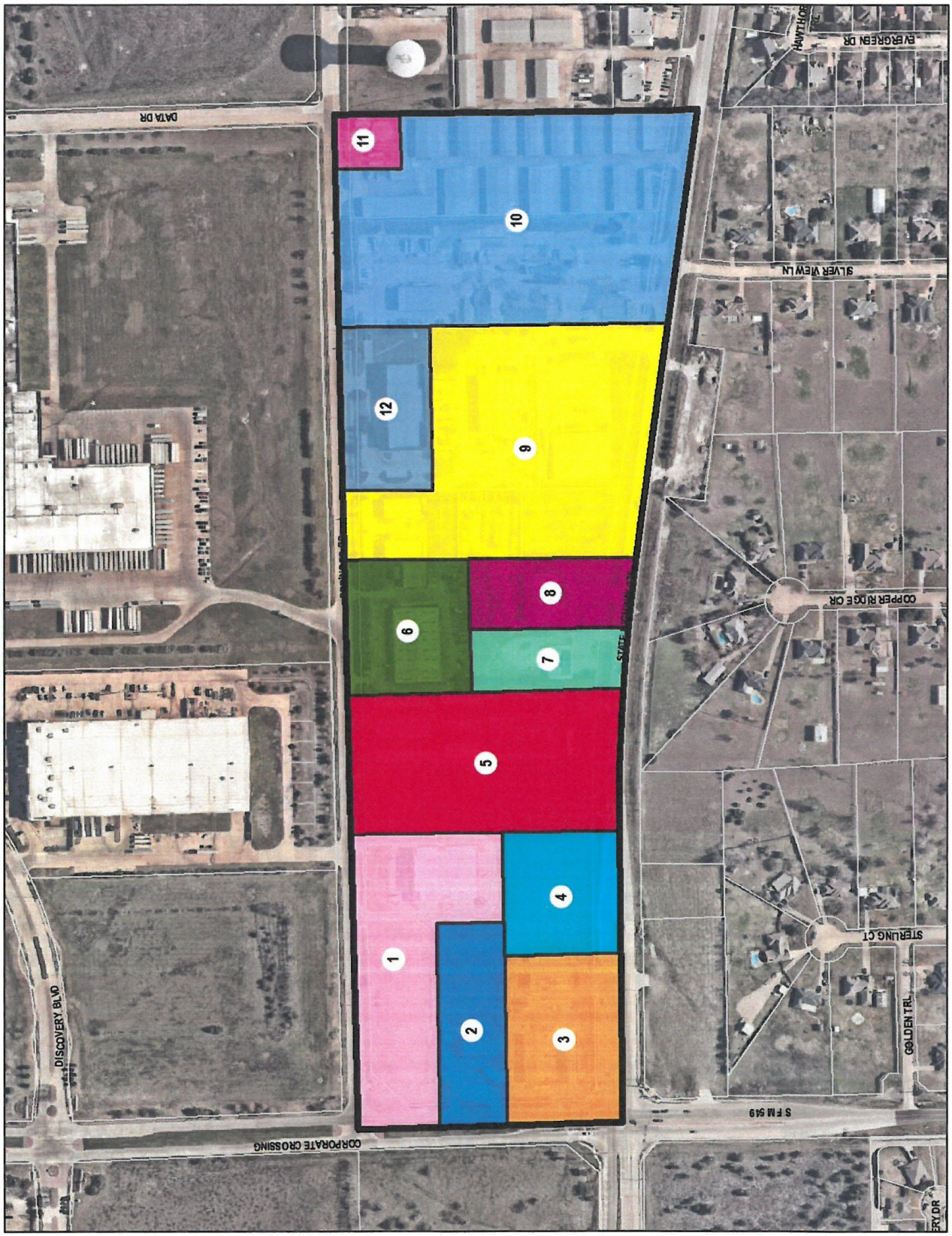


***EXHIBIT 'B':***
*Concept Plan*



## *EXHIBIT 'C':*
*PD Development Standards*

(A) *Purpose.* The purpose of this amendment to Planned Development District 46 (PD-46) is to supersede *Ordinance No. 21-32*; however, this ordinance does not change the intent, restrictions, or land uses established in *Ordinance No. 21-32* with the exception of adding the *Building Maintenance, Service, and Sales with Outside Storage* land use to *Tract 7* as depicted in *Exhibit 'B'* of this ordinance.

(B) *Permitted Land Uses*. All properties within the boundaries of this Planned Development District as depicted in *Exhibit 'B'* of this ordinance shall be subject to the permitted land uses stipulated for properties in a Commercial (C) District as specified in Article 04, *Permissible Uses*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future; however, the following land uses shall be permitted *by-right* on the corresponding tract:

(1) *Tract 3 [Tract 2, Lot 02]*.

☑ Minor Automotive Repair Garage

(2) *Tract 5 [Tract 2, Lot 06]*.

☑ Mini-Warehouse

(3) *Tract 6 [Tract 2, Lot 03]*.

☑ Heavy Construction/Trade Yard

(4) *Tract 7 [Tract 2, Lot 08]*.

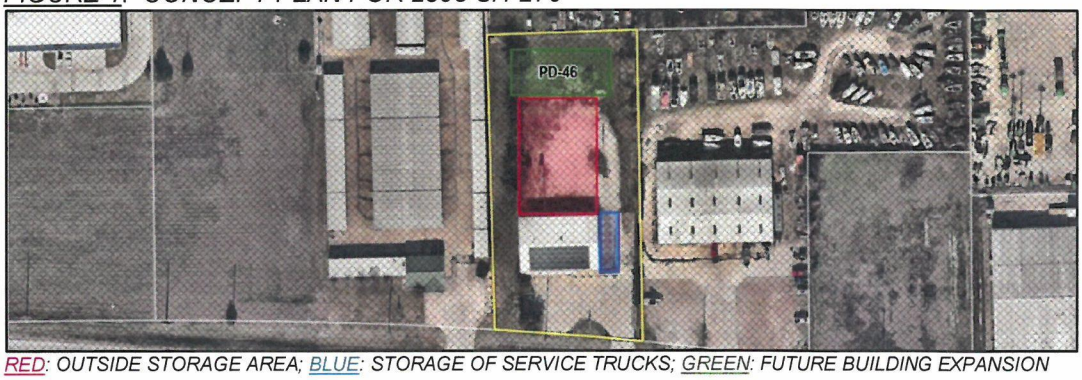
☑ Building Maintenance, Service, and Sales with Outside Storage[1]

*NOTES*

[1]: The *Building Maintenance, Service, and Sales with Outside Storage* shall be subject to the following *Conditional Land Use Standards*:

(1) All outside storage shall comply with the exhibit in *Figure 1* below.
(2) Heavy Equipment (*i.e. Track Machinery*) shall be permitted to be store on gravel; however, the storage of trucks, trailers, Conex boxes, or any other outside storage shall be on a concrete surface.
(3) All outside storage shall be situated behind the building and not be visible from SH-276.
(4) The outside storage areas shall be reviewed for visibility by the Planning and Zoning Commission at the time of site plan. Additional landscape screening may be required by the Planning and Zoning Commission and/or staff at the time of site plan approval.
(5) All unpermitted improvements shall be removed from the property prior to site plan approval.

*FIGURE 1. CONCEPT PLAN FOR 2305 SH-276*




*RED: OUTSIDE STORAGE AREA; BLUE: STORAGE OF SERVICE TRUCKS; GREEN: FUTURE BUILDING EXPANSION*

(5) *Tract 8 [Tract 2, Lot 07]*.

- ☑ New or Used Boat Dealership

(6) *Tract 9 [A Portion of Tract 2, Lot 00]*.

- ☑ Trucking Company

(7) *Tract 10 [Tract 2, Lot 13]*.

- ☑ Concrete Batch Plant
- ☑ Mini-Warehouse

(8) *Tract 12 [A Portion of Tract 2, Lot 00]*.

- ☑ Warehouse

(C) *Dimensional Requirements*. All properties within the boundaries of this Planned Development District as depicted in *Exhibit 'B'* of this ordinance shall be subject to the dimensional requirements stipulated for properties in a Commercial (C) 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.

(D) *Legal Non-Conforming Status*. All properties within the boundaries of this Planned Development District as depicted in *Exhibit 'B'* of this ordinance shall be allowed to maintain the same exterior building materials that are currently utilized on the existing building for any new buildings that are built; however, if an existing or new building is expanded to an amount that equals 50% of the appraised tax value of that building, the building shall be required to adhere to the requirements of the Commercial (C) District as stipulated 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.

**CITY OF ROCKWALL**

**ORDINANCE NO. 26-XX**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS AMENDING PLANNED DEVELOPMENT DISTRICT 46 (PD-46) [*ORDINANCE NO. 25-12*] 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 46 (PD-46), BEING A 47.37-ACRE TRACT OF LAND SITUATED WITHIN THE J. A. RAMSEY SURVEY, ABSTRACT NO. 186, 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 Eric Little of CPIV-354 Ranch Trail for the approval of a Zoning Change to amend Planned Development District 46 (PD-46) [*Ordinance No. 25-12*] for the purpose of allowing additional land uses on a 1.095-acre parcel of land identified as Lot 4, Block A, Sharp Addition being a portion of a larger 47.37-acre Planned Development District that is situated within the J. A. Ramsey Survey, Abstract No. 186, City of Rockwall, Rockwall County, Texas, identified as Planned Development District 46 (PD-46) [*Ordinance No. 99-05*], which is more fully described and depicted in *Exhibit 'A'* of this ordinance, and 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 46 (PD-46) [*Ordinance No. 25-12*] and the Unified Development Code [*Ordinance No. 20-02*] should be amended as follows:

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

**SECTION 1.** That the approval of this ordinance shall supersede all requirements stipulated in *Ordinance No 25-12*;

**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. 04-38*], and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;

**SECTION 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. 04-38*] of any provision of the *City Code*, ordinance, resolution, rule, regulation, or procedure that provides a specific standard that is different from and inconsistent with this ordinance. References to zoning district regulations or other standards in the Unified Development Code [*Ordinance No. 04-38*] (*including references to the Unified Development Code*), and references to overlay districts, in this ordinance or any of the *Exhibits* hereto are those in effect on the date this ordinance was passed and approved by the City Council of the City of Rockwall, Texas;

**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 3RD DAY OF AUGUST, 2026.**

_____

Tim McCallum, *Mayor*

**ATTEST:**

_____

Kristy Teague, *City Secretary*

**APPROVED AS TO FORM:**

_____

Frank J. Garza, *City Attorney*

*1st Reading:* *July 20, 2026*

*2nd Reading:* *August 3, 2026*

DRAFT ORDINANCE 06.30.2026

## *EXHIBIT 'A':*

*Legal Description and Survey*

**BEING** 47.37 acres of land situated in the Abstract 186, J.A. Ramsey Survey in the County of Rockwall, Texas and being more particularly described by metes and bounds as follows:

**COMMENCING** at a point in the south Right of Way of Discovery Blvd, at City Geodetic Control Monument #9. *(NAD83 Texas State Plane GPS Coordinate: 2,607,463.893 E, 7,020,550.132 N feet) bearing South 73° 10' 43" East, a distance of 2,602.028 feet to the POINT OF BEGINNING;*

**BEGINNING** at a point in the intersection of Springer Rd and Data Dr. *(NAD83 Texas State Plane GPS Coordinate: 2,609,967.107 E, 7,019,844.125N feet);*

**THENCE** South 00° 12' 17" West following the Eastern boundary line of Planned Development #46, a distance of 951.9 feet for a corner;

**THENCE** North 81° 8' 11" West, a distance of 1,019.177 feet to the beginning of a curve found in the centerline of State Highway 276, said being the beginning of a curve to the left having a tangent of 730.751 feet and a radius of 6,289.035 feet with a chord distance of 730.268 feet and a chord bearing of North 83 degrees 30 minutes 38 seconds West to a point;

**THENCE** North 89° 23' 42" West, a distance of 920.839 feet for a corner;

**THENCE** North 0° 20' 45" West, a distance of 693.685 feet for a corner;

**THENCE** North 89° 48 28" East, a distance of 2,660.985 feet, to the *POINT OF BEGINNING AND CONTAINING* 47.37 acres of land (2,063,262.886 square feet) more or less.

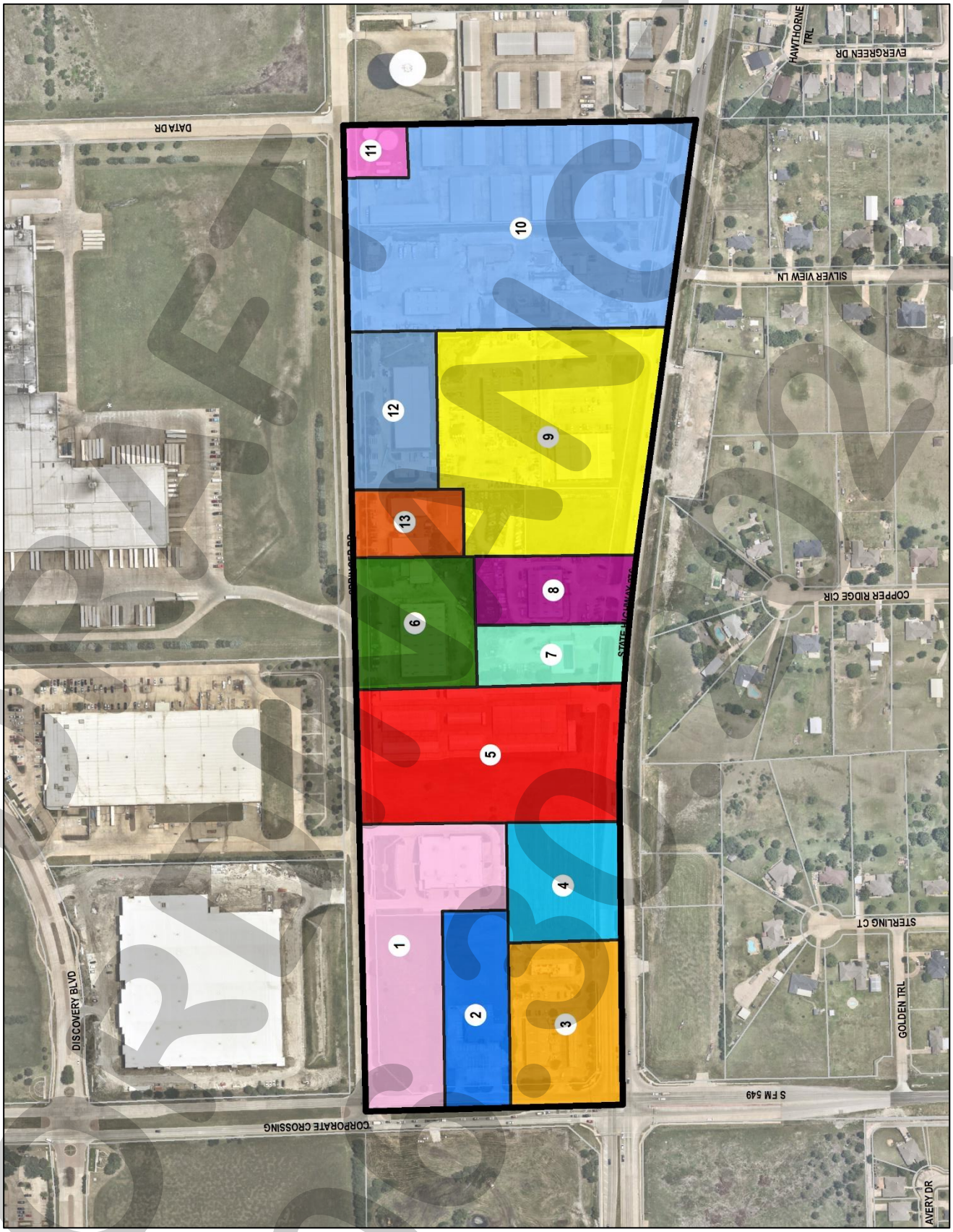
DRAFT ORDINANCE 06.30.2026

***EXHIBIT 'A':***
*Legal Description and Survey*




DRAFT
06.30.2026

***EXHIBIT 'B':***
*Concept Plan*




DRAFT 03/30/2026

(A) *Purpose.* The purpose of this amendment to Planned Development District 46 (PD-46) is to supersede *Ordinance No. 25-12*; however, this ordinance does not change the intent, restrictions, or land uses established in *Ordinance No. 25-12* with the exception of adding land uses to *Tract 13* as depicted in *Exhibit 'B'* of this ordinance.

(B) *Permitted Land Uses*. All properties within the boundaries of this Planned Development District as depicted in *Exhibit 'B'* of this ordinance shall be subject to the permitted land uses stipulated for properties in a Commercial (C) District as specified in Article 04, *Permissible Uses*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future; however, the following shall apply on the corresponding tract:

(a) The following land uses shall be permitted *By-Right*:

(1) *Tract 3 [Tract 2, Lot 02]*.

☑ Minor Automotive Repair Garage

(2) *Tract 5 [Tract 2, Lot 06]*.

☑ Mini-Warehouse

(3) *Tract 6 [Tract 2, Lot 03]*.

☑ Heavy Construction/Trade Yard

(4) *Tract 7 [Tract 2, Lot 08]*.

☑ Building Maintenance, Service, and Sales with Outside Storage [(1)]

*NOTES*

[1]: The *Building Maintenance, Service, and Sales with Outside Storage* shall be subject to the following *Conditional Land Use Standards*:

(1) All outside storage shall comply with the exhibit in *Figure 1* below.
(2) Heavy Equipment (*i.e. Track Machinery*) shall be permitted to be store on gravel; however, the storage of trucks, trailers, Conex boxes, or any other outside storage shall be on a concrete surface.
(3) All outside storage shall be situated behind the building and not be visible from SH-276.
(4) The outside storage areas shall be reviewed for visibility by the Planning and Zoning Commission at the time of site plan. Additional landscape screening may be required by the Planning and Zoning Commission and/or staff at the time of site plan approval.
(5) All unpermitted improvements shall be removed from the property prior to site plan approval.

*FIGURE 1. CONCEPT PLAN FOR 2305 SH-276*




*RED: OUTSIDE STORAGE AREA; BLUE: STORAGE OF SERVICE TRUCKS; GREEN: FUTURE BUILDING EXPANSION*

DRAFT ORDINANCE 2026

(5) *Tract 8 [Tract 2, Lot 07]*.

☑ New or Used Boat Dealership

(6) *Tract 9 [A Portion of Tract 2, Lot 00]*.

☑ Trucking Company

(7) *Tract 10 [Tract 2, Lot 13]*.

☑ Concrete Batch Plant
☑ Mini-Warehouse

(8) *Tract 12 [A Portion of Tract 2, Lot 00]*.

☑ Warehouse

(9) *Tract 13 [A Portion of Tract 2, Lot 00]*.

☑ Warehouse

(b) The following land uses shall be permitted with a *Specific Use Permit (SUP)*:

(1) *Tract 13 [A Portion of Tract 2, Lot 00]*.

☑ Custom and Craft Work
☑ Research and Technology or Light Assembly
☑ Carpet and Rug Cleaning
☑ Light Assembly and Fabrication
☑ Light Manufacturing
☑ Printing and Publishing

(C) *Dimensional Requirements*. All properties within the boundaries of this Planned Development District as depicted in *Exhibit 'B'* of this ordinance shall be subject to the dimensional requirements stipulated for properties in a Commercial (C) 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.

(D) *Legal Non-Conforming Status*. All properties within the boundaries of this Planned Development District as depicted in *Exhibit 'B'* of this ordinance shall be allowed to maintain the same exterior building materials that are currently utilized on the existing building for any new buildings that are built; however, if an existing or new building is expanded to an amount that equals 50% of the appraised tax value of that building, the building shall be required to adhere to the requirements of the Commercial (C) District as stipulated 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.

DRAFT ORDINANCE 06.30.2026

# PROJECT COMMENTS

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

DATE: 6/24/2026

PROJECT NUMBER: P2026-023
PROJECT NAME: Preliminary Plat for Lots 1-4, Block A, Harvest Lakes
SITE ADDRESS/LOCATIONS: 550 Hance Trail, Rockwall, TX, 75087

CASE CAPTION: Discuss and consider a request by Michael and Jennifer Wurster for the approval of a Preliminary Plat for Lots 1-4, Block A, Harvest Lakes Addition being a 12.82-acre tract of land identified as Lot 1 of the L. L. Leonard Addition and Tract 19-2 of the S. S. McCurry Survey, Abstract No. 146, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 5 (PD-5) for Single-Family 8.4 (SF-8.4) District land uses, addressed as 550 Hance Trail, and take any action necessary.

| DEPARTMENT | REVIEWER | DATE OF REVIEW | STATUS OF PROJECT |
|---|---|---|---|
| PLANNING | Henry Lee | 06/24/2026 | Needs Review |

06/24/2026: Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a Preliminary Plat for Lots 1-4, Block A, Harvest Lakes Addition being a 12.82-acre tract of land identified as Lot 1 of the L. L. Leonard Addition and Tract 19-2 of the S. S. McCurry Survey, Abstract No. 146, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 5 (PD-5) for Single-Family 8.4 (SF-8.4) District land uses, addressed as 550 Hance Trail.

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

M.3 For reference, include the case number (P2026-023) in the lower right-hand corner of all pages on future submittals.

M.4 Please correct the Title Block to the following (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances):

Preliminary Plat
Lots 1-4, Block A
Harvest Lakes Addition
Being
4 Lots
12.82 Acres or 558,439.2 SF
Situated in the
S. S. McCurry Survey, Abstract No. 146
City of Rockwall, Rockwall County, Texas

M.5 Please correct the front building setback to 20-feet. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

M.6 Please provide the topographic contours on the plat. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

M.7 Please provide the zoning information (i.e. Planned Development District 5 (PD-5) for Single-Family 8.4 (SF-8.4) District land uses). (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

M.8 Please note the water source and the intended sewage disposal method. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

I.9 Revised plans must be provided to staff by July 7, 2026. The projected meeting dates for this case are as follows:

Planning and Zoning Work Session: June 30, 2026
Park Board: July 7, 2026
Planning and Zoning Public Hearing: July 14, 2026
City Council: July 20, 2026

I.10 Please note that once the Preliminary Plat has been approved by the Planning and Zoning Commission and City Council, the case will be considered to be conditionally approved pending all of staff's comments from all City Departments and any applicable conditions of approval contained in staff's case memo are addressed prior to the subdivision plat being filed.

I.11 All meetings will be held at 6:00 PM in the City Council Chambers at 385 S. Goliad Street, Rockwall, Texas 75087. Please note that the applicant or a representative will need to be present for the case to be considered by the planning and zoning commission or city council.

| DEPARTMENT | REVIEWER | DATE OF REVIEW | STATUS OF PROJECT |
|---|---|---|---|
| ENGINEERING | Madelyn Kuhn | 06/19/2026 | Approved w/ Comments |

06/19/2026: 1. Min. easement width is 20' wide.
2. Remove.
3. Floodplain must be dedicated as a floodplain/drainage easement.
4. Show cross-sections every 300'. Show and label erozion hazard setback. Make entire area within a drainage easement.
5. Show as ROW dedication and Label.
6. Provide a 10' utility easement along the roadway frontage.
7. Label as "Sanitary Sewer Easement"
8. Please include these general notes on the plat.

| DEPARTMENT | REVIEWER | DATE OF REVIEW | STATUS OF PROJECT |
|---|---|---|---|
| BUILDING | Craig Foshee | 06/18/2026 | Approved |

No Comments

| DEPARTMENT | REVIEWER | DATE OF REVIEW | STATUS OF PROJECT |
|---|---|---|---|
| FIRE | Ariana Kistner | 06/15/2026 | Approved |

No Comments

| DEPARTMENT | REVIEWER | DATE OF REVIEW | STATUS OF PROJECT |
|---|---|---|---|
| GIS | Lance Singleton | 06/15/2026 | Approved w/ Comments |

06/15/2026: New Addresses will be:
Lot 1 = 550 HANCE TRAIL, ROCKWALL, TX 75087
Lot 2 = 554 HANCE TRAIL, ROCKWALL, TX 75087
Lot 3 = 556 HANCE TRAIL, ROCKWALL, TX 75087
Lot 4 = 560 HANCE TRAIL, ROCKWALL, TX 75087

| DEPARTMENT | REVIEWER | DATE OF REVIEW | STATUS OF PROJECT |
|---|---|---|---|
| POLICE | Chris Cleveland | 06/12/2026 | Approved |

No Comments

| DEPARTMENT | REVIEWER | DATE OF REVIEW | STATUS OF PROJECT |
|---|---|---|---|
| PARKS | Travis Sales | 06/15/2026 | Approved |

06/15/2026:  Park District 9
(3) lots
Cash In Lieu Of Land ($569.75 x 3 = $1,709.25)
Pro Rata Equipment Fees ($486.66 x 3 = $1460.64)

PINE VALLEY DRIVE
(50' R.O.W.)

OPAL DRIVE
(50' R.O.W.)

BLOCK F
3
4
5
6
7
8

AMENDING PLAT OF
QUAIL HOLLOW PHASE II
P. BRUCE HARRISON SURVEY
ABSTRACT. No. 97
CITY OF ROCKWALL
DOC. 20260000006240
O.P.R.R.C.T.

LOT 27X
WATER & SEWER ESM'T

BLOCK C
25
24
23

LOT 32X
DRAINAGE/DETENTION ESM'T

22

FINAL PLAT OF
GIDEON GR
DOC. No. 20
O.P.R.

Sanitary Sewer Esm't
Inst. No. 20180000010824
O.P.R.R.C.T.

CITY OF ROCKWALL GRID
SYSTEM COORDINATES
N: 7,035,113.39
E: 2,598,383.56
ELEV: 525.00

Show as ROW dedication and Label.

LOT 1, BLOCK F
(OPEN SPACE)

N 7,035,111.44
E 2,598,716.79

5/8" IRF "RPLS 3963"
20' North Ref.

HANCE TRAIL

S.S. McCurry Survey, Abst. No. 146

S.R. BARNES SURVEY ABSTRACT No. 13

SET CUT "X"

S89°47'13"E 270.70'

N00°25'07"W 35.00'

SET CUT "X"

FEC R.O.W.
Vol. 38, Pg. 134
D.R.R.C.T.

35'

ATMOS PAINT

35'

1/2" IRS "RLS 5664"
POINT OF BEGINNING

N 7,035,079.31
E 2,597,946.17

S89°47'11"E 500.18'

156.40'

SET CUT "X" 173.70'
IN DRIVEWAY

199.00'

1/2" IRS "RLS 5664"

1/2" IRS "RLS 5664"

S89°47'13"E 241.36'

ATMOS POST

5/8" IRF at
Fence Corner

25' BLDG. LINE
Per L.L. LEONARD Plat

25' BLDG. LINE
(This Plat)

Drainage Easement
R & R Hance Investments
to the City of Rockwall
Inst. No. 20220000024377
O.P.R.R.C.T.

Provide a 10' utility easement along the roadway frontage.

Lone Star Gas Co.
Vol. 25, Pg. 644
D.R.R.C.T.

Drainage Esm't
Doc. No.
20210000015996
O.P.R.R.C.T.

R & R Hance Investments
to the City of Rockwall
Inst. No. 20180000010825
O.P.R.R.C.T.

Label as "Sanitary Sewer Easement"

S00°16'25"W 507.47'

542.47'

R&R HANCE INVESTMENTS, LP
CALLED 38.639 ACRES
Vol. 5433, Pg. 53
D.R.R.C.T.

L.L. LEONARD ADDITION
CAB. A, SLIDE 336
P.R.R.C.T.

CALLED 1.00 AC.
DAVID RICHARD CHAPLIN & SUMMER RHEA
INST. No. 20220000024278
O.P.R.R.C.T.

LOT 1, BLOCK A
PROMISE LAND ADDITION
CAB. C, SLIDE 30
P.R.R.C.T.

1
137,571 sq. ft.
3.16 acres

2
137,325 sq. ft.
3.15 acres

3
137,324 sq. ft.
3.15 acres

4
137,300 sq. ft.
3.15 acres

15' Utility Esm't Per L.L. LEONARD PLAT

837.43'

743.74'

S00°00'39"W

636.40'

15' Drainage Easement (This Plat)

Zone X
Zone A

512

Approx. Center of Creek

Min. easement width is 20' wide.

Show cross-sections every 300'. Show and label erozion hazard setback. Make entire area within a drainage easement.

7.5'

Flood limit line
FEMA FIRM MAP
No. 48397C0030L
effective date 9/26/2008.

Floodplain must be dedicated as a floodplain/drainage easement.

6" Steel Post
13.00' North Reference

EDGE OF WATER SURFACE
05-20-2026

Point in Phelps Lake

TRACT 2
DAVID RICHARD CHAPLIN
& SUMMER RHEA CHAPLIN
INST. No. 20220000024278

N00°00'39"E 921.79'

MAGNETIC

15' Utility Esm't (This Plat)

Min. easement width is 20' wide.

1/2" IRS
200' North Ref.

1/2" IRS
50' North Ref.

EDGE OF WATER SURFACE
05-10-2026

Remove

PHELPS
LAKE
CITY OF ROCKWALL
CALLED 106.866 AC
INST. No. 2005-00323187
O.P.R.R.C.T.
VOL. 3907, PG. 143
D.R.R.C.T.

5/8" IRF "RPLS 3963"
243' North Reference

N 7,034,400.52
E 2,597,946.05

1/2" IRS
150' North Ref.

871.45'

S61°49'34"W 197.07'

177.44'

Point in Phelps Lake

PHELPS
LAKE

EDGE OF WATER SURFACE

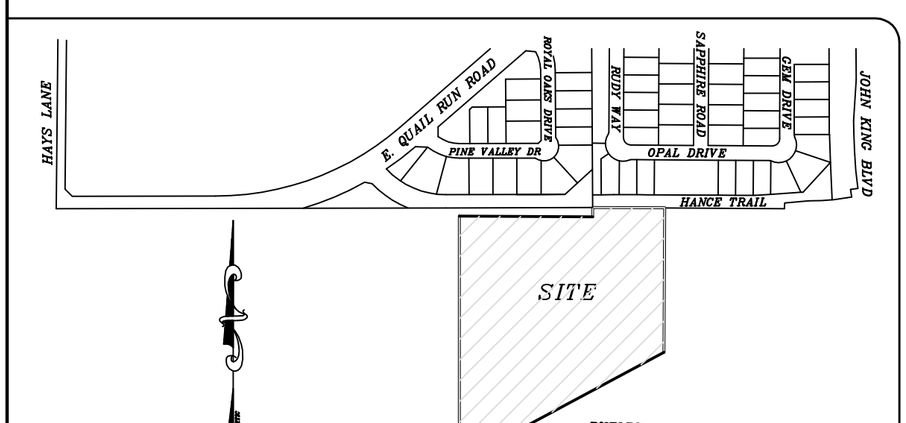
GRAPHIC SCALE

60 0 30 60 120 240

( IN FEET )
1 inch = 60 ft.

# PRELIMINARY PLAT

## LOTS 1-4, BLOCK A
## HARVEST LAKES
## BEING A REPLAT OF
## LOT 1, L.L. LEONARD ADDITION
## AN ADDITION TO THE CITY OF ROCKWALL
## AS RECORDED IN CABINET C, SLIDE 336
## PLAT RECORDS OF ROCKWALL COUNTY, TEXAS
## AND BEING ALL A CALLED 12.82 ACRE TRACT OF LAND
## AS RECORDED IN DOCUMENT No. 20200000003578
## OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS
## SITUATED IN THE
## S.S. McCURRY SURVEY, ABSTRACT No. 146
## CITY OF ROCKWALL,
## ROCKWALL COUNTY, TEXAS




VICINITY MAP
N.T.S.

LEGEND:

IRF = Iron Rod Found
IRS = Iron Rod Set with yellow plastic cap "RLS 5664"
O.P.R.R.C.T. = Official Public Records of Rockwall County, Texas
P.R.R.C.T. = Plat Records of Rockwall County, Texas
(CM) = Control Monument
WS = Water Surface Elevation

Floodzone Certificate:
The subject property shown hereon lies in Zone "X" (area of 0.2% chance of flood) and in Zone "A" (Special Flood Hazard Area) with no base flood elevation determined according to FEMA FIRM Map No. 48397C0030L with an effective date of 9/26/2008.


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

Surveyor:
Rudy Rangel
Rangel Land Surveying
1012 Timberline Drive
Heath, Texas 75032
214-325-8026
Rangellandsurvey@swb.com

OWNER:
Michael & Jennifer Wurster
1309 Moraine Place
Heath, Texas 75032
Phone: 214-417-5338
Email: Mikejenw@sbcglobal.com


SHEET 1 OF 2
Date: 06-10-2026

CITY CASE No. _____

OWNERS CERTIFICATE:

STATE OF TEXAS

COUNTY OF ROCKWALL

Whereas, Michael and Jennifer Wurster are the owner of a 12.83 acre tract of land situated in the S.S. McCURRY SURVEY, ABSTRACT No. 146 as recorded in Instrument No. 20200000003578 of the Official Public Records of Rockwall County, Texas (O.P.R.R.C.T.) and including all of Lot 1 of the L.L. LEONARD ADDITION, an addition to the CIty of Rockwall as recorded in Cabinet A, Slide 336 of the Plat Records of Rockwall County, Texas (P.R.R.C.T.) and being more particularly described as follows:

BEGINNING at a 1/2" iron rod set with a yellow plastic cap stamped "RLS 5664" for the northwest corner of said L.L. LEONARD ADDITION, said point also being on the east line of a tract of land conveyed to R & R HANCE INVESTMENTS, LP as recorded in Volume 5433, Page 53 of the Deed Records of Rockwall County, Texas (D.R.R.C.T.) and on the south right-of-way line of HANCE TRAIL (formerly East Quail Run Road);

THENCE South 89°47'11" East along the south right-of-way line of said HANCE TRAIL, a distance of 500.18' to a 1/2" iron set with a yellow plastic cap stamped "RLS 5664" said point being the northeast corner of said L.L. LEONARD Addition and said point being on the west line of a tract of land conveyed to Michael and Jennifer Wurster as recorded in Instrument No. 20200000003578 of the Official Public Records of Rockwall County, Texas (O.P.R.R.C.T.);

THENCE North 0°25'07" West a distance of 35.00' to a set cut "X" in the paving of said HANCE TRAIL paving, said point being the easterly northwest corner of said Wurster tract;

THENCE South 89°47'13" East a distance of 270.70' to a 5/8" iron rod found at a fence corner post, said point being the northeast corner of said Wurster tract;

THENCE South 0°16'25" West and passing at 35.00' a 5/8" iron rod found for the northwest corner of a tract of land conveyed to David Richard Chaplin and Summer Rhea Chaplin as recorded in Instrument No. 20220000024278 O.P.R.R.C.T., and passing at 529.47' a 6" steel post for a reference and a total distance of 542.47' to a point in PHELPS LAKE, said point being the southwest corner of said Chaplin tract a called 1.00 acre tract;

THENCE South 61°49'34" West a distance of 871.45' to a point in said PHELPS LAKE, said point being the southeast corner of said R & R Investments tract;

THENCE North 0°00'39" East passing at 243.00' a 5/8" iron rod found with a yellow cap stamped "RPLS No. 3963" along the east line of said R & R Investments, LP tract a total distance of 921.79' to the POINT OF BEGINNING and containing 12.83 acres or 558,981 square feet of land.

OWNER'S CERTIFICATE:

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Michael and Jennifer Wurster are the undersigned owners of a 12.83 acre tract as shown on this plat and designated as HARVEST LAKES ADDITION, a subdivision to the City of Rockwall, Texas and whose name is subscribed hereto, hereby dedicate to the use to the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. We further certify that all other parties who have a mortgage or lien interest in the HARVEST LAKES 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 accomodation of all utilities desiring to use or using the same. We also understand the following;

1. No buildings shall be constructed or placed upon, over, or across the utility easements as describe 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 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,
3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by procuring the permission of anyone.
4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements. the establishment of grade of steers in the subdivision.
5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by the 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 o the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which the 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 sewer, and alleys, all according to the specifications of the City of Rockwall; or
Until an escrow deposit, sufficient to pay for the cost o 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 a 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 s 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 tor the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

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

FOR:

_____

By:

FOR: _____ (LIEN HOLDER)

BY: _____ NAME: _____

TITLE: _____

STATE OF TEXAS

COUNTY OF ROCKWALL

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

Given upon my hand and seal ____ day of _____, 2026.

_____ _____

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

GENERAL NOTES

1. 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 Subdivision and Property Development, of the Texas Local Government Code, and shall be subject to the City of Rockwall withholding utilities and building permits.

2. 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 the 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 representaion, assurance or guarantee by the City of Rockwall of the adequacy oand 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. 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. ire Lanes will be constructed, maintained, repaired and replaced by rty owner. Fire Lanes shall be constructed in accordance with the of Civil Engineering Plans for both on-site and off-site Fire Lane ents.

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

Please include these general notes on the plat.

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

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

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

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

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

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

certify that the above and forgoing subdivision plat, HARVEST an addition to the City of Rockwall, Texas was approved by the the City of on the _____ day of _____, 2026.

_____ _____

CITY OF ROCKWALL PLANNING AND ZONING CHAIRMAN

_____

CITY ENGINEER

ATE

Y ALL MEN BY THESE PRESENTS:

THAT I, RUDY RANGEL, 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 supervision.

_____ _____

RUDY RANGEL RPLS 5664

# PRELIMINARY PLAT

LOTS 1-4, BLOCK A
HARVEST LAKES ADDITION
BEING A REPLAT OF
ALL OF LOT 1, L.L. LEONARD ADDITION
AN ADDITION TO THE CITY OF ROCKWALL
AS RECORDED IN CABINET C, SLIDE 336
PLAT RECORDS OF ROCKWALL COUNTY, TEXAS
AND BEING ALL A CALLED 12.82 ACRE TRACT OF LAND
AS RECORDED IN DOCUMENT No. 20200000003578
OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS
SITUATED IN THE
S.S. McCURRY SURVEY, ABSTRACT No. 146
CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS

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

Surveyor:
Rudy Rangel
Rangel Land Surveying
1012 Timberline Drive
Heath, Texas 75032
214-325-8026
Rangellandsurvey@swb.com

OWNER:
Michael & Jennifer Wurster
1309 Moraine Place
Heath, Texas 75032
Phone: 214-417-5338
Email: Mikejenw@sbcglobal.com



CITY CASE No. _____

# DEVELOPMENT APPLICATION

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

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

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

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

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

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

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

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

## PROPERTY INFORMATION [PLEASE PRINT]

| | | | | | |
|---|---|---|---|---|---|
| ADDRESS | 550 Hance Trail Rockwall, Texas 75087 | | | | |
| SUBDIVISION | | LOT | | BLOCK | |
| GENERAL LOCATION | | | | | |

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

| | | | | | |
|---|---|---|---|---|---|
| CURRENT ZONING | | CURRENT USE | | | |
| PROPOSED ZONING | | PROPOSED USE | | | |
| ACREAGE | 12.82 | LOTS [CURRENT] | 2 | LOTS [PROPOSED] | 4 |

☐ ***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 | Michael & Jennifer Wurster | ☐ APPLICANT | |
| CONTACT PERSON | Jennifer Wurster | CONTACT PERSON | |
| ADDRESS | [redacted] | ADDRESS | |
| CITY, STATE & ZIP | | CITY, STATE & ZIP | |
| PHONE | | PHONE | |
| E-MAIL | | E-MAIL | |

## NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Jennifer Wurster [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* $ 756.40, *TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 11 *DAY OF* June, 2026. *BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."*

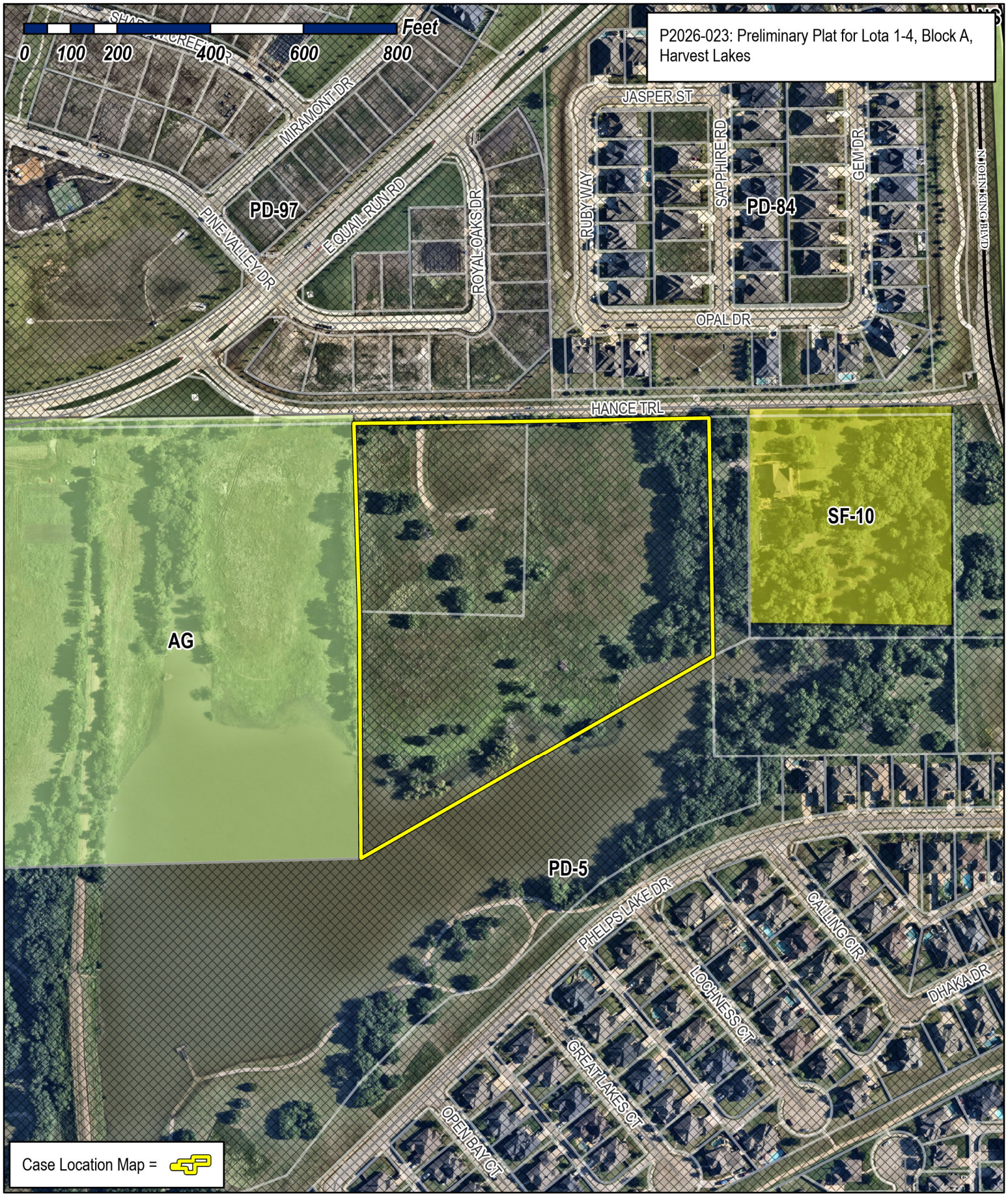
*GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE* 11 *DAY OF* June 2026

*OWNER'S SIGNATURE* Jennifer Wurster

*NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS*

JUAN ALBERTO MARQUEZ
Notary ID #129885338
My Commission Expires
January 28, 2029

*MY COMMISSION EXPIRES* 1/28/29





# 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.

PINE VALLEY DRIVE
(50' R.O.W.)

OPAL DRIVE
(50' R.O.W.)

3 | 4 | BLOCK F 5 | 6 | 7 | 8

AMENDING PLAT OF
QUAIL HOLLOW PHASE II
P. BRUCE HARRISON SURVEY
ABSTRACT. No. 97
CITY OF ROCKWALL
DOC. 20260000006240
O.P.R.R.C.T.

LOT 27X
WATER & SEWER ESM'T

25 | BLOCK C 24 | 23 | LOT 32X DRAINAGE/DETENTION ESM'T | 22

FINAL PLAT OF
GIDEON GROVE PHASE 2
DOC. No. 20220000006324
O.P.R.R.C.T.

Sanitary Sewer Esm't
Inst. No. 20180000010824
O.P.R.R.C.T.

LOT 1, BLOCK F
(OPEN SPACE)

CITY OF ROCKWALL GRID
SYSTEM COORDINATES
N: 7,035,113.39
E: 2,598,383.56
ELEV: 525.00

N 7,035,111.44
E 2,598,716.79

S.R. BARNES SURVEY ABSTRACT No. 13

SET CUT "X"

S89°47'13"E 270.70'

SET CUT "X"

N00°02'07"W 35.00'

35'

FEC R.O.W.
Vol. 38, Pg. 134
D.R.R.C.T.

35'

5/8" IRF "RPLS 3963"
20' North Ref.

HANCE TRAIL

S.S. McCurry Survey, Abst. No. 146

1/2" IRS "RLS 5664"
POINT OF BEGINNING

N 7,035,079.31
E 2,597,946.17

S89°47'11"E 500.18'

1/2" IRS "RLS 5664"

1/2" IRS "RLS 5664"

S89°47'13"E 241.36'

ATMOS PAINT

ATMOS POST

5/8" IRF at
Fence Corner

156.40'

SET CUT "X" 173.70'
IN DRIVEWAY

199.00'
1/2" IRS "RLS 5664"

25' BLDG. LINE
Per L.L. LEONARD Plat

25' BLDG. LINE
(This Plat)

Drainage Easement
R & R Hance Investments
to the City of Rockwall
Inst. No. 20220000024377
O.P.R.R.C.T.

Drainage Esm't
Doc. No.
20210000015996
O.P.R.R.C.T.

Lone Star Gas Co.
Vol. 25, Pg. 644
D.R.R.C.T.

R & R Hance Investments
to the City of Rockwall
Inst. No. 20180000010825
O.P.R.R.C.T.

R&R HANCE INVESTMENTS, LP
CALLED 38.639 ACRES
Vol. 5433, Pg. 53
D.R.R.C.T.

L.L. LEONARD ADDITION
CAB. A, SLIDE 336
P.R.R.C.T.

1
137,571 sq. ft.
3.16 acres

2
137,325 sq. ft.
3.15 acres

3
137,324 sq. ft.
3.15 acres

4
137,300 sq. ft.
3.15 acres

S00°16'25"W 507.47'

S00°16'25"W 542.47'

CALLED 1.00 AC.
DAVID RICHARD CHAPLIN & SUMMER RHEA
INST. No. 20220000024278
O.P.R.R.C.T.

LOT 1, BLOCK A
PROMISE LAND ADDITION
CAB. C, SLIDE 30
P.R.R.C.T.

512

Zone X
Zone A

Flood limit line
FEMA FIRM MAP
No. 48397C0030L
effective date 9/26/2008.

Approx. Center of Creek

15' Utility Esm't Per L.L. LEONARD PLAT

837.43'

743.74'

S00°00'39"W

636.40'

S00°00'39"W

15' Drainage Easement
(This Plat)

921.79'

N00°00'39"E

15' Utility Esm't
(This Plat)

7.5'

7.5'

7.5'

7.5'

6" Steel Post
13.00' North Reference

EDGE OF WATER SURFACE
05-20-2026

1/2" IRS
200' North Ref.

1/2" IRS
50' North Ref.

Point in Phelps Lake

271.17'

EDGE OF WATER SURFACE
06-10-2026

5/8" IRF "RPLS 3963"
243' North Reference

N 7,034,400.52
E 2,597,946.05

1/2" IRS
150' North Ref.

225.77'

871.45'

PHELPS
LAKE

EDGE OF WATER SURFACE

197.07'

S61°49'34"W

177.44'

Point in Phelps Lake

PHELPS
LAKE
CITY OF ROCKWALL
CALLED 106.866 AC
INST. No. 2005-00323187
O.P.R.R.C.T.
VOL. 3907, PG. 143
D.R.R.C.T.

TRACT 2
DAVID RICHARD CHAPLIN
& SUMMER RHEA CHAPLIN
INST. No. 20220000024278

MAGNETIC

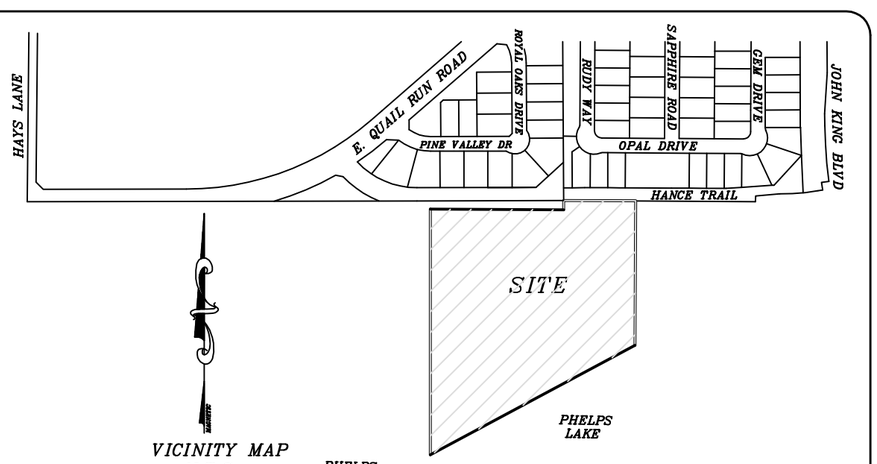
GRAPHIC SCALE

60 0 30 60 120 240

( IN FEET )
1 inch = 60 ft.

# PRELIMINARY PLAT

## LOTS 1-4, BLOCK A
## HARVEST LAKES
## BEING A REPLAT OF
## LOT 1, L.L. LEONARD ADDITION
## AN ADDITION TO THE CITY OF ROCKWALL
## AS RECORDED IN CABINET C, SLIDE 336
## PLAT RECORDS OF ROCKWALL COUNTY, TEXAS
## AND BEING ALL A CALLED 12.82 ACRE TRACT OF LAND
## AS RECORDED IN DOCUMENT No. 20200000003578
## OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS
## SITUATED IN THE
## S.S. McCURRY SURVEY, ABSTRACT No. 146
## CITY OF ROCKWALL,
## ROCKWALL COUNTY, TEXAS




VICINITY MAP
N.T.S.

LEGEND:

IRF = Iron Rod Found
IRS = Iron Rod Set with yellow plastic cap "RLS 5664"
O.P.R.R.C.T. = Official Public Records of Rockwall County, Texas
P.R.R.C.T. = Plat Records of Rockwall County, Texas
(CM) = Control Monument
WS = Water Surface Elevation

Floodzone Certificate:
The subject property shown hereon lies in Zone "X" (area of 0.2% chance of flood) and in Zone "A" (Special Flood Hazard Area) with no base flood elevation determined according to FEMA FIRM Map No. 48397C0030L with an effective date of 9/26/2008.


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

Surveyor:
Rudy Rangel
Rangel Land Surveying
1012 Timberline Drive
Heath, Texas 75032
214-325-8026
Rangellandsurvey@swb.com

OWNER:
Michael & Jennifer Wurster
1309 Moraine Place
Heath, Texas 75032
Phone: 214-417-5338
Email: Mikejenw@sbcglobal.com


SHEET 1 OF 2
Date: 06-10-2026

CITY CASE No. _____

OWNERS CERTIFICATE:

STATE OF TEXAS

COUNTY OF ROCKWALL

Whereas, Michael and Jennifer Wurster are the owner of a 12.83 acre tract of land situated in the S.S. McCURRY SURVEY, ABSTRACT No. 146 as recorded in Instrument No. 20200000003578 of the Official Public Records of Rockwall County, Texas (O.P.R.R.C.T.) and including all of Lot 1 of the L.L. LEONARD ADDITION, an addition to the CIty of Rockwall as recorded in Cabinet A, Slide 336 of the Plat Records of Rockwall County, Texas (P.R.R.C.T.) and being more particularly described as follows:

BEGINNING at a 1/2" iron rod set with a yellow plastic cap stamped "RLS 5664" for the northwest corner of said L.L. LEONARD ADDITION, said point also being on the east line of a tract of land conveyed to R & R HANCE INVESTMENTS, LP as recorded in Volume 5433, Page 53 of the Deed Records of Rockwall County, Texas (D.R.R.C.T.) and on the south right-of-way line of HANCE TRAIL (formerly East Quail Run Road);

THENCE South 89°47'11" East along the south right-of-way line of said HANCE TRAIL, a distance of 500.18' to a 1/2" iron set with a yellow plastic cap stamped "RLS 5664" said point being the northeast corner of said L.L. LEONARD Addition and said point being on the west line of a tract of land conveyed to Michael and Jennifer Wurster as recorded in Instrument No. 20200000003578 of the Official Public Records of Rockwall County, Texas (O.P.R.R.C.T.);

THENCE North 0°25'07" West a distance of 35.00' to a set cut "X" in the paving of said HANCE TRAIL paving, said point being the easterly northwest corner of said Wurster tract;

THENCE South 89°47'13" East a distance of 270.70' to a 5/8" iron rod found at a fence corner post, said point being the northeast corner of said Wurster tract;

THENCE South 0°16'25" West and passing at 35.00' a 5/8" iron rod found for the northwest corner of a tract of land conveyed to David Richard Chaplin and Summer Rhea Chaplin as recorded in Instrument No. 20220000024278 O.P.R.R.C.T., and passing at 529.47' a 6" steel post for a reference and a total distance of 542.47' to a point in PHELPS LAKE, said point being the southwest corner of said Chaplin tract a called 1.00 acre tract;

THENCE South 61°49'34" West a distance of 871.45' to a point in said PHELPS LAKE, said point being the southeast corner of said R & R Investments tract;

THENCE North 0°00'39" East passing at 243.00' a 5/8" iron rod found with a yellow cap stamped "RPLS No. 3963" along the east line of said R & R Investments, LP tract a total distance of 921.79' to the POINT OF BEGINNING and containing 12.83 acres or 558,981 square feet of land.

OWNER'S CERTIFICATE:

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Michael and Jennifer Wurster are the undersigned owners of a 12.83 acre tract as shown on this plat and designated as HARVEST LAKES ADDITION, a subdivision to the City of Rockwall, Texas and whose name is subscribed hereto, hereby dedicate to the use to the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. We further certify that all other parties who have a mortgage or lien interest in the HARVEST LAKES 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 accomodation of all utilities desiring to use or using the same. We also understand the following;

1. No buildings shall be constructed or placed upon, over, or across the utility easements as describe 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 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,
3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by procuring the permission of anyone.
4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements. the establishment of grade of steers in the subdivision.
5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by the 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 o the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which the 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 sewer, and alleys, all according to the specifications of the City of Rockwall; or
Until an escrow deposit, sufficient to pay for the cost o 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 a 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 s 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 tor the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

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

FOR:

_____

By:

FOR: _____ (LIEN HOLDER)

BY: _____ NAME: _____

TITLE: _____

STATE OF TEXAS

COUNTY OF ROCKWALL

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

Given upon my hand and seal _____ day of _____, 2026.

_____ _____

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

GENERAL NOTES

1. 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 Subdivision and Property Development, of the Texas Local Government Code, and shall be subject to the City of Rockwall withholding utilities and building permits.

2. 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 the 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 representaion, assurance or guarantee by the City of Rockwall of the adequacy oand 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. 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. All Fire Lanes will be constructed, maintained, repaired and replaced by the property owner. Fire Lanes shall be constructed in accordance with the approval of Civil Engineering Plans for both on-site and off-site Fire Lane improvements.

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

APPROVED: I hereby certify that the above and forgoing subdivision plat, HARVEST LAKES ADDITION, being an addition to the City of Rockwall, Texas was approved by the by the City Council of the City of on the _____ day of _____, 2026.

_____ _____

MAYOR OF THE CITY OF ROCKWALL PLANNING AND ZONING CHAIRMAN

_____ _____

CITY SECRETARY CITY ENGINEER

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, RUDY RANGEL, 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 supervision.

_____ _____

RUDY RANGEL RPLS 5664

# PRELIMINARY PLAT

LOTS 1-4, BLOCK A
HARVEST LAKES ADDITION
BEING A REPLAT OF
ALL OF LOT 1, L.L. LEONARD ADDITION
AN ADDITION TO THE CITY OF ROCKWALL
AS RECORDED IN CABINET C, SLIDE 336
PLAT RECORDS OF ROCKWALL COUNTY, TEXAS
AND BEING ALL A CALLED 12.82 ACRE TRACT OF LAND
AS RECORDED IN DOCUMENT No. 20200000003578
OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS
SITUATED IN THE
S.S. McCURRY SURVEY, ABSTRACT No. 146
CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS

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

Surveyor:
Rudy Rangel
Rangel Land Surveying
1012 Timberline Drive
Heath, Texas 75032
214-325-8026
Rangellandsurvey@swb.com

OWNER:
Michael & Jennifer Wurster
1309 Moraine Place
Heath, Texas 75032
Phone: 214-417-5338
Email: Mikejenw@sbcglobal.com


Date: 06-10-2026

CITY CASE No. _____

# PROJECT COMMENTS

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

DATE: 5/21/2026

PROJECT NUMBER: SP2026-013
PROJECT NAME: Site Plan for Maca Flex Industrial
SITE ADDRESS/LOCATIONS: 3260 & 3264 Capital Boulevard (@Data Drive)

CASE CAPTION: Discuss and consider a request by Kevin Patel of Triangle Engineering on behalf of Mohib Masani of MACA Development, LLC for the approval of a Site Plan for Office/Warehouse Building on a 4.07-acre tract of land identified as a portion of Lot 9, Block B, Fit Sport Life Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, generally located west of the intersection of Capital Boulevard and Data Drive, and take any action necessary.

| DEPARTMENT | REVIEWER | DATE OF REVIEW | STATUS OF PROJECT |
|---|---|---|---|
| PLANNING | Bethany Ross | 05/21/2026 | Approved w/ Comments |

05/21/2026: SP2026-013; Site Plan for Maca Flex Industrial
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request by Kevin Patel of Triangle Engineering on behalf of Mohib Masani of MACA Development, LLC for the approval of a Site Plan for Office/Warehouse Building on a 4.07-acre tract of land identified as a portion of Lot 9, Block B, Fit Sport Life Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, generally located west of the intersection of Capital Boulevard and Data Drive.

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

M.3 For reference, include the case number (SP2026-013) in the lower right-hand corner of all pages of all revised plan submittals. (Subsection 01.02(D), Article 11, UDC)

I.4 The subject property will be required to be replatted after the engineering process to establish the new easements.

M.5 Provide the following signature block on each page of all plans. (Subsection 03.04.A, of Article 11, UDC)

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

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

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

M.6 Site Plan
1) Indicate perimeter dimensions of the building (Subsection 03.04.B, of Article 11, UDC)
2) Indicate any outside storage on site plan. This area should be cross hatched to indicate the limits of the outside storage. (Subsection 01.05(E), Article 05, UDC)

3) A five (5)-foot sidewalk will be required along Capital Boulevard. (Subsection 03.04.B, of Article 11, UDC)
4) No parking is permitted in front of an overhead door. Please show stripping in these areas to indicate this area is not intended for parking.
5) Provide a fence detail for the proposed security fence and gate.
6) Parking spaces that are within a gated area cannot be used to meet the required parking. Please revise your plans and update the parking calculation table.
7) Retaining walls are required to be finished in stone or brick to match the building.
8) Please be aware, the City has seen many of these Light Industrial (LI) District buildings convert over time to General Retail (GR) tenants. General Retail Stores (whether a whole suite or part of the suite) require a Specific Use Permit and higher parking ratios. If these types of tenants apply for Certificates of Occupancy, it will be denied based on [1] it requires an SUP, and [2] insufficient amount of parking.

M.7 Landscape Plan
1) Dumpster enclosures require to be screened by 5-gallon evergreen shrubs. (Subsection 01.05(B), Article 05, UDC)
2) If there is any pad-mounted utility equipment (e.g. transformers), it will need to be screened by 5-gallon evergreen shrubs. (Subsection 01.05(C), of Article 05, UDC)
3) Cluster landscaping along the western property line in front of the gate to screen the visibility of the outside storage areas.
M.8 Treescape Plan
1) The trees proposed to be planted on-site satisfy the mitigation requirements. (Subsection 05.F(1), Article 09, UDC).
M.9 Building Elevations
1) Indicate the elevations that are adjacent to Capital Boulevard.
2) Building does not meet the Light Industrial Building articulation standards. Specifically, the following articulation is required for the primary articulation of the building:
1. Wall Length cannot exceed 104 feet.
2. The Minimum Wall Projection is 6.5 feet.
3. The Minimum Entryway/Architectural Element is 8.5 feet.
4. The Minimum Projection height is 6.5 feet.
5. The Minimum Primary Entryway/Architectural length is 13 feet.
The following articulation is required for the secondary articulation of the building:
1. Wall Length cannot exceed 78 feet.
2. The Minimum Secondary Entryway/Architectural Element Length is 11.7 feet.
3. The Minimum Secondary Entryway/Architectural Element Width is 3.9 feet.
4. The Minimum Projection height is 3.9 feet.
This will require a variance from the Planning and Zoning Commission. (Subsection 06.02.C.5, of Article 05, UDC)
3) The proposed building exceeds the maximum percentage of secondary materials (i.e. 10%). This will require a variance from the Planning and Zoning Commission. (Subsection 06.01.C(1), Article 05, UDC)
4) All structures shall have the option of being constructed with either a pitched (minimum of a 6:12 roof pitch), parapet, or mansard roof system as long as the roof system is enclosed on all sides. (Subsection 05.01(A)2, Article 05, UDC) Provide a parapet on all sides of the building ensuring that the RTUs are screened from any adjacent property or right-of-way including but not limited to IH-30, Corporate Crossing, Data, and Capital. If RTUs are seen from anywhere after the building is built, the building will not receive a Certificate of Occupancy until those are remedied.
5) Provide a note indicating a self-latching gate on the dumpster. (Subsection 01.05.B, of Article 05, UDC)
6) Provide the percentage of stone on each façade. A minimum of 20% stone (i.e. natural or synthetic/cultured) is required on all building façades. (Subsection 05.01.A.1(a)(1), Article 05, UDC)
7) Parapets shall be extended back and finished on the backside, same as front. (Subsection 05.01.A.2, Article 05, UDC)

M.10 Photometric Plan
1) Provide lighting cutsheets for all proposed light fixtures. (Subsection 03.03, Article 07, UDC)
2) The allowable maximum light intensity measured at the property line of a non-residential property is 0.2 FC of one footcandle. (Subsection 03.03.C, of Article 07, UDC) The light levels along the northern property lines exceed the maximum values. Please correct this.

M.11 Staff has identified the following exception associated with the proposed request: [1] Light Industrial Building Articulation and [2] Secondary Materials. Should you decide to request these items as variance(s)/exception(s), please provide a letter that lists the variance(s)/exception(s), why they are being requested, and the subsequent compensatory measures. For each variance/exception requested the UDC requires two (2) compensatory measures (Subsection 09.01, of Article 11). Examples of compensatory measures

include increased articulation, increased architectural elements, more pedestrian amenity, larger landscape planting sizes, etc.

M.12 According to Article 11, Development Application and Review Procedures, of the Unified Development Code (UDC), two (2) compensatory measures (above and beyond the requirements of the UDC) for each exception or variance is required. In order to request an exception or variance, the applicant will need to provide a letter outlining the requested exceptions and required compensatory measures.

I.13 Please note that failure to address all comments provided by staff by 3:00 PM on June 2, 2026 will result in the automatic denial of the case on the grounds of an incomplete submittal. No refund will be given for cases that are denied due to an incomplete submittal, and a new application and fee will be required to resubmit the case.

I.14 Please note the scheduled meetings for this case:

(1) Planning & Zoning Work Session meeting will be held on May 26, 2026.
(2) Planning & Zoning meeting/public hearing meeting will be held on June 9, 2026.

I.15 All meetings will be held in person and in the City's Council Chambers. All meetings listed above are scheduled to begin at 6:00 p.m. (P&Z). The City requires that a representative(s) be present for these meetings. During the upcoming work session meeting with the Planning and Zoning Commission, representative(s) are required to present their case and answer any questions the Planning Commission may have regarding this request.

| DEPARTMENT | REVIEWER | DATE OF REVIEW | STATUS OF PROJECT |
|---|---|---|---|
| ENGINEERING | Madelyn Price | 05/20/2026 | Approved w/ Comments |

05/20/2026: 1. 10' min. width. Fire hydrants to have 5' clearance around...including parking spaces
2. All public utilities shall be centered in a 20' easement with 10' separation
3. No grate inlets allowed
4. Storm must be separated from sanitary sewer and water mains by 5'.
5. What is this?
6. No grate inlets allowed
7. Install the remainder of 45' back to back roadway
8. Must construction 5' sidewalk along frontage of Capital
9. All easements are a minimum of 20'
10. Wall can't be in an easement. All public utilities centered in a 20' easement with 10' separation

General Items:
- Must meet City 2023 Standards of Design and Construction
- 4% Engineering Inspection Fees
- Impact Fees (Water, Sewer, Roadway).
- Minimum easement width is 20' for new easements.
- No structures, including walls and fences, allowed within easements or ROW.
- No signage is allowed within easements or ROW.
- Retaining walls 3' and over must be engineered.
- All retaining walls 18" or taller must be rock, stone, or stone face. No smooth concrete walls.
- Required 10' utility easement along all street frontages.
- All utilities must be underground.
- The property must be platted.
- Tree mitigation will be required when removing existing trees on the property.
- Sidewalk along Capital Blvd required.
- Need to show existing and proposed utilities on the Site Plan.
- Additional comments may be provided at time of Site Plan and Engineering Design.
- Dumpsters should be orientated so that a trash truck can maneuver the properties with the least amount of circling required. May not directly face a roadway.

Paving Items:
- Must meet City driveway spacing requirements.
- All parking, storage, drive aisles must be reinforced concrete. No rock, gravel, or asphalt allowed in any area.
- All Parking to be 20'x9' minimum. Parallel parking shall be minimum 22'x9'. Parking may not be off a public roadway. Vehicle must not be required to back onto a public roadway, including trash trucks.
- No dead-end parking allowed without an City approved turnaround, 15'x64' striped and signed no parking area.
- Drive isles to be minimum 24' wide.
- Fire lane to be minimum 24' wide and in a platted easement.
- Fire lane to have a minimum 20' radius if buildings are less than 30' tall. If any of the buildings are 30' or more, the fire lane will be a minimum 30' radius.
- Culverts for driveways (if needed) will need to be engineered.
- Will have to build the remaining 17' of Capital including all sidewalks along Capital.
-Dedicate remainder of ROW for Capital (approx. 30').
- Must meet driveway width maximum and minimum.
- 10' utility easements required along all roadway frontages.

Water and Wastewater Items:
- Site plan must show existing/proposed utility lines (Water, Sewer, etc.)
- Any public water lines must be a minimum of 8", looped, and must be in a 20' wide easement. (Meet City of Rockwall Standards of Design and Construction)
- There is an existing 12" water main located at the intersection of Capital Blvd and Data Drive available for use.
- There is an existing 12" water main located on the south side of Capital Blvd available for use with 1-8" stub out under Capital to the north that will need to be extended with the widening of Capital.
- There is an existing 12" water main on the opposite side of Data Dr available for use.
- There is an existing 8" sewer main stub located along Capital Blvd available for use.
- Public sewer to be 8" minimum.
- Sanitary sewer main must be extended to the north to serve northern property.
- Commercial sanitary sewer service line size is minimum 6" and must connect to an existing or proposed manhole.
- Any utility connection made underneath of an existing City roadway must be completed by dry bore. Opening cutting will not be allowed.
- Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)
- Min 20' utility easements. No structures allowed in easements.
- All public utilities must be centered in easement.
- Water to be 10' separated from storm and sewer lines.
- Sewer pro-rata: $2,773.07/acre
- Infrastructure study maybe required depending on use.

Drainage Items:
- Existing flow patterns must be maintained. A portion of the site drains to existing detention pond 2 and another portion drains to a wye inlet at the intersection of Data Drive and Capital Blvd.
- Property drains in multiple directions. Drainage may not be increased towards any direction.
- Detention must be provided for the entire site.
- Detention calculations are based on zoning, not land use area.
- Detention pond max side slope of 4:1 with a minimum bottom slope of 1%.
- Detention easement required at the free-board elevation.
- Detention ponds must provide an emergency spillway.
- Detention ponds must be irrigated.
- Any modification requirement to existing detention systems will be reviewed with Engineering.
- No vertical walls are allowed in detention easement.
- No public water or sanitary sewer are allowed in detention easement.

- The property owner will be responsible for maintaining, repair, and replacement of the drainage systems.
- No grate inlets allowed.
- FFE for all buildings must be called out when adjacent to a detention area. Minimum 2' above 100-year WSEL.
- 100-year WSEL must be called out for detention ponds.
- Dumpster areas shall drain to an oil/water separator and then into the storm system.

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

Operation & Maintenance Plan for Structural Control Measures:

The owner or operator of any new development or redeveloped site must develop and implement an Operation and Maintenance Plan (O&M Plan) addressing the maintenance requirements for all structural stormwater control measures installed on site, including but not limited to detention ponds and retention ponds.

The O&M Plan must be submitted to the City for recordkeeping purposes at the time of Engineering. To ensure long-term maintenance regardless of ownership changes, the owner or operator must provide proof that the O&M Plan has been incorporated into the property deed restrictions or Homeowners Association (HOA) covenants, as applicable.

The site owner or operator must maintain the O&M Plan on-site along with documentation of all maintenance activities performed. These records must be made available for review by the City of Rockwall or TCEQ within 24 hours of request.

| DEPARTMENT | REVIEWER | DATE OF REVIEW | STATUS OF PROJECT |
|---|---|---|---|
| BUILDING | Craig Foshee | 05/21/2026 | Approved |

No Comments

| DEPARTMENT | REVIEWER | DATE OF REVIEW | STATUS OF PROJECT |
|---|---|---|---|
| FIRE | Ariana Kistner | 05/19/2026 | Approved |

No Comments

| DEPARTMENT | REVIEWER | DATE OF REVIEW | STATUS OF PROJECT |
|---|---|---|---|
| GIS | Lance Singleton | 05/18/2026 | Approved w/ Comments |

05/18/2026: Building 1 will be 3260 CAPITAL DRIVE, ROCKWALL, TX 75032
Building 2 will be 3264 CAPITAL DRIVE, ROCKWALL, TX 75032
*See attached pdf for suite numbering

| DEPARTMENT | REVIEWER | DATE OF REVIEW | STATUS OF PROJECT |
|---|---|---|---|
| POLICE | Chris Cleveland | 05/18/2026 | Approved |

No Comments

| DEPARTMENT | REVIEWER | DATE OF REVIEW | STATUS OF PROJECT |
|---|---|---|---|
| PARKS | Travis Sales | 05/18/2026 | Approved |

No Comments

## EASEMENT/SETBACK LEGEND

| | |
|---|---|
| BUILDING SETBACK | B.S. |
| LANDSCAPE SETBACK | L.S. |
| FIRE LANE, ACCESS & UTILITY EASEMENT | F.A.U.E. |
| FIRE LANE, ACCESS & DRAINAGE EASEMENT | F.A.D.E. |
| ACCESS EASEMENT | A.E. |
| SIDEWALK EASEMENT | S.E. |
| SANITARY SEWER EASEMENT | S.S.E. |
| WATER EASEMENT | W.E. |
| ELECTRICAL EASEMENT | E.E. |
| UTILITY EASEMENT | U.E. |
| DRAINAGE & DETENTION EASEMENT | D.D.E. |

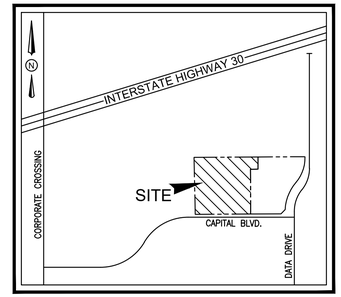
## DETENTION NOTE:

NO ON-SITE DETENTION IS PROVIDED FOR THE PROJECT SITE. POST-DEVELOPMENT RUNOFF FROM THE PROJECT SITE SHALL BE ACCOMMODATED BY UPGRADES TO DETENTION POND-3. THE DETENTION FACILITY SHALL BE MODIFIED AS PART OF THIS DEVELOPMENT TO ACCOUNT FOR THE INCREASED RUNOFF GENERATED BY THE PROPOSED DEVELOPMENT.

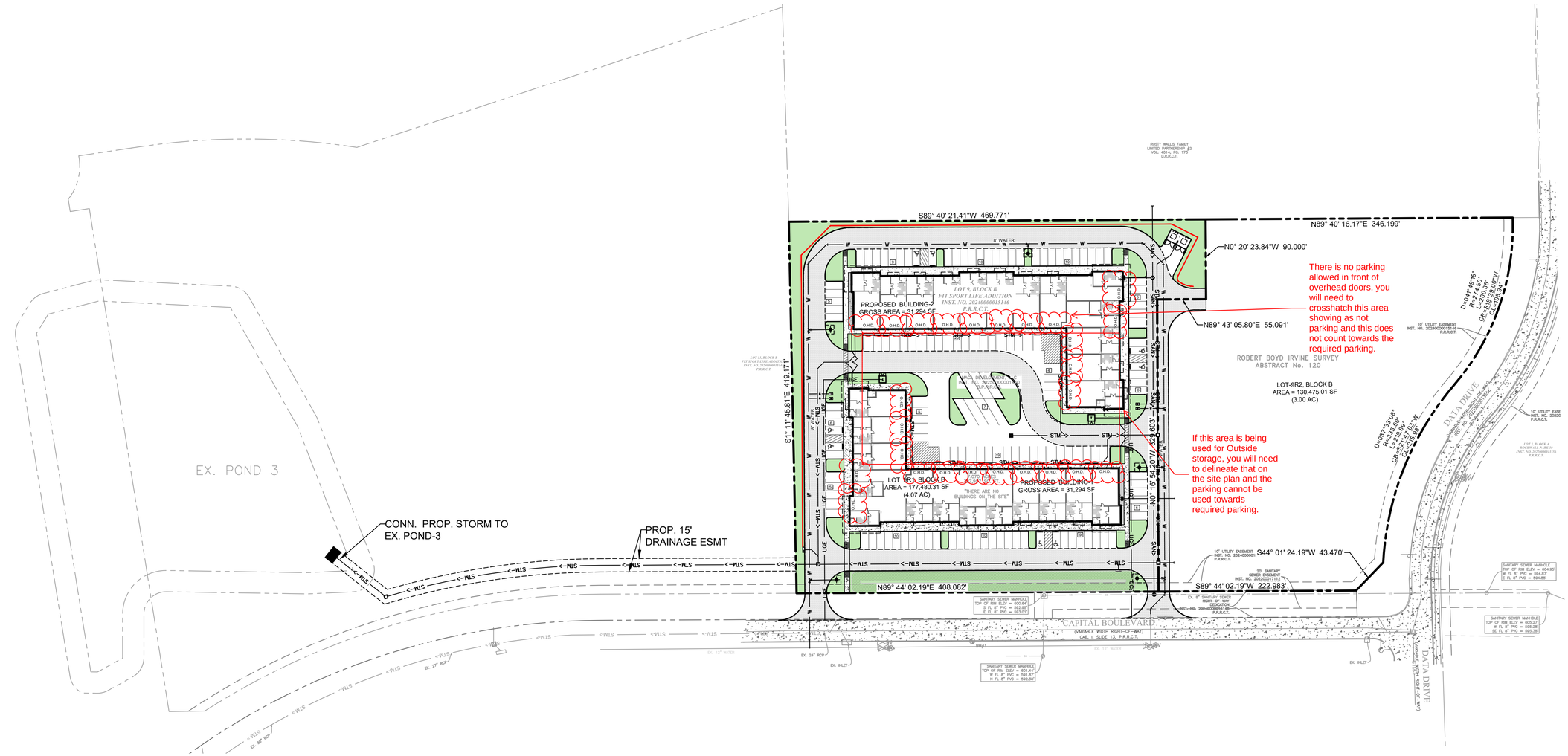
## SITE GENERAL NOTES

1. ALL CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THE CITY OR LOCAL JURISDICTION STANDARDS.
2. THE LOCATION OF UNDERGROUND UTILITIES INDICATED ON THE PLANS IS TAKEN FROM AS-BUILTS, UTILITY PLANS OR SURVEY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAKE ARRANGEMENTS WITH THE OWNERS OF SUCH UNDERGROUND UTILITIES PRIOR TO WORKING IN THE AREA TO CONFIRM THEIR EXACT LOCATION AND TO DETERMINE WHETHER ANY ADDITIONAL UTILITIES OTHER THAN THOSE SHOWN ON THE PLANS MAY BE PRESENT. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL UNDERGROUND UTILITIES. IF EXISTING UNDERGROUND UTILITIES ARE DAMAGED, THE CONTRACTOR WILL BE RESPONSIBLE FOR THE COST OF REPAIRING THE UTILITY.
3. WHERE EXISTING UTILITIES OR SERVICE LINES ARE CUT, BROKEN OR DAMAGED, THE CONTRACTOR SHALL REPLACE OR REPAIR THE UTILITIES OR SERVICE LINES WITH THE SAME TYPE OF ORIGINAL MATERIAL AND CONSTRUCTION, OR BETTER, UNLESS OTHERWISE SHOWN OR NOTED ON THE PLANS, AT HIS OWN COST AND EXPENSE. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER AT ONCE OF ANY CONFLICTS WITH UTILITIES.
4. ALL EXCAVATIONS, TRENCHING AND SHORING OPERATIONS SHALL COMPLY WITH THE REQUIREMENTS OF THE U. S. DEPARTMENT OF LABOR, OSHA, CONSTRUCTION SAFETY AND HEALTH REGULATIONS AND ANY AMENDMENTS THERETO.
5. THE CONTRACTOR SHALL RESTORE ALL AREAS DISTURBED BY CONSTRUCTION TO ORIGINAL CONDITION OR BETTER. RESTORED AREAS INCLUDE, BUT ARE NOT LIMITED TO TRENCH BACKFILL, SIDE SLOPES, FENCES, DRAINAGE DITCHES, DRIVEWAYS, PRIVATE YARDS AND ROADWAYS.
6. ANY CHANGES NEEDED AFTER CONSTRUCTION PLANS HAVE BEEN RELEASED, SHALL BE APPROVED BY THE CITY ENGINEER. THESE CHANGES MUST BE RECEIVED IN WRITING.
7. THE CONTRACTOR SHALL PROVIDE "RED LINED" MARKED PRINTS TO THE ENGINEER PRIOR TO FINAL INSPECTION INDICATING ALL CONSTRUCTION WHICH DEVIATED FROM THE PLANS OR WAS CONSTRUCTED IN ADDITION TO THAT INDICATED ON THE PLANS.
8. ALL CURB RADIUS TO BE 10' OR 3' UNLESS OTHERWISE NOTED ON THE SITE PLAN.
9. AREA UNDER CANOPY AND DUMPSTER AREA DRAINS TO PROPOSED OIL WATER SEPARATOR.




## VICINITY MAP
N.T.S.




## SITE LEGEND

| | |
|---|---|
| CONCRETE CURB | |
| SAW-CUT LINE | |
| FENCE | X |
| FIRE LANE | |
| RETAINING WALL | |
| PARKING SPACES | X |
| MONUMENT/PYLON SIGN | |
| WHEEL STOPS | |
| HANDICAP LOGO | |
| HANDICAP SIGN | |
| RAMP | |
| BOLLARD | |
| TRAFFIC ARROW | |
| FIRE HYDRANT | |
| DUMPSTER | |
| SANITARY SEWER MANHOLE | |
| SANITARY SEWER CLEANOUT | |
| SANITARY SEWER DOUBLE CLEANOUT | |
| SANITARY SEWER SAMPLE PORT | |
| GREASE TRAP | |
| DOMESTIC WATER METER | |
| IRRIGATION METER | |
| GAS METER | |
| TRANSFORMER | T |
| LIGHT POLE | |
| POWER POLE | |
| OVERHEAD DOOR | O.H.D. |

## BENCHMARK

THE BENCHMARKS AND ELEVATIONS SHOWN ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM 1988 (NAVD88) BY USING GPS OBSERVATIONS IN CONJUNCTION WITH ALLTERRA RTK NETWORK.

BM: 1
AN "X" CUT SET ON TOP OF A CONCRETE BACK OF CURB ALONG THE SOUTH SIDE OF CAPITAL BOULEVARD, SOUTH OF THE SUBJECT PROPERTY AND LOCATED APPROXIMATELY 96 FEET SOUTHWEST FROM A SANITARY SEWER MANHOLE NEAR THE SOUTH LINE OF SAID SUBJECT PROPERTY . ELEVATION: 599.80

BM: 2
AN "X" CUT SET ON TOP OF A CONCRETE BACK OF CURB ALONG THE EAST SIDE OF DATA DRIVE, EAST OF THE NORTHEAST CORNER OF THE SUBJECT PROPERTY AND LOCATED APPROXIMATELY 35 FEET NORTH FROM A FIRE HYDRANT NEAR SAID NORTHEAST PROPERTY CORNER. . ELEVATION: 607.46'

## FLOOD PLAIN NOTE

NO PORTION OF THE SUBJECT PROPERTY SHOWN HEREON LIES WITHIN THE 100 YEAR FLOOD HAZARD AREA ACCORDING TO THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48397C0045 L, DATED 09/26/2008. THE SUBJECT PROPERTY IS LOCATED IN TRHE AREA DESIGNATED AS ZONE "X", (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).

## PROJECT CONTACT LIST

| | |
|---|---|
| OWNER/DEVELOPER<br>MACA DEVELOPMENT, LLC<br>ADDRESS: 6904 RAINWOOD DRIVE<br>PLANO, TX 75024<br>CONTACT: MOHIB MASANI<br>PHONE: 972-836-6442 | SURVEYOR<br>TRAVERSE LAND SURVEYING<br>395 LAKE PARK ROAD, SUITE 102<br>LEWISVILLE, TEXAS 75057<br>CONTACT: GRAYSON CEBALLOS<br>PHONE: 469-784-9321 |
| ENGINEER<br>TRIANGLE ENGINEERING LLC<br>1782 W. MCDERMOTT DRIVE<br>ALLEN, TEXAS 75013<br>CONTACT: KEVIN PATEL, P.E.<br>PHONE: (469) 213-1707<br>TX. P.E. FIRM #11525 | ARCHITECT<br>KILLIAN ARCHITECT<br>3400 N CENTRAL EXPY<br>SUITE 110-307<br>RICHARDSON, TX 75080<br>CONTACT: KENNETH R. KILLIAN<br>PHONE: 214-561-6042 |

811 Know what's below. Call before you dig.

APPROVED:
I HEARBY CERTIFY THAT THE ABOVE AND FORGOING SITE PLAN FOR A DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE ___ DAY OF _____, ____.

WITNESS OUR HANDS, THIS ___ OF ____, ____.

PLANNING & ZONING COMMISSION, CHAIRMAN

DIRECTOR OF PLANNING & ZONING

| NO. | DATE | DESCRIPTION | BY |
|---|---|---|---|
| 1 | 05/14/26 | 1ST SITE PLAN SUBMITTAL | KP |
| . | . | | . |
| . | . | | . |
| . | . | | . |
| . | . | | . |
| . | . | | . |
| . | . | | . |

STATE OF TEXAS
KARTAVYA S. PATEL
97534
LICENSED PROFESSIONAL ENGINEER
05/14/26

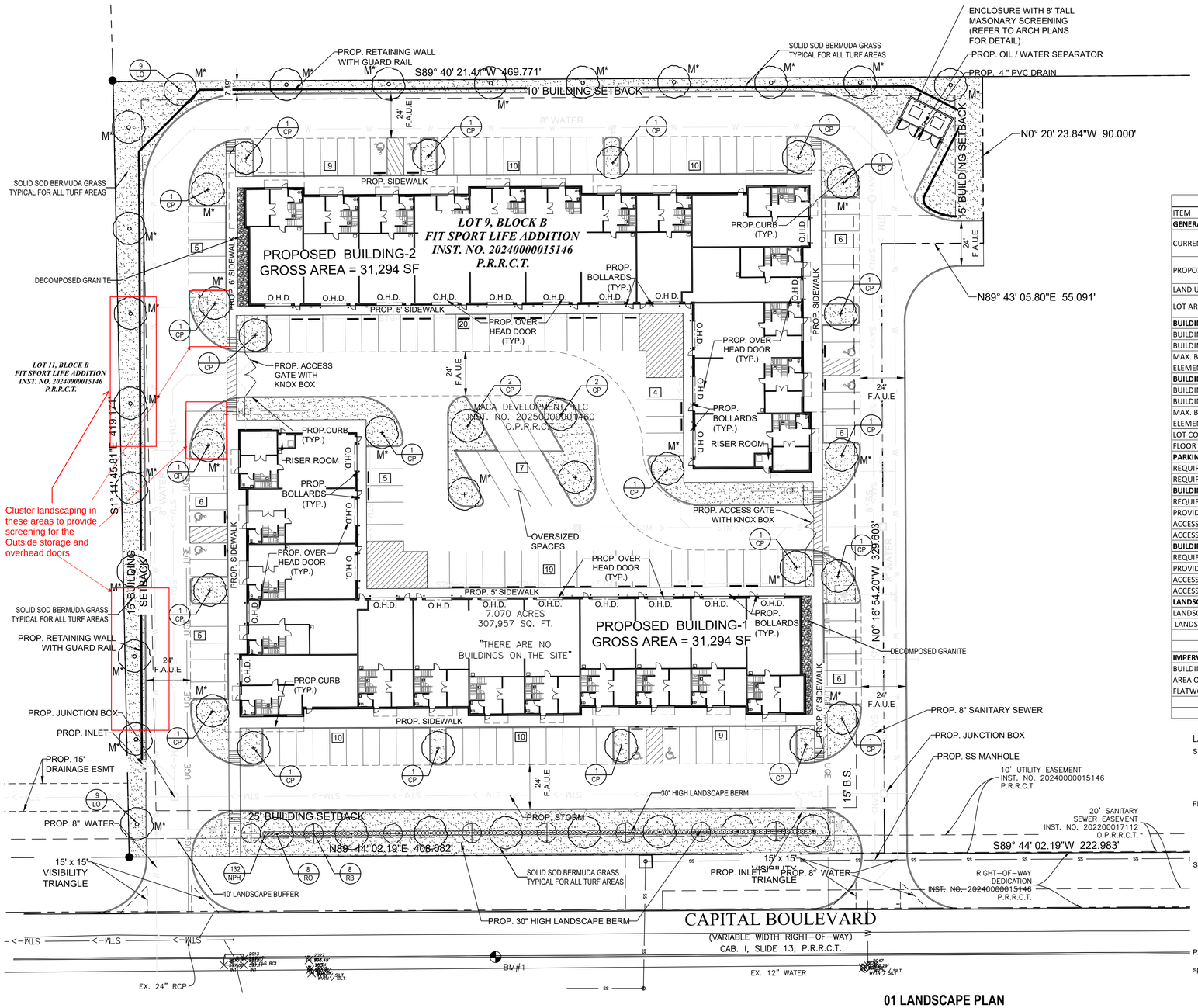
# OVERALL SITE PLAN
## MACAFLEX AT CAPITAL & DATA
**NWC CAPITAL BOULEVARD & DATA DRIVE**
**LOT 9, BLOCK B**
**FIT SPORT LIFE ADDITION**
**CITY OF ROCKWALL**
**ROCKWALL COUNTY, TEXAS 75032**

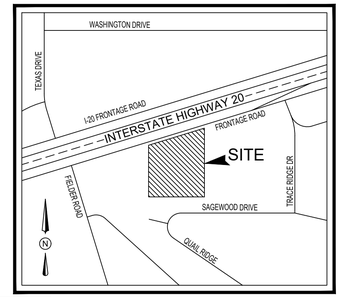

TRIANGLE ENGINEERING LLC
T: 469.331.8566 I F: 469.213.7145 I E: info@triangle-engr.com
W: triangle-engr.com I O: 1782 W. McDermott Drive, Allen, TX 75013
Planning | Civil Engineering | Construction Management


| P.E. | DES. | DATE | SCALE | PROJECT NO. | SHEET NO. |
|---|---|---|---|---|---|
| KP | SS | 05/14/26 | SEE SCALE BAR | 129-25 | OSP |

TX. P.E. FIRM #11525

CASE NO:




VICINITY MAP
N.T.S.
MAPSCO ~ 59 X

| SITE DATA SUMMARY TABLE | | |
|---|---|---|
| ITEM | SITE PLAN | |
| **GENERAL SITE DATA** | | |
| CURRENT ZONING (FROM ZONING MAP) | Light Industrial (LI) | |
| PROPOSED ZONING | Light Industrial (LI) | |
| LAND USE | Warehouse | |
| LOT AREA | 177,485 | SF |
| | 4.075 | AC |
| **BUILDING-1** | | |
| BUILDING FOOTPRINT AREA | 31,294 | SF |
| BUILDING HEIGHT | 2 | STORY |
| MAX. BUILDING HEIGHT (DISTANCE TO TALLEST BUILDING ELEMENT) | 33 | FT |
| **BUILDING-2** | | |
| BUILDING FOOTPRINT AREA | 31,294 | SF |
| BUILDING HEIGHT | 2 | STORY |
| MAX. BUILDING HEIGHT (DISTANCE TO TALLEST BUILDING ELEMENT) | 33 | FT |
| LOT COVERAGE | 35.26 | % |
| FLOOR AREA RATIO (RATIO X.XX:1) | 0.35 : 1 | |
| **PARKING** | | |
| REQUIRED PARKING RATIO (WAREHOUSE) | 1 SPACES PER EVERY 1,000 SF | |
| REQUIRED PARKING RATIO (OFFICE) | 1 SPACES PER EVERY 300 SF | |
| **BUILDING-1** | | |
| REQUIRED PARKING (PER CITY) | 68 | SPACES |
| PROVIDED ON-SITE PARKING (INCLUDING ADA SPACES) | 74 | SPACES |
| ACCESSIBLE PARKING REQUIRED | 3 | SPACES |
| ACCESSIBLE PARKING PROVIDED | 4 | SPACES |
| **BUILDING-2** | | |
| REQUIRED PARKING (PER CITY) | 68 | SPACES |
| PROVIDED ON-SITE PARKING (INCLUDING ADA SPACES) | 75 | SPACES |
| ACCESSIBLE PARKING REQUIRED | 3 | SPACES |
| ACCESSIBLE PARKING PROVIDED | 4 | SPACES |
| **LANDSCAPE/PERVIOUS AREA** | | |
| LANDSCAPE AREA REQUIRED | N/A | SF |
| LANDSCAPE AREA PROVIDED | 30,821 | SF |
| ***TOTAL LANDSCAPE/PERVIOUS AREA PROVIDED*** | **30,821** | SF |
| ***TOTAL PERVIOUS %*** | **17%** | |
| **IMPERVIOUS AREA** | | |
| BUILDING FOOTPRINT AREA (SQUARE FEET) | 62,588 | SF |
| AREA OF SIDEWALKS, PAVEMENT & OTHER IMPERVIOUS FLATWORK | 84,076 | SF |
| ***TOTAL IMPERVIOUS AREA (SQ.FT)*** | **146,664** | SF |
| ***TOTAL IMPERVIOUS %*** | **83%** | |

LANDSCAPE TABULATIONS:

SITE REQUIREMENTS (Total Site Area 177,485 S.F.)
Requirements: A minimum 15% of the site area to be landscaped.

| Required | Provided |
|---|---|
| 26,623 S.F. (15%) | 30,030 S.F. (17%) |

FRONT YARD REQUIREMENTS
Requirements: A minimum 100% of required landscape must be located in front yard and side yards.

| Required | Provided |
|---|---|
| 26,622 S.F. (100%) | 26,851 S.F. (100%) |

STREET REQUIREMENTS
Requirements: A minimum (1) canopy tree (4" cal) and (1) accent tree (4' ht.) per 50 L.F. of frontage.

CAPITAL PKWY. (408 L.F.)

| Required | Provided |
|---|---|
| (8) Canopy trees | (8) Proposed Canopy Tree |
| (8) Accent trees | (8) Proposed Accent Trees |

PARKING LOT REQUIREMENTS (147 Spaces)
Requirements: A minimum (1) canopy tree (4" cal.) per 10 parking spaces.All spaces within 80' of a canopy tree.

| Required | Provided |
|---|---|
| (15) Canopy Trees | (26) Proposed Canopy Trees |

ALL LANDSCAPE AREAS WILL BE IRRIGATED WITH AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM THAT MEETS THE REQUIREMENTS OF THE TCEQ AND THE CITY OF ROCKWALL UDC

### *LANDSCAPE NOTES*

1. CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED SITE ELEMENTS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES. SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS.
2. CONTRACTOR SHALL LOCATE ALL EXISTING UNDERGROUND UTILITIES AND NOTIFY ARCHITECT OF ANY CONFLICTS. CONTRACTOR SHALL EXERCISE CAUTION WHEN WORKING IN THE VICINITY OF UNDERGROUND UTILITIES.
3. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED LANDSCAPE AND IRRIGATION PERMITS.
4. CONTRACTOR TO PROVIDE A MINIMUM 2% SLOPE AWAY FROM ALL STRUCTURES.
5. ALL PLANTING BEDS AND LAWN AREAS TO BE SEPARATED BY STEEL EDGING. NO STEEL TO BE INSTALLED ADJACENT TO SIDEWALKS OR CURBS.
6. ALL LANDSCAPE AREAS TO BE 100% IRRIGATED WITH AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM AND SHALL INCLUDE RAIN AND FREEZE SENSORS.
7. ALL LAWN AREAS TO BE SOLID SOD BERMUDAGRASS, UNLESS OTHERWISE NOTED ON THE DRAWINGS.

### *GENERAL LAWN NOTES*

1. FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS INDICATED ON CIVIL PLANS.
2. ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM ROUNDING AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.
3. ALL LAWN AREAS TO RECEIVE SOLID SOD SHALL BE LEFT IN A MAXIMUM OF 1" BELOW FINAL FINISH GRADE. CONTRACTOR TO COORDINATE OPERATIONS WITH ON-SITE CONSTRUCTION MANAGER.
4. IMPORTED TOPSOIL SHALL BE NATURAL, FRIABLE SOIL FROM THE REGION, KNOWN AS BOTTOM AND SOIL, FREE FROM LUMPS, CLAY, TOXIC SUBSTANCES, ROOTS, DEBRIS, VEGETATION, STONES, CONTAINING NO SALT AND BLACK TO BROWN IN COLOR.
5. *ALL LAWN AREAS TO BE FINE GRADED, IRRIGATION TRENCHES COMPLETELY SETTLED, AND FINISH GRADE APPROVED BY THE OWNER'S CONSTRUCTION MANAGER OR ARCHITECT PRIOR TO INSTALLATION.*
6. *ALL ROCKS 3/4" DIAMETER AND LARGER, DIRT CLODS, STICKS, CONCRETE SPOILS, ETC. SHALL BE REMOVED PRIOR TO PLACING TOPSOIL AND ANY LAWN INSTALLATION*
7. CONTRACTOR SHALL PROVIDE (1") ONE INCH OF IMPORTED TOPSOIL ON ALL AREAS TO RECEIVE LAWN.

### *SOLID SOD NOTES*

1. FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS INDICATED. LEAVE AREAS TO RECEIVE TOPSOIL 3" BELOW FINAL DESIRED GRADE IN PLANTING AREAS AND 1" BELOW FINAL GRADE IN TURF AREAS.
2. ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM ROUNDING AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.
3. ALL LAWN AREAS TO RECEIVE SOLID SOD SHALL BE LEFT IN A MAXIMUM OF 1" BELOW FINAL FINISH GRADE. CONTRACTOR TO COORDINATE OPERATIONS WITH ON-SITE CONSTRUCTION MANAGER.
4. CONTRACTOR TO COORDINATE WITH ON-SITE CONSTRUCTION MANAGER FOR AVAILABILITY OF EXISTING TOPSOIL.
5. PLANT SOD BY HAND TO COVER INDICATED AREA COMPLETELY. INSURE EDGES OF SOD ARE TOUCHING. TOP DRESS JOINTS BY HAND WITH TOPSOIL TO FILL VOIDS.
6. ROLL GRASS AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE, FREE FROM UNNATURAL UNDULATIONS.
7. WATER SOD THOROUGHLY AS SOD OPERATION PROGRESSES.
8. CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS UNTIL FINAL ACCEPTANCE. THIS SHALL INCLUDE, BUT NOT LIMITED TO: MOWING, WATERING, WEEDING, CULTIVATING, CLEANING AND REPLACING DEAD OR BARE AREAS TO KEEP PLANTS IN A VIGOROUS, HEALTHY CONDITION.
9. CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF AN ACCEPTABLE TURF AREA AND SHALL PROVIDE REPLACEMENT FROM LOCAL SUPPLY IF NECESSARY.
10. IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1 AND MARCH 1, ALL SOD AREAS TO BE OVER-SEEDED WITH WINTER RYEGRASS, AT A RATE OF (4) POUNDS PER ONE THOUSAND (1000) SQUARE FEET.

| PROJECT CONTACT LIST | |
|---|---|
| OWNER/DEVELOPER<br>MACA DEVELOPMENT, LLC<br>ADDRESS: 6904 RAINWOOD DRIVE<br>PLANO, TX 75024<br>CONTACT: MOHIB MASANI<br>PHONE: 972-836-6442 | SURVEYOR<br>TRAVERSE LAND SURVEYING<br>395 LAKE PARK ROAD, SUITE 102<br>LEWISVILLE, TEXAS 75057<br>CONTACT: GRAYSON CEBALLOS<br>PHONE: 469-784-9321 |
| ENGINEER<br>TRIANGLE ENGINEERING LLC<br>1782 W. MCDERMOTT DRIVE<br>ALLEN, TEXAS 75013<br>CONTACT: KEVIN PATEL, P.E.<br>PHONE: (469)-213-1707<br>TX. P.E. FIRM #11525 | ARCHITECT<br>KILLIAN ARCHITECT<br>3400 N CENTRAL EXPY<br>SUITE 110-307<br>RICHARDSON, TX 75080<br>CONTACT: KENNETH R. KILLIAN<br>PHONE: 214-561-6042 |

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

*WITNESS OUT HANDS, THIS* _____ day of _____, _____

**Planning & Zoning Commission, Chairman** | **Director of Planning and Zoning**

**CASE NO. SPXXXX-XXX**

## PLANT MATERIAL SCHEDULE

| TYPE | QTY | COMMON NAME | *BOTANICAL NAME* | SIZE | REMARKS |
|---|---|---|---|---|---|
| **TREES** | | | | | |
| CP | 26 | Chinese Pistache | *Pistacia chinensis* | 4" cal. | container, 12' ht., 5' spread, 6' clear straight trunk |
| RO | 8 | Red Oak | *Quercus shumardii* | 4" cal. | container, 12' ht., 5' spread, 6' clear straight trunk |
| LO | 18 | Live Oak | *Quercus virginiana* | 4" cal. | container, 12' ht., 5' spread, 6' clear straight trunk |
| RB | 8 | Redbud | *Cercis canadensis* | 6' ht. | container, 6' ht., 4' spread, single straight trunk |
| **SHRUBS** | | | | | |
| TYPE | QTY | COMMON NAME | *BOTANICAL NAME* | SIZE | REMARKS |
| DBH | 132 | Dwarf Burford Holly | *Ilex comuta* | 5 gal. | container, 24" ht., 20" spread |
| **GROUNDCOVERS** | | | | | |
| TYPE | QTY | COMMON NAME | *BOTANICAL NAME* | SIZE | REMARKS |
| | | 'Tif Tuf" Bermudagrass | *Cynodon dactylon 'Tif Tuf'* | | solid sod refer to notes |

NOTE: Plant list is an aid to bidders only. Contractor shall verify all quantities on plan. All heights and spreads are minimums. All plant material shall meet or exceed remarks as indicated. All trees to have straight trunks and be matching within varieties.

PROPOSED PLANT LEGEND:

- CHINESE PISTACHE - 4" CALIPER
- RED OAK - 4" CALIPER
- LIVE OAK - 4" CALIPER
- REDBUD -6' HEIGHT
- DWARF BURFORD HOLLY - 5 GALLON

## 01 LANDSCAPE PLAN

SCALE 1"=30'-0"

0 15 30 60


Studio Green Spot

LANDSCAPE ARCHITECT
STUDIO GREEN SPOT, INC.
1782 W. McDERMOTT DR.
ALLEN, TEXAS 75013
(469) 369-4448
CHRIS@STUDIOGREENSPOT.COM


REGISTERED LANDSCAPE ARCHITECT
CHRIS TROVILLION
2042
STATE OF TEXAS
05.08.2026

**MACA FLEX INDUSTRIAL**
CAPITAL PARKWAY
CITY OF ROCKWALL, TEXAS 75032

**ISSUE:**
FOR APPROVAL: 05.08.2026

**DATE:**
05.08.2026

**SHEET NAME:**
LANDSCAPE PLAN

**SHEET NUMBER:**
L.2

## SECTION 02900 - LANDSCAPE

### PART 1 - GENERAL

**1.1 REFERENCED DOCUMENTS**

Refer to bidding requirements, special provisions, and schedules for additional requirements.

**1.2 DESCRIPTION OF WORK**

Work included: Furnish all supervision, labor, materials, services, equipment and appliances required to complete the work covered in conjunction with the landscaping covered in these specifications and landscaping plans, including:

1. Planting (trees, shrubs, and grass)
2. Bed preparation and fertilization
3. Notification of sources
4. Water and Maintenance until final acceptance
5. Guarantee

**1.3 REFERENCE STANDARDS**

A. American Standard for Nursery Stock published by American Association of Nurserymen: 27 October 1980, Edition; by American National Standards Institute, Inc. (Z60.1) – plant material.

B. American Joint Committee on Horticultural Nomenclature: 1942 Edition of Standardized Plant Names.

C. Texas Association of Nurserymen, Grades and Standards.

D. Hortis Third, 1976 - Cornell University

**1.4 NOTIFICATION OF SOURCES AND SUBMITTALS**

A. The Contractor shall, within ten (10) days following acceptance of bid, notify the Architect/Owner of the sources of plant materials and bed preparation required for the project.

B. Samples: Provide representative quantities of sandy loam soil, mulch, bed mix material, gravel, and crushed stone. Samples shall be approved by Architect before use on project.

C. Product Data: Submit complete product data and specifications on all other specified materials.

D. Submit three representative samples of each variety of ornamental trees, shrubs, and groundcover plants for Architect's approval. When approved, tag, install, and maintain as representative samples for final installed plant materials.

E. File Certificates of Inspection of plant material by state, county, and federal authorities with Architect, if required.

F. Soil Analysis: Provide sandy loam soil analysis if requested by the Architect.

**JOB CONDITIONS**

A. General Contractor to complete the following punch list: Prior to Landscape Contractor initiating any portion of landscape installation, General Contractor shall leave planting bed areas three (3") inches below finish grade of sidewalks, drives and curbs as shown on the drawings. All lawn areas to receive solid sod shall be left one (1") inch below the finish grade of sidewalks, drives, and curbs. All construction debris shall be removed prior to Landscape Contractor beginning any work.

B. General Contractor shall provide topsoil as described in Section 02200 - Earthwork.

C. Storage of materials and equipment at the job site will be at the risk of the Landscape Contractor. The Owner cannot be held responsible for theft or damage.

**1.6 MAINTENANCE AND GUARANTEE**

A. Maintenance:

1. The Landscape Contractor will be held responsible for the maintenance of all work from the time of planting until final acceptance by the Owner. No trees, shrubs, groundcover or grass will be accepted unless they show a healthy growth and satisfactory foliage conditions.
2. Maintenance shall include watering of trees and plants, cultivation, weeding spraying, edging, pruning of trees, mowing of grass, cleaning up and all other work necessary of maintenance.
3. A written notice requesting final inspection and acceptance should be submitted to the Owner at least seven (7) days prior to completion. An on-site inspection by Owner and Landscape Contractor will be completed prior to written acceptance.
4. After final acceptance of installation, the Landscape Contractor will not be required to do any of the above listed work.

B. Guarantee:

1. Trees shall be guaranteed for a twelve (12) month period after acceptance. Shrubs and groundcover shall be guaranteed for twelve (12) months. The Contractor shall replace all dead materials as soon as weather permits and upon notification of the Owner. Plants, including trees, which have partially died so that shape, size, or symmetry has been damaged, shall be considered subject to replacement. In such cases, the opinion of the Owner shall be final.
   a. Plants used for replacement shall be of the same size and kind as those originally planted and shall be planted as originally specified. All work, including materials, labor and equipment used in replacements, shall carry a twelve (12) month guarantee. Any damage, including ruts in lawn or bed areas, incurred as a result of making replacements shall be immediately repaired.
   b. At the direction of the Owner, plants may be replaced at the start of the next year's planting season. In such cases, dead plants shall be removed from the premises immediately.
   c. When plant replacements are made, plants, soil mix, fertilizer and mulch are to be utilized as originally specified and reinspected for full compliance with Contract requirements. All replacements are to be included under "Work" of this section.
2. The Owner agrees that for the guarantee to be effective, he will water plants at least twice a week during dry periods and cultivate beds once a month after final acceptance.
3. The above guarantee shall not apply where plants die after acceptance because of injury from storms, hail, freeze, insects, diseases, injury by humans, machines or theft.
4. Acceptance for all landscape work shall be given after final inspection by the Owner provided the job is in a completed, undamaged condition, and there is a stand of grass in all lawn areas. At this time, the Owner will assume maintenance on the accepted work.

C. Repairs: Any necessary repairs under the Guarantee must be made within ten (10) days after receiving notice, weather permitting, and in the event the Landscape Contractor does not make repairs accordingly, the Owner, without further notice to Contractor, may provide materials and men to make such repairs at the expense of the Landscape Contractor.

**1.7 QUALITY ASSURANCE**

A. General: Comply with applicable Federal, State, County and Local regulations governing landscape materials and work

B. Personnel: Employ only experienced personnel who are familiar with the required work. Provide full time supervision by a qualified foreman acceptable to Landscape Architect.

C. Selection of Plant Material:

1. Make contact with suppliers immediately upon obtaining notice of contract acceptance to select and book materials. Develop a program of maintenance (pruning and fertilization) which will insure the purchased materials will meet and/or exceed project specifications.
2. Landscape Architect will provide a key identifying each tree location on site. Written verification will be required to document material selection, source and delivery schedules to site.
3. Owner and/or Architect shall inspect all plant materials when reasonable at place of growth for compliance with requirements for genus, species, cultivar/variety, size and quality.
4. Owner and/or Architect retains the right to further inspect all plant material upon arrival at the site and during installation for size and condition of root balls, limbs, branching habit, insects, injuries, and latent defects.
5. Owner and/or Architect may reject unsatisfactory or defective material at any time during the process of work. Remove rejected materials from the site immediately. Plants damaged in transit or at job site shall be rejected.

**1.8 PRODUCT DELIVERY, STORAGE AND HANDLING**

A. Preparation:

1. Balled and Burlapped (B&B) Plants: Dig and prepare shipment in a manner that will not damage roots, branches, shape, and future development.
2. Container Grown Plants: Deliver plants in rigid container to hold ball shape and protect root mass.

A. Delivery:

1. Deliver packaged materials in sealed containers showing weight, analysis and name of manufacturer. Protect materials from deterioration during delivery and while stored at site.
2. Deliver only plant materials that can be planted in one day unless adequate storage and watering facilities are available on job site.
3. Protect root balls by heeling in with sawdust or other approved moisture retaining material if not planted within 24 hours of delivery.
4. Protect plants during delivery to prevent damage to root balls or desiccation of leaves. Keep plants moist at all times. Cover all materials during transport.
5. Notify Architect of delivery schedule 72 hours in advance so plant material may be observed upon arrival at job site.
6. Remove rejected plant material immediately from site.
7. To avoid damage or stress, do not lift, move, adjust to plumb, or otherwise manipulate plants by trunk or stems.

### PART 2 - PRODUCTS

**2.1 PLANTS**

A. General: Well-formed No. 1 grade or better nursery grown stock. Listed plant heights are from tops of root balls to nominal tops of plants. Plant spread refers to nominal outer width of the plant, not to the outer leaf tips. Plants will be individually approved by the Architect and his decision as to their acceptability shall be final.

B. Quantities: The drawings and specifications are complimentary. Anything called for on one and not the other is as binding as if shown and called for on both. The plant schedule is an aid to bidders only. Confirm all quantities on plan.

C. Quality and size: Plant materials shall conform to the size given on the plan, and shall be healthy, symmetrical, well-shaped, full branched, and well rooted. The plants shall be free from injurious insects, diseases, injuries to the bark or roots, broken branches, objectionable disfigurements, insect eggs and larvae and are to be of specimen quality.

D. Approval: All plant materials shall be subject to the approval of the Owner. All plants which are found unsuitable in growth, or in any unhealthy, badly shaped, or undersized condition, will be rejected by the Landscape Architect, either before or after planting, and shall be removed at the expense of the Landscape Contractor and replaced with acceptable plants as specified.

E. Trees shall be healthy, full-branched, well-shaped and shall meet the trunk diameter and height requirements of the plant schedule. Balls shall be firm, neat, slightly tapered, and well wrapped in burlap. Any tree loose in the ball or with broken ball at time of planting will be rejected. Balls shall be ten (10") inched in diameter for each one (1") inch of trunk diameter, Measured six (6") inched above ball.
Nomenclature conforms to the customary nursery usage: for clarification, the term "multi-trunk" defines a plant having three (3) or more trunks of nearly equal diameter.

F. Pruning: All pruning of trees and shrubs, as directed by the Landscape Architect, shall be executed by the Landscape Contractor at no additional cost to the Owner.

**2.2 SOIL PREPARATION MATERIALS**

A. Sandy Loam:

1. Friable, fertile, dark, loamy soil, free of clay lumps, subsoil, stones and other extraneous material and reasonably free of weeds and foreign grasses. Loam containing Dallasgrass or Nutgrass shall be rejected.
2. Physical properties as follows:
   Clay – between 7-27 percent
   Silt – between 15-25 percent
   Sand – less than 52 percent
3. Organic matter shall be 3%-10% of total dry weight.
4. If requested, provide a certified soil analysis conducted by an approved soil testing laboratory verifying that sandy loam meets the above requirements.

B. Organic Material: Compost with a mixture of 80% vegetative matter and 20% animal waste. Ingredients should be a mix of course and fine textured material.

C. Premixed Bedding Soil as supplied by Vital Earth Resources, Gladewater, Texas; Professional Bedding Soil as supplied by Living Earth Technology, Dallas, Texas or Acid Gro Municipal Mix as supplied by Soil Building Systems, Dallas, Texas or approved equal.

D. Sharp Sand: Sharp sand must be free of seeds, soil particles and weeds.

E. Mulch: Double Shredded Hardwood Mulch, partially decomposed, dark brown. Living Earth Technologies or approved equal.

F. Organic Fertilizer: Fertilaid, Sustane, or Green Sense or equal as recommended for required applications. Fertilizer shall be delivered to the site in original unopened containers, each bearing the manufacturer's guaranteed statement of analysis.

A. Commercial Fertilizer: 10-20-10 or similar analysis. Nitrogen source to be a minimum 50% slow release organic Nitrogen (SCU or UF) with a minimum 8% sulphur and 4% iron, plus micronutrients.

B. Peat: Commercial sphagnum peat moss or partially decomposed shredded pine bark or other approved organic material.

**2.3 MISCELLANEOUS MATERIALS**

A. Steel Edging: Shall be Ryerson "Estate Curbing", 1/8" x 4" with stakes 4' on center.

B. Staking Material for Shade Trees:

1. Post: Studded T-Post, #1 Armco with anchor plate; 6'-0" length; paint green.
2. Wire: 12 gauge, single strand, galvanized wire.
3. Rubber hose: 2 ply, fiber reinforced hose, minimum ½ inch inside diameter. Color: Black.

C. Gravel: Washed native pea gravel, graded 1 in. to 1-1/2 in.

D. Filter Fabric: Mirafi 140N by Celanese Fibers Marketing Company, available at Loftland Co., (214) 631-5250 or approved equal.

### PART 3 - EXECUTION

**3.1 BED PREPARATION & FERTILIZATION**

A. Landscape Contractor to inspect all existing conditions and report any deficiencies to the Owner.

B. All planting areas shall be conditioned as follows:

1. Prepare new planting beds by scraping away existing grass and weeds as necessary. Till existing soil to a depth of six (6") inches prior to placing compost and fertilizer. Apply fertilizer as per manufacturers recommendations. Add six (6") inches of compost and till into a depth of six (6") inches of the topsoil. Apply organic fertilizer such as Sustane or Green Sense at the rate of twenty (20) pounds per one thousand (1,000) square feet.
2. All planting areas shall receive a two (2") inch layer of specified mulch.
3. Backfill for tree pits shall be as follows: Use existing top soil on site (use imported topsoil as needed) free from large clumps, rocks, debris, caliche, subsoils, etc., placed in nine (9") inch layers and watered in thoroughly.

C. Grass Areas:

1. Areas to be Solid Sod Bermudagrass: Blocks of sod should be laid joint to joint, (staggered joints) after fertilizing the ground first. Roll grass areas to achieve a smooth, even surface. The joints between the blocks of sod should be filled with topsoil where they are evidently gaped open, then watered thoroughly.
2. Areas to be Hydromulch Common Bermudagrass: Hydromulch with bermudagrass seed at a rate of two (2) pounds per one thousand (1,000) square feet. Use a 4' x 8' batter board against the bed areas.

**3.2 INSTALLATION**

A. Maintenance of plant materials shall begin immediately after each plant is delivered to the site and shall continue until all construction has been satisfactorily accomplished.

B. Plant materials shall be delivered to the site only after the beds are prepared and area ready for planting. All shipments of nursery materials shall be thoroughly protected from the drying winds during transit. All plants which cannot be planted at once, after delivery to the site, shall be well protected against the possibility of drying by wind and sun. Balls of earth of B & B plants shall be kept covered with soil or other acceptable material. All plants remain the property of the Contractor until final acceptance.

C. Position the trees and shrubs in their intended location as per plan.

D. Notify the Landscape Architect for inspection and approval of all positioning of plant materials.

E. Excavate pits with vertical sides and horizontal bottom. Tree pits shall be large enough to permit handling and planting without injury to balls of earth or roots and shall be of such depth that, when planted and settled, the crown of the plant shall bear the same relationship to the finish grade as it did to soil surface in original place of growth.

F. Shrub and tree pits shall be no less than two (2') feet, twenty-four (24") inches, wider than the lateral dimension of earth ball and six (6") inches deeper than it's vertical dimension. Remove and haul from site all rocks and stones over one (1") inch in diameter. Plants should be thoroughly moist before removing containers.

G. Dig a wide, rough sided hole exactly the same depth as the height of the ball, especially at the surface of the ground. The sides of the hole should be rough and jagged, never slick or glazed.

H. Percolation Test: Fill the hole with water. If the water level does not percolate within 24 hours, the tree needs to move to another location or have drainage added. Install a PVC stand pipe per tree planting detail as approved by the Landscape Architect.

I. Backfill only with 5 parts existing soil or sandy loam and 1 part bed preparation. When the hole is dug in solid rock, topsoil from the same area should not be used. Carefully settle by watering to prevent air pockets. Remove the burlap from the top 1/3 of the ball, as well as all nylon, plastic string and wire mesh. Container trees will usually be pot bound, if so follow standard nursery practice of 'root scoring'.

J. Do not wrap trees.

K. Do not over prune.

L. Mulch the top of the ball. Do not plant grass all the way to the trunk of the tree. Leave the area above the top of the ball and mulch with at least two (2") inches of specified mulch.

M. All plant beds and trees to be mulched with a minimum settled thickness of two (2") inches over the entire bed or pit.

N. Obstruction below ground: In the event that rock, or underground construction work or obstructions are encountered in any plant pit excavation work to be done under this section, alternate locations may be selected by the Owner. Where locations cannot be changed, the obstructions shall be removed to a depth of not less than three (3') feet below grade and no less than six (6") inches below the bottom of ball when plant is properly set at the required grade. The work of this section shall include the removal from the site of such rock or underground obstructions encountered at the cost of the Landscape Contractor.

O. Trees and large shrubs shall be staked as site conditions require. Position stakes to secure tree against seasonal prevailing winds.

P. Pruning and Mulching: Pruning shall be directed by the Architect and shall be pruned in accordance with standard horticultural practice following Fine Pruning, Class I pruning standards provided by National Arborist Association.

1. Dead wood or suckers and broken badly bruised branches shall be removed. General tipping of the branched is not permitted. Do not cut terminal branches.
2. Pruning shall be done with clean, sharp tools.
3. Immediately after planting operations are completed, all tree pits shall be covered with a layer of organic material two (2") inches in depth. This limit of the organic material for trees shall be the diameter of the plant pit.

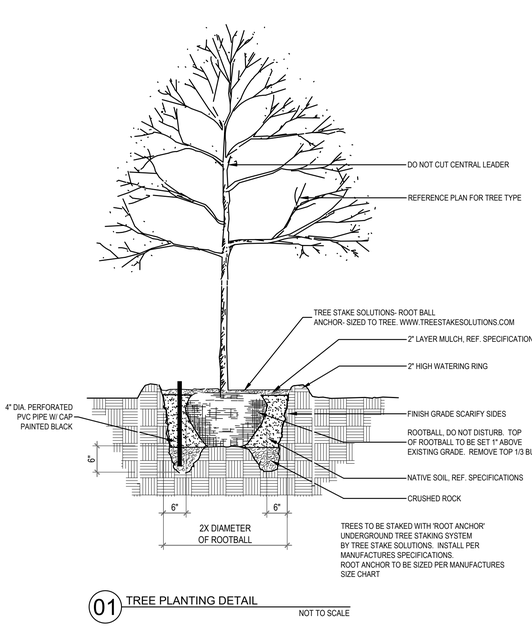
Q. Steel Curbing Installation:

1. Curbing shall be aligned as indicated on plans. Stake out limits of steel curbing and obtain Owners approval prior to installation.
2. All steel curbing shall be free of kinks and abrupt bends.
3. Top of curbing shall be 3/4" maximum height above grade.
   1. Stakes are to be installed on the planting bed side of the curbing, as opposed to the grass side.
2. Do not install steel edging along sidewalks.
3. Cut steel edging at 45 degree angle where edging meets sidewalk.

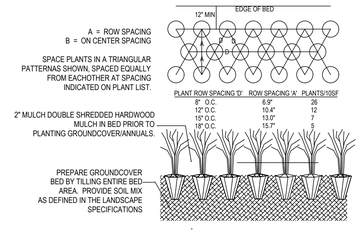
**3.3 CLEANUP AND ACCEPTANCE**

A. Cleanup. During the work, the premises shall be kept neat and orderly at all times. Storage areas for all materials shall be so organized that they, too, are neat and orderly. All trash and debris shall be removed from the site as work progresses. Keep paved areas clean by sweeping or hosing at end of each days work.

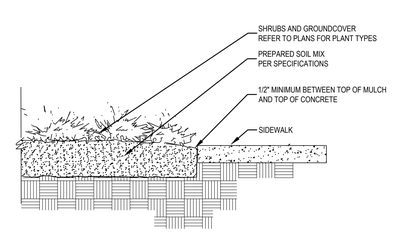
**END OF SECTION**



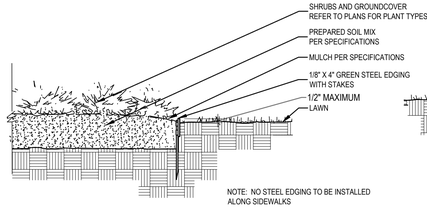

01 TREE PLANTING DETAIL — NOT TO SCALE



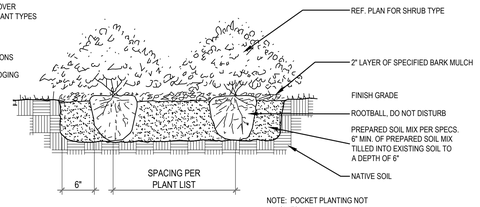

02 GROUNDCOVER PLANTING DETAIL — NOT TO SCALE




03 SIDEWALK / MULCH DETAIL — no steel along sidewalks — NOT TO SCALE




04 STEEL EDGING DETAIL — NOT TO SCALE




05 SHRUB PLANTING DETAIL — NOT TO SCALE

| PROJECT CONTACT LIST | |
|---|---|
| OWNER/DEVELOPER<br>MACA DEVELOPMENT, LLC<br>ADDRESS: 6904 RAINWOOD DRIVE<br>PLANO, TX 75024<br>CONTACT: MOHIB MASANI<br>PHONE: 972-836-6442 | SURVEYOR<br>TRAVERSE LAND SURVEYING<br>395 LAKE PARK ROAD, SUITE 102<br>LEWISVILLE, TEXAS 75057<br>CONTACT: GRAYSON CEBALLOS<br>PHONE: 469-784-9321 |
| ENGINEER<br>TRIANGLE ENGINEERING LLC<br>1782 W. MCDERMOTT DRIVE<br>ALLEN, TEXAS 75013<br>CONTACT: KEVIN PATEL, P.E.<br>PHONE: (469)-213-1707<br>TX. P.E. FIRM #11525 | ARCHITECT<br>KILLIAN ARCHITECT<br>3400 N CENTRAL EXPY<br>SUITE 110-307<br>RICHARDSON, TX 75080<br>CONTACT: KENNETH R. KILLIAN<br>PHONE: 214-561-6042 |

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

*WITNESS OUT HANDS, THIS* _____ day of _____, _____

_____ Planning & Zoning Commission, Chairman

_____ Director of Planning and Zoning

**CASE NO. SP2025-044**


Studio GreenSpot
LANDSCAPE ARCHITECT
STUDIO GREEN SPOT, INC.
1782 W. McDERMOTT DR.
ALLEN, TEXAS 75013
(469) 369-4448
CHRIS@STUDIOGREENSPOT.COM


REGISTERED LANDSCAPE ARCHITECT CHRIS TROWLAND 2042 STATE OF TEXAS
05.08.2026

**MACA FLEX INDUSTRIAL**
CAPITAL PARKWAY
CITY OF ROCKWALL, TEXAS 75032

**ISSUE:**
FOR APPROVAL: 05.08.2026

**DATE:**
05.08.2026

**SHEET NAME:**
LANDSCAPE SPECIFICATIONS

**SHEET NUMBER:**
L.3

**General Items:**
- Must meet City 2023 Standards of Design and Construction
- 4% Engineering Inspection Fees
- Impact Fees (Water, Sewer, Roadway).
- Minimum easement width is 20' for new easements.
- No structures, including walls and fences, allowed within easements or ROW.
- No signage is allowed within easements or ROW.
- Retaining walls 3' and over must be engineered.
- All retaining walls 18" or taller must be rock, stone, or stone face. No smooth concrete walls.
- Required 10' utility easement along all street frontages.
- All utilities must be underground.
- The property must be platted.
- Tree mitigation will be required when removing existing trees on the property.
- Sidewalk along Capital Blvd required.
- Need to show existing and proposed utilities on the Site Plan.
- Additional comments may be provided at time of Site Plan and Engineering Design.
- Dumpsters should be orientated so that a trash truck can maneuver the properties with the least amount of circling required. May not directly face a roadway.

**Paving Items:**
- Must meet City driveway spacing requirements.
- All parking, storage, drive aisles must be reinforced concrete. No rock, gravel, or asphalt allowed in any area.
- All Parking to be 20'x9' minimum. Parallel parking shall be minimum 22'x9'. Parking may not be off a public roadway. Vehicle must not be required to back onto a public roadway, including trash trucks.
- No dead-end parking allowed without an City approved turnaround, 15'x64' striped and signed no parking area.
- Drive isles to be minimum 24' wide.
- Fire lane to be minimum 24' wide and in a platted easement.
- Fire lane to have a minimum 20' radius if buildings are less than 30' tall. If any of the buildings are 30' or more, the fire lane will be a minimum 30' radius.
- Culverts for driveways (if needed) will need to be engineered.
- Will have to build the remaining 17' of Capital including all sidewalks along Capital.
-Dedicate remainder of ROW for Capital (approx. 30').
- Must meet driveway width maximum and minimum.
- 10' utility easements required along all roadway frontages.

**Water and Wastewater Items:**
- Site plan must show existing/proposed utility lines (Water, Sewer, etc.)
- Any public water lines must be a minimum of 8", looped, and must be in a 20' wide easement. (Meet City of Rockwall Standards of Design and Construction)
- There is an existing 12" water main located at the intersection of Capital Blvd and Data Drive available for use.
- There is an existing 12" water main located on the south side of Capital Blvd available for use with 1-8" stub out under Capital to the north that will need to be extended with the widening of Capital.
- There is an existing 12" water main on the opposite side of Data Dr available for use.
- There is an existing 8" sewer main stub located along Capital Blvd available for use.
- Public sewer to be 8" minimum.
- Sanitary sewer main must be extended to the north to serve northern property.
- Commercial sanitary sewer service line size is minimum 6" and must connect to an existing or proposed manhole.
- Any utility connection made underneath of an existing City roadway must be completed by dry bore. Opening cutting will not be allowed.
- Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)
- Min 20' utility easements. No structures allowed in easements.
- All public utilities must be centered in easement.
- Water to be 10' separated from storm and sewer lines.
- Sewer pro-rata: $2,773.07/acre
- Infrastructure study maybe required depending on use.

**Drainage Items:**
- Existing flow patterns must be maintained. A portion of the site drains to existing detention pond 2 and another portion drains to a wye inlet at the intersection of Data Drive and Capital Blvd.
- Property drains in multiple directions. Drainage may not be increased towards any direction.
- Detention must be provided for the entire site.
- Detention calculations are based on zoning, not land use area.
- Detention pond max side slope of 4:1 with a minimum bottom slope of 1%.
- Detention easement required at the free-board elevation.
- Detention ponds must provide an emergency spillway.
- Detention ponds must be irrigated.
- Any modification requirement to existing detention systems will be reviewed with Engineering.
- No vertical walls are allowed in detention easement.
- No public water or sanitary sewer are allowed in detention easement.
- The property owner will be responsible for maintaining, repair, and replacement of the drainage systems.
- No grate inlets allowed.
- FFE for all buildings must be called out when adjacent to a detention area. Minimum 2' above 100-year WSEL.
- 100-year WSEL must be called out for detention ponds.
- Dumpster areas shall drain to an oil/water separator and then into the storm system.

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

**Operation & Maintenance Plan for Structural Control Measures:**

The owner or operator of any new development or redeveloped site must develop and implement an Operation and Maintenance Plan (O&M Plan) addressing the maintenance requirements for all structural stormwater control measures installed on site, including but not limited to detention ponds and retention ponds.

The O&M Plan must be submitted to the City for recordkeeping purposes at the time of Engineering. To ensure long-term maintenance regardless of ownership changes, the owner or operator must provide proof that the O&M Plan has been incorporated into the property deed restrictions or Homeowners Association (HOA) covenants, as applicable.

The site owner or operator must maintain the O&M Plan on-site along with documentation of all maintenance activities performed. These records must be made available for review by the City of Rockwall or TCEQ within 24 hours of request.

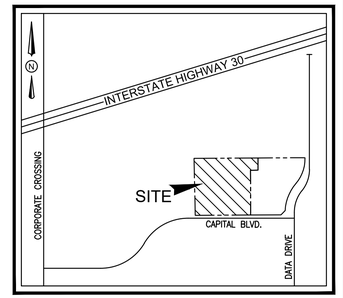
DETENTION NOTE:

NO ON-SITE DETENTION IS PROVIDED FOR THE PROJECT SITE. POST-DEVELOPMENT RUNOFF FROM THE PROJECT SITE SHALL BE ACCOMMODATED BY UPGRADES TO DETENTION POND-3. THE DETENTION FACILITY SHALL BE MODIFIED AS PART OF THIS DEVELOPMENT TO ACCOUNT FOR THE INCREASED RUNOFF GENERATED BY THE PROPOSED DEVELOPMENT.

## SITE GENERAL NOTES

1. ALL CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THE CITY OR LOCAL JURISDICTION STANDARDS.
2. THE LOCATION OF UNDERGROUND UTILITIES INDICATED ON THE PLANS IS TAKEN FROM AS-BUILTS, UTILITY PLANS OR SURVEY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAKE ARRANGEMENTS WITH THE OWNERS OF SUCH UNDERGROUND UTILITIES PRIOR TO WORKING IN THE AREA TO CONFIRM THEIR EXACT LOCATION AND TO DETERMINE WHETHER ANY ADDITIONAL UTILITIES OTHER THAN THOSE SHOWN ON THE PLANS MAY BE PRESENT. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL UNDERGROUND UTILITIES. IF EXISTING UNDERGROUND UTILITIES ARE DAMAGED, THE CONTRACTOR WILL BE RESPONSIBLE FOR THE COST OF REPAIRING THE UTILITY.
3. WHERE EXISTING UTILITIES OR SERVICE LINES ARE CUT, BROKEN OR DAMAGED, THE CONTRACTOR SHALL REPLACE OR REPAIR THE UTILITIES OR SERVICE LINES WITH THE SAME TYPE OF ORIGINAL MATERIAL AND CONSTRUCTION, OR BETTER, UNLESS OTHERWISE SHOWN OR NOTED ON THE PLANS, AT HIS OWN COST AND EXPENSE. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER AT ONCE OF ANY CONFLICTS WITH UTILITIES.
4. ALL EXCAVATIONS, TRENCHING AND SHORING OPERATIONS SHALL COMPLY WITH THE REQUIREMENTS OF THE U. S. DEPARTMENT OF LABOR, OSHA, CONSTRUCTION SAFETY AND HEALTH REGULATIONS AND ANY AMENDMENTS THERETO.
5. THE CONTRACTOR SHALL RESTORE ALL AREAS DISTURBED BY CONSTRUCTION TO ORIGINAL CONDITION OR BETTER. RESTORED AREAS INCLUDE, BUT ARE NOT LIMITED TO TRENCH BACKFILL, SIDE SLOPES, FENCES, DRAINAGE DITCHES, DRIVEWAYS, PRIVATE YARDS AND ROADWAYS.
6. ANY CHANGES NEEDED AFTER CONSTRUCTION PLANS HAVE BEEN RELEASED, SHALL BE APPROVED BY THE CITY ENGINEER. THESE CHANGES MUST BE RECEIVED IN WRITING.
7. THE CONTRACTOR SHALL PROVIDE "RED LINED" MARKED PRINTS TO THE ENGINEER PRIOR TO FINAL INSPECTION INDICATING ALL CONSTRUCTION WHICH DEVIATED FROM THE PLANS OR WAS CONSTRUCTED IN ADDITION TO THAT INDICATED ON THE PLANS.
8. ALL CURB RADIUS TO BE 10' OR 3' UNLESS OTHERWISE NOTED ON THE SITE PLAN.
9. AREA UNDER CANOPY AND DUMPSTER AREA DRAINS TO PROPOSED OIL WATER SEPARATOR.

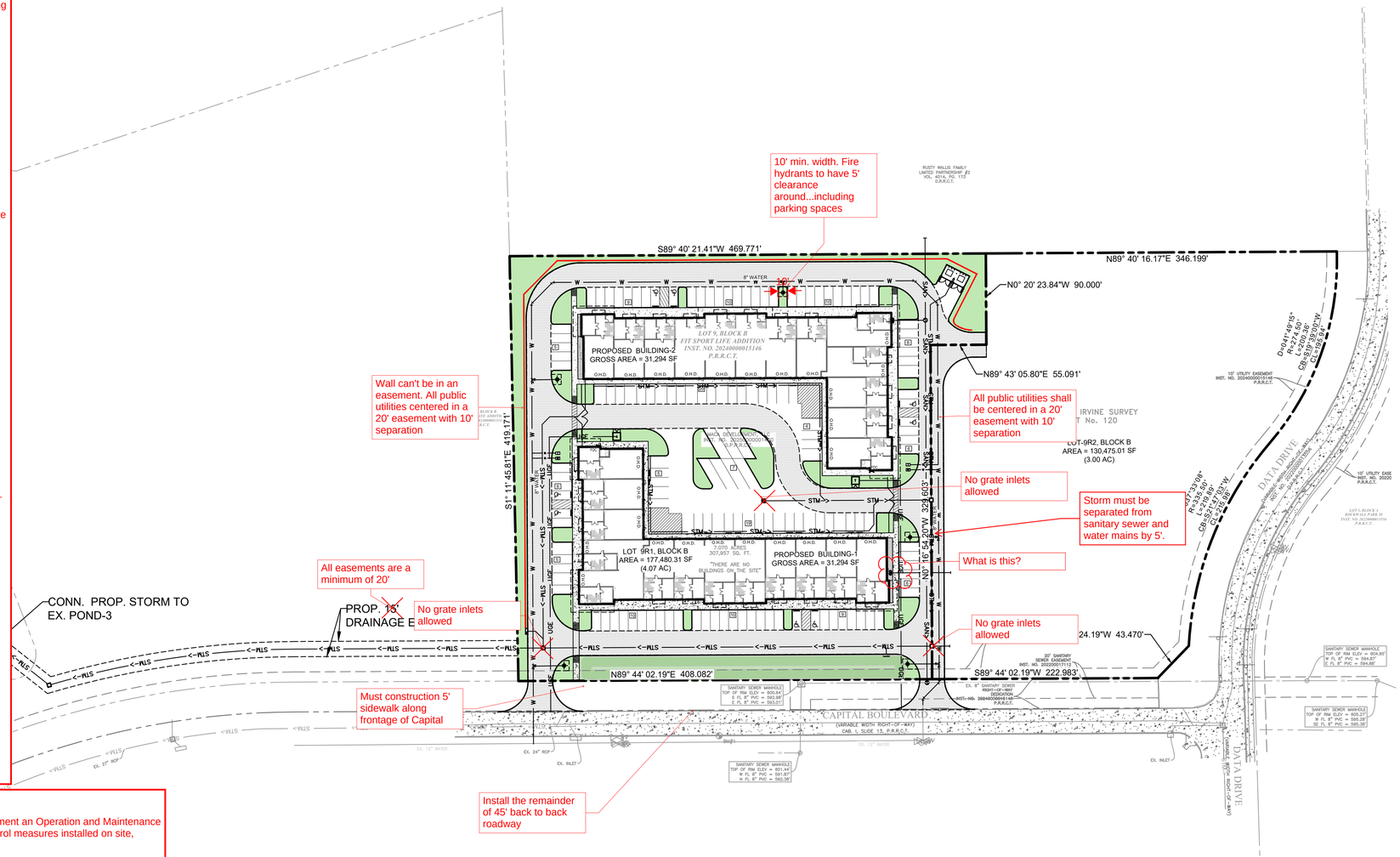



VICINITY MAP
N.T.S.

SITE LEGEND

| | |
|---|---|
| CONCRETE CURB | |
| SAW-CUT LINE | |
| FENCE | X |
| FIRE LANE | |
| RETAINING WALL | |
| PARKING SPACES | X |
| MONUMENT/PYLON SIGN | |
| WHEEL STOPS | |
| HANDICAP LOGO | |
| HANDICAP SIGN | |
| RAMP | |
| BOLLARD | |
| TRAFFIC ARROW | |
| FIRE HYDRANT | |
| DUMPSTER | |
| SANITARY SEWER MANHOLE | |
| SANITARY SEWER CLEANOUT | |
| SANITARY SEWER DOUBLE CLEANOUT | |
| SANITARY SEWER SAMPLE PORT | |
| GREASE TRAP | |
| DOMESTIC WATER METER | |
| IRRIGATION METER | |
| GAS METER | |
| TRANSFORMER | T |
| LIGHT POLE | |
| POWER POLE | |
| OVERHEAD DOOR | O.H.D. |




BENCHMARK

THE BENCHMARKS AND ELEVATIONS SHOWN ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM 1988 (NAVD88) BY USING GPS OBSERVATIONS IN CONJUNCTION WITH ALLTERRA RTK NETWORK.

BM: 1
AN "X" CUT SET ON TOP OF A CONCRETE BACK OF CURB ALONG THE SOUTH SIDE OF CAPITAL BOULEVARD, SOUTH OF THE SUBJECT PROPERTY AND LOCATED APPROXIMATELY 96 FEET SOUTHWEST FROM A SANITARY SEWER MANHOLE NEAR THE SOUTH LINE OF SAID SUBJECT PROPERTY .
ELEVATION: 599.80

BM: 2
AN "X" CUT SET ON TOP OF A CONCRETE BACK OF CURB ALONG THE EAST SIDE OF DATA DRIVE, EAST OF THE NORTHEAST CORNER OF THE SUBJECT PROPERTY AND LOCATED APPROXIMATELY 35 FEET NORTH FROM A FIRE HYDRANT NEAR SAID NORTHEAST PROPERTY CORNER. .
ELEVATION: 607.46'

FLOOD PLAIN NOTE

NO PORTION OF THE SUBJECT PROPERTY SHOWN HEREON LIES WITHIN THE 100 YEAR FLOOD HAZARD AREA ACCORDING TO THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48397C0045 L, DATED 09/26/2008. THE SUBJECT PROPERTY IS LOCATED IN TRHE AREA DESIGNATED AS ZONE "X", (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).

PROJECT CONTACT LIST

| | |
|---|---|
| OWNER/DEVELOPER<br>MACA DEVELOPMENT, LLC<br>ADDRESS: 6904 RAINWOOD DRIVE<br>PLANO, TX 75024<br>CONTACT: MOHIB MASANI<br>PHONE: 972-836-6442 | SURVEYOR<br>TRAVERSE LAND SURVEYING<br>395 LAKE PARK ROAD, SUITE 102<br>LEWISVILLE, TEXAS 75057<br>CONTACT: GRAYSON CEBALLOS<br>PHONE: 469-784-9321 |
| ENGINEER<br>TRIANGLE ENGINEERING LLC<br>1782 W. MCDERMOTT DRIVE<br>ALLEN, TEXAS 75013<br>CONTACT: KEVIN PATEL, P.E.<br>PHONE: (469) 213-1707<br>TX. P.E. FIRM #11525 | ARCHITECT<br>KILLIAN ARCHITECT<br>3400 N CENTRAL EXPY<br>SUITE 110-307<br>RICHARDSON, TX 75080<br>CONTACT: KENNETH R. KILLIAN<br>PHONE: 214-561-6042 |

811 Know what's below. Call before you dig.

APPROVED:
I HEARBY CERTIFY THAT THE ABOVE AND FORGOING SITE PLAN FOR A DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE ___ DAY OF _____, ____.

WITNESS OUR HANDS, THIS ___ OF ____, ____.

PLANNING & ZONING COMMISSION, CHAIRMAN

DIRECTOR OF PLANNING & ZONING

| NO. | DATE | DESCRIPTION | BY |
|---|---|---|---|
| 1 | 05/14/26 | 1ST SITE PLAN SUBMITTAL | KP |
| . | . | | . |
| . | . | | . |
| . | . | | . |
| . | . | | . |
| . | . | | . |
| . | . | | . |

STATE OF TEXAS — KARTAVYA S. PATEL — 97534 — LICENSED PROFESSIONAL ENGINEER
05/14/26

# OVERALL SITE PLAN

**MACAFLEX AT CAPITAL & DATA**
**NWC CAPITAL BOULEVARD & DATA DRIVE**
**LOT 9, BLOCK B**
**FIT SPORT LIFE ADDITION**
**CITY OF ROCKWALL**
**ROCKWALL COUNTY, TEXAS 75032**

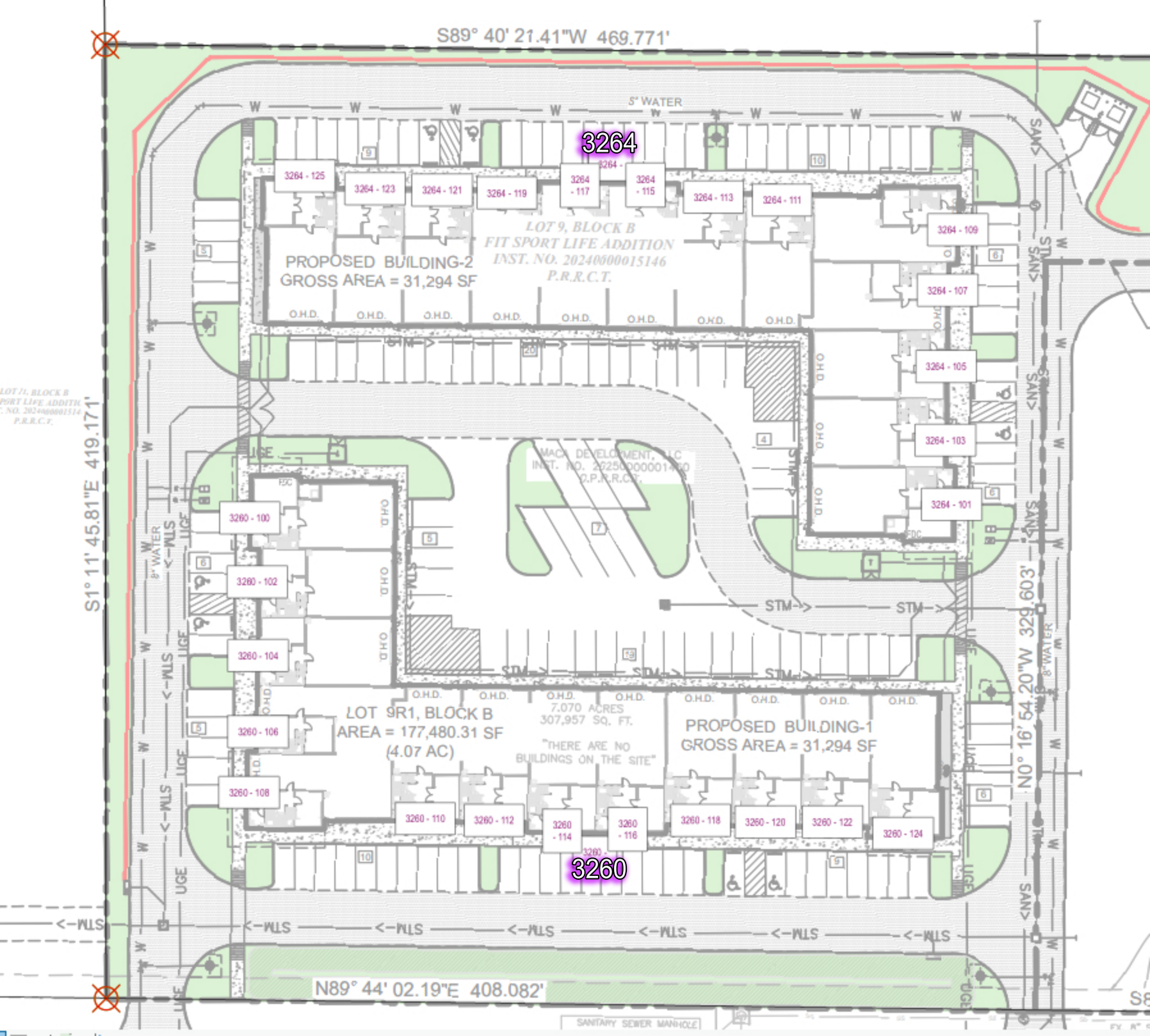

TRIANGLE ENGINEERING LLC
T: 469.331.8566 I F: 469.213.7145 I E: info@triangle-engr.com
W: triangle-engr.com I O: 1782 W. McDermott Drive, Allen, TX 75013


Planning | Civil Engineering | Construction Management

| P.E. | DES. | DATE | SCALE | PROJECT NO. | SHEET NO. |
|---|---|---|---|---|---|
| KP | SS | 05/14/26 | SEE SCALE BAR | 129-25 | OSP |

TX. P.E. FIRM #11525

CASE NO:


S89° 40' 21.41"W 469.771'
S1° 11' 45.81"E 419.171'
N0° 16' 54.20"W 329.603'
N89° 44' 02.19"E 408.082'
3264
3260
PROPOSED BUILDING-2
GROSS AREA = 31,294 SF
LOT 9, BLOCK B
FIT SPORT LIFE ADDITION
INST. NO. 20240000015146
P.R.R.C.T.
LOT 9R1, BLOCK B
AREA = 177,480.31 SF
(4.07 AC)
7.070 ACRES
307,957 SQ. FT.
"THERE ARE NO BUILDINGS ON THE SITE"
PROPOSED BUILDING-1
GROSS AREA = 31,294 SF
MACA DEVELOPMENT, LLC
INST. NO. 20250000001450
O.P.R.R.C.T.
3264 - 125
3264 - 123
3264 - 121
3264 - 119
3264 - 117
3264 - 115
3264 - 113
3264 - 111
3264 - 109
3264 - 107
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3260 - 112
3260 - 114
3260 - 116
3260 - 118
3260 - 120
3260 - 122
3260 - 124
8" WATER
STM
UGE
O.H.D.
SANITARY SEWER MANHOLE

# 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 | NWC CAPITAL BOULEVARD & DATA DRIVE | | | | |
| SUBDIVISION | | LOT | 9 | BLOCK | B |
| GENERAL LOCATION | NWC CAPITAL BOULEVARD & DATA DRIVE | | | | |

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

| | | | | | |
|---|---|---|---|---|---|
| CURRENT ZONING | LIGHT INDUSTRIAL | CURRENT USE | VACANT | | |
| PROPOSED ZONING | LIGHT INDUSTRIAL | PROPOSED USE | WAREHOUSE | | |
| ACREAGE | 4.07 | LOTS [CURRENT] | 1 | LOTS [PROPOSED] | 2 |

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

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

| | | | |
|---|---|---|---|
| ☐ OWNER | MACA DEVELOPMENT LLC | ☐ APPLICANT | TRIANGLE ENGINEERING |
| CONTACT PERSON | MOHIB MASANI | CONTACT PERSON | KEVIN PATEL |
| ADDRESS | [redacted] | ADDRESS | [redacted] |
| CITY, STATE & ZIP | [redacted] | CITY, STATE & ZIP | [redacted] |
| PHONE | [redacted] | PHONE | [redacted] |
| E-MAIL | [redacted] | E-MAIL | [redacted] |

## NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MOHIB MASANI [*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* $ 1081.40 *, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 12 *DAY OF* MAY *, 20* 26 *. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."*

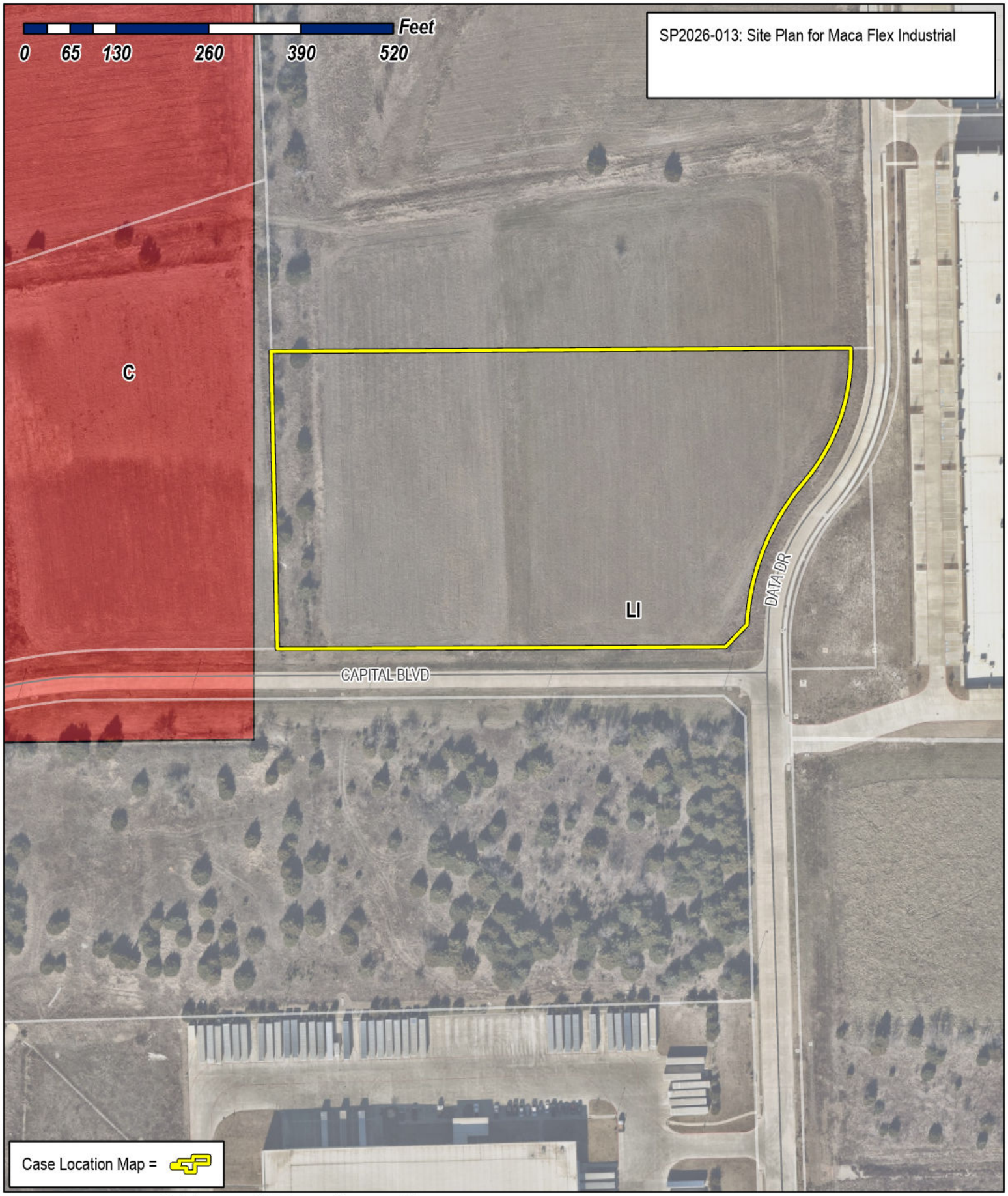
*GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE* 12 *DAY OF* May *, 20* 26

*OWNER'S SIGNATURE*

*NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS* Halston Arterburn

*MY COMMISSION EXPIRES*

HALSTON ARTERBURN
Notary ID #134109267
My Commission Expires
December 16, 2026




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

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

## EASEMENT/SETBACK LEGEND

| | |
|---|---|
| BUILDING SETBACK | B.S. |
| LANDSCAPE SETBACK | L.S. |
| FIRE LANE, ACCESS & UTILITY EASEMENT | F.A.U.E. |
| FIRE LANE, ACCESS & DRAINAGE EASEMENT | F.A.D.E. |
| ACCESS EASEMENT | A.E. |
| SIDEWALK EASEMENT | S.E. |
| SANITARY SEWER EASEMENT | S.S.E. |
| WATER EASEMENT | W.E. |
| ELECTRICAL EASEMENT | E.E. |
| UTILITY EASEMENT | U.E. |
| DRAINAGE & DETENTION EASEMENT | D.D.E. |

## DETENTION NOTE:

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## SITE GENERAL NOTES

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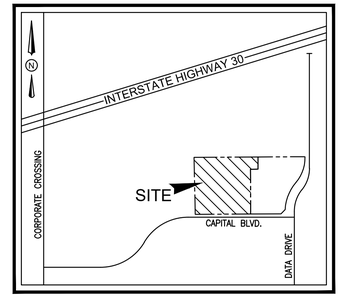
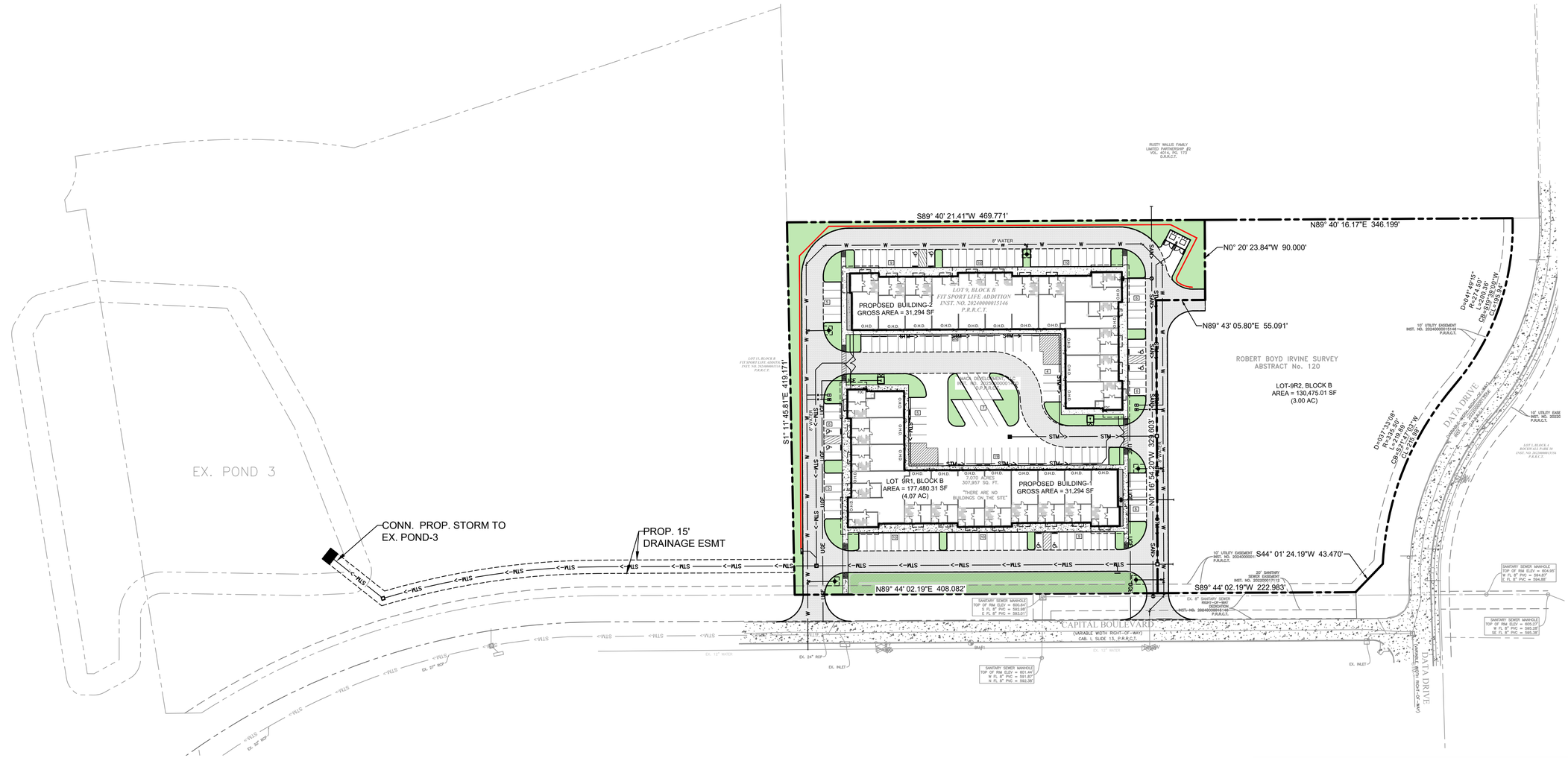
8. ALL CURB RADIUS TO BE 10' OR 3' UNLESS OTHERWISE NOTED ON THE SITE PLAN.
9. AREA UNDER CANOPY AND DUMPSTER AREA DRAINS TO PROPOSED OIL WATER SEPARATOR.




## VICINITY MAP

N.T.S.




## SITE LEGEND

| | |
|---|---|
| CONCRETE CURB | |
| SAW-CUT LINE | |
| FENCE | X |
| FIRE LANE | |
| RETAINING WALL | |
| PARKING SPACES | X |
| MONUMENT/PYLON SIGN | |
| WHEEL STOPS | |
| HANDICAP LOGO | |
| HANDICAP SIGN | |
| RAMP | |
| BOLLARD | |
| TRAFFIC ARROW | |
| FIRE HYDRANT | |
| DUMPSTER | |
| SANITARY SEWER MANHOLE | |
| SANITARY SEWER CLEANOUT | |
| SANITARY SEWER DOUBLE CLEANOUT | |
| SANITARY SEWER SAMPLE PORT | |
| GREASE TRAP | |
| DOMESTIC WATER METER | |
| IRRIGATION METER | |
| GAS METER | |
| TRANSFORMER | T |
| LIGHT POLE | |
| POWER POLE | |
| OVERHEAD DOOR | O.H.D. |

## BENCHMARK

THE BENCHMARKS AND ELEVATIONS SHOWN ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM 1988 (NAVD88) BY USING GPS OBSERVATIONS IN CONJUNCTION WITH ALLTERRA RTK NETWORK.

BM: 1
AN "X" CUT SET ON TOP OF A CONCRETE BACK OF CURB ALONG THE SOUTH SIDE OF CAPITAL BOULEVARD, SOUTH OF THE SUBJECT PROPERTY AND LOCATED APPROXIMATELY 96 FEET SOUTHWEST FROM A SANITARY SEWER MANHOLE NEAR THE SOUTH LINE OF SAID SUBJECT PROPERTY .
ELEVATION: 599.80

BM: 2
AN "X" CUT SET ON TOP OF A CONCRETE BACK OF CURB ALONG THE EAST SIDE OF DATA DRIVE, EAST OF THE NORTHEAST CORNER OF THE SUBJECT PROPERTY AND LOCATED APPROXIMATELY 35 FEET NORTH FROM A FIRE HYDRANT NEAR SAID NORTHEAST PROPERTY CORNER. .
ELEVATION: 607.46'

## FLOOD PLAIN NOTE

NO PORTION OF THE SUBJECT PROPERTY SHOWN HEREON LIES WITHIN THE 100 YEAR FLOOD HAZARD AREA ACCORDING TO THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48397C0045 L, DATED 09/26/2008. THE SUBJECT PROPERTY IS LOCATED IN TRHE AREA DESIGNATED AS ZONE "X", (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).

## PROJECT CONTACT LIST

| | |
|---|---|
| OWNER/DEVELOPER<br>MACA DEVELOPMENT, LLC<br>ADDRESS: 6904 RAINWOOD DRIVE<br>PLANO, TX 75024<br>CONTACT: MOHIB MASANI<br>PHONE: 972-836-6442 | SURVEYOR<br>TRAVERSE LAND SURVEYING<br>395 LAKE PARK ROAD, SUITE 102<br>LEWISVILLE, TEXAS 75057<br>CONTACT: GRAYSON CEBALLOS<br>PHONE: 469-784-9321 |
| ENGINEER<br>TRIANGLE ENGINEERING LLC<br>1782 W. MCDERMOTT DRIVE<br>ALLEN, TEXAS 75013<br>CONTACT: KEVIN PATEL, P.E.<br>PHONE: (469) 213-1707<br>TX. P.E. FIRM #11525 | ARCHITECT<br>KILLIAN ARCHITECT<br>3400 N CENTRAL EXPY<br>SUITE 110-307<br>RICHARDSON, TX 75080<br>CONTACT: KENNETH R. KILLIAN<br>PHONE: 214-561-6042 |

811 Know what's below. Call before you dig.

APPROVED:
I HEARBY CERTIFY THAT THE ABOVE AND FORGOING SITE PLAN FOR A DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE ___ DAY OF _____, ____.

WITNESS OUR HANDS, THIS ___ OF ____, ____.

PLANNING & ZONING COMMISSION, CHAIRMAN

DIRECTOR OF PLANNING & ZONING

| NO. | DATE | DESCRIPTION | BY |
|---|---|---|---|
| 1 | 05/14/26 | 1ST SITE PLAN SUBMITTAL | KP |
| . | . | | . |
| . | . | | . |
| . | . | | . |
| . | . | | . |
| . | . | | . |
| . | . | | . |

STATE OF TEXAS — KARTAVYA S. PATEL — 97534 — LICENSED PROFESSIONAL ENGINEER
05/14/26

# OVERALL SITE PLAN

## MACAFLEX AT CAPITAL & DATA

NWC CAPITAL BOULEVARD & DATA DRIVE
LOT 9, BLOCK B
FIT SPORT LIFE ADDITION
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS 75032


TRIANGLE ENGINEERING LLC
T: 469.331.8566 I F: 469.213.7145 I E: info@triangle-engr.com
W: triangle-engr.com I O: 1782 W. McDermott Drive, Allen, TX 75013
Planning | Civil Engineering | Construction Management


| P.E. | DES. | DATE | SCALE | PROJECT NO. | SHEET NO. |
|---|---|---|---|---|---|
| KP | SS | 05/14/26 | SEE SCALE BAR | 129-25 | OSP |

TX. P.E. FIRM #11525

CASE NO:

## EASEMENT/SETBACK LEGEND

| | |
|---|---|
| BUILDING SETBACK | B.S. |
| LANDSCAPE SETBACK | L.S. |
| FIRE LANE, ACCESS & UTILITY EASEMENT | F.A.U.E. |
| FIRE LANE, ACCESS & DRAINAGE EASEMENT | F.A.D.E. |
| ACCESS EASEMENT | A.E. |
| SIDEWALK EASEMENT | S.E. |
| SANITARY SEWER EASEMENT | S.S.E. |
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| DRAINAGE & DETENTION EASEMENT | D.D.E. |

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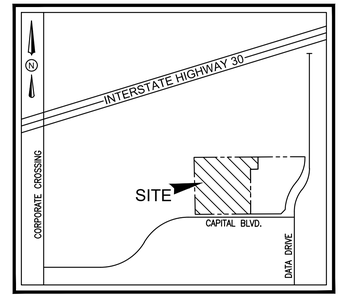
9. AREA UNDER CANOPY AND DUMPSTER AREA DRAINS TO PROPOSED OIL WATER SEPARATOR.

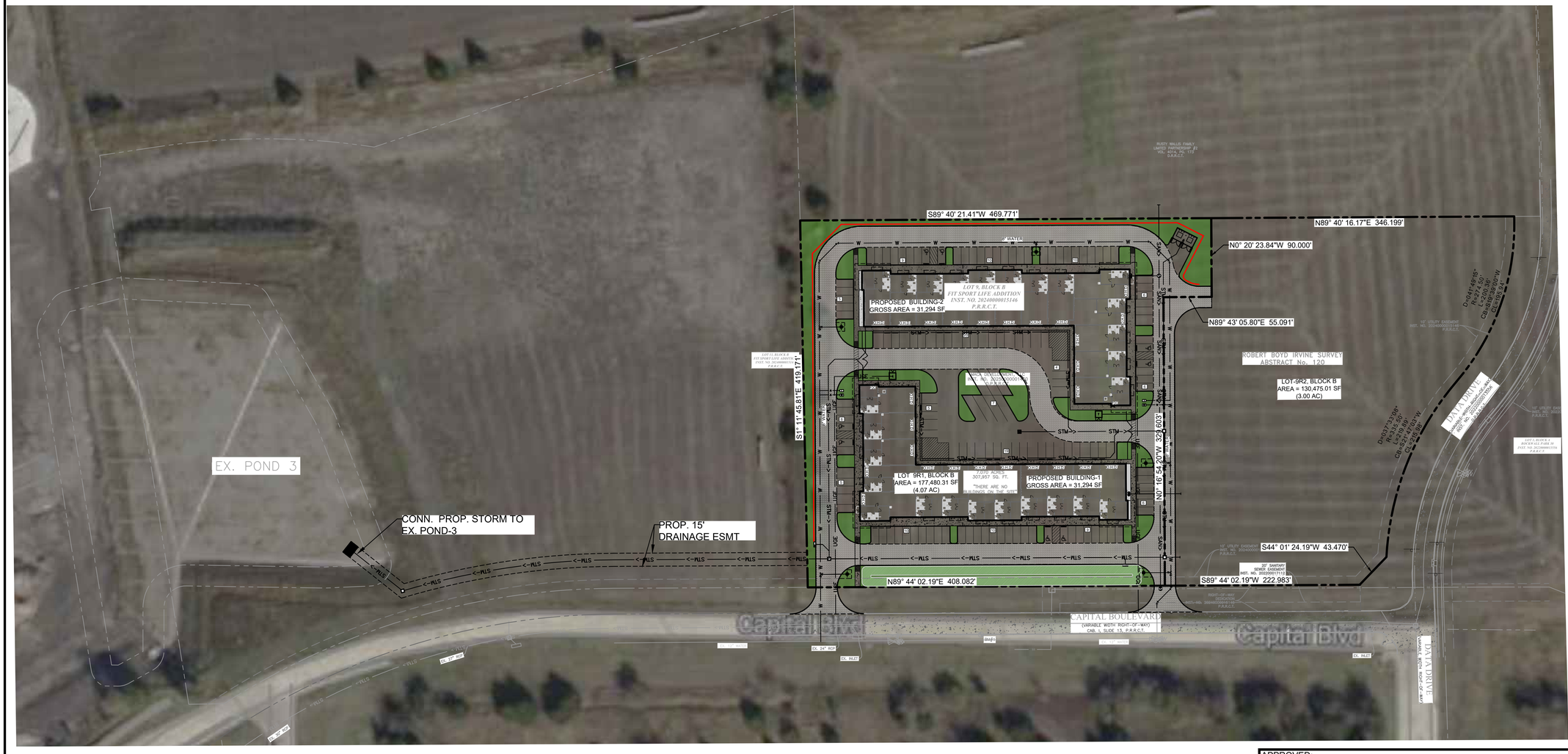
0 60 120

Scale: 1" = 60 ' Feet




## VICINITY MAP

N.T.S.




## SITE LEGEND

| | |
|---|---|
| CONCRETE CURB | |
| SAW-CUT LINE | |
| FENCE | X |
| FIRE LANE | |
| RETAINING WALL | |
| PARKING SPACES | X |
| MONUMENT/PYLON SIGN | |
| WHEEL STOPS | |
| HANDICAP LOGO | |
| HANDICAP SIGN | |
| RAMP | |
| BOLLARD | |
| TRAFFIC ARROW | |
| FIRE HYDRANT | |
| DUMPSTER | |
| SANITARY SEWER MANHOLE | |
| SANITARY SEWER CLEANOUT | |
| SANITARY SEWER DOUBLE CLEANOUT | |
| SANITARY SEWER SAMPLE PORT | |
| GREASE TRAP | |
| DOMESTIC WATER METER | |
| IRRIGATION METER | |
| GAS METER | |
| TRANSFORMER | T |
| LIGHT POLE | |
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_____ PLANNING & ZONING COMMISSION, CHAIRMAN

_____ DIRECTOR OF PLANNING & ZONING

| NO. | DATE | DESCRIPTION | BY |
|---|---|---|---|
| 1 | 05/14/26 | 1ST SITE PLAN SUBMITTAL | KP |
| . | . | | . |
| . | . | | . |
| . | . | | . |
| . | . | | . |
| . | . | | . |
| . | . | | . |

STATE OF TEXAS · KARTAVYA S. PATEL · 97534 · LICENSED · PROFESSIONAL ENGINEER
05/14/26

# OVERALL SITE PLAN- AERIAL

**MACAFLEX AT CAPITAL & DATA**

**NWC CAPITAL BOULEVARD & DATA DRIVE**

**LOT 9, BLOCK B**

**FIT SPORT LIFE ADDITION**

**CITY OF ROCKWALL**

**ROCKWALL COUNTY, TEXAS 75032**


TRIANGLE ENGINEERING LLC
T: 469.331.8566 I F: 469.213.7145 I E: info@triangle-engr.com
W: triangle-engr.com I O: 1782 W. McDermott Drive, Allen, TX 75013
Planning | Civil Engineering | Construction Management


| P.E. | DES. | DATE | SCALE | PROJECT NO. | SHEET NO. |
|---|---|---|---|---|---|
| KP | SS | 05/14/26 | SEE SCALE BAR | 129–25 | OSP-A |

TX. P.E. FIRM #11525

CASE NO:

## EASEMENT/SETBACK LEGEND

| | |
|---|---|
| BUILDING SETBACK | B.S. |
| LANDSCAPE SETBACK | L.S. |
| FIRE LANE, ACCESS & UTILITY EASEMENT | F.A.U.E. |
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| SANITARY SEWER EASEMENT | S.S.E. |
| WATER EASEMENT | W.E. |
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| UTILITY EASEMENT | U.E. |
| DRAINAGE & DETENTION EASEMENT | D.D.E. |

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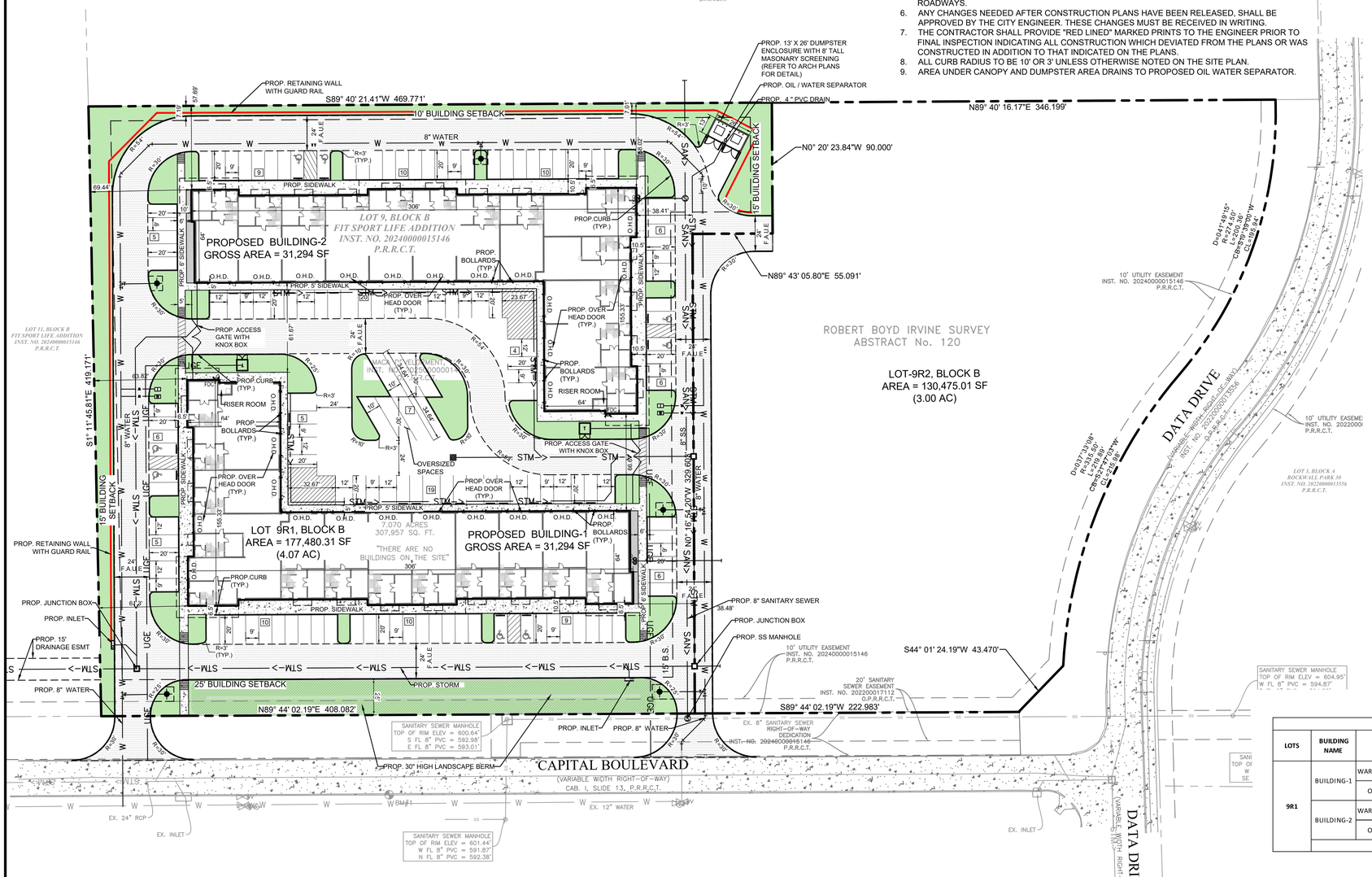
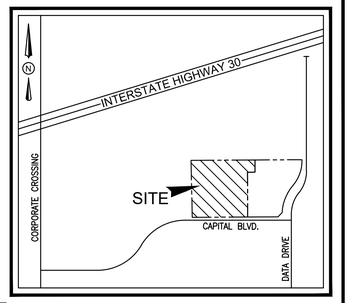









## VICINITY MAP

N.T.S.

### SITE LEGEND

CONCRETE CURB
SAW-CUT LINE
FENCE
FIRE LANE
RETAINING WALL
PARKING SPACES
MONUMENT/PYLON SIGN
WHEEL STOPS
HANDICAP LOGO
HANDICAP SIGN
RAMP
BOLLARD
TRAFFIC ARROW
FIRE HYDRANT
DUMPSTER
SANITARY SEWER MANHOLE
SANITARY SEWER CLEANOUT
SANITARY SEWER DOUBLE CLEANOUT
SANITARY SEWER SAMPLE PORT
GREASE TRAP
DOMESTIC WATER METER
IRRIGATION METER
GAS METER
TRANSFORMER
LIGHT POLE
POWER POLE
OVERHEAD DOOR (O.H.D.)

### SITE DATA SUMMARY TABLE

| ITEM | SITE PLAN | |
|---|---|---|
| **GENERAL SITE DATA** | | |
| LOT | 9R1 | |
| CURRENT ZONING (FROM ZONING MAP) | Light Industrial (LI) | |
| PROPOSED ZONING | Light Industrial (LI) | |
| LAND USE | Warehouse | |
| LOT AREA | 177,485 | SF |
| | 4.075 | AC |
| **BUILDING-1** | | |
| BUILDING FOOTPRINT AREA | 31,294 | SF |
| BUILDING HEIGHT | 2 | STORY |
| MAX. BUILDING HEIGHT (DISTANCE TO TALLEST BUILDING ELEMENT) | 33 | FT |
| **BUILDING-2** | | |
| BUILDING FOOTPRINT AREA | 31,294 | SF |
| BUILDING HEIGHT | 2 | STORY |
| MAX. BUILDING HEIGHT (DISTANCE TO TALLEST BUILDING ELEMENT) | 33 | FT |
| LOT COVERAGE | 35.26 | % |
| FLOOR AREA RATIO (RATIO X.XX:1) | 0.35 : 1 | |
| **PARKING** | | |
| REQUIRED PARKING RATIO (WAREHOUSE) | 1 SPACES PER EVERY 1,000 SF | |
| REQUIRED PARKING RATIO (OFFICE) | 1 SPACES PER EVERY 300 SF | |
| **BUILDING-1** | | |
| REQUIRED PARKING (PER CITY) | 68 | SPACES |
| PROVIDED ON-SITE PARKING (INCLUDING ADA SPACES) | 74 | SPACES |
| ACCESSIBLE PARKING REQUIRED | 3 | SPACES |
| ACCESSIBLE PARKING PROVIDED | 4 | SPACES |
| **BUILDING-2** | | |
| REQUIRED PARKING (PER CITY) | 68 | SPACES |
| PROVIDED ON-SITE PARKING (INCLUDING ADA SPACES) | 75 | SPACES |
| ACCESSIBLE PARKING REQUIRED | 3 | SPACES |
| ACCESSIBLE PARKING PROVIDED | 4 | SPACES |
| **LANDSCAPE/PERVIOUS AREA** | | |
| LANDSCAPE AREA REQUIRED | N/A | SF |
| LANDSCAPE AREA PROVIDED | 31,291 | SF |
| ***TOTAL LANDSCAPE/PERVIOUS AREA PROVIDED*** | **31,291** | SF |
| ***TOTAL PERVIOUS %*** | **18%** | |
| **IMPERVIOUS AREA** | | |
| BUILDING FOOTPRINT AREA (SQUARE FEET) | 62,588 | SF |
| AREA OF SIDEWALKS, PAVEMENT & OTHER IMPERVIOUS FLATWORK | 83,606 | SF |
| ***TOTAL IMPERVIOUS AREA (SQ.FT)*** | **146,194** | SF |
| ***TOTAL IMPERVIOUS %*** | **82%** | |

### BUILDING DATA SUMMARY TABLE

| LOTS | | STORY | USE | HEIGHT | AREA (SF) | TOTAL (SF) |
|---|---|---|---|---|---|---|
| 9R1 | BUILDING-1 | 2 | WARE HOUSE | 33'-00" | 15,938 | 31,294 |
| | | | OFFICE | | 15,356 | |
| | BUILDING-2 | 2 | WARE HOUSE | 33'-00" | 15,938 | 31,294 |
| | | | OFFICE | | 15,356 | |

### PARKING DATA SUMMARY TABLE BY USE

| LOTS | BUILDING NAME | USE | TOTAL FLOOR AREA (SF) | PARKING REQUIREMENTS | PARKING REQUIRED | | PARKING PROVIDED | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | INDIVIDUAL | TOTAL | REGULAR | HANDICAP SPACES | OVER SIZED SPACE | TOTAL |
| 9R1 | BUILDING-1 | WARE HOUSE | 15,938 | 1 PER 1000 SF | 16 | 68 | 66 | 4 | 4 | 74 |
| | | OFFICE | 15,356 | 1 PER 300 SF | 52 | | | | | |
| | BUILDING-2 | WARE HOUSE | 15,938 | 1 PER 1000 SF | 16 | 68 | 66 | 4 | 3 | 73 |
| | | OFFICE | 15,356 | 1 PER 300 SF | 52 | | | | | |
| | TOTAL = | | 62,588 | | 136 | 136 | 132 | 8 | 7 | 147 |

### BENCHMARK

THE BENCHMARKS AND ELEVATIONS SHOWN ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM 1988 (NAVD88) BY USING GPS OBSERVATIONS IN CONJUNCTION WITH ALLTERRA RTK NETWORK.

BM: 1
AN "X" CUT SET ON TOP OF A CONCRETE BACK OF CURB ALONG THE SOUTH SIDE OF CAPITAL BOULEVARD, SOUTH OF THE SUBJECT PROPERTY AND LOCATED APPROXIMATELY 96 FEET SOUTHWEST FROM A SANITARY SEWER MANHOLE NEAR THE SOUTH LINE OF SAID SUBJECT PROPERTY . ELEVATION: 599.80

BM: 2
AN "X" CUT SET ON TOP OF A CONCRETE BACK OF CURB ALONG THE EAST SIDE OF DATA DRIVE, EAST OF THE NORTHEAST CORNER OF THE SUBJECT PROPERTY AND LOCATED APPROXIMATELY 35 FEET NORTH FROM A FIRE HYDRANT NEAR SAID NORTHEAST PROPERTY CORNER. . ELEVATION: 607.46'

### WATER METER & SANITARY SEWER SCHEDULE

| ID | TYPE | SIZE | NO. |
|---|---|---|---|
| D | DOMESTIC | 2" | 2 |
| I | IRRIGATION | 1" | 2 |
| | SANITARY SEWER | 6" | |

### FLOOD PLAIN NOTE

NO PORTION OF THE SUBJECT PROPERTY SHOWN HEREON LIES WITHIN THE 100 YEAR FLOOD HAZARD AREA ACCORDING TO THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48397C0045 L, DATED 09/26/2008. THE SUBJECT PROPERTY IS LOCATED IN TRHE AREA DESIGNATED AS ZONE "X", (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).

### TABLE 1: PAVEMENT DESIGN THICKNESS

| STREET/PAVEMENT TYPE | MINIMUM THICKNESS (INCHES) | STRENGTH 28 DAY (PSI) | STEEL REINFORCEMENT | | PAVING MATERIAL |
|---|---|---|---|---|---|
| | | | BAR# | SPACING (OCEW) | |
| FIRE LANE/DRIVE AISLE | 8" | 3600 | #3 | 18" | CONCRETE (6.5 SACK / C.Y.) |
| PARKING LOT | 5" | 3600 | #3 | 18" | CONCRETE (6.5 SACK / C.Y.) |
| SIDEWALKS | 4" | 3600 | #3 | 18" | CONCRETE (5.5 SACK / C.Y.) |
| DUMPSTER PAD | 8" | 3600 | #3 | 18" | CONCRETE (6.5 SACK / C.Y.) |
| DRIVEWAYS APPROACHES WITHIN ROW | TO MATCH DESIGN OF STREET CONNECTING INTO | | | | CONCRETE (6.5 SACK / C.Y.) |

### PROJECT CONTACT LIST

**OWNER/DEVELOPER**
MACA DEVELOPMENT, LLC
ADDRESS: 6904 RAINWOOD DRIVE
PLANO, TX 75024
CONTACT: MOHIB MASANI
PHONE: 972-836-6442

**SURVEYOR**
TRAVERSE LAND SURVEYING
395 LAKE PARK ROAD, SUITE 102
LEWISVILLE, TEXAS 75057
CONTACT: GRAYSON CEBALLOS
PHONE: 469-784-9321

**ENGINEER**
TRIANGLE ENGINEERING LLC
1782 W. MCDERMOTT DRIVE
ALLEN, TEXAS 75013
CONTACT: KEVIN PATEL, P.E.
PHONE: (469) 213-1707
TX. P.E. FIRM #11525

**ARCHITECT**
KILLIAN ARCHITECT
3400 N CENTRAL EXPY
SUITE 110-307
RICHARDSON, TX 75080
CONTACT: KENNETH R. KILLIAN
PHONE: 214-561-6042

811 Know what's below. Call before you dig.

APPROVED:
I HEARBY CERTIFY THAT THE ABOVE AND FORGOING SITE PLAN FOR A DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE ___ DAY OF _____, ____.

WITNESS OUR HANDS, THIS ___ OF ____, ____.

PLANNING & ZONING COMMISSION, CHAIRMAN

DIRECTOR OF PLANNING & ZONING

| NO. | DATE | DESCRIPTION | BY |
|---|---|---|---|
| 1 | 05/14/26 | 1ST SITE PLAN SUBMITTAL | KP |
| . | . | | . |
| . | . | | . |
| . | . | | . |
| . | . | | . |
| . | . | | . |
| . | . | | . |

STATE OF TEXAS — KARTAVYA S. PATEL — 97534 — LICENSED PROFESSIONAL ENGINEER
05/14/26

# SITE PLAN

## MACAFLEX AT CAPITAL & DATA

**NWC CAPITAL BOULEVARD & DATA DRIVE**
**LOT 9, BLOCK B**
**FIT SPORT LIFE ADDITION**
**CITY OF ROCKWALL**
**ROCKWALL COUNTY, TEXAS 75032**


TRIANGLE ENGINEERING LLC
T: 469.331.8566 I F: 469.213.7145 I E: info@triangle-engr.com
W: triangle-engr.com I O: 1782 W. McDermott Drive, Allen, TX 75013
Planning | Civil Engineering | Construction Management


| P.E. | DES. | DATE | SCALE | PROJECT NO. | SHEET NO. |
|---|---|---|---|---|---|
| KP | SS | 05/14/26 | SEE SCALE BAR | 129-25 | SP |

TX. P.E. FIRM #11525

CASE NO:



FC-1 FIBER CEMENT PANEL NICHIHA VINTAGEWOOD

## KEYNOTE LEGEND

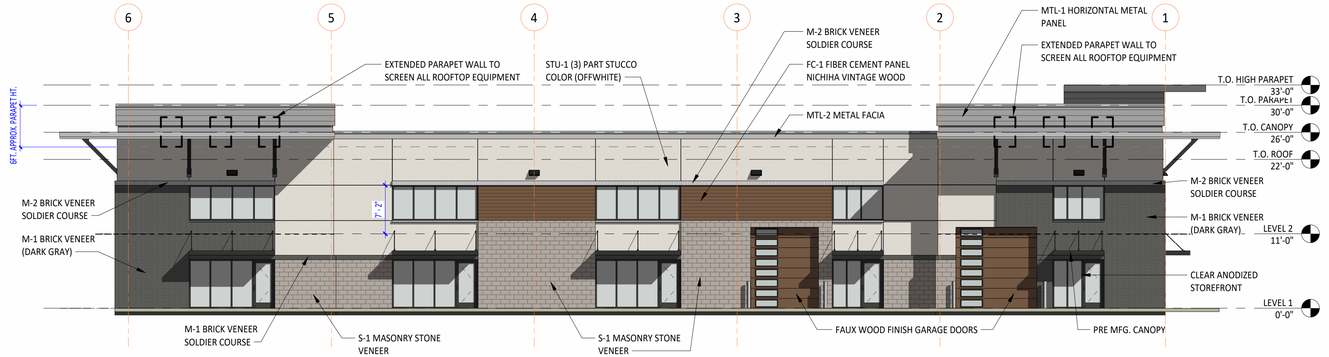
| | |
|---|---|
| 05.50 | MAPES ARCHITECTURAL CANOPY (DARK BRONZE) - SUPER LUMIDECK CANOPY W/ 1" HANGER PIPE, FLAT SOFFIT DECKING, 8" FACIA, FACIA DRAIN W/ SCUPPERS. - COLOR TO MATCH DARK BRONZE - PROVIDE CUTSHEETS, ENGINEERING AND EMBED ATTACHEMENTS AND BACKING AS REQUIRED BY MFG. - CONTRACTOR TO PROVIDE SHOP DRAWINGS AND ENGINEERING FOR REVIEW AND APPROVAL |
| 05.75 | STEEL BOLLARD W/ STAINLESS STEEL COVER (#316 BRUSHED #4 BY POST GUARD OR SIMILAR) - FILL STEEL BOLLARD WITH CONCRETE - COORDINATE BOLLARDS WITH ARCHITECT / CIVIL ENGINEER PRIOR TO CONSTRUCTION. |
| 05.82 | DOWNSPOUT 6X6 W/ SCUPPER BOX 24"W X 8"H - AND ADJACENT OVERFLOW SCUPPER 24"W X 8"H - SURFACE DRAIN |
| 26.30 | WALL MOUNTED EXTERIOR LIGHT FIXTURE REFER MEP DRAWINGS |

## EXTERIOR MATERIAL CALCULATIONS

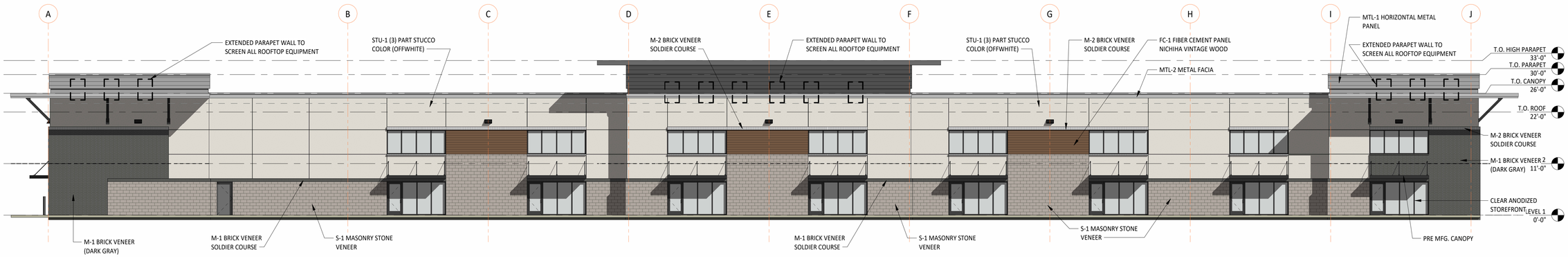
| | SF EA. | % AREA |
|---|---|---|
| **FRONT** | | |
| *TOTAL* | *8,714* | *100%* |
| STUCCO | *3,701* | 42% |
| CEMENT FIBER | 271 | 3% |
| METAL | 1,074 | 12% |
| MASONRY | 3,668 | 42% |
| **LEFT** | | |
| *TOTAL* | *4,388* | *100%* |
| STUCCO | *1,345* | 31% |
| CEMENT FIBER | *208* | 5% |
| METAL | 502 | 11% |
| MASONRY | 2,333 | 53% |
| **BACK** | | |
| *TOTAL* | *8,127* | *100%* |
| *STUCCO* | *4,373* | 54% |
| METAL | 465 | 6% |
| MASONRY | 3,289 | 40% |
| **RIGHT** | | |
| *TOTAL* | *4,265* | *100%* |
| STUCCO | 2,215 | 52% |
| METAL | 380 | 9% |
| MASONRY | 1,670 | 39% |

## MATERIALS

| | |
|---|---|
| MTL-1 | HORIZONTAL METAL PANEL - PAC-CLAD - ANODIC CLEAR |
| MTL-2 | METAL FACIA - PAC-CLAD - ANODIC CLEAR |
| FC-1 | FIBER CEMENT PANEL - NICHIHA VINTAGEWOOD |
| STU-1 | (3) PART STUCCO - WHITE - SW 6098 SHERWIN WILLIAMS PACER WHITE |
| M-1 | MASONRY BRICK VENEER (DARK GRAY) BLACKSON BRICK - MIDNIGHT IS (VELOUR) |
| M-2 | MASONRY BRICK VENEER (WHITE) - BLACKSON BRICK - WHITESTONE |
| S-1 | MASONRY STONE VENEER (TAN) - BLACKSON BRICK - COTTONWOOD HONED |
| GL-1 | GLAZING (GLASS) - LOW-E CLEAR |
| FR-1 | STOREFRONT FRAMES - DARK BRONZE ALUMINUM |




**2** LEFT SIDE
3/32" = 1'-0"




**1** FRONT
3/32" = 1'-0"

**APPROVED:**
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the _____ day of _____,2026.

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

_____ Planning & Zoning Commission, Chairman

_____ Director of Planning and Zoning


ARCHITECT
KILLIAN
STUDIO OF ARCHITECTURE
PLANNING | ARCHITECTURE | INTERIORS
WWW.KENKILLIAN.COM
KILLIAN DESIGN, LLC
MEMBER of THE AMERICAN INSTITUTE OF ARCHITECTS · NCARB · TEXAS SOCIETY OF ARCHITECTS

3400 N CENTRAL EXPY | SUITE 110-307
RICHARDSON, TEXAS 75080
214.561.6042



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KENNETH R. KILLIAN, AIA
TX REG. NO. 19489


SEAL

REGISTERED ARCHITECT · KENNETH R. KILLIAN · 29489 · STATE OF TEXAS

EXP. 02/29/2023

DEVELOPER
MACA DEVELOPMENT, LLC
6904 RAINWOOD DRIVE
PLANO, TX 75024
(972) 836-6442
-
CONTACT: MOHIB MASANI

CONTRACTOR

STRUCTURAL ENGINEER
SEDG, LLC
8850 HUFFMEISTER, SUITE 200
HOUSTON, TX 77095
(281) 583-7088
-
CONTACT: JARROD HAMILTION

MEP ENGINEER
V3 CONSULTING ENGINEERS
9125 LOMA VISTA DRIVE
DALLAS, TX 75243
(972) 643-8814
-
CONTACT: STRIDER STEELE

CIVIL ENGINEER
TRIANGLE ENGINEERING, LLC.
1782 MCDERMOTT DR.
ALLEN, TX 75013
(214) 609-9271
-
CONTACT: KEVIN PATEL, P.E.

LANDSCAPE
TRIANGLE ENGINEERING, LLC.
1782 MCDERMOTT DR.
ALLEN, TX 75013
(214) 609-9271
-
CONTACT: KEVIN PATEL, P.E.

PROJECT

**MACA FLEX WAREHOUSE**
*ADDRESS*
ROCKWALL, TEXAS

| REV. | DATE | ISSUE |
|---|---|---|

2025.102
PROJECT NUMBER

**EXTERIOR ELEVATION**

**A211**
SHEET NUMBER

## KEYNOTE LEGEND

| | |
|---|---|
| 05.50 | MAPES ARCHITECTURAL CANOPY (DARK BRONZE) - SUPER LUMIDECK CANOPY W/ 1" HANGER PIPE, FLAT SOFFIT DECKING, 8" FACIA, FACIA DRAIN W/ SCUPPERS. - COLOR TO MATCH DARK BRONZE - PROVIDE CUTSHEETS, ENGINEERING AND EMBED ATTACHEMENTS AND BACKING AS REQUIRED BY MFG. - CONTRACTOR TO PROVIDE SHOP DRAWINGS AND ENGINEERING FOR REVIEW AND APPROVAL |
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| | |
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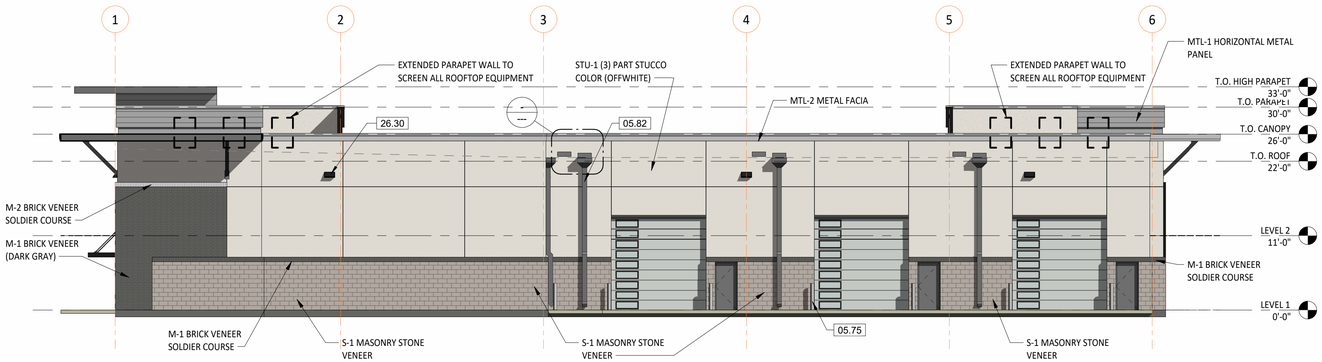
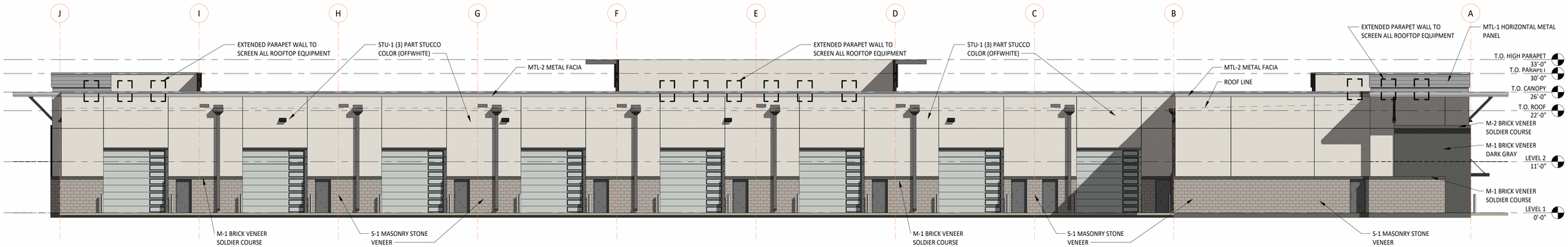



**2** RIGHT
3/32" = 1'-0"




**1** BACK
3/32" = 1'-0"

**APPROVED:**
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the _____ day of _____,2026.

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

Planning & Zoning Commission, Chairman

Director of Planning and Zoning


**ARCHITECT**
KILLIAN
STUDIO OF ARCHITECTURE
PLANNING | ARCHITECTURE | INTERIORS
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KENNETH R. KILLIAN, AIA
TX REG. NO. 19489


**SEAL**

REGISTERED ARCHITECT KENNETH R. KILLIAN 19489 STATE OF TEXAS

EXP. 02/29/2023

**DEVELOPER**
MACA DEVELOPMENT, LLC
6904 RAINWOOD DRIVE
PLANO, TX 75024
(972) 836-6442
-
CONTACT: MOHIB MASANI

**CONTRACTOR**

**STRUCTURAL ENGINEER**
SEDG, LLC
8850 HUFFMEISTER, SUITE 200
HOUSTON, TX 77095
(281) 583-7088
-
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ALLEN, TX 75013
(214) 609-9271
-
CONTACT: KEVIN PATEL, P.E.

**LANDSCAPE**
TRIANGLE ENGINEERING, LLC.
1782 MCDERMOTT DR.
ALLEN, TX 75013
(214) 609-9271
-
CONTACT: KEVIN PATEL, P.E.

**PROJECT**

# MACA FLEX WAREHOUSE

*ADDRESS*
ROCKWALL, TEXAS

| REV. | DATE | ISSUE |
|---|---|---|

2025.102
**PROJECT NUMBER**

## EXTERIOR ELEVATION

# A212

**SHEET NUMBER**








**ARCHITECT**

KILLIAN
STUDIO OF ARCHITECTURE
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KENNETH R. KILLIAN, AIA
TX REG. NO. 19489


**SEAL**

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EXP. 02/29/2023

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**PROJECT**

**MACA FLEX WAREHOUSE**

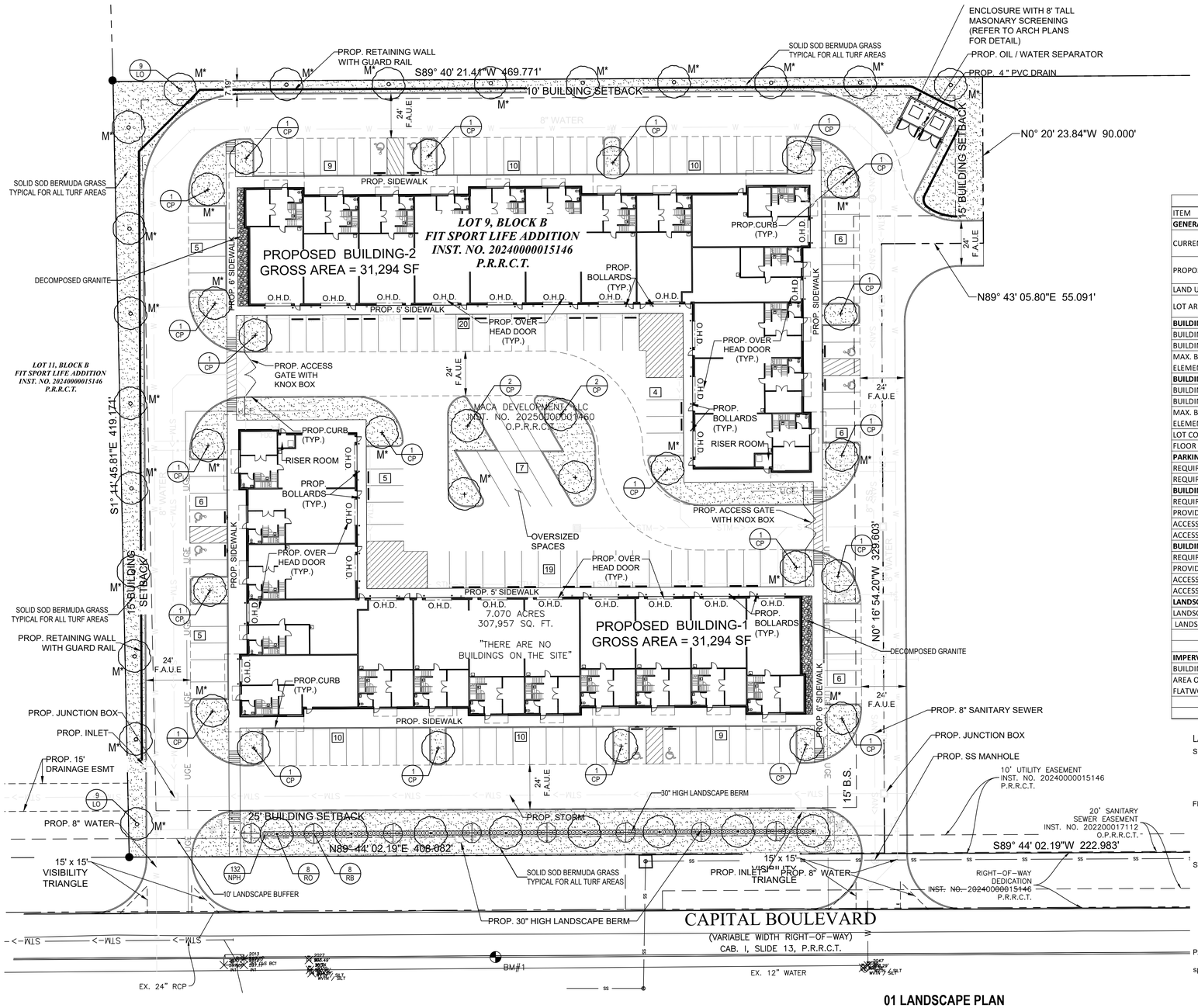
*ADDRESS*
ROCKWALL, TEXAS

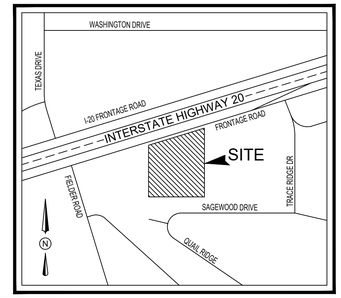
| REV. | DATE | ISSUE |
|---|---|---|

2025.102
**PROJECT NUMBER**

**PERSPECTIVES**

**A250**
**SHEET NUMBER**




VICINITY MAP
N.T.S.
MAPSCO ~ 59 X

| SITE DATA SUMMARY TABLE | | |
|---|---|---|
| ITEM | SITE PLAN | |
| **GENERAL SITE DATA** | | |
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| MAX. BUILDING HEIGHT (DISTANCE TO TALLEST BUILDING ELEMENT) | 33 | FT |
| LOT COVERAGE | 35.26 | % |
| FLOOR AREA RATIO (RATIO X.XX:1) | 0.35 : 1 | |
| **PARKING** | | |
| REQUIRED PARKING RATIO (WAREHOUSE) | 1 SPACES PER EVERY 1,000 SF | |
| REQUIRED PARKING RATIO (OFFICE) | 1 SPACES PER EVERY 300 SF | |
| **BUILDING-1** | | |
| REQUIRED PARKING (PER CITY) | 68 | SPACES |
| PROVIDED ON-SITE PARKING (INCLUDING ADA SPACES) | 74 | SPACES |
| ACCESSIBLE PARKING REQUIRED | 3 | SPACES |
| ACCESSIBLE PARKING PROVIDED | 4 | SPACES |
| **BUILDING-2** | | |
| REQUIRED PARKING (PER CITY) | 68 | SPACES |
| PROVIDED ON-SITE PARKING (INCLUDING ADA SPACES) | 75 | SPACES |
| ACCESSIBLE PARKING REQUIRED | 3 | SPACES |
| ACCESSIBLE PARKING PROVIDED | 4 | SPACES |
| **LANDSCAPE/PERVIOUS AREA** | | |
| LANDSCAPE AREA REQUIRED | N/A | SF |
| LANDSCAPE AREA PROVIDED | 30,821 | SF |
| ***TOTAL LANDSCAPE/PERVIOUS AREA PROVIDED*** | **30,821** | SF |
| ***TOTAL PERVIOUS %*** | **17%** | |
| **IMPERVIOUS AREA** | | |
| BUILDING FOOTPRINT AREA (SQUARE FEET) | 62,588 | SF |
| AREA OF SIDEWALKS, PAVEMENT & OTHER IMPERVIOUS FLATWORK | 84,076 | SF |
| ***TOTAL IMPERVIOUS AREA (SQ.FT)*** | **146,664** | SF |
| ***TOTAL IMPERVIOUS %*** | **83%** | |

LANDSCAPE TABULATIONS:

SITE REQUIREMENTS (Total Site Area 177,485 S.F.)
Requirements: A minimum 15% of the site area to be landscaped.

| Required | Provided |
|---|---|
| 26,623 S.F. (15%) | 30,030 S.F. (17%) |

FRONT YARD REQUIREMENTS
Requirements: A minimum 100% of required landscape must be located in front yard and side yards.

| Required | Provided |
|---|---|
| 26,622 S.F. (100%) | 26,851 S.F. (100%) |

STREET REQUIREMENTS
Requirements: A minimum (1) canopy tree (4" cal) and (1) accent tree (4' ht.) per 50 L.F. of frontage.

CAPITAL PKWY. (408 L.F.)

| Required | Provided |
|---|---|
| (8) Canopy trees | (8) Proposed Canopy Tree |
| (8) Accent trees | (8) Proposed Accent Trees |

PARKING LOT REQUIREMENTS (147 Spaces)
Requirements: A minimum (1) canopy tree (4" cal.) per 10 parking spaces.All spaces within 80' of a canopy tree.

| Required | Provided |
|---|---|
| (15) Canopy Trees | (26) Proposed Canopy Trees |

ALL LANDSCAPE AREAS WILL BE IRRIGATED WITH AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM THAT MEETS THE REQUIREMENTS OF THE TCEQ AND THE CITY OF ROCKWALL UDC

### *LANDSCAPE NOTES*

1. CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED SITE ELEMENTS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES. SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS.
2. CONTRACTOR SHALL LOCATE ALL EXISTING UNDERGROUND UTILITIES AND NOTIFY ARCHITECT OF ANY CONFLICTS. CONTRACTOR SHALL EXERCISE CAUTION WHEN WORKING IN THE VICINITY OF UNDERGROUND UTILITIES.
3. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED LANDSCAPE AND IRRIGATION PERMITS.
4. CONTRACTOR TO PROVIDE A MINIMUM 2% SLOPE AWAY FROM ALL STRUCTURES.
5. ALL PLANTING BEDS AND LAWN AREAS TO BE SEPARATED BY STEEL EDGING. NO STEEL TO BE INSTALLED ADJACENT TO SIDEWALKS OR CURBS.
6. ALL LANDSCAPE AREAS TO BE 100% IRRIGATED WITH AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM AND SHALL INCLUDE RAIN AND FREEZE SENSORS.
7. ALL LAWN AREAS TO BE SOLID SOD BERMUDAGRASS, UNLESS OTHERWISE NOTED ON THE DRAWINGS.

### *GENERAL LAWN NOTES*

1. FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS INDICATED ON CIVIL PLANS.
2. ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM ROUNDING AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.
3. ALL LAWN AREAS TO RECEIVE SOLID SOD SHALL BE LEFT IN A MAXIMUM OF 1" BELOW FINAL FINISH GRADE. CONTRACTOR TO COORDINATE OPERATIONS WITH ON-SITE CONSTRUCTION MANAGER.
4. IMPORTED TOPSOIL SHALL BE NATURAL, FRIABLE SOIL FROM THE REGION, KNOWN AS BOTTOM AND SOIL, FREE FROM LUMPS, CLAY, TOXIC SUBSTANCES, ROOTS, DEBRIS, VEGETATION, STONES, CONTAINING NO SALT AND BLACK TO BROWN IN COLOR.
5. *ALL LAWN AREAS TO BE FINE GRADED, IRRIGATION TRENCHES COMPLETELY SETTLED, AND FINISH GRADE APPROVED BY THE OWNER'S CONSTRUCTION MANAGER OR ARCHITECT PRIOR TO INSTALLATION.*
6. *ALL ROCKS 3/4" DIAMETER AND LARGER, DIRT CLODS, STICKS, CONCRETE SPOILS, ETC. SHALL BE REMOVED PRIOR TO PLACING TOPSOIL AND ANY LAWN INSTALLATION*
7. CONTRACTOR SHALL PROVIDE (1") ONE INCH OF IMPORTED TOPSOIL ON ALL AREAS TO RECEIVE LAWN.

### *SOLID SOD NOTES*

1. FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS INDICATED. LEAVE AREAS TO RECEIVE TOPSOIL 3" BELOW FINAL DESIRED GRADE IN PLANTING AREAS AND 1" BELOW FINAL GRADE IN TURF AREAS.
2. ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM ROUNDING AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.
3. ALL LAWN AREAS TO RECEIVE SOLID SOD SHALL BE LEFT IN A MAXIMUM OF 1" BELOW FINAL FINISH GRADE. CONTRACTOR TO COORDINATE OPERATIONS WITH ON-SITE CONSTRUCTION MANAGER.
4. CONTRACTOR TO COORDINATE WITH ON-SITE CONSTRUCTION MANAGER FOR AVAILABILITY OF EXISTING TOPSOIL.
5. PLANT SOD BY HAND TO COVER INDICATED AREA COMPLETELY. INSURE EDGES OF SOD ARE TOUCHING. TOP DRESS JOINTS BY HAND WITH TOPSOIL TO FILL VOIDS.
6. ROLL GRASS AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE, FREE FROM UNNATURAL UNDULATIONS.
7. WATER SOD THOROUGHLY AS SOD OPERATION PROGRESSES.
8. CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS UNTIL FINAL ACCEPTANCE. THIS SHALL INCLUDE, BUT NOT LIMITED TO: MOWING, WATERING, WEEDING, CULTIVATING, CLEANING AND REPLACING DEAD OR BARE AREAS TO KEEP PLANTS IN A VIGOROUS, HEALTHY CONDITION.
9. CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF AN ACCEPTABLE TURF AREA AND SHALL PROVIDE REPLACEMENT FROM LOCAL SUPPLY IF NECESSARY.
10. IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1 AND MARCH 1, ALL SOD AREAS TO BE OVER-SEEDED WITH WINTER RYEGRASS, AT A RATE OF (4) POUNDS PER ONE THOUSAND (1000) SQUARE FEET.

**PLANT MATERIAL SCHEDULE**

| TYPE | QTY | COMMON NAME | BOTANICAL NAME | SIZE | REMARKS |
|---|---|---|---|---|---|
| **TREES** | | | | | |
| CP | 26 | Chinese Pistache | *Pistacia chinensis* | 4" cal. | container, 12' ht., 5' spread, 6' clear straight trunk |
| RO | 8 | Red Oak | *Quercus shumardii* | 4" cal. | container, 12' ht., 5' spread, 6' clear straight trunk |
| LO | 18 | Live Oak | *Quercus virginiana* | 4" cal. | container, 12' ht., 5' spread, 6' clear straight trunk |
| RB | 8 | Redbud | *Cercis canadensis* | 6' ht. | container, 6' ht., 4' spread, single straight trunk |
| **SHRUBS** | | | | | |
| TYPE | QTY | COMMON NAME | BOTANICAL NAME | SIZE | REMARKS |
| DBH | 132 | Dwarf Burford Holly | *Ilex comuta* | 5 gal. | container, 24" ht., 20" spread |
| **GROUNDCOVERS** | | | | | |
| TYPE | QTY | COMMON NAME | BOTANICAL NAME | SIZE | REMARKS |
| | | 'Tif Tuf" Bermudagrass | *Cynodon dactylon 'Tif Tuf'* | | solid sod refer to notes |

NOTE: Plant list is an aid to bidders only. Contractor shall verify all quantities on plan. All heights and spreads are minimums. All plant material shall meet or exceed remarks as indicated. All trees to have straight trunks and be matching within varieties.

PROPOSED PLANT LEGEND:

CHINESE PISTACHE - 4" CALIPER
RED OAK - 4" CALIPER
LIVE OAK - 4" CALIPER
REDBUD -6' HEIGHT
DWARF BURFORD HOLLY - 5 GALLON

**01 LANDSCAPE PLAN**
SCALE 1"=30'-0"
0 15 30 60

| PROJECT CONTACT LIST | |
|---|---|
| OWNER/DEVELOPER<br>MACA DEVELOPMENT, LLC<br>ADDRESS: 6904 RAINWOOD DRIVE<br>PLANO, TX 75024<br>CONTACT: MOHIB MASANI<br>PHONE: 972-836-6442 | SURVEYOR<br>TRAVERSE LAND SURVEYING<br>395 LAKE PARK ROAD, SUITE 102<br>LEWISVILLE, TEXAS 75057<br>CONTACT: GRAYSON CEBALLOS<br>PHONE: 469-784-9321 |
| ENGINEER<br>TRIANGLE ENGINEERING LLC<br>1782 W. MCDERMOTT DRIVE<br>ALLEN, TEXAS 75013<br>CONTACT: KEVIN PATEL, P.E.<br>PHONE: (469)-213-1707<br>TX. P.E. FIRM #11525 | ARCHITECT<br>KILLIAN ARCHITECT<br>3400 N CENTRAL EXPY<br>SUITE 110-307<br>RICHARDSON, TX 75080<br>CONTACT: KENNETH R. KILLIAN<br>PHONE: 214-561-6042 |

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

*WITNESS OUT HANDS, THIS* _____ day of _____, _____

**Planning & Zoning Commission, Chairman** | **Director of Planning and Zoning**

**CASE NO. SPXXXX-XXX**


Studio Green Spot
LANDSCAPE ARCHITECT
STUDIO GREEN SPOT, INC.
1782 W. McDERMOTT DR.
ALLEN, TEXAS 75013
(469) 369-4448
CHRIS@STUDIOGREENSPOT.COM


REGISTERED LANDSCAPE ARCHITECT
CHRIS TROVILLION
2042
STATE OF TEXAS
05.08.2026

**MACA FLEX INDUSTRIAL**
CAPITAL PARKWAY
CITY OF ROCKWALL, TEXAS 75032

**ISSUE:**
FOR APPROVAL: 05.08.2026

**DATE:**
05.08.2026

**SHEET NAME:**
LANDSCAPE PLAN

**SHEET NUMBER:**
L.2

## SECTION 02900 - LANDSCAPE

### PART 1 - GENERAL

**1.1 REFERENCED DOCUMENTS**

Refer to bidding requirements, special provisions, and schedules for additional requirements.

**1.2 DESCRIPTION OF WORK**

Work included: Furnish all supervision, labor, materials, services, equipment and appliances required to complete the work covered in conjunction with the landscaping covered in these specifications and landscaping plans, including:

1. Planting (trees, shrubs, and grass)
2. Bed preparation and fertilization
3. Notification of sources
4. Water and Maintenance until final acceptance
5. Guarantee

**1.3 REFERENCE STANDARDS**

A. American Standard for Nursery Stock published by American Association of Nurserymen: 27 October 1980, Edition; by American National Standards Institute, Inc. (Z60.1) – plant material.

B. American Joint Committee on Horticultural Nomenclature: 1942 Edition of Standardized Plant Names.

C. Texas Association of Nurserymen, Grades and Standards.

D. Hortis Third, 1976 - Cornell University

**1.4 NOTIFICATION OF SOURCES AND SUBMITTALS**

A. The Contractor shall, within ten (10) days following acceptance of bid, notify the Architect/Owner of the sources of plant materials and bed preparation required for the project.

B. Samples: Provide representative quantities of sandy loam soil, mulch, bed mix material, gravel, and crushed stone. Samples shall be approved by Architect before use on project.

C. Product Data: Submit complete product data and specifications on all other specified materials.

D. Submit three representative samples of each variety of ornamental trees, shrubs, and groundcover plants for Architect's approval. When approved, tag, install, and maintain as representative samples for final installed plant materials.

E. File Certificates of Inspection of plant material by state, county, and federal authorities with Architect, if required.

F. Soil Analysis: Provide sandy loam soil analysis if requested by the Architect.

**JOB CONDITIONS**

A. General Contractor to complete the following punch list: Prior to Landscape Contractor initiating any portion of landscape installation, General Contractor shall leave planting bed areas three (3") inches below finish grade of sidewalks, drives and curbs as shown on the drawings. All lawn areas to receive solid sod shall be left one (1") inch below the finish grade of sidewalks, drives, and curbs. All construction debris shall be removed prior to Landscape Contractor beginning any work.

B. General Contractor shall provide topsoil as described in Section 02200 - Earthwork.

C. Storage of materials and equipment at the job site will be at the risk of the Landscape Contractor. The Owner cannot be held responsible for theft or damage.

**1.6 MAINTENANCE AND GUARANTEE**

A. Maintenance:

1. The Landscape Contractor will be held responsible for the maintenance of all work from the time of planting until final acceptance by the Owner. No trees, shrubs, groundcover or grass will be accepted unless they show a healthy growth and satisfactory foliage conditions.
2. Maintenance shall include watering of trees and plants, cultivation, weeding spraying, edging, pruning of trees, mowing of grass, cleaning up and all other work necessary of maintenance.
3. A written notice requesting final inspection and acceptance should be submitted to the Owner at least seven (7) days prior to completion. An on-site inspection by Owner and Landscape Contractor will be completed prior to written acceptance.
4. After final acceptance of installation, the Landscape Contractor will not be required to do any of the above listed work.

B. Guarantee:

1. Trees shall be guaranteed for a twelve (12) month period after acceptance. Shrubs and groundcover shall be guaranteed for twelve (12) months. The Contractor shall replace all dead materials as soon as weather permits and upon notification of the Owner. Plants, including trees, which have partially died so that shape, size, or symmetry has been damaged, shall be considered subject to replacement. In such cases, the opinion of the Owner shall be final.
   a. Plants used for replacement shall be of the same size and kind as those originally planted and shall be planted as originally specified. All work, including materials, labor and equipment used in replacements, shall carry a twelve (12) month guarantee. Any damage, including ruts in lawn or bed areas, incurred as a result of making replacements shall be immediately repaired.
   b. At the direction of the Owner, plants may be replaced at the start of the next year's planting season. In such cases, dead plants shall be removed from the premises immediately.
   c. When plant replacements are made, plants, soil mix, fertilizer and mulch are to be utilized as originally specified and reinspected for full compliance with Contract requirements. All replacements are to be included under "Work" of this section.
2. The Owner agrees that for the guarantee to be effective, he will water plants at least twice a week during dry periods and cultivate beds once a month after final acceptance.
3. The above guarantee shall not apply where plants die after acceptance because of injury from storms, hail, freeze, insects, diseases, injury by humans, machines or theft.
4. Acceptance for all landscape work shall be given after final inspection by the Owner provided the job is in a completed, undamaged condition, and there is a stand of grass in all lawn areas. At this time, the Owner will assume maintenance on the accepted work.

C. Repairs: Any necessary repairs under the Guarantee must be made within ten (10) days after receiving notice, weather permitting, and in the event the Landscape Contractor does not make repairs accordingly, the Owner, without further notice to Contractor, may provide materials and men to make such repairs at the expense of the Landscape Contractor.

**1.7 QUALITY ASSURANCE**

A. General: Comply with applicable Federal, State, County and Local regulations governing landscape materials and work

B. Personnel: Employ only experienced personnel who are familiar with the required work. Provide full time supervision by a qualified foreman acceptable to Landscape Architect.

C. Selection of Plant Material:

1. Make contact with suppliers immediately upon obtaining notice of contract acceptance to select and book materials. Develop a program of maintenance (pruning and fertilization) which will insure the purchased materials will meet and/or exceed project specifications.
2. Landscape Architect will provide a key identifying each tree location on site. Written verification will be required to document material selection, source and delivery schedules to site.
3. Owner and/or Architect shall inspect all plant materials when reasonable at place of growth for compliance with requirements for genus, species, cultivar/variety, size and quality.
4. Owner and/or Architect retains the right to further inspect all plant material upon arrival at the site and during installation for size and condition of root balls, limbs, branching habit, insects, injuries, and latent defects.
5. Owner and/or Architect may reject unsatisfactory or defective material at any time during the process of work. Remove rejected materials from the site immediately. Plants damaged in transit or at job site shall be rejected.

**1.8 PRODUCT DELIVERY, STORAGE AND HANDLING**

A. Preparation:

1. Balled and Burlapped (B&B) Plants: Dig and prepare shipment in a manner that will not damage roots, branches, shape, and future development.
2. Container Grown Plants: Deliver plants in rigid container to hold ball shape and protect root mass.

A. Delivery:

1. Deliver packaged materials in sealed containers showing weight, analysis and name of manufacturer. Protect materials from deterioration during delivery and while stored at site.
2. Deliver only plant materials that can be planted in one day unless adequate storage and watering facilities are available on job site.
3. Protect root balls by heeling in with sawdust or other approved moisture retaining material if not planted within 24 hours of delivery.
4. Protect plants during delivery to prevent damage to root balls or desiccation of leaves. Keep plants moist at all times. Cover all materials during transport.
5. Notify Architect of delivery schedule 72 hours in advance so plant material may be observed upon arrival at job site.
6. Remove rejected plant material immediately from site.
7. To avoid damage or stress, do not lift, move, adjust to plumb, or otherwise manipulate plants by trunk or stems.

### PART 2 - PRODUCTS

**2.1 PLANTS**

A. General: Well-formed No. 1 grade or better nursery grown stock. Listed plant heights are from tops of root balls to nominal tops of plants. Plant spread refers to nominal outer width of the plant, not to the outer leaf tips. Plants will be individually approved by the Architect and his decision as to their acceptability shall be final.

B. Quantities: The drawings and specifications are complimentary. Anything called for on one and not the other is as binding as if shown and called for on both. The plant schedule is an aid to bidders only. Confirm all quantities on plan.

C. Quality and size: Plant materials shall conform to the size given on the plan, and shall be healthy, symmetrical, well-shaped, full branched, and well rooted. The plants shall be free from injurious insects, diseases, injuries to the bark or roots, broken branches, objectionable disfigurements, insect eggs and larvae and are to be of specimen quality.

D. Approval: All plant materials shall be subject to the approval of the Owner. All plants which are found unsuitable in growth, or in any unhealthy, badly shaped, or undersized condition, will be rejected by the Landscape Architect, either before or after planting, and shall be removed at the expense of the Landscape Contractor and replaced with acceptable plants as specified.

E. Trees shall be healthy, full-branched, well-shaped and shall meet the trunk diameter and height requirements of the plant schedule. Balls shall be firm, neat, slightly tapered, and well wrapped in burlap. Any tree loose in the ball or with broken ball at time of planting will be rejected. Balls shall be ten (10") inched in diameter for each one (1") inch of trunk diameter, Measured six (6") inched above ball.
Nomenclature conforms to the customary nursery usage: for clarification, the term "multi-trunk" defines a plant having three (3) or more trunks of nearly equal diameter.

F. Pruning: All pruning of trees and shrubs, as directed by the Landscape Architect, shall be executed by the Landscape Contractor at no additional cost to the Owner.

**2.2 SOIL PREPARATION MATERIALS**

A. Sandy Loam:

1. Friable, fertile, dark, loamy soil, free of clay lumps, subsoil, stones and other extraneous material and reasonably free of weeds and foreign grasses. Loam containing Dallasgrass or Nutgrass shall be rejected.
2. Physical properties as follows:
   Clay – between 7-27 percent
   Silt – between 15-25 percent
   Sand – less than 52 percent
3. Organic matter shall be 3%-10% of total dry weight.
4. If requested, provide a certified soil analysis conducted by an approved soil testing laboratory verifying that sandy loam meets the above requirements.

B. Organic Material: Compost with a mixture of 80% vegetative matter and 20% animal waste. Ingredients should be a mix of course and fine textured material.

C. Premixed Bedding Soil as supplied by Vital Earth Resources, Gladewater, Texas; Professional Bedding Soil as supplied by Living Earth Technology, Dallas, Texas or Acid Gro Municipal Mix as supplied by Soil Building Systems, Dallas, Texas or approved equal.

D. Sharp Sand: Sharp sand must be free of seeds, soil particles and weeds.

E. Mulch: Double Shredded Hardwood Mulch, partially decomposed, dark brown. Living Earth Technologies or approved equal.

F. Organic Fertilizer: Fertilaid, Sustane, or Green Sense or equal as recommended for required applications. Fertilizer shall be delivered to the site in original unopened containers, each bearing the manufacturer's guaranteed statement of analysis.

A. Commercial Fertilizer: 10-20-10 or similar analysis. Nitrogen source to be a minimum 50% slow release organic Nitrogen (SCU or UF) with a minimum 8% sulphur and 4% iron, plus micronutrients.

B. Peat: Commercial sphagnum peat moss or partially decomposed shredded pine bark or other approved organic material.

**2.3 MISCELLANEOUS MATERIALS**

A. Steel Edging: Shall be Ryerson "Estate Curbing", 1/8" x 4" with stakes 4' on center.

B. Staking Material for Shade Trees:

1. Post: Studded T-Post, #1 Armco with anchor plate; 6'-0" length; paint green.
2. Wire: 12 gauge, single strand, galvanized wire.
3. Rubber hose: 2 ply, fiber reinforced hose, minimum ½ inch inside diameter. Color: Black.

C. Gravel: Washed native pea gravel, graded 1 in. to 1-1/2 in.

D. Filter Fabric: Mirafi 140N by Celanese Fibers Marketing Company, available at Loftland Co., (214) 631-5250 or approved equal.

### PART 3 - EXECUTION

**3.1 BED PREPARATION & FERTILIZATION**

A. Landscape Contractor to inspect all existing conditions and report any deficiencies to the Owner.

B. All planting areas shall be conditioned as follows:

1. Prepare new planting beds by scraping away existing grass and weeds as necessary. Till existing soil to a depth of six (6") inches prior to placing compost and fertilizer. Apply fertilizer as per manufacturers recommendations. Add six (6") inches of compost and till into a depth of six (6") inches of the topsoil. Apply organic fertilizer such as Sustane or Green Sense at the rate of twenty (20) pounds per one thousand (1,000) square feet.
2. All planting areas shall receive a two (2") inch layer of specified mulch.
3. Backfill for tree pits shall be as follows: Use existing top soil on site (use imported topsoil as needed) free from large clumps, rocks, debris, caliche, subsoils, etc., placed in nine (9") inch layers and watered in thoroughly.

C. Grass Areas:

1. Areas to be Solid Sod Bermudagrass: Blocks of sod should be laid joint to joint, (staggered joints) after fertilizing the ground first. Roll grass areas to achieve a smooth, even surface. The joints between the blocks of sod should be filled with topsoil where they are evidently gaped open, then watered thoroughly.
2. Areas to be Hydromulch Common Bermudagrass: Hydromulch with bermudagrass seed at a rate of two (2) pounds per one thousand (1,000) square feet. Use a 4' x 8' batter board against the bed areas.

**3.2 INSTALLATION**

A. Maintenance of plant materials shall begin immediately after each plant is delivered to the site and shall continue until all construction has been satisfactorily accomplished.

B. Plant materials shall be delivered to the site only after the beds are prepared and area ready for planting. All shipments of nursery materials shall be thoroughly protected from the drying winds during transit. All plants which cannot be planted at once, after delivery to the site, shall be well protected against the possibility of drying by wind and sun. Balls of earth of B & B plants shall be kept covered with soil or other acceptable material. All plants remain the property of the Contractor until final acceptance.

C. Position the trees and shrubs in their intended location as per plan.

D. Notify the Landscape Architect for inspection and approval of all positioning of plant materials.

E. Excavate pits with vertical sides and horizontal bottom. Tree pits shall be large enough to permit handling and planting without injury to balls of earth or roots and shall be of such depth that, when planted and settled, the crown of the plant shall bear the same relationship to the finish grade as it did to soil surface in original place of growth.

F. Shrub and tree pits shall be no less than two (2') feet, twenty-four (24") inches, wider than the lateral dimension of earth ball and six (6") inches deeper than it's vertical dimension. Remove and haul from site all rocks and stones over one (1") inch in diameter. Plants should be thoroughly moist before removing containers.

G. Dig a wide, rough sided hole exactly the same depth as the height of the ball, especially at the surface of the ground. The sides of the hole should be rough and jagged, never slick or glazed.

H. Percolation Test: Fill the hole with water. If the water level does not percolate within 24 hours, the tree needs to move to another location or have drainage added. Install a PVC stand pipe per tree planting detail as approved by the Landscape Architect.

I. Backfill only with 5 parts existing soil or sandy loam and 1 part bed preparation. When the hole is dug in solid rock, topsoil from the same area should not be used. Carefully settle by watering to prevent air pockets. Remove the burlap from the top 1/3 of the ball, as well as all nylon, plastic string and wire mesh. Container trees will usually be pot bound, if so follow standard nursery practice of 'root scoring'.

J. Do not wrap trees.

K. Do not over prune.

L. Mulch the top of the ball. Do not plant grass all the way to the trunk of the tree. Leave the area above the top of the ball and mulch with at least two (2") inches of specified mulch.

M. All plant beds and trees to be mulched with a minimum settled thickness of two (2") inches over the entire bed or pit.

N. Obstruction below ground: In the event that rock, or underground construction work or obstructions are encountered in any plant pit excavation work to be done under this section, alternate locations may be selected by the Owner. Where locations cannot be changed, the obstructions shall be removed to a depth of not less than three (3') feet below grade and no less than six (6") inches below the bottom of ball when plant is properly set at the required grade. The work of this section shall include the removal from the site of such rock or underground obstructions encountered at the cost of the Landscape Contractor.

O. Trees and large shrubs shall be staked as site conditions require. Position stakes to secure tree against seasonal prevailing winds.

P. Pruning and Mulching: Pruning shall be directed by the Architect and shall be pruned in accordance with standard horticultural practice following Fine Pruning, Class I pruning standards provided by National Arborist Association.

1. Dead wood or suckers and broken badly bruised branches shall be removed. General tipping of the branched is not permitted. Do not cut terminal branches.
2. Pruning shall be done with clean, sharp tools.
3. Immediately after planting operations are completed, all tree pits shall be covered with a layer of organic material two (2") inches in depth. This limit of the organic material for trees shall be the diameter of the plant pit.

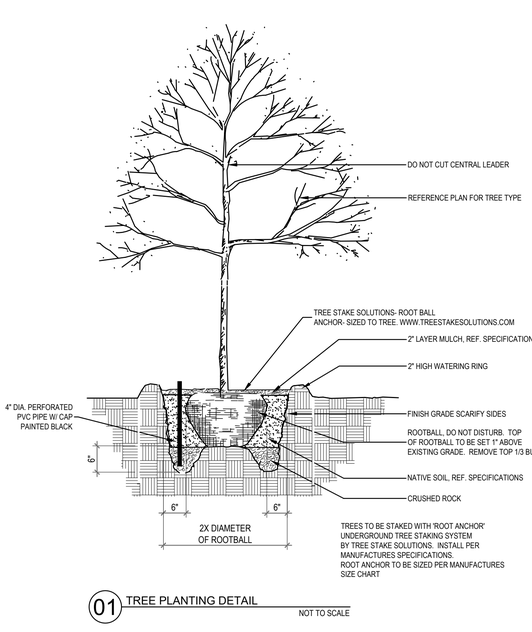
Q. Steel Curbing Installation:

1. Curbing shall be aligned as indicated on plans. Stake out limits of steel curbing and obtain Owners approval prior to installation.
2. All steel curbing shall be free of kinks and abrupt bends.
3. Top of curbing shall be 3/4" maximum height above grade.
   1. Stakes are to be installed on the planting bed side of the curbing, as opposed to the grass side.
2. Do not install steel edging along sidewalks.
3. Cut steel edging at 45 degree angle where edging meets sidewalk.

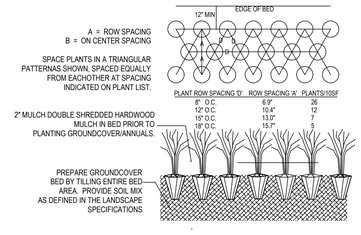
**3.3 CLEANUP AND ACCEPTANCE**

A. Cleanup. During the work, the premises shall be kept neat and orderly at all times. Storage areas for all materials shall be so organized that they, too, are neat and orderly. All trash and debris shall be removed from the site as work progresses. Keep paved areas clean by sweeping or hosing at end of each days work.

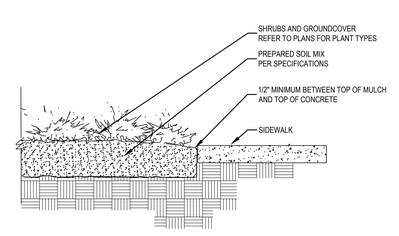
**END OF SECTION**



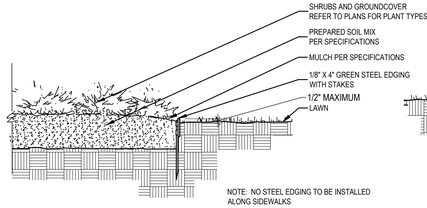

01 TREE PLANTING DETAIL — NOT TO SCALE



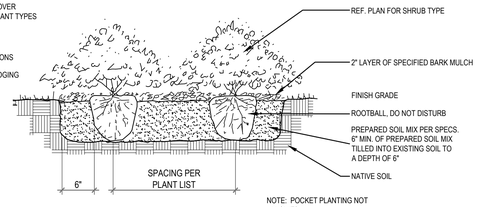

02 GROUNDCOVER PLANTING DETAIL — NOT TO SCALE




03 SIDEWALK / MULCH DETAIL — no steel along sidewalks — NOT TO SCALE




04 STEEL EDGING DETAIL — NOT TO SCALE




05 SHRUB PLANTING DETAIL — NOT TO SCALE

| PROJECT CONTACT LIST | |
|---|---|
| OWNER/DEVELOPER<br>MACA DEVELOPMENT, LLC<br>ADDRESS: 6904 RAINWOOD DRIVE<br>PLANO, TX 75024<br>CONTACT: MOHIB MASANI<br>PHONE: 972-836-6442 | SURVEYOR<br>TRAVERSE LAND SURVEYING<br>395 LAKE PARK ROAD, SUITE 102<br>LEWISVILLE, TEXAS 75057<br>CONTACT: GRAYSON CEBALLOS<br>PHONE: 469-784-9321 |
| ENGINEER<br>TRIANGLE ENGINEERING LLC<br>1782 W. MCDERMOTT DRIVE<br>ALLEN, TEXAS 75013<br>CONTACT: KEVIN PATEL, P.E.<br>PHONE: (469)-213-1707<br>TX. P.E. FIRM #11525 | ARCHITECT<br>KILLIAN ARCHITECT<br>3400 N CENTRAL EXPY<br>SUITE 110-307<br>RICHARDSON, TX 75080<br>CONTACT: KENNETH R. KILLIAN<br>PHONE: 214-561-6042 |

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

*WITNESS OUT HANDS, THIS* _____ day of _____, _____

_____ Planning & Zoning Commission, Chairman

_____ Director of Planning and Zoning

**CASE NO. SP2025-044**


Studio GreenSpot
LANDSCAPE ARCHITECT
STUDIO GREEN SPOT, INC.
1782 W. McDERMOTT DR.
ALLEN, TEXAS 75013
(469) 369-4448
CHRIS@STUDIOGREENSPOT.COM


REGISTERED LANDSCAPE ARCHITECT CHRIS TROWLAND 2042 STATE OF TEXAS
05.08.2026

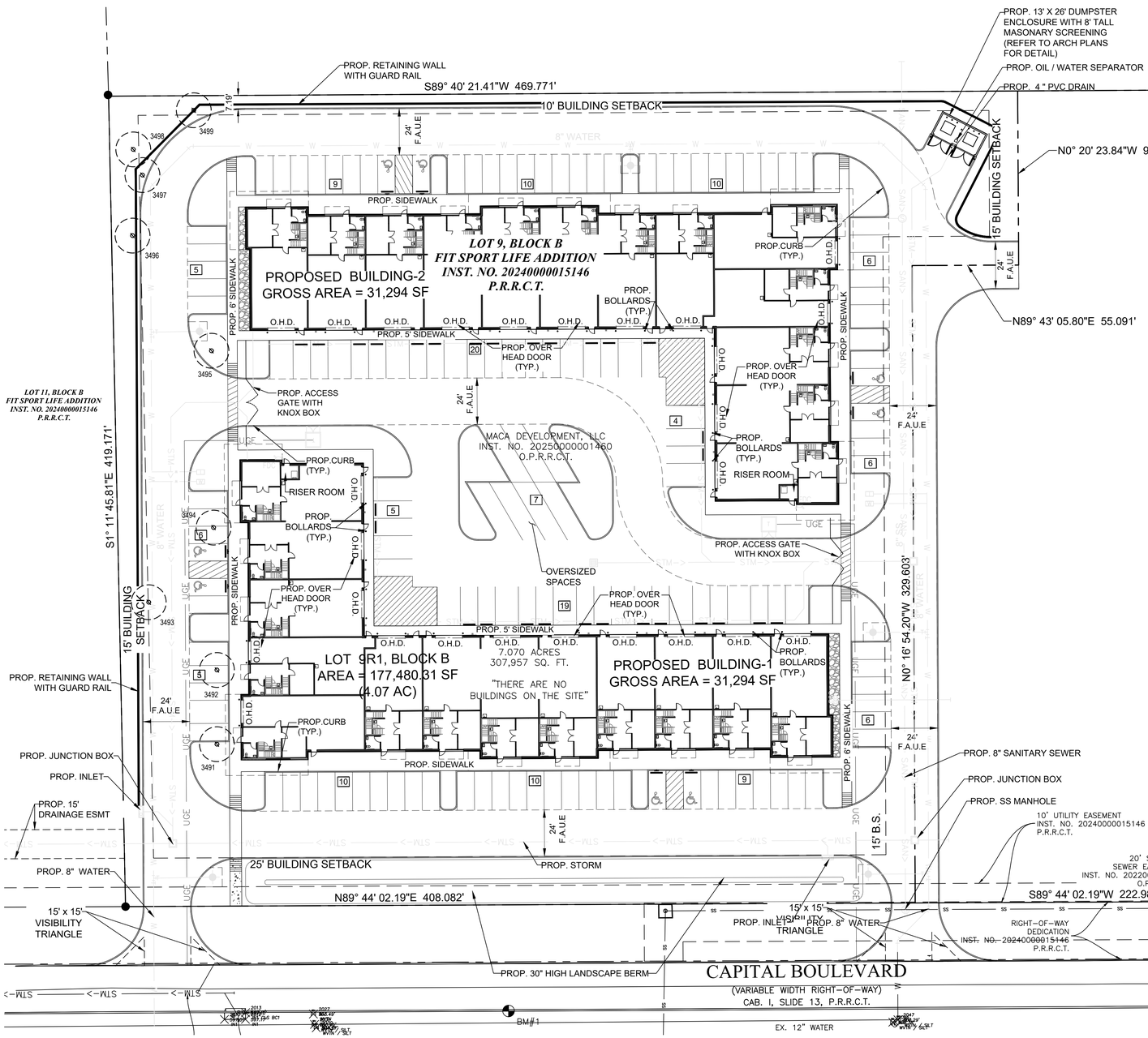
**MACA FLEX INDUSTRIAL**
CAPITAL PARKWAY
CITY OF ROCKWALL, TEXAS 75032

**ISSUE:**
FOR APPROVAL: 05.08.2026

**DATE:**
05.08.2026

**SHEET NAME:**
LANDSCAPE SPECIFICATIONS

**SHEET NUMBER:**
L.3

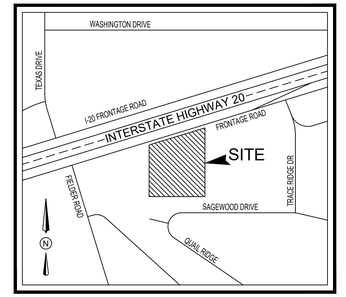



## 01 TREE PRESERVATION PLAN

SCALE 1"=30'-0"

0 15 30 60

| SITE DATA SUMMARY TABLE | | |
|---|---|---|
| ITEM | SITE PLAN | |
| **GENERAL SITE DATA** | | |
| CURRENT ZONING (FROM ZONING MAP) | Light Industrial (LI) | |
| PROPOSED ZONING | Light Industrial (LI) | |
| LAND USE | Warehouse | |
| LOT AREA | 177,485 | SF |
| | 4.075 | AC |
| **BUILDING-1** | | |
| BUILDING FOOTPRINT AREA | 31,294 | SF |
| BUILDING HEIGHT | 2 | STORY |
| MAX. BUILDING HEIGHT (DISTANCE TO TALLEST BUILDING ELEMENT) | 33 | FT |
| **BUILDING-2** | | |
| BUILDING FOOTPRINT AREA | 31,294 | SF |
| BUILDING HEIGHT | 2 | STORY |
| MAX. BUILDING HEIGHT (DISTANCE TO TALLEST BUILDING ELEMENT) | 33 | FT |
| LOT COVERAGE | 35.26 | % |
| FLOOR AREA RATIO (RATIO X.XX:1) | 0.35 : 1 | |
| **PARKING** | | |
| REQUIRED PARKING RATIO (WAREHOUSE) | 1 SPACES PER EVERY 1,000 SF | |
| REQUIRED PARKING RATIO (OFFICE) | 1 SPACES PER EVERY 300 SF | |
| **BUILDING-1** | | |
| REQUIRED PARKING (PER CITY) | 68 | SPACES |
| PROVIDED ON-SITE PARKING (INCLUDING ADA SPACES) | 74 | SPACES |
| ACCESSIBLE PARKING REQUIRED | 3 | SPACES |
| ACCESSIBLE PARKING PROVIDED | 4 | SPACES |
| **BUILDING-2** | | |
| REQUIRED PARKING (PER CITY) | 68 | SPACES |
| PROVIDED ON-SITE PARKING (INCLUDING ADA SPACES) | 75 | SPACES |
| ACCESSIBLE PARKING REQUIRED | 3 | SPACES |
| ACCESSIBLE PARKING PROVIDED | 4 | SPACES |
| **LANDSCAPE/PERVIOUS AREA** | | |
| LANDSCAPE AREA REQUIRED | N/A | SF |
| LANDSCAPE AREA PROVIDED | 30,821 | SF |
| ***TOTAL LANDSCAPE/PERVIOUS AREA PROVIDED*** | **30,821** | SF |
| ***TOTAL PERVIOUS %*** | **17%** | |
| **IMPERVIOUS AREA** | | |
| BUILDING FOOTPRINT AREA (SQUARE FEET) | 62,588 | SF |
| AREA OF SIDEWALKS, PAVEMENT & OTHER IMPERVIOUS FLATWORK | 84,076 | SF |
| ***TOTAL IMPERVIOUS AREA (SQ.FT)*** | **146,664** | SF |
| ***TOTAL IMPERVIOUS %*** | **83%** | |




VICINITY MAP

N.T.S.

MAPSCO ~ 59 X

| TREE NUMBER | SIZE (DBH) | COMMON NAME | STATUS | REMAIN/REMOVE | MITIGATION REQUIRED |
|---|---|---|---|---|---|
| 3491 | 16 | Cedar | | REMOVE | 16 |
| 3492 | 10 | Cedar | | REMOVE | 10 |
| 3493 | 20 | Cedar | | REMOVE | 20 |
| 3494 | 22 | Cedar | | REMOVE | 22 |
| 3495 | 20 | Cedar | | REMOVE | 20 |
| 3496 | 25 | Cedar | | REMOVE | 25 |
| 3497 | 12 | Hackberry | | REMOVE | |
| 3498 | 8 | Hackberry | | REMOVE | |
| 3499 | 20 | Cedar | | REMOVE | 20 |
| 3500 | 10 | Hackberry | | REMOVE | 10 |
| | | | | TOTAL | 143 |

TREE MITIGATION:

TOTAL INCHES TO BE MITIGATED- 143 INCHES

20% OF THE TOTAL INCHES TO BE PAID TO CITY TREE FUND (200$ PER INCH)- 143 X .20 = 28.6 INCHES
28.6 X $200 = $5,720 TO BE PAID TO THE CITY TREE FUND.

114.4 INCHES REMAINING TO BE PLANTED BACK ON SITE.

(29) TREES TO BE PLANTED BACK ON SITE. (LABELED AS M* ON L.2)

### *EXISTING TREE LEGEND*

*EXISTING TREE TO REMAIN*

*EXISTING TREE TO BE REMOVED*

### *EXISTING TREE NOTES*

1. *TREE TRUNKS MUST BE CUT AT GROUND LEVEL WHERE REMOVAL OF A TREE MAY DAMAGE THE ROOT SYSTEM OF AN ADJACENT TREE.*
2. *ALL ROOTS TWO INCHES OR LARGER IN CALIPER, WHICH ARE EXPOSED AS A RESULT OF TRENCHING OR OTHER EXCAVATION. SHALL BE CUT OFF SQUARE.*
3. *EXISTING TREES TO REMAIN SHALL BE PROTECTED DURING CONSTRUCTION FROM TREE STRUCTURE DAMAGE AND COMPACTION OF SOIL UNDER AND AROUND DRIPLINE (CANOPY) OF TREE.*
4. *IF ANY ROOT STRUCTURE IS DAMAGED DURING ADJACENT EXCAVATION/CONSTRUCTION, NOTIFY THE ARCHITECT IMMEDIATELY. IT IS RECOMMENDED THAT A LICENSED ARBORIST BE SECURED FOR THE TREATMENT OF ANY POSSIBLE TREE WOUNDS.*
5. *NO DISTURBANCE OF THE SOIL GREATER THAN 4" SHALL BE LOCATED CLOSER TO THE TREE TRUNK THAN 1/2 THE DISTANCE OF THE DRIP LINE TO THE TREE TRUNK. A MINIMUM OF 75% OF THE DRIP LINE AND ROOT ZONE SHALL BE PRESERVED AT NATURAL GRADE.*
6. *ANY FINE GRADING DONE WITHIN THE CRITICAL ROOT ZONES OF THE PROTECTED TREES MUST BE DONE WITH LIGHT MACHINERY SUCH AS A BOBCAT OR LIGHT TRACTOR. NO EARTH MOVING EQUIPMENT WITH TRACKS IS ALLOWED WITHIN THE CRITICAL ROOT ZONE OF THE TREES.*
7. *MATERIAL STORAGE: NO MATERIALS INTENDED FOR USE IN CONSTRUCTION OR WASTE MATERIALS ACCUMULATED DUE TO EXCAVATION OR DEMOLITION SHALL BE PLACED WITHIN THE LIMITS OF THE DRIPLINE OF ANY TREE.*
8. *EQUIPMENT CLEANING/LIQUID DISPOSAL: NO EQUIPMENT MAY BE CLEANED, TOXIC SOLUTIONS, OR OTHER LIQUID CHEMICALS SHALL BE DEPOSITED WITHIN THE LIMITS OF THE DRIPLINE OF A TREE. THIS WOULD INCLUDE BUT NOT BE LIMITED TO PAINT, OIL, SOLVENTS, ASPHALT, CONCRETE, MORTAR, PRIMERS, ETC.*
9. *TREE ATTACHMENTS: NO SIGNS, WIRES OR OTHER ATTACHMENTS, OTHER THAN THOSE OF A PROTECTIVE NATURE SHALL BE ATTACHED TO ANY TREE.*
10. *VEHICULAR TRAFFIC: NO VEHICULAR AND CONSTRUCTION EQUIPMENT TRAFFIC OR PARKING IS ALLOWED WITHIN THE LIMITS OF THE DRIPLINE OF TREES.*
11. *BORING OF UTILITIES: MAY BE PERMITTED UNDER PROTECTED TREES IN CERTAIN CIRCUMSTANCES. THE MINIMUM LENGTH OF THE BORE SHALL BE THE WIDTH OF THE TREE'S CANOPY AND SHALL BE A MINIMUM DEPTH OF FORTY-EIGHT (48") INCHES.*
12. *TRENCHING: ANY IRRIGATION TRENCHING WHICH MUST BE DONE WITHIN THE CRITICAL ROOT ZONE OF A TREE SHALL BE DUG BY HAND AND ENTER THE AREA IN A RADIAL MANNER.*
13. *TREE FLAGGING: ALL TREES TO BE REMOVED FROM THE SITE SHALL BE FLAGGED BY THE CONTRACTOR WITH BRIGHT RED VINYL TAPE (3" WIDTH) WRAPPED AROUND THE MAIN TRUNK AT A HEIGHT OF FOUR (4) FEET ABOVE GRADE. FLAGGING SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO ANY TREE REMOVAL. CONTRACTOR SHALL CONTACT LANDSCAPE ARCHITECT WITH 72 HOUR NOTICE TO SCHEDULE ON-SITE MEETING.*
14. *PROTECTIVE FENCING: ALL TREES TO REMAIN, AS NOTED ON DRAWINGS, SHALL HAVE PROTECTIVE FENCING LOCATED AT THE TREE'S DRIPLINE. THE PROTECTIVE FENCING MAY BE COMPRISED OF SNOW FENCING, ORANGE VINYL CONSTRUCTION FENCING, CHAIN LINK FENCE OR OTHER SIMILAR FENCING WITH A FOUR (4) FOOT APPROXIMATE HEIGHT. THE PROTECTIVE FENCING WILL BE LOCATED AS INDICATED ON THE TREE PROTECTION DETAIL(S).*
15. *BARK PROTECTION: IN SITUATIONS WHERE A TREE REMAINS IN THE IMMEDIATE AREA OF INTENDED CONSTRUCTION, THE TREE SHALL BE PROTECTED BY ENCLOSING THE ENTIRE CIRCUMFERENCE OF THE TREE'S TRUNK WITH LUMBER ENCIRCLED WITH WIRE OR OTHER MEANS THAT DOES NOT DAMAGE THE TREE. REFER TO TREE PROTECTION DETAIL(S).*
16. *CONSTRUCTION PRUNING: IN A CASE WHERE A LOW HANGING LIMB IS BROKEN DURING THE COURSE OF CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY. IN NO INSTANCE SHALL THE CONTRACTOR PRUNE ANY PORTION OF THE DAMAGED TREE WITHOUT THE PRIOR APPROVAL BY THE LANDSCAPE ARCHITECT.*

| PROJECT CONTACT LIST | |
|---|---|
| OWNER/DEVELOPER<br>MACA DEVELOPMENT, LLC<br>ADDRESS: 6904 RAINWOOD DRIVE<br>PLANO, TX 75024<br>CONTACT: MOHIB MASANI<br>PHONE: 972-836-6442 | SURVEYOR<br>TRAVERSE LAND SURVEYING<br>395 LAKE PARK ROAD, SUITE 102<br>LEWISVILLE, TEXAS 75057<br>CONTACT: GRAYSON CEBALLOS<br>PHONE: 469-784-9321 |
| ENGINEER<br>TRIANGLE ENGINEERING LLC<br>1782 W. MCDERMOTT DRIVE<br>ALLEN, TEXAS 75013<br>CONTACT: KEVIN PATEL, P.E.<br>PHONE: (469)-213-1707<br>TX. P.E. FIRM #11525 | ARCHITECT<br>KILLIAN ARCHITECT<br>3400 N CENTRAL EXPY<br>SUITE 110-307<br>RICHARDSON, TX 75080<br>CONTACT: KENNETH R. KILLIAN<br>PHONE: 214-561-6042 |

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

*WITNESS OUT HANDS, THIS* _____ day of _____, _____

**Planning & Zoning Commission, Chairman** | **Director of Planning and Zoning**

**CASE NO. SP2025-044**


LANDSCAPE ARCHITECT
STUDIO GREEN SPOT, INC.
1782 W. McDERMOTT DR.
ALLEN, TEXAS 75013
(469) 369-4448
CHRIS@STUDIOGREENSPOT.COM


REGISTERED LANDSCAPE ARCHITECT
CHRIS TROVILLION
2042
STATE OF TEXAS
05.08.2026

# MACA FLEX INDUSTRIAL

CAPITAL PARKWAY
CITY OF ROCKWALL, TEXAS 75032

**ISSUE:**
FOR APPROVAL: 05.08.2026

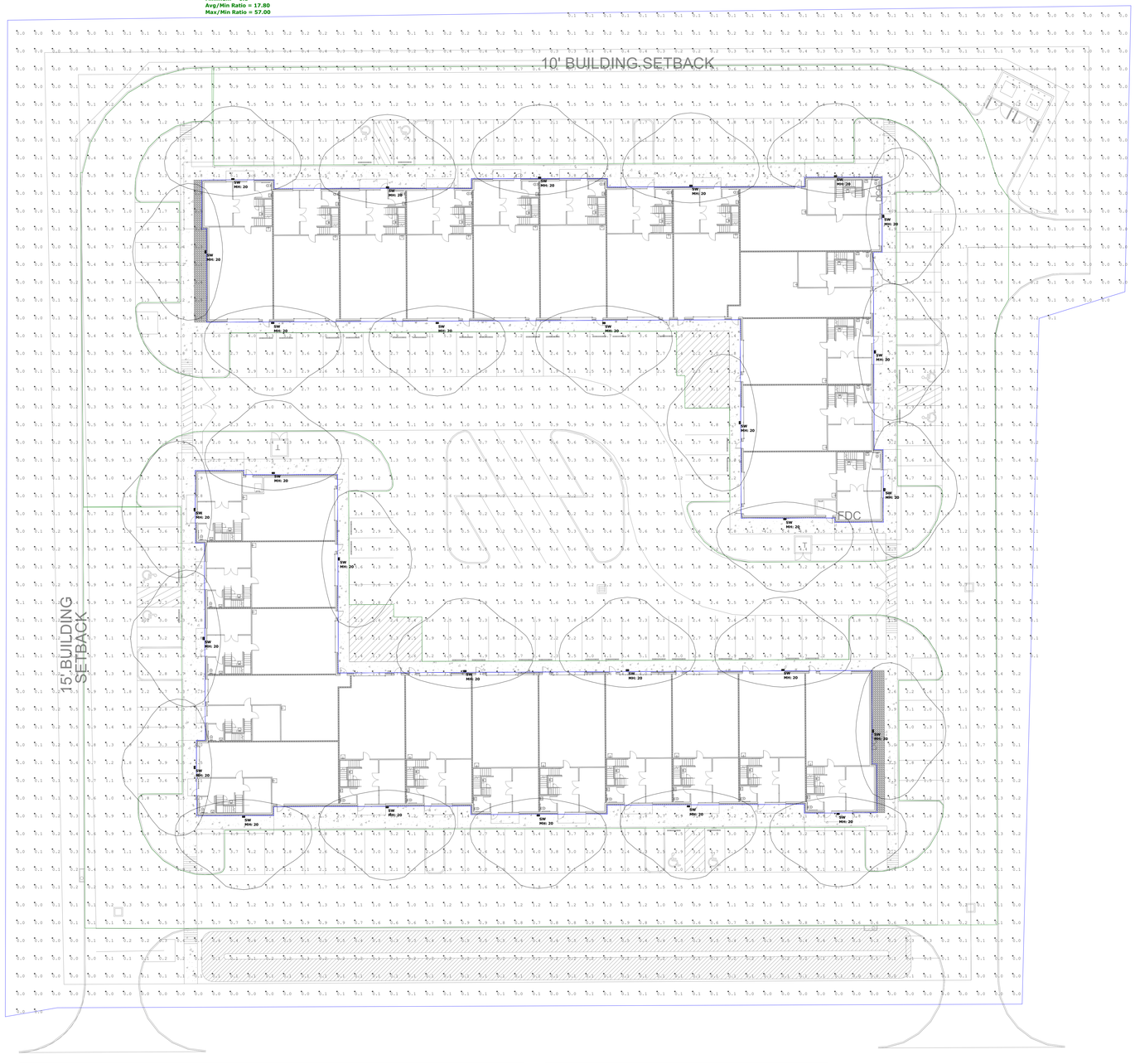
**DATE:**
05.08.2026

**SHEET NAME:**
TREE PRESERVATION PLAN

**SHEET NUMBER:**
L.1

**PARKING AND DRIVEWAY**

**Illuminance (Fc)**
**Average = 1.78**
**Maximum = 5.7**
**Minimum = 0.1**
**Avg/Min Ratio = 17.80**
**Max/Min Ratio = 57.00**




| Luminaire Schedule | | | | | | |
|---|---|---|---|---|---|---|
| Symbol | Type | Qty | Manufacturer / Catalog Number | Total Lumen Output | Total Input Watts | Light Loss Factor | User Defined Factor |
| B | SW | 28 | LITHONIA WEDGE3 LED P4 30K 80CRI R4 MVOLT SRM [FINISH] | 11554 | 87.891 | 0.850 | 1.000 |

| Calculation Summary | | | | | | |
|---|---|---|---|---|---|---|
| Calculation Grid Location | Calc. Height (Ft.) | Units | Avg | Max | Min | Avg/Min |
| GRADE_Planar | 0 | Fc | 1.41 | 5.9 | 0.0 | N.A. |
| PARKING AND DRIVEWAY | | Fc | 1.78 | 5.7 | 0.1 | 17.80 |

Notes:
1. Surface reflectances: Vertical/Horizontal - 50/20.
2. Calculation values are at height indicated in summary table.
3. Mounting heights are designated on drawing with "MH."
4. Luminaire description does not necessarily reflect specification model number. Contact salesperson for verification.
5. Sylvania lamp data used unless otherwise noted. LED luminaires use integrated photometric lamp data provided by manufacturer.
6. Lighting power density is calculated based on estimated ballast/driver energy consumption. Engineer to verify.
7. For lumen output of scaled luminaires, multiply Total Lumen Output by User Defined Factor.

PROJECT: MACA FLEX WAREHOUSE
SALESPERSON: AUDREY POOLE
SCALE: 1" = 20'-0"
CALC BY: VD
FILE: 260511_MACA FLEX WAREHOUSE - SITE_V1

2026-05-11

**Architectural Lighting Alliance**
101 Turtle Creek Blvd, Dallas TX 75207
O 214-658-9000 | F 214-658-9002
www.alatx.com



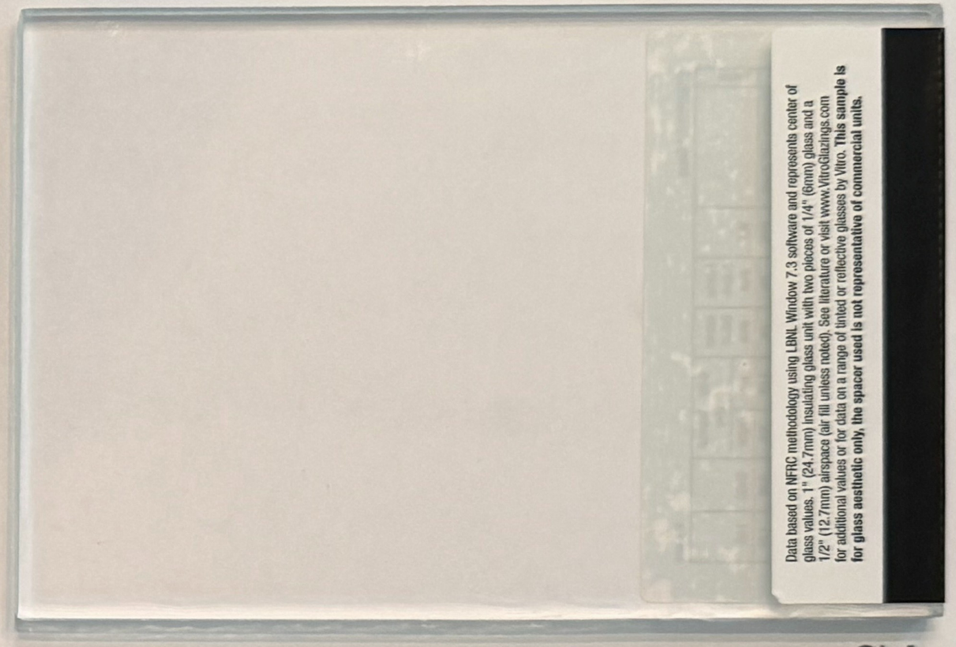
M-1



M-2




STU-1



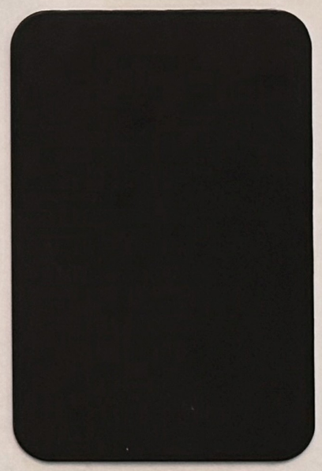

GL-1



S-1



FC-1



FR-1



MTL-1 & MTL-2

| | |
|---|---|
| **MTL-1** | HORIZONTAL METAL PANEL - PAC-CLAD - ANODIC CLEAR |
| **MTL-2** | METAL FACIA - PAC-CLAD - ANODIC CLEAR |
| **FC-1** | FIBER CEMENT PANEL - NICHIHA VINTAGEWOOD |
| **STU-1** | (3) PART STUCCO - SW PACER WHITE |
| **M-1** | MASONRY BRICK VENEER (DARK GRAY) BLACKSON BRICK - MIDNIGHT IS (VELOUR) |
| **M-2** | MASONRY BRICK VENEER (WHITE) BLACKSON BRICK - WHITESTONE |
| **S-1** | MASONRY STONE VENEER - BLAKCSON BRICK - COTTONWOOD HONED |
| **GL-1** | GLAZING (GLASS) - LOW-E CLEAR |
| **FR-1** | STOREFRONT FRAMES - DARK BRONZE ALUMINUM |

**APPLICANT_**
TRIANGLE ENGINEERING
KEVIN PATEL
1782 W McDERMOTT DRIVE
ALLEN, TEXAS 75013
p_ (469) 331-8566
e_ kpatel@triangle-emg.com

**OWNER_**
MACA DEVELOPMENT LLC
MOHIB MASANI
6904 RAINWOOD DRIVE
PLANO, TEXAS 75024
p_ (972) 836-6442
e_ mohib31@gmail.com

**MACA** FLEX WAREHOUSE
CASE #:

# PROJECT COMMENTS

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

DATE: 6/24/2026

PROJECT NUMBER: SP2026-020
PROJECT NAME: Site Plan for 3920 E. Interstate 30
SITE ADDRESS/LOCATIONS: 3920 East Interstate 30, Rockwall, TX, 75032

CASE CAPTION: Discuss and consider a request by Pene Sherman of P. Sherman Construction on behalf of Mitchell and Sons Enterprises for the approval of a Site Plan for an existing Office/Warehouse building on a two (2) acre tract of land identified as Tract 23-01 of the R. Irvine Survey, Abstract No. 120, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 3920 IH-30, and take any action necessary.

| DEPARTMENT | REVIEWER | DATE OF REVIEW | STATUS OF PROJECT |
|---|---|---|---|
| PLANNING | Henry Lee | 06/24/2026 | Needs Review |

06/24/2026: Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a Site Plan for an existing Office/Warehouse building on a two (2) acre tract of land identified as Tract 23-01 of the R. Irvine Survey, Abstract No. 120, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 3920 IH-30.

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

M.3 For reference, include the case number (SP2026-020) in the lower right-hand corner of all pages of all revised plan submittals. (Subsection 01.02(D), Article 11, UDC)

I.4 The subject property will be required to be plat in order to establish easements.

M.5 Provide the standard signature block with signature space for the Planning and Zoning Chairman and the Planning Director on all pages of the plans. Also remove the red placeholder text from the signature block. (Subsection 03.04. A, of Article 11)

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

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

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

M.6 Site Plan.
(1) Please provide the property owner information and the developer information (name, address, and phone number). (Subsection 03.04. B, of Article 11, UDC)
(2) Please delineate and label the 20-foot building setback adjacent to IH-30. (Subsection 03.04. B, of Article 11, UDC)
(3) Please indicate the height and material of the existing fencing. (Subsection 08.02. F, of Article 08, UDC)

(4) Please remove the mesh from the existing fence, as it is not permitted. (Subsection 08.02. F, of Article 08, UDC)
(5) Please indicate the pervious vs impervious coverage. (Subsection 01.01. B, of Article 05, UDC)
(6) Please provide a table that indicates the plant species and size. At the time of planting, canopy trees must be four (4) inch caliper, accent trees must be four (4) feet in height, and shrubs must be five (5) gallons.
(7) Please delineate and label the 20-foot landscape buffer along IH-30. (Subsection 05.01, of Article 08, UDC)
(8) All landscape buffers within an Overlay District are required a berm, a shrub row, and two (2) canopy trees and four (4) accent trees per 100-feet of linear frontage. (Subsection 06.02, of Article 05, UDC)
(9) All parking spaces shall be within 80-feet of a canopy tree. (Subsection 05.03, of Article 08, UDC)
(10) All landscaping is required to be irrigated with an automatic irrigation system that meets the requirements of the Unified Development Code (UDC) (Subsection 05.04, of Article 08, UDC)

M.7 Treescape Plan
(1) No trees are being removed, so a treescape plan is not required. (Subsection 03.04. B, of Article 11, UDC)

M.8 Photometric Plan
(1) No new exterior lighting is being proposed, so a photometric plan is not required. (Subsection 03.04. B, of Article 11, UDC)

M.9 Building Elevations
(1) No exterior changes to the building are being proposed, so building elevations are not required. (Subsection 03.04. B, of Article 11, UDC)

M.10 According to Article 11, Development Application and Review Procedures, of the Unified Development Code (UDC), two (2) compensatory measures (above and beyond the requirements of the UDC) for each exception or variance is required. In order to request an exception or variance, the applicant will need to provide a letter outlining the requested exceptions and required compensatory measures. For every requested exception or variance, two (2) compensatory measures must be provided.

I.11 Please note that failure to address all comments provided by staff by 3:00 PM on July 7, 2026 will result in the automatic denial of the case on the grounds of an incomplete submittal. No refund will be given for cases that are denied due to an incomplete submittal, and a new application and fee will be required to resubmit the case.

I.12 Please note the scheduled meetings for this case:

(1) Planning & Zoning meeting/work session meeting will be held on June 30, 2026.
(2) Planning & Zoning meeting/public hearing meeting will be held on July 14, 2026.

I.13 All meetings will be held in person and in the City's Council Chambers. All meetings listed above are scheduled to begin at 6:00 p.m. (P&Z). The City requires that a representative(s) be present for these meetings. During the upcoming work session meeting with the Planning and Zoning Commission, representative(s) are required to present their case and answer any questions the Planning Commission may have regarding this request.

| DEPARTMENT | REVIEWER | DATE OF REVIEW | STATUS OF PROJECT |
|---|---|---|---|
| ENGINEERING | Madelyn Kuhn | 06/19/2026 | Approved w/ Comments |

06/19/2026: 1. Need Fire Marshal's approval for signage to be in fire lane
2. Parking must be 20'x9'
3. Any outside storage areas or parking areas must be concrete.
4. Label as fire lane and public access
5. No gravel allowed
6. Need to show ex. easements and utilities on the property along IH-30.

The following are general comments related to any exterior improvements to the property.

General Items:

- Must meet City's 2023 Standards of Design and Construction Manual
- 4% Engineering Inspection Fees
- Impact Fees (Water, Sewer & Roadway)
- Minimum easement width is 20' for new easements. No structures including walls allowed in easements.
- Retaining walls 3' and over must be engineered.
- All retaining walls 18" or taller must be rock, stone, or stone face. No smooth concrete walls.
- No signage is allowed within easements or ROW.
- No structures or fences within easements.
- Tree mitigation will be required for the removal of any existing trees on site.
- All utilities must be underground.
- Show commercial dumpster locations on the site plan if applicable. Dumpsters may not directly face a roadway.
- TXDOT permits required for any utility, drainage, or driveway improvements within the ROW of I-30.
- All State (TXDOT) roadways shall have a minimum of 10' water & sanitary sewer easement along ROW. Required landscaping and buffer may not be within these easements.
- Additional comments may be provided at time of  Engineering.

Roadway Paving Items:
- All parking, storage, drive aisles must be reinforced concrete. No rock, gravel, or asphalt allowed.
- All parking to be 20'x9' minimum.
- No dead-end parking allowed without a City approved turnaround area.
- All drive aisles to be 24' wide.
- Fire lane (if needed) to have 20' min radius if buildings are less than 30' tall. If any of the buildings are 30' or more, the fire lane will be 30' radius minimum.
- Fire lane (if needed) to be in a platted easement.
- Culverts for driveways (if needed) will need to be engineered.
- All State (TXDOT) roadways shall have a minimum of 10' water & sanitary sewer easement along ROW. Required landscaping and buffer may not be within these easements.
- TIA is required and all associated review fees.

Water and Wastewater Items:
-  Site plan must show existing/proposed utility lines (Water, Sewer, Storm, etc.)
- Any public water lines must be a minimum of 8", looped, and must be in a 20' wide easement. (Meet City of Rockwall Standards of Design and Construction)
- Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)
- Min 20' utility easements. No structures allowed in easements
- Water to be 10' separated from storm and sewer lines.
- All public utilities must be centered in an easement.
- Any utility crossings under a roadway must be by dry bore and be steel encased. Open cutting is not allowed.
- May need to extend water and sewer to site with pro-ratas.

Drainage Items:
- Existing flow patterns must be maintained.
- Detention is required.
- Detention calculations are based on zoning, not land use area.
- Detention pond max side slope of 4:1 with a minimum bottom slope of 1%.
- Detention easement required at the free-board elevation.
- Detention ponds must provide an emergency spillway.
- Detention ponds must be irrigated.
- No vertical walls are allowed in detention easement.
- No public water or sanitary sewer are allowed in detention easement.
- The property owner will be responsible for maintaining, repair, and replacement of the drainage systems.
- No grate inlets allowed.

- FFE for all buildings must be called out when adjacent to a detention area. Minimum 2' above 100-year WSEL.
- 100-year WSEL must be called out for detention ponds.
- Dumpster areas shall drain to an oil/water separator and then into the storm system.

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

Operation & Maintenance Plan for Structural Control Measures:

The owner or operator of any new development or redeveloped site must develop and implement an Operation and Maintenance Plan (O&M Plan) addressing the maintenance requirements for all structural stormwater control measures installed on site, including but not limited to detention ponds and retention ponds.

The O&M Plan must be submitted to the City for recordkeeping purposes at the time of Engineering. To ensure long-term maintenance regardless of ownership changes, the owner or operator must provide proof that the O&M Plan has been incorporated into the property deed restrictions or Homeowners Association (HOA) covenants, as applicable.

The site owner or operator must maintain the O&M Plan on-site along with documentation of all maintenance activities performed. These records must be made available for review by the City of Rockwall or TCEQ within 24 hours of request.

| DEPARTMENT | REVIEWER | DATE OF REVIEW | STATUS OF PROJECT |
|---|---|---|---|
| BUILDING | Craig Foshee | 06/18/2026 | Approved |

No Comments

| DEPARTMENT | REVIEWER | DATE OF REVIEW | STATUS OF PROJECT |
|---|---|---|---|
| FIRE | Ariana Kistner | 06/16/2026 | Approved |

No Comments

| DEPARTMENT | REVIEWER | DATE OF REVIEW | STATUS OF PROJECT |
|---|---|---|---|
| GIS | Lance Singleton | 06/15/2026 | Approved |

No Comments

| DEPARTMENT | REVIEWER | DATE OF REVIEW | STATUS OF PROJECT |
|---|---|---|---|
| POLICE | Chris Cleveland | 06/12/2026 | Approved |

No Comments

| DEPARTMENT | REVIEWER | DATE OF REVIEW | STATUS OF PROJECT |
|---|---|---|---|
| PARKS | Travis Sales | 06/15/2026 | Approved w/ Comments |

06/15/2026: Provide landscape plans

***The following are general comments related to any exterior improvements to the property.***

**General Items:**
- Must meet City's 2023 Standards of Design and Construction Manual
- 4% Engineering Inspection Fees
- Impact Fees (Water, Sewer & Roadway)
- Minimum easement width is 20' for new easements. No structures including walls allowed in easements.
- Retaining walls 3' and over must be engineered.
- All retaining walls 18" or taller must be rock, stone, or stone face. No smooth concrete walls.
- No signage is allowed within easements or ROW.
- No structures or fences within easements.
- Tree mitigation will be required for the removal of any existing trees on site.
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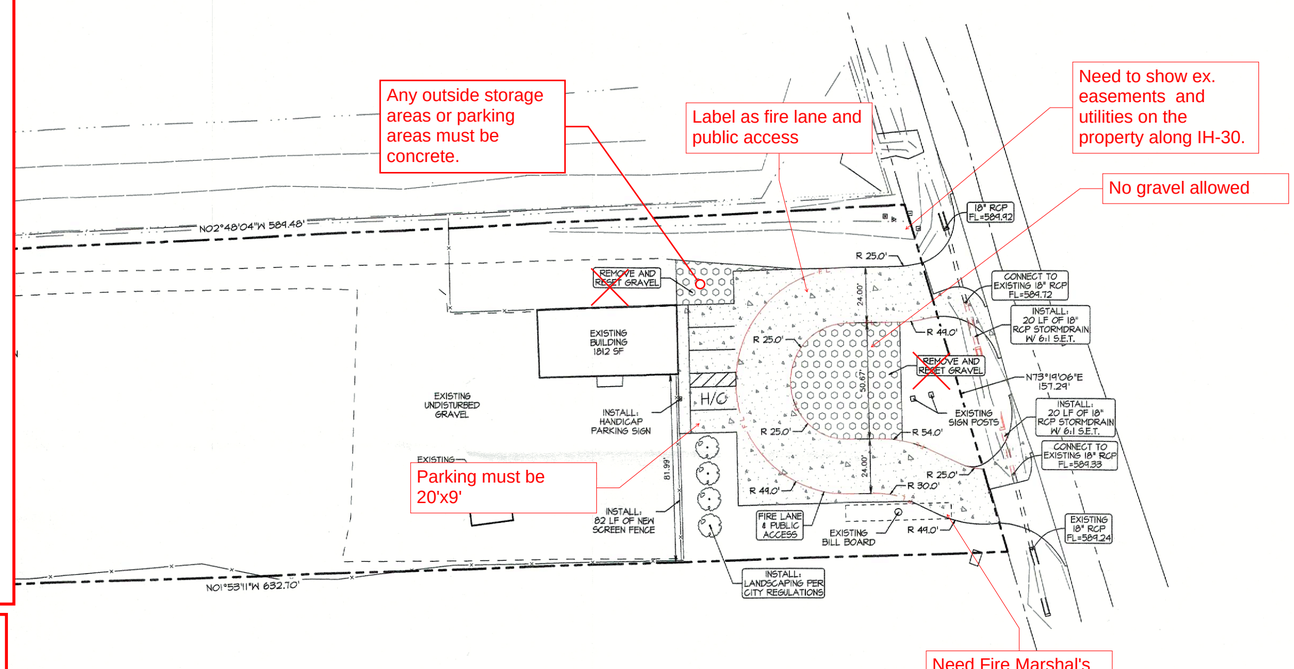


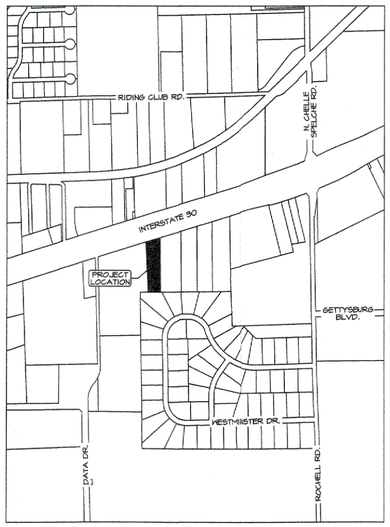


VICINITY MAP

GRAPHIC SCALE 1"=30'
0 30

LEGEND

| | | | |
|---|---|---|---|
| PROPERTY LINE | W WATER MAIN | POWER POLE | LIGHT POLE |
| CURB AND GUTTER | S SANITARY SEWER MAIN | WATER METER | GAS REGULATOR |
| BUILDING EDGE | T TELEPHONE LINE | WATER VALVE | IRRIGATION CONTROL VALVE |
| EDGE OF PAVEMENT | 345 PROPOSED CONTOUR INT. | CLEAN OUT | SPRINKLER HEAD |
| EASEMENT | 342 EXISTING CONTOUR INT. | SANITARY SEWER MANHOLE | ROOF DRAIN |
| BUILDING LINE OFFSET | SF SILT FENCE | STORM DRAIN MANHOLE | TELEPHONE JUNCTION BOX |
| TOE OF DITCH/SLOPE | SD STORM DRAIN | SIGN (TYPICAL) | ELECTRIC JUNCTION BOX |
| TOP OF BANK | FL FIRE LANE | HANDICAP PARKING SYMBOL (PAINTED) | GUY WIRE |
| E OVERHEAD POWER LINE | 356.0 SPOT ELEVATION | FIRE HYDRANT | TREE |

NOTE:
NO OUTSIDE STORAGE, NO ABOVE GROUND STORAGE TANKS, AND NO DUMPSTERS ALLOWED AT THIS LOCATION

LOT OWNER: ADAM MITCHELL
ADDRESS:
PHONE NUMBER:

DEVELOPER: P. SHERMAN
ADDRESS:
PHONE NUMBER:

SITE DATA TABLE:
PROJECT SITE: 90138.72 SF / 2.07 AC

ZONING: LIGHT INDUSTRIAL, I-30 OVERLAY
CITY PROJECT NUMBER: SP2025-029
PARKING LOADING: 1/500 SF
PARKING REQUIRED: 1812/500=4 SPACES
PARKING PROVIDED: 5 SPACES
ADA PARKING: 1 SPACE


MTG ENGINEERS & SURVEYORS
5930 SUMMERHILL ROAD
TEXARKANA, TEXAS
P 903.838.8533
www.mtgengineers.com
TBPE FIRM NO. F-364
AR COA NO. 125
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| No. | Revision/Description | Date |
|---|---|---|

PRELIMINARY ~ FOR REVIEW ONLY, NOT INTENDED FOR BIDDING, CONSTRUCTION OR PERMIT PURPOSES
5/21/2026
VANCE F. LILES
P.E. #131529

| Scale | Drawn By | Checked By | File No. |
|---|---|---|---|
| AS SHOWN | CAD | VFL | |

# SITE PLAN

# 3920 E. I-30 IMPROVEMENTS
ROCKWALL, TEXAS
P SHERMAN CONSTRUCTION

Drawing Date: 5/21/2026
Project Number: 266209
Sheet Number: C2

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Thu May 21, 2026 1:12 PM

# DEVELOPMENT APPLICATION

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

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

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

**DIRECTOR OF PLANNING:**

**CITY ENGINEER:**

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

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

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

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

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

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

## PROPERTY INFORMATION [PLEASE PRINT]

| | | | | | |
|---|---|---|---|---|---|
| ADDRESS | 3920 E. Interstate 30 (3908 E. Interstate 30) | | | | |
| SUBDIVISION | | | LOT | 23-01 | BLOCK |
| GENERAL LOCATION | Prop ID - 11207 2 acres on South side of I-30 | | | | |

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

| | | | | | |
|---|---|---|---|---|---|
| CURRENT ZONING | | | CURRENT USE | | |
| PROPOSED ZONING | | | PROPOSED USE | | |
| ACREAGE | 2.0 | 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 | Mitchell and Sons Ent | ☒ APPLICANT | P. Sherman Construction |
| CONTACT PERSON | Pene Sherman | CONTACT PERSON | Pene Sherman |
| ADDRESS | [redacted] | ADDRESS | [redacted] |
| CITY, STATE & ZIP | | CITY, STATE & ZIP | |
| PHONE | | PHONE | |
| E-MAIL | | E-MAIL | |

## NOTARY VERIFICATION [REQUIRED]

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

*"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF* $ 1040.00 *TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 5th *DAY OF* June *20* 26 *BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."*

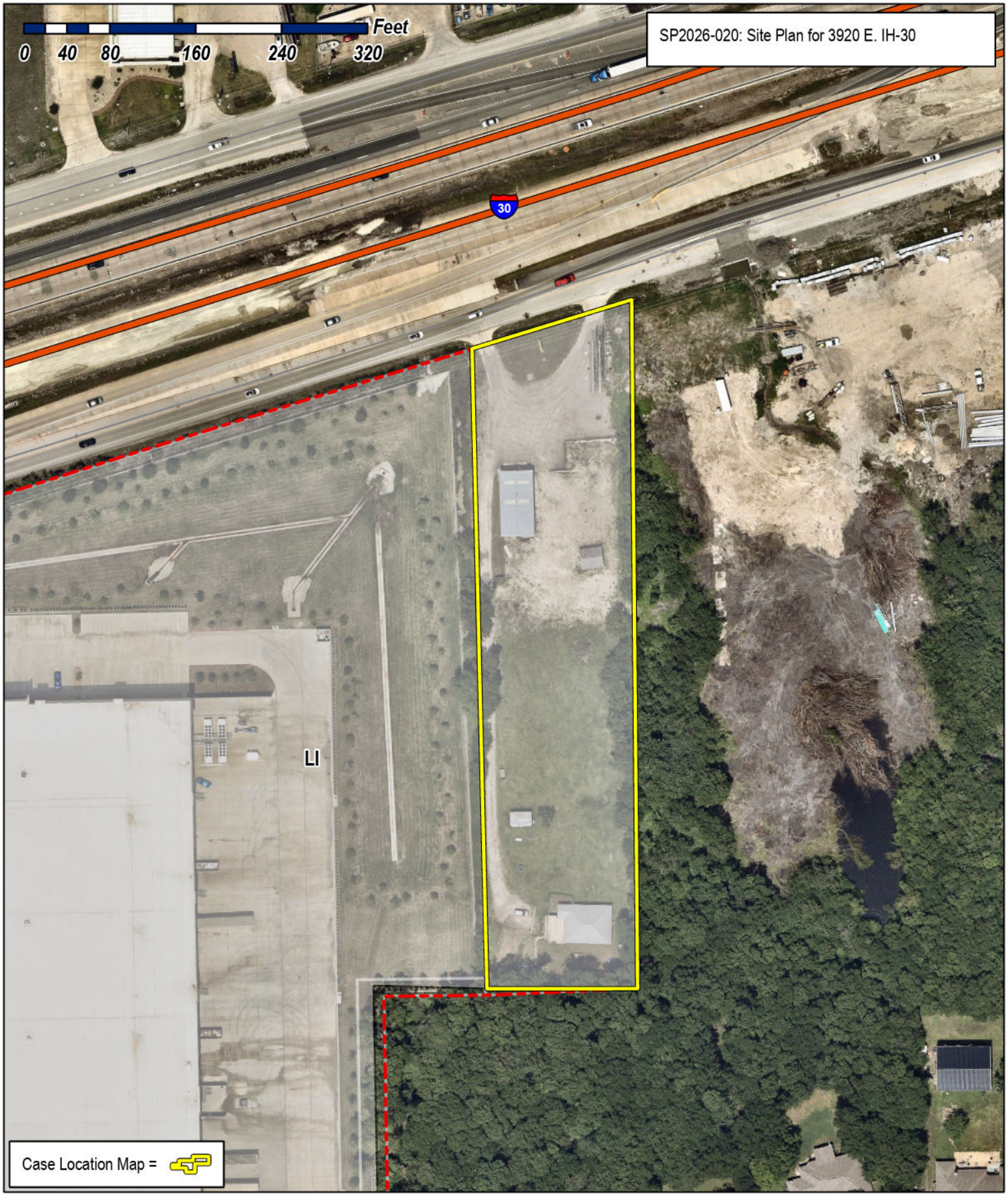
*GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE* 5 *DAY OF* June *20* 26

*OWNER'S SIGNATURE* Adam Mitchell

*NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS* Carlee Kuenstler

Carlee Kuenstler
My Commission Expires
12/3/2028
Notary ID 135191708

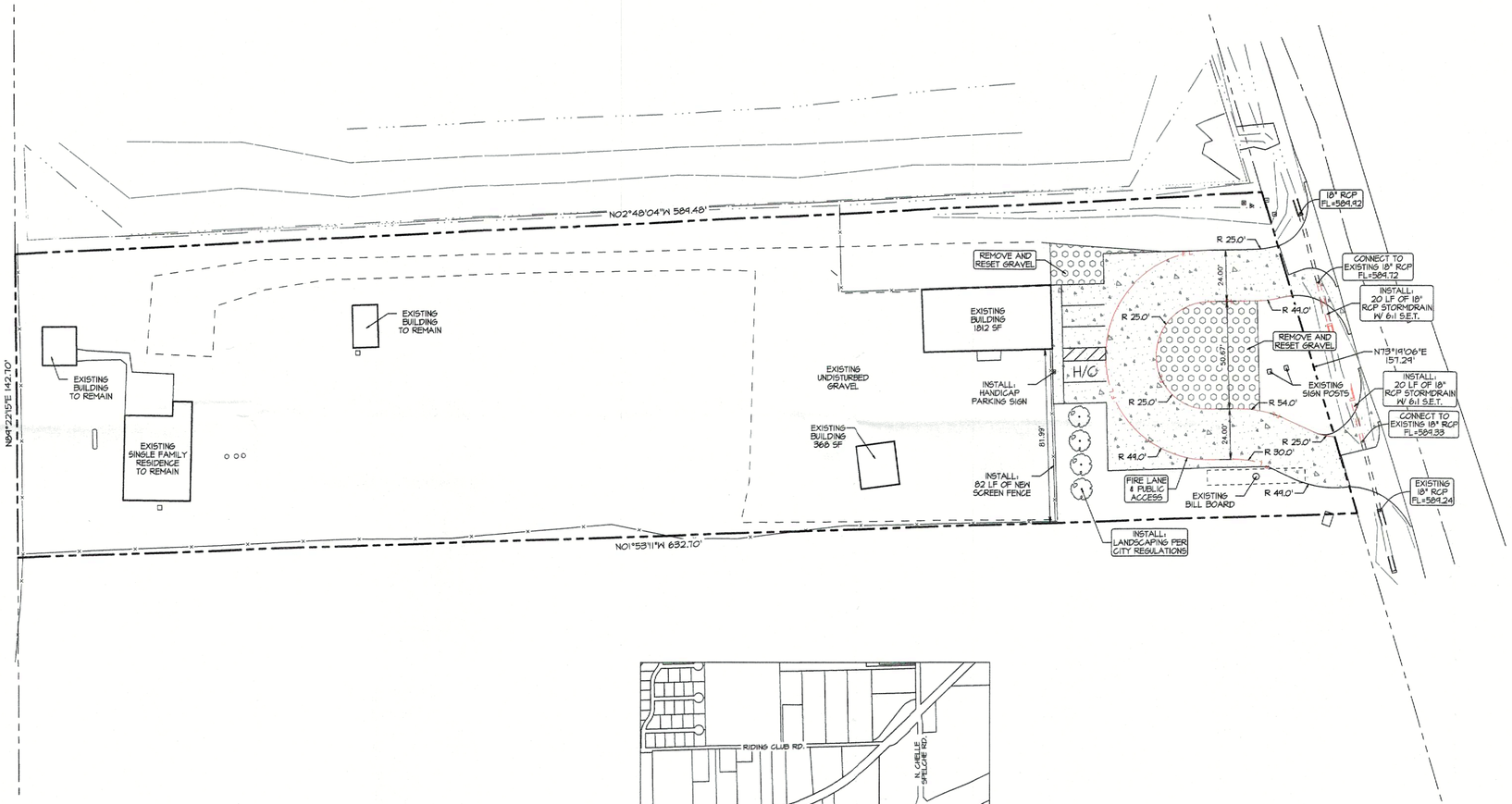
*MY COMMISSION EXPIRES*




# City of Rockwall

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

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




GRAPHIC SCALE 1" =30'
0 30

## LEGEND

| | | | | | |
|---|---|---|---|---|---|
| PROPERTY LINE | W | WATER MAIN | POWER POLE | LIGHT POLE |
| CURB AND GUTTER | S | SANITARY SEWER MAIN | WATER METER | GAS REGULATOR |
| BUILDING EDGE | T | TELEPHONE LINE | WATER VALVE | IRRIGATION CONTROL VALVE |
| EDGE OF PAVEMENT | 345 | PROPOSED CONTOUR INT. | CLEAN OUT | SPRINKLER HEAD |
| EASEMENT | 342 | EXISTING CONTOUR INT. | SANITARY SEWER MANHOLE | ROOF DRAIN |
| BUILDING LINE OFFSET | SF | SILT FENCE | STORM DRAIN MANHOLE | TELEPHONE JUNCTION BOX |
| TOE OF DITCH/SLOPE | SD | STORM DRAIN | SIGN (TYPICAL) | ELECTRIC JUNCTION BOX |
| TOP OF BANK | FL | FIRE LANE | HANDICAP PARKING SYMBOL (PAINTED) | GUY WIRE |
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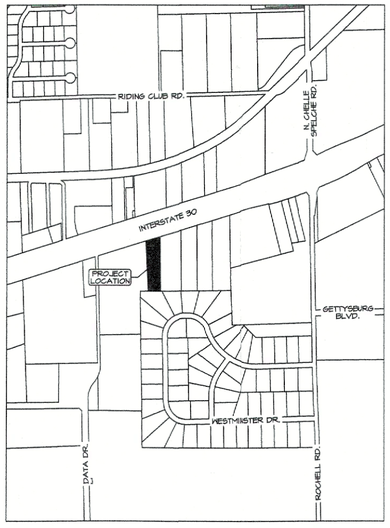


VICINITY MAP

NOTE:
NO OUTSIDE STORAGE, NO ABOVE GROUND STORAGE TANKS, AND NO DUMPSTERS ALLOWED AT THIS LOCATION

LOT OWNER: ADAM MITCHELL
ADDRESS:
PHONE NUMBER:

DEVELOPER: P. SHERMAN
ADDRESS:
PHONE NUMBER:

SITE DATA TABLE:
PROJECT SITE: 90138.72 SF / 2.07 AC

ZONING: LIGHT INDUSTRIAL, I-30 OVERLAY
CITY PROJECT NUMBER: SP2025-029
PARKING LOADING: 1/500 SF
PARKING REQUIRED: 1812/500=4 SPACES
PARKING PROVIDED: 5 SPACES
ADA PARKING: 1 SPACE

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5930 SUMMERHILL ROAD
TEXARKANA, TEXAS
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TBPE FIRM NO. F-364
AR COA NO. 125
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| No. | Revision/Description | Date |
|---|---|---|
| | | |

PRELIMINARY ~ FOR REVIEW ONLY, NOT INTENDED FOR BIDDING, CONSTRUCTION OR PERMIT PURPOSES
5/21/2026
VANCE F. LILES
P.E. #131529

| Scale | Drawn By | Checked By | File No. |
|---|---|---|---|
| AS SHOWN | CAD | VFL | |

# SITE PLAN

# 3920 E. I-30 IMPROVEMENTS
ROCKWALL, TEXAS
P SHERMAN CONSTRUCTION

Drawing Date
5/21/2026

Project Number
266209

Sheet Number
C2

X:\2026 Projects\266209-Rees Rockwall\05 Engineering Design\Design\Design_01.pro
Thu May 21, 2026 11:27AM


3920
FATE
FATE
FATE



DirtRock Dallas
214-444-8825
dirtrockdallas.com

3920

Please go around to Side door
This door is broke !!
(process of being)

DirtRock Dallas
214-444-8825
dirtrockdallas.com

# PROJECT COMMENTS

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

DATE: 6/24/2026

PROJECT NUMBER: SP2026-021
PROJECT NAME: Amended Site Plan for 1210 N. Goliad
SITE ADDRESS/LOCATIONS: 1210 North Goliad Street, Rockwall, TX, 75087

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

| DEPARTMENT | REVIEWER | DATE OF REVIEW | STATUS OF PROJECT |
|---|---|---|---|
| PLANNING | Angelica Guevara | 06/24/2026 | Approved w/ Comments |

06/24/2026: SP2026-021; Amended Site Plan for YMCA of Rockwall [1210 N. Goliad Street]
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of an Amended Site Plan for the YMCA of Rockwall being situated on a 21.378-acre parcel of land identified Lot 1, Block A, Rockwall CO Branch YMCA Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 5 (PD-5), situated within the North SH-205 Overlay (N. SH-205 OV) District, addressed as 1210 N. Goliad Street.

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

M.3 For reference, include the case number (SP2026-021) in the lower right-hand corner of all pages of all revised plan submittals. (Subsection 01.02(D), Article 11, UDC)

M.4 The subject property has been replatted (Case No. P2026-021). Please submit the necessary revisions to finalize the platting process.

M.5 Provide the standard signature block with signature space for the Planning and Zoning Chairman and the Planning Director on all pages (i.e. Site Plan and Building Elevations) of the plans. (Subsection 03.04. A, of Article 11)

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

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

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

M.6 Please provide the title block (above) in the lower right-hand corner of all sheets that contains the project name, street address, and/or the lot and block designation.

(Subsection 03.04, of Article 11, UDC)

M.7 Building Elevations
(1) Exterior walls should consist of 90% masonry materials excluding doors and windows. In this case, the building materials will consist of mainly metal paneling and CMU veneer. This will require a variance. (Subsection 06.02, of Article 05, UDC)
(2) There should be a minimum 20% stone requirement on any facades visible from public right-of-way. In this case, the building materials will consist of mainly metal paneling and CMU veneer. This will require a variance. (Subsection 06.02, of Article 05, UDC)
(3) Please indicate the following on the building elevations: total height and wall height. (Subsection 07.03, of Article 05, UDC)
(4) Indicate any roof mounted or ground mechanical equipment if any. (Subsection 01.05C, of Article 05, UDC)
(5) Indicate other design elements if any. (Section 6.1 of this checklist)
(6) All buildings less than 50,000 SF shall incorporate a minimum of four (4) architectural elements. The current request is not meeting this requirement.
(7) All buildings shall be architecturally finished on all four (4) sides utilizing the same materials, detailing, articulation and features. In addition, a minimum of one (1) row of trees (i.e. four [4] or more accent or canopy trees) shall be planted along perimeter of the subject property to the rear of the building.
(8) Provide dumpster enclosure elevations. Trash/Recycling Enclosures shall be four (4) sided. These receptacles shall be screened by a minimum eight (8) foot, solid masonry dumpster enclosure that utilizes the same masonry materials as the primary building and incorporates an opaque, self-latching gate. t (Subsection 01.05. B, of Article 05, UDC)

I.8 Staff has identified the following variances associated with the proposed request: [1] primary materials, [2] four (1) sided architecture, [3] primary articulation, and [4] secondary articulation. Per the Unified Development Code Subsection 09.01, of Article 11, two (2) compensatory measures are required for each variance requested. In this case eight (8) compensatory measures must be provided to offset the four (4) variances requested. The same section of code outlines examples of compensatory measures, however other requests may be made to serve as compensatory measures. The variances are discretionary for the Planning and Zoning Commission. Staff suggests that the building elevations and other non-conformities of the submittal be changed to meet the requirements of the UDC.

M.9 Provide staff with a variance request letter outlining the variances requested, the reasons for the request (i.e. the hardship or reason that you cannot meet the code requirements), and the subsequent compensatory measures. (Subsection 09.01, of Article 11)

I.10 Please note that failure to address all comments provided by staff by 3:00 PM on July 7, 2026 will result in the automatic denial of the case on the grounds of an incomplete submittal. No refund will be given for cases that are denied due to an incomplete submittal, and a new application and fee will be required to resubmit the case.

I.11 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on July 7, 2026; however, it is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the July 14, 2026 Planning & Zoning Meeting.

I.12 Please note the scheduled meetings for this case:
1) Planning & Zoning Work Session meeting will be held on June 30, 2026.
2) Planning & Zoning meeting/public hearing meeting will be held on July 14, 2026.

I.13 All meetings will be held in person and in the City's Council Chambers. All meetings listed above are scheduled to begin at 6:00 p.m. (P&Z). Please note that a representative(s) is required to be present for these meetings. During the upcoming work session meeting with the Planning and Zoning Commission, representative(s) are expected to present their case and answer any questions the Planning Commission may have regarding this request.

| DEPARTMENT | REVIEWER | DATE OF REVIEW | STATUS OF PROJECT |
|---|---|---|---|
| ENGINEERING | Madelyn Kuhn | 06/19/2026 | Approved |

No Comments

| DEPARTMENT | REVIEWER | DATE OF REVIEW | STATUS OF PROJECT |
|---|---|---|---|
| BUILDING | Craig Foshee | 06/18/2026 | Approved |

No Comments

| DEPARTMENT | REVIEWER | DATE OF REVIEW | STATUS OF PROJECT |
|---|---|---|---|
| FIRE | Ariana Kistner | 06/16/2026 | Approved |

No Comments

| DEPARTMENT | REVIEWER | DATE OF REVIEW | STATUS OF PROJECT |
|---|---|---|---|
| GIS | Lance Singleton | 06/15/2026 | Approved |

No Comments

| DEPARTMENT | REVIEWER | DATE OF REVIEW | STATUS OF PROJECT |
|---|---|---|---|
| POLICE | Chris Cleveland | 06/12/2026 | Approved |

No Comments

| DEPARTMENT | REVIEWER | DATE OF REVIEW | STATUS OF PROJECT |
|---|---|---|---|
| PARKS | Travis Sales | 06/15/2026 | Approved w/ Comments |

06/15/2026: Please provide landscape plan

# DEVELOPMENT APPLICATION

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

*STAFF USE ONLY*

PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

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

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

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

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

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

## PROPERTY INFORMATION [PLEASE PRINT]

| | | | | | |
|---|---|---|---|---|---|
| ADDRESS | 1210 N. Goliad St., Rockwall, TX | | | | |
| SUBDIVISION | ROCKWALL CO BRANCH YMCA | LOT | 2 | BLOCK | A |
| GENERAL LOCATION | NEC of SH205 (N. Goliad St.) & Caruth Lane | | | | |

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

| | | | |
|---|---|---|---|
| CURRENT ZONING | PD - 5 w/ North - SH205 Overlay | CURRENT USE | Community or Recreation Club |
| PROPOSED ZONING | PD - 5 w/ North - SH205 Overlay (No Change) | PROPOSED USE | Community or Recreation Club (No Change) |
| ACREAGE | 21.378 | LOTS [CURRENT] | 1 |
| | | LOTS [PROPOSED] | 1 |

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

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

| | | | |
|---|---|---|---|
| ☐ OWNER | YMCA of Metropolitan Dallas | ☑ APPLICANT | SSARCO of TX, PLLC |
| CONTACT PERSON | Todd Baker | CONTACT PERSON | Scott A. Sower |
| ADDRESS | [redacted] | ADDRESS | [redacted] |
| CITY, STATE & ZIP | | CITY, STATE & ZIP | |
| PHONE | | PHONE | |
| E-MAIL | | E-MAIL | |

## NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Todd Baker [*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* $ 500. *, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 11th *DAY OF* June *, 20* 26 *. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."*

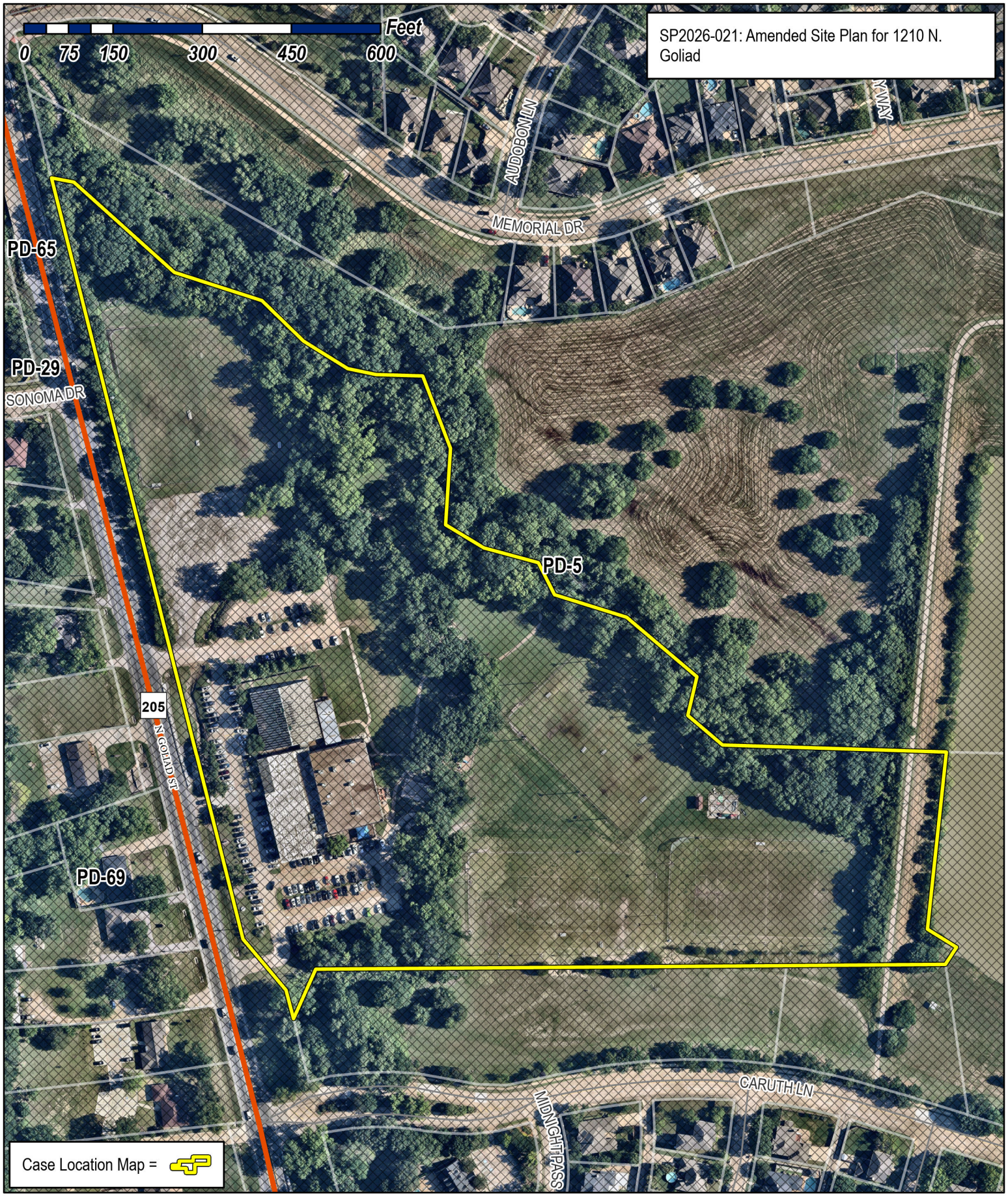
*GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE* 11th *DAY OF* June *, 20* 26 .

*OWNER'S SIGNATURE*

JIME DIXON
Notary ID #6766047
My Commission Expires
February 28, 2028

*NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS*

*MY COMMISSION EXPIRES* Feb. 28, 2028





# City of Rockwall

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



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

325 N St Paul Street
Suite 2600
Dallas TX 75201
www.ssarco.com

June 12, 2026

**JER Chilton YMCA of Rockwall – Addition**

1210 North Goliad Street, Rockwall, TX, 75087

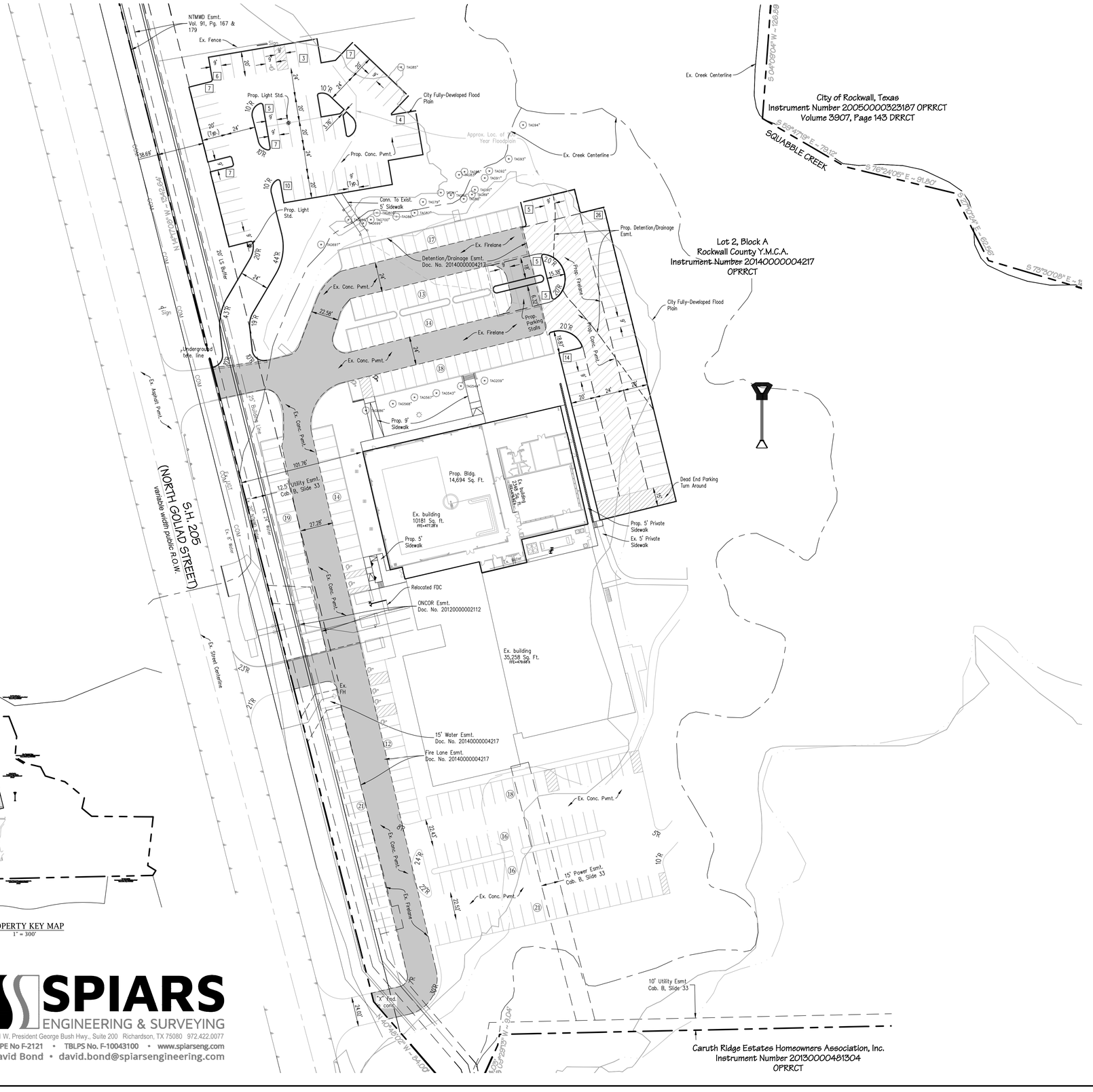
JER Chilton YMCA of Rockwall is being modified in the following ways:

1. Addition of approximately 112 full size site parking spaces and associated drive & fire lanes.
2. Replacement of old, rusted, and deteriorated PEMB structure over the existing pool with new, insulated PEMB structure.
3. Replacement of old and deteriorated toilet rooms and pool equipment room with new rooms and equipment.
4. Addition of:
    a. Large group exercise room
    b. 2 individual toilets
    c. Aquatics director office
    d. Corridor and access halls to connect the new spaces
5. Replacement of associated MEP infrastructure and equipment in the renovated and expanded area.

SSARCO of TX, PLLC

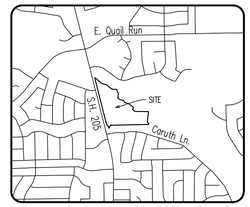


Scott Sower, AIA / NCARB
Principal






PROPERTY KEY MAP
1" = 300'




LOCATION MAP
1" = 2000'

N
W E
S

0 20 40 80
1 inch = 40 ft.

LEGEND

- Ex. Firelane
- Prop. Firelane
- BFR — Barrier Free Ramp
- Existing Tree to Remain
- Light Pole
- 100 Year Floodplain
- (10) Proposed Parking Spaces
- (12) Existing Parking Spaces

| SITE DATA SUMMARY TABLE - YMCA ROCKWALL | |
|---|---|
| Item | Lot 2, Block A |
| **General Site Data** | |
| Zoning (from zoning map) | PD-5 |
| Land Use (from Zoning Ordinance) | Community or Recreation Club |
| Lot Area (Acres) | 21.377 |
| Lot Area (Square Feet) | 931,194 |
| Building Footprint Area (Square Feet) | 48,074 |
| Total Floor Area (Square Feet) | 49,952 |
| Game Courts (#) | 5 |
| **Parking** | |
| Parking Ratio | 250 Sq.ft/Space |
| | 3/Game Court |
| Total Parking Required - Building Area (38,490 sq.ft / 250 sq.ft | 200 |
| Total Parking Required - Game Court | 15 |
| **Total Required Parking (# spaces)** | **215** |
| Total Existing Parking (HC Included) (#spaces) | 198 |
| Total Proposed Parking (HC Included) (# spaces) | 112 |
| **Total Spaces (# spaces)** | **310** |
| **Accessible Parking Required (# spaces)** | **7** |
| Accessible Parking Existing (# spaces) | 8 |
| Accessible Parking Provided (# spaces) | 1 |
| **Total Accessible Parking Provided (# spaces)** | **9** |

Note:
Typical paving section for site is
6" 3500 psi Conc. Pavement W/#3 @ 18" O.C.E.W.
Over 6" Compacted Subgrade

APPROVED:
I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN FOR A DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE __ DAY OF_____, ____.

WITNESS OUR HANDS, THIS __ DAY OF_____, ____.

PLANNING & ZONING COMISSION, CHAIRMAN

DIRECTOR OF PLANNING AND ZONING

City Case No. SP2025-013

SITE PLAN

# YMCA ROCKWALL PARKING LOT EXPANSION

LOT 2, BLOCK A, ROCKWALL COUNTY
Y.M.C.A. ADDITION
OUT OF THE
SAMUEL S. McCURRY ~ ABSTRACT NO. 146
CITY OF ROCKWALL, ROCKWALL COUNTY , TEXAS
21.377 Acres/931,194 Square Feet
Current Zoning: PD-5 w/North-SH205 Overlay


ENGINEER / SURVEYOR
Spiars Engineering, Inc.
501 W. President George Bush Hwy, Suite 200
Richardson, TX 75080
Telephone: (972) 422-0077
TBPELS No. F-2121 And No. F-10043100
Contact: David Bond

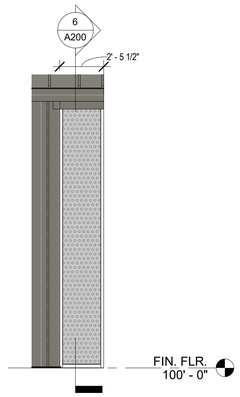
OWNER / APPLICANT
YMCA of Dallas
1621 W. Walnut Hill Ln.
Irving, TX 75038
Todd Baker
tbaker@YMCADALLAS.org

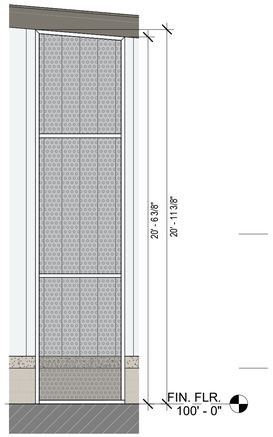

Sheet 1 of 1 Scale: 1"=40' December, 2025 SEI Job No.: 24-377

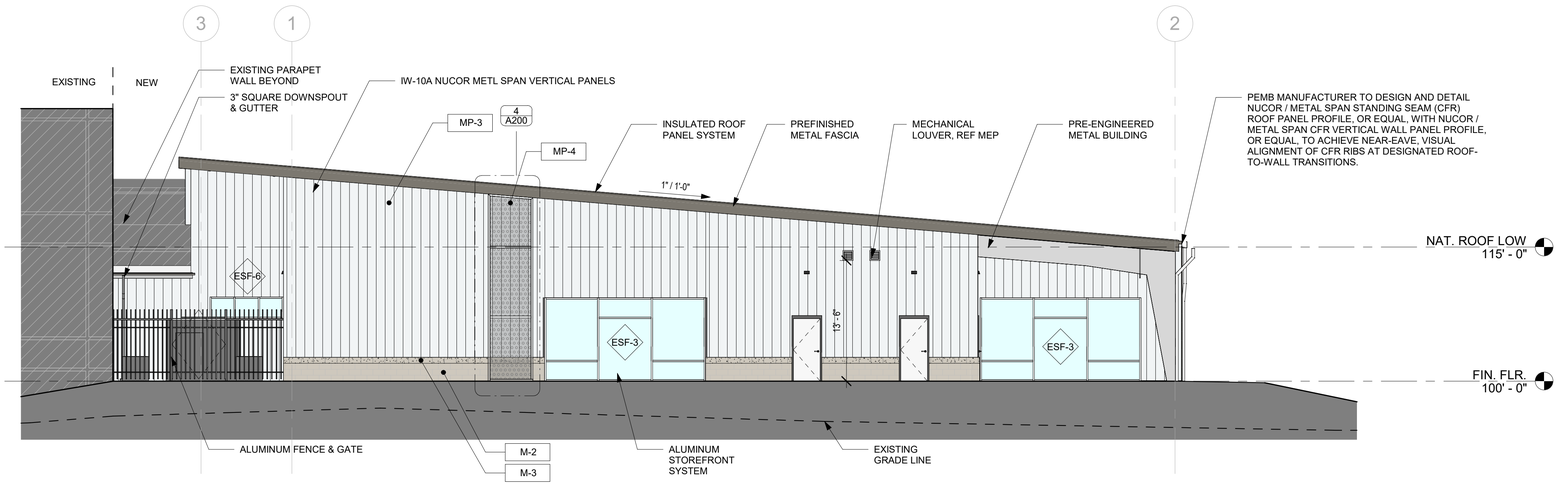

SPIARS ENGINEERING & SURVEYING
501 W. President George Bush Hwy., Suite 200 Richardson, TX 75080 972.422.0077
TBPE No F-2121 • TBLPS No. F-10043100 • www.spiarseng.com
David Bond • david.bond@spiarsengineering.com



Plotted by: DBond10 Plot Date: 6/12/2026 8:22 AM
Drawing: G:\2024 JOBS\24-377 YMCA of Rockwall\CAD\Site Plan.dwg Saved By: DBond10 Save Time: 6/12/2026 8:15:33 AM



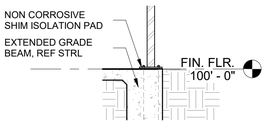



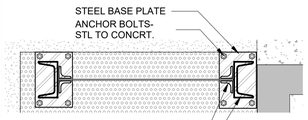

## 5 METAL SCREEN NORTH
SCALE: 1/4" = 1'-0"

## 4 METAL SCREEN - EAST
SCALE: 1/4" = 1'-0"

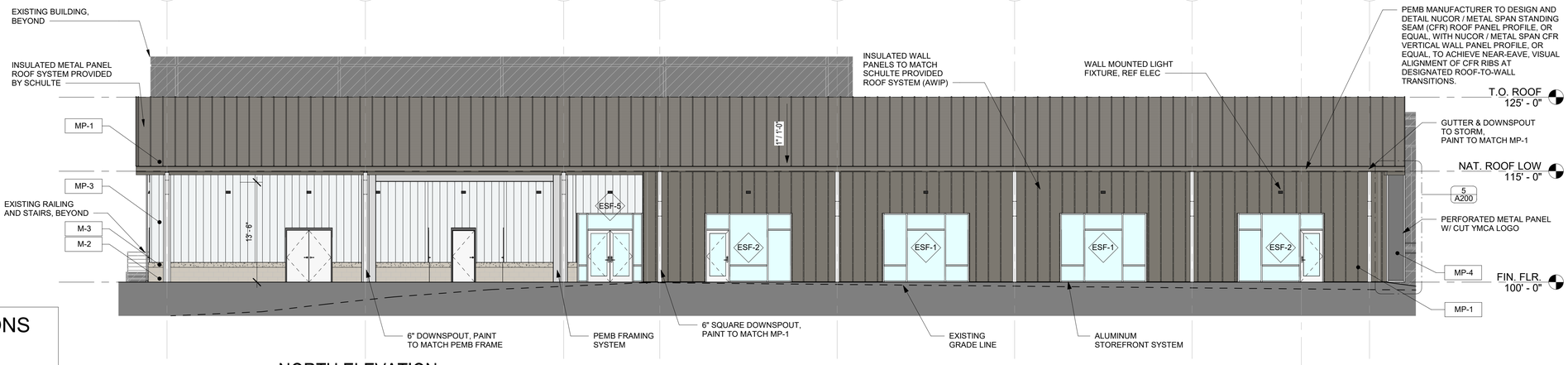
## 3 EAST ELEVATION
SCALE: 1/8" = 1'-0"




## 6 PERF PNL - BASE SECTION
SCALE: 1/4" = 1'-0"




## 7 PERF PNL - PLAN DETAIL
SCALE: 1" = 1'-0"




## 2 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

# EXTERIOR ELEVATIONS GENERAL NOTES

1. MATERIAL SYMBOLS ON ELEVATIONS INDICATE THE EXTENT OF MATERIAL ONLY.
2. PROVIDE CONTROL AND/OR EXPANSION JOINTS PER MANUFACTURER'S RECOMMENDATIONS OR AS INDICATED ON THE DRAWINGS. SUBMIT LAYOUT TO SSARCO FOR REVIEW PRIOR TO INSTALLATION.

## WINDOW LEGEND

XX WINDOW TAG

## MATERIAL LEGEND

| | | |
|---|---|---|
| **LIMESTONE** RATTLESNAKE TAN | M-1 |
| **THIN CMU VENEER** SMOOTH FACE | M-2 |
| **THIN CMU VENEER** SPLIT FACE | M-3 |
| **INSULATED METAL PANEL** DARK BRONZE | MP-1 |
| **METAL WALL PANEL** DUNE | MP-3 |
| **PERFORATED METAL PANEL** TBD | MP-4 |
| **GLAZING** CLEAR ANODIZED | |

**EAST ELEVATION**

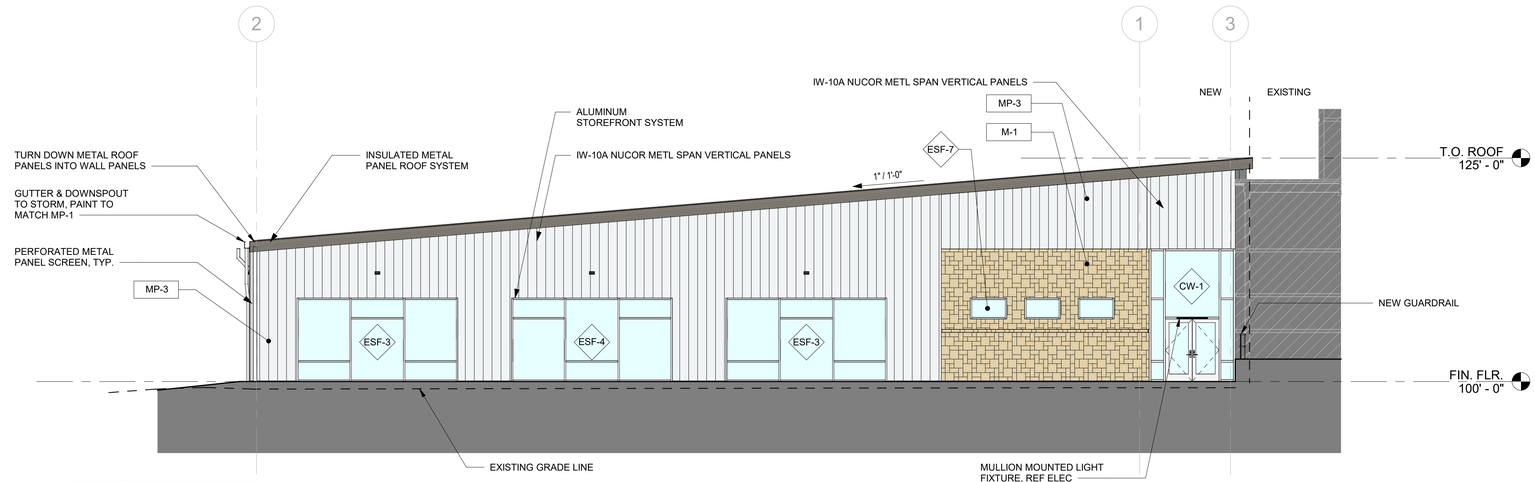
| MATERIAL | SQFT | PERCENTAGE |
|---|---|---|
| CMU VENEER | 131 SF | 5.10% |
| METAL PANEL | 1784 SF | 69.52% |
| PERFORATED METAL PANEL | 122 SF | 4.75% |
| GLAZING | 529 SF | 20.61% |
| TOTAL | 2566 SF | 100% |

**NORTH ELEVATION**

| MATERIAL | SQFT | PERCENTAGE |
|---|---|---|
| CMU VENEER | 120 SF | 4.95% |
| METAL PANEL | 1731 SF | 71.47% |
| PERFORATED METAL PANEL | 42 SF | 1.73% |
| GLAZING | 529 SF | 21.84% |
| TOTAL | 2422 SF | 100% |

**WEST ELEVATION**

| MATERIAL | SQFT | PERCENTAGE |
|---|---|---|
| LIMESTONE | 343 SF | 16.3% |
| METAL PANEL | 1085 SF | 51.7% |
| PERFORATED METAL PANEL | -- | -- |
| GLAZING | 672 SF | 32% |
| TOTAL | 2100 SF | 100% |




## 1 WEST ELEVATION
SCALE: 1/8" = 1'-0"

SSARCO

KEY PLAN

**J.E.R. CHILTON YMCA**
**ROCKWALL**

1210 N Goliad Street
Rockwall, Texas 75087

CONSTRUCTION DOCUMENTS

| No. | Revision | Date |
|---|---|---|

CG Drawn By
SS Reviewed By
04/29/2026

Project No. YMC004-24
Date 04/29/2026

EXTERIOR ELEVATIONS

A200

# SITE PLAN LEGEND

- NEW BUILDING
- NEW PAVING AREA
- EXISTING, TO REMAIN
- SINGLE HEAD LIGHT POLE
- DOUBLE HEAD LIGHT POLE
- TRIPLE HEAD LIGHT POLE

# SITE PLAN GENERAL NOTES

1. ARCHITECTURAL SITE PLAN IS FOR REFERENCE ONLY.
2. REFER TO CIVIL DRAWINGS FOR SITE CONSTRUCTION INFORMATION
3. REFER TO ELECTRICAL DRAWINGS FOR SITE LIGHTING AND POWER INFORMATION.
4. REFER TO CIVIL DRAWINGS FOR GRADING, DIMENSION CONTROL, DRAINAGE AND UTILITIES.
5. REFER TO LANDSCAPE DRAWINGS FOR HARDSCAPE INFORMATION AND IRRIGATION SLEEVING
6. REFER TO MEP DRAWINGS FOR TRANSFORMERS, SWITCHGEARS AND CONDUIT STUBS
7. PROVIDE CURB RAMPS AS REQUIRED BY CITY AND TEXAS ACCESSIBILITY STANDARDS

# CONSTRUCTION PHASES

PHASE 01 - CHILD WATCH RENOVATION (COMPLETED)
PHASE 02 - NEW PARKING LOTS
PHASE 03 - NEW NATATORIUM ENCLOSURE AND NEW EXERCISE ROOM

# AREA & PARKING CALCULATIONS

**AREA BREAKDOWN**

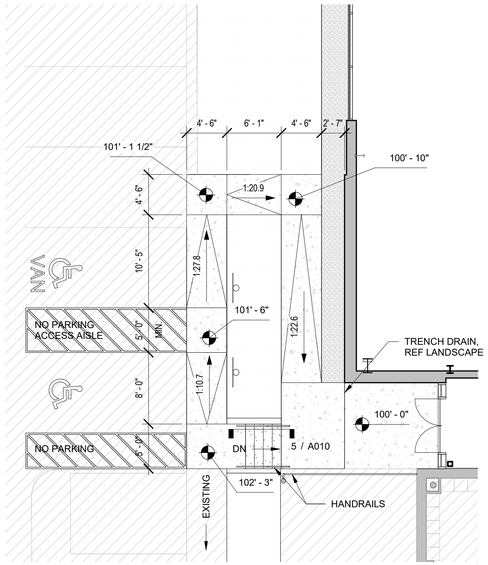
| | |
|---|---|
| EXISTING FACILITY: | 45,125 SQ. FT. |
| EXISTING MEZZANINE: | 1,878 SQ. FT. (INCLUDED IN ABOVE) |
| TO BE DEMOLISHED: | 11,105 SQ. FT. |
| BUILDING ADDITION: | 15,932 SQ. FT. |
| BUILDING FOOTPRINT: | 48,074 SQ. FT. |
| **TOTAL FLOOR AREA:** | **49,952 SQ. FT.** |

**PARKING REQUIREMENTS:**

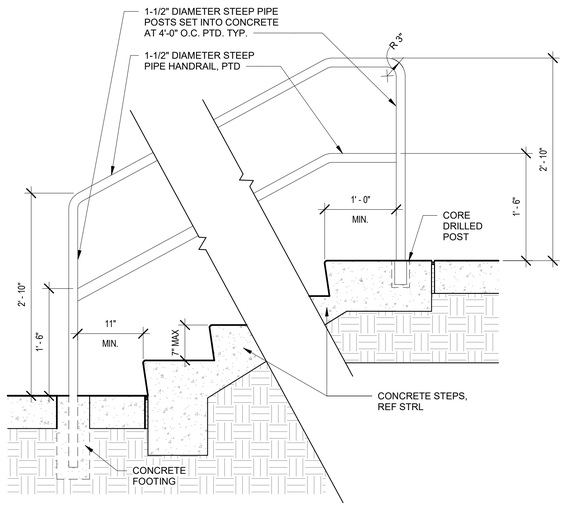
| | |
|---|---|
| BUILDING AREA: | 40,655 SQ. FT. |
| PARKING RATIO: | 1/250 SF/SPACE<br>3/GAME COURT |
| **TOTAL REQUIRED PARKING:** | **215 SPACES** |

**PARKING SUMMARY**

| | |
|---|---|
| TOTAL EXISTING PARKING: | 198 SPACES |
| NEW PARKING (NORTH): | 56 SPACES |
| NEW PARKING (EAST): | 55 SPACES |
| NEW HC SPOT @ NATATORIUM: | 1 SPACE |
| TOTAL PROPOSED PARKING: | 112 SPACES |
| **TOTAL PROVIDED:** | 310 SPACES |
| **REQUIRED ACCESSIBLE:** | 8 SPACES |
| EXISTING ACCESSIBLE PARKING: | 8 SPACES |
| ADDITIONAL ACCESSIBLE PARKING: | 1 SPACE |
| **TOTAL PROVIDED ACCESSIBLE**: | 9 SPACES (2 VAN ACCESSIBLE) |



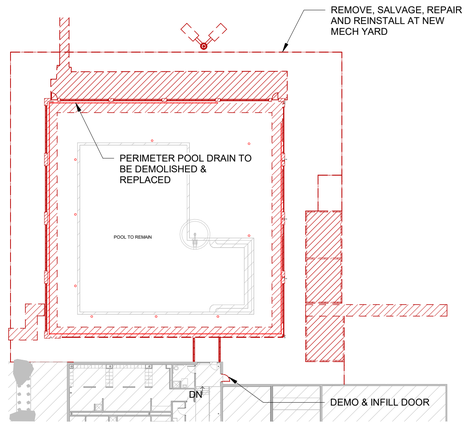

3 ENLARGED PLAN - SITE STAIRS & RAMP
SCALE: 1/8" = 1'-0"



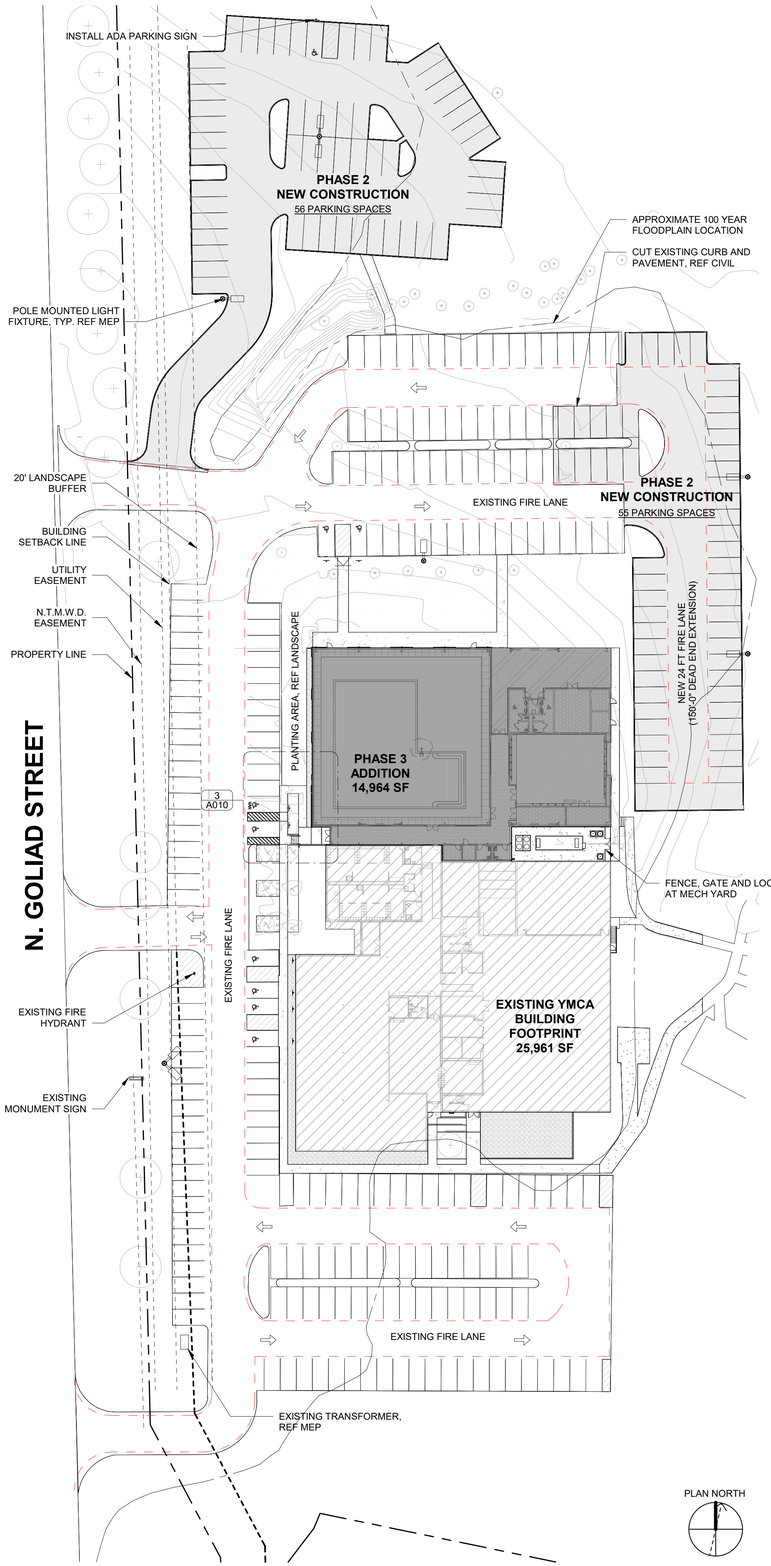

5 OUTDOOR STAIR SECTION
SCALE: 1" = 1'-0"

## DEMOLITION PLAN LEGEND

- EXISTING CONTRUCTION TO BE DEMOLISHED
- EXISTING CONTRUCTION TO REMAIN
- EXISTING DOORS TO BE DEMOLISHED
- EXISTING DOORS TO REMAIN
- EXISTING CONTRUCTION TO REMAIN




2 EXISTING BUILDING DEMOLITION
SCALE: 1" = 30'-0"




1 OVERALL SITE PLAN
SCALE: 1" = 40'-0"

SSARCO

KEY PLAN

**J.E.R. CHILTON YMCA**
**ROCKWALL**

1210 N Goliad Street
Rockwall, Texas 75087

CONSTRUCTION DOCUMENTS

the YMCA

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Project No. YMC004-24
Date 04/29/2026

OVERALL SITE & DEMOLITION PLAN

A010

# PROJECT COMMENTS

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

DATE: 6/23/2026

PROJECT NUMBER: SP2026-024
PROJECT NAME: Amended Site Plan for 950 & 962 Ralph Hall Pkwy
SITE ADDRESS/LOCATIONS: 950 & 962 E. Ralph Hall Parkway

CASE CAPTION:

| DEPARTMENT | REVIEWER | DATE OF REVIEW | STATUS OF PROJECT |
|---|---|---|---|
| PLANNING | Ryan Miller | 06/23/2026 | Approved w/ Comments |

06/23/2026: SP2026-024; Amended Site Plan for Pinnacle Montessori
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request by Herkiran Kaur of SRC Land Building Real Estate, LLC on behalf of Rajesh Malviya of Buffalo Country Properties, LLC for the approval of an Amended Site Plan for a Retail Building and Daycare Facility on a 2.649-acre parcel of land identified as Lot 13 of the Rockwall Business Park East Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, generally located on the southside of E. Ralph Hall Parkway west of the intersection of E. Ralph Hall Parkway and S. Goliad Street [SH-205].

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

M.3 For reference, include the case number (SP2026-024) in the lower right-hand corner of all pages of all revised plan submittals. (Subsection 01.02(D), Article 11, UDC)

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

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

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

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

I.5 The proposed standing-seam metal entry canopy, wrapped columns, and associated architectural modifications represent a material change from the previously approved building elevations. The revision changes the architectural character of the primary entrance, introduces a new projecting roof element, modifies the building's massing, and alters the distribution of exterior materials. Because the approved elevations formed part of the original site plan approval, staff cannot administratively approve these modifications. Revised building elevations shall be submitted for consideration by the Architectural Review Board and the Planning and Zoning Commission through the Amended Site Plan

process.

M.6 As part of the Amended Site Plan review, the applicant shall revise the front elevation of the adjacent retail building to provide additional architectural articulation and establish a coordinated design relationship between the two buildings. At a minimum, the revised elevation should incorporate additional changes in roofline variation, architectural projections, a parapet that extends around the building or other design elements that reduce the appearance of a long, uninterrupted façade and create a more defined primary entrance.

M.7 According to Article 11, Development Application and Review Procedures, of the Unified Development Code (UDC), two (2) compensatory measure for each exception or variance is required. In order to request an exception, the applicant will need to provide a letter outlining the requested exceptions and subsequent two (2) compensatory measures for each exception or variance. (Subsection 09.02, of Article 11, of the UDC). In this case, the applicant has provided a letter stating the request for the variance and provided the following compensatory measures:

1. Update the front façade of the retail building (facing Ralph Hall Parkway) to create a more defined primary entrance.
2. Increase the landscaping along Ralph Hall Parkway to decrease the visibility of the secondary façade along Ralph Hall Parkway.

M.8 Please note that failure to address all comments provided by staff by 3:00 PM on July 7, 2026 will result in the automatic denial of the case on the grounds of an incomplete submittal. No refund will be given for cases that are denied due to an incomplete submittal, and a new application and fee will be required to resubmit the case.

I.9 Please note the scheduled meetings for this case:

(1) Planning & Zoning Work Session meeting will be held on June 30, 2026.
(2) Planning & Zoning Commission meeting will be held on July 14, 2026.

I.10 All meetings will be held in person and in the City's Council Chambers. All meetings listed above are scheduled to begin at 6:00 p.m. (P&Z). The City requires that a representative(s) be present for these meetings. During the upcoming work session meeting with the Planning and Zoning Commission, representative(s) are required to present their case and answer any questions the Planning Commission may have regarding this request.

| DEPARTMENT | REVIEWER | DATE OF REVIEW | STATUS OF PROJECT |
|---|---|---|---|
| ENGINEERING | Madelyn Kuhn | 06/19/2026 | Approved |
| No Comments | | | |

| DEPARTMENT | REVIEWER | DATE OF REVIEW | STATUS OF PROJECT |
|---|---|---|---|
| BUILDING | Craig Foshee | 06/18/2026 | Approved |
| No Comments | | | |

| DEPARTMENT | REVIEWER | DATE OF REVIEW | STATUS OF PROJECT |
|---|---|---|---|
| FIRE | Ariana Kistner | 06/16/2026 | Approved |
| No Comments | | | |

| DEPARTMENT | REVIEWER | DATE OF REVIEW | STATUS OF PROJECT |
|---|---|---|---|
| GIS | Lance Singleton | 06/15/2026 | Approved |
| No Comments | | | |

| DEPARTMENT | REVIEWER | DATE OF REVIEW | STATUS OF PROJECT |
|---|---|---|---|
| POLICE | Chris Cleveland | 06/12/2026 | Approved |
| No Comments | | | |

| DEPARTMENT | REVIEWER | DATE OF REVIEW | STATUS OF PROJECT |
|---|---|---|---|

| | | | |
|---|---|---|---|
| PARKS | Travis Sales | 06/15/2026 | Approved w/ Comments |

06/15/2026: Please provide landscape plan

# DEVELOPMENT APPLICATION

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

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

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

DIRECTOR OF PLANNING:
CITY ENGINEER:

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

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

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

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

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

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

## PROPERTY INFORMATION [PLEASE PRINT]

| | | | | | |
|---|---|---|---|---|---|
| ADDRESS | 950 & 962 E. Ralph Hall Pkwy. Rockwall, TX 75032 | | | | |
| SUBDIVISION | ROCKWALL BUSINESS PARK EAST | LOT | 13 | BLOCK | |
| GENERAL LOCATION | RALPH HALL PKWY, TX | | | | |

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

| | | | |
|---|---|---|---|
| CURRENT ZONING | C | CURRENT USE | C |
| PROPOSED ZONING | C | PROPOSED USE | |
| ACREAGE | 2.649 | LOTS [CURRENT] | 1 |
| | | 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 | BUFFALO COUNTRY PROPERTIES LLC | ☑ APPLICANT | SRC Land Building Real Estate LLC. |
| CONTACT PERSON | Rajesh Malviya | CONTACT PERSON | Herkiran Kaur |
| ADDRESS | [redacted] | ADDRESS | [redacted] |
| CITY, STATE & ZIP | | CITY, STATE & ZIP | |
| PHONE | | PHONE | |
| E-MAIL | | E-MAIL | |

## NOTARY VERIFICATION [REQUIRED]

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

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

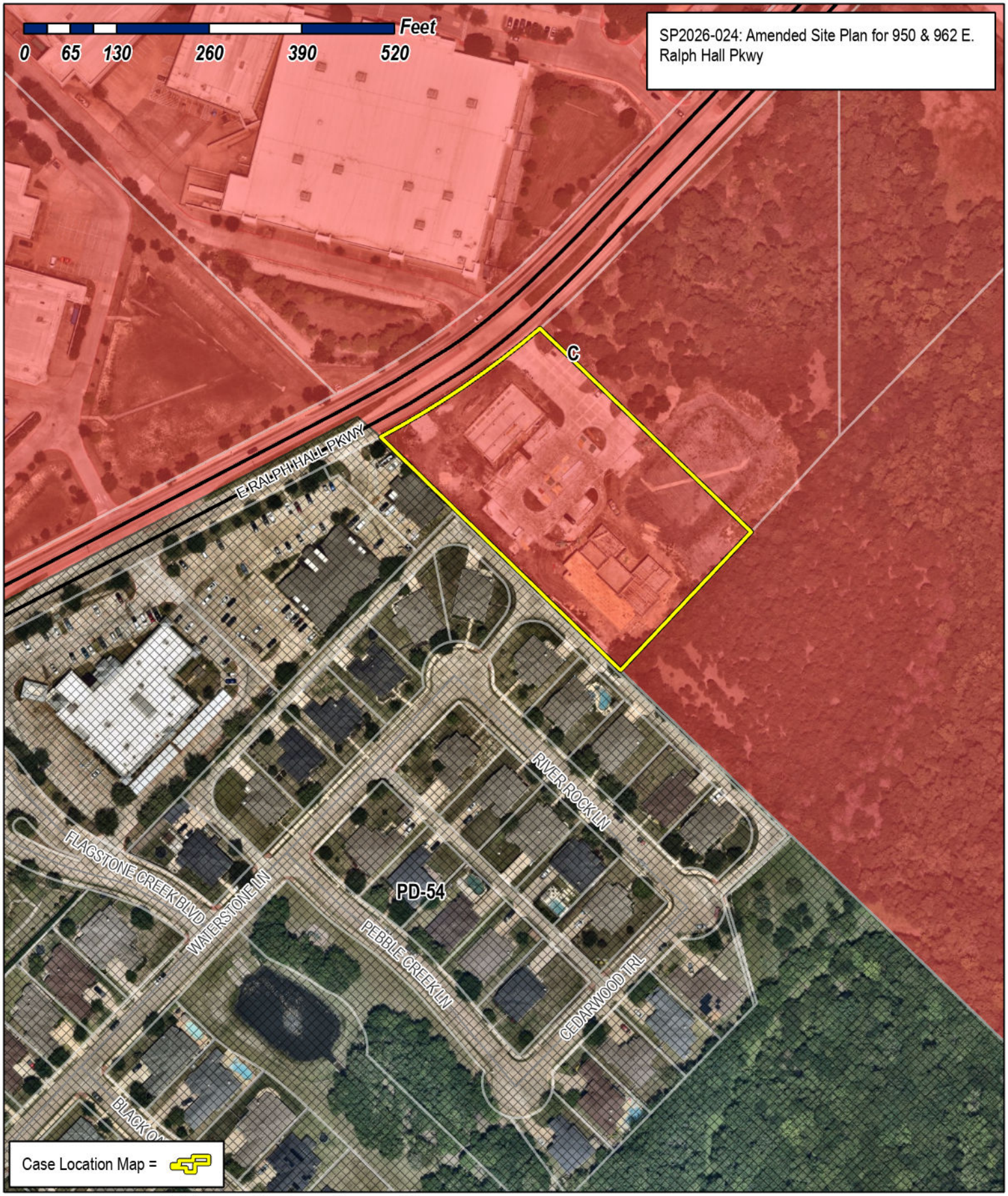
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 12th DAY OF June 2024

OWNER'S SIGNATURE Rajesh Mal

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Jolleen

Jolleen Prancarte
My Commission Expires
9/29/2029
Notary ID 133360851

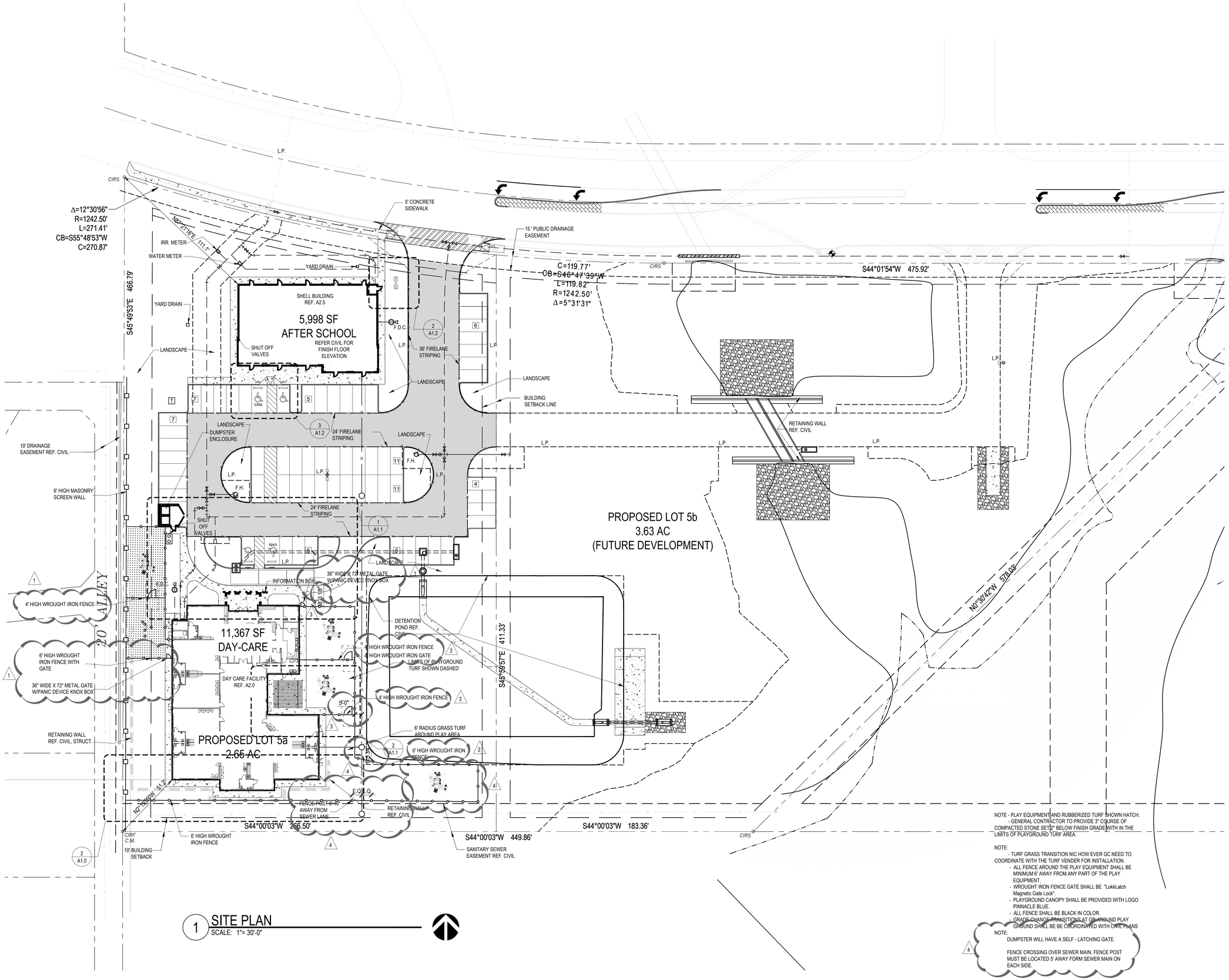
MY COMMISSION EXPIRES 09/29/2029




# 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.




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

NOTE - PLAY EQUIPMENT AND RUBBERIZED TURF SHOWN HATCH.
- GENERAL CONTRACTOR TO PROVIDE 3" COURSE OF COMPACTED STONE SET 2" BELOW FINISH GRADE WITH IN THE LIMITS OF PLAYGROUND TURF AREA.

NOTE:
- TURF GRASS TRANSITION NIC HOW EVER GC NEED TO COORDINATE WITH THE TURF VENDER FOR INSTALLATION.
- ALL FENCE AROUND THE PLAY EQUIPMENT SHALL BE MINIMUM 6' AWAY FROM ANY PART OF THE PLAY EQUIPMENT.
- WROUGHT IRON FENCE GATE SHALL BE "LokkLatch Magnetic Gate Lock".
- PLAYGROUND CANOPY SHALL BE PROVIDED WITH LOGO PINNACLE BLUE.
- ALL FENCE SHALL BE BLACK IN COLOR.
- GRADE CHANGE TRANSITIONS AT OR AROUND PLAY GROUND SHALL BE BE COORDINATED WITH CIVIL PLANS

NOTE:
DUMPSTER WILL HAVE A SELF - LATCHING GATE.

FENCE CROSSING OVER SEWER MAIN, FENCE POST MUST BE LOCATED 5' AWAY FORM SEWER MAIN ON EACH SIDE.

OMEGA DESIGN LLC
811 SOUTH CENTRAL EXPRESSWAY,
RICHARDSON, TEXAS 75080
214 462 7330

Revisions:

| # | DATE | COMMENTS |
|---|---|---|
| 1 | DEC 04,2024 | CITY COMMENTS |
| 2 | MAR 02,2026 | V.E - OWNER UPDATE |
| 3 | MAY 21,2026 | CITY COMMENTS |
| 4 | JUN 08,2026 | CITY COMMENTS |

PROJECT

**PINNACLE MONTESSORI OF ROCKWALL**

Site Address:
905 E. Ralph Hall and Plaza Drive Rockwall, Texas 75087

PROJECT #
SRC 032

OWNER

**Lakeside Kids, LLC**

5909 Beth Drive
Plano, Texas 75093

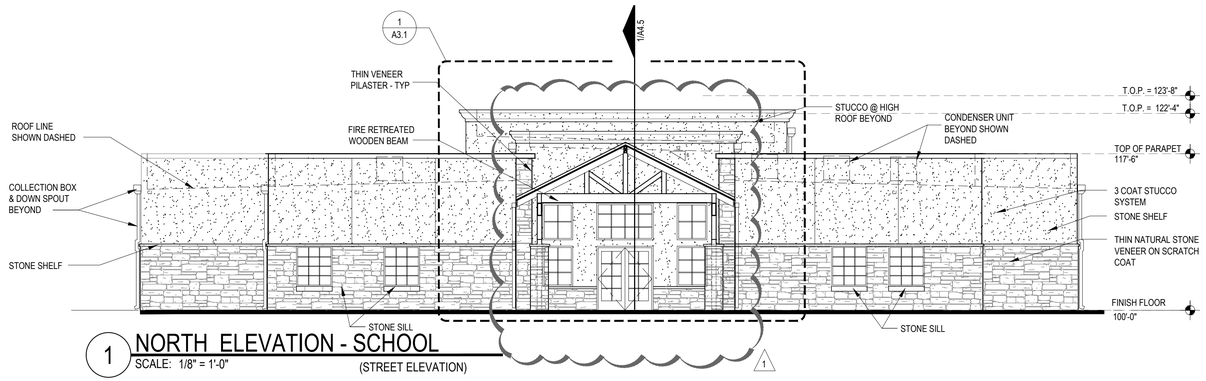
SHEET TITLE:

SITE PLAN

SHEET NO.

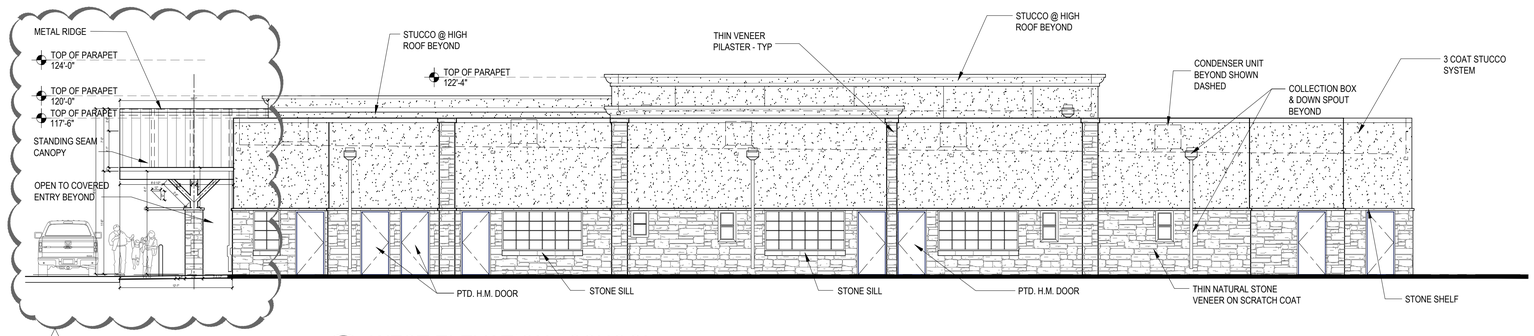
A1.0

ISSUE DATE: OCTOBER 25, 2024



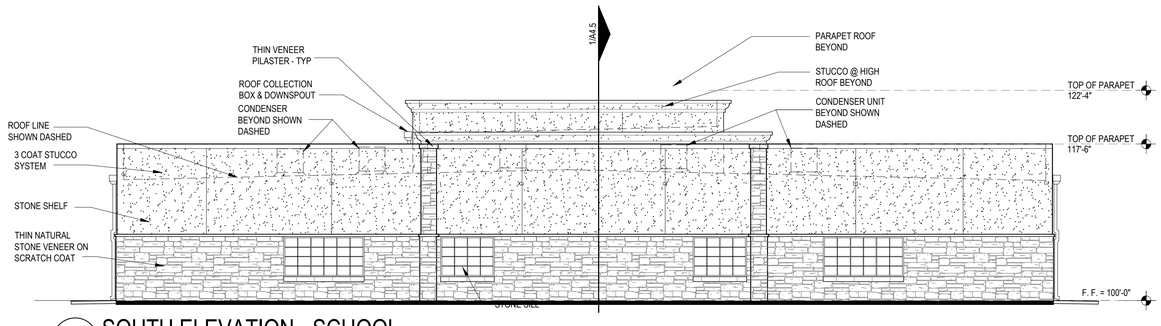

## 1 NORTH ELEVATION - SCHOOL

SCALE: 1/8" = 1'-0" (STREET ELEVATION)



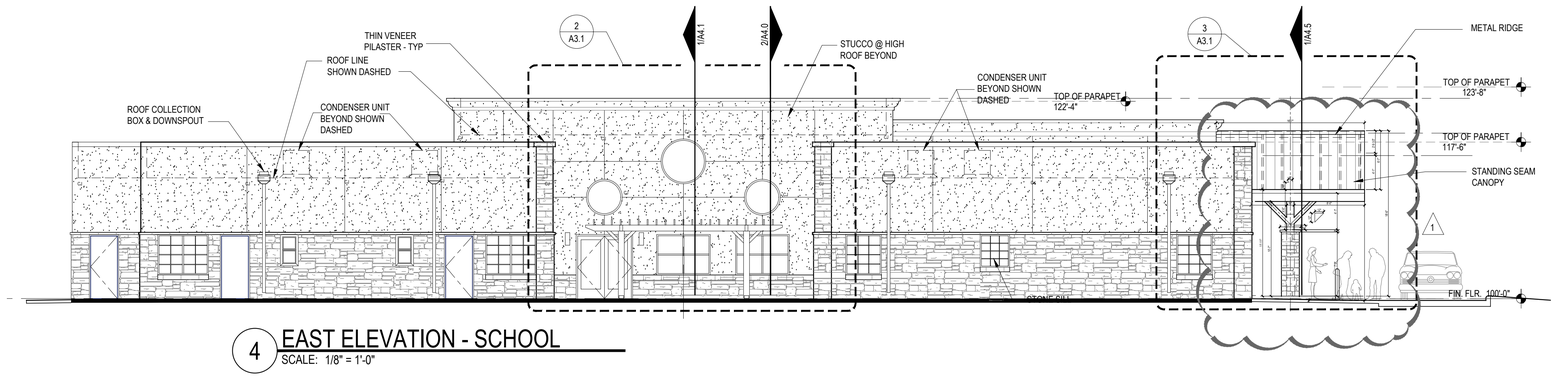

## 2 WEST ELEVATION - SCHOOL

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




## 3 SOUTH ELEVATION - SCHOOL

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




## 4 EAST ELEVATION - SCHOOL

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

# ELEVATION NOTES

1. PROVIDE 1/2" MINIMUM OF SLOPE AWAY FROM WALL ON TOP SURFACE OF WALL PROJECTIONS.
2. WHERE EXTERIOR WALL MOUNTED LIGHTING PROTRUDES GREATER THAN 4" FROM WALL, BOTTOM OF FIXTURE TO BE 6'-8" A.F.F. MAXIMUM.
3. REFER TO CIVIL FOR FINISH FLOOR ELEVATIONS
3. REFER TO STRUCTURAL DRAWINGS FOR SLAB BREAKS
4. FLASHING, WATERPROOF MEMBRANES, PROPER CAULKS AND SEALANTS (BACKER RODS AS REQUIRED) SHALL BE INSTALLED AROUND ALL WINDOWS, DOORS, ROOF OPENINGS, HORIZONTAL AND VERTICAL JOINTS OF DISSIMILAR MATERIALS, MATERIAL TRANSITIONS, TRIMS AND OTHER WEATHER EXPOSED AREAS.
5. ALL PATIOS, AND SIDEWALKS TO BE SLOPED 1/4 PER FOOT / 2% MAXIMUM IN DIRECTION INDICATED ON PLANS AND AWAY FROM EXTERIOR WALLS.
6. GRADES AROUND ALL EXTERIOR WALLS OF THE BUILDING TO BE 8 INCHES MINIMUM BELOW THE FINISHED FLOOR AND IS TO SLOPE AWAY FROM THE BUILDING.
7. GRADE ELEVATIONS ARE APPROXIMATE. REFER TO CIVIL & DRAWINGS FOR FINAL GRADING.
8. PROJECT ADDRESS SIGNAGE TO BE 12" HT. INDIVIDUAL MOUNT, METAL REVERSE PAN CHANNEL NUMBER, STREET NUMBERS ONLY.
9. SIGNS ARE FOR REFERENCE ONLY. ALL SIGNS SHALL BE REVIEWED AND INSTALLED UNDER SEPARATE PERMIT.

# SYMBOL LEGEND - ELEVATIONS

- THIN BRICK VENEER
- THIN STONE STONE VENEER
- STUCCO
- T.O.P. 100'-0" XTH FLOOR — TOP OF PLATE
- T.O.D. 100'-0" XTH FLOOR — TOP OF DECK
- T.O.S. 100'-0" XTH FLOOR — TOP OF SLAB
- F.F. 100'-0" — FINISH FLOOR
- (111) DOOR TAG
- (A) WINDOW TAG
- XX — WALL SECTION TAG
- XX / AX.X — DETAIL SECTION TAG

| SCHOOL BUILDING | | | | | | |
|---|---|---|---|---|---|---|
| BUILDING MATERIALS | SOUTH | NORTH | EAST | WEST | TOTALS | |
| | SF | SF | SF | SF | SF | % |
| STUCCO | 1,006 | 972 | 1,480 | 1,529 | 4,987 | 57 % |
| THIN STONE VENEER | 600 | 613 | 631 | 601 | 2,445 | 28 % |
| DOORS | 0 | 42 | 105 | 168 | 315 | 4 % |
| WINDOWS | 134 | 115 | 290 | 146 | 685 | 8 % |
| STONE WINDOW SILLS | 17 | 9 | 12 | 18 | 56 | 1 % |
| STONE SHELF | 27 | 25 | 34 | 35 | 121 | 1 % |
| STANDING SEAM CANOPY | 0 | 12 | 9 | 9 | 30 | 1 % |
| TOTALS | 1,784 | 1,845 | 2,579 | 2,524 | 8,732 | 100 % |

NOTE:

THIS FACADE PLAN IS FOR CONCEPTUAL PURPOSES ONLY.

ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW IN ACCORDANCE WITH THE COMPREHENSIVE ZONING ORDINANCE.

WHEN PERMITTED EXPOSED UTILITY BOXES AND CONDUITS SHALL BE PAINTED TO MATCH BUILDING.

ALL SIGNAGE AREA AND LOCATIONS ARE SUBJECT TO APPROVAL BY BUILDING INSPECTION DEPARTMENT.

# EXTERIOR FINISH SPECIFICATION

| | EXTERIOR FINISHES | |
|---|---|---|
| Wood - EXTERIOR | | |
| | Primer - Y24W08020 | Exterior Oil - Based Wood Primer White |
| | Finish - A82W00151 | A- 100@ Exterior Latex Stain |
| Steel/ ferrous Metal | | |
| | Primer - B50WZ0001 | Kem Kromik @ Universal Metal Primer |
| | Finish - B54W00101 | Industrial Enamel |
| Galvanized Metal | | |
| | Finish - A82W00151 | A- 100@ Exterior Latex Stain |
| STUCCO | COLOR - STO : 16047 | |
| THIN STONE | CORONADO | CORONADO - Country castle Versailles |
| STONE ACCENT BAND & STONE SILL | CORONADO | |
| FIBER GLASS WINDOW | PELLA POWDERED COAT FINISH, BRONZE | |
| CANOPY SOFFIT | SHERMAN WILLIAMS - BRONZE | |
| H.M. DOORS | COLOR - STO 16045 | |


OMEGA DESIGN LLC

811 SOUTH CENTRAL EXPRESSWAY,
RICHARDSON, TEXAS 75080
214 462 7330


| Revisions: | | |
|---|---|---|
| # | DATE | COMMENTS |
| 1 | MAY 01,2026 | V.E / Q.E UPDATE |

PROJECT

**PINNACLE MONTESSORI OF ROCKWALL**

Site Address:
905 E. Ralph Hall and Plaza
Drive Rockwall, Texas 75087

PROJECT #
SRC 032

OWNER

**Lakeside Kids, LLC**

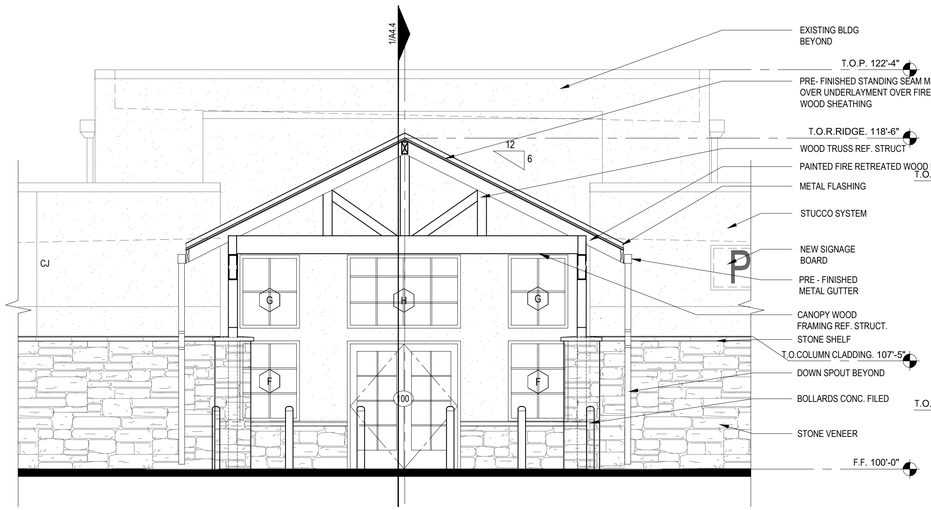
5909 Beth Drive
Plano, Texas 75093

SHEET TITLE:
SCHOOL BUILDING - EXTERIOR ELEVATIONS

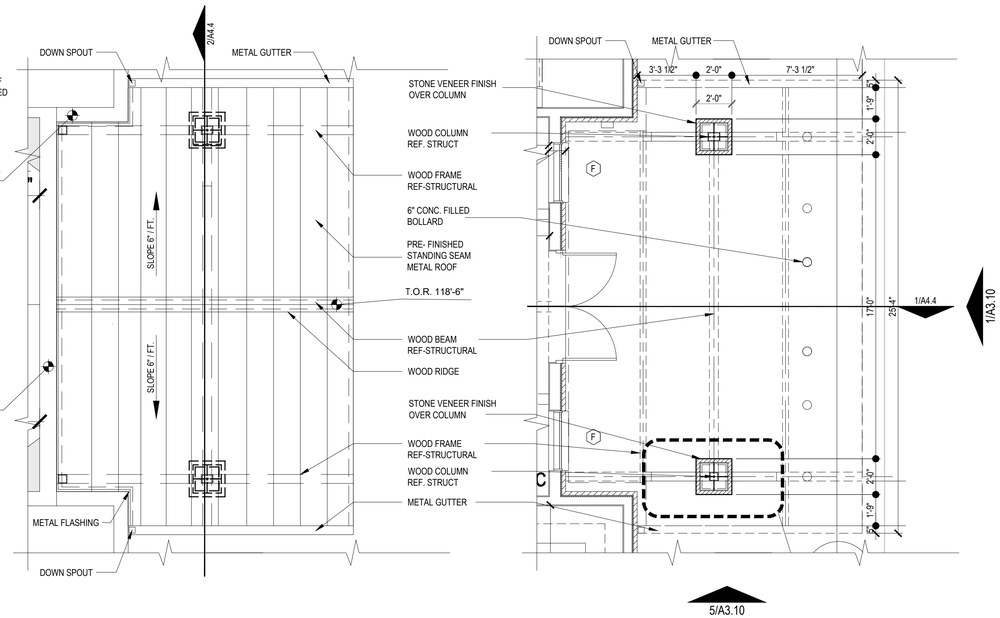
SHEET NO.

A3.11

ISSUE DATE: OCTOBER 25, 2024




1 ENLARGED ENTRY ELEVATION
SCALE: 1/4"= 1'-0"




2 ENLARGED ROOF PLAN
SCALE: 1/4"= 1'-0"

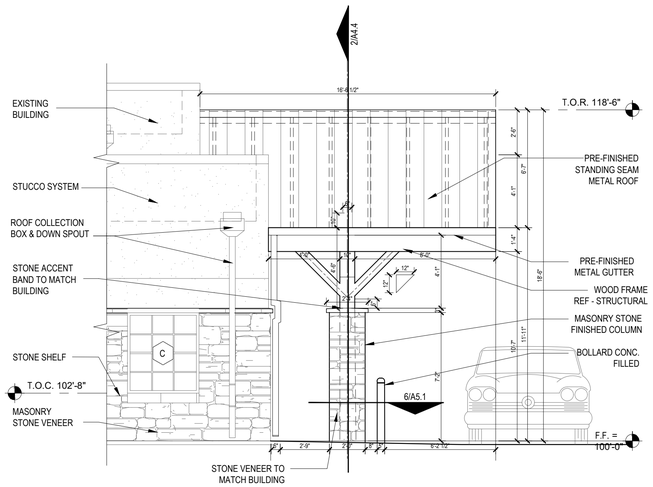
3 ENLARGED FLOOR PLAN
SCALE: 1/4"= 1'-0"

## WINDOW SCHEDULE

⬡ DENOTES WINDOW T - DENOTES TEMPERED GLASS

| MK | WINDOW SIZE | DESCRIPTION | REMARKS |
|---|---|---|---|
| G | 3'- 4" X 4'- 0" | VINYL FIXED | CLEAR GLASS / FRAME |
| K | 4'- 0" X 4'- 0" | VINYL FIXED | CLEAR GLASS / FRAME |
| L | 4'- 0" X 4'- 0" | VINYL FIXED | CLEAR GLASS / FRAME |

NOTE : REFER STRUCTURAL PLANS FOR COLUMN AND FRAME SIZE




4 ENLARGED ENTRY COLUMN ELEVATION
SCALE: 1/4"= 1'-0"


OMEGA DESIGN LLC
811 SOUTH CENTRAL EXPRESSWAY,
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Revisions:

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PROJECT

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PROJECT #
SRC 032

OWNER

**Lakeside Kids, LLC**

5909 Beth Drive
Plano, Texas 75093

SHEET TITLE:
SCHOOL BUILDING - ENGLARGED DETAILS

SHEET NO.
A3.10

ISSUE DATE: OCTOBER 25, 2024

## SYMBOL LEGEND - FLOOR PLANS

EXTERIOR ELEVATION TAG (X/AX.XX)

WALL SECTION TAG (X/AX.XX)

DETAIL SECTION TAG (1 / AX.XX)

PARTITION WALL TAG

DOOR TAG SYMBOL (XX)

WINDOW TAG SYMBOL (X)

NOTES BY SYMBOL TAG (X)

FURRDOWN

EXISTING WALL CONSTRUCTION

FLOOR DRAIN LOCATIONS, REF. STRUCT & MEP

FEC — SEMI-RECESSED FIRE EXTINGUISHER (WOOD FRAME WALLS), CABINETS MAX. 5'-0" A.F.F. TO TOP OF CABINET, MAX. 75 FT. TRAVEL DISTANCE- LEADING EDGE MUST BE BELOW 27"

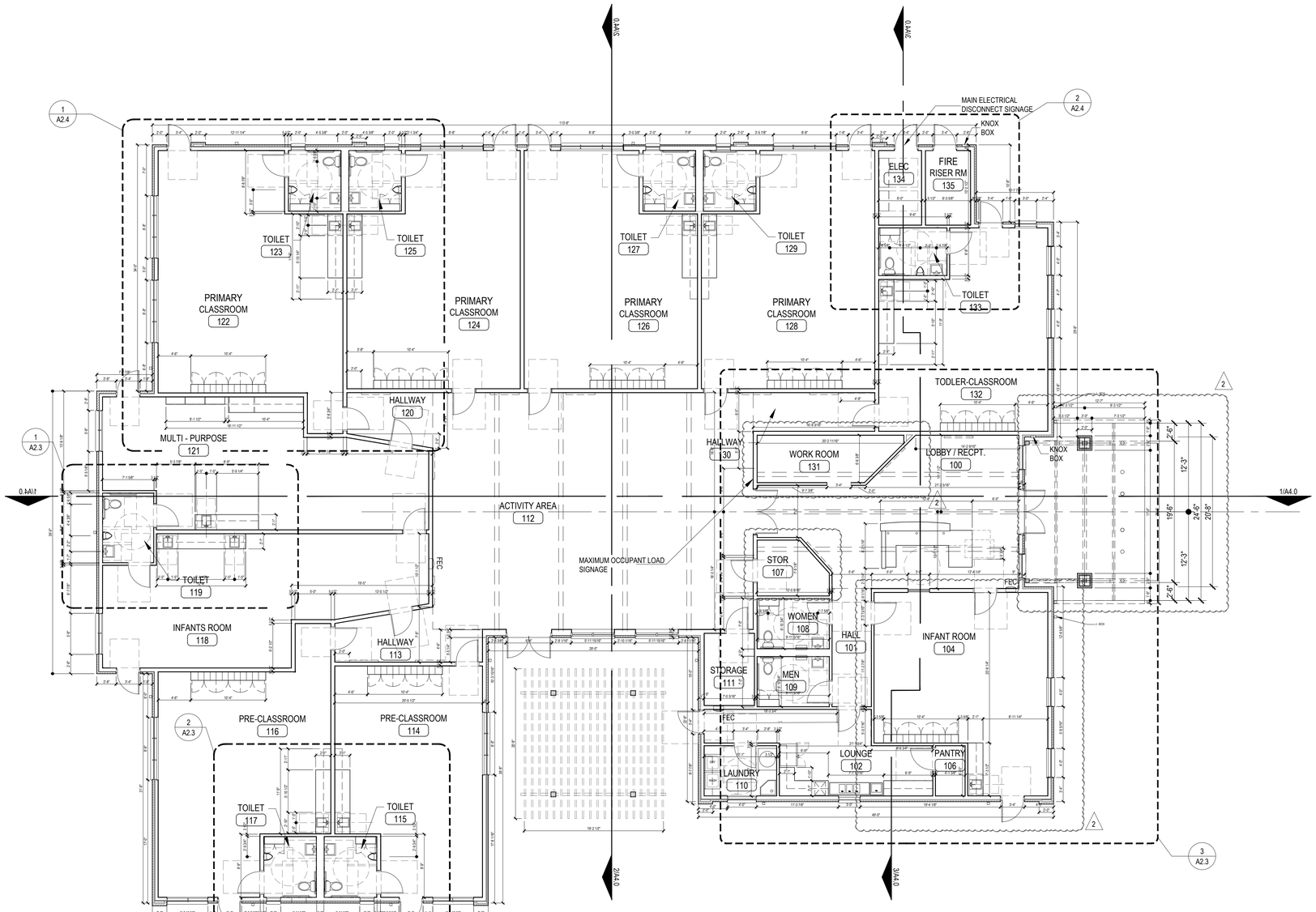
ACTIVITY AREA 124 — ROOM NAME / ROOM NUMER

100'-0" — FINISHED FLOOR ELEVATION REFER TO CIVIL

ADA DOOR MANEUVERING CLEARANCE

## GENERAL BLDG NOTES

1. PROVIDE A BROOM FINISH AT ALL EXTERIOR SLOPED CONCRETE SURFACES.
2. ALL ACCESSIBLE ENTRANCES SHALL HAVE NO MORE THAN A 2% SLOPE FOR A DISTANCE OF 60" PERPENDICULAR TO THE DOOR.
3. ALL EXTERIOR COMMON USE DOOR THRESHOLDS TO BE ACCESSIBLE.
4. CONTROL JOINTS SHOULD BE SPACED IN GYPSUM WALL BOARD TO LIMIT EXPANSES TO 30' MAXIMUM. CONTROL JOINTS ARE RECOMMENDED AT DOOR JAMBS, EXTENDING FROM DOOR HEAD TO CEILING. CEILING GYPSUM BOARD CONTROL JOINTS SHOULD LIMIT THE CEILING AREA TO 2,500 SF MAX. AND 50' IN EITHER DIRECTION. CONTROL JOINTS SHOULD BE INSTALLED WHERE THERE IS A CHANGE IN DIRECTION IN CEILING FRAMING, FURRING OR SPACE CONTROL JOINTS AT THE CEILING AND WALL PER THE MANUFACTURER'S RECOMMENDED INSTALLATION GUIDELINES. CEILING AND WALL CONTROL JOINTS ARE TO ALIGN AT ALL INTERSECTIONS WHERE APPLICABLE TO FORM A CONTINUOUS CONTROL JOINT. ENSURE THAT CONTROL JOINTS ARE LOCATED AT STRUCTURAL CONSTRUCTION JOINTS AND AT THE TOP AND BOTTOM OF ALL INTERIOR RAMPS.




1 SCHOOL BUILDING - FLOOR PLAN
SCALE: 1/8= 1'-0" 11,367 SF


OMEGA DESIGN

OMEGA DESIGN LLC
811 SOUTH CENTRAL EXPRESSWAY,
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214 462 7330


Revisions:

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| 2 | FEB 08,2026 | V.E / Q.E UPDATE |

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**Lakeside Kids, LLC**

5909 Beth Drive
Plano, Texas 75093

SHEET TITLE:

SCHOOL BUILDING - FLOOR PLAN

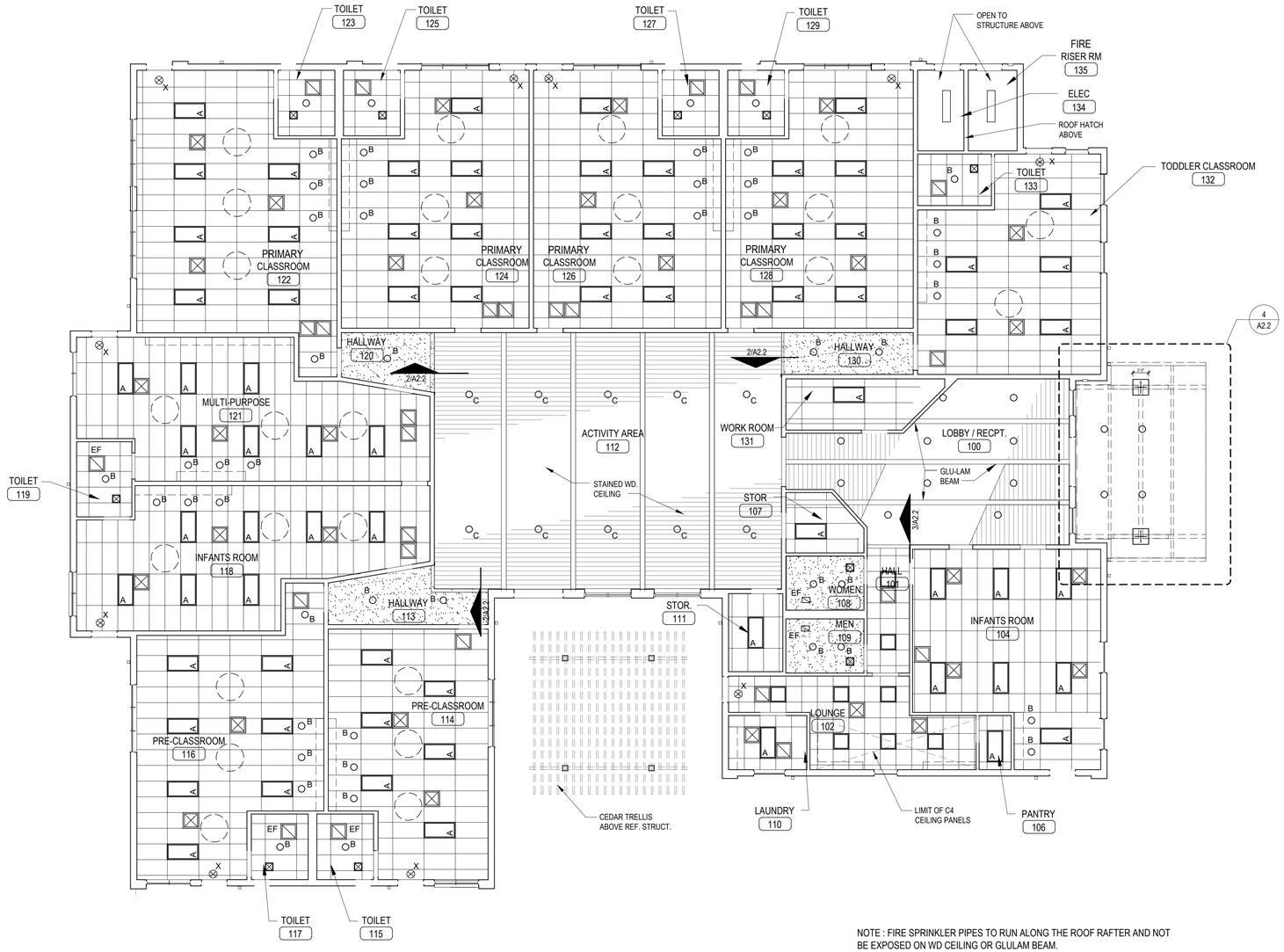
SHEET NO.

A2.10

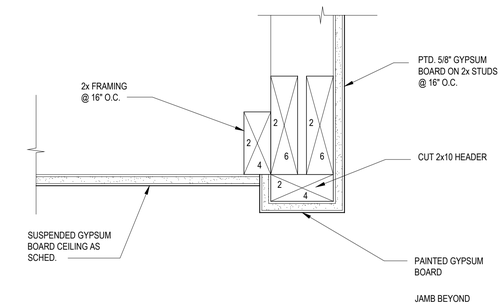
ISSUE DATE: OCTOBER 25, 2024

# SYMBOL LEGEND - REFLECTED CEILING PLANS

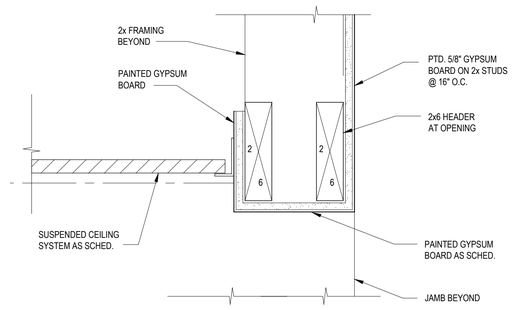
| | |
|---|---|
| SUSPENDED 2' x 4' CEILING GRID | RECESSED 2' x 4' LIGHT FIXTURE |
| SUSPENDED 2' x 2' CEILING GRID | RECESSED 2' x 2' LIGHT FIXTURE |
| SUSPENDED GYPSUM BOARD CEILING | SURFACE MTD. 1' x 4' LIGHT FIXTURE |
| | RECESSED CAN LIGHT |
| | SUSPENDED EXIT SIGN |
| 2' x 2' SUPPLY AIR GRILL | |
| 2' x 2' RETURN AIR GRILL | |
| EF 1' x 6" EXHAUST FAN | |
| SUSPENDED 36" DIA. CEILING FAN, PROVIDED BY OWNER INSTALLED BY G.C. | |



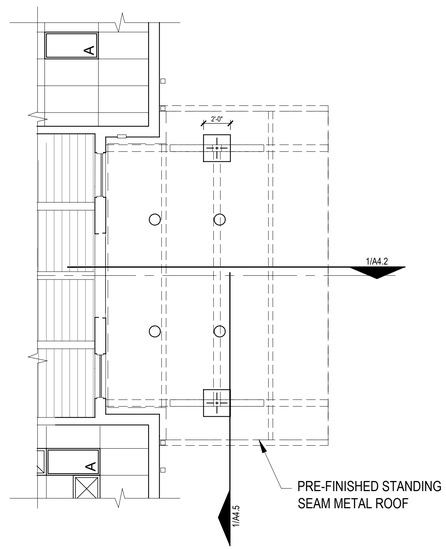

NOTE : FIRE SPRINKLER PIPES TO RUN ALONG THE ROOF RAFTER AND NOT BE EXPOSED ON WD CEILING OR GLULAM BEAM.
FIRE SPRINKLER HEAD SHALL BE CANCELED PENDENT TYPE




## 2 CEILING DETAIL
SCALE: 3"= 1'-0"




## 3 CEILING DETAIL
SCALE: 3"= 1'-0"




## 4 ENTRY CANOPY CEILING PLAN
SCALE: 3/16= 1'-0"


OMEGA DESIGN LLC
811 SOUTH CENTRAL EXPRESSWAY,
RICHARDSON, TEXAS 75080
214 462 7330


Revisions:

| # | DATE | COMMENTS |
|---|---|---|
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PROJECT

**PINNACLE MONTESSORI OF ROCKWALL**

Site Address:
905 E. Ralph Hall and Plaza
Drive Rockwall, Texas 75087

PROJECT #
SRC 032

OWNER

**Lakeside Kids, LLC**

5909 Beth Drive
Plano, Texas 75093

SHEET TITLE:

SCHOOL BUILDING - REFLECTED CEILING PLAN

SHEET NO.

A2.11

ISSUE DATE: OCTOBER 25, 2024