AGENDA

PLANNING AND ZONING COMMISSION PUBLIC HEARING MEETING
CITY HALL, 385 SOUTH GOLIAD STREET, ROCKWALL, TEXAS
***MAY 12, 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) 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.

(III) 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.

(1) Approval of Minutes for the *April 28, 2026* Planning and Zoning Commission meeting.

(2) **P2026-015 (HENRY LEE)**
Discuss and consider a request by Pat Atkins of KPA Consulting on behalf of Rockwall King 15, LLC for the approval of a *Final Plat* for Phase 3 of the Saddle Star South Subdivision consisting of 26 single-family residential lots on a 14.995-acre tract of land identified as Tract 1-03 of the P. B. Harrison Survey, Abstract No. 97, City of Rockwall, Rockwall County, Texas, zoned Planned Development 79 (PD-79) for Single-Family 10 (SF-10) District land uses, situated within SH-205 By-Pass Overlay (SH-205 BY-OV) District, generally located northeast of the intersection of Featherstone Drive and John King Boulevard, and take any action necessary.

(3) **SP2026-011 (HENRY LEE)**
Discuss and consider a request by Pat Atkins of KPA Consulting on behalf of Rockwall King 15, LLC for the approval of a *Site Plan* for Phase 3 of the Saddle Star South Subdivision consisting of 26 single-family residential lots on a 14.995-acre tract of land identified as Tract 1-03 of the P. B. Harrison Survey, Abstract No. 97, City of Rockwall, Rockwall County, Texas, zoned Planned Development 79 (PD-79) for Single-Family 10 (SF-10) District land uses, situated within SH-205 By-Pass Overlay (SH-205 BY-OV) District, generally located northeast of the intersection of Featherstone Drive and John King Boulevard, and take any action necessary.

(IV) 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.

(4) **Z2026-011 (HENRY LEE)**
Hold a public hearing to discuss and consider a request by Grant Young of Big-Tex Trailers on behalf of Raymond Jowers of Jowers, Inc. for the approval of a *Specific Use Permit (SUP)* amending *Ordinance No. 20-01* and allowing outside storage adjacent to IH-30 on a 4.4317-acre tract of land identified as Tract 22-01 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 2260 E. IH-30, and take any action necessary.

(5) **Z2026-015 (BETHANY ROSS)**
Hold a public hearing to discuss and consider a request by Akhil D. Vats for the approval of a *Specific Use Permit (SUP)* for *Residential Infill Adjacent to an Established Subdivision* for the purpose of constructing a single-family home on a 1.59-acre parcel of land identified as Lot 5, Block A, Peoples Tract Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family Estate 1.5 (SFE-1.5) District, addressed as 451 Cornelius Road, and take any action necessary.

(6) **Z2026-016 (RYAN MILLER) [*THE APPLICANT HAS REQUESTED TO TABLED THIS CASE TO JUNE 9, 2026*]**
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.

(7) **Z2026-017 (HENRY LEE)**
Hold a public hearing to discuss and consider a request by Anthony Winkler of Calabrese & Winkler Holdings on behalf of David Naylor of Rayburn Electric for the approval of a *Specific Use Permit (SUP)* for *Outdoor Commercial Amusement/Recreation* and a *Structure Exceeding 60-Feet in Height in a Commercial (C) District* for a *Golf Driving Range* on a 39.525-acre parcel of land identified as Lot 1, Block A, Rockwall Hospital Addition and Tract 18 of the J. D. McFarland Survey, Abstract No. 145, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, generally located at the northwest corner of the intersection of Sids Road and S. Goliad Street [*SH-205*], and take any action necessary.

(8) **Z2026-018 (ANGELICA GUEVARA)**
Hold a public hearing to discuss and consider a request by Javier Silva of JMS Custom Homes for the approval of a *Specific Use Permit (SUP)* for *Residential Infill Adjacent to an Established Subdivision* for the purpose of constructing a single-family home on a 0.161-acre parcel of land identified as Lot 3, Block A, Kinsey Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 804 Kernodle Street, and take any action necessary.

(9) **Z2026-019 (ANGELICA GUEVARA)**
Hold a public hearing to discuss and consider a request by Javier Silva of JMS Custom Homes for the approval of a *Specific Use Permit (SUP)* for *Residential Infill Adjacent to an Established Subdivision* for the purpose of constructing a single-family home on a 0.161-acre parcel of land identified as Lot 2, Block A, Kinsey Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 806 Kernodle Street, and take any action necessary.

(10) **Z2026-020 (ANGELICA GUEVARA)**
Hold a public hearing to discuss and consider a request by Javier Silva of JMS Custom Homes for the approval of a *Specific Use Permit (SUP)* for *Residential Infill Adjacent to an Established Subdivision* for the purpose of constructing a single-family home on a 0.138-acre tract of land identified as Block 52C of the B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 508 Munson Street, and take any action necessary.

(11) **Z2026-021 (BETHANY ROSS)**
Hold a public hearing to discuss and consider a request by Ron Hawkins for the approval of a *Zoning Change* from an Agricultural (AG) District to a Light Industrial (LI) District for 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 Agricultural (AG) District, situated within the SH-276 Overlay (SH-276 OV) District, addressed as 4571 SH-276, and take any action necessary.

(12) **Z2026-022 (BETHANY ROSS)**
Hold a public hearing to discuss and consider a request by Ankit Parmar for the approval of a *Specific Use Permit (SUP)* for *Residential Infill Adjacent to an Established Subdivision* for the purpose of constructing a single-family home on a 1.59-acre parcel of land identified as Lot 4, Block A, Peoples Tract Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family Estate 1.5 (SFE-1.5) District, addressed as 401 Cornelius Road, and take any action necessary.

(13) **Z2026-023 (ANGELICA GUEVARA)**
Hold a public hearing to discuss and consider a request by Samuel Angel Hernandez Ramirez for the approval of a *Specific Use Permit (SUP)* for an existing *Accessory Structure* on a 0.344-acre parcel of land identified as Lot 48 of the Canup Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Southside Residential Neighborhood Overlay (SRO) District, addressed as 304 E. Bourn Street, and take any action necessary.

(14) **Z2026-024 (HENRY LEE)**
Hold a public hearing to discuss and consider a request by Stephen Geiger for the approval of a *Zoning Change* from a Commercial (C) District to a Heavy Commercial (HC) District for a 1.50-acre tract of land identified as Tract 8-02 of the J. D. McFarland Survey, Abstract No. 145, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, addressed as 960 Sids Road, and take any action necessary.

(15) **Z2026-025 (BETHANY ROSS)**
Hold a public hearing to discuss and consider a request by Eric Williams of Teague, Nall, & Perkins on behalf of Elisa Cardona of the North Texas Municipal Water District (NTMWD) for the approval of a *Specific Use Permit (SUP)* for *Freestanding Commercial Antenna* on *Public Property* on a 0.40-acre tract of land identified as a portion of Tract 3 of the T. R. Bailey Survey, Abstract No. 30,

City of Rockwall, Rockwall County, Texas, zoned Planned Development District 80 (PD-80) for Single-Family 10 (SF-10) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV)) District, generally located on the west side of John King Boulevard north of the intersection of John King Boulevard and FM-552, 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.

(16) **SP2026-012 (BETHANY ROSS) [*THE APPLICANT HAS TABLED THIS CASE TO JUNE 9, 2026*]**
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.

(VI) DISCUSSION ITEMS

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

- P2026-013: Replat for Lot 5, Block A, Las Primeras Addition **(APPROVED)**
- P2026-014: Replat for Lot 4, Block A, REC Campus Addition **(APPROVED)**
- P2026-016: Replat for Lot 2, Block A, Rockwall County YMCA of Metropolitan Dallas Addition **(APPROVED)**
- Z2026-011: Specific Use Permit (SUP) for *Outside Storage* for 2260 E. IH-30 **(TABLED TO THE MAY 18, 2026)**
- Z2026-012: Text Amendment to Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC) **(2ND READING; APPROVED)**
- Z2026-013: Zoning Change Amending Planned Development District 76 (PD-76) **(2ND READING; APPROVED)**
- Z2026-014: Zoning Change Amending Planned Development District 46 (PD-46) **(DENIED)**

(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 *May 6, 2026* at 5:00 PM, and remained so posted for at least three (3) business days preceding the scheduled time of said meeting.

MINUTES

PLANNING AND ZONING COMMISSION WORK SESSION MEETING
CITY HALL, 385 SOUTH GOLIAD STREET, ROCKWALL, TEXAS
***APRIL 28, 2026* IN THE CITY COUNCIL CHAMBERS AT 6:00 PM**

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

I.CALL TO ORDER

Chairman Dr. Conway called the meeting to order at 6:00PM. Commissioners present were John Hagaman, Carin Brock, Ellis Bentley, Douglas Roth David Schoen and Galen Hilliard. 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 Civil Engineer Madelyn Price, Staff absent were Assistant City Engineer Jonathan Browning,

II.APPOINTMENTS

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

The ARB Chairman reported that one item was reviewed. Due to numerous variances associated with the overlay district requirements, the Board was unable to recommend approval and directed the applicant to revise and resubmit the proposal in accordance with overlay district standards.

III.OPEN FORUM

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Chairman Dr. Conway explained how open forum is conducted and asked if anyone wished to speak to come forward at this time.

Bob Brewer (Tyler, Texas)
Mr. Brewer spoke regarding constitutional principles and expressed concerns related to individual rights and governmental authority. He referenced historical and legal perspectives and encouraged the Commission to consider constitutional protections when making decisions.

Pam Sardo (Harvest Lane, address partially withheld during discussion)
Ms. Sardo expressed concerns regarding zoning changes and potential impacts on surrounding businesses and public safety. She discussed issues related to traffic, proximity to railways, emergency response considerations, and potential legal implications. She urged the Commission to deny the referenced request.

Joy Bounds (507 Nash Street, Rockwall, Texas)
Ms. Bounds spoke about constitutional values, religious freedom, and cultural considerations. She encouraged the Commission to carefully evaluate the broader implications of zoning decisions and urged denial of the request.

Paul Bondar (162 Shepherds Glen Road, Rockwall, Texas 75032)
Mr. Bondar discussed public safety and financial impacts, particularly traffic concerns and infrastructure costs. He recommended conducting a traffic study prior to consideration of the request.

Debbie Crady (930 Lexington Drive, Rockwall, Texas 75087)
Ms. Crady expressed concerns regarding property maintenance and compatibility with surrounding neighborhoods. She noted observations about the site and potential impacts on nearby residents.

Marcia Hasenyager (828 Trumpeter Way, Rockwall, Texas 75032)
Ms. Hasenyager expressed general concerns consistent with previous speakers regarding community impact and public safety.

Debbie Baker (2740 Egan Ridge Lane, Rockwall, Texas)
Ms. Baker expressed opposition to the proposed development and voiced concerns regarding community impact.

Missy Wadham (1305 Salinas Drive, Rockwall, Texas 75032)
Ms. Wadham, a local realtor, discussed potential impacts on property values, marketability of homes, and buyer perception. She also raised concerns regarding traffic, parking, and long-term economic impacts.

Bob Wacker (309 Featherstone Drive, Rockwall, Texas 75087)
Mr. Wacker inquired about the status of a Specific Use Permit (SUP), suggesting it may have expired and recommending that the Commission consider requiring a new application process.

Jerry Smith (805 Abington Way, Rockwall, Texas)
Mr. Smith spoke about zoning changes and their long-term impacts on community character and economic conditions. He encouraged the Commission to evaluate whether the proposed change aligns with community interests.

Usman Akhtar (713 Cornell Drive, Rockwall, Texas 75087)
The speaker expressed support for the proposal, noting confidence in the City's ability to manage traffic and infrastructure. He emphasized the importance of religious freedom and inclusivity.

Mary Everhart (2308 Ridge Road, Suite C, Rockwall, Texas)
Ms. Everhart expressed concerns regarding the proposed use and its compatibility with surrounding businesses and community values.

Brian Bush (340 Tilley Court, Rockwall, Texas 75087)
Mr. Bush discussed procedural concerns related to public comment requirements and emphasized the importance of consistent application of policies.

Yvette Ingram (2350 Discovery Boulevard, Rockwall, Texas 75032)
Ms. Ingram spoke from an educational perspective, expressing concerns about potential impacts on students and future generations.

Khalil Meek (1508 San Antonio Lane, Lewisville, Texas)
Mr. Meek spoke in support of the Muslim community and the proposed use. He addressed misconceptions and emphasized religious freedom and community understanding.

Constance Paris (1675 Westbury Drive, Rockwall, Texas)
Ms. Paris expressed concerns related to religious and cultural differences and their potential impact on the community.

Candice Seifert (112 Charlotte Court, Heath, Texas 75032)
Ms. Seifert discussed the importance of due diligence and understanding the specific details of the proposed development prior to approval.

Edmin Isagloi (Rockwall Resident)
Mr. Isagloi came forward and explained his strong opposition to this request.

Kathy Krikorian (Rockwall Resident)
Ms. Krikorian discussed the importance of due diligence and understanding the specific details of the proposed development prior to approval.

Rodney Campbell (Rockwall Resident)
Mr. Campbell discussed the importance of due diligence and understanding the specific details of the proposed development prior to approval.

No further speakers came forward, and the Open Forum was closed.

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 *April 16, 2026* Planning and Zoning Commission meeting.

3. **P2026-013 (HENRY LEE)**
Consider a request by John P. Wardell for the approval of a *Replat* for Lot 5, Block A, Las Primeras Addition being a 0.637acre tract of land identified as Lots 1 & 2, Block A, Las Primeras Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, generally located on the west side of Renfro Street, north of the intersection of Renfro Street and E. Boydstun Avenue, and take any action necessary.

4. **P2026-014 (HENRY LEE)**
Consider a request by RDelta Engineers on behalf of Stephen Geiger of Rayburn Country Electric Cooperation, Inc. for the approval of a *Replat* for Lot 4, Block A, REC Campus Addition being a 32.835-acre parcel of land identified as Lot 3, Block A, REC Campus Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 44 (PD-44) for Commercial (C) and Heavy Commercial (HC) District land uses, generally located at the northwest corner of the intersection Mims Road and S. Goliad Street [*SH-205*], and take any action necessary.

5. **P2026-016 (ANGELICA GUEVARA)**
Consider a request by David Bond of Spiars Engineering, Inc. on behalf of Todd Baker of YMCA of Metropolitan Dallas for the approval of a *Replat* for Lot 2, Block A, Rockwall County YMCA Addition being a 21.378-acre parcel of land identified as Lot 1, Block A, Rockwall County 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 [*SH-205*], and take any action necessary.

Vice-Chairman Hagaman made a motion to approve the Consent Agenda. Commissioner Bentley seconded the motion which passed by a vote of 7-0.

V. PUBLIC HEARING ITEMS

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

6. **Z2026-011 (HENRY LEE)**

Hold a public hearing to discuss and consider a request by Grant Young of Big-Tex Trailers on behalf of Raymond Jowers of Jowers, Inc. for the approval of a *Specific Use Permit (SUP)* amending *Ordinance No. 20-01* and allowing outside storage adjacent to IH-30 on a 4.4317-acre tract of land identified as Tract 22-01 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 2260 E. IH-30, and take any action necessary.

Senior Planner Henry Lee presented the request for a Specific Use Permit (SUP) to allow outside storage adjacent to IH-30. Staff noted the subject property had previously been considered by the Planning and Zoning Commission and had been tabled at the prior meeting to allow the applicant to provide a more defined timeline. Staff explained the SUP was originally established in 2008 with a three-year time limit and has been approved several times since that date. Based on direction from the previous meeting, the applicant returned with two options for consideration. The first option included installation of paving, drainage, landscaping, and on-site water and sewer improvements, while not requiring off-site infrastructure improvements, with a requested SUP term of eight (8) years. The second option, in the event the SUP is not extended, requested approval of a limited eighteen (18) month period to allow relocation of operations from the subject property. Staff also noted that, as part of the zoning case, six (6) public notices were mailed on March 17, 2026, and no responses were received regarding the request.

Chairman Dr. Conway asked if there was an issue with the easement?

Senior Planner Henry Lee explained the applicant provided a letter indicating that the adjacent property owner at this time was not interested in providing those easements.

Commissioner Brock asked if the water and sewer line are typically a requirement for the SUP.

Senior Planner Henry Explained that with any new development they are required to put in the necessary infrastructure.
Commissioner Roth asked if the two options that they're proposing is not doing everything that was originally required at the SUP because of the easements and the second option is to allow them some time so they can move.

Dub Douphrate
2235 Ridge Road
Rockwall, TX 75087

Mr. Douphrate came forward stating they were unable to obtain the necessary off-site easements after unsuccessful negotiations with adjacent property owners. As a result, they evaluated alternative options and presented two requests: (1) approval of an extended SUP term of eight (8) years with completion of all on-site improvements, or (2) if the Commission was not supportive of that option, approval of a limited time period to allow relocation of operations from the subject property.

Commissioner Bentley asked why they didn't manage to receive easements before coming forward to Planning and Zoning Commission?

Commissioner Schoen asked if they would be adding water and sewer at least to the property line.

Raymond Jowers
3290 Ana Cade Circle
Rockwall, TX 75087

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

Commissioner Bentley asked if these requests were in the original SUP but they just never were accomplished.

Vice-Chairman Hagaman explained if they allow them another decade what will it look like then.

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

Commissioner Brock made a motion to table Z2026-011 till May 12th. Commissioner Roth seconded the motion which passed by vote of 7-0.

7. **Z2026-014 (HENRY LEE)**

Hold a public hearing to discuss and consider a request by Kris Sharp of 5 Sharp Real Estate, LLC 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.

Senior Planner Henry Lee presented the request to amend Planned Development District 46 (PD-46) to allow outside storage on the subject property. Staff provided a history of the PD, noting it was originally annexed on July 21, 1997, with certain land uses allowed to continue in perpetuity, and that amendments over time have added additional uses. Staff noted that on August 2, 2021, City Council approved an amendment allowing warehouse/distribution use by right, followed by Planning and Zoning Commission approval of a site plan on August 10, 2021 for a 22,000-square-foot office/warehouse building. Staff further explained that although a building permit was issued and the structure was constructed, the permit was not finalized and a Certificate of Occupancy was not obtained prior to operation. The applicant subsequently operated the site without final inspection, a Certificate of Occupancy, or a required replat. Code Compliance initiated enforcement actions in December 2025 regarding unpermitted outside storage, resulting in citations prior to the current request. Staff described the current request to amend PD-46 to allow outside storage, including proposed locations and screening. Staff noted that the proposed storage areas encroach into fire lanes and drive aisles and would need to be limited to approved parking areas. Staff also reviewed the proposed landscaping and screening, noting revisions submitted at the meeting; however, the proposal does not meet the Unified Development Code (UDC) screening requirements, which require a wall and canopy trees or an approved alternative screening method. Any approval would require associated variances and further review at the site plan stage. Staff reported that public notices were mailed on March 12, 2026, and no responses were received regarding the request.

Director of Planning and Zoning Ryan Miller explained They are currently showing outside storage on the north side near Springer Road. However, there is an existing sanitary sewer line that runs through that area. The plans do not show the water line or the associated easement in that location. Since outside storage is not permitted within utility easements, this area of storage would need to be removed.

Commissioner Roth explained they made some changes but it still does not meet the plan and that some of the changes in the diagrams they provided they do not match what they had asked for.

Commissioner Schoen asked if the plan they're showing meets the required spacing?

Director of Planning and Zoning Ryan Miller explained that they are providing the concept plan because the commission requested it, but really what needs to be looked at is the zoning being adopted since this would allow them to comeback and request a site plan which would establish outside storage.

Vice-Chairman Hagaman asked where the employees park.

Commissioner Brock asked why they would need masonry wall instead of shrubbery.

Amy Wallace
400 H Wallace Lane
Rockwall, TX 75032

Mrs. Wallace came forward and explained there are two employees that work and they park inside the building therefore there are no employees that park outside and outside storage was not what they had planned to do.

Director of Planning and Zoning explained there are requirements about parking vehicles inside the building. You are not supposed to have more than a gallon of gas and they have a bunch more regulations.

Vice-Chairman Hagaman explained they have outgrown the space.

Commissioner Schoen asked it would be easier to approve if there were less variances.

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

Commissioner Brock made a motion to deny without prejudice Z2026-014. Commissioner Bentley seconded the motion which was denied by a vote of 7-0.

VI. ACTION ITEMS

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

8. **SP2026-008 (BETHANY ROSS) [*THE APPLICANT HAS TABLED THIS CASE TO MAY 12, 2026*]**
Discuss and consider a request by Chase Finch of Corwin Engineering, Inc. on behalf of John Arnold of Erwin Farms SF, LTD for the approval of a *Site Plan* for Erwin Farms Subdivision consisting of 123 residential lots on a 98.198-acre tract of land identified as a portion of Tract 4 of the J. M. Gass Survey, Abstract No. 88, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 104 (PD-104) for Single-Family 10 (SF-10) District land uses, generally located on the southside of North Country Lane east of the intersection of North Country Lane and FM-1141, and take any action necessary.

9. **MIS2026-005 (BETHANY ROSS)**

Discuss and consider a request by Lexie Tanner on behalf of Michael Swiercinsky for the approval of a *Miscellaneous Case* for a *Minor Waiver* to the Downtown (DT) District requirements on a 0.057-acre parcel of land identified as a portion of Lot 3, Block M, Rockwall OT Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, addressed as 106 E. Rusk Street, and take any action necessary.

Senior Planner Bethany Ross explained the applicant is requesting a minor waiver to allow the building to be painted white with black accents. The UDC states that the dominant color of all buildings shall be muted shades of warm gray, red, green, beige, or brown, while black, gold, and stark white may be used only as accent colors. In this case, the applicant is proposing white and black as primary colors and is therefore requesting a minor waiver from the Downtown District color requirements. This waiver must be approved by the Planning and Zoning Commission. While similar color schemes exist downtown, many were completed without proper approval. As such, this minor waiver remains a discretionary decision for the Planning and Zoning Commission.

Commissioner Schoen made a motion to approve MIS2026-005. Commissioner Brock seconded the motion which passed by a vote of 7-0.

10. **MIS2026-006 (BETHANY ROSS)**

Discuss and consider a request by William Watson for the approval of a *Miscellaneous Case* for an *Exception* to the *Material Requirements* for a residential fence on a 0.3116-acre parcel of land identified as Lot 2, Block E, Foxchase, Phase 5 Addition, City of Rockwall, Rockwall County, Texas, being zoned Planned Development District 9 (PD-9) for Single-Family 10 (SF-10) District land uses, addressed as 1223 Skylar Drive, and take any action necessary.

Senior Planner Bethany Ross explained the applicant constructed an eight-foot metal panel fence with cedar posts without obtaining the required permit. Following code enforcement action, the applicant submitted an after-the-fact request for an exception. This request was previously considered and denied without prejudice to allow for a revised proposal. The applicant has since revised the request to include cedar pickets on the exterior side of the fence facing Ralph Hall Parkway, in an effort to better align with neighborhood character. The UDC requires that fences in established residential areas be constructed of standard cedar materials and be compatible with surrounding properties. While the proposed modification moves toward meeting that intent, the fence does not fully comply with UDC requirements. Approval of this request is discretionary and requires a supermajority vote of the Commission.

Commissioner Schoen asked where they were adding the cedar.

William Watson
1223 Skylar Drive
Rockwall, TX 75032

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

Vice Chairman Hagaman made a motion to approve MIS2026-006. Commissioner Roth seconded the motion which passed by a vote of 7-0.

11. **MIS2026-007 (RYAN MILLER)**

Discuss and consider a request by Bennie Griffin on behalf of Lakeshore Assisted Living for the approval of a *Miscellaneous Case* for an *Exception* to the *Engineering Standards of Design and Construction Manual* to allow an existing smooth face concrete retaining wall on a 10.549-acre parcel of land identified as Lot 8, Block C, Horizon Ridge Medical Addition, City of Rockwall, Rockwall County, Texas, being zoned Planned Development District 9 (PD-9) for General Retail (GR) District land uses, addressed as 5250 Medical Drive, and take any action necessary.

Director of Planning and Zoning Ryan Miller provided a brief summary in regards to the applicants request. The property is zoned Planned Development District 9, which allows for General Retail District land uses. Currently situated on the property is an approximately 54,000-square-foot assisted living facility that was site planned in 2007 and constructed in 2008. At the time of construction, the approved site and engineering plans included a split-face CMU (concrete masonry unit) block wall along the western property line, with a six-foot precast fence installed on top of that wall. Recently, the wall failed. On July 28, the applicant submitted a building permit requesting to repair the retaining wall. As part of that scope of work, they proposed constructing a 14-foot retaining wall using stamped concrete. The submitted plans indicated that the concrete walls would be faced with stone, consistent with the City's requirement that all walls include a stone, brick, or stamped form liner finish. However, after construction, the applicant submitted a new application on April 17 requesting approval of a smooth-face wall after the wall had already been built and subsequently failed inspection. The constructed wall does not match the originally approved plans. This request differs from typical cases considered by the Board, as it is not a variance from the zoning code but rather a variance to the City's Engineering Standards of Design and Construction, which carries the same process and approval threshold. Staff does not typically receive variance requests to these standards, as applicants are expected to comply at the time of plan submission, and approving such a request could set a precedent that conflicts with established engineering standards. The constructed wall is a smooth-face concrete wall, which does not meet City requirements, whereas the existing split-face CMU wall does comply because it provides the required rough finish. While there was a past example of a smooth wall being approved, that case involved a screening wall approved through the zoning process, not a retaining wall, making it fundamentally different from the current request. Finally, approval of this variance requires a three-quarter majority vote, meaning six out of seven members must vote in favor.

Vice-Chairman Hagman asked if the wall was smooth all the way

Commissioner Brock asked if this would be a safety issue.

Bennie Griffin
5250 Meical Drive
Rockwall, TX 75087

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

Vice-Chairman Hagaman made a motion to deny MIS2026-007. Commissioner Schoen seconded the motion which was denied by a vote of 6-1 with Commissioner Hilliard dissenting.

12. **MIS2026-008 (ANGELICA GUEVARA)**
Discuss and consider a request by Kevin Osornio of MBA Custom Homes for the approval of a *Miscellaneous Case* for an *Exception* for a *Front Yard Fence* on a 0.1150-acre tract of land identified as a portion of Lot 1, Block G, Sanger Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Southside Residential Neighborhood Overlay (SRO) District, addressed as 606 Ross Street, and take any action necessary.

Planning Technician Angelica Guevara provided a brief summary in regard to the applicants request. The request was approved by City Council on March 2, allowing a reduction in the required setback from 20 feet to 10 feet. Subsequently, on March 16, the applicant submitted a new building permit application proposing the installation of an 8-foot cedar fence extending 20 feet beyond the front façade of the home. This proposal would also encroach into the previously approved reduced side setback, extending to the property line. Because the fence extends beyond the front of the house on a corner lot, it is classified as a front yard fence and therefore requires an additional exception to be approved by the Planning and Zoning Commission. The Unified Development Code (UDC) criteria for front yard fences state that the fence must be at least 50% transparent, must not exceed 42 inches in height, and prohibits opaque fencing. As proposed, the fence is an 8-foot-tall solid wood (cedar) fence extending 20 feet in front of the home's front façade, which does not meet these criteria. Additionally, the proposed fence would run along Lamar Street; however, staff notes that only a portion of this roadway has been constructed. Approval of this exception is a discretionary decision of the Planning and Zoning Commission.

Commissioner Roth asked if this was built already.

Kevin Osornio
286 Smith Acres
Royse City, TX 75189

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

Commissioner Hilliard asked if they would be using wrought iron.

Commissioner Schoen made a motion to approve MIS2026-008 as a wooden 6ft fence. Commissioner Roth seconded the motion which passed by a vote of 6-1 with Vice-Chairman Hagaman dissenting.

VII. DISCUSSION ITEMS

These items are for discussion between staff and the Planning and Zoning Commission and relate to administrative information and/or cases that will come forward for action or public hearing at a future Planning and Zoning Commission meeting. Public comment on these cases can take place when these items are considered for action by the Planning and Zoning Commission. The anticipated Planning and Zoning Commission public hearing and/or action date for the following cases is May 12, 2026.

13. **Z2026-015 (BETHANY ROSS)**
Hold a public hearing to discuss and consider a request by Akhil D. Vats for the approval of a *Specific Use Permit (SUP)* for *Residential Infill Adjacent to an Established Subdivision* for the purpose of constructing a single-family home on a 1.59-acre parcel of land identified as Lot 5, Block A, People Tract Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family Estate 1.5 (SFE-1.5) District, addressed as 451 Cornelius Road, and take any action necessary.

Senior Planner Bethany Ross explained there is another case 401 Cornelius and these are Side-by-side houses, so they do have to meet the anti-monotony standards.

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

Chairman Dr. Conway advised that this item will come back before the Commission for discussion or action on May 12, 2026.

14. **Z2026-016 (RYAN MILLER)**
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.

Bilal Mashhood
3286 Woodbine Trails
Frisco, Texas

Director of Planning and Zoning Ryan Miller provided a bit of background. This request originated on May 17, 2019, when the City of Rockwall allowed a church or house of worship by right in a commercial district. The applicant's site plan was approved on July 15, 2019, followed by an engineering submittal in 2020, which was completed in 2021, and a building permit was issued. However, the building permit later expired, causing the engineering plans to become more than one year out of date, which in turn led to the expiration of the site plan after exceeding the two-year timeframe. The applicant resubmitted the same site plan in April 2023, followed by an engineering submittal in June 2023, and the engineering plans were approved on April 24; however, no further action was taken, and all submittals expired again. Documentation provided to the property owner reflects this timeline. During this period, the City amended its code to require a Specific Use Permit (SUP) for churches or houses of worship within commercial districts, a change intended to provide additional review in older commercial areas, particularly where such uses may impact traffic and are located adjacent to residential neighborhoods, allowing for case-by-case consideration of these factors.

The Commission requested to have a traffic study done.

Chairman Dr. Conway advised that this item will come back before the Commission for discussion or action on May 12, 2026.

15. **Z2026-017 (HENRY LEE)**
Hold a public hearing to discuss and consider a request by Anthony Winkler of Calabrese & Winkler Holdings on behalf of David Naylor of Rayburn Electric for the approval of a *Specific Use Permit (SUP)* for *Outdoor Commercial Amusement/Recreation* and a *Structure Exceeding 60-Feet in Height in a Commercial (C) District* for a *Golf Driving Range* on a 39.525-acre parcel of land identified as Lot 1, Block A, Rockwall Hospital Addition and Tract 18 of the J. D. McFarland Survey, Abstract No. 145, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, generally located at the northwest corner of the intersection of Sids Road and S. Goliad Street [*SH-205*], and take any action necessary.

David Naylor
950 Sids Road
Rockwall, TX 75087

Tony Winkler
5855 Maple Avenue
Dallas, TX 75235

Mr. Naylor and Mr. Winkler came forward and provided details in regards to their request.

Senior Planner Henry Lee wanted to note that as previous request this will also be commercial property to address the outdoor amusement.

Chairman Dr. Conway advised that this item will come back before the Commission for discussion or action on May 12, 2026.

16. **Z2026-018 (ANGELICA GUEVARA)**
Hold a public hearing to discuss and consider a request by Javier Silva of JMS Custom Homes for the approval of a *Specific Use Permit (SUP)* for *Residential Infill Adjacent to an Established Subdivision* for the purpose of constructing a single-family home on a 0.161-acre parcel of land identified as Lot 3, Block A, Kinsey Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 804 Kernodle Street, and take any action necessary.

Javier Silva
58 Winsor Drive
Rockwall, TX 75087

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

Planning Technician Angelica Guevara explained that it does meet all of the requirements for a home in this district with the exception of the garage Orientation it sets out approximately four and a quarter inches in front of the front side of the home.

Chairman Dr. Conway advised that this item will come back before the Commission for discussion or action on May 12, 2026.

17. **Z2026-019 (ANGELICA GUEVARA)**
Hold a public hearing to discuss and consider a request by Javier Silva of JMS Custom Homes for the approval of a *Specific Use Permit (SUP)* for *Residential Infill Adjacent to an Established Subdivision* for the purpose of constructing a single-family home on a 0.161-acre parcel of land identified as Lot 2, Block A, Kinsey Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 806 Kernodle Street, and take any action necessary.

Planning Technician Angelica Guevara explained it meets all the requirements except for the garage orientation.

Javier Silva
58 Winsor Drive
Rockwall, TX 75087

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

Chairman Dr. Conway advised that this item will come back before the Commission for discussion or action on May 12, 2026.

18. **Z2026-020 (ANGELICA GUEVARA)**
Hold a public hearing to discuss and consider a request by Javier Silva of JMS Custom Homes for the approval of a *Specific Use Permit (SUP)* for *Residential Infill Adjacent to an Established Subdivision* for the purpose of constructing a single-family home on a 0.138-acre tract of land identified as Block 52C of the B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 508 Munson Street, and take any action necessary.

Planning Technician Angelica Guevara explained it meets all the requirements except for the garage orientation.

Javier Silva
58 Winsor Drive
Rockwall, TX 75087

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

Chairman Dr. Conway advised that this item will come back before the Commission for discussion or action on May 12, 2026.

19. **Z2026-021 (BETHANY ROSS)**
Hold a public hearing to discuss and consider a request by Ron Hawkins for the approval of a *Zoning Change* from an Agricultural (AG) District to a Light Industrial (LI) District for 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 Agricultural (AG) District, situated within the SH-276 Overlay (SH-276 OV) District, addressed as 4571 SH-276, and take any action necessary.

Senior Planner Bethany Ross explained this zoning change does conform to the land use, the future lane use map and the comp plan.

Vice-Chairman Hagaman asked if the nursery was an allowed by right use.

Ron Hawkins
4571 SH-276
Rockwall, TX 75032

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

Chairman Dr. Conway advised that this item will come back before the Commission for discussion or action on May 12, 2026.

20. **Z2026-022 (BETHANY ROSS)**
Hold a public hearing to discuss and consider a request by Akhil Parmar for the approval of a *Specific Use Permit (SUP)* for *Residential Infill Adjacent to an Established Subdivision* for the purpose of constructing a single-family home on a 1.59-acre parcel of land identified as Lot 4, Block A, People Tract Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family Estate 1.5 (SFE-1.5) District, addressed as 401 Cornelius Road, and take any action necessary.

Senior Planner Bethany Ross explained they do have to meet the anti-monotony standards.

Akhil Parmar
401 Cornelius Road
Rockwall, TX 75087

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

Chairman Dr. Conway advised that this item will come back before the Commission for discussion or action on May 12, 2026.

21. **Z2026-023 (ANGELICA GUEVARA)**
Hold a public hearing to discuss and consider a request by Samuel Angel Hernandez Ramirez for the approval of a *Specific Use Permit (SUP)* for an existing *Accessory Structure* on a 0.344-acre parcel of land identified as Lot 48 of the Canup Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Southside Residential Neighborhood Overlay (SRO) District, addressed as 304 E. Bourn Street, and take any action necessary.

Planning Technician Angelica Guevara explained the existing accessory structure was constructed without a permit and exceeds the maximum size requirement by 56 square feet. Staff also identified an additional 96-square-foot accessory structure on the subject property that was constructed without a permit; however, the applicant has since submitted a building permit application for that structure and has also submitted a Specific Use Permit request for the structure that exceeds the size requirement.

Sam Hernandez
304 Bourn Street
Rockwall, TX 75087

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

Chairman Dr. Conway advised that this item will come back before the Commission for discussion or action on May 12, 2026.

22. **Z2026-024 (HENRY LEE)**
Hold a public hearing to discuss and consider a request by Stephen Geiger for the approval of a *Zoning Change* from a Commercial (C) District to a Heavy Commercial (HC) District for a 1.50-acre tract of land identified as Tract 8-02 of the J. D. McFarland Survey, Abstract No. 145, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, addressed as 960 Sids Road, and take any action necessary.

David Naylor
950 Sids Road
Rockwall, TX 75032

Mr. Naylor came forward and provided additional details in regards to the applicant's request.

Chairman Dr. Conway advised that this item will come back before the Commission for discussion or action on May 12, 2026.

23. **Z2026-025 (BETHANY ROSS)**
Hold a public hearing to discuss and consider a request by Eric Williams of Teague, Nall, & Perkins on behalf of Elisa Cardona of the North Texas Municipal Water District (NTMWD) for the approval of a *Specific Use Permit (SUP)* for *Freestanding Commercial Antenna* on *Public Property* on a 0.40-acre tract of land identified as a portion of Tract 3 of the T. R. Bailey Survey, Abstract No. 30, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 80 (PD-80) for Single-Family 10 (SF-10) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV)) District, generally located on the west side of John King Boulevard north of the intersection of John King Boulevard and FM-552, and take any action necessary.

Eric Williams
817 Midtown Boulevard
Dallas, TX 75231

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

Commissioner Schoen asked if it's not in the middle of a neighborhood.

Chairman Dr. Conway advised that this item will come back before the Commission for discussion or action on May 12, 2026.

24. **P2026-015 (HENRY LEE)**
Discuss and consider a request by Pat Atkins of KPA Consulting on behalf of Rockwall King 15, LLC for the approval of a *Final Plat* for Phase 3 of the Saddle Star South Subdivision consisting of 26 single-family residential lots on a 14.995-acre tract of land identified as Tract 1-03 of the P. B. Harrison Survey, Abstract No. 97, City of Rockwall, Rockwall County, Texas, zoned Planned Development 79 (PD-79) for Single-Family 10 (SF-10) District land uses, situated within SH-205 By-Pass Overlay (SH-205 BY-OV) District, generally located northeast of the intersection of Featherstone Drive and John King Boulevard, and take any action necessary.

Senior Planner Henry Lee explained this will go to the parks board and it will return on the consent agenda on the May 12th

25. **SP2026-011 (HENRY LEE)**
Discuss and consider a request by Pat Atkins of KPA Consulting on behalf of Rockwall King 15, LLC for the approval of a *Site Plan* for Phase 3 of the Saddle Star South Subdivision consisting of 26 single-family residential lots on a 14.995-acre tract of land identified as Tract 1-03 of the P. B. Harrison Survey, Abstract No. 97, City of Rockwall, Rockwall County, Texas, zoned Planned Development 79 (PD-79) for Single-Family 10 (SF-10) District land uses, situated within SH-205 By-Pass Overlay (SH-205 BY-OV) District, generally located northeast of the intersection of Featherstone Drive and John King Boulevard, and take any action necessary.

Senior Planner Henry Lee explained this will go to the parks board and it will return on the consent agenda on the May 12th

26. **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 explained the Architectural Review Board (ARB) recommended that the applicant review and comply with the General Overlay District standards to the extent possible. At this time, the request includes eight variances, and the applicant will need to provide a justification letter along with corresponding compensating measures for each variance.

Sam Motta
1557 Trowbridge Circle
Rockwall, TX 75032

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

Chairman Dr. Conway advised that this item will come back before the Commission for discussion or action on May 12, 2026.

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

- P2026-008: Preliminary Plat for Phase 3 of the Saddle Star Subdivision **(APPROVED)**
- P2026-011: Replat for Lots 7 & 8 of the Davenport Acres Addition **(APPROVED)**
- P2026-012: Final Plat for the Erwin Farms Subdivision **(APPROVED)**
- Z2026-008: Specific Use Permit (SUP) for *Residential Infill Adjacent to an Established Subdivision* for 213 S. Clark Street **(2ND READING; APPROVED)**
- Z2026-011: Specific Use Permit (SUP) for *Outside Storage* for 2260 E. IH-30 **(TABLED TO THE APRIL 20, 2026)**
- Z2026-012: Text Amendment to Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC) **(1ST READING; APPROVED)**
- Z2026-013: Zoning Change Amending Planned Development District 76 (PD-76) **(1ST READING; APPROVED)**
- Z2026-014: Zoning Change Amending Planned Development District 46 (PD-46) **(DENIED)**

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

VIII. ADJOURNMENT

Chairman Dr. Conway adjourned the meeting at 10:17PM

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:	May 12, 2026
APPLICANT:	Pat Atkins*; KPA Consulting*
CASE NUMBER:	P2026-015; *Final Plat for Phase 3 of the Saddle Star Estates South Subdivision*

SUMMARY

Consider a request by Pat Atkins of KPA Consulting on behalf of Rockwall King 15, LLC for the approval of a *Final Plat* for Phase 3 of the Saddle Star South Subdivision consisting of 26 single-family residential lots on a 14.995-acre tract of land identified as Tract 1-03 of the P. B. Harrison Survey, Abstract No. 97, City of Rockwall, Rockwall County, Texas, zoned Planned Development 79 (PD-79) for Single-Family 10 (SF-10) District land uses, situated within SH-205 By-Pass Overlay (SH-205 BY-OV) District, generally located northeast of the intersection of Featherstone Drive and John King Boulevard, and take any action necessary.

PLAT INFORMATION

☑ *Purpose*. The applicant is requesting the approval of a *Final Plat* for a 14.995-acre tract of land (*i.e. Tract 1-03 of the P. B. Harrison Survey, Abstract No. 97*) for the purpose of establishing Phase 3 of the Saddle Star Estates South Subdivision, which will consist of 26 single-family residential lots and three (3) open space lots (*i.e. Lots 16-19, Block A; Lots 33-46, Block F; Lots 6-13, Block G; Lots 7-9, Block X, Saddle Star Estates South Phase 3 Subdivision*). Staff should note that in conjunction with the final plat, the applicant has submitted a *PD Site Plan* [*Case No SP2026-011*] that lays out the landscape and hardscape improvements associated with Phase 3 of the proposed subdivision.

☑ *Background*. On January 22, 2019, the City Council approved *Ordinance No. 19-07* [*Case No. A2018-004*] voluntarily annexing the subject property. The purpose of this annexation was to incorporate the subject property into Planned Development District 79 (PD-79). On September 13, 2019, the applicant submitted an application requesting to amend Planned Development District 79 (PD-79) [*Ordinance No. 16-39; Case No. Z2019-021*] for the purpose of amending the development standards and concept plan and incorporating the additional 14.995-acre tract of land into the existing 55.413-acre tract of land to create an additional phase (*i.e. Phase 3*) of the Saddle Star Estates South Subdivision. This amendment increased the total acreage of the subdivision to 70.408-acres. On December 20, 2021, the City Council approved a preliminary plat [*Case No. P2020-048*] for Phase 3 of the Saddle Star Estates South Subdivision. On December 14, 2012, the Planning and Zoning Commission approved a site plan [*Case No. SP2021-034*] for Phase 3 of the Saddle Star Estates South Subdivision. On December 20, 2021, the City Council approved a preliminary plat [*Case No. P2021-060*] for Phase 3 of the Saddle Star Estates South Subdivision. On April 20, 2026, the City Council approved a preliminary plat [*Case No. P2026-008*] for Phase 3 of the Saddle Star Estates South Subdivision.

☑ *Parks Board*. The subject property is located within *Park District #6*, which carries a *Cash-in-Lieu of Land* fee of $1,319.66 per residential lot and a *Pro-Rata Equipment Fee* of $1,085.53 per residential lot. On May 5, 2026, the Parks and Recreation Board reviewed the *Final Plat* and made a recommendation to assess the following fees:

(1) The property owner shall pay *Pro-Rata Equipment* fees of $28,233.78 (*i.e. $1,085.53 x 26 Lots = $28,233.78*).

(2) The property owner shall pay *Cash in Lieu of Land* fees of $36,183.16 (*i.e. $1,319.66 x 26 Lots = $36.183.16*).

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

modifications, submittal requirements, and the execution of the attached ordinance and quitclaim deeds. With the exception of the items listed in the *Conditions of Approval* section of this case memo, this plat is in substantial compliance with the requirements of the Subdivision Ordinance in the Municipal Code of Ordinances.

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

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the *Final Plat* for *Phase 3 of the Saddle Star Estates South Subdivision*, staff would propose the following conditions of approval:

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

(2) The development shall adhere to the Parks Board recommendations as outlined above in this case memo; and,

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

DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

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

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

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

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

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS: JOHN KING EAST / SOUTH FM552
SUBDIVISION: Saddle Star 3 LOT BLOCK
GENERAL LOCATION: EAST OF JOHN KING BLVD SOUTH 552

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING: PD SF CURRENT USE: AG
PROPOSED ZONING: PROPOSED USE: Single Family
ACREAGE: 14.99AC LOTS [CURRENT]: 1 LOTS [PROPOSED]: 20

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

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

☑ OWNER	Rockwall King 15 LLC	☑ APPLICANT	KPA Consulting
CONTACT PERSON	PAT ATKINS Manager	CONTACT PERSON	PAT ATKINS
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 PAT ATKINS [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 $ 0, 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 16 *DAY OF* April *20* 26

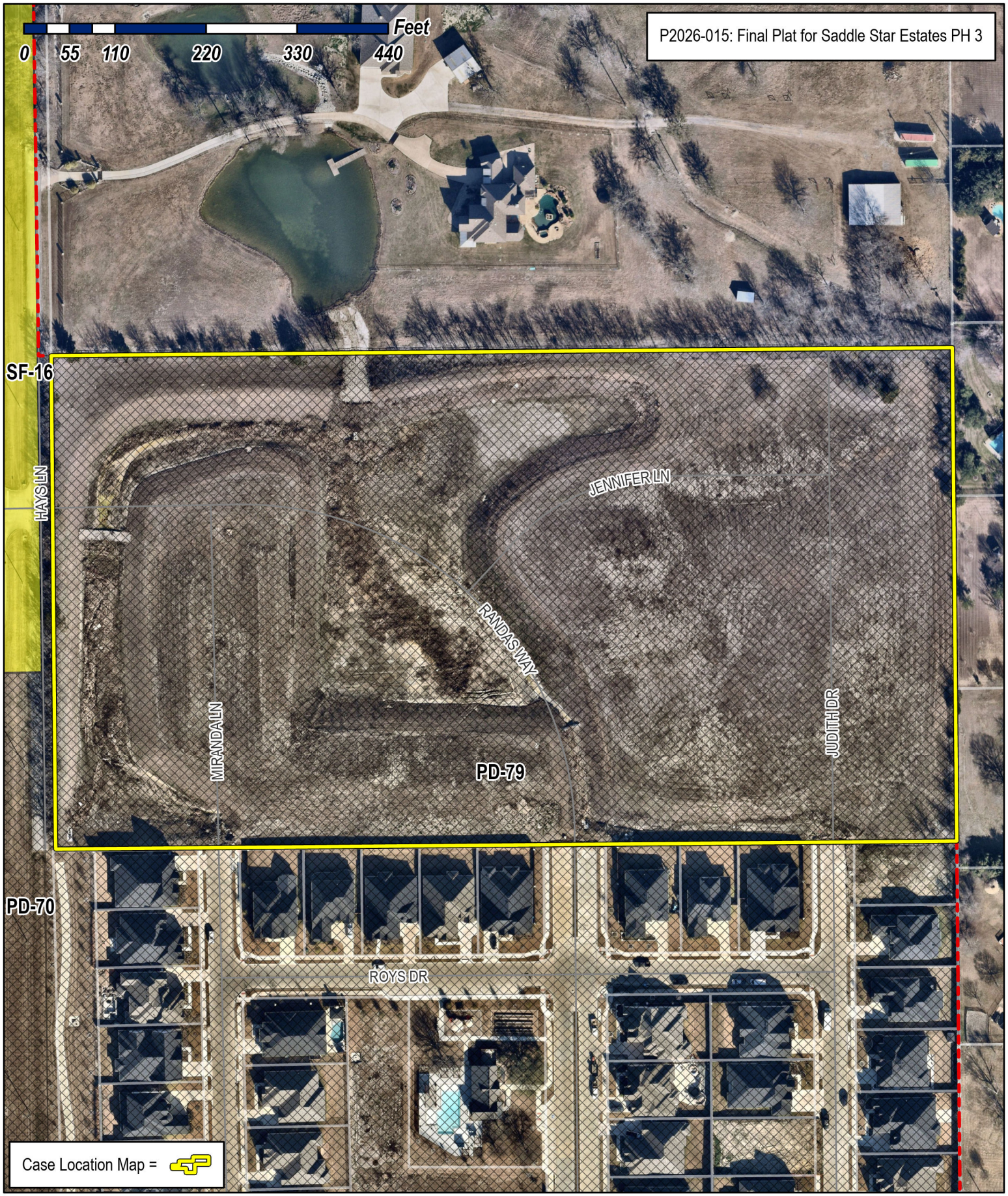
OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

RACHEL MONTOYA
Notary Public, State of Texas
Comm. Expires 04-13-2027
Notary ID 134303993

MY COMMISSION EXPIRES

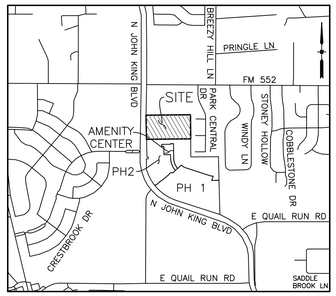
4/13/27



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.

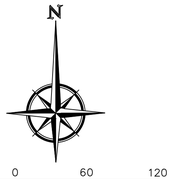


VICINITY MAP
N.T.S.

LEGEND	
IRF	IRON ROD FOUND
B.L.	BUILDING SETBACK LINE
CM	CONTROL MONUMENT
D.E.	DRAINAGE EASEMENT
HOA	HOMEOWNERS ASSOCIATION
S.V.E.	20'x20' SIDEWALK AND VISIBILITY EASEMENT
WSE	WATER SURFACE ELEVATION
W.L.E.	WATER LINE EASEMENT
D.U.E.	DRAINAGE & UTILITY EASEMENT
U.E.	UTILITY EASEMENT
P.R.R.C.T.	PLAT RECORDS ROCKWALL COUNTY, TEXAS
D.R.R.C.T.	DEED RECORDS ROCKWALL COUNTY, TEXAS

CURVE TABLE						
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD BEARING	CHORD
C1	90°40'08"	400.00'	404.70'	632.99'	N 45°50'11" W	568.98'
C2	55°40'50"	237.50'	125.43'	230.80'	N 64°44'41" W	221.83'
C3	89°45'42"	67.50'	67.22'	105.75'	N 84°31'31" W	95.26'

LINE TABLE		
NO.	DIRECTION	DISTANCE
L1	N 89°27'46" E	22.50'
L2	N 00°30'07" W	16.44'
L3	S 46°10'15" E	42.43'
L4	S 43°49'45" W	42.43'



Notes:

1. Basis of Bearings = State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983, Adjustment Realization (CORS 2011).
2. Subdivision property corners are 5/8–inch iron rods with caps marked "PETITT–ECD 6134" found or set, unless noted otherwise. Lot corners are 5/8–inch iron rods with cap marked "PETITT– ECD 6134" set or an "X" cut set in concrete, unless otherwise noted. When a retaining wall or screening fence has been placed at the rear lot corner, a 5/8–inch iron rod may be set five feet (5') from the rear lot corner along the side lot line.
3. By graphical plotting, no part of the parcel described hereon lies within a Special Flood Hazard Area (SFHA) as delineated on the Rockwall County, Texas and Incorporated Areas, Flood Insurance Rate Map, Map Number 48397C0030L, dated September 26, 2008. The Surveyor utilized the above referenced floodplain information for this determination and the Surveyor does not certify that revised floodplain information has or has not been published by FEMA or some other source. on occasion, greater floods can and will occur and flood heights may be increased by man–made or natural causes. The above flood statement shall not create liability on the part of the surveyor.
4. All light poles and appurtenances, non–standard decorative street signs, poles/posts, hardware, attachments, foundations, etc. shall be owned, maintained, repaired and replaced by the HOA.
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. On–site and off–site Drainage Easements, Detention Easements and drainage/detention facilities will be maintained, repaired and replaced by the HOA.
7. The HOA/Property Owner is responsible for maintaining and repairing all Open Space/Greenbelt Lots/Areas and Drainage Easements.

GENERAL NOTES:

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

Note:
The homeowners Association is responsible for maintaining all light poles and appurtenances, non–standard decorative signs, poles/post, hardware or other non–standard items. The City of Rockwall has no maintenance or other responsibility related to these items. The City of Rockwall and the Homeowners Association agree the association will bear any and all maintenance cost related to the said improvements. The City has the statutory authority to install and maintain Traffic Control Devices for vehicular traffic on public streets/roads within the public Right of Way. This agreement in no way constitutes a change in that authority and does not constitute and delegation of that authority of the Association.

ZONING DISTRICT: PD–79
OPEN SPACE = 5.537 AC.
26 DWELLING UNITS
1.734 UNITS PER ACRE

OWNER
ROCKWALL KING 15 LLC
614 SUMMER OAKS DR.
ROCKWALL, TX 75087

LAND SURVEYOR
R.C. MYERS SURVEYING, LLC
488 ARROYO COURT
SUNNYVALE, TX 75182
(214) 532–0636
FAX (972) 412–4875
EMAIL: rcmsurveying@gmail.com
FIRM NO. 10192300 JOB NO. 355

FINAL PLAT

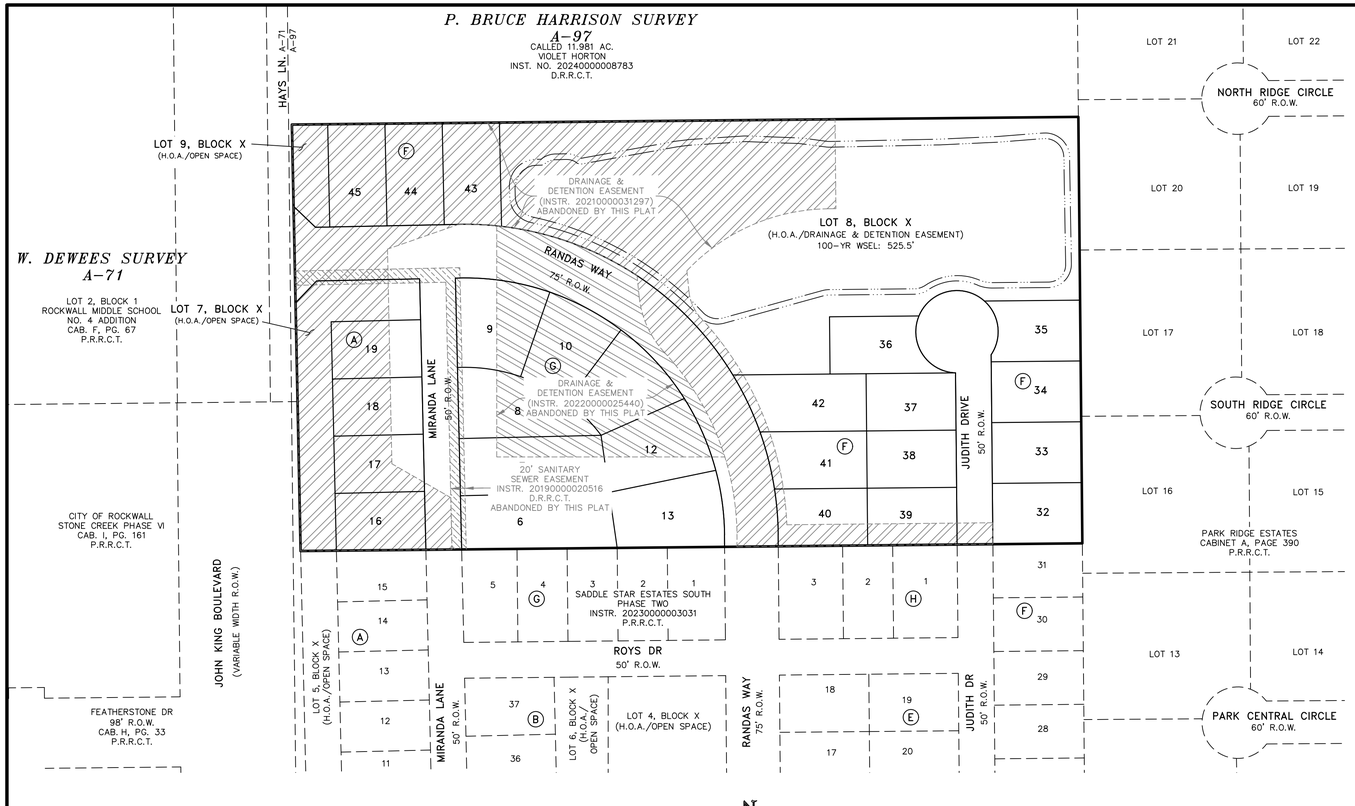
SADDLE STAR ESTATES SOUTH PHASE THREE

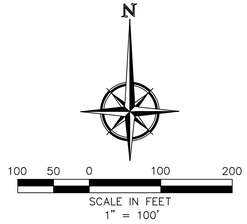
26 SINGLE FAMILY LOTS
3 COMMON AREA LOTS
14.995 ACRES
SITUATED IN THE
P. BRUCE HARRISON SURVEY, A–97
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

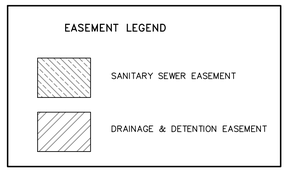
PETITT - ECD
CIVIL ENGINEERING/SURVEYING/CONSTRUCTION ADMINISTRATION
TBPELS FIRM REGISTRATION
ENGINEERING FIRM #001145 SURVEYING FIRM #10194792
1600 N COLLINS BLVD. STE. 3300 RICHARDSON, TX 75080
201 WINDCO CIR. SUITE 100 WYLIE, TX 75098 (972) 941–8400

DATE: 4/08/2026 CASE #: P20__–___ SHEET 1 OF 2

Z:\PROJECTS\06828 Saddle Star South Ph3\dwg\plots\6828 Final Plat Ph 3







SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

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

GIVEN UNDER MY HAND AND SEAL THIS _ DAY OF _____ , 2026.

Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.

_____
ROBERT C. MYERS
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 3963

APPROVAL CERTIFICATE

_____ _____
Planning & Zoning Commission, Chairman Date

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

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

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

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

OWNER'S CERTIFICATE & DEDICATION

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS ROCKWALL KING 15 LLC, BEING THE OWNER OF a 14.995-acre tract of land situated in the P. Bruce Harrison Survey, Abstract No. 97, Rockwall County, Texas, and being all of a called 15.00-acre tract of land described in deed to CDT Rockwall/2017, LLC, recorded in Instrument 20180000016747, Deed Records, Rockwall County, Texas (DRRCT), said 14.995-acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod found in the original Hays Road at the common west corner of said 15.00-acre tract and Saddle Star Estates South, Phase Two, an addition to the City of Rockwall by plat thereof recorded in Instrument 20230000003031, Plat Records, Rockwall County, Texas (PRRCT);

THENCE North 01 degrees 10 minutes 15 seconds West, along and within said Hays Road and along the west line of said 15.00-acre tract, a distance of 596.15 feet to a 1/2-inch iron rod found at the northwest corner thereof, common to the southwest corner and a called 11.981-acre tract of land described in deed to Violet Horton, recorded in Instrument 20240000008783, DRRCT;

THENCE North 89 degrees 26 minutes 26 seconds East, along the common line of last mentioned tracts, a distance of 1099.11 feet to a point for corner at the common east corner thereof, and also being in the west line of Park Ridge Estates, an addition to the County of Rockwall, according to the Plat thereof recorded in Cabinet A, Page 390, PRRCT, from which a 1/2-inch iron rod with a yellow cap stamped 5034 bears South 68 degrees 26 minutes 26 seconds West, a distance of 0.18 feet;

THENCE South 00 degrees 32 minutes 13 seconds East, along the common line of said 15.00-acre tract and said Park Ridge Estates, a distance of 596.04 feet to a 1/2-inch iron rod found at the southeast corner thereof, common to the northeast corner of said Saddle Star Estates South, Phase Two;

THENCE South 89 degrees 26 minutes 12 seconds West, along the common line of last-mentioned tracts, a distance of 1092.51 feet to the POINT OF BEGINNING AND CONTAINING 653,191 square feet or 14.995 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

ROCKWALL KING 15 LLC, the undersigned owner of the land shown on this plat, and designated herein as the SADDLE STAR ESTATES SOUTH, PHASE THREE, subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicates 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. ROCKWALL KING 15 LLC further certifies that all other parties who have a mortgage or lien interest in the SADDLE STAR ESTATES SOUTH, PHASE THREE subdivision have been notified and signed this plat. ROCKWALL KING 15 LLC understands and does 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. ROCKWALL KING 15 LLC also understands 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. Property owner/H.O.A. shall be responsible for all maintenance, repair and replacement of all drainage and detention systems in easements.
6. 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.
7. 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.

ROCKWALL KING 15 LLC further acknowledges 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; ROCKWALL KING 15 LLC, it's successors and assigns hereby waive any claim, damage, or cause of action that ROCKWALL KING 15 LLCC may have as a result of the dedication of exactions made herein.

FOR: ROCKWALL KING 15 LLC

By: _____
NAME:
TITLE:

STATE OF TEXAS
COUNTY OF _____

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

Given upon my hand and seal of office this ___ day of _____, 2026.

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

FINAL PLAT

SADDLE STAR ESTATES SOUTH PHASE THREE

26 SINGLE FAMILY LOTS
3 COMMON AREA LOTS

14.995 ACRES

SITUATED IN THE

P. BRUCE HARRISON SURVEY, A-97
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

ZONING DISTRICT: PD-79
OPEN SPACE = 5.537 AC.
26 DWELLING UNITS
1.734 UNITS PER ACRE

OWNER
ROCKWALL KING 15 LLC
614 SUMMER OAKS DR.
ROCKWALL, TX 75087

LAND SURVEYOR
R.C. MYERS SURVEYING, LLC
488 ARROYO COURT
SUNNYVALE, TX 75182
(214) 532-0636
FAX (972) 412-4875
EMAIL: rcmsurveying@gmail.com
FIRM NO. 10192300 JOB NO. 355

PETITT - ECD
CIVIL ENGINEERING/SURVEYING/CONSTRUCTION ADMINISTRATION
TBPELS FIRM REGISTRATION
ENGINEERING FIRM #001145 SURVEYING FIRM #10194792
1600 N COLLINS BLVD. STE. 3300 RICHARDSON, TX 75080
201 WINDCO CIR. SUITE 100 WYLIE, TX 75098 (972) 941-8400

DATE: 4/08/2026 CASE #: P20__-___ SHEET 2 OF 2

Z:\PROJECTS\06828 Saddle Star South Ph3\dwg\plats\6828 Final Plat Ph 3

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:	May 12, 2026
SUBJECT:	SP2026-011; *PD Site Plan for Phase 3 of the Saddle Star Estates South Subdivision*

The applicant -- *Pat Atkins of KPA Consulting* -- is requesting the approval of a *Site Plan* for Phase 3 of the Saddle Star Estates South Subdivision. The subject property is a 14.995-acre tract of land (*i.e. Tract 1-03 of the P. B. Harrison Survey, Abstract No. 97*) generally located northeast of the intersection of Featherstone Drive and John King Boulevard. Concurrently with this site plan, the applicant has submitted a final plat [*Case No. P2026-015*] for Phase 3 of the subdivision.

The subject property is zoned Planned Development District 79 (PD-79) [*Ordinance No. 20-35*] for Single Family 8.4 (SF-8.4) District land uses. Based on this Planned Development District, the Saddle Star Estates South Subdivision will consist of 176 single-family, residential lots that will consist of two (2) lot types (*i.e. [Type A Lots] 143, 70' x 125' lots; [Type B Lots] 33, 80' x 125' lots*). Concurrently with this *Site Plan*, the applicant has submitted a final plat [*Case No. P2026-015*] for 26 single-family, residential lots for Phase 3 of the subdivision. Below are the density and dimensional requirements that the Saddle Star Estates South Subdivision is subject to per *Ordinance No. 20-35*:

TABLE 1: LOT DIMENSIONAL REQUIREMENTS

LOT TYPE (SEE CONCEPT PLAN) ▶	***A***	***B***
Minimum Lot Width [1]	70'	80'
Minimum Lot Depth	125'	125'
Minimum Lot Area (SF)	8,750 SF	10,000 SF
Minimum Front Yard Setback [2] & [5]	20'	20'
Minimum Side Yard Setback	5'	5'
Minimum Side Yard Setback (Adjacent to A Street) [2] & [5]	10'	10'
Minimum Length of Driveway Pavement	25'	25'
Maximum Height [3]	30'	30'
Minimum Rear Yard Setback [4]	20'	20'
Minimum Area/Dwelling Unit (SF) [Air-Conditioned Space]	2,700 SF	2,700 SF
Maximum Lot Coverage	65%	65%
Permitted Encroachment into Required Setback [5]	Allowed	Allowed

GENERAL NOTES:

[1]: The minimum lot width shall be measured at the *Front Yard Building Setback*.

[2]: The location of the *Front Yard Building Setback* as measured from the front property line.

[3]: The *Maximum Height* shall be measured to the eave or top plate (*whichever is greater*) of the single-family home.

[4]: As measured from the rear yard property line.

[5]: Sunrooms, porches, stoops, bay windows, balconies, masonry clad chimneys, eaves and similar architectural features may encroach beyond the *Front Yard Building Setback* by up to ten (10) feet for any property; however, the encroachment shall not exceed five (5) feet on *Side Yard Setbacks (Adjacent to a Street) and shall not encroach into public right-of-way [a Sunroom is an enclosed room no more than 15- feet in width that has glass on at least 50% of each of the encroaching faces].*

In accordance with the *PD Site Plan* requirements outlined within *Ordinance No. 20-35*, the applicant has submitted a site plan, landscape plan, and hardscape plan. The proposed site plan and landscape plan appear to conform to all requirements stipulated by *Ordinance No. 20-35*. In addition, the *Hardscape Plan* shows the required sidewalks, fence exhibit, and monument signage, all of which conform to the requirements stipulated by *Ordinance No. 20-35*. Since the request generally

conforms to the requirements of Planned Development District 79 (PD-79) [*Ordinance No. 20.35*] and the Unified Development Code (UDC), this case is being placed on the consent agenda. Should the Planning and Zoning Commission have any questions concerning the applicant's request, staff and the applicant will be available at the *May 12, 2026* Planning and Zoning Commission meeting.

DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

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

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

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

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

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS: JOHN KING EAST / SOUTH FM552
SUBDIVISION: Saddle Star 3 LOT: BLOCK:
GENERAL LOCATION: EAST OF JOHN KING BLVD SOUTH 552

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING: PD 5F CURRENT USE: AG
PROPOSED ZONING: PROPOSED USE: Single Family
ACREAGE: 14.99AC LOTS [CURRENT]: 1 LOTS [PROPOSED]: 20

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

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

☑ OWNER	Rockwall King 15 LLC	☑ APPLICANT	KPA CONSULTING
CONTACT PERSON	PAT ATKINS Manager	CONTACT PERSON	PAT ATKINS
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 PAT ATKINS [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 $ 0, 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 16 DAY OF April, 2026

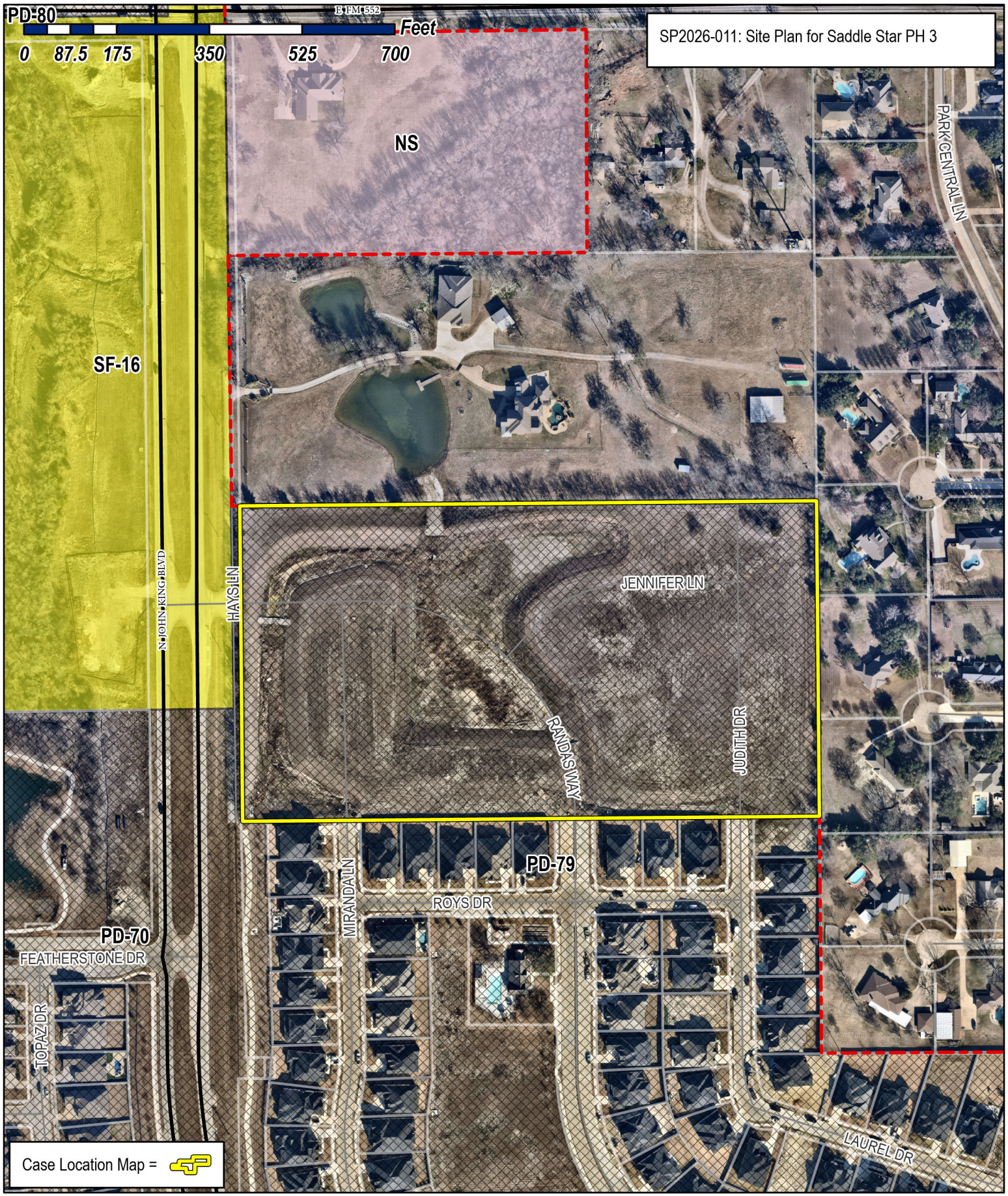
OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

RACHEL MONTOYA
Notary Public, State of Texas
Comm. Expires 04-13-2027
Notary ID 134303993

MY COMMISSION EXPIRES

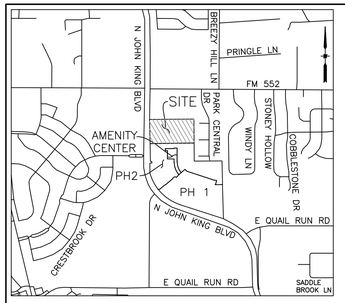
4/13/27



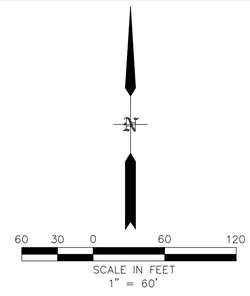
City of Rockwall

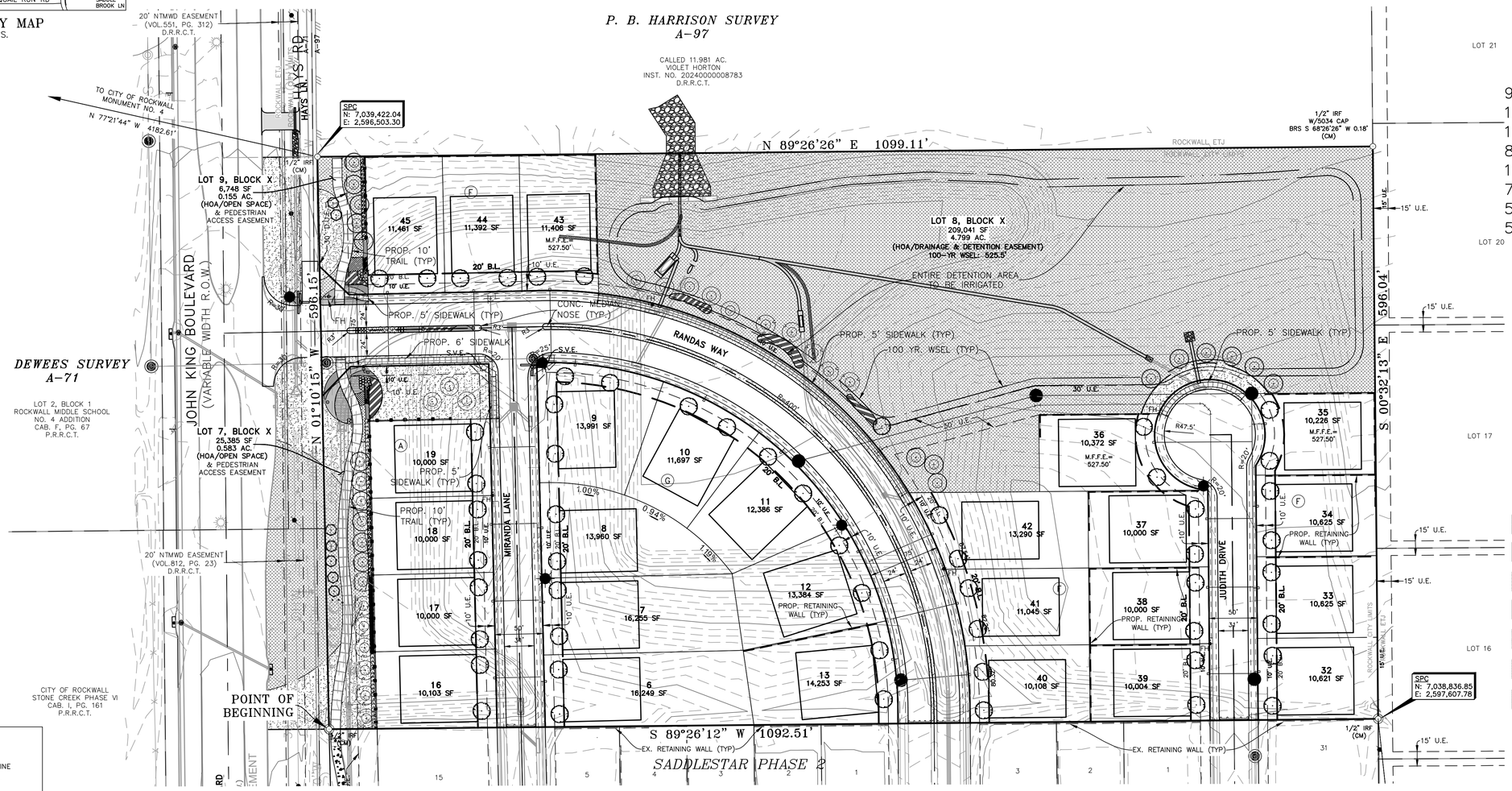
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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.



VICINITY MAP
N.T.S.





SADDLE STAR SOUTH PHASE 3 PLANT LEGEND

- 9 – 4" LIVE OAK
- 12 – 4" SHUMARD OAK
- 11 – 4" BUR OAK
- 8 – 4" CEDAR ELM
- 11 – 2" TEXAS REDBUD
- 7 – 2" CHASTE TREE
- 5 – 2" NATCHEZ CRAPE MYRTLE
- 54 – 3" CANOPY TREE (BY BUILDER)

LEGEND

- EXISTING TREE
- PROPOSED 4" CANOPY TREE (Bald Cyprus, Cedar Elm, Texas Red Oak, Homestead Elm, Lace Bark Elm, Alle Elm, Chinese Pistachio, Shumard Oak, Sycamore, and Burr Oak)
- PROPOSED 3" CANOPY TREE (Bald Cyprus, Cedar Elm, Texas Red Oak, Homestead Elm, Lace Bark Elm, Alle Elm, Chinese Pistachio, Shumard Oak, Sycamore, and Burr Oak)
- PROPOSED 3" EASTERN RED CEDAR
- PROPOSED 2" ORNAMENTAL TREE (Texas Redbud, Eve's Necklace, Mexican Plum, Downy Hawthorn, Crepe Myrtle, Texas Mountain Laurel and Desert Willow)

- BERMUDA GRASS–38,465 SF
- BLACK STAR CRUSHED GRANITE–710 SF
- BEE HAPPY MIX–222,335 SF
- WEEPING LOVE GRASS–350 GAL
- TEXAS RIVER ROCK MIX–545 SF
- LIRIOPAPE GRASS–140 GAL
- GULF MUHLY GRASS–540 GAL
- OKLAHOMA MOSS BOULDERS–4 TON

LEGEND

IRF	IRON ROD FOUND
B.L.	BUILDING SETBACK LINE
CM	CONTROL MONUMENT
D.E.	DRAINAGE EASEMENT
HOA	HOMEOWNERS ASSOCIATION
S.V.E.	20'x20' SIDEWALK AND VISIBILITY EASEMENT
D.U.E.	DRAINAGE & UTILITY EASEMENT
U.E.	UTILITY EASEMENT
P.R.R.C.T.	PLAT RECORDS ROCKWALL COUNTY, TEXAS
D.R.R.C.T.	DEED RECORDS ROCKWALL COUNTY, TEXAS

BENCHMARK:
BM#1 (#102)
CIRS "ASC SURVEYING COMPANY" BEING IN THE NORTH MEDIANOF JOHN KING BLVD, AND TO THE WEST OF THE MAIN ENTRANCE OF THE SUBJECT PROPERTY, AND BEING NORTH OF THE MEDIAN POINT 55'. ELEVATION = 531.58
BM#2 (#104)
CIRS "ASC SURVEYING COMPANY" BEING IN THE MEDIAN OF JOHN KING BLVD AT THE TURN IN LANE FOR HAYS ROAD. THE MONUMENT #104 IS LOCATED 22' TO THE SOUTHWEST OF THE BEGINNING OF THE LEFT TURNING LANE ON JOHN KING BLVD. ELEVATION = 538.47
BM#3 (#106)
CIRS "ASC SURVEYING COMPANY" BEING IN THE MEDIAN OF JOHN KING BLVD, TO THE SOUTHEAST OF THE SUBJECT PROPERTY, AND BEING LOCATED 72.5' TO THE SOUTHEAST OF THE SOUTHEAST CORNER OF THE HEADWALL WITH AN 8'X8' BOX CULVERT. ELEVATION = 557.33'

SITE PLAN SIGNATURE BLOCK

APPROVED:
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the _day of_____, 2026.

WITNESS OUR HANDS, this__day of____, 2026.

_____
Planning & Zoning Commission, Chairman

_____
Director of Planning and Zoning

SADDLE STAR PHASE 3 SITE PLAN DATA

a. *14.995 Acres*
b. *PD-79 Zoning*
c. *26 Dwelling Units*
d. *5.537 Acres Open Space*
e. *All Common Areas/Open Space to be maintained by the H.O.A.*
f. *Denotes Street Lights 20' Maximum Height*
g. *Denotes Stop Sign & Street Names*

NOTE:
IRRIGATION SHALL MEET THE REQUIREMENTS OF UDC.

ZONING DISTRICT: PD-79
OPEN SPACE = 5.537 AC.
26 DWELLING UNITS
1.734 UNITS PER ACRE

OWNER
ROCKWALL KING 15 LLC
614 SUMMER OAKS DR.
ROCKWALL, TX 75087

LAND SURVEYOR
R.C. MYERS SURVEYING, LLC
488 ARROYO COURT
SUNNYVALE, TX 75182
(214) 532-0636
FAX (972) 412-4875
EMAIL: rcmsurveying@gmail.com
FIRM NO. 10192300 JOB NO. 355

SITE PLAN

SADDLE STAR ESTATES SOUTH PHASE THREE

26 SINGLE FAMILY LOTS
3 COMMON AREA LOTS
14.995 ACRES
SITUATED IN THE
P. BRUCE HARRISON SURVEY, A-97
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

PETITT - ECD
CIVIL ENGINEERING/SURVEYING/CONSTRUCTION ADMINISTRATION
TBPELS FIRM REGISTRATION
ENGINEERING FIRM #001145 SURVEYING FIRM #10194792
1600 N COLLINS BLVD. SUITE 3300 RICHARDSON, TX 75080
201 WINDCO CIR. SUITE 100 WYLIE, TX 75098 (972) 941-8400

DATE: 3-25-2026 CASE #: SP2026-011

Z:\PROJECTS\06828 Saddle Star South Ph3\dwg\plats\03-24-2026 6828 Site Plan

CONSTRUCTION PLANS FOR SCREENING AND BUFFERING

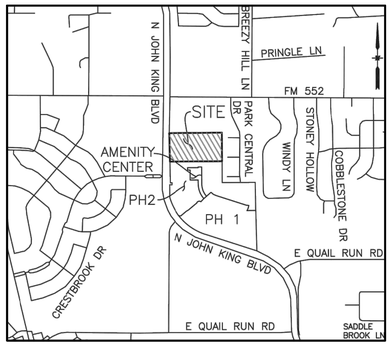
~SADDLE STAR SOUTH -PHASE 3~

CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

RESUBMITTAL DATE: April 29, 2026

GENERAL CONSTRUCTION NOTES

1. ALL CONSTRUCTION, TESTING, AND MATERIALS SHALL BE IN ACCORDANCE WITH THE CITY'S CURRENT STANDARDS, DETAILS, AND SPECIFICATIONS.
2. PRIOR TO ANY CONSTRUCTION ACTIVITIES, THE CONTRACTOR SHALL BE FAMILIAR WITH THE PLANS INCLUDING ALL NOTES, STANDARD SPECIFICATIONS, DETAILS, AND CITY STANDARDS.
3. TESTING AND INSPECTION OF MATERIALS SHALL BE PERFORMED BY A COMMERCIAL TESTING LABORATORY APPROVED BY THE CLIENT AND CITY. CONTRACTOR SHALL FURNISH MATERIALS OR SPECIMENS FOR TESTING, AND SHALL FURNISH SUITABLE EVIDENCE THAT THE MATERIALS PROPOSED TO BE INCORPORATED INTO THE WORK ARE IN ACCORDANCE WITH THE SPECIFICATIONS.
4. CONTRACTOR SHALL NOTIFY THE CITY AT LEAST 48 HOURS PRIOR TO BEGINNING ANY CONSTRUCTION.
5. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO BEGINNING ANY CONSTRUCTION.
6. CONTRACTOR MUST KEEP AVAILABLE ON-SITE AT ALL TIMES APPROVED CONSTRUCTION PLANS AND COPIES OF ANY REQUIRED PERMITS ALONG WITH THE CURRENT VERSIONS OF THE FOLLOWING REFERENCES: CITY OF ROCKWALL ENGINEERING STANDARDS, NCTCOG SPECIFICATIONS, TXDOT SPECIFICATIONS, TXDOT STANDARD DRAWINGS.
7. ALL SHOP DRAWINGS, WORKING DRAWINGS OR OTHER DOCUMENTS WHICH REQUIRE REVIEW BY THE CITY SHALL BE SUBMITTED BY THE CONTRACTOR SUFFICIENTLY IN ADVANCE OF SCHEDULED CONSTRUCTION TO ALLOW NO LESS THAN 14 CALENDAR DAYS FOR REVIEW AND RESPONSE BY THE CITY.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL REQUIRED CONSTRUCTION SURVEYING AND STAKING AND SHALL NOTIFY THE CLIENT AND CITY OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH ANY WORK.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL SURVEY MARKERS INCLUDING IRON RODS, PROPERTY CORNERS, OR SURVEY MONUMENTS WITHIN THE LIMITS OF CONSTRUCTION AND OUTSIDE ROW DURING CONSTRUCTION. ANY SURVEY MARKERS DISTURBED DURING CONSTRUCTION SHALL BE REPLACED BY THE CONTRACTOR AT NO COST TO THE CLIENT.
10. CONTRACTOR IS RESPONSIBLE FOR KEEPING STREETS AND DRIVEWAYS ADJACENT TO THE PROJECT FREE OF MUD AND DEBRIS AT ALL TIMES. CONTRACTOR SHALL CLEAN UP AND REMOVE ALL LOOSE MATERIAL RESULTING FROM CONSTRUCTION OPERATIONS. THE CONTRACTOR SHALL TAKE ALL AVAILABLE PRECAUTIONS TO CONTROL DUST.
11. THE EXISTENCE AND LOCATIONS OF THE PUBLIC AND FRANCHISE UTILITIES SHOWN ON THE DRAWINGS WERE OBTAINED FROM AVAILABLE RECORDS AND ARE APPROXIMATE. THE CONTRACTOR SHALL DETERMINE THE DEPTH AND LOCATION OF EXISTING UNDERGROUND UTILITIES PRIOR TO EXCAVATING, TRENCHING, OR DRILLING AND SHALL BE REQUIRED TO TAKE ANY PRECAUTIONARY MEASURES TO PROTECT ALL LINES SHOWN AND / OR ANY OTHER UNDERGROUND UTILITIES NOT OF RECORD OR NOT SHOWN ON THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL PUBLIC AGENCIES AND FRANCHISE UTILITIES 48 HOURS PRIOR TO CONSTRUCTION. (DIG-TESS 1-800-344-8377) THE CONTRACTOR MAY BE REQUIRED TO EXPOSE THESE FACILITIES AT NO COST TO THE CITY. THE CONTRACTOR WILL BE RESPONSIBLE FOR DAMAGES TO UTILITIES IF THE DAMAGE IS CAUSED BY NEGLIGENCE OR FAILURE TO HAVE LOCATES PERFORMED.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING FACILITIES OR ADJACENT PROPERTIES DURING CONSTRUCTION. ANY REMOVAL OR DAMAGE TO EXISTING FACILITIES SHALL BE REPLACED OR REPAIRED TO EQUAL OR BETTER CONDITION BY THE CONTRACTOR.
13. CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING AND INSTALLING ALL TEMPORARY AND PERMANENT TRAFFIC CONTROL IN ACCORDANCE WITH THE MINIMUM REQUIREMENTS OF THE LATEST REVISION OF THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (TMUTCD) AND TXDOT BARRICADE AND CONSTRUCTION STANDARDS.
14. CONTRACTOR SHALL NOT IMPEDE TRAFFIC ON EXISTING STREETS, DRIVEWAYS, ALLEYS, OR FIRE LANES OPEN TO THE PUBLIC. IN THE EVENT THE CONSTRUCTION WORK REQUIRES THE CLOSURE OF AN EXISTING STREET, ALLEY, OR FIRE LANE, THE CONTRACTOR SHALL REQUEST THE ROAD CLOSURE THROUGH THE CITY TRAFFIC DIVISION.
15. CONTRACTOR SHALL NOT STORE MATERIALS, EQUIPMENT OR OTHER CONSTRUCTION ITEMS ON ADJACENT PROPERTIES OR RIGHT-OF-WAY WITHOUT THE PRIOR WRITTEN CONSENT OF THE PROPERTY OWNER AND THE CITY.
16. TEMPORARY FENCING SHALL BE INSTALLED PRIOR TO THE REMOVAL OF EXISTING FENCING. TEMPORARY FENCING SHALL BE REMOVED AFTER PROPOSED FENCING IS APPROVED BY THE CITY. ALL TEMPORARY AND PROPOSED FENCING LOCATIONS SHALL BE SUBJECT TO FIELD REVISIONS AS DIRECTED BY THE CITY.
17. UNUSABLE EXCAVATED MATERIAL, OR CONSTRUCTION DEBRIS SHALL BE REMOVED AND DISPOSED OF OFFSITE AT AN APPROVED DISPOSAL FACILITY BY THE CONTRACTOR AT HIS EXPENSE.
18. CONTRACTOR SHALL AVOID DAMAGE TO EXISTING TREES. WHEN NECESSARY, TREES AND SHRUB TRIMMING FOR CONSTRUCTION SHALL BE PERFORMED BY CERTIFIED TREE WORKER OR UNDER THE DIRECTION OF A REGISTERED LANDSCAPE ARCHITECT OR CERTIFIED ARBORIST.
19. EROSION CONTROL DEVICES SHALL BE INSTALLED ON ALL PROJECTS PRIOR TO BEGINNING CONSTRUCTION AND SHALL BE MAINTAINED THROUGHOUT THE PROJECT IN A CONDITION ACCEPTABLE TO THE CITY.
20. CONTRACTOR SHALL LOCATE AND PROTECT ALL EXISTING LANDSCAPE IRRIGATION SYSTEMS. DAMAGE TO EXISTING IRRIGATION SYSTEMS AND LANDSCAPE MATERIALS SHALL BE RESTORED TO EQUAL OR BETTER CONDITION AT NO COST TO CITY OR CLIENT.
21. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN A NEAT AND ACCURATE RECORD OF CONSTRUCTION FOR THE CLIENT'S AND CITY'S RECORDS.



LOCATION MAP
NOT TO SCALE

SHEET INDEX	
OVERALL	OVERALL LAYOUT PLAN
HS1-HS4	HARDSCAPE PLANS
HS5-HS7	HARDSCAPE DETAILS
EX1	ENTRY LIGHTING EXHIBIT
FE1	OVERALL FENCE EXHIBIT
L1-L5	LANDSCAPE PLANS
L6	LANDSCAPE SCHEDULE & DETAILS

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

GENERAL LANDSCAPE NOTES:

INSPECTIONS:
1. NO EXCAVATION SHALL OCCUR IN CITY R.O.W. WITHOUT A R.O.W. PERMIT--CONTACT THE PUBLIC WORKS DEPARTMENT.
2. THE CONTRACTOR SHALL MARK ALL WATER LINES, SEWER LINES, AND TREE LOCATIONS PRIOR TO CALLING FOR ROW INSPECTION AND PERMIT.
3. THE LANDSCAPE INSTALLATION SHALL COMPLY WITH APPROVED LANDSCAPE DRAWINGS PRIOR TO FINAL ACCEPTANCE BY THE CITY AND ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
4. WATER METERS, CLEANOUTS AND OTHER APPURTENANCES, SHALL BE ACCESSIBLE, ADJUSTED TO GRADE, CLEARLY MARKED WITH FLAGGING AND COMPLIANT WITH PUBLIC WORKS DEPARTMENT STANDARDS PRIOR TO CALLING FOR FINAL LANDSCAPE AND ROW INSPECTIONS.

LANDSCAPE STANDARDS:
1. PLANTINGS AND LANDSCAPE ELEMENTS SHALL COMPLY WITH THE CITY'S ENGINEERING DESIGN STANDARDS, PUBLIC R.O.W. VISIBILITY REQUIREMENTS.
2. UNLESS OTHERWISE SPECIFIED, TREES SHALL BE PLANTED NO LESS THAN 4' FROM CURBS, SIDEWALKS, UTILITY LINES, SCREENING WALLS AND OTHER STRUCTURES. THE CITY HAS FINAL APPROVAL FOR ALL TREE PLACEMENTS.
3. A MINIMUM THREE FEET (3') RADIUS AROUND A FIRE HYDRANT MUST REMAIN CLEAR OF LANDSCAPE PURSUANT TO THE FIRE CODE.
4. STREET TREES, WHERE REQUIRED, SHALL BE (10') MINIMUM FROM THE EDGE OF A STORM SEWER CURB INLET BOX AND THE EDGE OF THE ROOT BALL SHALL BE (4') MINIMUM FROM THE WATER METER.
5. THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2014) SPECIFICATIONS SHALL GOVERN PLANT QUALIFICATIONS, GRADES, AND STANDARDS.
6. TREE PLANTING SHALL COMPLY WITH DETAILS HEREIN AND THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA) STANDARDS.
7. A 2-3" LAYER OF MULCH SHALL BE PROVIDED AROUND THE BASE OF THE PLANTED TREE. THE MULCH SHALL BE PULLED BACK 4" FROM THE TRUNK OF THE TREE.
8. TREE PITS SHALL BE TESTED FOR WATER PERCOLATION. IF WATER DOES NOT DRAIN OUT OF TREE PIT WITHIN 24-HOURS, THE TREE SHALL BE MOVED OR DRAINAGE SHALL BE PROVIDED.
9. ALL BEDS TO HAVE 3" OF COMPOSTED SOIL, LIVING EARTH TECHNOLOGY, OR APPROVED EQUAL TILLED AND TURNED TO A DEPTH OF 8" MINIMUM.
10. ALL PLANT BEDS SHALL BE TOP-DRESSED WITH A MINIMUM OF 3 INCHES OF HARDWOOD MULCH.
11. NATIVE SITE TOPSOIL IS TO BE PROTECTED FROM EROSION OR STOCKPILED. NATIVE SITE TOPSOIL SHALL BE LABORATORY TESTED BY AND ACCREDITED LABORATORY AND AMENDED PER SAID LABORATORY'S RECOMMENDATIONS.

IRRIGATION STANDARDS:
1. ANY CHANGES TO THESE APPROVED IRRIGATION DRAWINGS SHALL BE AUTHORIZED BY THE CITY.
2. CONTACT DEVELOPMENT SERVICES FOR AN IRRIGATION PERMIT PRIOR TO INSTALLING THE IRRIGATION SYSTEM.
3. IRRIGATION OVER-SPRAY ON STREETS AND WALKS IS PROHIBITED.
4. MAINLINES, VALVES, OR CONTROL WIRES SHALL NOT BE LOCATED IN THE CITY'S ROW.
5. ET IRRIGATION CONTROLLERS SHALL BE PROGRAMMED AND ADJUSTED TO NOT EXCEED THE LANDSCAPE WATER ALLOWANCE (LWA) PRIOR TO APPROVAL OF LANDSCAPE INSTALLATION.
6. VALVES SHALL BE LOCATED A MINIMUM OF (3') AWAY FROM STORM SEWERS, AND SANITARY SEWER LINES AND 5 FEET FROM CITY FIRE HYDRANTS AND WATER VALVES.
7. THE BORE DEPTH UNDER STREETS, DRIVE AISLES, AND FIRE LANES SHALL PROVIDE (2') OF CLEARANCE (MINIMUM).
8. IRRIGATION HEADS THAT RUN PARALLEL AND NEAR PUBLIC WATER AND SANITARY SEWER LINES; SHALL BE FED FROM STUBBED LATERALS OR BULL-BEADS. A MINIMUM FIVE FOOT (5') SEPARATION IS REQUIRED BETWEEN IRRIGATION MAIN LINES AND LATERALS THAT RUN PARALLEL TO PUBLIC WATER AND SANITARY SEWER LINES.
9. NO VALVES, BACKFLOW PREVENTION ASSEMBLIES, QUICK COUPLERS ETC. SHALL BE LOCATED CLOSER THAN 10' FROM THE CURB AT STREET OR DRIVE INTERSECTION.

MAINTENANCE STANDARDS:
1. THE OWNER SHALL BE RESPONSIBLE FOR THE ESTABLISHMENT, MAINTENANCE, AND VIGOR OF PLANT MATERIAL IN ACCORDANCE WITH THE DESIGN INTENT AND AS APPROPRIATE FOR THE SEASON OF THE YEAR.
2. LANDSCAPE AND OPEN AREAS SHALL BE FREE OF TRASH, LITTER AND WEEDS.
3. NO PLANT MATERIAL SHALL BE ALLOWED TO ENCROACH ON R.O.W., SIDEWALKS OR EASEMENTS TO THE EXTENT THAT VISION OR ROUTE OF TRAVEL FOR VEHICULAR, PEDESTRIAN, OR BICYCLE TRAFFIC IS IMPEDED.
4. TREE MAINTENANCE SHALL BE IN ACCORDANCE WITH THE STANDARDS OF THE INTERNATIONAL SOCIETY OF ARBORICULTURE.
5. TREE STAKING MATERIALS, IF USED, SHALL BE REMOVED AFTER (1) GROWING SEASON, NO MORE THAN (1) YEAR AFTER INSTALLATION (STEEL TREE STAKES, WIRES, AND HOSES ARE PROHIBITED).

TREE PROTECTION NOTES:
1. CONTACT DEVELOPMENT SERVICES FOR A TREE REMOVAL PERMIT PRIOR TO REMOVAL OR TRANSPLANTING OF ANY TREES.
2. ALL TREES WHICH ARE TO REMAIN ON SITE SHALL BE PROTECTED WITH A (4') TALL BRIGHTLY COLORED PLASTIC FENCE, OR SILT FENCE, PLACED AT THE DRIP LINE OF THE TREES.
3. PRIOR TO THE PRE-CONSTRUCTION MEETING OR OBTAINING A GRADING PERMIT, ALL TREE MARKINGS AND PROTECTIVE FENCING SHALL BE INSTALLED BY THE OWNER AND BE INSPECTED BY DEVELOPMENT SERVICES.
4. NO EQUIPMENT SHALL BE CLEANED, OR HARMFUL LIQUIDS DEPOSITED WITHIN THE LIMITS OF THE ROOT ZONE OF TREES WHICH REMAIN ON SITE.
5. NO SIGNS, WIRES, OR OTHER ATTACHMENTS SHALL BE ATTACHED TO ANY TREE TO REMAIN ON SITE.
6. VEHICULAR AND CONSTRUCTION EQUIPMENT SHALL NOT PARK OR DRIVE WITHIN THE LIMITS OF THE DRIP LINE.
7. GRADE CHANGES IN EXCESS OF 3 INCHES (CUT OR FILL) SHALL NOT BE ALLOWED WITHIN A ROOT ZONE, UNLESS ADEQUATE TREE PRESERVATION METHODS ARE APPROVED BY THE CITY.
8. NO TRENCHING SHALL BE ALLOWED WITHIN THE DRIP-LINE OF A TREE, UNLESS APPROVED BY THE CITY.
9. ALL REMOVED TREES SHALL BE CHIPPED AND USED FOR MULCH ON SITE OR HAULED OFF-SITE.
10. ALL TREE MAINTENANCE TECHNIQUES SHALL BE IN CONFORMANCE WITH INDUSTRY IDENTIFIED STANDARDS. IMPROPER OR MALICIOUS PRUNING TECHNIQUES ARE STRICTLY PROHIBITED.

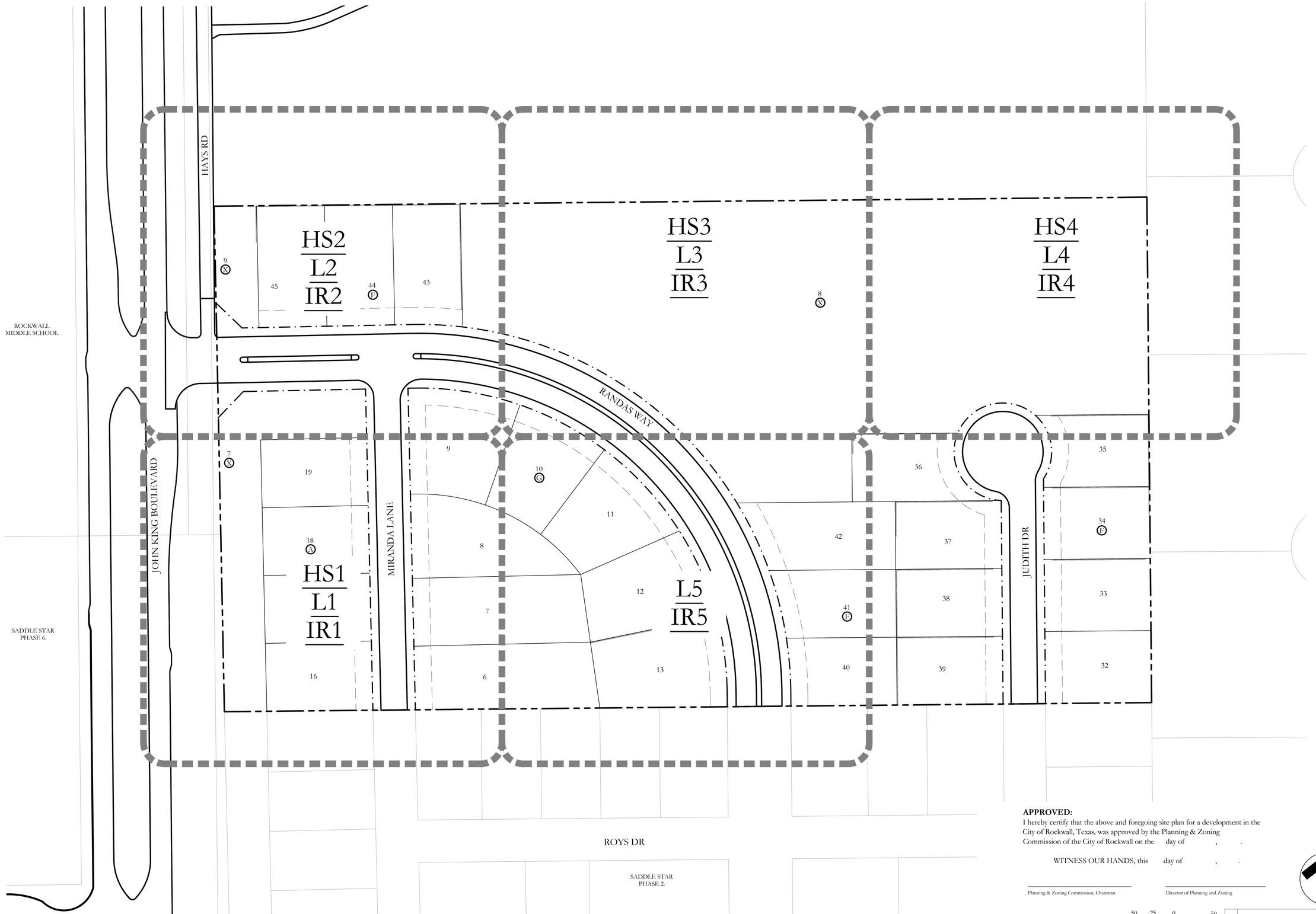
OWNER / DEVELOPER:
KPA
2200 ROSS AVENUE, SUITE 4200W
DALLAS, TEXAS 75201
PH. 972-716-2900
CONTACT: PAT ATKINS

CIVIL ENGINEER:
ENGINEERING CONCEPTS & DESIGN, LP
201 WINDCO CIRCLE, SUITE 200
WYLIE, TEXAS 75098
PH. 972-941-8400
CONTACT: RYAN KING

LANDSCAPE ARCHITECT:
JOHNSON VOLK CONSULTING
704 CENTRAL PARKWAY EAST, SUITE 1200
PLANO, TEXAS 75074
PH. 972-201-3100
CONTACT: CODY JOHNSON, RLA, ASLA, LI

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 PROJECT NO. SP2026-011



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

N

50 25 0 50

SCALE 1" = 50'

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

SADDLE STAR SOUTH
PHASE 3
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

SCREENING AND BUFFERING
OVERALL LAYOUT PLAN

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS

April 29, 2026

SCALE:
1" = 50'
One Inch

JVC No PAD001B

OVERALL

CITY PROJECT NO. SP2026-011

J:\Gis-s drive\projects\pad\pad001b\dwg\pad001b-ho.dwg

MATCHLINE
REF: SHEET HS2, L2, IR2
REF: SHEET HS1, L1, IR1

JOHN KING BOULEVARD

MIRANDA LANE

6'-0" HT. ORNAMENTAL METAL FENCE. REFER TO DETAILS 1&2/HS6.

7'-0" HT. STONE COLUMN. REFER TO DETAILS 1&3/HS6.

30'-0" D.U.E.

20'-0" NTMWD EASEMENT

10'-0" WIDTH CONCRETE TRAIL PER CITY STANDARDS. REFER TO CIVIL PLANS FOR DETAILS, TYP.

30"-48" BERM

END WITH 7'-0" HT. STONE COLUMN. REFER TO DETAILS 1&3/HS6.

CONNECT 10'-0" WIDTH CONCRETE TRAIL TO EXISTING 10'-0" WIDTH CONCRETE TRAIL. REFER TO CIVIL PLANS FOR DETAILS, TYP.

EXISTING 10'-0" CONCRETE TRAIL.

OVERHEAD POWERLINES, TYP.

SADDLE STAR PHASE 2.

19 18 17 16 9 8 7 6

HARDSCAPE LEGEND

- 6'-0" HT. ENTRY SIGN WALL. REFER TO DETAILS 1,2&3/HS5.
- 14'-0" HT. STONE ENTRY TOWER. REFER TO DETAILS 1&4/HS5.
- 7'-0" HT. STONE COLUMN. REFER TO DETAILS 1&3/HS6.
- 6'-0" HT. ORNAMENTAL METAL FENCE. REFER TO DETAILS 1&2/HS6.
- 7'-0" HT. STONE COLUMN ATOP RETAINING WALL. REFER TO DETAIL 1/HS7.

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

20 10 0 20
SCALE 1" = 20'

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

SADDLE STAR SOUTH
PHASE 3
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

SCREENING AND BUFFERING
HARDSCAPE PLAN

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS
April 29, 2026

SCALE:
1" = 20'
One Inch
JVC No PAD001B

HS1 of 7

CITY PROJECT NO. SP2026-011

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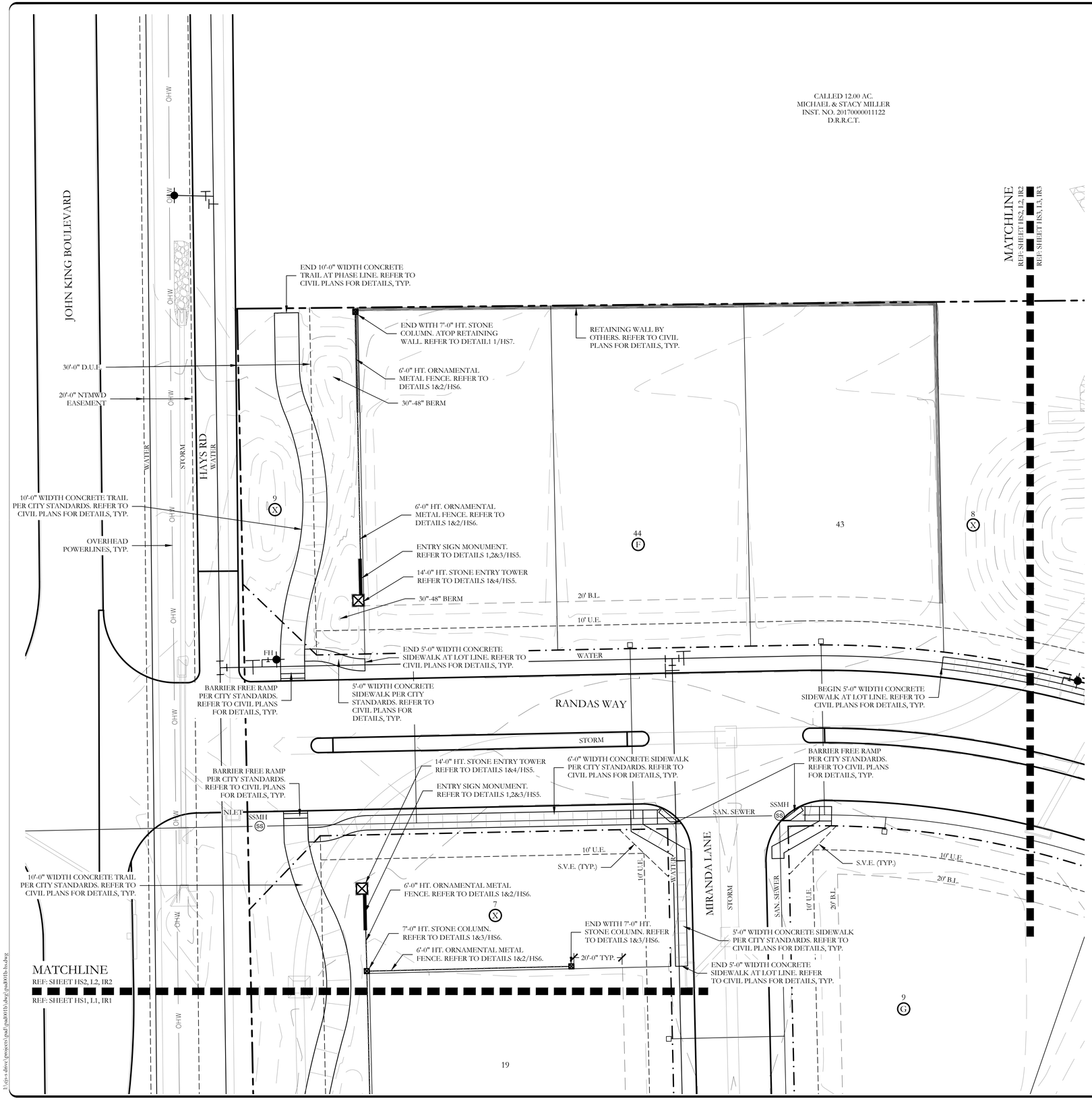

HARDSCAPE LEGEND

- 6'-0" HT. ENTRY SIGN WALL. REFER TO DETAILS 1,2&3/HS5.
- 14'-0" HT. STONE ENTRY TOWER REFER TO DETAILS 1&4/HS5.
- 7'-0" HT. STONE COLUMN. REFER TO DETAILS 1&3/HS6.
- 6'-0" HT. ORNAMENTAL METAL FENCE REFER TO DETAILS 1&2/HS6.
- 7'-0" HT. STONE COLUMN ATOP RETAINING WALL. REFER TO DETAIL 1/HS7.

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

20 10 0 20
SCALE 1" = 20'

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

SADDLE STAR SOUTH
PHASE 3
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

SCREENING AND BUFFERING
HARDSCAPE PLAN

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS
April 29, 2026

SCALE:
1" = 20'
One Inch
JVC No PAD001B

HS2 of 7

CITY PROJECT NO. SP2026-011

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MATCHLINE
REF: SHEET HS2, L2, IR2
REF: SHEET HS3, L3, IR3

MATCHLINE
REF: SHEET HS3, L3, IR3
REF: SHEET HS4, L4, IR4

RIP RAP PER CIVIL PLANS

STORM

STORM INFLOW PER CIVIL PLANS, TYP.

STORM INFLOW PER CIVIL PLANS, TYP.

STORM

FH

INLET

10' U.E.

WATER

STORM

STORM INFLOW PER CIVIL PLANS, TYP.

8
G

INLET

RANDAS WAY

SAN. SEWER

10' U.E.

20' B.L.

5'-0" WIDTH CONCRETE SIDEWALK PER CITY STANDARDS. REFER TO CIVIL PLANS FOR DETAILS, TYP.

30'-0" UTILITY EASEMENT

SSMH

SAN. SEWER

WATER

10
G

SSMH

END 5'-0" WIDTH CONCRETE SIDEWALK AT LOT LINE. REFER TO CIVIL PLANS FOR DETAILS, TYP.

INLET

STORM

10' U.E.

20' B.L.

11

MATCHLINE
REF: SHEET HS3, L3, IR3
REF: SHEET L5, IR5

42

HARDSCAPE LEGEND

- 6'-0" HT. ENTRY SIGN WALL. REFER TO DETAILS 1,2&3/HS5.
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SCALE 1" = 20'

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SADDLE STAR SOUTH
PHASE 3
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

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HARDSCAPE PLAN

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CODY L. JOHNSON
2833
STATE OF TEXAS

April 29, 2026

SCALE:
1" = 20'
One Inch

JVC No PAD001B

HS3 of 7

CITY PROJECT NO. SP2026-011

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MATCHLINE
REF: SHEET HS3, L3, IR3
REF: SHEET HS4, L4, IR4

5'-0" DRAINAGE EASEMENT

8

STORM

STORM INFLOW PER CIVIL PLANS, TYP.

30'-0" UTILITY EASEMENT

INLET

SSMH

SAN. SEWER

WATER

END 5'-0" WIDTH CONCRETE SIDEWALK AT LOT LINE. REFER TO CIVIL PLANS FOR DETAILS, TYP.

BEGIN 5'-0" WIDTH CONCRETE SIDEWALK AT LOT LINE. REFER TO CIVIL PLANS FOR DETAILS, TYP.

RETAINING WALL BY OTHERS. REFER TO CIVIL PLANS FOR DETAILS, TYP.

36

35

RETAINING WALL BY OTHERS. REFER TO CIVIL PLANS FOR DETAILS, TYP.

RETAINING WALL BY OTHERS. REFER TO CIVIL PLANS FOR DETAILS, TYP.

37

20' BL.

10' U.E.

WATER

JUDITH DR

SAN. SEWER

10' U.E.

20' BL.

34

HARDSCAPE LEGEND

- 6'-0" HT. ENTRY SIGN WALL. REFER TO DETAILS 1,2&3/HS5.
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ROCKWALL COUNTY, TEXAS

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HARDSCAPE PLAN

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2833
STATE OF TEXAS

April 29, 2026

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One Inch

JVC No PAD001B

HS4 of 7

CITY PROJECT NO. SP2026-011

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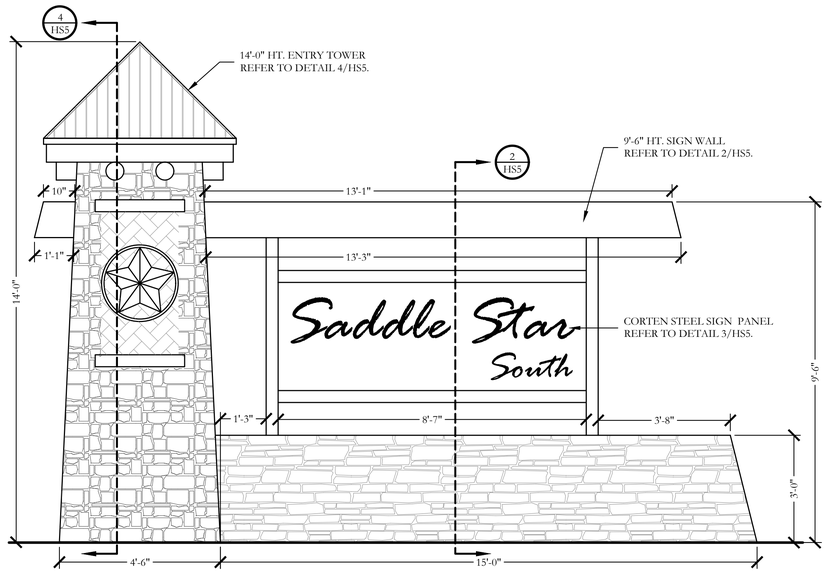
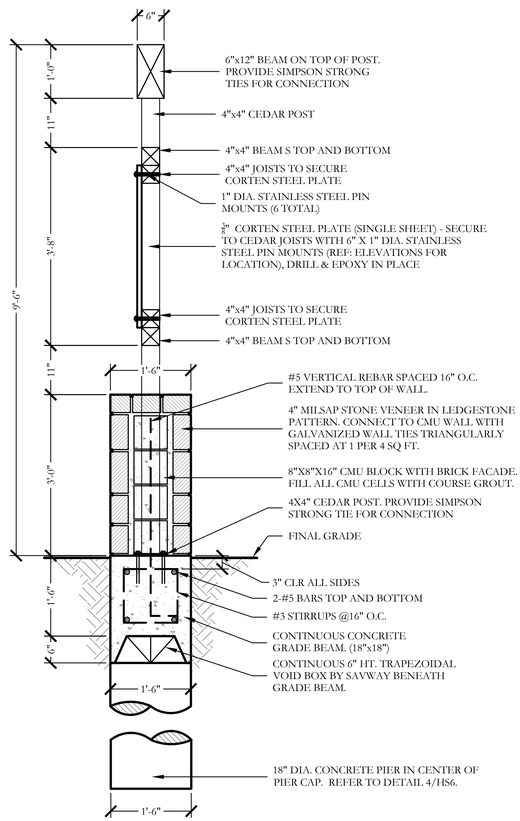


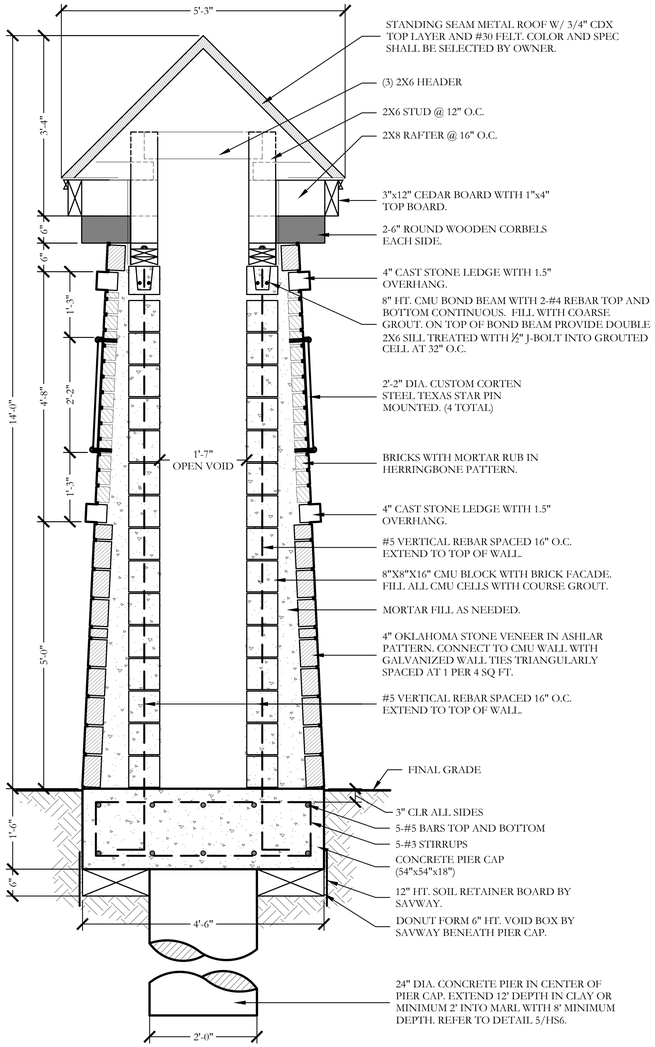
1 ENTRY SIGN MONUMENT
ELEVATION

SCALE: 1/2" = 1'-0"



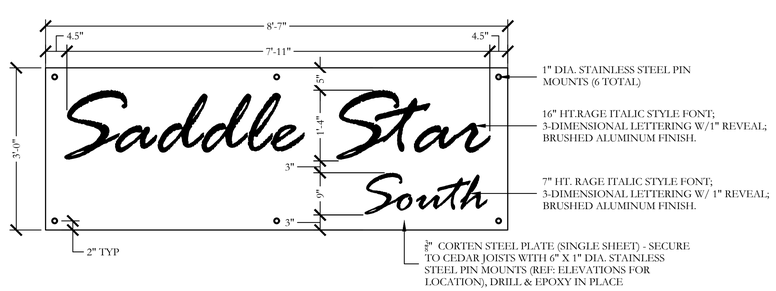
2 9'-6" HT. SIGN WALL
ELEVATION

SCALE: 3/4" = 1'-0"



4 14'-0" HT. STONE ENTRY TOWER
SECTION

SCALE: 3/4"=1'-0"



3 CORTEN STEEL SIGN PANEL
ELEVATION

SCALE: 3/4" = 1'-0"

WALL NOTES

1. THESE DETAILS AND SPECIFICATIONS ARE APPLICABLE ONLY FOR THE SITE CONDITIONS AND HEIGHTS SHOWN HEREIN. IF CONDITIONS CHANGE FROM THOSE DESCRIBED HEREIN, THE ENGINEER SHOULD BE NOTIFIED IMMEDIATELY TO DETERMINE THE EFFECT, IF ANY, ON THE STRUCTURAL DESIGN AND LAYOUT.
2. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIMSELF FAMILIAR WITH ALL UNDERGROUND UTILITIES, PIPES, AND STRUCTURES EITHER SHOWN OR NOT SHOWN ON THE PLANS. THE CONTRACTOR WILL BE RESPONSIBLE FOR ANY COST INCURRED DUE TO DAMAGE OR REPLACEMENT OF SAID UTILITIES AND STRUCTURES CAUSED BY HIS FORCES.
3. ALL EARTHWORK SHALL BE PERFORMED AS INDICATED IN THE GEOTECHNICAL INVESTIGATION. PROPER EXECUTION OF EARTHWORK SHALL BE VERIFIED BY AN INDEPENDENT TESTING LAB.
4. PRE-POUR OBSERVATION OF FOOTINGS, BEAMS, AND PIERS IS RECOMMENDED BY OR UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER.
5. ALL CONCRETE USED IN FOOTINGS AND PIERS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI @ 28 DAYS. CONCRETE USED IN COLUMNS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI @ 28 DAYS
6. ALL REINFORCING SHALL BE NEW BILLET STEEL, ASTM A615, GRADE 60 EXCEPT STIRRUPS SHALL BE GRADE 40 AND SPIRALS SHALL BE ASTM A82, GRADE 60.
7. CONCRETE FOR DRILLED PIERS SHALL BE POURED WITHIN 8 HOURS OF DRILLING PIER HOLES.
8. REFER TO DETAILS FOR TYPE AND SIZE OF STONE WALL REINFORCING.
9. ALL MORTAR TO BE TYPE S; MORTAR COLOR TO BE SELECTED BY OWNER. MASONRY CEMENT WILL NOT BE ALLOWED.
10. ALL MORTAR JOINTS ARE TO BE 3/8" CONCAVE TOOLED JOINTS.
11. STONE AND BRICK VENEER MATERIAL SHALL BE SELECTED BY OWNER.
12. THE CONTRACTOR IS RESPONSIBLE FOR ALL REQUIRED PERMITS, APPLICABLE FEES, AND CITY INSPECTIONS.
13. LAYOUT OF THE PROPOSED SCREENING WALL SHALL BE PERFORMED IN THE FIELD BY THE OWNER'S REPRESENTATIVE AND THE CONTRACTOR PRIOR TO BEGINNING CONSTRUCTION.
14. THE WALL STONE MATERIAL & PATTERN SHALL BE SELECTED BY OWNER AS NOTED ON LAY STONE COURSES LEVEL AND PLUMB. DO NOT EXCEED 1/4" VARIATION FROM LEVEL IN 20 FEET MAXIMUM.
15. CLEAN STONEWORK PROMPTLY AFTER COMPLETION WITH FIBER BRUSHES, CLEAN WATER OR APPROVED CLEANING AGENT. DO NOT USE WIRE BRUSHES OR ACID TYPE CLEANING AGENTS.
16. THE CONTRACTOR SHALL PROVIDE A 4' X 4' MOCKUP OF THE STONE AND BRICK SCREEN WALL FOR THE OWNERS REVIEW PRIOR TO BEGINNING THE STONE WORK. THE APPROVED "MOCKUP" SHALL SERVE AS THE STANDARD FOR THE STONE WORK ON THE PROJECT.
17. THE CONTRACTOR SHALL OBTAIN A PERMIT FOR ALL WALL CONSTRUCTION AND SECURE ALL NECESSARY INSPECTIONS AND CERTIFICATIONS REQUIRED.

NOTE:
ALL 24" DIAMETER CONCRETE PIERS MUST BE LOCATED IN THE CENTER OF THE PIER CAP.

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Planning & Zoning Commission, Chairman

Director of Planning and Zoning

September 09, 2025

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

SADDLE STAR SOUTH
PHASE 3
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

SCREENING AND BUFFERING
HARDSCAPE DETAILS

REAVES CONSULTING
Reaves Consulting
831 Arrowhead Drive
Prosper, Texas 75078
972-247-3928
richard@reavesconsulting.com
F-10826

SCALE:
REFER TO DETAILS
One Inch
JVC No PAD001B

HS5 of 7

CITY PROJECT NO. SP2026-011

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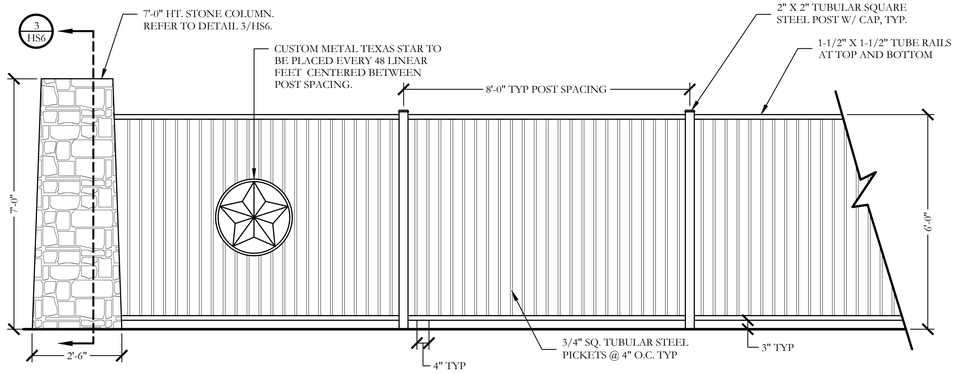
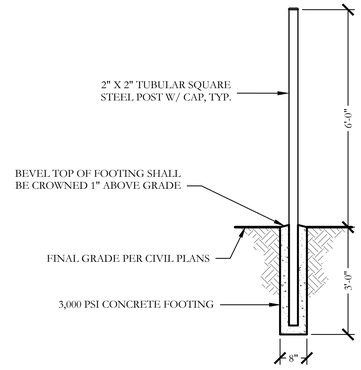
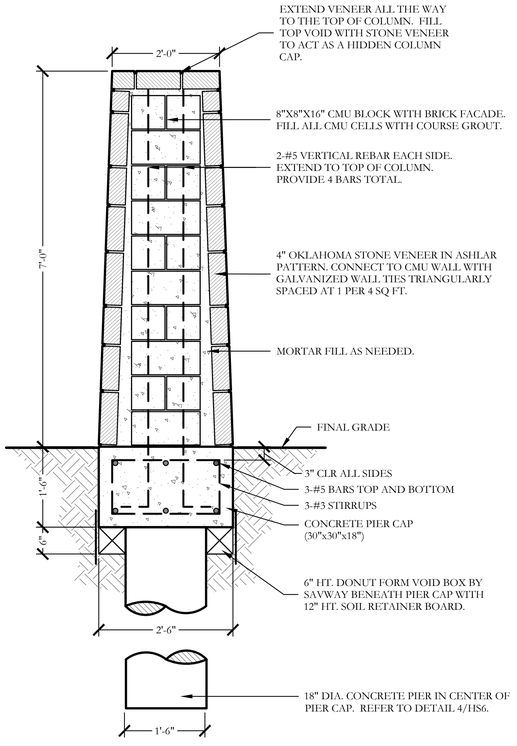


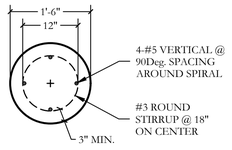
1 7'-0" STONE COLUMN AND 6'-0" ORNAMENTAL METAL FENCE
ELEVATION
SCALE: 1/2" = 1'-0"



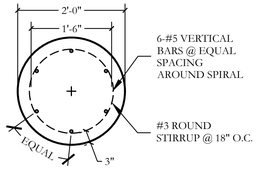
2 TYPICAL METAL POST FOOTING
SECTION
SCALE: 1/2"=1'-0"



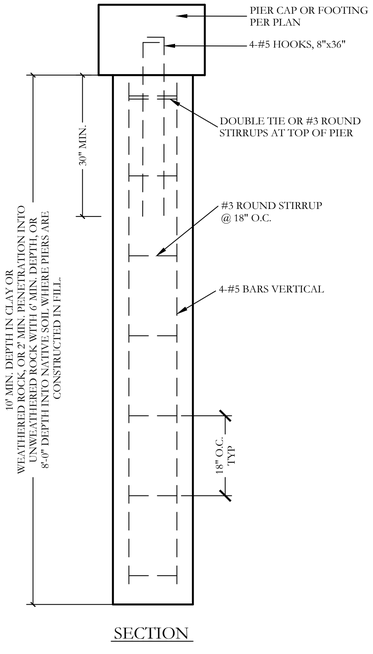
3 7'-0" HT. STONE COLUMN
SECTION
SCALE: 3/4"=1'-0"



PLAN/SECTION

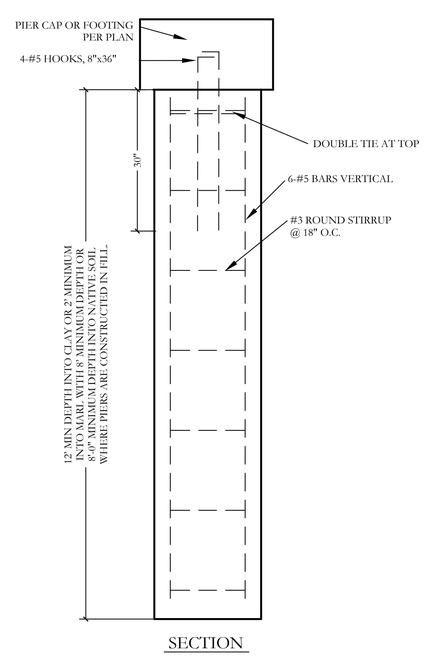


PLAN



SECTION

4 PIER (18" DIA.)
SECTION
SCALE: 3/4" = 1'-0"



SECTION

5 PIER (24" DIA.)
SECTION
SCALE: 3/4" = 1'-0"

GENERAL NOTES - HARDSCAPE CONSTRUCTION

CAST-IN-PLACE CONCRETE

1. ALL CONCRETE SHALL BE 3000 PSI, NORMAL WEIGHT, 28 DAY STRENGTH WITH A 4 TO 6 INCH SLUMP. THE CEMENT SHALL BE TYPE 1 AND SHALL CONFORM TO ASTM C150. AGGREGATES SHALL CONFORM TO ASTM C33.
2. ALL MIXING, TRANSPORTING, PLACING, AND CURING OF CONCRETE SHALL COMPLY WITH ACI 318.
3. CONCRETE SHALL NOT BE PLACED IN RAINING OR FREEZING WEATHER.
4. CHLORIDES SHALL NOT BE USED.
5. MAXIMUM AGGREGATE SIZE = 1".

CONCRETE REINFORCING STEEL

1. ALL REINFORCEMENT SHALL CONFORM TO ASTM A615 60 GRADE AND DEFORMED PER ASTM A305. PROVIDE 38 BAR DIAMETER LAP SPLICES FOR ALL CONTINUOUS BARS UNLESS NOTED OTHERWISE.
2. PROVIDE THE FOLLOWING MINIMUM COVER FOR CONCRETE CAST IN PLACE REINFORCEMENT:
   - 2.1. CONCRETE CAST AGAINST EARTH AND PERMANENTLY EXPOSED TO EARTH: 3 INCHES
   - 2.2. CONCRETE EXPOSED TO EARTH OF WEATHER:
     - 2.2.1. (A) BARS LARGER THAN NO. 5: 2 INCHES
     - 2.2.2. (B) BARS NO. 5 AND SMALLER: 1-1/2 INCHES.
   - 2.3. CONCRETE NOT EXPOSED TO EARTH OR WEATHER:
     - 2.3.1. SLABS, WALLS AND JOISTS
       - 2.3.1.1. (A) BARS, LARGER THAN NO. 11: 1-1/2 INCHES
       - 2.3.1.2. (B) BARS NO. 11 AND SMALLER: 3/4 INCHES.
     - 2.3.2. BEAMS AND COLUMNS: 1-1/2 INCHES
     - 2.3.3. SHELLS AND FOLDED PLATES
       - 2.3.3.1. (A) BAR LARGER THAN NO. 5: 3/4 INCHES.
       - 2.3.3.2. (B) BARS NO. 5 AND SMALLER: 1/2 INCHES.
3. ALL REINFORCING STEEL SHALL BE CLEAN AND FREE OF GREASE.

DRILLED PIERS

1. PIERS NOT SPECIFICALLY LOCATED ON THE PLAN SHALL BE CENTERED ON WALL OR BEAM.
2. PIER REINFORCING AND CONCRETE SHALL BE PLACED IMMEDIATELY OR TO WITHIN A MAXIMUM OF 8 HOURS AFTER DRILLING IS COMPLETE.
3. STEEL CASING IS REQUIRED WHEN MORE THAN 2 INCHES OF STANDING WATER IS PRESENT AT THE BOTTOM OF THE SHAFTS PRIOR TO PLACEMENT OF STEEL AND CONCRETE.
4. PROVIDE 64 BAR DIAMETER LAP SPLICES IN ALL VERTICAL PIER REINFORCING AS REQUIRED
5. PROVIDE PIER TO GRADE BEAM REBAR TO MATCH SIZE, QUANTITY, AND LOCATION OF LONGITUDINAL PIER REINFORCING. MIN DOWEL PROJECTION INTO PIER = 30 BAR DIA. MIN DOWEL PROJECTION INTO BEAM = TOP LONGITUDINAL GRADE BEAM REINFORCING. PROVIDE STANDARD HOOK AT TERMINAL END OF DOWEL IN GRADE BEAM.

STRUCTURAL CONCRETE MASONRY UNIT

1. CONCRETE MASONRY UNITS SHALL BE HOLLOW LOAD-BEARING TYPE N-1 CONFORMING TO ASTM C90 AND HAVE A MINIMUM COMPRESSIVE STRENGTH OF 1900 PSI.
2. CONCRETE MASONRY UNITS SHALL HAVE A MINIMUM PRISM STRENGTH of 1500 PSI AT 28 DAYS.
3. MORTAR SHALL BE ASTM C270, TYPE S, WITH A MINIMUM COMPRESSIVE STRENGTH OF 1800 PSI IN ACCORDANCE WITH ASTM C780. MASONRY CEMENT IS PROHIBITED.
4. COARSE GROUT SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 2500 PSI AND A MAXIMUM AGGREGATE SIZE OF ½" IN ACCORDANCE WITH ASTM C476.REFER TO DETAILS FOR WALL REINFORCING BAR SIZE AND SPACING.
5. REINFORCE HORIZONTAL JOINTS WITH GALVANIZED LADDER-TYPE STEEL IN ACCORDANCE WITH ANSI/ASTM A82. SIDE AND CROSS RODS SHALL BE 9 GA MINIMUM.
6. HORIZONTAL REINFORCEMENT SHALL BE SPACED AT 16" MAXIMUM. PROVIDE A 16" LAP AT SPLICES.
7. JOINT REINFORCING SHALL BE DISCONTINUOUS AT CONTROL AND EXPANSION JOINTS.
8. LAP VERITCAL REINFORCING BARS AT 72 BAR DIAMETERS.
9. LAP HORIZONTAL REINFORCING BARS AT 48 BAR DIAMETERS.
10. PLACE GROUT USING LOW-LIFT METHOD, 6'-8" MAXIMUM LIFTS.

ORNAMENTAL METAL FENCE NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIMSELF FAMILIAR WITH ALL UNDERGROUND UTILITIES, PIPES, AND STRUCTURES EITHER SHOWN OR NOT SHOWN ON THE PLANS. THE CONTRACTOR WILL BE RESPONSIBLE FOR ANY COST INCURRED DUE TO DAMAGE OR REPLACEMENT OF SAID UTILITIES AND STRUCTURES CAUSED BY HIS FORCES.
2. ALL CONCRETE USED IN FOOTING AND PIERS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI @ 28 DAYS.
3. THE CONTRACTOR IS RESPONSIBLE FOR ALL REQUIRED PERMITS AND CITY INSPECTIONS.
4. ALL ORNAMENTAL METAL TUBES, POSTS, RAILS AND PICKETS SHALL BE FLUSH AND FREE OF ALL DENTS, SPURS, AND SHARP EDGES AND SHALL BE INSTALLED LEVEL, PLUMB, AND SQUARE.
5. PROVIDE CONTINUOUS WELDS ALONG ALL EDGES OF FENCE MEMBERS.
6. GRIND SMOOTH ALL WELDS.
7. ALL METAL SURFACES SHALL BE PRIMED AND PAINTED WITH TWO COATS OF RUSTPROOF PAINT, COLOR TO BE FLAT BLACK. CONTRACTOR TO SUBMIT SAMPLES AS REQUIRED.
8. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL DIMENSIONS BEFORE MANUFACTURING GATES AND FENCE. GATE LOCKING MECHANISM SHALL BE SELECTED BY OWNER.
9. ALL ORNAMENTAL METAL FENCE MEMBERS ARE TO BE TUBULAR MEMBERS IN ACCORDANCE WITH ASTM 513 HOT ROLLED STRUCTURAL STEEL 50,000 PSI TENSILE STRENGTH, 60,000 PSI YIELD STRENGTH.
10. FENCE MEMBER SIZES TO BE AS FOLLOWS:
    - 10.1. PICKETS, 3/4" SQUARE 16 GA.
    - 10.2. RAILS, 1-1/2" X 1-1/2" TUBE 16 GA.
    - 10.3. POSTS, 2" SQUARE 11 GA.
    - 10.4. POSTS, 3" SQUARE 11 GA.
11. CONCRETE FOOTING FOR POSTS SHALL BE 3X POST WIDTH.
12. POSTS SHALL BE PLACED AT A MINIMUM DISTANCE OF 6'-0" O.C AND A MAXIMUM DISTANCE OF 8'-0" O.C.
13. FENCE SHALL MEET LOCAL CODES AND REQUIREMENTS. CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING COMPLIANCE INCLUDING NECESSARY UPSIZING OF POSTS, PICKETS AND HORIZONTAL BARS AND INCREASING THE HEIGHT OF THE FENCE AS IT APPEARS IN THIS DETAIL AT NO ADDITIONAL COST TO THE OWNER FOR MATERIALS AND/OR LABOR.

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WITNESS OUR HANDS, this day of , .

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

STATE OF TEXAS
RICHARD REAVES
91128
LICENSED
PROFESSIONAL ENGINEER

September 09, 2025

1	

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

SADDLE STAR SOUTH
PHASE 3
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

SCREENING AND BUFFERING
HARDSCAPE DETAILS

REAVES CONSULTING
831 ARROWHEAD DRIVE
PROSPER, TEXAS 75078
972.247.3928
RICHARD@REAVESCONSULTINGLLC.COM

F-10826

SCALE:
REFER TO DETAILS
One Inch
JVC No PAD001B

HS6 of 7

CITY PROJECT NO. SP2026-011

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NOTES FOR SCREENING ATOP RETAINING WALLS:

10' MIN. PIER DEPTH BELOW BASE OF RETAINING WALL IN CLAY OR WEATHERED ROCK, OR 3' MIN. PENETRATION INTO UNWEATHERED ROCK WITH 6' MIN. DEPTH.

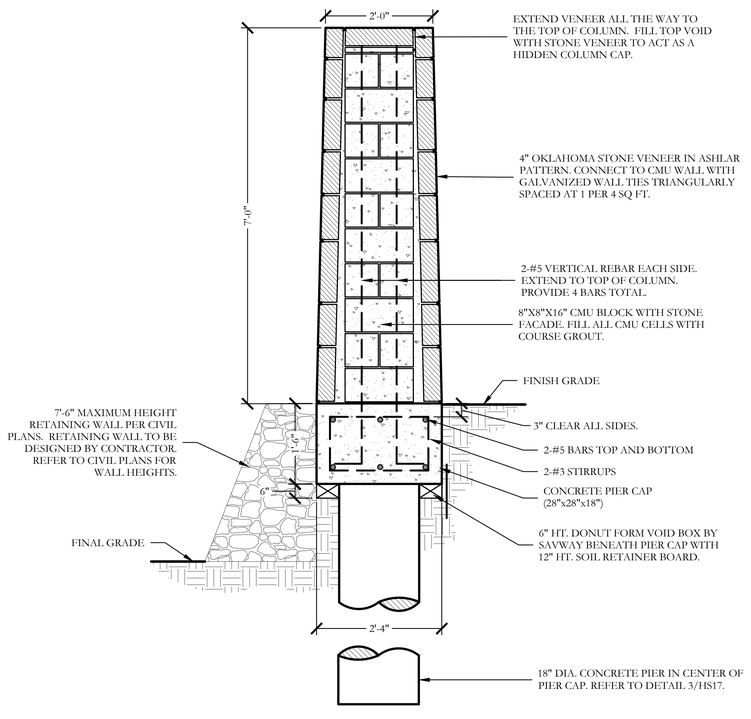
CONTRACTOR TO USE SONOTUBES FOR PIER SECTION TO BE POURED ABOVE BASE OF RETAINING WALL.

CONTRACTOR TO USE 6-#5 BARS (DO NOT BUNDLE) FOR PIERS INSTALLED WITHIN RETAINING WALLS ABOVE 4' IN HEIGHT.

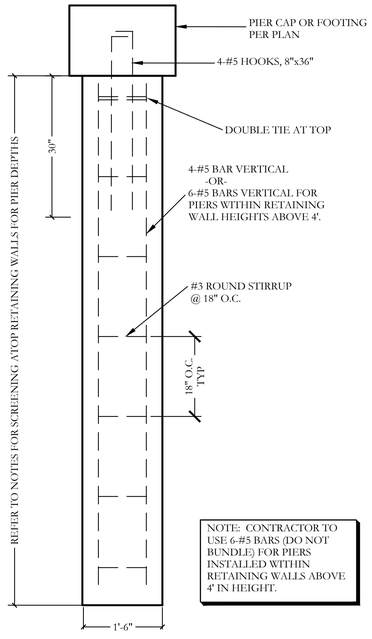
RETAINING WALL DESIGN TO BE SUBMITTED BY CONTRACTOR AND CONSTRUCTED PRIOR TO SCREEN WALL COLUMNS & PANELS.

SCREEN WALL DESIGNED TO BE SUPPORTED BY PIERS & COLUMNS. RETAINING WALLS ARE INDEPENDENT OF LOADING. ENGINEER TO BE CONSULTED PRIOR TO CONSTRUCTION TO REVIEW RETAINING WALL DESIGN.

SONOTUBES SHALL BE INSTALLED PRIOR TO RETAINING WALL CONSTRUCTION TAKING PLACE.



1 7'-0" HT. STONE COLUMN ATOP RETAINING WALL
SECTION
SCALE: 3/4"=1'-0"



NOTE: CONTRACTOR TO USE 6-#5 BARS (DO NOT BUNDLE) FOR PIERS INSTALLED WITHIN RETAINING WALLS ABOVE 4' IN HEIGHT.

2 PIER (18" DIA.)
SECTION
SCALE: 3/4" = 1'-0"

APPROVED:
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WITNESS OUR HANDS, this day of , .

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

STATE OF TEXAS
RICHARD REAVES
91128
LICENSED
PROFESSIONAL ENGINEER

September 09, 2025

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

SADDLE STAR SOUTH
PHASE 3
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

SCREENING AND BUFFERING
HARDSCAPE DETAILS

REAVES CONSULTING
Reaves Consulting
831 Arrowhead Drive
Prosper, Texas 75078
972.247.2928
richard@reavesconsulting.com

F-10826

SCALE:
REFER TO DETAILS
One Inch

JVC No PAD001B

HS7 of 7

CITY PROJECT NO. SP2026-011

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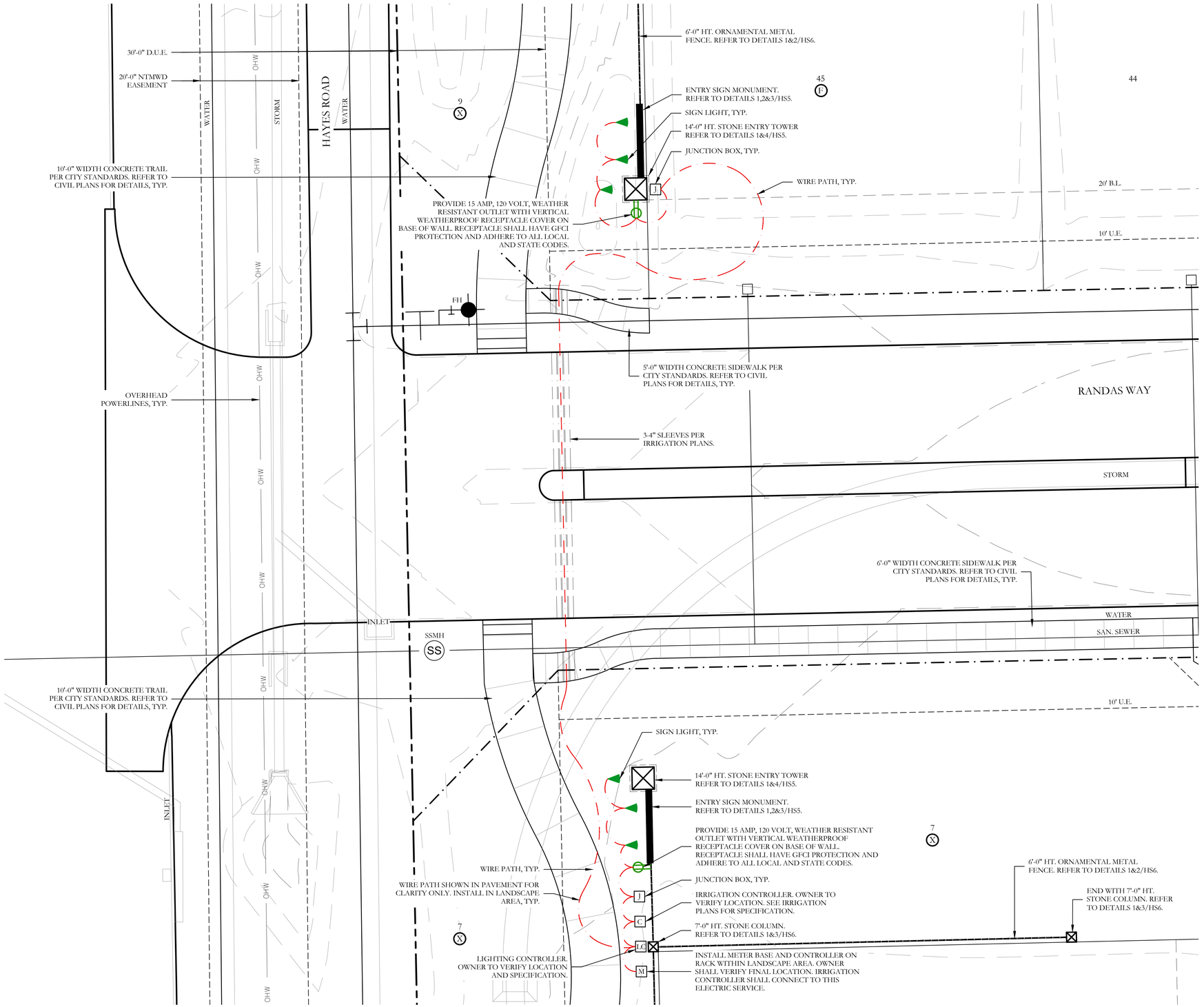

LIGHTING LEGEND

SYMBOL	ITEM	QTY
M	PROPOSED METER BASE	1
LC	LIGHTING CONTROLLER AS SELECTED BY OWNER	1
C	IRRIGATION CONTROLLER SEE IRRIGATION PLANS FOR DETAILS	1
J	JUNCTION BOX, AS NECESSARY	2
	SIGN LIGHT	6
	GFCI DUPLEX OUTLET WITH WEATHERPROOF COVER	2

LIGHTING NOTES

1. COORDINATE ALL ELECTRIC UTILITY REQUIREMENTS WITH THE SERVICE PROVIDER IN THE AREA. COORDINATE EXACT TRANSFORMER LOCATION TO MAINTAIN REQUIRED CLEARANCES FROM BUILDING, EQUIPMENT, ETC. PRIOR TO INSTALLATION. POUR TRANSFORMER PAD PER UTILITY COMPANY REQUIREMENTS.
2. COORDINATE ALL TELEPHONE SERVICE REQUIREMENTS WITH LOCAL TELEPHONE UTILITY COMPANY AND PROVIDE ACCORDINGLY.
3. LIGHTING TYPE AND SIZE SHALL BE SELECTED BY THE OWNER.
4. LIGHTING AND ELECTRICAL CONNECTIONS SHALL COMPLY WITH TEXAS DEPARTMENT STATE HEALTH SERVICES AND MANUFACTURER RECOMMENDATIONS.
5. COORDINATE ALL SLEEVE LOCATIONS WITH OTHER TRADES. INSTALL ADDITIONAL SLEEVES AS NECESSARY.
6. THE ELECTRICAL CONTRACTOR SHALL REFER AND ADHERE TO ALL MANUFACTURER'S SPECIFICATIONS, CUT SHEETS, SHOP DRAWINGS, NOTES, AND INSTALLATION PROCEDURES FOR ALL PRODUCTS SHOWN ON PLANS.
7. THE CONTRACTOR SHALL DETERMINE WIRE SIZES AND RUN PATTERNS IN THE FIELD.
8. REFER TO IRRIGATION PLANS AND COORDINATE WITH IRRIGATION CONTRACTOR FOR ALL SLEEVE LOCATIONS.
9. THE LIGHTING EXHIBIT SHOWN HEREIN IS FOR GRAPHIC REFERENCE ONLY TO BE USED FOR BIDDING PURPOSES. FINAL DESIGN AND INSTALLATION SHALL BE PROVIDED BY A LICENSED ELECTRICIAN.

10 5 0 10
SCALE 1" = 10'

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SADDLE STAR SOUTH
PHASE 3
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

SCREENING AND BUFFERING
ENTRY LIGHTING EXHIBIT

THESE DOCUMENTS ARE FOR INTERIM REVIEW ONLY AND NOT INTENDED FOR CONSTRUCTION OR BIDDING PURPOSES.

April 27, 2026

SCALE:
1" = 10'
One Inch
JVC No PAD001B

EX1 of 1

CITY PROJECT NO. SP2026-011

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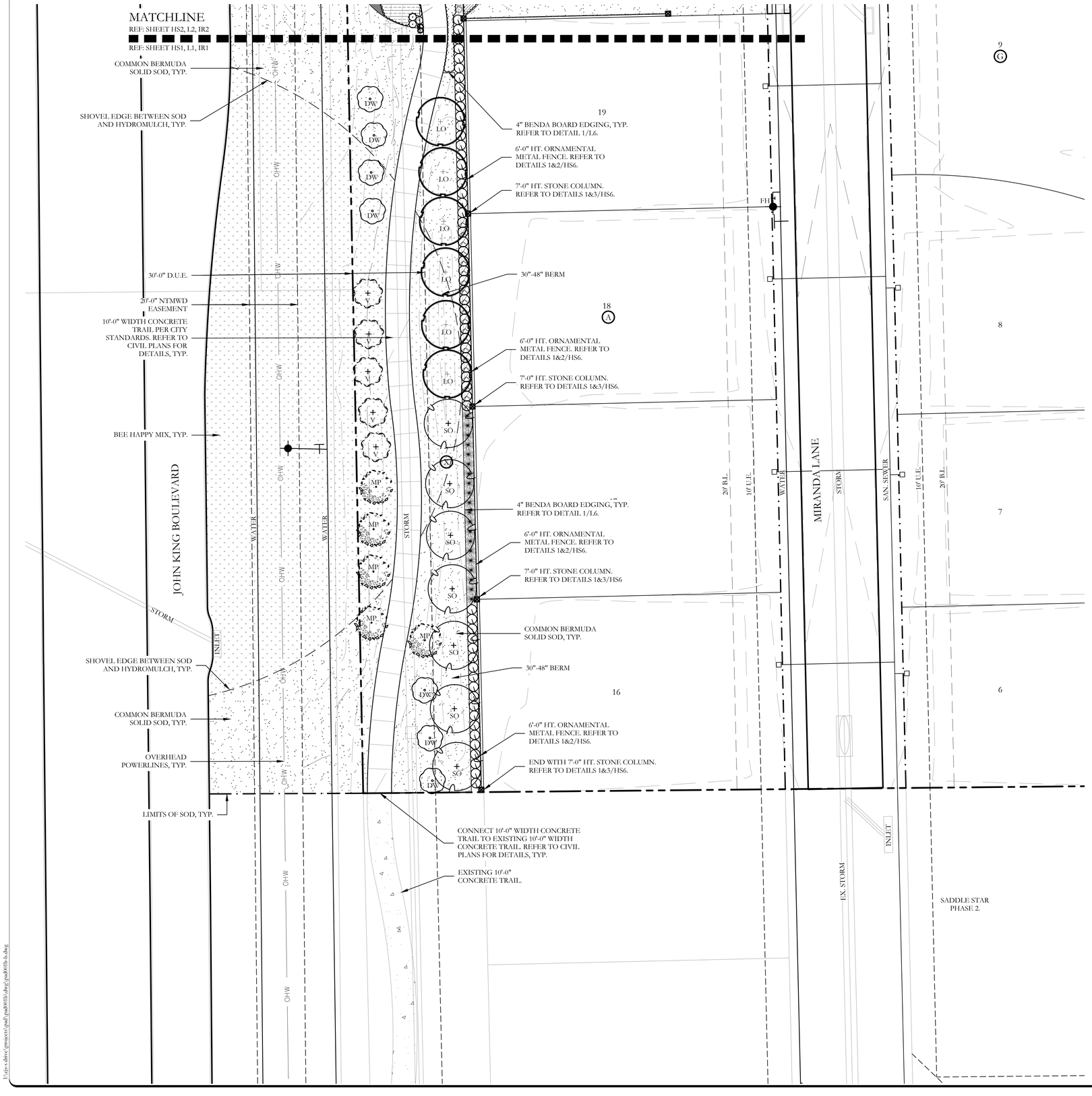

PLANT LEGEND

SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
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SO	SO	SHUMARD OAK	QUERCUS SHUMARDII	4" CALIPER	AS SHOWN
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CE	CE	CEDAR ELM	ULMUS CRASSIFOLIA	4" CALIPER	AS SHOWN
DW	DW	DESERT WILLOW	CHILOPSIS LINEARIS	2" CALIPER	AS SHOWN
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		STANDARD BURFORD HOLLY	ILEX CORNUTA 'BURFORDII'	7 GALLON	48" O.C.
		INDIAN HAWTHORN 'SNOW'	RHAPHIOLEPIS INDICA 'SNOW'	5 GALLON	36" O.C.
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		COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD
		BEE HAPPY MIX	BY NATIVE AMERICAN SEED CO	SQUARE FEET	HYDROMULCH
		BLACK STAR CRUSHED GRANITE	3" DEPTH MINIMUM WITH DEWITT 4.1 OZ FILTER FABRIC BENEATH ROCK	SQUARE FEET	$\frac{3}{4}$-1" DIAMETER
		TEXAS RIVER ROCK; MIX OF TANS, BROWNS, GRAYS, AND PINKS	3" DEPTH MINIMUM WITH DEWITT 4.1 OZ FILTER FABRIC BENEATH ROCK	SQUARE FEET	EQUAL COMBINATION OF 1-2" AND 2-4"
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Planning & Zoning Commission, Chairman

Director of Planning and Zoning

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SADDLE STAR SOUTH
PHASE 3
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

SCREENING AND BUFFERING
LANDSCAPE PLAN

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS

April 29, 2026

SCALE:
1" = 20'
One Inch
JVC No PAD001B

L1 of 7

CITY PROJECT NO. SP2020-011

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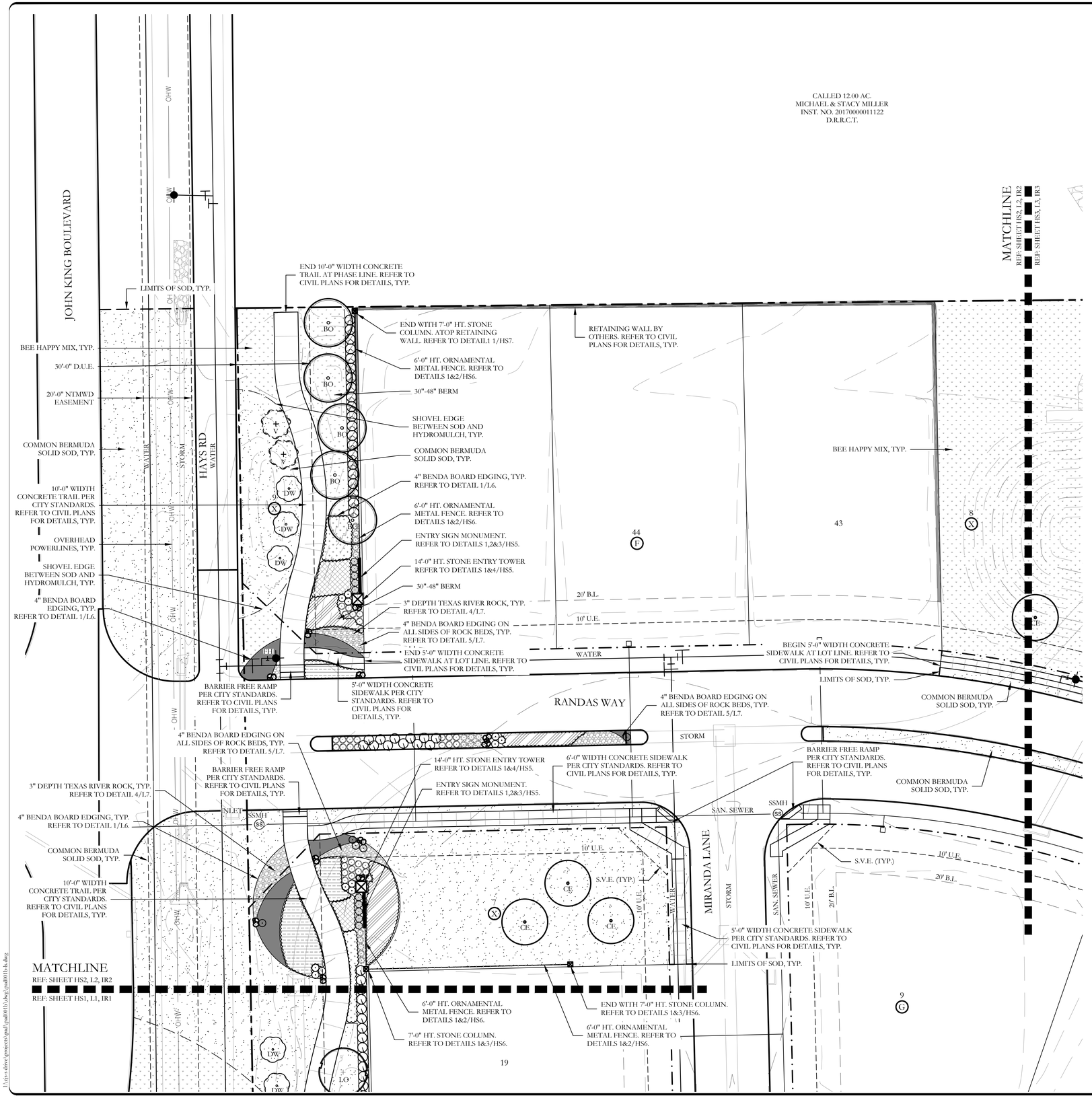

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		BLACK STAR CRUSHED GRANITE	3" DEPTH MINIMUM WITH DEWITT 4.1 OZ FILTER FABRIC BENEATH ROCK	SQUARE FEET	$\frac{3}{4}$-1" DIAMETER
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Planning & Zoning Commission, Chairman

Director of Planning and Zoning

N

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SADDLE STAR SOUTH
PHASE 3
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

SCREENING AND BUFFERING
LANDSCAPE PLAN

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS
April 29, 2026

SCALE:
1" = 20'
One Inch
JVC No PAD001B

L2 of 7

CITY PROJECT NO. SP2026-011

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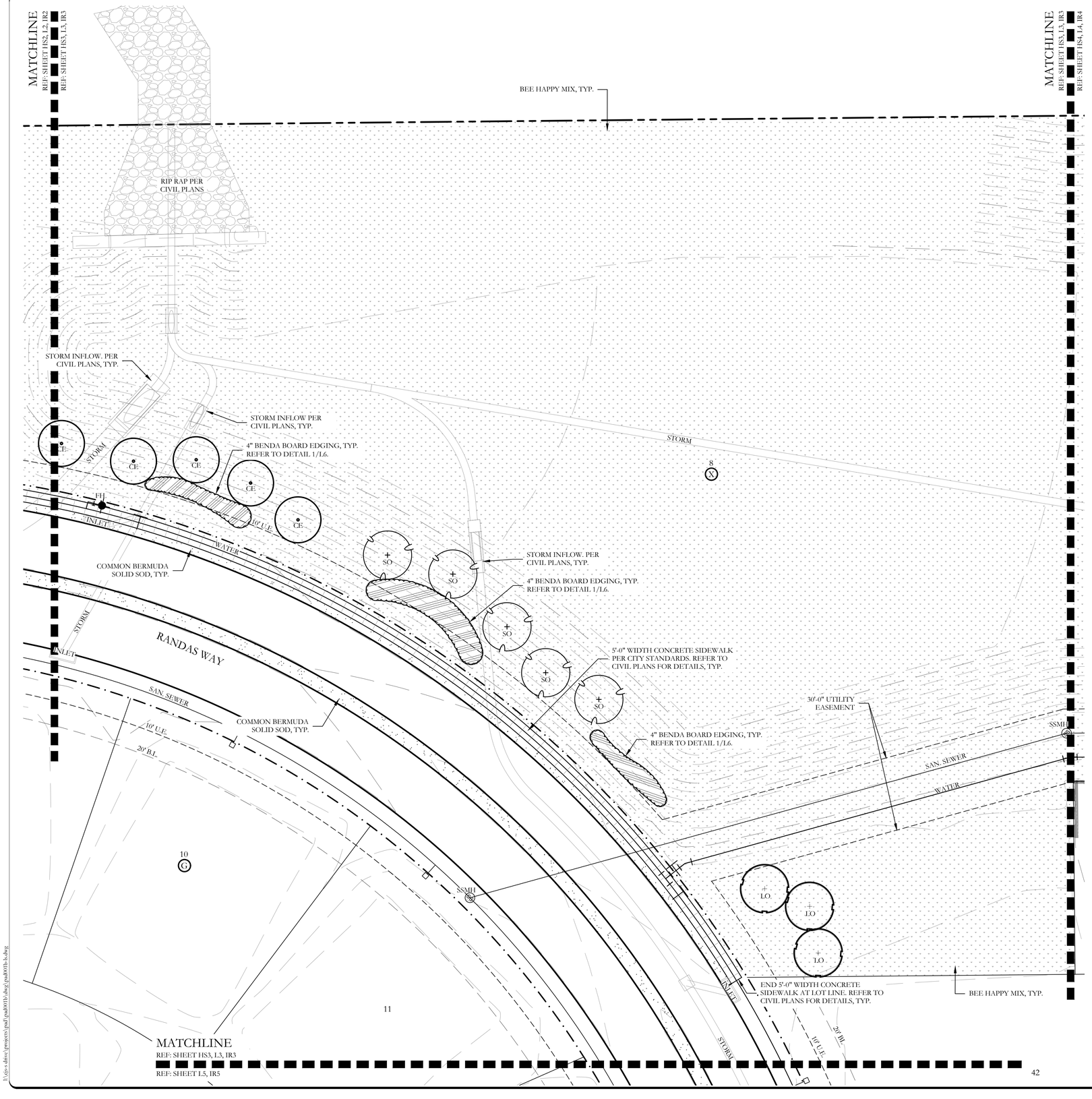

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SCALE 1" = 20'

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SADDLE STAR SOUTH
PHASE 3
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

SCREENING AND BUFFERING
LANDSCAPE PLAN

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS
April 29, 2026

SCALE:
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One Inch
JVC No PAD001B

L3 of 7

CITY PROJECT NO. SP2026-011

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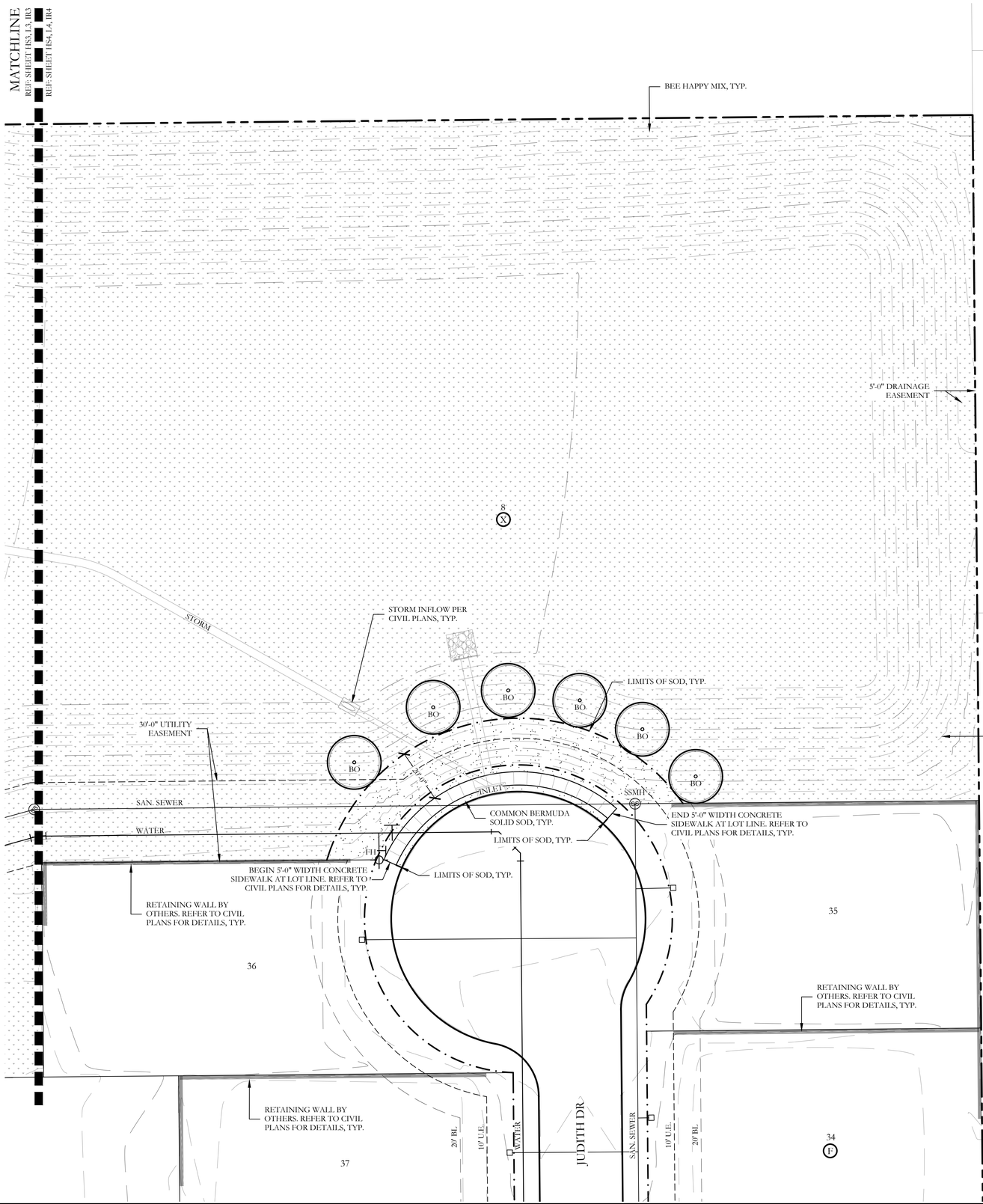

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SCREENING AND BUFFERING
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REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS
April 29, 2026

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L4 of 7

CITY PROJECT NO. SP2026-011

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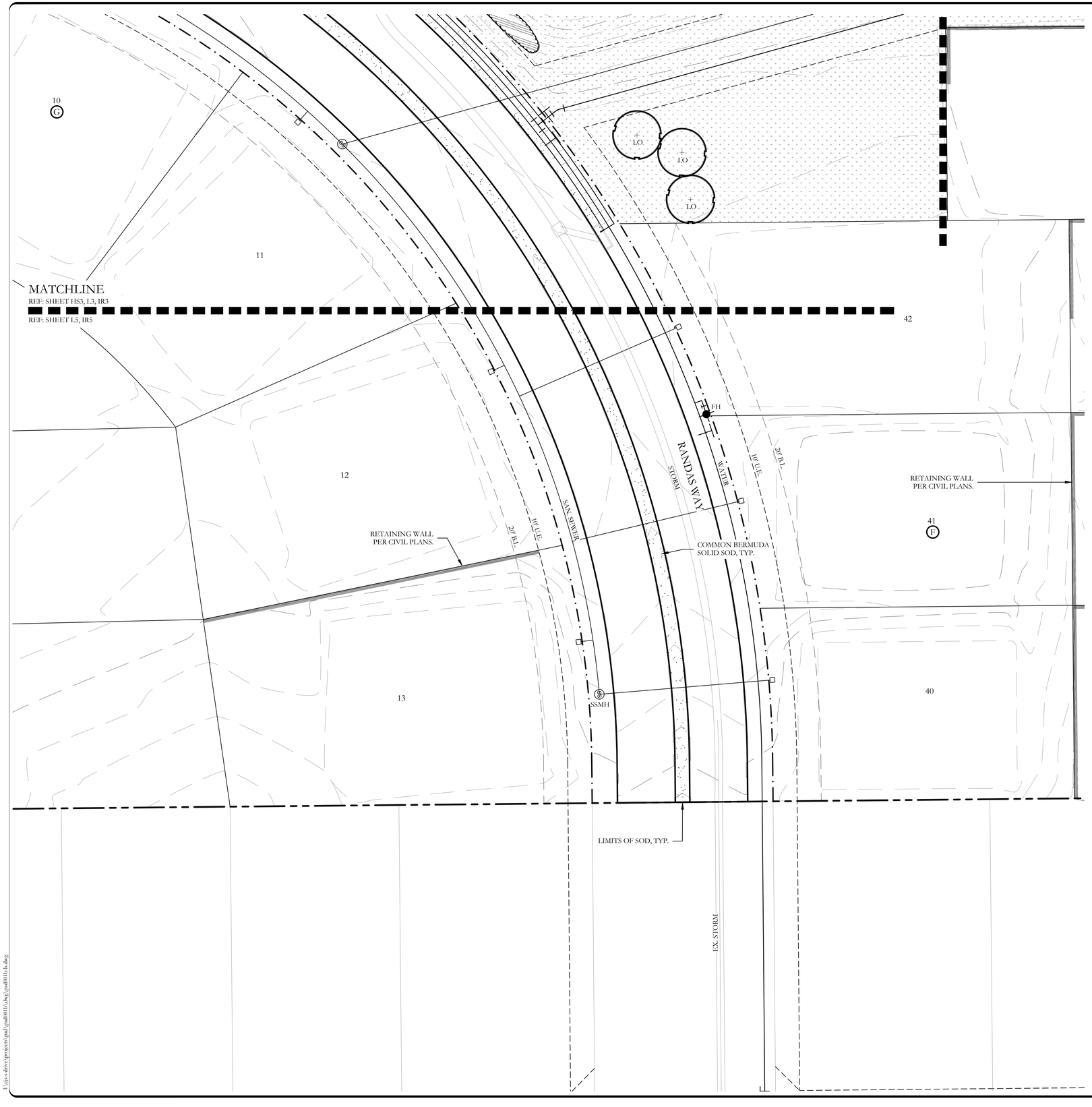

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		BLACK STAR CRUSHED GRANITE	3" DEPTH MINIMUM WITH DEWITT 4.1 OZ FILTER FABRIC BENEATH ROCK	SQUARE FEET	¾-1" DIAMETER
		TEXAS RIVER ROCK; MIX OF TANS, BROWNS, GRAYS, AND PINKS	3" DEPTH MINIMUM WITH DEWITT 4.1 OZ FILTER FABRIC BENEATH ROCK	SQUARE FEET	EQUAL COMBINATION OF 1-2" AND 2-4"
		OKLAHOMA MOSS ROCK BOULDERS	BURY BOTTOM THIRD OF BOULDER IN LANDSCAPE BED.	50 LB - 250 LB	FIELD LOCATE ALL BOULDER MASSES

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

WITNESS OUR HANDS, this day of , .

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

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20 10 0 20
SCALE 1" = 20'

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

SADDLE STAR SOUTH
PHASE 3
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

SCREENING AND BUFFERING
LANDSCAPE PLAN

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS
April 29, 2026

SCALE:
1" = 20'
One Inch
JVC No PAD001B

L5 of 7

CITY PROJECT NO. SP2026-011

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LANDSCAPE PROVIDED

JOHN KING BOULEVARD

A. MINIMUM TWENTY (50) FOOT LANDSCAPE EDGE PROVIDED

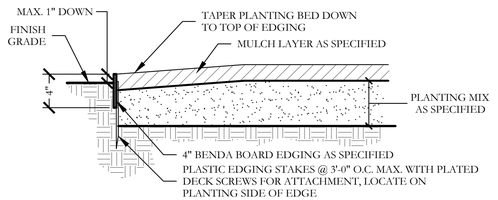
B. 10' SIDEWALK WITHIN LANDSCAPE BUFFER PROVIDED.

C. 3 - 4" CAL. CANOPY TREE & 4 ACCENT TREES / 100 LF OF LINEAR FRONTAGE
596 LF OF FRONTAGE / 100 LF = 18 - 4" CAL. TREES & 22 ACCENT TREES REQUIRED.
PROVIDED: 18 - 4" CALIPER CANOPY TREES & 23 ACCENT TREES PROVIDED

D. MIN 30" HT. SHRUBBERY PROVIDED ALONG LENGTH OF STREET FRONTAGE.

DETENTION AREA LOT CA8 BLOCK I

A. 1 SHRUB OR ORNAMENTAL GRASS PER 750 SF OF DRY DETENTION AREA.
210,312 SF OF DETENTION AREA / 750 SF = 281 - SHRUBS OR ORNAMENTAL GRASSES.
PROVIDED: 314 ORNAMENTAL GRASSES.



1 TYPICAL BED EDGING DETAIL
SECTION
NOT TO SCALE

PLANT LIST

KEY	ESTIMATED QUANTITY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING	REMARKS
LO	9	LIVE OAK	QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.
SO	12	SHUMARD OAK	QUERCUS SHUMARDII	4" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.
BO	11	BUR OAK	QUERCUS MACROCARPA	4" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.
CE	8	CEDAR ELM	ULMUS CRASSIFOLIA	4" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.
DW	10	DESERT WILLOW	CHILOPSIS LINEARIS	2" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM 8'-0" OVERALL HEIGHT.
V	7	CHASTE TREE	VITEX AGNUS-CASTUS	2" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM 8'-0" OVERALL HEIGHT.
MP	5	MEXICAN PLUM	PRUNUS MEXICANA	2" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM 8'-0" OVERALL HEIGHT.
	52	TEXAS SAGE	LEUCOPHYLLUM FRUTESCENS	7 GALLON	48" O.C.	CONTAINER GROWN; FULL PLANT.
	41	EDWARD GOUCHER ABELIA	ABELIA GRANDIFLORA 'EDWARD GOUCHER'	7 GALLON	48" O.C.	CONTAINER GROWN; FULL PLANT.
	21	STANDARD BURFORD HOLLY	ILEX CORNUTA 'BURFORDII'	7 GALLON	48" O.C.	CONTAINER GROWN; FULL PLANT.
	10	INDIAN HAWTHORN SNOW	RHAPHIOLEPIS INDICA 'SNOW'	3 GALLON	36" O.C.	CONTAINER GROWN; FULL PLANT.
	32	AUTUMN SAGE	SALVIA GREGGII	5 GALLON	36" O.C.	CONTAINER GROWN; FULL PLANT.
	17	RED YUCCA	HESPERALOE PARVIFLORA	3 GALLON	36" O.C.	CONTAINER GROWN; FULL PLANT.
	16	UPRIGHT ROSEMARY	ROSMARINUS OFFICINALIS 'UPRIGHT'	3 GALLON	36" O.C.	CONTAINER GROWN; FULL PLANT.
	85	ARTEMISIA	ARTEMISIA SCHMIDTIANA 'SILVER MOUND'	1 GALLON	24" O.C.	CONTAINER GROWN; FULL PLANT.
	540	GULF MUHLY GRASS	MUHLENBERGIA CAPILLARIS 'REGAL MIST'	1 GALLON	24" O.C.	CONTAINER GROWN; FULL PLANT.
	140	LIRIOPE GRASS	LIRIOPE MUSCARI	1 GALLON	18" O.C.	CONTAINER GROWN; FULL PLANT.
	330	WEEPING LOVE GRASS	ERAGROSTIS CURVULA	1 GALLON	18" O.C.	CONTAINER GROWN; FULL PLANT.
	38,465	COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD	MINIMUM 100% COVERAGE ALL AREAS SHOWN
	222,335	BEE HAPPY MIX	BY NATIVE AMERICAN SEED CO.	SQUARE FEET	HYDROMULCH	MINIMUM 100% COVERAGE ALL AREAS SHOWN
	710	BLACK STAR CRUSHED STONE	N/A	SQUARE FEET	100% COVERAGE	INSTALL AT 3" DEPTH MINIMUM WITH DEWITT 4.1 OZ FILTER FABRIC BENEATH ROCK. STONE SHALL BE $\frac{3}{4}$" - 1" DIAMETER IN SIZE.
	545	TEXAS RIVER ROCK	N/A	SQUARE FEET	100% COVERAGE	3" DEPTH RIVER ROCK BED WITH LANDSCAPE FABRIC BENEATH AS SHOWN IN DETAILS. RIVER ROCK SHALL INCLUDE A MIXTURE OF TANS, BROWNS, GRAYS, AND PINKS. RIVER ROCK SHALL BE AN EQUAL COMBINATION OF 1"-2" AND 2"-4" IN SIZE.
	4	OKLAHOMA MOSS ROCK BOULDERS	N/A	TON	AS SHOWN	50 LB. TO 250 LB. MAX SIZE; BURY BOTTOM THIRD OF BOULDER IN LANDSCAPE BED. FIELD LOCATE ALL BOULDER MASSES ON SITE AND MARK FOR LANDSCAPE ARCHITECT'S APPROVAL BEFORE PROCEEDING WITH WORK.

GENERAL LANDSCAPE NOTES

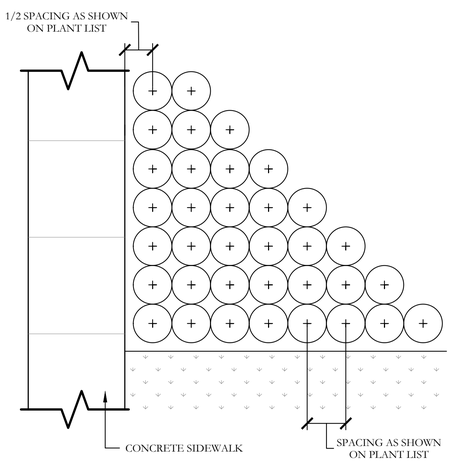
INSPECTIONS:
1. NO EXCAVATION SHALL OCCUR IN CITY R.O.W. WITHOUT A R.O.W. PERMIT--CONTACT THE PUBLIC WORKS DEPARTMENT.
2. THE CONTRACTOR SHALL MARK ALL WATER LINES, SEWER LINES, AND TREE LOCATIONS PRIOR TO CALLING FOR ROW INSPECTION AND PERMIT.
3. THE LANDSCAPE INSTALLATION SHALL COMPLY WITH APPROVED LANDSCAPE DRAWINGS PRIOR TO FINAL ACCEPTANCE BY THE CITY AND ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
4. WATER METERS, CLEANOUTS AND OTHER APPURTENANCES, SHALL BE ACCESSIBLE, ADJUSTED TO GRADE, CLEARLY MARKED WITH FLAGGING AND COMPLIANT WITH PUBLIC WORKS DEPARTMENT STANDARDS PRIOR TO CALLING FOR FINAL LANDSCAPE AND ROW INSPECTIONS.

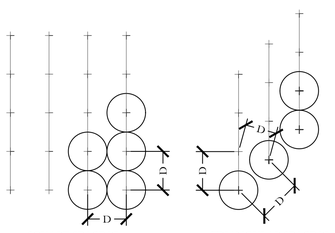
LANDSCAPE STANDARDS:
1. PLANTINGS AND LANDSCAPE ELEMENTS SHALL COMPLY WITH THE CITY'S ENGINEERING DESIGN STANDARDS, PUBLIC R.O.W. VISIBILITY REQUIREMENTS.
2. UNLESS OTHERWISE SPECIFIED, TREES SHALL BE PLANTED NO LESS THAN 4' FROM CURBS, SIDEWALKS, UTILITY LINES, SCREENING WALLS AND OTHER STRUCTURES. THE CITY HAS FINAL APPROVAL FOR ALL TREE PLACEMENTS.
3. A MINIMUM THREE FEET (3') RADIUS AROUND A FIRE HYDRANT MUST REMAIN CLEAR OF LANDSCAPE PURSUANT TO THE FIRE CODE.
4. STREET TREES, WHERE REQUIRED, SHALL BE (10') MINIMUM FROM THE EDGE OF A STORM SEWER CURB INLET BOX AND THE EDGE OF THE ROOT BALL SHALL BE (4') MINIMUM FROM THE WATER METER.
5. THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2004) SPECIFICATIONS SHALL GOVERN PLANT QUALIFICATIONS, GRADES, AND STANDARDS.
6. TREE PLANTING SHALL COMPLY WITH DETAILS HEREIN AND THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA) STANDARDS.
7. A 2-3" LAYER OF MULCH SHALL BE PROVIDED AROUND THE BASE OF THE PLANTED TREE. THE MULCH SHALL BE PULLED BACK 4" FROM THE TRUNK OF THE TREE.
8. TREE PITS SHALL BE TESTED FOR WATER PERCOLATION. IF WATER DOES NOT DRAIN OUT OF TREE PIT WITHIN 24-HOURS, THE TREE SHALL BE MOVED OR DRAINAGE SHALL BE PROVIDED.
9. ALL BEDS TO HAVE 3" OF COMPOSTED SOIL, LIVING EARTH TECHNOLOGY, OR APPROVED EQUAL TILLED AND TURNED TO A DEPTH OF 8" MINIMUM.
10. ALL PLANT BEDS SHALL BE TOP-DRESSED WITH A MINIMUM OF 3 INCHES OF HARDWOOD MULCH.
11. NATIVE SITE TOPSOIL IS TO BE PROTECTED FROM EROSION OR STOCKPILED. NATIVE SITE TOPSOIL SHALL BE LABORATORY TESTED BY AND ACCREDITED LABORATORY AND AMENDED PER SAID LABORATORY'S RECOMMENDATIONS.

IRRIGATION STANDARDS:
1. ANY CHANGES TO THESE APPROVED IRRIGATION DRAWINGS SHALL BE AUTHORIZED BY THE CITY.
2. CONTACT DEVELOPMENT SERVICES FOR AN IRRIGATION PERMIT PRIOR TO INSTALLING THE IRRIGATION SYSTEM.
3. IRRIGATION OVER-SPRAY ON STREETS AND WALKS IS PROHIBITED.
4. MAINLINES, VALVES, OR CONTROL WIRES SHALL NOT BE LOCATED IN THE CITY'S ROW.
5. ET IRRIGATION CONTROLLERS SHALL BE PROGRAMMED AND ADJUSTED TO NOT EXCEED THE LANDSCAPE WATER ALLOWANCE (LWA) PRIOR TO APPROVAL OF LANDSCAPE INSTALLATION.
6. VALVES SHALL BE LOCATED A MINIMUM OF (3') AWAY FROM STORM SEWERS, AND SANITARY SEWER LINES AND 5 FEET FROM CITY FIRE HYDRANTS AND WATER VALVES.
7. THE BORE DEPTH UNDER STREETS, DRIVE AISLES, AND FIRE LANES SHALL PROVIDE (2') OF CLEARANCE (MINIMUM).
8. IRRIGATION HEADS THAT RUN PARALLEL AND NEAR PUBLIC WATER AND SANITARY SEWER LINES; SHALL BE FED FROM STUBBED LATERALS OR BULL-BEADS. A MINIMUM FIVE FOOT (5') SEPARATION IS REQUIRED BETWEEN IRRIGATION MAIN LINES AND LATERALS THAT RUN PARALLEL TO PUBLIC WATER AND SANITARY SEWER LINES.
9. NO VALVES, BACKFLOW PREVENTION ASSEMBLIES, QUICK COUPLERS ETC. SHALL BE LOCATED CLOSER THAN 10' FROM THE CURB AT STREET OR DRIVE INTERSECTION.

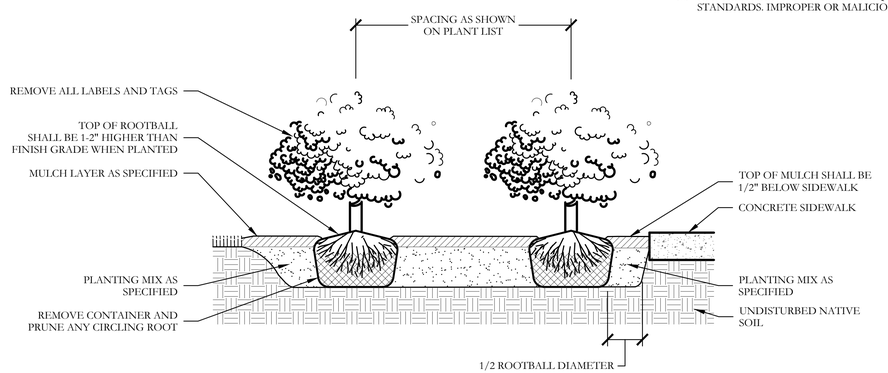
MAINTENANCE STANDARDS:
1. THE OWNER SHALL BE RESPONSIBLE FOR THE ESTABLISHMENT, MAINTENANCE, AND VIGOR OF PLANT MATERIAL IN ACCORDANCE WITH THE DESIGN INTENT AND AS APPROPRIATE FOR THE SEASON OF THE YEAR.
2. LANDSCAPE AND OPEN AREAS SHALL BE FREE OF TRASH, LITTER AND WEEDS.
3. NO PLANT MATERIAL SHALL BE ALLOWED TO ENCROACH ON R.O.W., SIDEWALKS OR EASEMENTS TO THE EXTENT THAT VISION OR ROUTE OF TRAVEL FOR VEHICULAR, PEDESTRIAN, OR BICYCLE TRAFFIC IS IMPEDED.
4. TREE MAINTENANCE SHALL BE IN ACCORDANCE WITH THE STANDARDS OF THE INTERNATIONAL SOCIETY OF ARBORICULTURE.
5. TREE STAKING MATERIALS, IF USED, SHALL BE REMOVED AFTER (1) GROWING SEASON, NO MORE THAN (1) YEAR AFTER INSTALLATION (STEEL TREE STAKES, WIRES, AND HOSES ARE PROHIBITED).

TREE PROTECTION NOTES:
1. CONTACT DEVELOPMENT SERVICES FOR A TREE REMOVAL PERMIT PRIOR TO REMOVAL OR TRANSPLANTING OF ANY TREES.
2. ALL TREES WHICH ARE TO REMAIN ON SITE SHALL BE PROTECTED WITH A (4') TALL BRIGHTLY COLORED PLASTIC FENCE, OR SILT FENCE, PLACED AT THE DRIP LINE OF THE TREES.
3. PRIOR TO THE PRE-CONSTRUCTION MEETING OR OBTAINING A GRADING PERMIT, ALL TREE MARKINGS AND PROTECTIVE FENCING SHALL BE INSTALLED BY THE OWNER AND BE INSPECTED BY DEVELOPMENT SERVICES.
4. NO EQUIPMENT SHALL BE CLEANED, OR HARMFUL LIQUIDS DEPOSITED WITHIN THE LIMITS OF THE ROOT ZONE OF TREES WHICH REMAIN ON SITE.
5. NO SIGNS, WIRES, OR OTHER ATTACHMENTS SHALL BE ATTACHED TO ANY TREE TO REMAIN ON SITE.
6. VEHICULAR AND CONSTRUCTION EQUIPMENT SHALL NOT PARK OR DRIVE WITHIN THE LIMITS OF THE DRIP LINE.
7. GRADE CHANGES IN EXCESS OF 3 INCHES (CUT OR FILL) SHALL NOT BE ALLOWED WITHIN A ROOT ZONE, UNLESS ADEQUATE TREE PRESERVATION METHODS ARE APPROVED BY THE CITY.
8. NO TRENCHING SHALL BE ALLOWED WITHIN THE DRIP-LINE OF A TREE, UNLESS APPROVED BY THE CITY.
9. ALL REMOVED TREES SHALL BE CHIPPED AND USED FOR MULCH ON SITE OR HAULED OFF-SITE.
10. ALL TREE MAINTENANCE TECHNIQUES SHALL BE IN CONFORMANCE WITH INDUSTRY IDENTIFIED STANDARDS. IMPROPER OR MALICIOUS PRUNING TECHNIQUES ARE STRICTLY PROHIBITED.





NOTE:
1. TRIANGULAR SPACING IS PREFERRED. USE SQUARE SPACING ONLY IN SMALL RECTILINEAR AREAS.
2. "D" EQUALS THE SPACING DISTANCE AS SPECIFIED ON THE PLANT LEGEND.



2 TYPICAL SHRUB AND GROUNDCOVER PLANTING
PLAN/SECTION
NOT TO SCALE

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

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

SADDLE STAR SOUTH
PHASE 3
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

SCREENING AND BUFFERING
LANDSCAPE SCHEDULE & DETAILS

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS
April 29, 2026

SCALE:
REFER TO DETAILS
One Inch
JVC No PAD001B

L6 of 7

CITY PROJECT NO. SP2026-011

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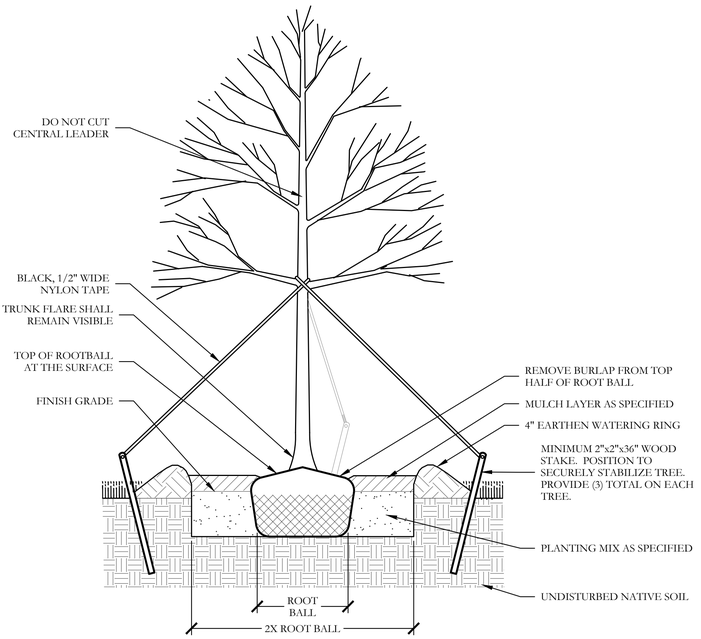
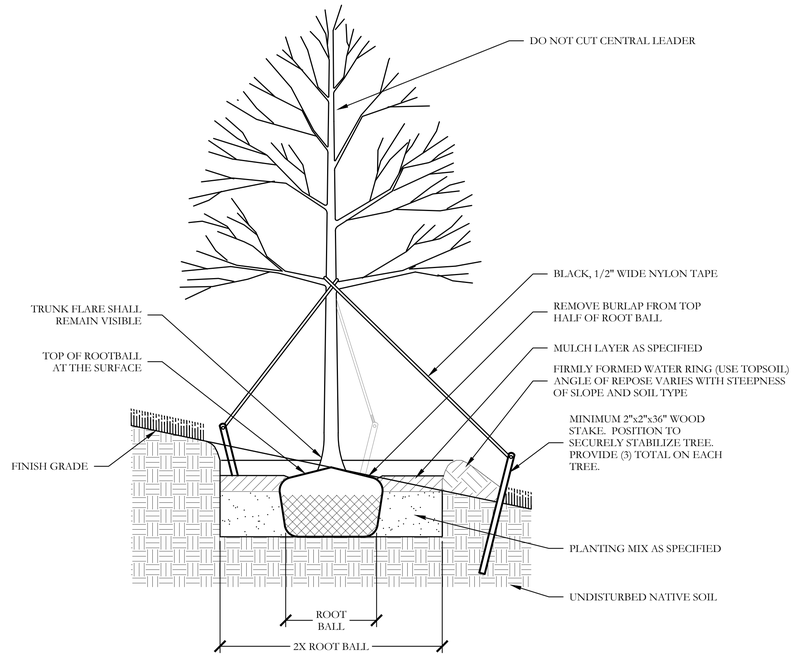
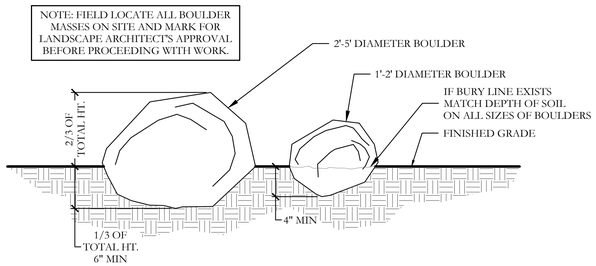


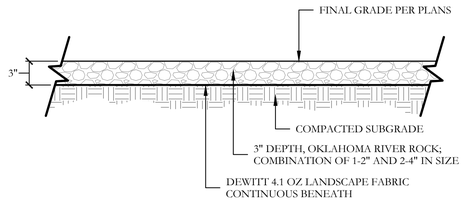
1 TYPICAL TREE PLANTING
SECTION — NOT TO SCALE



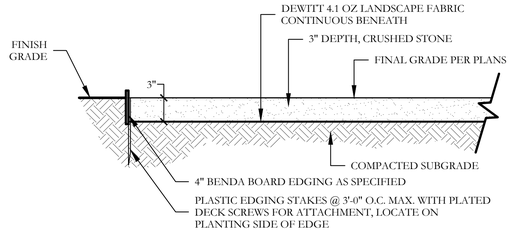
3 TYPICAL TREE PLANTING ON SLOPE
SECTION — NOT TO SCALE



2 LANDSCAPE BOULDER DETAIL
SECTION — NOT TO SCALE



4 TEXAS RIVER ROCK BED
SECTION — SCALE: 1" = 1'-0"



5 CRUSHED STONE DETAILS
SECTION — SCALE: 1" = 1'-0"

APPROVED:
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WITNESS OUR HANDS, this day of , .

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

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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

SADDLE STAR SOUTH
PHASE 3
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

SCREENING AND BUFFERING
LANDSCAPE DETAILS

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS
April 29, 2026

SCALE:
REFER TO DETAILS
One Inch
JVC No PAD001B

L7 of 7

CITY PROJECT NO. SP2026-011

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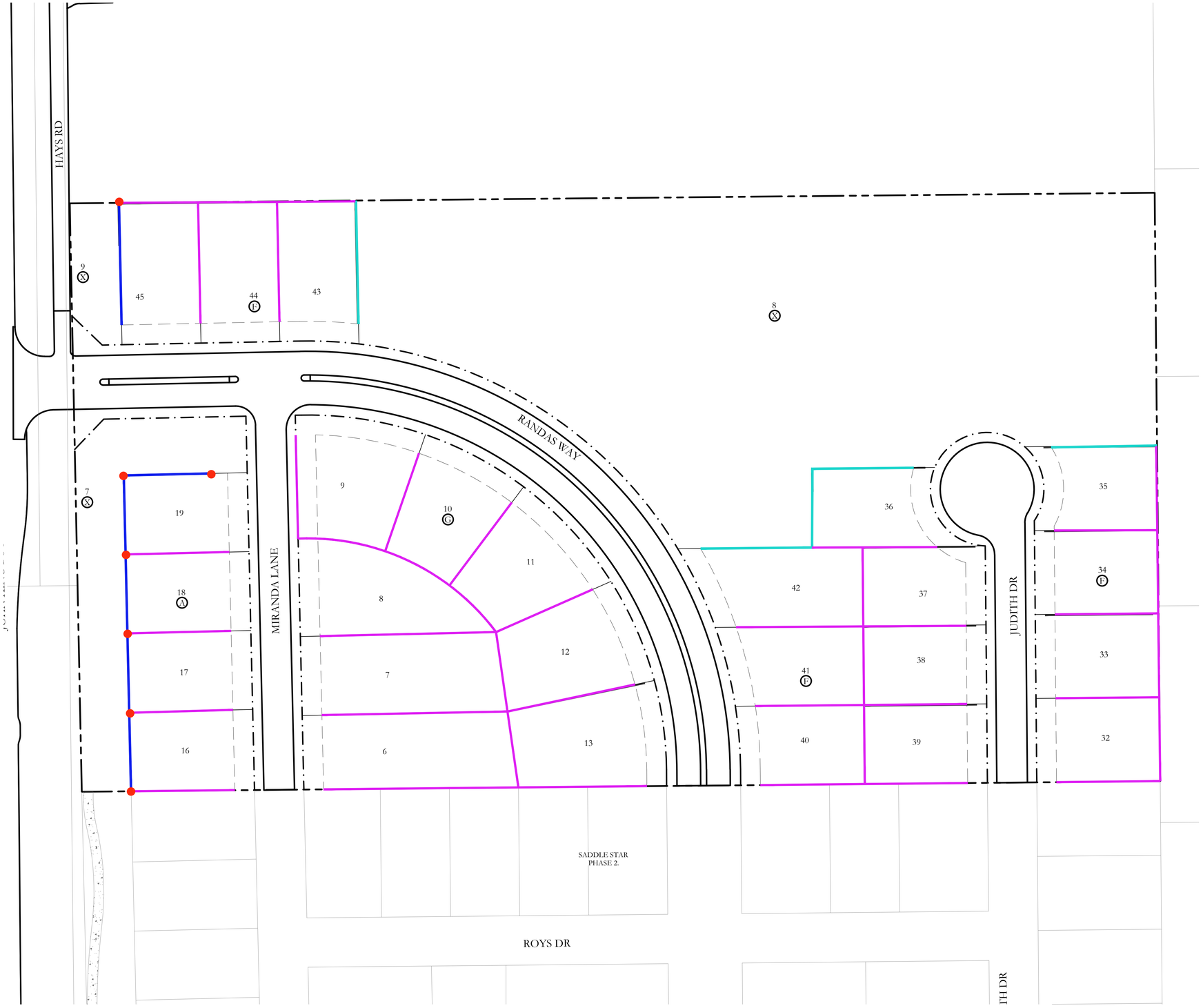

FENCE LEGEND

- 6'-0" HT. ORNAMENTAL METAL FENCE; BY DEVELOPER.
- STONE COLUMN; BY DEVELOPER.
- 6'-0" HT. ORNAMENTAL METAL FENCE; BY BUILDER.
- 6'-0" HT. CEDAR FENCE; BY BUILDER.

APPROVED:

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WITNESS OUR HANDS, this day of , .

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

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SCALE 1" = 50'

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

SADDLE STAR SOUTH
PHASE 3
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

SCREENING AND BUFFERING
OVERALL FENCE EXHIBIT

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS

April 29, 2026

SCALE:
1" = 50'
One Inch

JVC No PAD001B

FE1 of 1

CITY PROJECT NO. SP2026-011

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CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION MEMORANDUM

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

TO:	Planning and Zoning Commission
DATE:	May 12, 2026
APPLICANT:	Grant Young; *Big-Tex Trailers*
CASE NUMBER:	Z2026-011; *Specific Use Permit (SUP) for Big-Tex Trailers*

On March 13, 2026 the applicant -- *Grant Young of Big Tex Trailers on behalf of Raymond Jowers of Jowers, Inc.* -- submitted a development application, site plan, landscape plan, paving plan, and letter requesting to extend the Specific Use Permit (SUP) for Big-Tex Trailers for a period of ten (10) years and install the necessary paving, landscaping, and water line improvements. At the April 14, 2026 Planning and Zoning Commission meeting, the Planning and Zoning Commission tabled the applicant's case, and requested that a more detailed timeline for securing the easements and constructing the improvements be provided. Based on this the applicant engaged the adjacent property owner requesting the easements; however, this property owner informed the applicant that since the property was for sale they were not interested in granting the easements at this time. In light of this, the applicant provided two (2) new options to the Planning and Zoning Commission for consideration at the April 28, 2026 meeting:

Option 1: The applicant will install the paving, drainage, landscaping improvements, and the onsite water and sewer improvements, but all of the offsite improvements would *not* be installed and would *not* be required in the future. In addition, the applicant is requesting that the Specific Use Permit (SUP) be valid for a period an eight (8) years, with the option to extend the Specific Use Permit (SUP) in the future.

Option 2: As an alternative, if the Planning and Zoning Commission is not willing to grant *Option 1*, the applicant is requesting that the Specific Use Permit (SUP) be approved for 18-months to allow them time to relocate their operations off of the subject property.

After reviewing this proposal, the Planning and Zoning Commission expressed concern that the applicant's proposal did not address the infrastructure improvements necessary to support this land use, and subsequently approved a motion to table the applicant's request to the May 12, 2026 Planning and Zoning Commission meeting. Specifically, the Planning and Zoning Commission wanted the applicant to explore other options concerning the offsite water improvements and for the applicant to provide a better construction timeline for completing the proposed improvements. Based on this, the applicant has provided a new letter proposing to install the paving, landscaping, drainage, on-site sewer improvements, and installing a 12-inch line for both onsite and offsite water improvements. Previously, the applicant was proposing to construct the water line to extend to the west; however, due to the inability to obtain the necessary easement, the proposed water line is now being proposed to extend to the east within the IH-30 right-of-way (ROW) toward Data Drive. As a reminder, the applicant had submitted civil engineering plans that were designed to extend the utilities to the west. Given this -- *if approved* -- the applicant is requesting three (3) months for the redesign of the civil engineering plans, and one (1) year to complete the construction of the improvements. Once these improvements are complete, the applicant is requesting an eight (8) year extension to the Specific Use Permit (SUP) with the ability to request a subsequent extension in the future. If approved, this request will effectively extend the Specific Use Permit (SUP) for a period of nine (9) years and three (3) months, pending the applicant meets the proposed construction and design timelines.

With this being said, this Specific Use Permit (SUP) request is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission. In accordance with the requirements of the Unified Development Code (UDC) and State law, staff notified all properties within 500-feet of the subject property. These notices were sent out on March 17, 2026, and included six (6) notices. As of this memorandum, staff has not received any notices with regard to the applicant's request. If the Planning and Zoning Commission has any questions concerning this case, staff and the applicant will be available at the *May 12, 2026* Planning and Zoning Commission meeting.

DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

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

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

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

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

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	2260 E Interstate 30, Rockwall, TX 75087				
SUBDIVISION	Robert Boyd Irvine Survey Abstract No. 120	LOT		BLOCK	
GENERAL LOCATION	East of Southeast Corner of I-30 & F.M. 3549				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	Light Industrial	CURRENT USE	Trailer Sales & Repair
PROPOSED ZONING	Light Industrial with SUP	PROPOSED USE	Trailer Sales & Repair
ACREAGE	4.341	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	Jowers, Inc.	☒ APPLICANT	Big Tex Trailers
CONTACT PERSON	Raymond Jowers	CONTACT PERSON	Grant Young
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 Raymond Jowers [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."

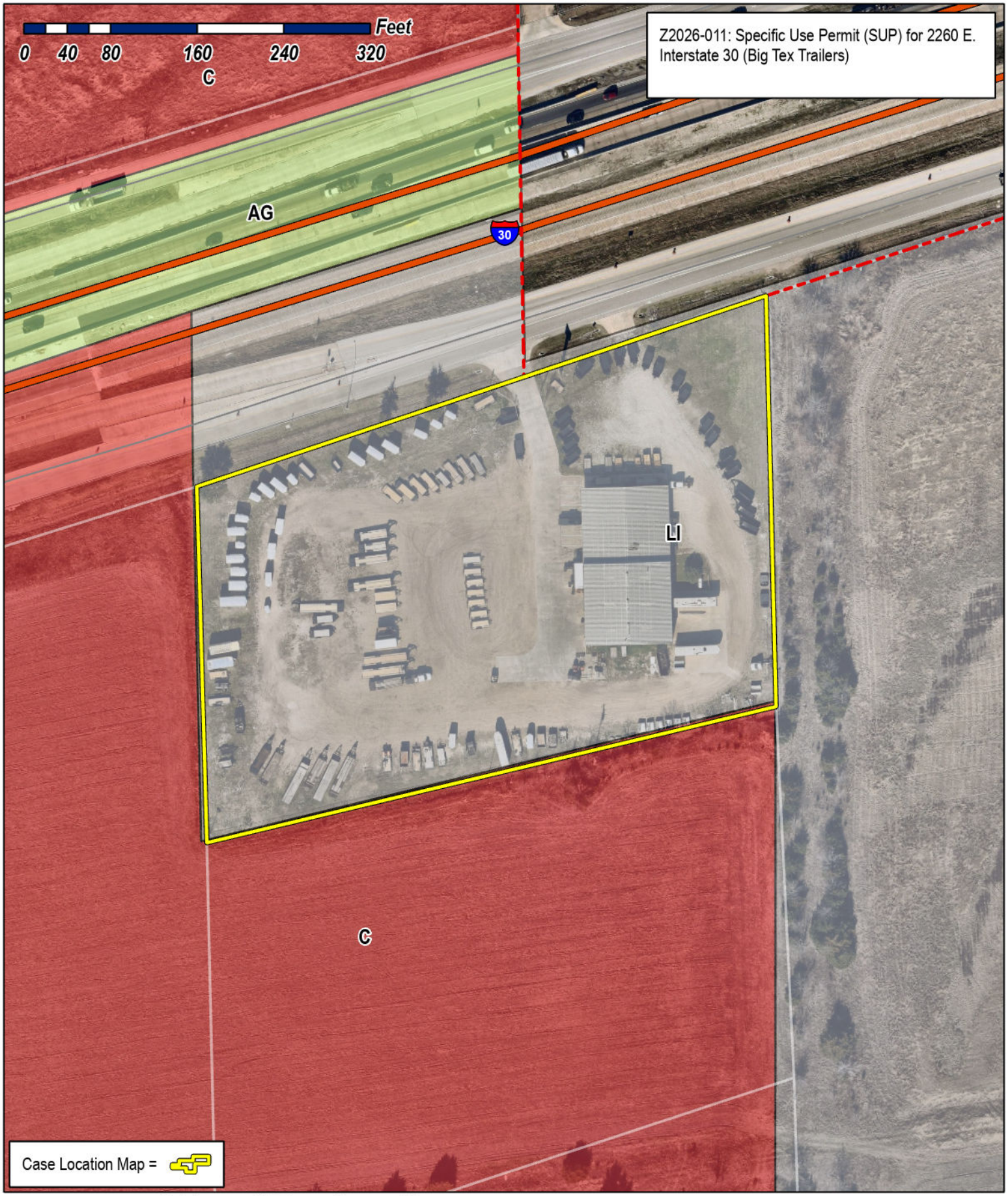
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 13th *DAY OF* February, 2026

HEIDI LAVENA MEKANI
Notary ID #128067857
My Commission Expires
October 25, 2027

OWNER'S SIGNATURE [signature] V.P.

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

MY COMMISSION EXPIRES 10/25/27



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.

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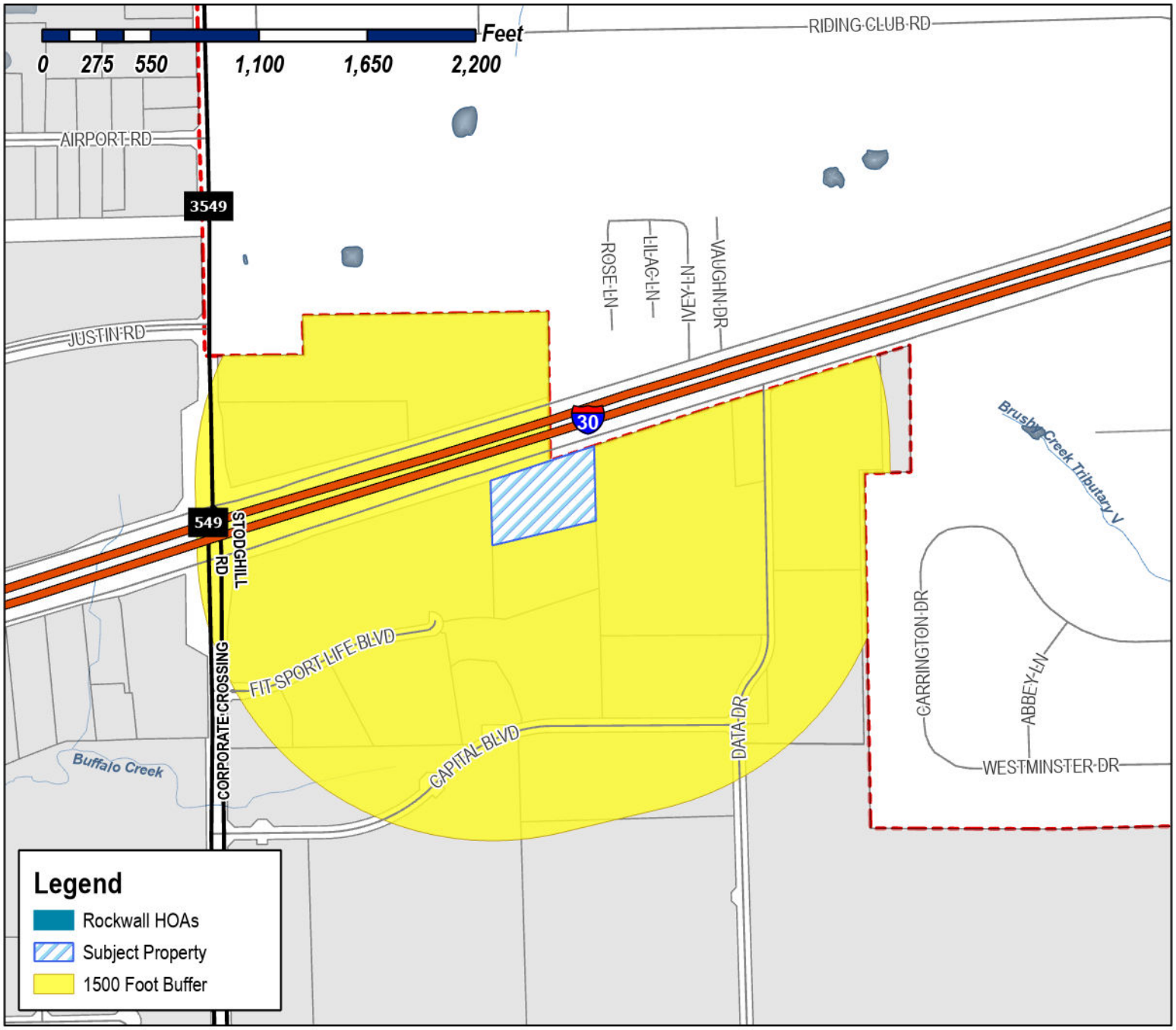
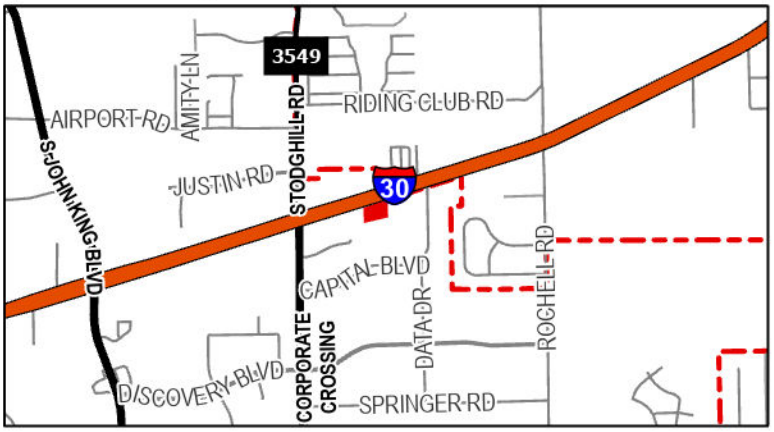


Case Number: Z2026-011
Case Name: Specific Use Permit (SUP) for Big Tex Trailers
Case Type: Zoning
Zoning: Light Industrial (LI) District
Case Address: 2260 E. Interstate 30



Date Saved: 3/9/2026
For Questions on this Case Call (972) 771-7745

City of Rockwall

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

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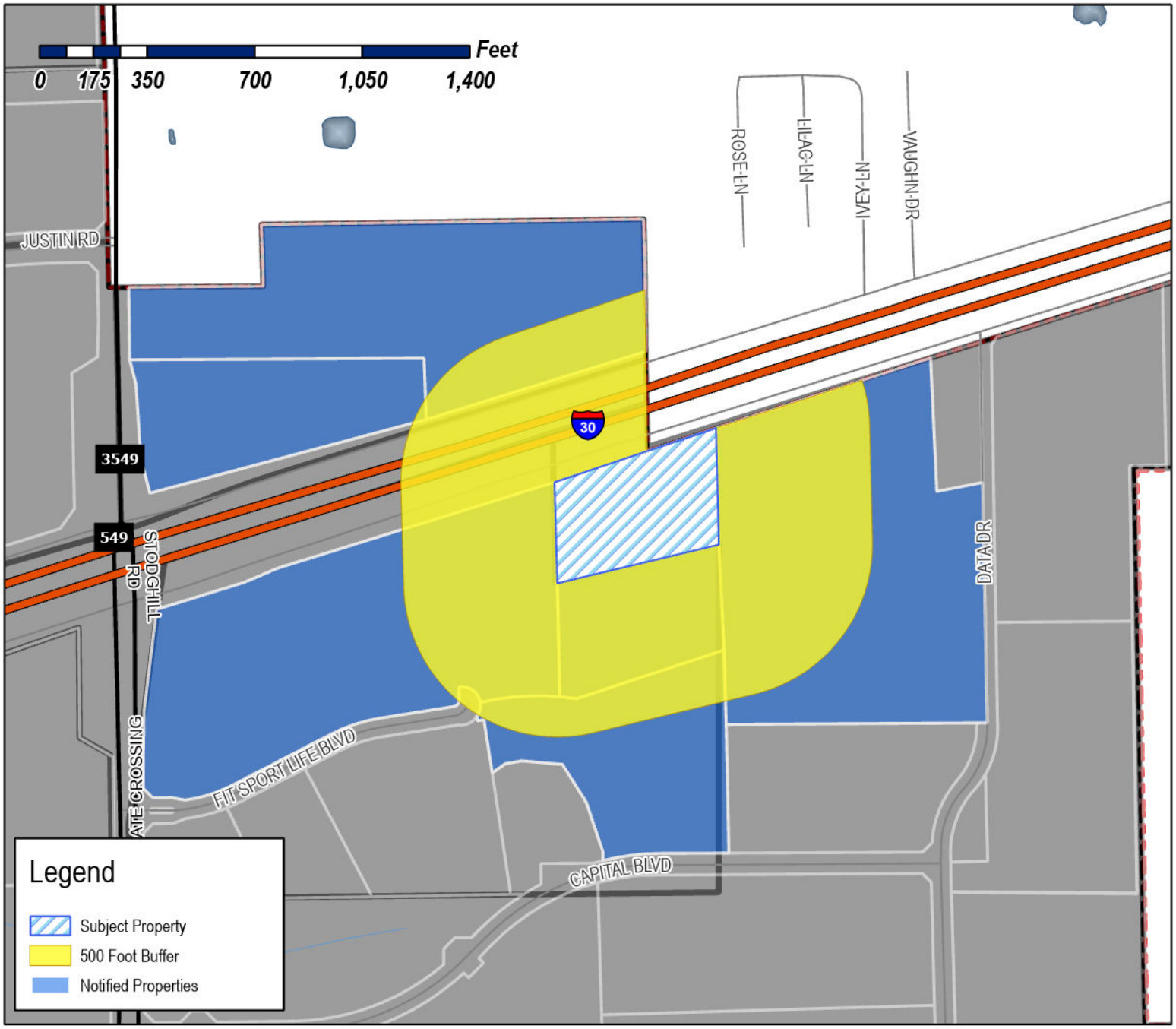

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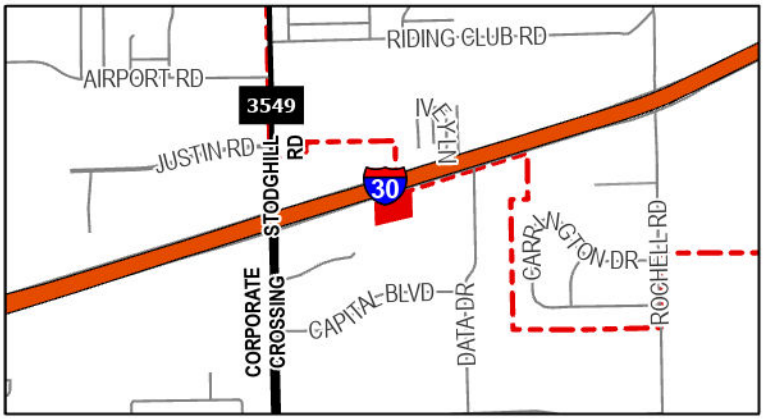


Date Saved: 3/4/2026
For Questions on this Case Call: (972) 771-7745

MIRANDA VINOD
9105 BRIARCREST DR
ROWLETT, TX 75088

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

MIRANDA VINOD
9105 BRIARCREST DR
ROWLETT, TX 75088

JOWERS INC
PO BOX 1870
ROCKWALL, TX 75087

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

RESIDENT
2260 E I30
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:

Z2026-011: SUP for Big Tex Trailers

Hold a public hearing to discuss and consider a request by Grant Young of Big-Tex Trailers on behalf of Raymond Jowers of Jowers, Inc. for the approval of a Specific Use Permit (SUP) amending Ordinance No. 20-01 and allowing outside storage adjacent to IH-30 on a 4.4317-acre tract of land identified as Tract 22-01 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 2260 E. IH-30, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on *Tuesday, April 14, 2026 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, April 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, April 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. Z2026-011: SUP for Big Tex Trailers

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

DOUPHRATE & ASSOCIATES, INC.
ENGINEERING • SURVEYING

2235 Ridge Rd., Suite 200
Rockwall, TX 75087
Tel: 972.771.9004
Fax: 972.771.9005

May 6, 2026

Memorandum

To: Henry Lee
Planning Department
City of Rockwall

From: W.L. "Dub" Douphrate II

Re: Big Tex Improvements for SUP Renewal

Henry, on behalf of our client Big Tex Trailers, please allow this letter to serve as their formal request to modify the conditions of approval to renew their Special Use Permit.

The Owner of Big Tex has agreed to revise the design of the west drainage detention pond so that no offsite drainage easement will be required. Big Tex also agrees to reroute the proposed offsite 12" water to the east side of the property connecting to the existing 12" located at the drive approach of Data Dr. and IH 30.

At the point of the Data Dr. connection, the proposed 12" water line will extend west within and parallel to the IH 30 right of way line which is also adjacent to the Rusty Wallis tract. The remaining proposed section of the 12" water line will then extend through the Big Tex tract but within a designated water line easement adjacent to the north property line.

We estimate the drainage and water design changes will require at least 3 months of design time to complete which will include the necessary reviews, approvals, and permits from both the City of Rockwall engineering department and Txdot.

Big Tex therefore is requesting a year to construct the proposed improvements following the completion of the design changes.

In addition, Big Tex is also requesting the SUP to have a 8-year time limit with the ability to request an extension when the 8-year term expires. This 8-year term limit will begin when the proposed improvements are completed and accepted by the City of Rockwall.

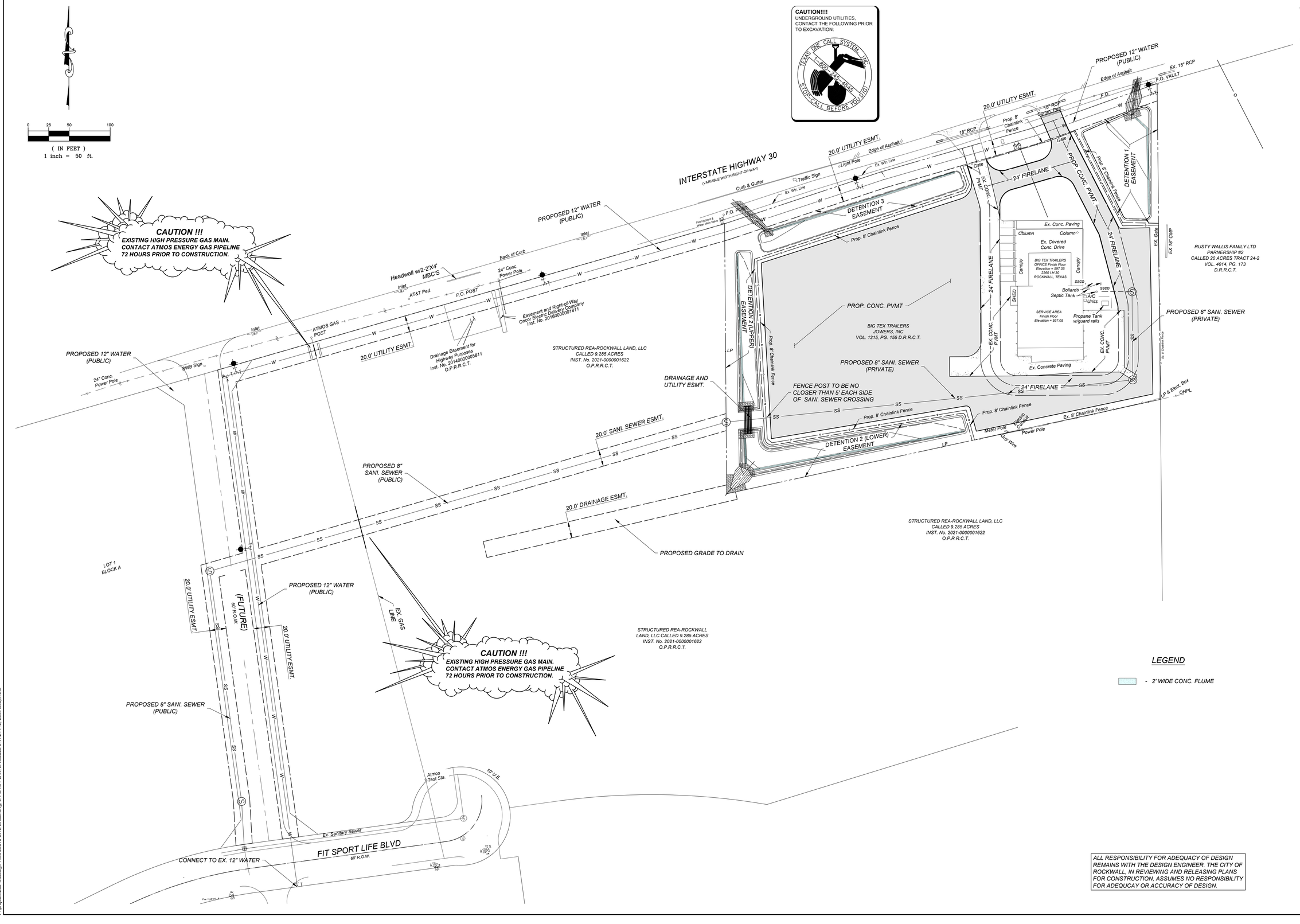
Thank you for your understanding in this matter

Sincerely,

W L Douphrate II

W.L. Douphrate II, P.E.

Cc: Grant Young



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

P:\projects\25010\Design Files\25010 SITE BASE.dwg, 2.1 SITE PLAN, 2/19/2026 3:41:21 PM, Luke Douphrate

STATE OF TEXAS
W.L. DOUPHRATE II
68102
REGISTERED PROFESSIONAL ENGINEER

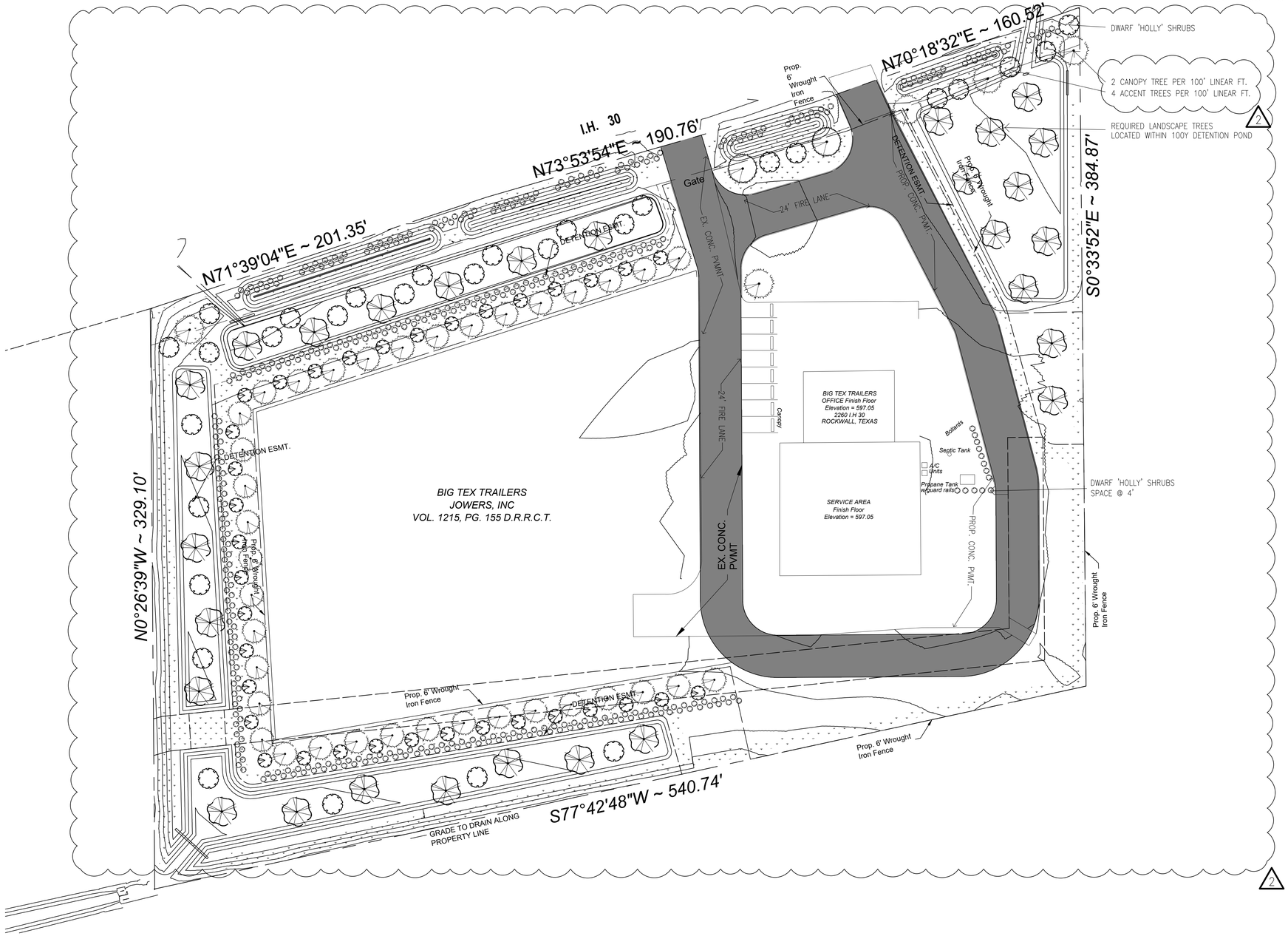
THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY W.L. DOUPHRATE II TEXAS P.E. NO. 68102, F-886, ON DATE: NOVEMBER 13, 2025

DOUPHRATE & ASSOCIATES, INC.
ENGINEERING • PROJECT MANAGEMENT SURVEYING
2235 RIDGE RD., # 200 ROCKWALL, TEXAS 75087
PHONE: (972)771-9004 FAX: (972)771-9005

SITE PLAN
BIG TEX TRAILERS
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

REVISION	
CHECKED	W.L.D.
DRAWN	D.L.L.
SCALE	1"= 50'
DATE	NOV. 2025
PROJECT	25010
	2.1

PROJECT LOCATION



REQUIRED DETENTION POND LANDSCAPE
AREA (SF) / 750 = # OF CANOPY TREES
AREA (SF) / 1500 = # OF ACCENT TREES

DETENTION 1 : 10,000SF/750 = 10,000/1500 = 10,000/1500 =
13 CANOPY TREES 6 ACCENT TREE 6 ACCENT TREE

DETENTION 2 : 6,384SF/750 = 6,384/1500 = 6,384/1500 = 8
CANOPY TREES 4 ACCENT TREE 4 ACCENT TREE

DETENTION 2 UPPER : 4,746SF/750 = 4,746/1500 = 4,746/1500
= 6 CANOPY TREES 3 ACCENT TREE 3 ACCENT TREE

DETENTION 2 LOWER : 8,556SF/750 = 8,556/1500 =
8,556/1500 = 11 CANOPY TREES 5 ACCENT TREES ACCENT TREE

REQUIRED LANDSCAPE BUFFER @ ABUTTING ROW

NORTH
–FRONTAGE ALONG I–30
2 CANOPY TREE PER 100 LINEAL FEET:
552.63' / 50' LINEAR FT PER TREE = 11.04
TREES REQUIRES = 11
TREES SHOWN = 11

4 ACCENT TREE PER 100 LINEAL FEET:
552.63' / 25' LINEAR FT PER TREE = 22
TREES REQUIRES = 22
TREES SHOWN = 22

10 SHRUBS PER 30 LINEAL FEET: 253.09'/3'= 84.4 SHRUBS
REQUIRED
SHRUBS PROVIDED : 85

SOUTH– NONE
EAST– NONE
WEST– NONE

ALL OUTSIDE STORAGE AREAS SHALL BE SCREENED FROM ALL PUBLIC STREETS, OPEN SPACE, ADJACENT PROPERTIES AND ANY RESIDENTIAL ZONING DISTRICTS.

IN ADDITION, THE UDC STATES THAT THE OUTSIDE STORAGE CAN BE SCREENED WITH EITHER A MASONRY WALL ONE (1) FOOT TALLER THAN WHAT IS BEING STORED AND CANOPY TREES ON 20–FOOT CENTERS, OR WITH A WROUGHT IRON FENCE AND THREE (3) TIERED SCREENING (I.E. SMALL TO MID–SIZED SHRUBS, LARGE SHRUBS OR ACCENT TREES, AND CANOPY TREES).

'THREE TIERED SCREENING'
–1 ROW OF CANOPY TREES 20' ON CENTER
–1 ROW OF ACCENT TREES OR LARGE SHRUBS
–1 ROW OF SMALL SHRUBS

APPLICABLE AREAS: ALL PUBLIC STREETS, OPEN SPACE, ADJACENT PROPERTIES AND ANY RESIDENTIAL ZONING DISTRICTS

TREE LIST AND LEGEND

SYMBOL	TYPE	BOTANICAL / COMMON NAME	CONTAINER	QTY	SIZE HEIGHT
	CANOPY	Sapindus drummondii 'BALD CYPRESS '	BALLED & BURLAPPED	38	6" CAL. 12'–0"
	CANOPY	Ulmus crassifolia 'CEDAR ELM'	BALLED & BURLAPPED	43	6" CAL. 12'–0"
	ACCENT	Chilopsis linearis Desert willow	BALLED & BURLAPPED	30	3" CAL. 12'–0"
	ACCENT	Juniperus virginiana 'RED CEDAR'	3GAL	37	36"H
	SHRUB	Ilex cornuta burfordii 'BURFORD HOLLY'	3gal	120	30"H

SYMBOL	TYPE
	BERMUDA GRASS – Cynodon dactylon
	CONCRETE
	MULCH, 2" MIN. SHREDDED HARDWOOD OR CYPRESS

NOTE:
ALL TREES AND GRASS HAVE A 4' MULCH RING
NO TREES TO BE WITHIN 5' OF PUBLIC UTILITIES

INSTALL 'TEXAS SEDGE' – Carex texensis IN AREAS OF WATER DETENTION (~30,000 SF)

No "100 YEAR FLOOD PLAN" exists on this site.

All current development requirements of the City as amended shall be met unless approved otherwise within these PlannedDevelopment Regulations.

This Proposed Site Concept is for illustrative purposes only and subject to change. This Proposed Site Concept, along with development regulations, is intended to describe the intent of the Planned Development. Significant deviations from this Proposed Site Concept, as determined by the Director, will require an amendment to the Proposed Site Concept and, as necessary, the development regulations.

All current development requirements of the City as amended shall be met unless approved otherwise within these Planned Development Regulations.

0 60' 75'

LANDSCAPE PLAN
SCALE: 1" = 30'

ARCHITECT/PLANNER:
ARCHITECTONICS TEXAS, LLC
ROSS RAMSAY
(469)974–8889
2235 RIDGE RD. STE 201
ROCKWALL, TEXAS 75087

TECHNO SYSTEM, INC.
CONSULTING ENGINEERS
708 BRYSON WAY SOUTHLAKE, TEXAS 76092
P: 214-415-0551 E:TEXASMEP2@GMAIL.COM
FIRM No. F11167

REVISIONS

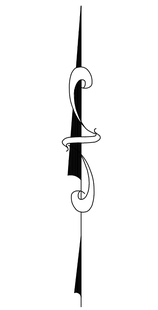
No.	DESCRIPTIONS/ISSUE	DATE
1	RESPONSE TO COMMENTS – LANDSCAPE PLAN	10/28/25
2	RESPONSE TO COMMENTS – LANDSCAPE PLAN	04/07/26

PROJECT NAME AND ADDRESS:
BIG TEX TRAILERS
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

PROJECT No.	
DRAWN BY	
CHECKED BY	
DATE	8/23/25
SCALE	
SHEET NO.	of

DRAWING NAME:

L1.0



TYPICAL PAVING SECTION

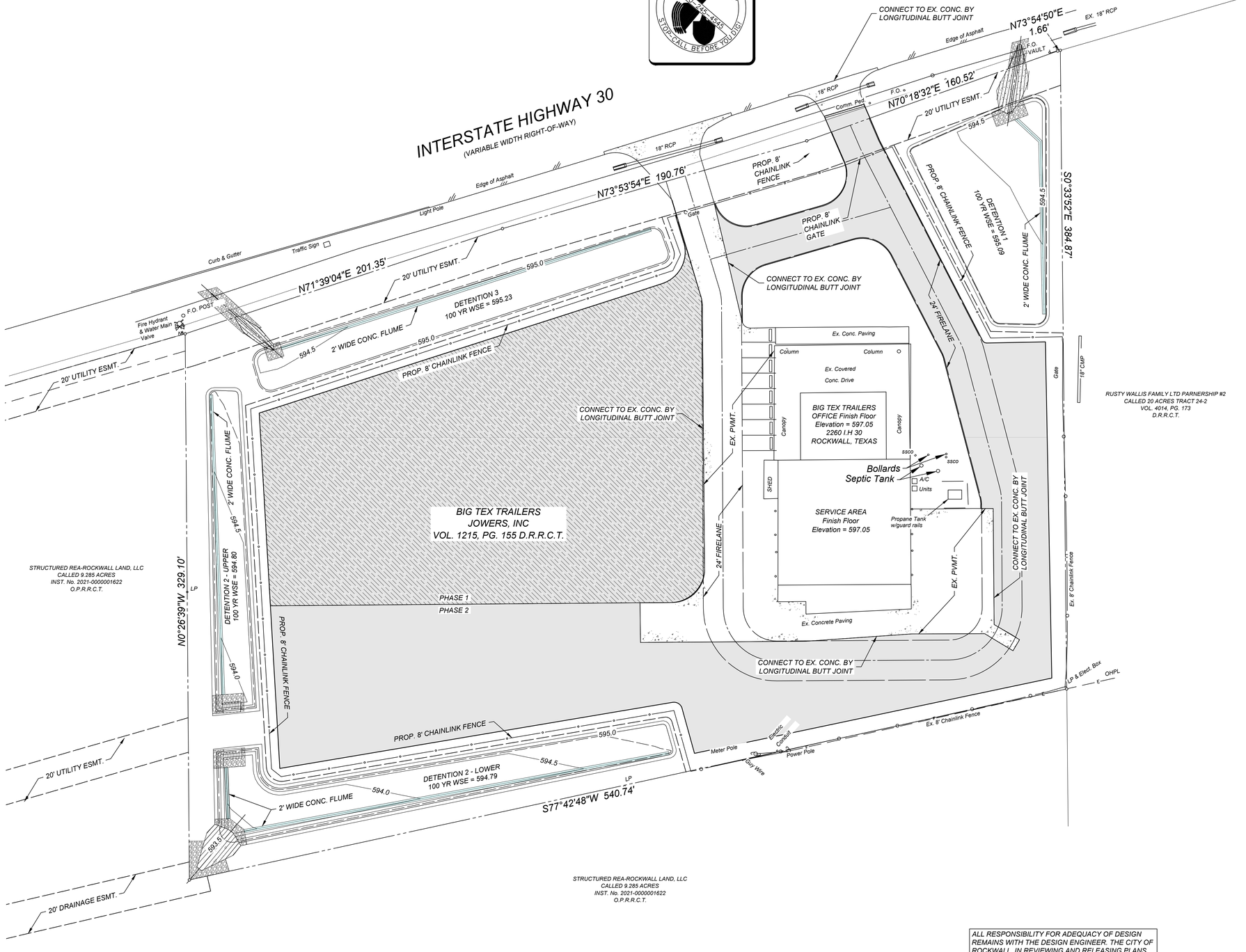
PROPOSED PAVEMENT

6" - 3,600 PSI 6.5 Sack Concrete Pavement with #3 Bars at 24" O.C.E.W.

Subgrade compacted at 95% Standard Proctor Density at or Near Optimum Moisture Content.

CAUTION!!!!
UNDERGROUND UTILITIES, CONTACT THE FOLLOWING PRIOR TO EXCAVATION.

TEXAS ONE CALL SYSTEM, INC. 1-800-245-4545 TEXAS STOP CALL BEFORE YOU DIG!!



LEGEND

PROPOSED PAVEMENT PHASE 1

PROPOSED PAVEMENT PHASE 2

EXISTING PAVEMENT

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

STATE OF TEXAS — W.L. DOUPHRATE II — 80102 — REGISTERED PROFESSIONAL ENGINEER

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY W.L. DOUPHRATE II TEXAS P.E. NO. 80102, F-886, ON DATE: NOVEMBER 13, 2025

DOUPHRATE & ASSOCIATES, INC.
ENGINEERING • PROJECT MANAGEMENT SURVEYING
2235 RIDGE RD., # 200 ROCKWALL, TEXAS 75087
PHONE: (972)771-9004 FAX: (972)771-9005

PAVING PLAN
BIG TEX TRAILERS
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

REVISION	
CHECKED	W.L.D.
DRAWN	D.L.L.
SCALE	1" = 30'
DATE	NOV. 2025
PROJECT	25010
	3.1

P:\projects\25010\Design Files\25010 PAVING.dwg, 3.1 PAVING PLAN, 2/19/2026 3:43:50 PM, Luke Douphrate

CITY OF ROCKWALL

ORDINANCE NO. 20-01

SPECIFIC USE PERMIT NO. S-212

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [*ORDINANCE NO. 04-38*] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW OUTSIDE STORAGE IN A LIGHT INDUSTRIAL (LI) DISTRICT WITHIN THE IH-30 OVERLAY (IH-30 OV) DISTRICT ON A 4.4317-ACRE PARCEL OF LAND, IDENTIFIED AS TRACT 22-01 OF THE R. IRVINE SURVEY, ABSTRACT NO. 120, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY 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 Raymond Jowers for the approval of a Specific Use Permit (SUP) to allow outside storage on a 4.4317-acre parcel of land being described as Tract 22-01, 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 2260 E. IH-30 and being more specifically depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code (UDC) [*Ordinance No. 04-38*] and *Ordinance No. 17-20* of the City of Rockwall should be amended as follows:

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

SECTION 1. That the approval of this ordinance shall supersede all requirements stipulated in *Ordinance No's. 17-20*;

SECTION 2. That the Unified Development Code (UDC) [*Ordinance No. 04-38*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) allowing *outside storage* as stipulated by Section 1, *Land Use Schedule,* of Article IV, *Permissible Uses*, the Unified Development Code (UDC) [*Ordinance No. 04-38*] on the *Subject Property*; and,

SECTION 3. That the Specific Use Permit (SUP) shall be subject to the requirements set forth in

Section 5, *Industrial Districts*, and Subsection 6.06, *IH-30 Overlay (IH-30 OV) District,* of Article V, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 04-38*] as heretofore amended and as may be amended in the future, and shall be subject to the following conditions:

3.1 OPERATIONAL CONDITIONS

The following conditions pertain to the operation of outside storage on the *Subject Property* and conformance to these conditions are required for continued operations:

1) The Specific Use Permit (SUP) shall be valid for a period of three (3) years from the date of the approval of this ordinance. If an extension of the SUP is necessary, the owner shall submit a request in writing to staff no less than 90 days prior to the expiration of the SUP. Upon receipt of the request, the City Council shall review the SUP and determine if an extension of the SUP is permitted based on the development of FM-549 and the IH-30 overpass construction and/or other development activity in the area.

2) All outside display and outside storage of trailers shall generally conform to the concept plan depicted in *Exhibit 'B'* of this ordinance, which shall be incorporated herein by reference.

3) The outside display and outside storage of semi-trailers and tractor-trailers shall be prohibited.

4) City Council approval of the SUP includes a temporary waiver to certain engineering and fire department standards, including but not limited to, concrete paving requirements and the extension of a 12-inch water line from FM-549. Future development of the subject property will be subject to the Engineering and Fire Department standards in effect at the time of development.

5) In the event that the development expands the existing structure or adds additional buildings, the development will be subject to meet the requirements for fire protection.

3.2 COMPLIANCE

Approval of this ordinance – *in accordance with Subsection 2.05, City Council Action, of Article XI, Zoning Related Applications, of the Unified Development Code (UDC)* -- will require compliance to the following:

1) Upon obtaining approval of this Specific Use Permit (SUP), should the property owner fail to meet the minimum operational requirements set forth herein and outline in the Unified Development Code (UDC), the City Council may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Section 2.02.D(3) of Article XI, *Zoning Related Applications*, of the Unified Development Code (UDC).

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

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

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

every day such offense shall continue shall be deemed to constitute a separate offense.

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

SECTION 8. That this ordinance shall take effect immediately from and after its passage.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 3RD DAY OF FEBRUARY, 2020.

Jim Pruitt, Mayor

ATTEST:

Kristy Cole, City Secretary

APPROVED AS TO FORM:

Frank J. Garza, City Attorney

1st Reading: January 21, 2020

2nd Reading: February 3, 2020

Exhibit 'A'
Zoning Exhibit

Address: *2260 E. IH 30*
Legal Description: *Tract 22-01 of the R. Irvine Survey, Abstract No. 120*

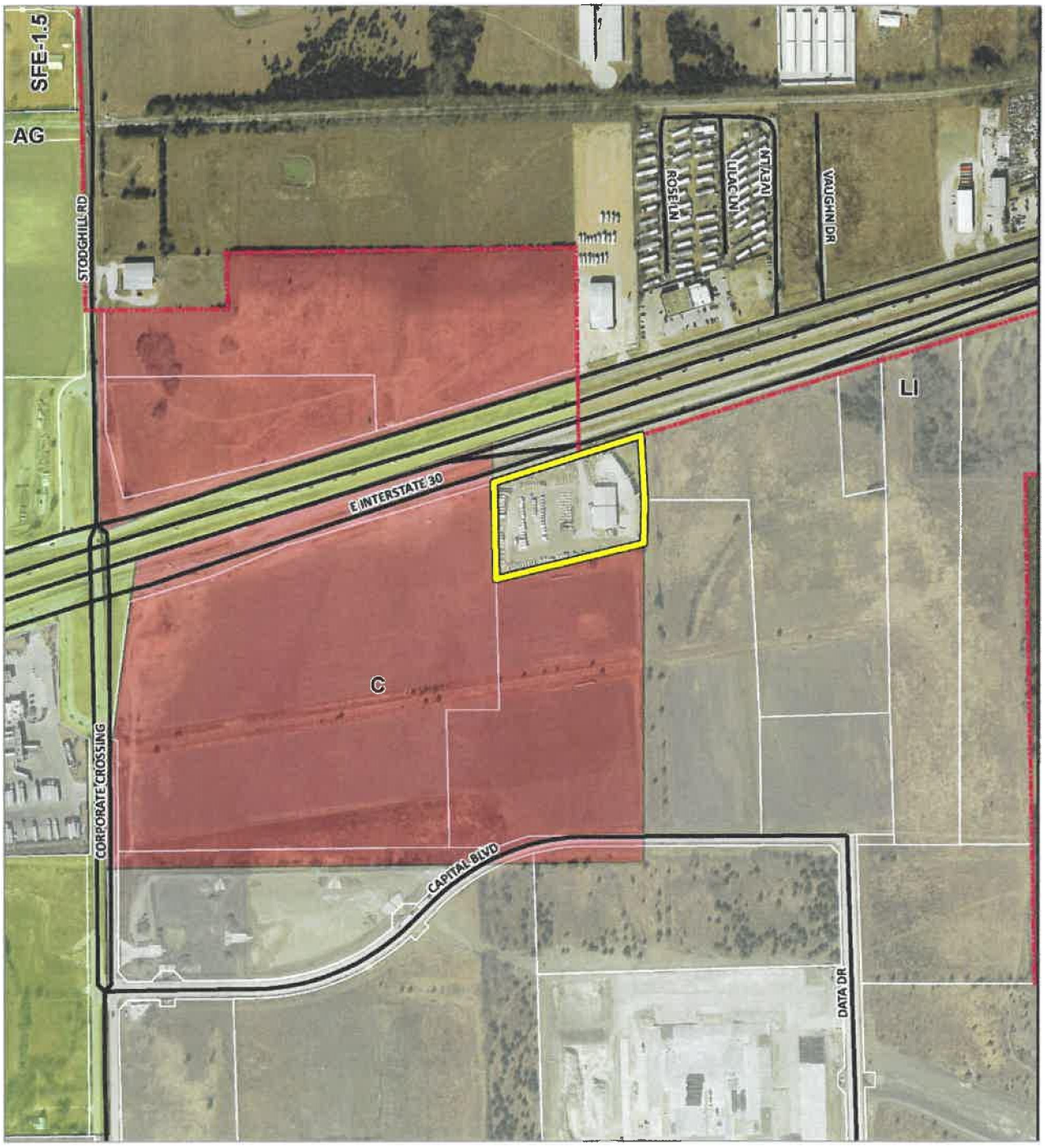
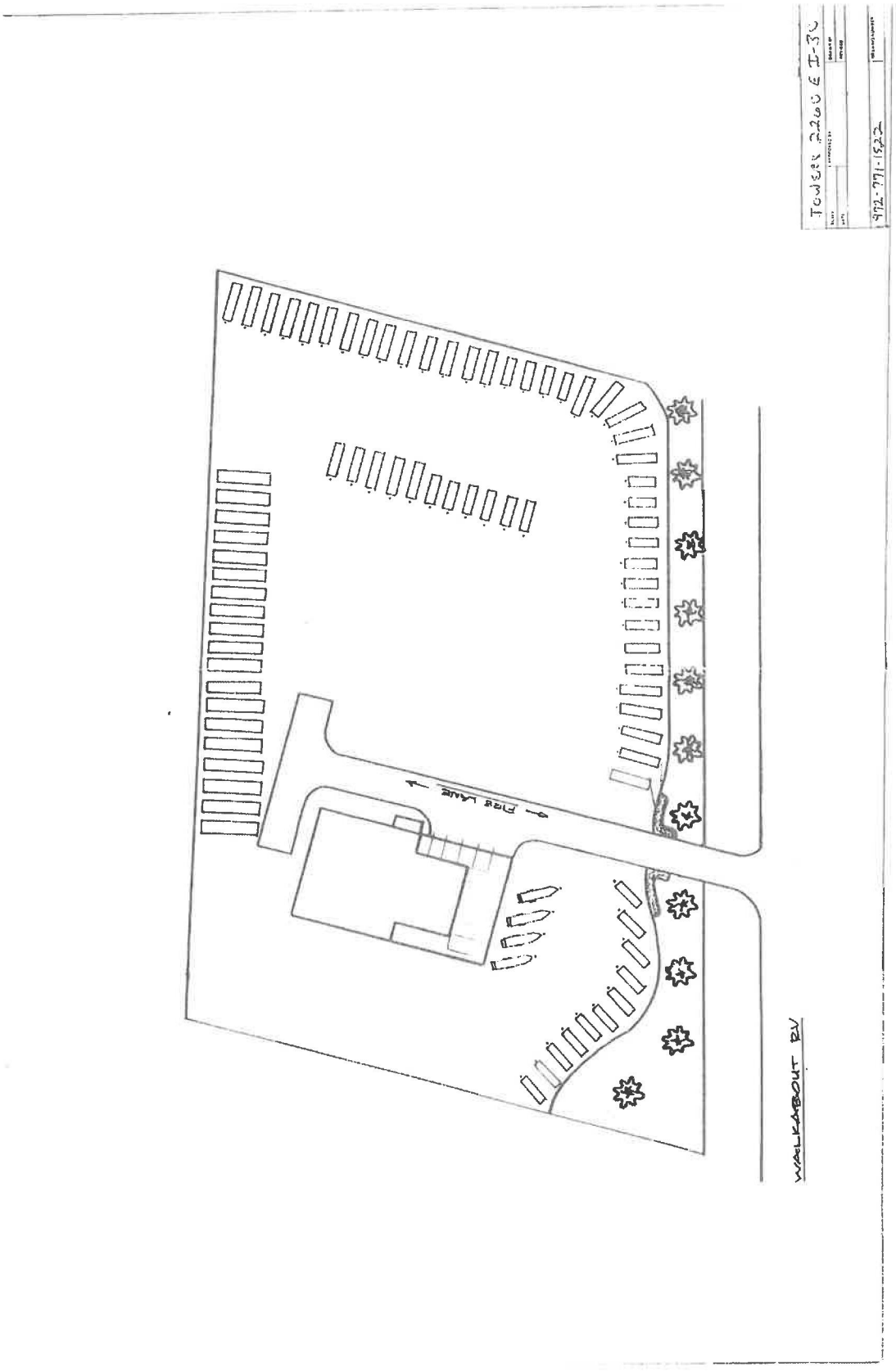


Exhibit 'B'
Concept Plan



CITY OF ROCKWALL

ORDINANCE NO. 26-XX

SPECIFIC USE PERMIT NO. S-XXX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW OUTSIDE STORAGE IN A LIGHT INDUSTRIAL (LI) DISTRICT WITHIN THE IH-30 OVERLAY (IH-30 OV) DISTRICT ON A 4.4317-ACRE PARCEL OF LAND, IDENTIFIED AS TRACT 22-01 OF THE R. IRVINE SURVEY, ABSTRACT NO. 120, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY 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 Raymond Jowers of Jowers Inc. on behalf of Grant Young of Big Tex Trailers for the approval of a Specific Use Permit (SUP) to allow outside storage on a 4.4317-acre parcel of land being described as Tract 22-01, 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 2260 E. IH-30 and being more specifically depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code (UDC) [*Ordinance No. 20-02*] and *Ordinance No. 20-01; S-212* of the City of Rockwall should be amended as follows:

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

SECTION 1. That the approval of this ordinance shall supersede all requirements stipulated in *Ordinance No. 20-01*;

SECTION 2. 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) allowing *Outside Storage* as stipulated by Section 1, *Land Use Schedule,* of Article 04, *Permissible Uses*, the Unified Development Code (UDC) [*Ordinance No. 20-02*] on the *Subject Property*; and,

DRAFT 03.12.2026

SECTION 3. That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 05.01, *Industrial Districts*, Subsection 05.02, *Light Industrial (LI) District*, and Subsection 06.06, *IH-30 Overlay (IH-30 OV) District,* of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] as heretofore amended and as may be amended in the future, and shall be subject to the following conditions:

3.1 OPERATIONAL CONDITIONS

The following conditions pertain to the operation of outside storage on the *Subject Property* and conformance to these conditions are required for continued operations:

(1) The proposed onsite improvements for the *Subject Property* shall conform with the *Concept Plan* depicted in *Exhibit 'B'* of this ordinance.

(2) The proposed onsite improvements for the *Subject Property* shall conform with the *Paving Plan* depicted in *Exhibit 'C'* of this ordinance.

(3) The proposed landscaping for the *Subject Property* shall conform with the *Landscape Plan* depicted in *Exhibit 'D'* of this ordinance.

(4) The Specific Use Permit (SUP) shall be valid for a period of nine (9) years, three (3) months from the date of the approval of this ordinance. During this time period, the applicant will have three (3) months from the approval date of this ordinance (*i.e. by September 1, 2026*) to complete the civil engineering plans. Following this the applicant will have one (1) year (*i.e. by September 1, 2027*) to complete the construction of the required improvements (*i.e. complete the paving, landscaping, drainage, sewer, and water improvements*). Once construction is complete, the Specific Use Permit (SUP) shall be valid for eight (8) subsequent years. If an extension of the SUP is necessary, the owner shall submit a request in writing to staff no less than 90 days prior to the expiration of the SUP. Upon receipt of the request, the City Council shall review the SUP and determine if an extension of the SUP is warranted.

(5) If the proposed improvements depicted in *Exhibit 'B'*, *Exhibit 'C'*, and *Exhibit 'D'* do not have approved civil engineering plans by September 1, 2026, or if the proposed improvements are not constructed by September 1, 2027 this Specific Use Permit (SUP) shall expire.

(6) All *Outside Display/Outside Storage* of trailers shall conform to the *Concept Plan* contained in *Exhibit 'B'* of this ordinance.

(7) All existing chain link fencing shall be replaced with wrought iron fencing.

(8) The *Outside Display/Outside Storage* of semi-trailers and tractor-trailers shall be prohibited.

(9) In the event that the existing structure is expanded or additional buildings are constructed, the subject property will be required to meet the fire protection requirements.

3.2 COMPLIANCE

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

DRAFT ORDINANCE 05.12.26

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

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

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

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

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

SECTION 8. That this ordinance shall take effect immediately from and after its passage.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 1ST DAY OF JUNE, 2026.

_____
Tim McCallum, *Mayor*

ATTEST:

_____
Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

1st Reading: *May 18, 2026*

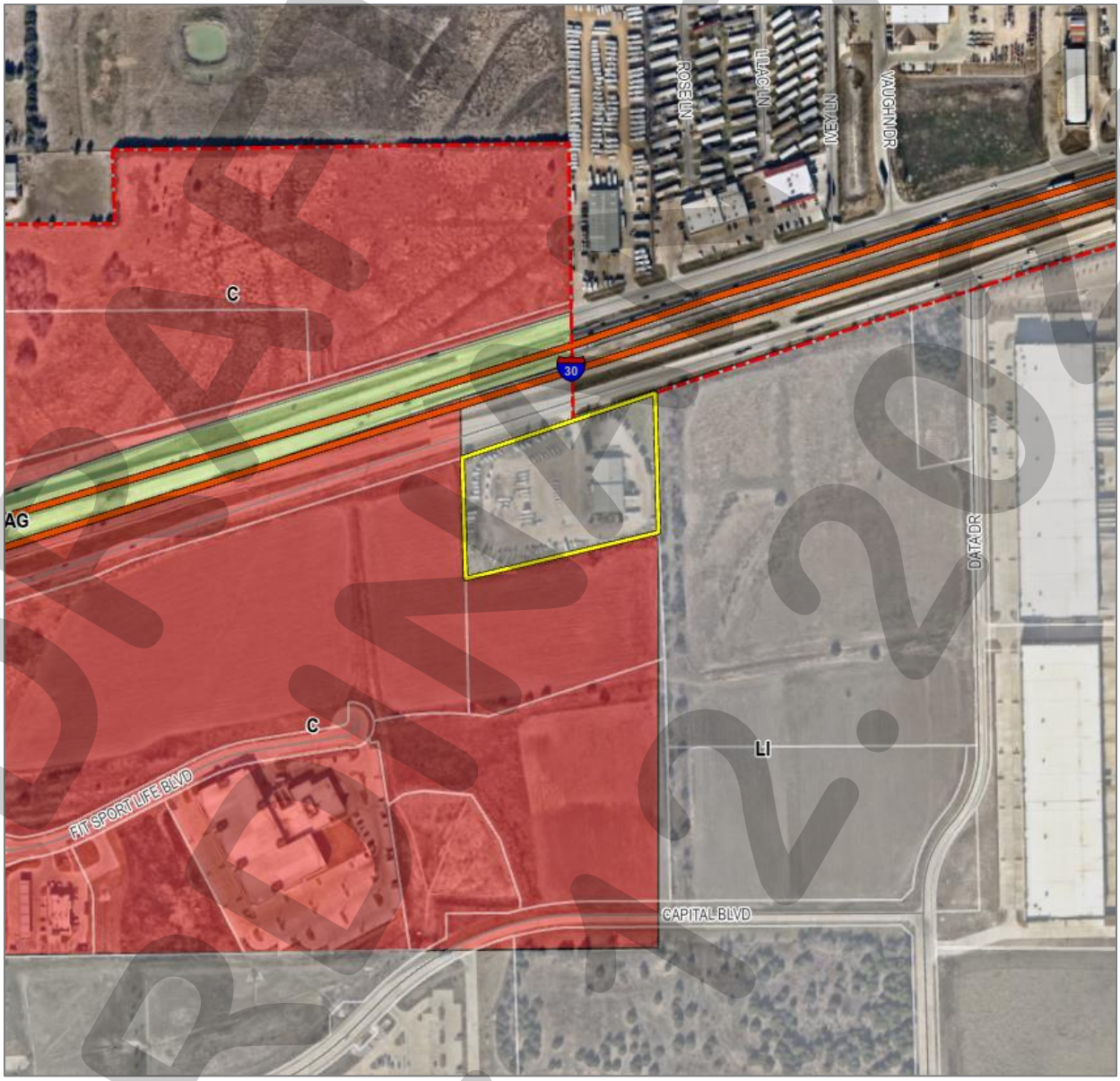
2nd Reading: *June 1, 2026*

DRAFT ORDINANCE 05.12.2026

DRAFT
ORDINANCE
05.12.2026

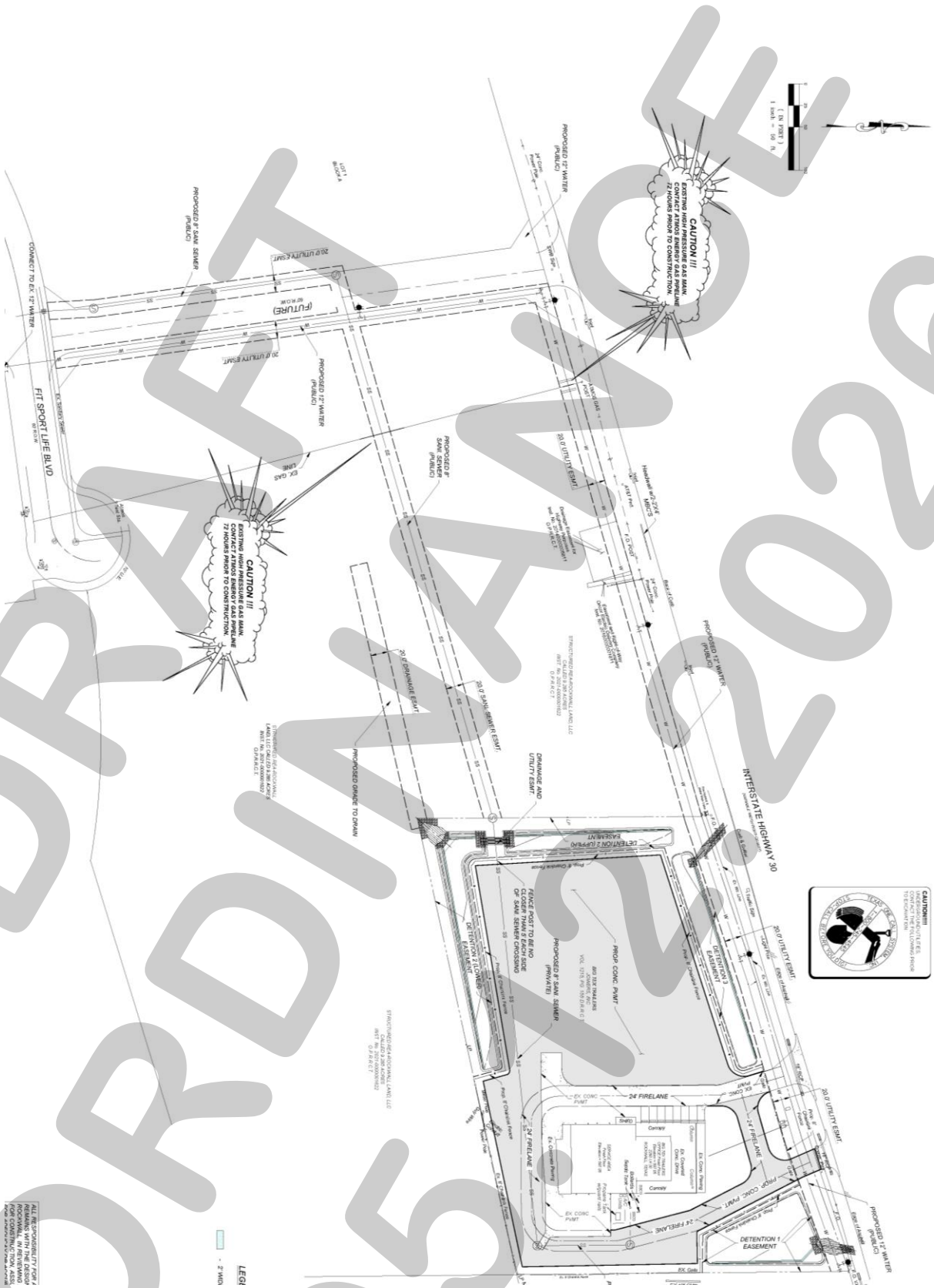
Exhibit 'A'
Zoning Exhibit

Address: *2260 E. IH 30*
Legal Description: *Tract 22-01 of the R. Irvine Survey, Abstract No. 120*



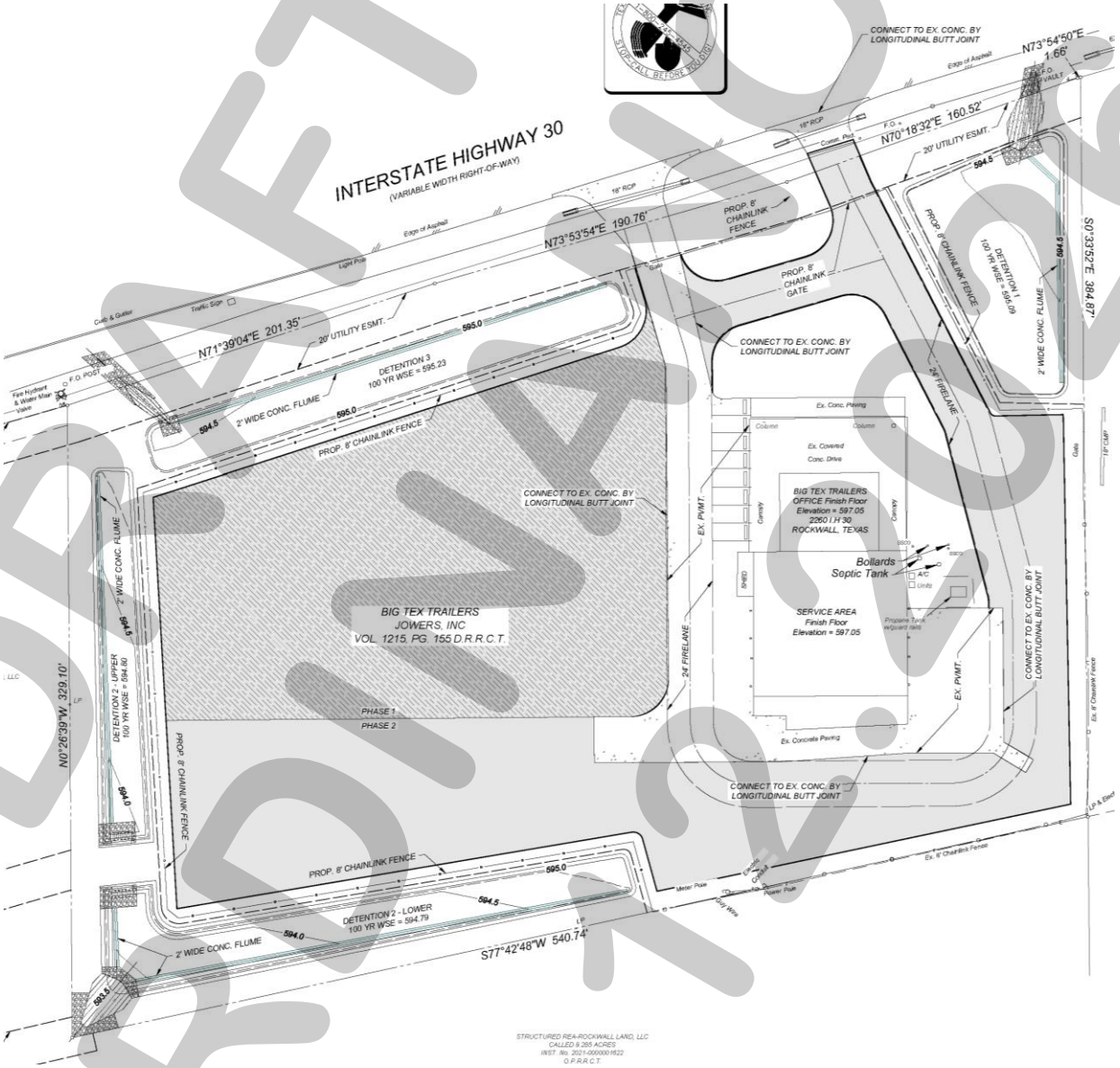
DRAFT ORDINANCE 05.12.26

Exhibit 'B'
Concept Plan



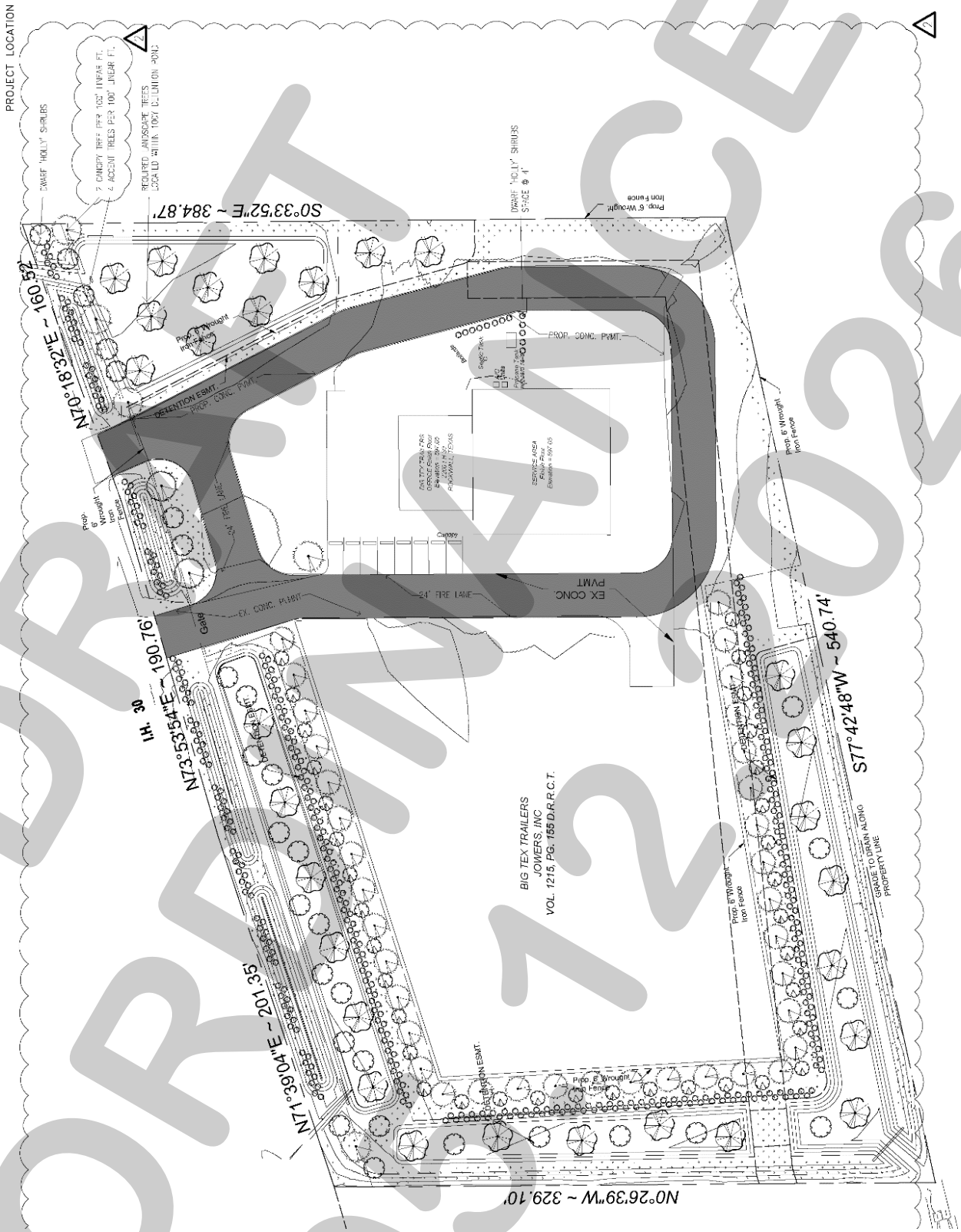
DRAFT ORDINANCE 05/12/2026

Exhibit 'C'
Paving Plan



DRAFT
ORDINANCE
05.12.26

Exhibit 'D'
Landscape Plan



DRAFT
ORDINANCE
05/12/2026

CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

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

TO:	Planning and Zoning Commission
DATE:	May 12, 2026
APPLICANT:	Akhil D. Vats
CASE NUMBER:	Z2026-015; *Specific Use Permit (SUP) for a Residential Infill adjacent to an Established Subdivision at 451 Cornelius Road*

SUMMARY

Hold a public hearing to discuss and consider a request by Akhil D. Vats for the approval of a *Specific Use Permit (SUP)* for *Residential Infill Adjacent to an Established Subdivision* for the purpose of constructing a single-family home on a 1.59-acre parcel of land identified as Lot 5, Block A, Peoples Tract Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family Estate 1.5 (SFE-1.5) District, addressed as 451 Cornelius Road, and take any action necessary.

BACKGROUND

The subject property was annexed into the City of Rockwall on January 4, 2010 by *Ordinance No. 10-01* [*i.e. Case No. A2009-005*]. At the time of annexation, the subject property was zoned Agricultural (AG) District. On May 6, 2024, the City Council approved a *Zoning Change* [*Case No. Z2024-015*] from Agricultural (AG) District to Single-Family Estate 1.5 (SFE-1.5) District for the Peoples Tract Addition, which included the subject property. On April 15, 2024, the City Council approved a *Final Plat* [*i.e. Case No. P2024-009*] for the Peoples Tract Addition establishing the subject property as Lot 5, Block A, Peoples Tract Addition. The subject property has remained vacant since rezoning.

PURPOSE

The applicant -- *Akhil Vats* -- is requesting the approval of a Specific Use Permit (SUP) for the purpose of constructing a single-family home on the subject property in accordance with Subsection 02.03(B) (11), *Residential Infill in or Adjacent to an Established Subdivision*, and Subsection 02.03, *Conditional Land Use Standards*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC).

ADJACENT LAND USES AND ACCESS

The subject property is located at 451 Cornelius Road. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is Cornelius Road, which is identified as a M4U (*i.e. major collector, four [4] lane, undivided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is the Maytona Ranch Estates Subdivision, which was established in 1983 and consists of 19 single-family residential lots. All of these properties are developed with single-family homes and are zoned Agricultural (AG) District.

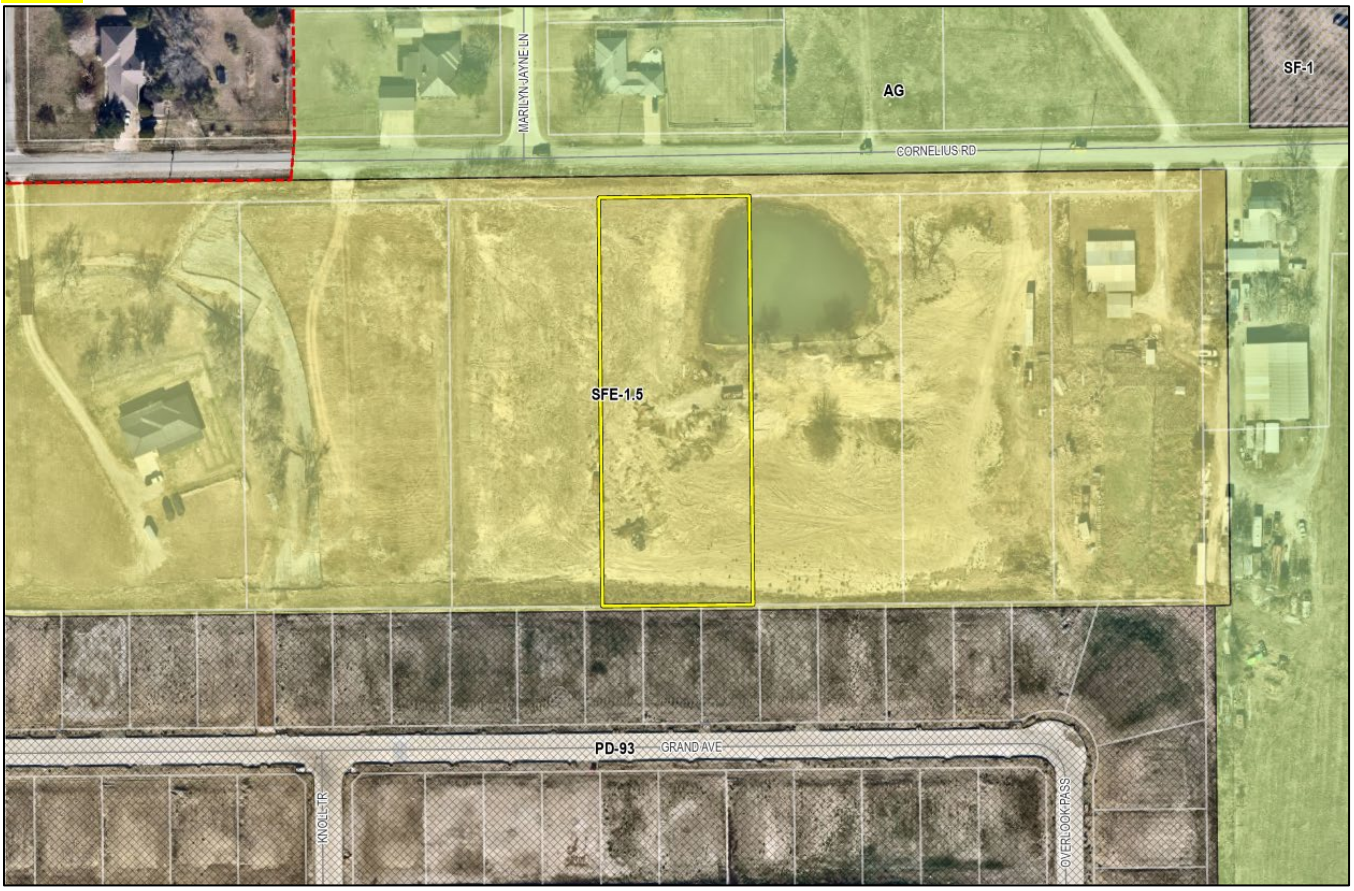
South: Directly south of the subject property Phase I of the Terraces Subdivision, which consists of 263 lots and is zoned Planned Development District 93 (PD-93) for Single-Family 10 (SF-10) District land uses. Beyond that is a 55.08-acre tract of land (*i.e. Tract 11, of the W.M. Dalton Survey, Abstract 72*), which is zoned Agricultural (AG) District and developed with two (2) *Agricultural Accessory Structures* (*i.e. a 7,448 SF barn and a 1,107 SF pole barn*) that were constructed in 1966.

East: Directly east of the subject property are three (3) parcels of land (*i.e. 487, 525, and 555 Cornelius Road*), which are zoned Single-Family Estate 1.5 (SFE-1.5) District, currently vacant and part of the Peoples Tract Addition. Beyond

this is a 12.231-acre tract of land (*i.e. Tract 10, of the W.M. Dalton Survey, Abstract No. 72*), which is zoned Agricultural (AG) District and developed with a Single-Family home.

West: Directly west of the subject property are four (4) parcels of land (*i.e. 401, 375, 333, and 291 Cornelius Road*), which are zoned Single-Family Estate 1.5 (SFE-1.5) District, currently vacant, and part of the Peoples Tract Addition. West of this is a four (4) acre parcel of land owned by the City of Rockwall that is zone Agricultural (AG) District and developed with a *Public Park*.

MAP 1: LOCATION MAP
YELLOW: SUBJECT PROPERTY



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

Article 13, *Definitions*, of the Unified Development Code (UDC) defines *Residential Infill in or Adjacent to an Established Subdivision* as "(t)he new development of a single-family home or duplex on an existing vacant or undeveloped parcel of land or the redevelopment of a developed parcel of land for a new single-family home or duplex within an established subdivision that is mostly or entirely built-out." An *established subdivision* is further defined in Subsection 02.03(B) (11) of Article 04, *Permissible Uses*, of the UDC as "…a subdivision that consists of five (5) or more lots, that is 90% developed, and that has been in existence for more than ten (10) years." In this case, the subject property is located adjacent to the Meadowview Ranch Estates Subdivision, which has been in existence for more than ten (10) years, consists of 24 residential lots, and is 100% developed. The *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the UDC, requires a Specific Use Permit (SUP) for *Residential Infill in or Adjacent to an Established Subdivision* in all single-family zoning districts, the Two-Family (2F) District, the Downtown (DT) District, and the Residential-Office (RO) District. This property, being within 500-feet of an established subdivision and being zoned Single-Family Estate 1.5 (SFE-1.5) District, requires a Specific Use Permit (SUP).

In addition, Subsection 02.03(B)(11) of Article 04, *Permissible Uses*, of the UDC states that, "…the Planning and Zoning Commission and City Council shall consider the proposed size, location, and architecture of the home compared to the existing housing … [*and*] (a)ll housing proposed under this section [*i.e. Residential Infill in or Adjacent to an Established Subdivision*] shall be constructed to be architecturally and visually similar or complimentary to the existing housing …" The following is a

summary of observations concerning the housing along Cornelius Road and Marilyn Jane Road compared to the house proposed by the applicant:

Housing Design and Characteristics	Existing Housing	Proposed Housing
Building Height	One (1) & Two (2) Story	Two (2) Story
Building Orientation	All of the homes are oriented toward the street they are built along.	The front elevation of the home will face Cornelius Road
Year Built	1888 - 2012	*N/A*
Building SF on Property	2,046 SF – 7,986 SF	9,017 SF
Building Architecture	Mostly Single-Family Homes	Comparable Architecture to the Surrounding New Single-Family Homes
Building Setbacks:		
Front	20-Feet or Greater	210-Feet
Side	10-feet or Greater	25-Feet
Rear	10-feet or Greater	163-Feet
Building Materials	Brick and Siding	Stone, Stucco, Wood Siding, Metal Siding
Roofs	Composite & Asphalt Shingles	Composite and Asphalt Shingle

The Specific Use Permit (SUP) request for the single-family home does appear to be in conformance with the density and dimensional requirements stipulated by the Unified Development Code (UDC) except for the deviation to the minimum required roof pitch. According to Subsection 03.01, *General Residential District Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), "(a)ll residential structures shall be constructed with a minimum 3:12 roof pitch". In this case, the applicant is proposing a modern style home that uses a variation of roof pitches lower than the minimum 3:12 requirement. A waiver to the roof pitch is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission. If this Specific Use Permit (SUP) request is approved by the Planning and Zoning Commission and City Council, the roof pitch requirement will be waived. With the exception of the roof pitch, the proposed single-family home meets all of the density and dimensional requirements as stipulated by the Unified Development Code (UDC) for a property in a Single-Family Estate 1.5 (SFE-1.5) District.

For the purpose of comparing the proposed home to the existing single-family housing located adjacent to or in the vicinity of the subject property, staff has provided photos of the properties along Cornelius and Marilyn Jane Road and the proposed building elevations in the attached packet. If the applicant's Specific Use Permit (SUP) is approved, staff has included operational conditions in the Specific Use Permit (SUP) ordinance that tie down the size, height, and general architecture of the proposed single-family home. With this being said, the approval of a Specific Use Permit (SUP) request is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.

NOTIFICATIONS

On April 21, 2026, staff mailed 84 notices to property owners and occupants within 500-feet of the subject property. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). At the time this report was written, staff has not received any notices in favor or in opposition of the applicant's request.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the applicant's request for a *Specific Use Permit (SUP)* for *Residential Infill Adjacent to an Established Subdivision*, then staff would propose the following conditions of approval:

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

(a) The development of the *Subject Property* shall generally conform to the *Residential Plot Plan* as depicted in *Exhibit 'B'* of the draft ordinance.

(b) The construction of a *Single-Family Home* on the *Subject Property* shall generally conform to the *Building Elevations* depicted in *Exhibits 'C'*, the *Renderings* depicted in *Exhibits 'D',* and the *Floor Plan* depicted in *Exhibits 'E'* of the draft ordinance.

(c) Once construction of the single-family home has been completed, inspected, and accepted by the City, the Specific Use Permit (SUP) shall expire, and no further action by the property owner shall be required.

.

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

DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

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

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

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

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

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	451 Cornelius Rd, Rockwall 75087				
SUBDIVISION	Peoples Tract Addition	LOT	5	BLOCK	
GENERAL LOCATION	Between Terraces Phase 2 and Cornelius R				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	SF-1.5	CURRENT USE	Vacant Land		
PROPOSED ZONING	SF- 1.5	PROPOSED USE	Single Family Home		
ACREAGE	1.59 Lot	LOTS [CURRENT]	Lot 5	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	Akhil D. Vats	☐ APPLICANT	
CONTACT PERSON		CONTACT PERSON	
ADDRESS	[redacted]	ADDRESS	
CITY, STATE & ZIP		CITY, STATE & ZIP	
PHONE		PHONE	
E-MAIL		E-MAIL	

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Ankit Parmar (Applicant) [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."

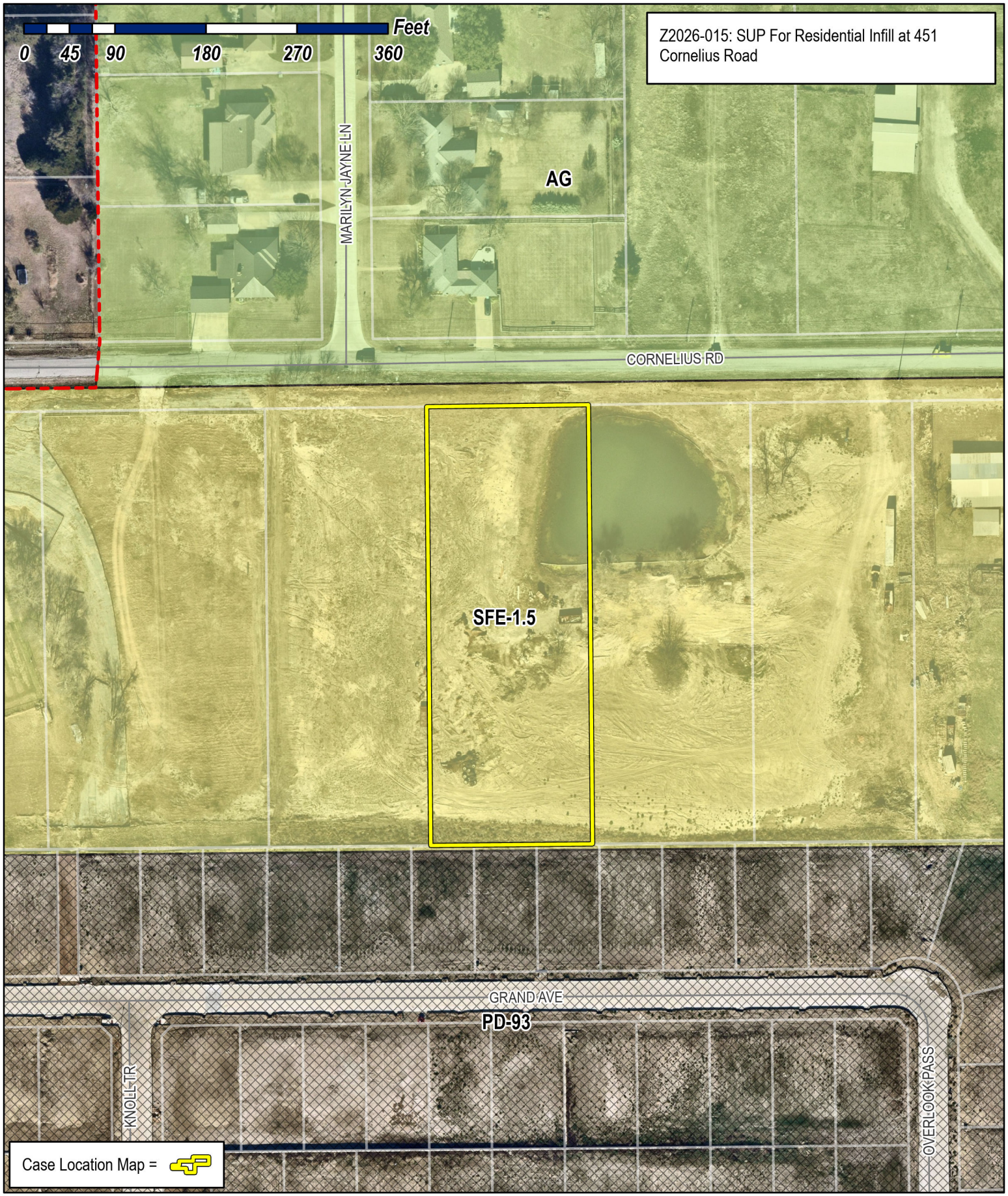
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 15 *DAY OF* April, *20* 26

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Jera Dee Davidson

Jera Dee Davidson
My Commission Expires
6/20/2028
Notary ID 10851090

MY COMMISSION EXPIRES 6-20-2028



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.

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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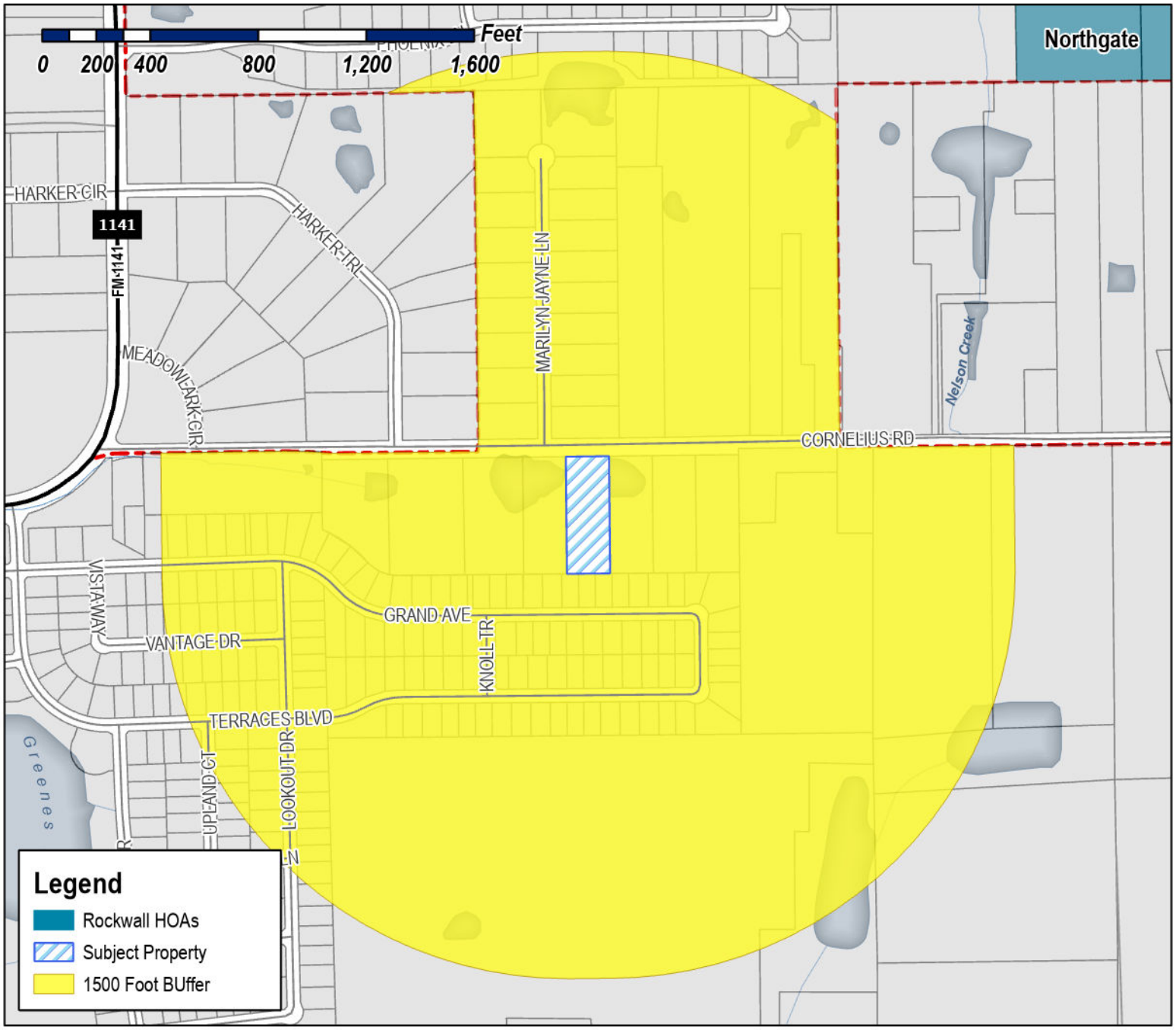
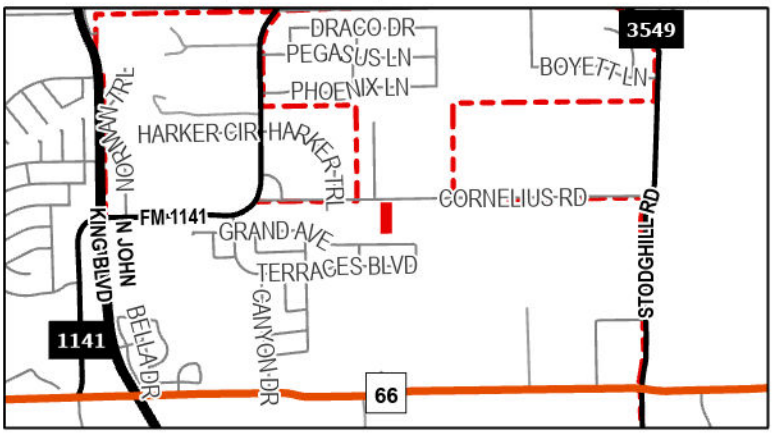


Case Number: Z2026-015
Case Name: SUP For Residential Infill
Case Type: Zoning
Zoning: Single-Family Estate 1.5 (SFE 1.5) District
Case Address: 451 Cornelius Road



Date Saved: 4/21/2026
For Questions on this Case Call (972) 771-7745

City of Rockwall

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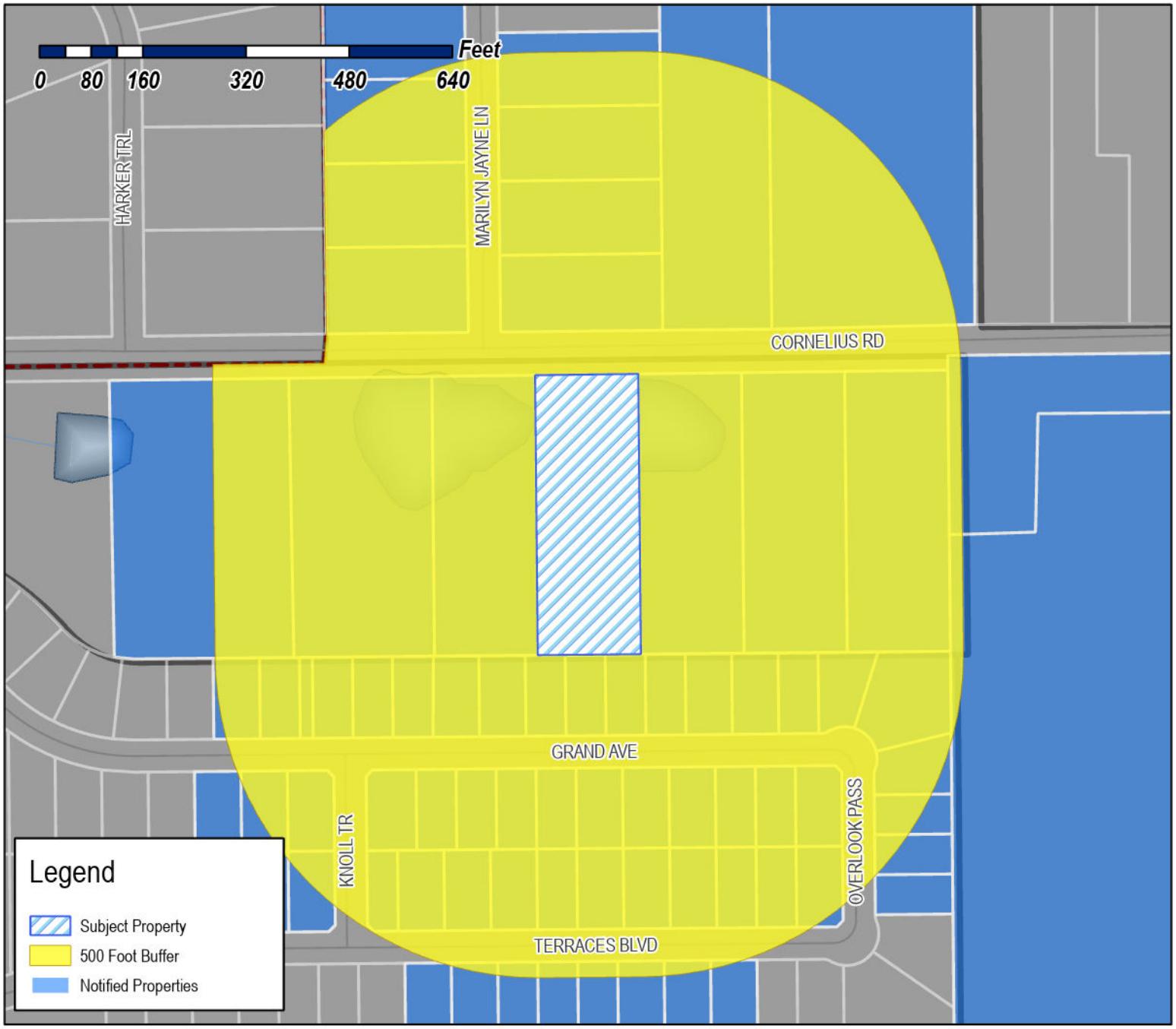

Case Number: Z2026-015
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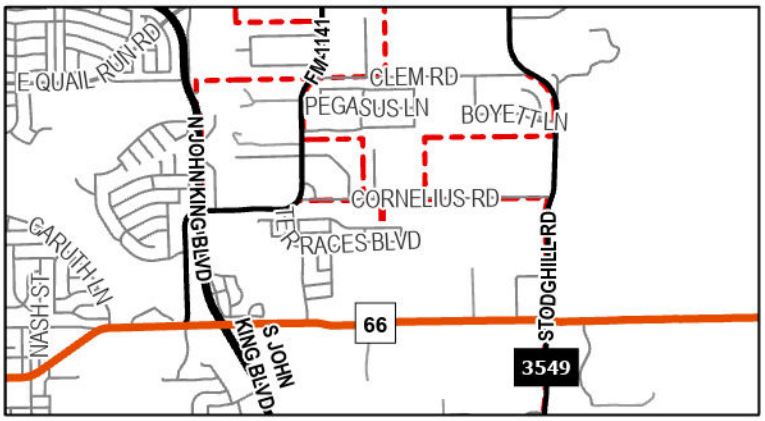


Date Saved: 4/21/2026
For Questions on this Case Call: (972) 771-7745

RESIDENT
1110 OVERLOOK PASS
ROCKWALL, TX 75087

RESIDENT
1116 OVERLOOK PASS
ROCKWALL, TX 75087

RESIDENT
1122 OVERLOOK PASS
ROCKWALL, TX 75087

RESIDENT
1128 OVERLOOK PASS
ROCKWALL, TX 75087

THOMAS STEPHEN R & SHARON C
1200 MARILYN JAYNE DR
ROCKWALL, TX 75087

RANDY AND KAY WILSON REVOCABLE TRUST
RANDY SCOTT WILSON AND KAY MARIE
WILSON- CO TRUSTEES
1201 MARILYN JAYNE
ROCKWALL, TX 75087

JAMES BRIAN & KIMBERLY
1202 MARILYN JAYNE DR
ROCKWALL, TX 75087

SMITH DANIEL T
1203 MARILYN JAYNE DR
ROCKWALL, TX 75087

WALKER GRACIE & LEON
1204 MARILYN JAYNE DR
ROCKWALL, TX 75087

JAMES DAVID L
1205 MARILYN JAYNE DRIVE
ROCKWALL, TX 75087

COOK ROBERT M ETUX
1206 MARILYN JAYNE DR
ROCKWALL, TX 75087

CANTRELL CARL DEAN
1207 MARILYN JAYNE DR
ROCKWALL, TX 75087

HARGROVE TODD & TONDA
1381 LEEWARD DR
ROCKWALL, TX 75087

SINGH GAGANPREET K AND PAWANPREET
151 STEVENSON DR
FATE, TX 75087

RESIDENT
2049 GRAND AVE
ROCKWALL, TX 75087

RESIDENT
2050 GRAND AVE
ROCKWALL, TX 75087

RESIDENT
2055 GRAND AVE
ROCKWALL, TX 75087

RESIDENT
2056 GRAND AVE
ROCKWALL, TX 75087

RESIDENT
2056 TERRACES BLVD
ROCKWALL, TX 75087

RESIDENT
2061 GRAND AVE
ROCKWALL, TX 75087

RESIDENT
2062 TERRACES BLVD
ROCKWALL, TX 75087

RESIDENT
2064 GRAND AVE
ROCKWALL, TX 75087

RESIDENT
2068 GRAND AVE
ROCKWALL, TX 75087

RESIDENT
2104 GRAND AVE
ROCKWALL, TX 75087

RESIDENT
2105 GRAND AVE
ROCKWALL, TX 75087

RESIDENT
2106 TERRACES BLVD
ROCKWALL, TX 75087

RESIDENT
2110 GRAND AVE
ROCKWALL, TX 75087

RESIDENT
2111 GRAND AVE
ROCKWALL, TX 75087

RESIDENT
2112 TERRACES BLVD
ROCKWALL, TX 75087

RESIDENT
2115 TERRACES BLVD
ROCKWALL, TX 75087

RESIDENT
2116 GRAND AVE
ROCKWALL, TX 75087

RESIDENT
2117 GRAND AVE
ROCKWALL, TX 75087

RESIDENT
2118 TERRACES BLVD
ROCKWALL, TX 75087

RESIDENT
2121 TERRACES BLVD
ROCKWALL, TX 75087

RESIDENT
2122 GRAND AVE
ROCKWALL, TX 75087

RESIDENT
2123 GRAND AVE
ROCKWALL, TX 75087

RESIDENT
2124 TERRACES BLVD
ROCKWALL, TX 75087

RESIDENT
2127 TERRACES BLVD
ROCKWALL, TX 75087

RESIDENT
2128 GRAND AVE
ROCKWALL, TX 75087

RESIDENT
2129 GRAND AVE
ROCKWALL, TX 75087

RESIDENT
2130 TERRACES BLVD
ROCKWALL, TX 75087

RESIDENT
2133 TERRACES BLVD
ROCKWALL, TX 75087

RESIDENT
2134 GRAND AVE
ROCKWALL, TX 75087

RESIDENT
2135 GRAND AVE
ROCKWALL, TX 75087

RESIDENT
2136 TERRACES BLVD
ROCKWALL, TX 75087

RESIDENT
2139 TERRACES BLVD
ROCKWALL, TX 75087

RESIDENT
2140 GRAND AVE
ROCKWALL, TX 75087

RESIDENT
2200 TERRACES BLVD
ROCKWALL, TX 75087

RESIDENT
2201 GRAND AVE
ROCKWALL, TX 75087

RESIDENT
2202 GRAND AVE
ROCKWALL, TX 75087

RESIDENT
2203 TERRACES BLVD
ROCKWALL, TX 75087

RESIDENT
2206 TERRACES BLVD
ROCKWALL, TX 75087

RESIDENT
2207 GRAND AVE
ROCKWALL, TX 75087

RESIDENT
2208 GRAND AVE
ROCKWALL, TX 75087

RESIDENT
2209 TERRACES BLVD
ROCKWALL, TX 75087

RESIDENT
2212 TERRACES BLVD
ROCKWALL, TX 75087

RESIDENT
2213 GRAND AVE
ROCKWALL, TX 75087

RESIDENT
2214 GRAND AVE
ROCKWALL, TX 75087

RESIDENT
2215 TERRACES BLVD
ROCKWALL, TX 75087

RESIDENT
2218 TERRACES BLVD
ROCKWALL, TX 75087

RESIDENT
2219 GRAND AVE
ROCKWALL, TX 75087

RESIDENT
2220 GRAND AVE
ROCKWALL, TX 75087

RESIDENT
2224 TERRACES BLVD
ROCKWALL, TX 75087

RESIDENT
2225 GRAND AVE
ROCKWALL, TX 75087

RESIDENT
2226 GRAND AVE
ROCKWALL, TX 75087

RESIDENT
2232 GRAND AVE
ROCKWALL, TX 75087

POLK BALEY & BROOKE
333 CORNELIUS RD
ROCKWALL, TX 75087

RESIDENT
375 CORNELIUS RD
ROCKWALL, TX 75087

RESIDENT
401 CORNELIUS RD
ROCKWALL, TX 75087

TM TERRACES LLC
ANDREA DANLEY - INDEPENDENT EXECUTOR
4416 W. LOVERS LN SUITE 200
DALLAS, TX 75209

TM TERRACES LLC
4416 W. LOVERS LN SUITE 200
DALLAS, TX 75209

TM TERRACES LLC
ANDREA DANLEY - INDEPENDENT EXECUTOR
4416 W. LOVERS LN SUITE 200
DALLAS, TX 75209

TM TERRACES LLC
4416 W. LOVERS LN SUITE 200
DALLAS, TX 75209

RESIDENT
451 CORNELIUS RD
ROCKWALL, TX 75087

RESIDENT
487 CORNELIUS RD
ROCKWALL, TX 75087

FLEMING HALLIE B
508 N ALAMO RD
ROCKWALL, TX 75087

RESIDENT
520 CORNELIUS RD
ROCKWALL, TX 75087

RESIDENT
525 CORNELIUS RD
ROCKWALL, TX 75087

RESIDENT
555 CORNELIUS RD
ROCKWALL, TX 75087

RESIDENT
588 CORNELIUS RD
ROCKWALL, TX 75087

PEOPLES DONNIE
589 CORNELIUS
ROCKWALL, TX 75087

PEOPLES DONNIE
589 CORNELIUS
ROCKWALL, TX 75087

RESIDENT
657 CORNELIUS RD
ROCKWALL, TX 75087

ESTATE OF MICHAEL L PEOPLES SR
ANDREA DANLEY - INDEPENDENT EXECUTOR
PO Box 154
Fate, TX 75132

PUBLIC NOTICE

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

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

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

Z2026-015: SUP for Residential Infill

Hold a public hearing to discuss and consider a request by Akhil D. Vats for the approval of a *Specific Use Permit (SUP)* for *Residential Infill Adjacent to an Established Subdivision* for the purpose of constructing a single-family home on a 1.59-acre parcel of land identified as Lot 5, Block A, People Tract Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family Estate 1.5 (SFE-1.5) District, addressed as 451 Cornelius Road, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on *Tuesday, May 12, 2026 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, May 18, 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, May 18, 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. Z2026-015: 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.

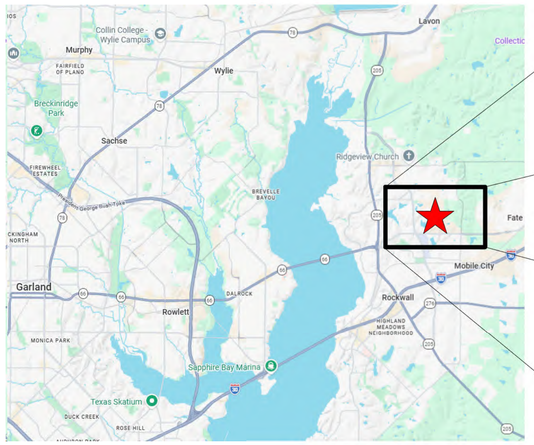
☐ I am opposed to the request for the reasons listed below.

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.

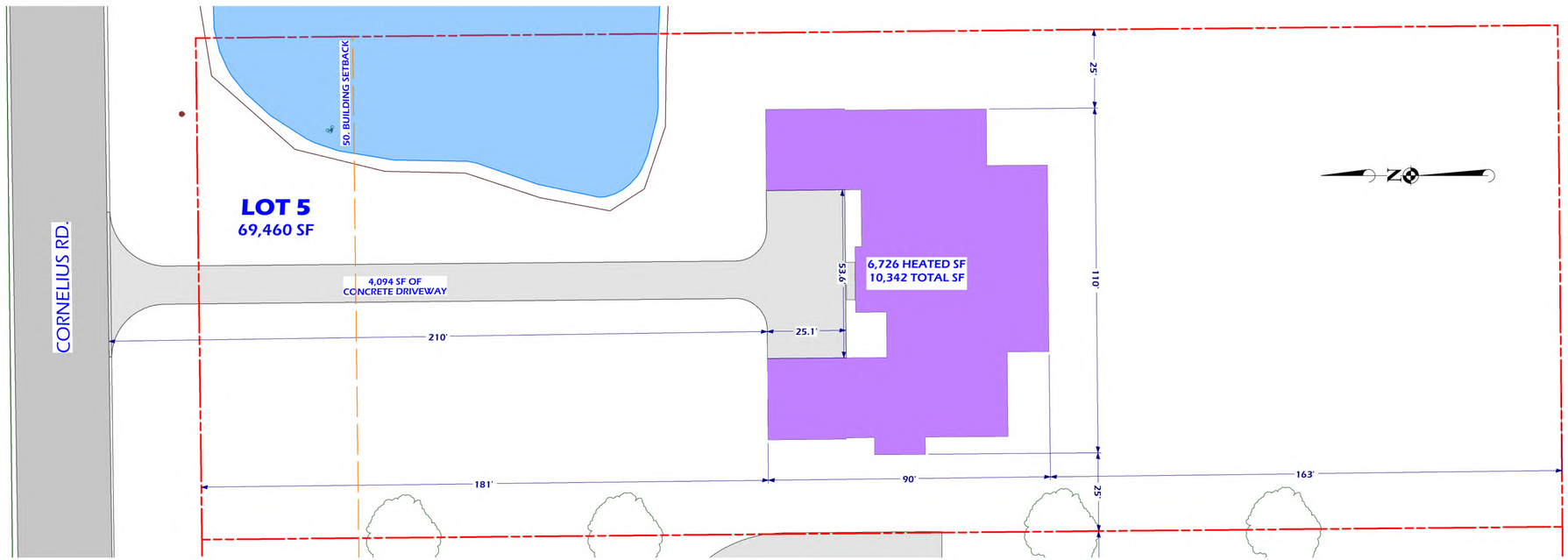
PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE



E1 OVERALL BUILDING HEIGHT
SCALE: NOT TO SCALE

NEW HOME FOR THE VOTS FAMILY

451 Cornelius Rd, Rockwall, TX 75087



1 SITE PLAN
SCALE: 1" = 20'-0"

Case Number (Z2026-015)

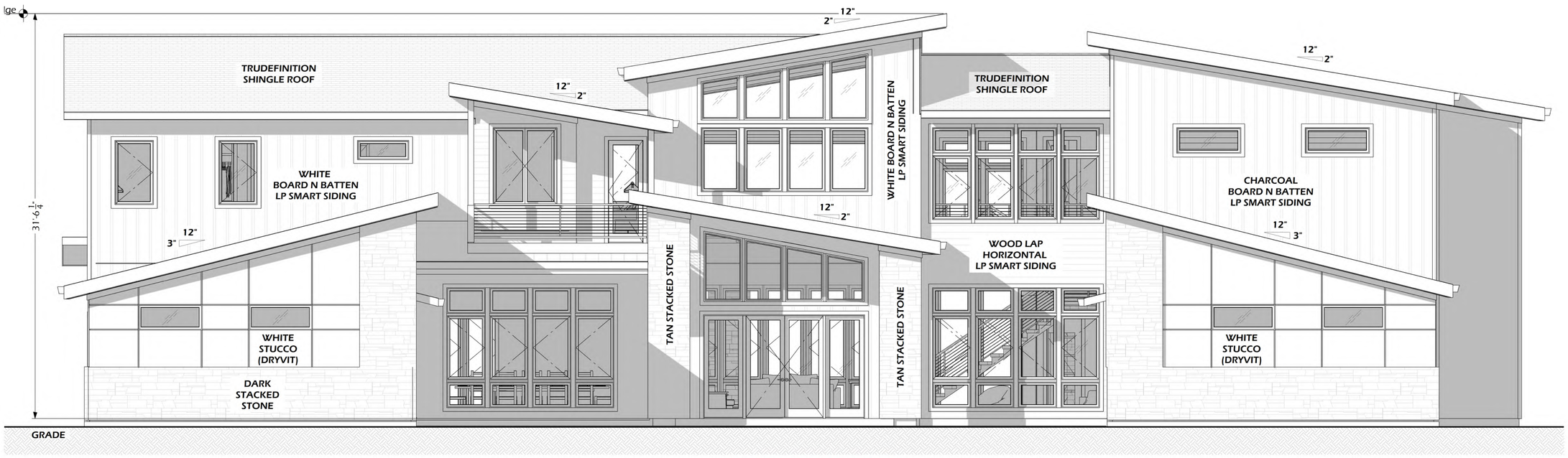
SHEET NUMBER **A.00** | REVISION #: F

NEW HOME FOR THE VOTS FAMILY
451 Cornelius Rd, Rockwall, TX 75087
DRAWN BY: J. Scott Phillips | PROJECT #: 26030508 | DRAWN: 05/05/2026

LOT #5 SITE PLAN
451 Cornelius Rd., Rockwall, TX 75087

MEMBER AIBD AMERICAN INSTITUTE OF BUILDING DESIGN

7300 State Hwy 121, Suite 300
McKinney, TX 75070
(903) 413-5096
Scott@PhillipsPlans.com
PHILLIPSPLANS.COM
PHILLIPS DESIGN SERVICES INC.



E1 FRONT ELEVATION VIEW
SCALE: 1/4" =1'-0"

E2 RIGHT SIDE ELEVATION VIEW
SCALE: 1/4" =1'-0"

Case Number (Z2026-015)

SHEET NUMBER **A.03** | REVISION #: C

NEW HOME FOR THE VATS FAMILY
451 Cornelius Rd, Rockwall, TX 75087
DRAWN BY: J. Scott Phillips | PROJECT #: 26030508 | DRAWN BY: 03/13/2026

EXTERIOR ELEVATIONS
FRONT AND LEFT SIDE VIEWS

MEMBER AIBD AMERICAN INSTITUTE OF BUILDING DESIGN

7300 State Hwy 121, Suite 300
McKinney, TX 75070
(903) 413-5096
Scott@PhillipsPlans.com
PHILLIPSPLANS.COM
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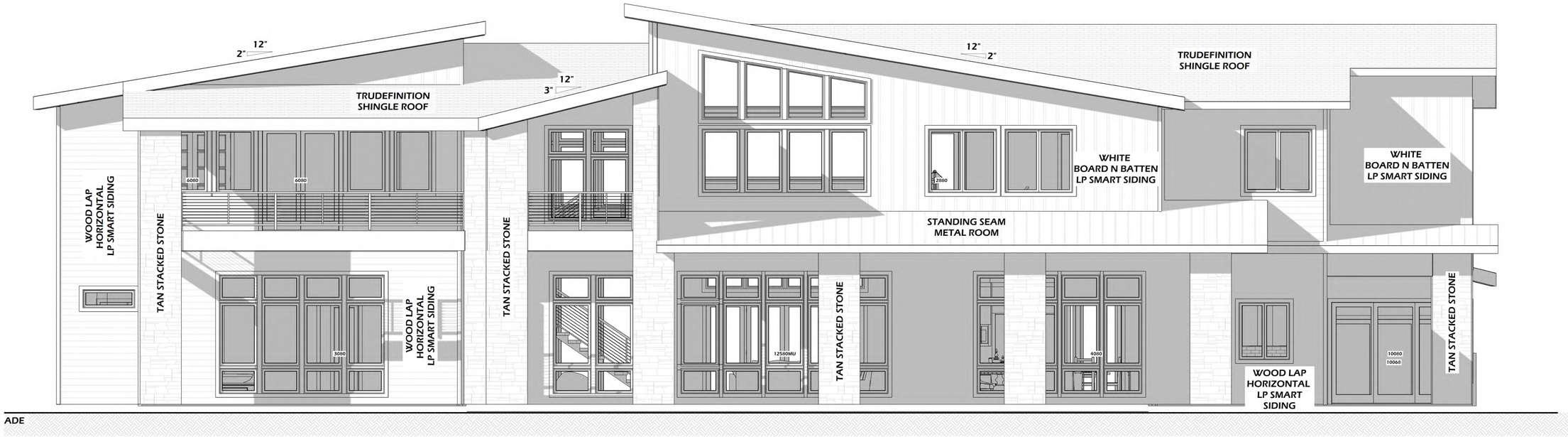
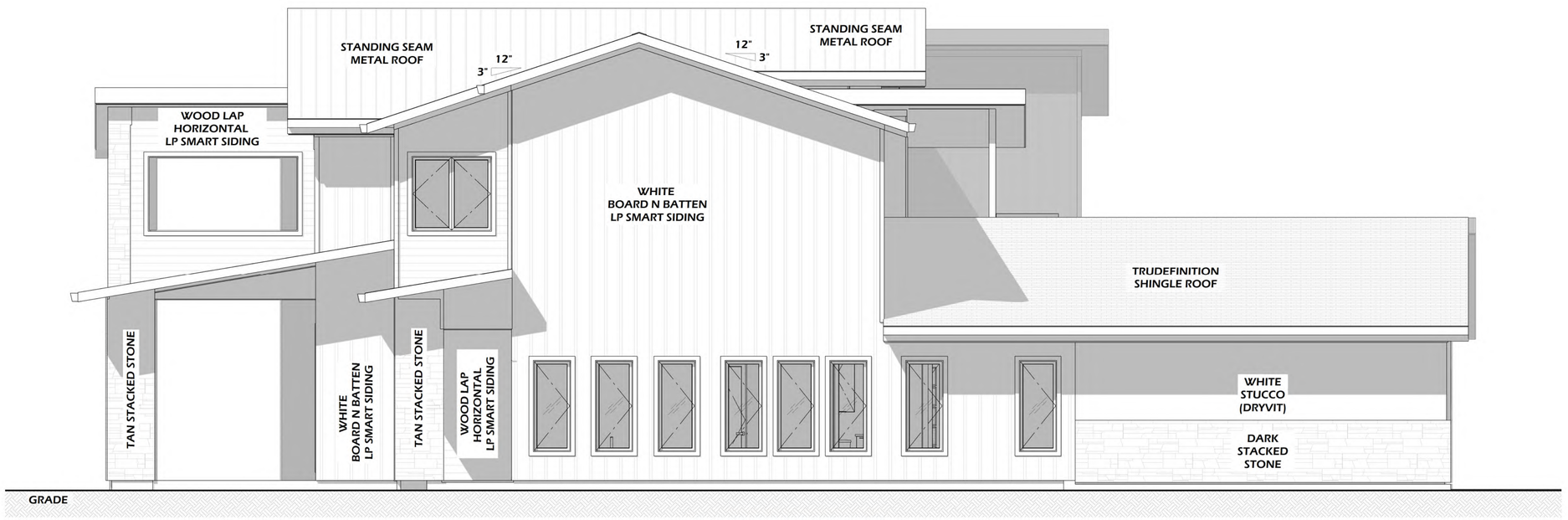


E3 REAR ELEVATION
SCALE: 1/4" = 1'-0"



E4 LEFT SIDE ELEVATION VIEW
SCALE: 1/4" = 1'-0"

Case Number (Z2026-015)

SHEET NUMBER **A.04**
REVISION #: C

NEW HOME FOR THE VATS FAMILY
451 Cornelius Rd, Rockwall, TX 75087
DRAWN BY: J. Scott Phillips | PROJECT #: 26030508 | DRAWN BY: 03/13/2026

EXTERIOR ELEVATIONS
REAR AND RIGHT SIDE VIEW

MEMBER AIBD AMERICAN INSTITUTE OF BUILDING DESIGN

7300 State Hwy 121, Suite 300
McKinney, TX 75070
(903) 413-5096
Scott@PhillipsPlans.com
PHILLIPSPLANS.COM
PHILLIPS DESIGN SERVICES INC.

E3 REAR 3D RENDERING
SCALE: NOT TO SCALE

E1 FRONT 3D RENDERING
SCALE: NOT TO SCALE

E4 RIGHT SIDE 3D RENDERING
SCALE: NOT TO SCALE

E2 RIGHT SIDE 3D RENDERING
SCALE: NOT TO SCALE

Case Number (Z2026-015)

PHILLIPS DESIGN SERVICES INC.
7300 State Hwy 121, Suite 300
McKinney, TX 75070
(903) 413-5096
Scott@PhillipsPlans.com
PHILLIPSPLANS.COM

MEMBER AIBD AMERICAN INSTITUTE of BUILDING DESIGN

LOT #5 SITE PLAN

451 Cornelius Rd., Rockwall, TX 75087

NEW HOME FOR THE VOTS FAMILY

451 Cornelius Rd, Rockwall, TX 75087

DRAWN BY: J. Scott Phillips | PROJECT #: 26030507 | DRAWN: 05/05/2026

SHEET NUMBER **A.05**

REVISION #: F

111'-2 1/2"

89'-8 11/16"

PATIO
11'-0" x 7'-10"
122 5/8" CEILING

GYM / WORKOUT ROOM
11'-2" x 12'-0"
145 1/8" CEILING

PREP-KITCHEN
12'-6" x 10'-11"
145 1/8" CEILING

PANTRY
12'-6" x 8'-4"
145 1/8" CEILING

KITCHEN
19'-0" x 25'-1"
145 1/8" CEILING

FAMILY
18'-5" x 25'-3"
163 3/4" CEILING

HEATILATOR PREMIO 42 DIRECT VENT GAS FIREPLACE

LIBRARY
9'-1" x 11'-2"
OPEN CEILING

SHOWER
2'-9" x 2'-10"

1/2 BATH
5'-8" x 4'-11"

MAIN BEDROOM
22'-7" x 16'-0"
145 1/8" CEILING

GYM / WORKOUT ROOM
13'-8" x 12'-0"
145 1/8" CEILING

HALLWAY
145 1/8" CEILING

DINING
19'-2" x 11'-3"
145 1/8" CEILING

ENTRY
20'-6" x 12'-4"
163 3/4", 145 1/8" CEILING

UP

COVERED PORCH
18'-0" x 7'-7"
N/A CEILING

ENTRY PORCH
21'-3" x 8'-10"
N/A CEILING

GUEST BEDROOM
19'-9" x 12'-0"
121 1/8" CEILING

GUEST CLOSET
5'-8" x 5'-7"

LAUNDR
6'-11" x 12'-1"
145 1/8" CEILI

GARAGE
24'-4" x 24'-1"
122 5/8" CEILING

24'-4"

24'-8 1/2"

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

SQUARE FOOTAGE	
DESCRIPTION	SQ. FEET
1st FLOOR PLAN	4,097
2nd FLOOR PLAN	2,629
TOTAL HEATED	**6,726**
FRONT PORCH ENTRY	330
LARGE BACK PORCH	1,285
2ND FLOOR FRONT BALCONY	98
2nd FLOOR PORCH	668
(2) 2 CAR GARAGES	1,235
TOTAL	**10,342**

Case Number (Z2026-015)

SHEET NUMBER **A.01** REVISION #: C

NEW HOME FOR THE VATS FAMILY
451 Cornelius Rd, Rockwall, TX 75087
DRAWN BY: J. Scott Phillips | PROJECT #: **26030508** | DRAWN BY: 03/13/2026

1ST FLOOR PLAN

MEMBER AIBD AMERICAN INSTITUTE OF BUILDING DESIGN

7300 State Hwy 121, Suite 300
McKinney, TX 75070
(903) 413-5096
Scott@PhillipsPlans.com
PHILLIPSPLANS.COM
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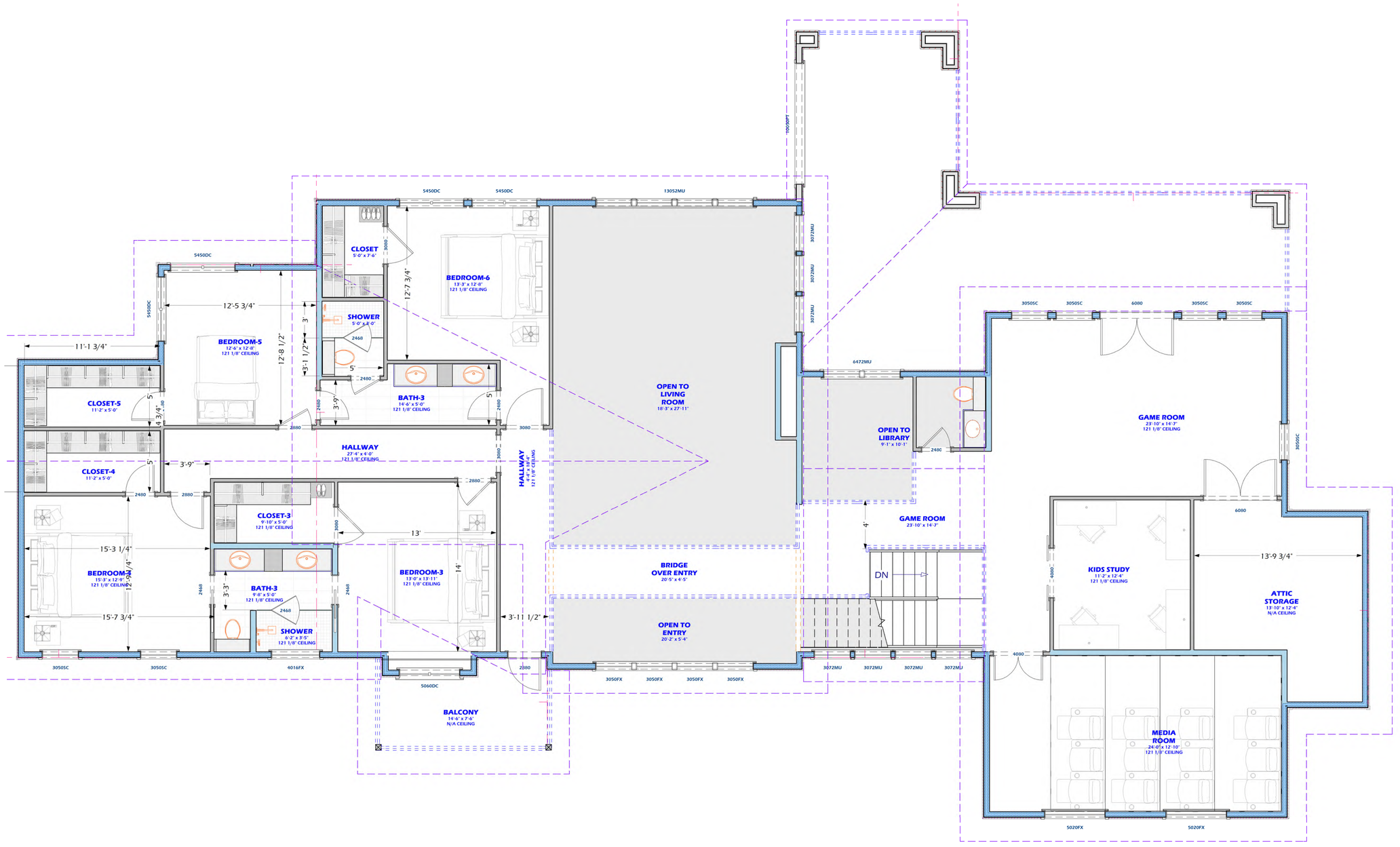


2 2nd FLOOR PLAN
SCALE: 1/4" = 1'-0"

SQUARE FOOTAGE	
DESCRIPTION	SQ. FEET
1st FLOOR PLAN	4,097
2nd FLOOR PLAN	2,629
TOTAL HEATED	**6,726**
FRONT PORCH ENTRY	330
LARGE BACK PORCH	1,285
2ND FLOOR FRONT BALCONY	98
2nd FLOOR PORCH	668
(2) 2 CAR GARAGES	1,235
TOTAL	**10,342**

Case Number (Z2026-015)

SHEET NUMBER **A.02** | REVISION #: C

NEW HOME FOR THE VATS FAMILY
451 Cornelius Rd, Rockwall, TX 75087
DRAWN BY: J. Scott Phillips | PROJECT #: **26030508** | DRAWN BY: 03/13/2026

2nd FLOOR PLAN

MEMBER AIBD AMERICAN INSTITUTE OF BUILDING DESIGN

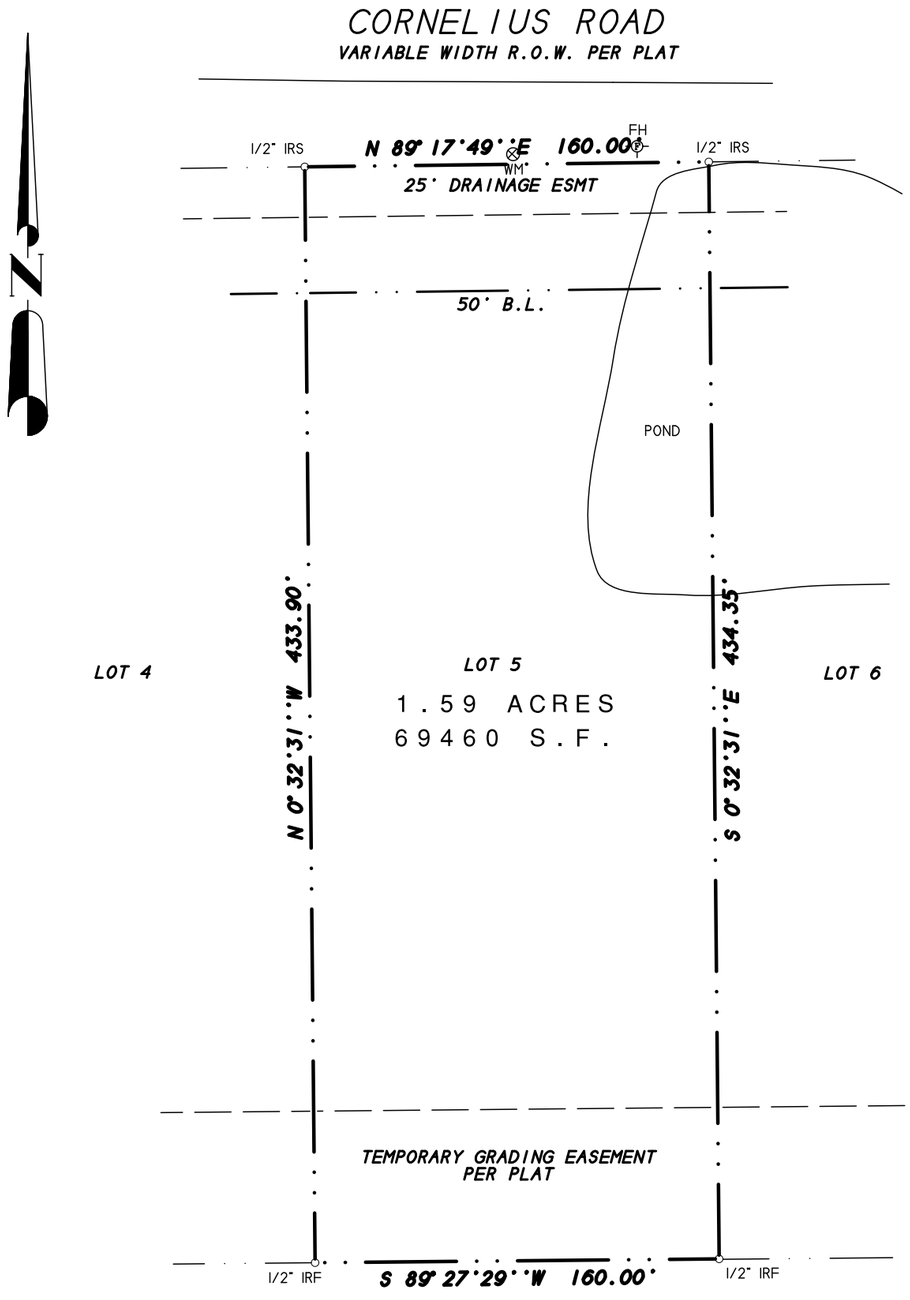
7300 State Hwy 121, Suite 300
McKinney, TX 75070
(903) 413-5096
Scott@PhillipsPlans.com
PHILLIPSPLANS.COM
PHILLIPS DESIGN SERVICES INC.

PLAT OF SURVEY

SURVEY ACCEPTED BY:

_____ DATE _____

_____ DATE _____



DESCRIPTION

Lot 5, Block A, Peoples Tract Addition, an Addition to the City of Rockwall, Rockwall County, Texas, according to the Final Plat thereof recorded in under Clerk's File No. 202400015144, Plat Records, Rockwall County, Texas.

NOTES

1) According to F.E.M.A. Flood Insurance Rate Map. Community Panel No. 48397C0035 L dated Sept. 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."

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 Allegiance Title Company and Akhil Vats at 451 Cornelius Road, Rockwall, 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 19th day of March, 2026.

Harold D. Fetty III, R.P.L.S. No. 5034

STATE OF TEXAS
REGISTERED
HAROLD D. FETTY III
5034
PROFESSIONAL
LAND SURVEYOR

SYMBOL LEGEND

TV TELEVISION CABLE RISER	GAS GAS METER	TEL PHONE RISER	FH FIRE HYDRANT	PP POWER POLE
ELEC ELECTRIC METER	ELEC BOX SUBSURFACE JUNCTION BOX	WM WATER METER	LP LIGHT POLE	1/2" IRF IRON ROD FOUND (CORNER)
FENCE	EASEMENT LINE / PROPERTY LINES		A/C AIR COND. UNIT	PROP PROPANE TANK

SURVEY DATE MARCH 19, 2026
SCALE 1" = 60' FILE # 20260050
CLIENT VATS GF # 3016402600136

H.D. Fetty Land Surveyor, LLC
Firm Registration no. 10150900
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2026-015

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	EXTERIOR MATERIALS
1200 Marilyn Jane	Single-Family Home	1986	2,046	Brick
1201 Marilyn Jane	Single-Family Home	1986	2,046	Brick
487 Cornelius Road	Barn	1985	7,986	N/A
520 Cornelius Road	Vacant	N/A	N/A	N/A
525 Cornelius Road	Vacant	N/A	N/A	N/A
555 Cornelius Road	Single-Family Home	1960	2,450	Siding
588 Cornelius Road	Barn	2012	2,700	Metal
589 Cornelius Road	Single-Family Home	1880	4,507	Siding
614 Cornelius Road	Vacant	N/A	N/A	N/A
628 Cornelius Road	Single-Family Home	2018	2,632	Metal
635 Cornelius Road	Vacant	N/A	N/A	N/A
657 Cornelius Road	Vacant	N/A	N/A	N/A
	AVERAGES:	1975	3,481	

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

1200 Marilyn Jane

1201 Marilyn Jane

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487 Cornelius Road

520 Cornelius Road

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525 Cornelius Road

555 Cornelius Road

588 Cornelius Road

589 Cornelius Road

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614 Cornelius Road

628 Cornelius Road

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635 Cornelius Road

657 Cornelius Road

CITY OF ROCKWALL

ORDINANCE NO. 26-XX

SPECIFIC USE PERMIT NO. S-3XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING 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 ADJACENT TO AN ESTABLISHED SUBDIVISION* TO ALLOW THE CONSTRUCTION OF A SINGLE-FAMILY HOME ON A 1.59-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 5, PEOPLES TRACT 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 Akhil Vats for the approval of a *Specific Use Permit (SUP)* for *Residential Infill adjacent to an Established Subdivision* to allow the construction of a single family home on a 1.59-acre parcel of land identified as Lot 5, Peoples Tract Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family Estate 1.5 (SFE-1.5) District, addressed as 451 Cornelius Road, and being more specifically described and depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code (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 adjacent to 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 03.02, *Single Family Estate 1.5 (SFE-1.5) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] -- *as heretofore amended and may be amended*

DRAFT 05-14-2026

in the future -- and with the following conditions:

3.1 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 *Exhibits 'C'*, the *Renderings* depicted in *Exhibits 'D',* and the *Floor Plan* depicted in *Exhibits 'E'* of this ordinance.

3) Once construction of the single-family home has been completed, inspected, and accepted by the City of Rockwall, this Specific Use Permit (SUP) shall expire, and no further action by the property owner shall be required.

3.2 COMPLIANCE

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

1) Upon obtaining a *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 4. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

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

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

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

SECTION 8. That this ordinance shall take effect immediately from and after its passage.

DRAFT ORDINANCE 03.12.26

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 1st DAY OF JUNE, 2026.

_____
Tim McCallum, *Mayor*

ATTEST:

_____
Kristy Teague, *City Secretary*

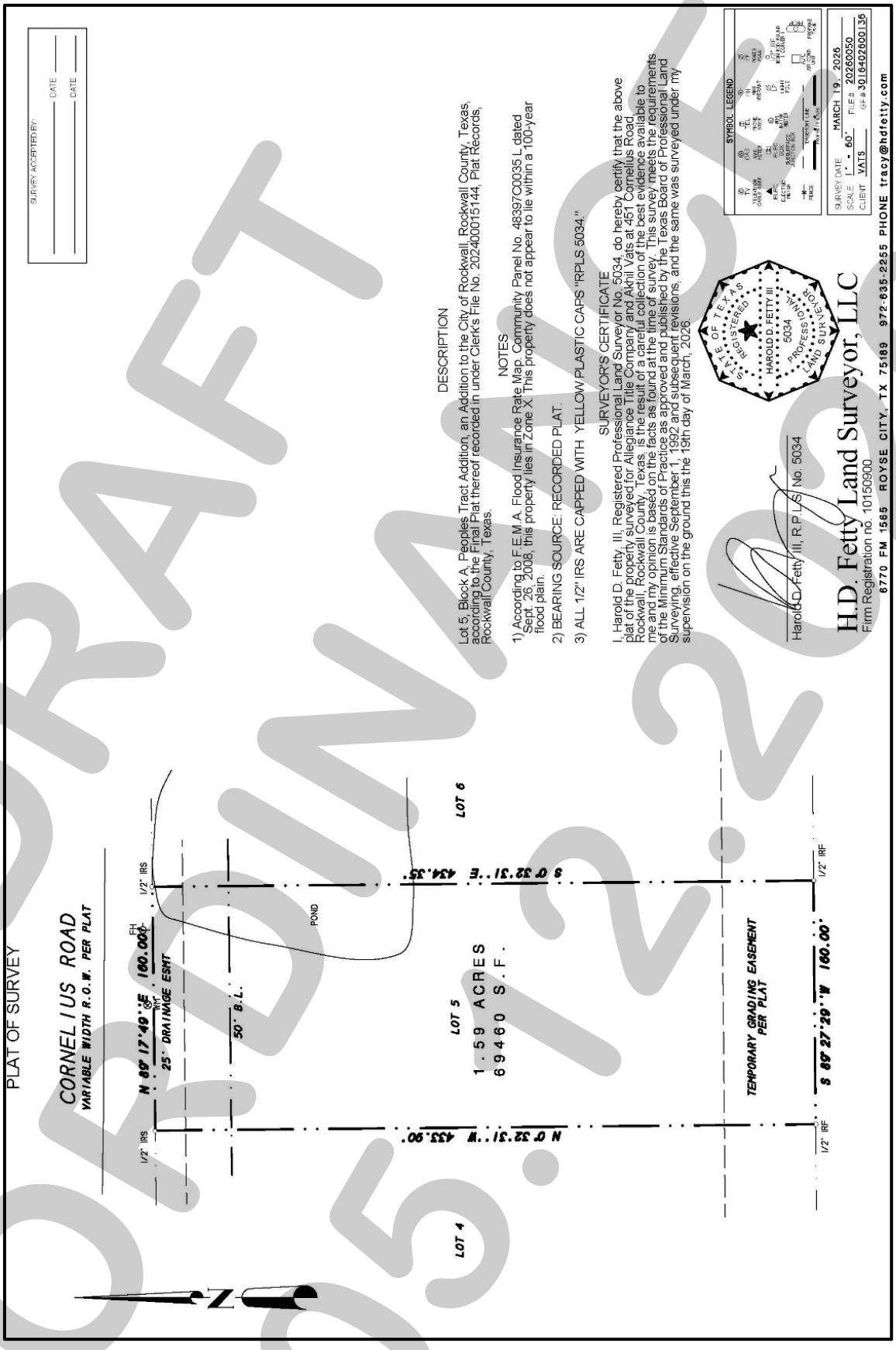
APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

1st Reading: *May 18, 2026*

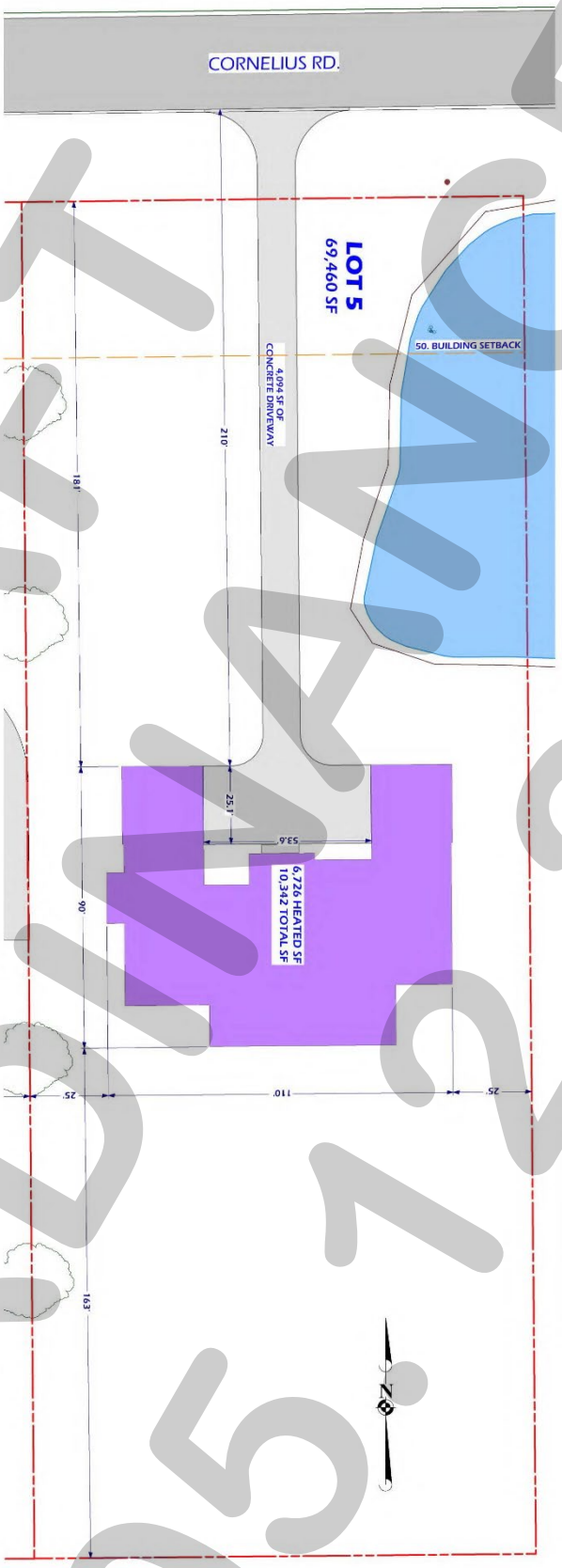
2nd Reading: *June 1, 2026*

DRAFT ORDINANCE 05.12.2026



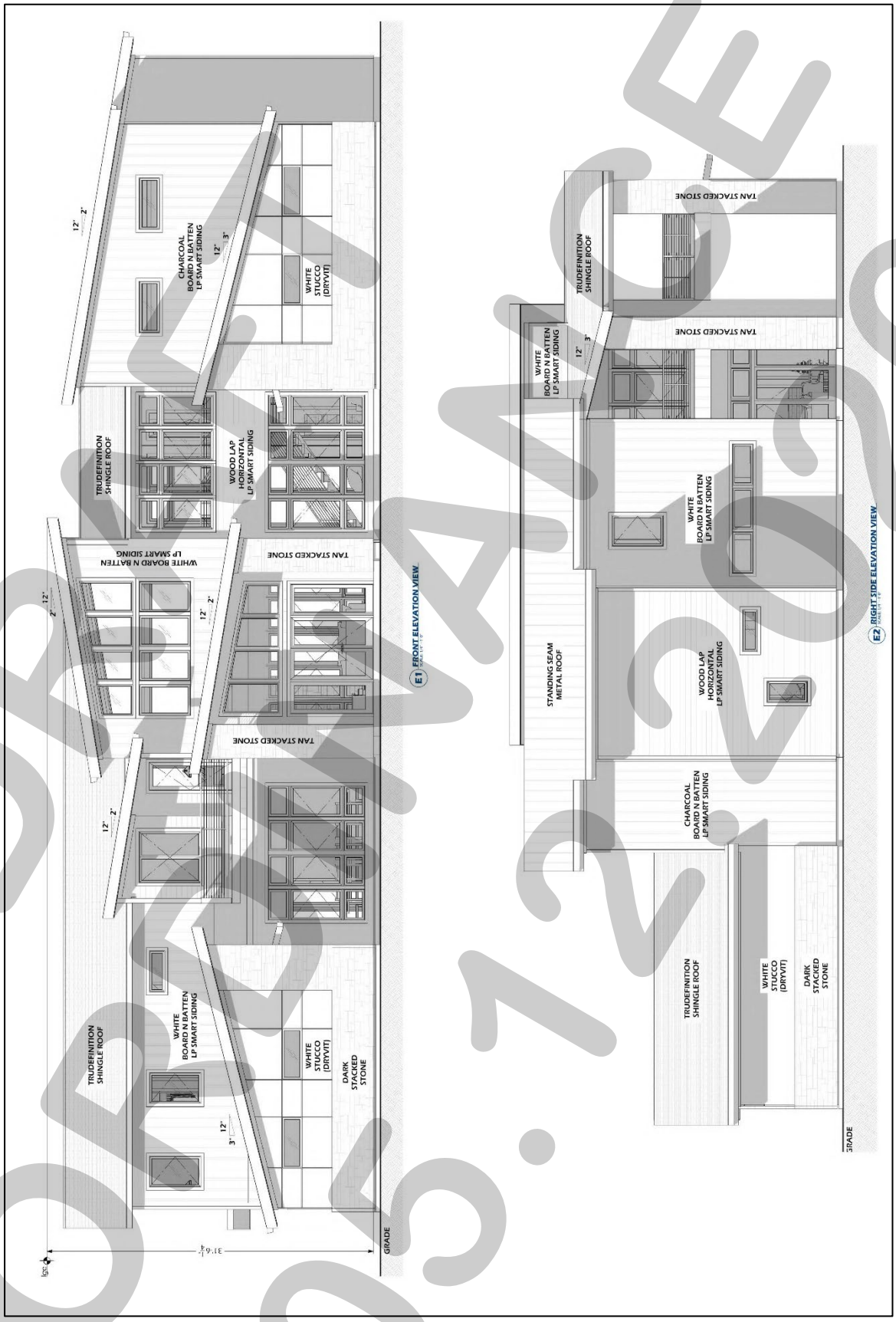
DRAFT
ORDINANCE
05.12.2026

Exhibit 'B':
Residential Plot Plan



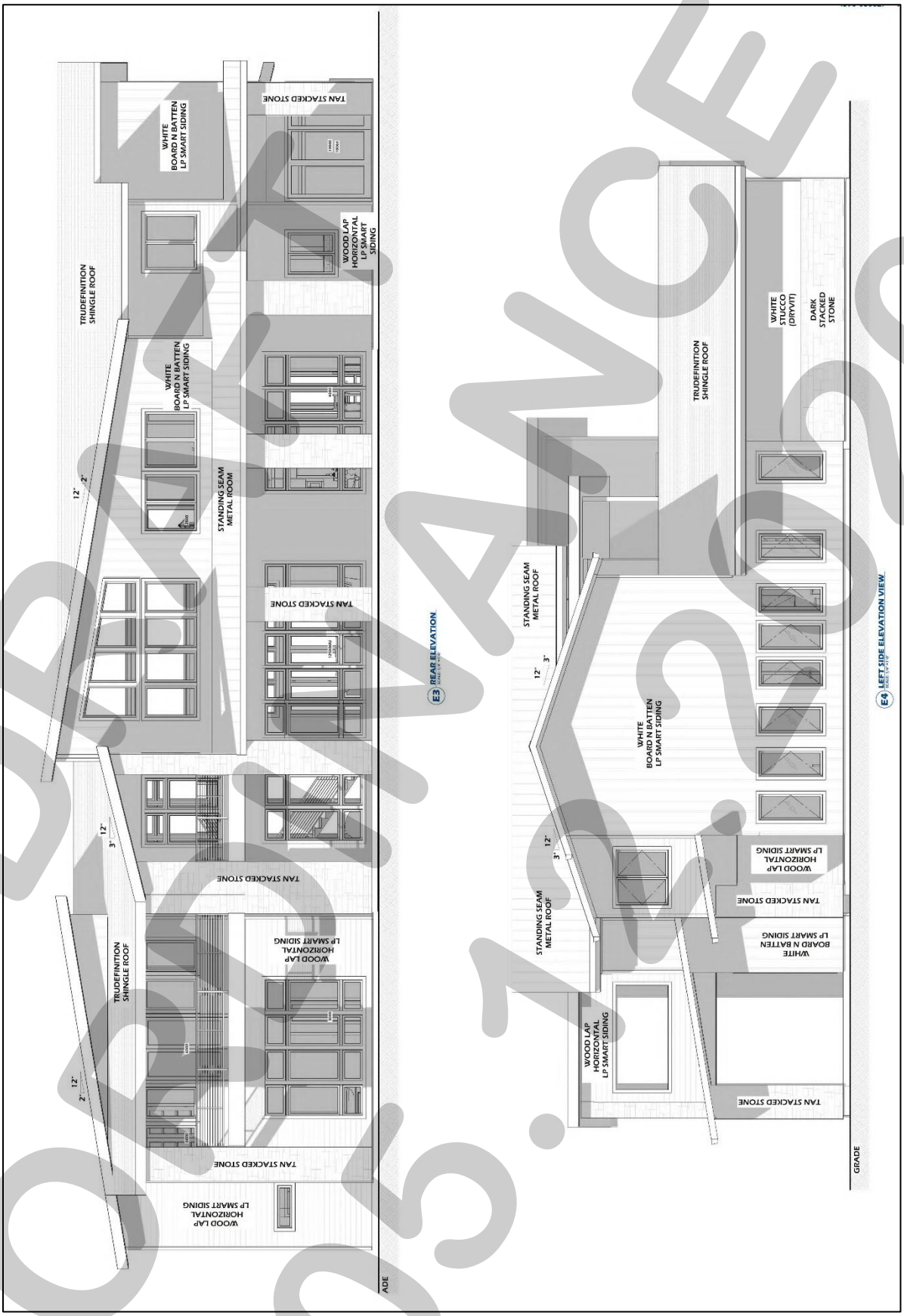
DRAFT ORDINANCE 05.12.2026

Exhibit 'C':
Building Elevations



DRAFT
05.12.26

Exhibit 'C':
Building Elevations



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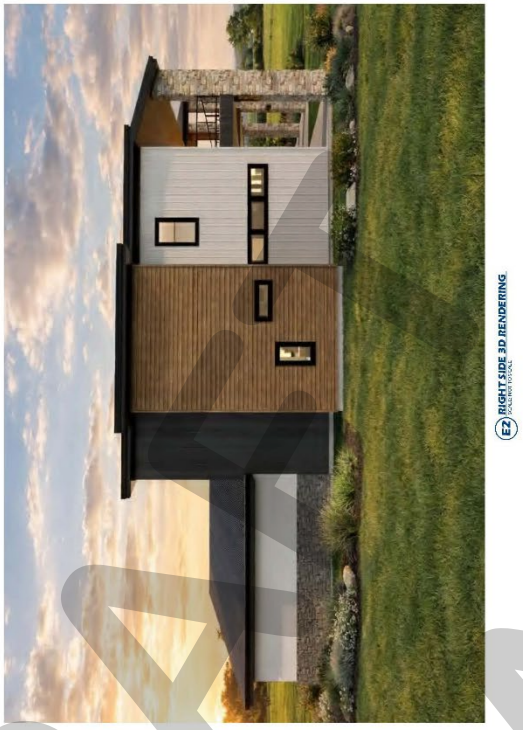
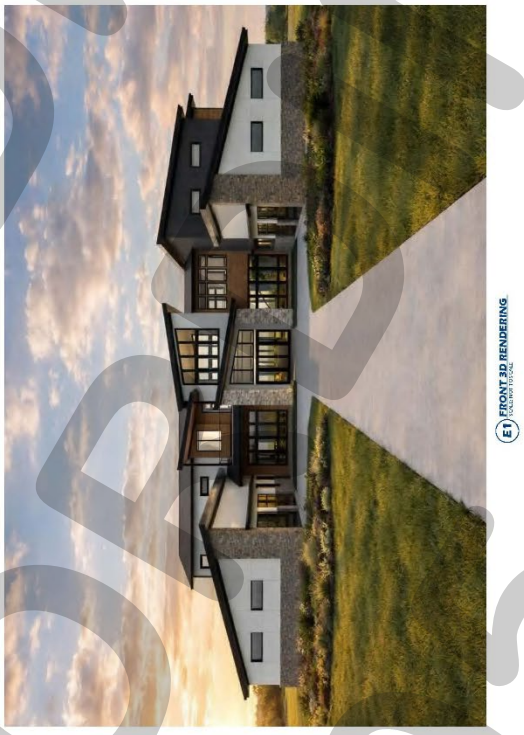
05.13.2026

Exhibit 'D':
Renderings





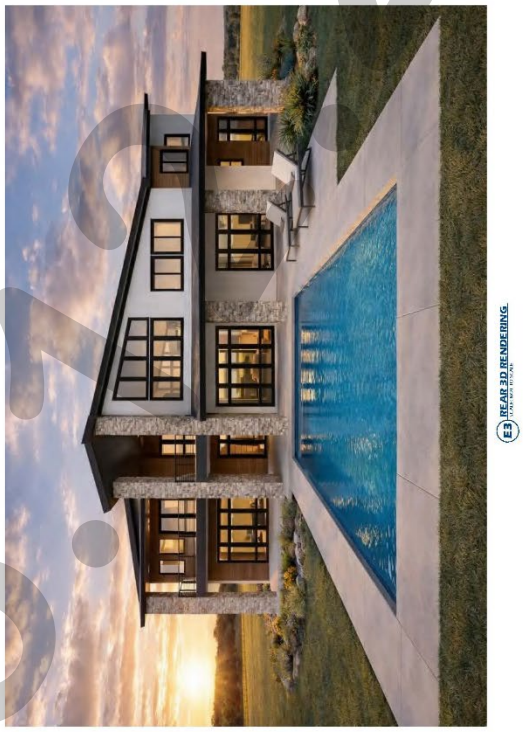


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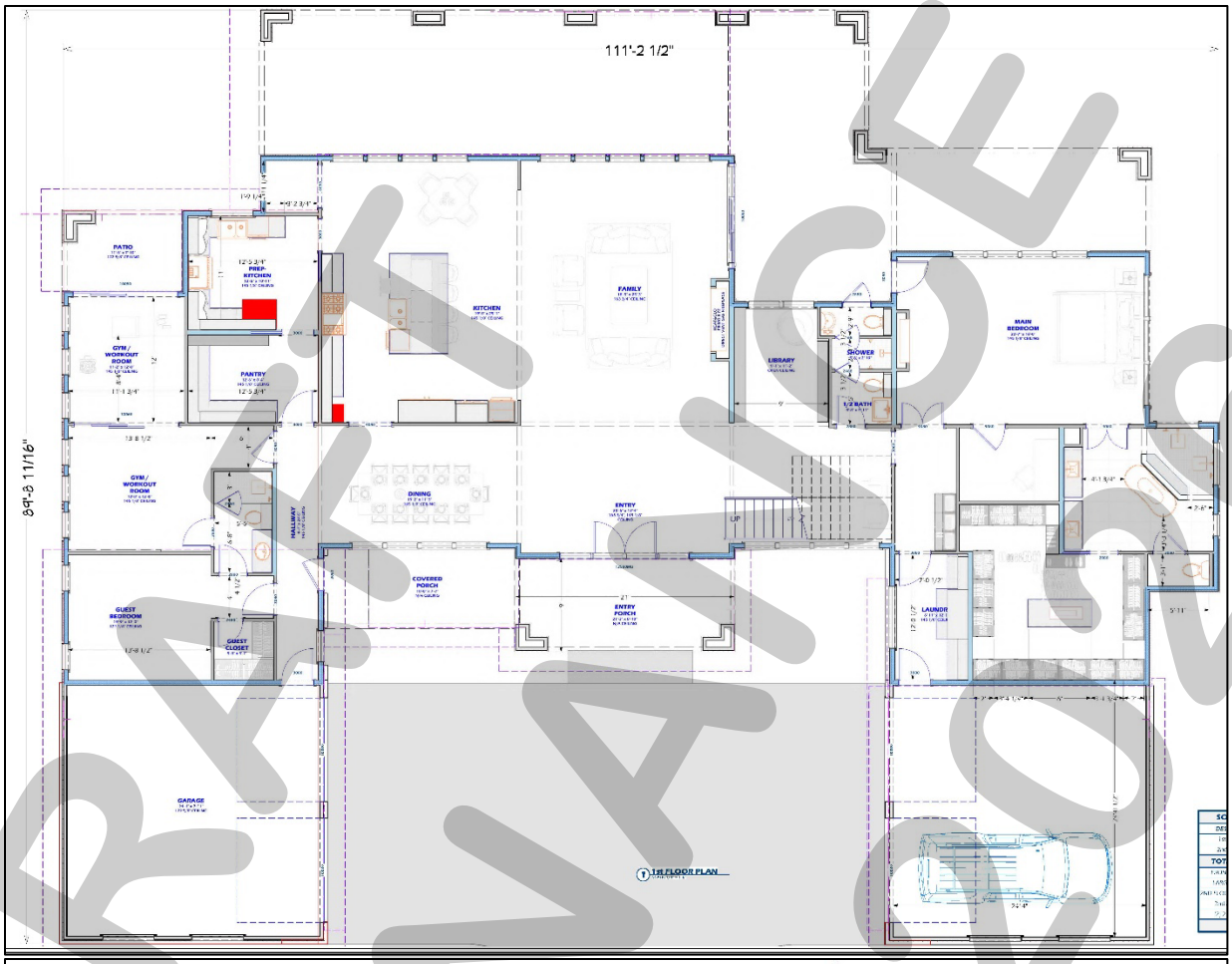
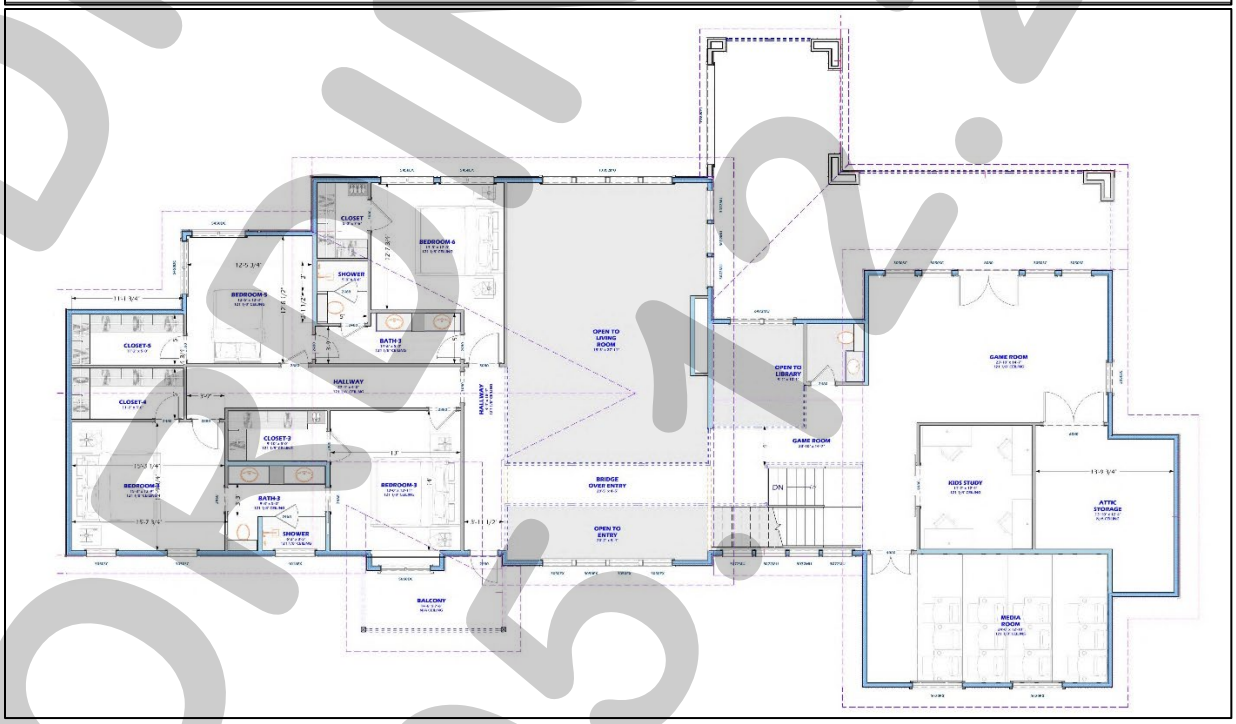
Exhibit 'E':

Floor Plan





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ORDINANCE
05.12.26

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:	May 12, 2026
SUBJECT:	Z2026-016; *Specific Use Permit (SUP) for a Church/House of Worship*

The applicant -- *Bilal Mashhood* -- has requested that the Planning and Zoning Commission postpone the public hearing for *Case No. Z2026-016* to the *June 9, 2026* Planning and Zoning Commission meeting (*see Exhibit 'A'*). According to the applicant, the purpose of this request is to allow the applicant and property owner "…some time to discuss this further with the community members …". According to Subsection 02.03, *Procedures for Zoning Applications*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), "(a) public hearing that was noticed in the manner prescribed by Subsection 02.03(A) [*Article 11; UDC*] may be postponed by announcing the postponement at the time and place of the noticed public hearing. The postponement of a public hearing shall be to a specific time and date no later than 30-days from the first or most recent public hearing. A postponed public hearing shall be presumed to be held in the same location as the initial public hearing, unless a different location is announced. The announcement of a postponement at a public hearing shall be sufficient notice and no additional notice is required." This means that the applicant will not be able to postpone or table the case beyond the *June 9, 2026* Planning and Zoning Commission meeting without holding a public hearing. Should the Planning and Zoning Commission have any questions staff and the applicant will be available at the *May 12, 2026* Planning and Zoning Commission meeting.

From: Bill Mashhood <billm@supernovasolutions.com>
Sent: Tuesday, May 5, 2026 11:33 AM
To: Miller, Ryan <RMiller@rockwall.com>; billm@ahlbuilders.com
Cc: rockwallmasjid@gmail.com
Subject: Re: Case No. Z2026-016: Project Comments

Hello Ryan
We are requesting for tabling to June 9th
Please let us know when it is confirmed
Thank you sir for your support and help
With Regards
Bilal Mashhood
8456719628

Get Outlook for iOS

From: Bill Mashhood <billm@supernovasolutions.com>
Sent: Thursday, April 30, 2026 2:56 PM
To: Miller, Ryan <RMiller@rockwall.com>; billm@ahlbuilders.com
Cc: rockwallmasjid@gmail.com
Subject: Re: Case No. Z2026-016: Project Comments

Hello Ryan
Thank you for your help with our case
May we request to table the case and postpone it for the next available dates so we have some time to discuss this further with the community members
Please let us know the available options and dates
Thank you
Bilal Mashhood
8456719628

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CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

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

TO:	Planning and Zoning Commission
DATE:	May 12, 2025
APPLICANT:	Anthony Winkler; *Calabrese & Winkler Holdings*
CASE NUMBER:	Z2026-017; *Specific Use Permit (SUP) for Texas Social*

SUMMARY

Hold a public hearing to discuss and consider a request by Anthony Winkler of Calabrese & Winkler Holdings on behalf of David Naylor of Rayburn Electric for the approval of a *Specific Use Permit (SUP)* for *Outdoor Commercial Amusement/Recreation* and a *Structure Exceeding 60-Feet in Height in a Commercial (C) District* for a *Golf Driving Range* on a 39.525-acre parcel of land identified as Lot 1, Block A, Rockwall Hospital Addition and Tract 18 of the J. D. McFarland Survey, Abstract No. 145, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, generally located at the northwest corner of the intersection of Sids Road and S. Goliad Street [*SH-205*], and take any action necessary.

BACKGROUND

The subject property was annexed by the City Council on May 19, 1986 by *Ordinance No. 86-37* [*Case No. A1986-005*]. At the time of annexation, the subject property was zoned Agricultural (AG) District. On January 16, 2001, the City Council approved a zoning change [*Case No. PZ2000-117-01*] changing the zoning of the property from an Agricultural (AG) District to a Commercial (C) District. On February 3, 2020, the City Council approved a preliminary plat [*Case No. P2020-005*] for the subject property. No other changes have occurred to the subject property since annexation.

PURPOSE

On April 17, 2026, the applicant -- *Anthony Winkler of Calabrese & Winkler Holdings* -- submitted an application requesting a Specific Use Permit (SUP) to establish an *Outdoor Commercial Amusement/Recreation* land use and a *Structure Exceeding 60-Feet in Height in a Commercial (C) District* for the purpose of constructing a *Golf Driving Range* and *Family Entertainment Center*.

ADJACENT LAND USES AND ACCESS

The subject property is generally located at the northwest corner of the intersection of Sids Road and S. Goliad Street [*SH-205*]. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is a 2.7624-acre parcel of land (*i.e. Lot 1, Block A, Roadside Addition*) developed with commercial land uses. Beyond this is a 6.036-acre parcel of land (*Lot 1, Block C, Rockwall Business Park East Addition*) developed with a *Mini-Warehouse Facility* (*i.e. The Vault Self Storage*). Following this is a 1.6764-acre parcel of land (*i.e. Lot 1, Block B, Rockwall Business Park East Phase 2 Addition*) developed with a multi-tenant retail building and *Carwash Facility* (*i.e. Hacienda Car Wash*). All of these properties are zoned Commercial (C) District. North of this is the intersection of E. Ralph Hall Parkway and S. Goliad Street [*SH-205*]. These streets are identified as a A4D (*i.e. arterial, four [4] lane, divided roadway*) [*E. Ralph Hall Parkway*] and a P6D (*i.e. principal, six [6] lane, divided roadway*) [*SH-205*] on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

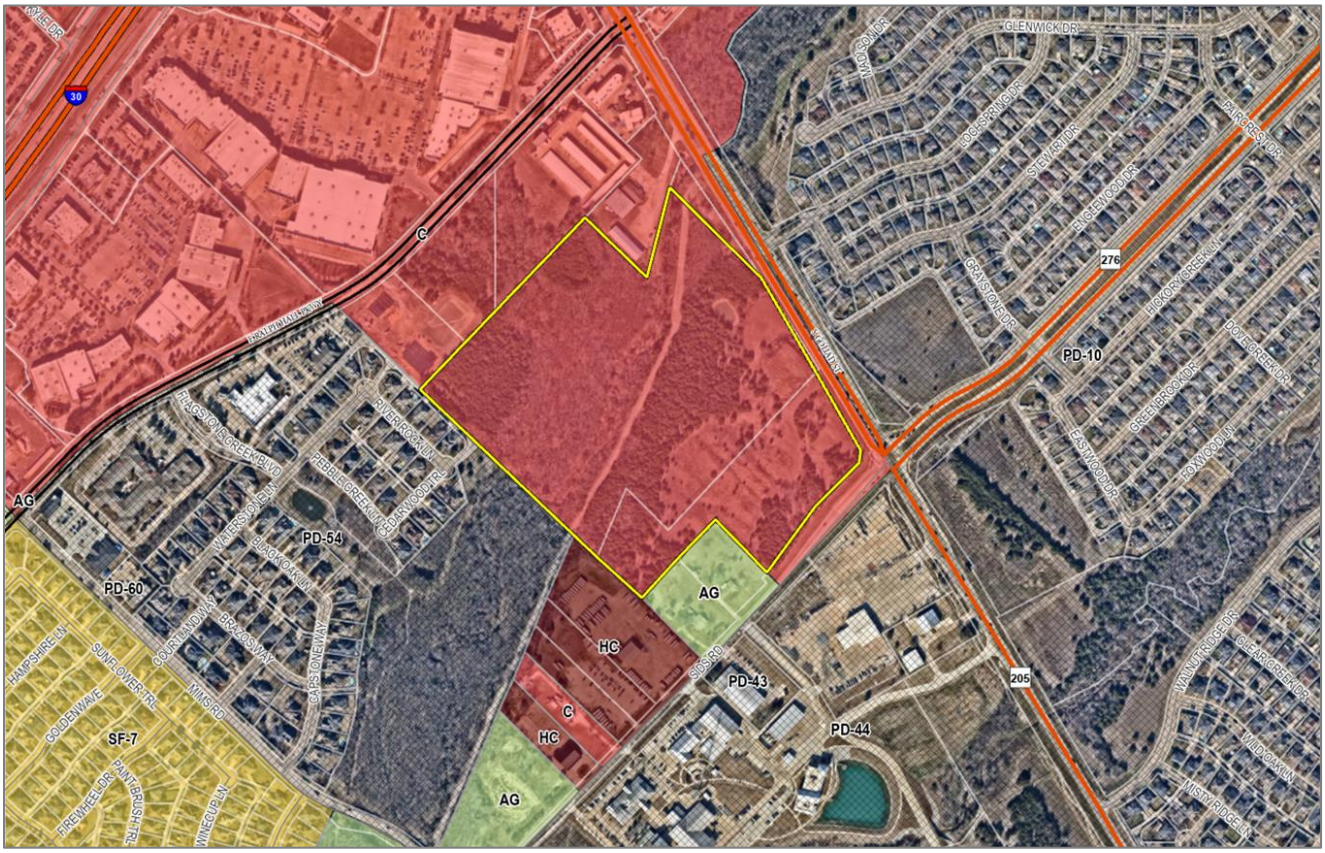
South: Directly south of the subject property are two (2) vacant tracts of land (*i.e. Tracts 5 & 11 of the J. D. McFarland Survey, Abstract No. 145*) developed with single-family homes, zoned Agricultural (AG) District. Beyond this is Sids

Road, which is identified as a *Minor Collector* on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Following this is a 2.00-acre parcel of land (*i.e. Lot 2, Block A, Pott Shrigley Addition*) developed with an *Office Building*, zoned Planned Development District 43 (PD-43) for Commercial (C) District land uses. South of this is Planned Development District 44 (PD-44), which it comprised of the Rayburn Electric Cooperative corporate campus.

East: Directly east of the subject property is the intersection of Sids Road and S. Goliad Street [*SH-205*], which are identified as a *Minor Collector* [*Sids Road*] and a P6D (*i.e. principal, six [6] lane, divided roadway*) [*SH-205*] on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this are two (2) vacant tracts of land (*i.e. Tract 1-3 of the J. Cadle Survey, Abstract No. 65 & Tract 2-2 of the W. H. Barnes Survey, Abstract No. 26*) zoned Planned Development District 10 (PD-10) for General Retail (GR) District land uses. Following this is the Meadowcreek Estates Subdivision, which consists of 584 residential lots and is zoned Planned Development District 10 (PD-10) for single-family land uses.

West: Directly west of the subject property is a vacant 20.562-acre parcel of land that serves as open space for the Flagstone Estates Subdivision. Beyond this the Flagstone Estates Subdivision, which consists of 81 single-family residential homes and is zoned Planned Development District 54 (PD-54) for Single-Family 10 (SF-10) District land uses. Following this is Mims Road, which is identified as a M4U (*i.e. major collector, four [4] land, undivided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

MAP 1: LOCATION MAP
YELLOW: SUBJECT PROPERTY



CHARACTERISTICS OF THE REQUEST

The applicant has submitted a concept plan for an entertainment venue that will consist of *Outdoor Commercial Amusement*, *Indoor Commercial Amusement*, *Restaurants*, *Banquet Facility/Event Hall*, and a *Golf Driving Range*. The concept plan shows that the facility will incorporate a restaurant consisting of 7,387 SF, an event space consisting of 4,606 SF, an arcade/bowling consisting of 5,413 SF, an *Outdoor Commercial Amusement/Recreation* space (*i.e. Mini-Golf*), and a *Golf Driving Range* with of open-air driving bays. The approximated parking required for the proposed facility will be 248 parking spaces. Based on the proposed concept plan, the proposed facility will be two (2) stories in height and incorporate 193 parking spaces. This represents a deficit of 55 parking spaces; however, staff should note that -- *if approved* -- there is space on site to incorporate additional parking during the site plan process. Staff should also note, that an approval of the requested Specific Use Permit (SUP) does not approve any exceptions or variances to the requirements of the Unified Development Code (UDC). In addition, the *Golf Driving Range* will be enclosed using nets that will be supported with poles that will stand 200-feet in height.

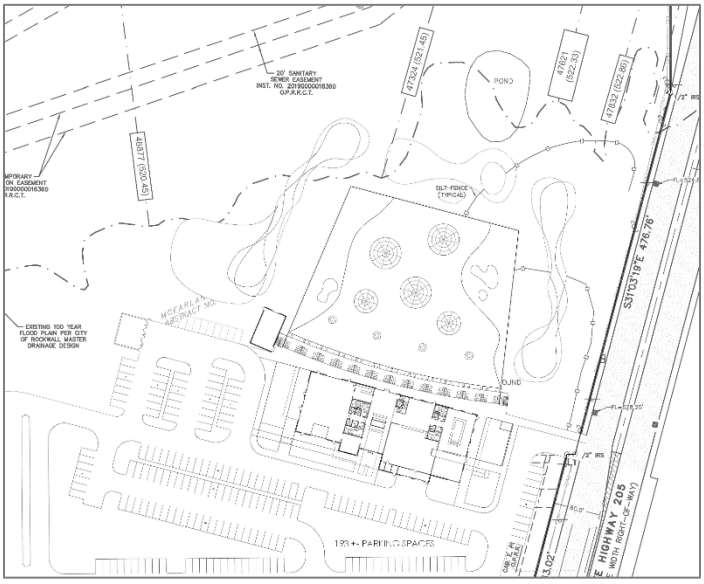


FIGURE 1: CONCEPT PLAN FOR THE FACILITY

FIGURE 2: CONCEPT BUILDING ELEVATIONS

CONFORMANCE WITH THE CITY'S CODES

According to the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC) the *Restaurant* and *Banquet Facility/Event Hall* land uses are permitted *by-right* within the Commercial (C) District; however, the *Golf Driving Range* and *Outdoor Commercial Amusement/Recreation* require a Specific Use Permit (SUP) within the Commercial (C) District. The Unified Development Code (UDC) does not stipulate any *Conditional Land Use Standards* for the *Golf Driving Range*, and the purpose of the Specific Use Permit (SUP) requirement for the *Golf Driving Range* land use is to acknowledge that this land use may not be appropriate in all locations of the City. According to the *Conditional Use Standards* for the *Outdoor Commercial Amusement/Recreation* land use, it shall be located a minimum of 300-feet from and residential zoned or used property. In this case, the applicant appears to be within 300-feet of the Meadowcreek Estates Subdivision; however, the proposed *Golf Driving Range* will be separated from the Meadowcreek Estates Subdivision by future six (6) lane roadway (*i.e. SH-205/S. Goliad Street*), and the closest house to the proposed land use appears to be more than 300-feet from the proposed facility. In addition to the land use standards, Article 05, *District Development Standards*, of the Unified Development Code (UDC) stipulates a maximum building height of 60-feet in the Commercial (C) District; however, the code goes on to grant the City Council the ability to increase the building height up to 240-feet through a Specific Use Permit (SUP). In this case, the proposed poles supporting the nets for the *Golf Driving Range* will be 200-feet in total height.

OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN

The Future Land Use Plan adopted with the OURHometown Vision 2040 Comprehensive Plan identifies the subject property as being situated in the *Southwest Residential District*. 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." *Strategy #2* in the *Southwest Residential District* indicates that the properties

surrounding Sids Road and Mims Road contain some of the only land in the City for *Commercial/Industrial* land uses and that "…these areas should be protected from the encroachment of incompatible land uses." In this case, the applicant is proposing a Specific Use Permit (SUP) for an *Outdoor Commercial Amusement/Recreation* land use on a commercially zoned property that is surrounded by properties with Commercial (C) District, Heavy Commercial (HC) District, and General Retail (GR) District zoning. In addition, according to Goal #1, *Creating Distinctive Destinations*, of Chapter 09, *Non-Residential*, of the OURHometown Vision 2040 Comprehensive Plan, "(a)ll non-residential developments should create distinctive destinations that further a sense of place and will attract people to the community." In this case, the applicant is proposing a multi-use entertainment venue that incorporates uses that are not currently within the City of Rockwall. Based on this, the applicant's proposal appears to conform with the goals and policies of the Comprehensive Plan.

STAFF ANALYSIS

The Specific Use Permit (SUP) request submitted by the applicant is the fourth time this request has been made, but it is the first request on the subject property. On September 5, 2023, the City Council approved a Specific Use Permit (SUP) [*Ordinance No. 25-34; S-365*] for a *Golf Driving Range* [*Case No. Z2025-024*] for a different property located at the terminus of Fit Sport Life Boulevard. As part of this SUP approval an exception to the maximum building height was approved, and a condition of approval was added to the ordinance to enable the increased height. In this case, the applicant is making the same request on the subject property. Given the change in location, the applicant's concept plan varies from the previously approved Specific Use Permit (SUP); however, the same land uses and amenities are being provided.

All that being said, the location, access, and surrounding land uses appear to be appropriate for a regional entertainment venue. Staff should point out that in other cities, land uses -- *similar to what the applicant is proposing* -- have proven to be regional destination centers (*e.g. Top Golf, Drive-Shack, etc.*). Based on this, the applicant's request does conform to the types of land uses indicated for the subject property by the OURHometown Vision 2040 Comprehensive Plan. In addition, the subject property is located in an area of the City that is primarily surrounded by commercial and heavy commercial land uses. Taking this into consideration, a request for a Specific Use Permit (SUP) is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.

NOTIFICATIONS

On April 21, 2026, staff mailed 94 notices to property owners and occupants within 500-feet of the subject property. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). Staff also notified the Flagstone Estates, Meadowcreek Estates, and the Hickory Ridge Homeowner's Associations (HOAs), which were the only HOAs within 1,500-feet of the subject property participating in the Neighborhood Notification Program. At the time this report was drafted, staff had received five (5) notices in opposition and two (2) notices in favor of the applicant's request.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the applicant's request for a Specific Use Permit (SUP) allowing *Outdoor Commercial Amusement/Recreation* and a *Structure to Exceed 60-Feet in a Commercial (C) District* for the purpose of establishing a *Golf Driving Range* and *Family Entertainment Center*, then staff would propose the following conditions of approval:

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

   (a) The development and operation of a *Golf Driving Range* and *Outdoor Commercial Amusement/Recreation* shall generally conform to the *Concept Plan* depicted in *Exhibit 'B'* of the Specific Use Permit (SUP) ordinance.

   (b) The maximum height of the netting and support structures shall not exceed 200-feet and shall generally conform to *Exhibit 'C'* of the Specific Use Permit (SUP) ordinance.

(2) Any construction resulting from the approval of this *Specific Use Permit (SUP)* shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of

Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

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

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

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

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

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	NW Corner of Hwy 205 & Sids Road, Rockwall, TX 75087		
SUBDIVISION		LOT	BLOCK
GENERAL LOCATION	NW corner of Hwy 205 & Sids Road, Rockwall, TX -- approx. 9 acres		

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	C2	CURRENT USE	Vacant / Agricultural
PROPOSED ZONING	SUP	PROPOSED USE	Outdoor Entertainment Venue / 200' Tall Driving Range Poles
ACREAGE	9	LOTS [CURRENT]	LOTS [PROPOSED]

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

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

☒ OWNER		☒ APPLICANT	
CONTACT PERSON	Rayburn Electric (Land Owner) David Naylor	CONTACT PERSON	Anthony Winkler / Calabrese & Winkler Holdings
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 David Naylor [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF $ 335.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 14 DAY OF April 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."

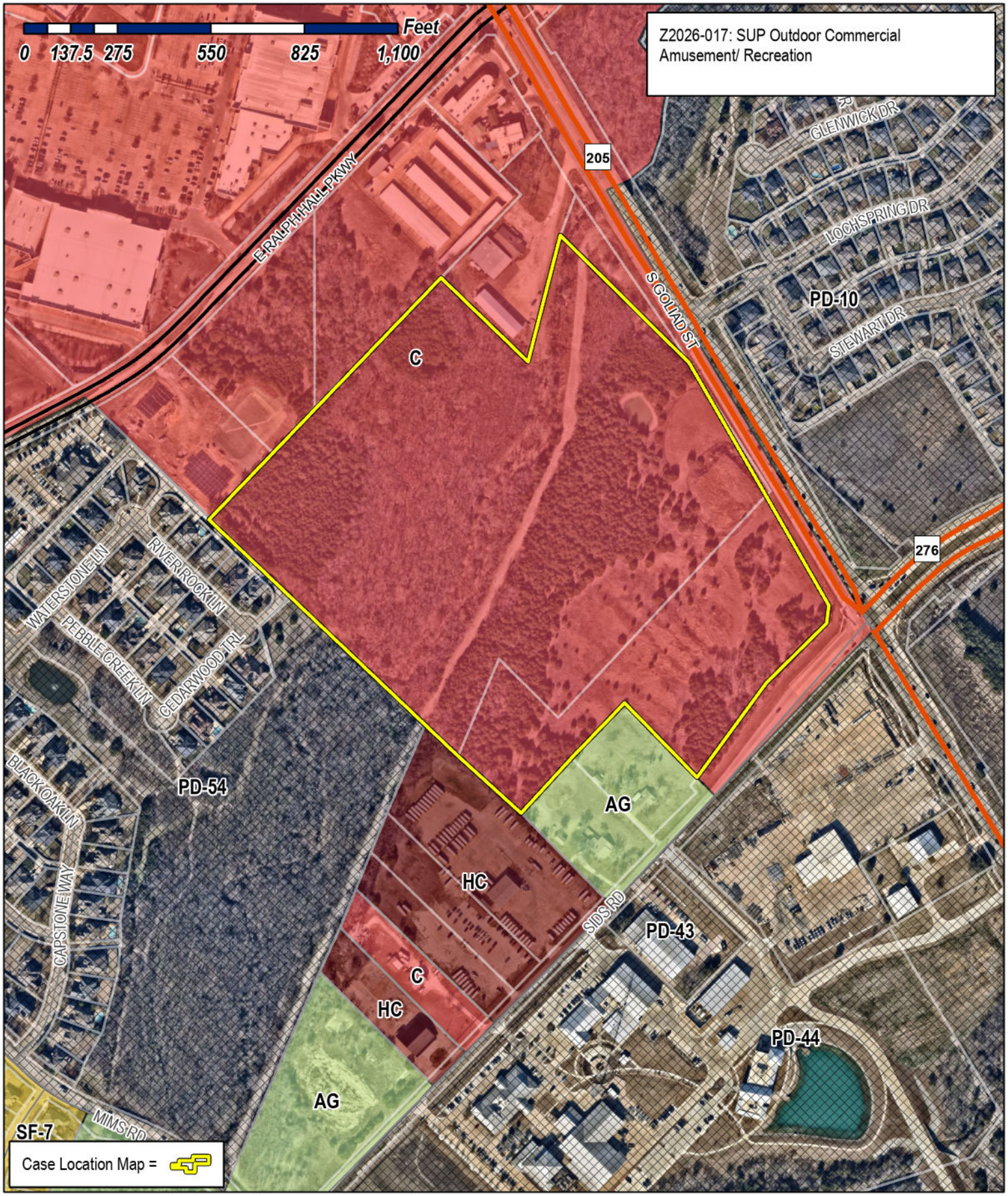
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 14 *DAY OF* April, 20 26

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PAMELA BUIE
Notary Public, State of Texas
Comm. Expires 09-01-2026
Notary ID 133943018

MY COMMISSION EXPIRES



City of Rockwall

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

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

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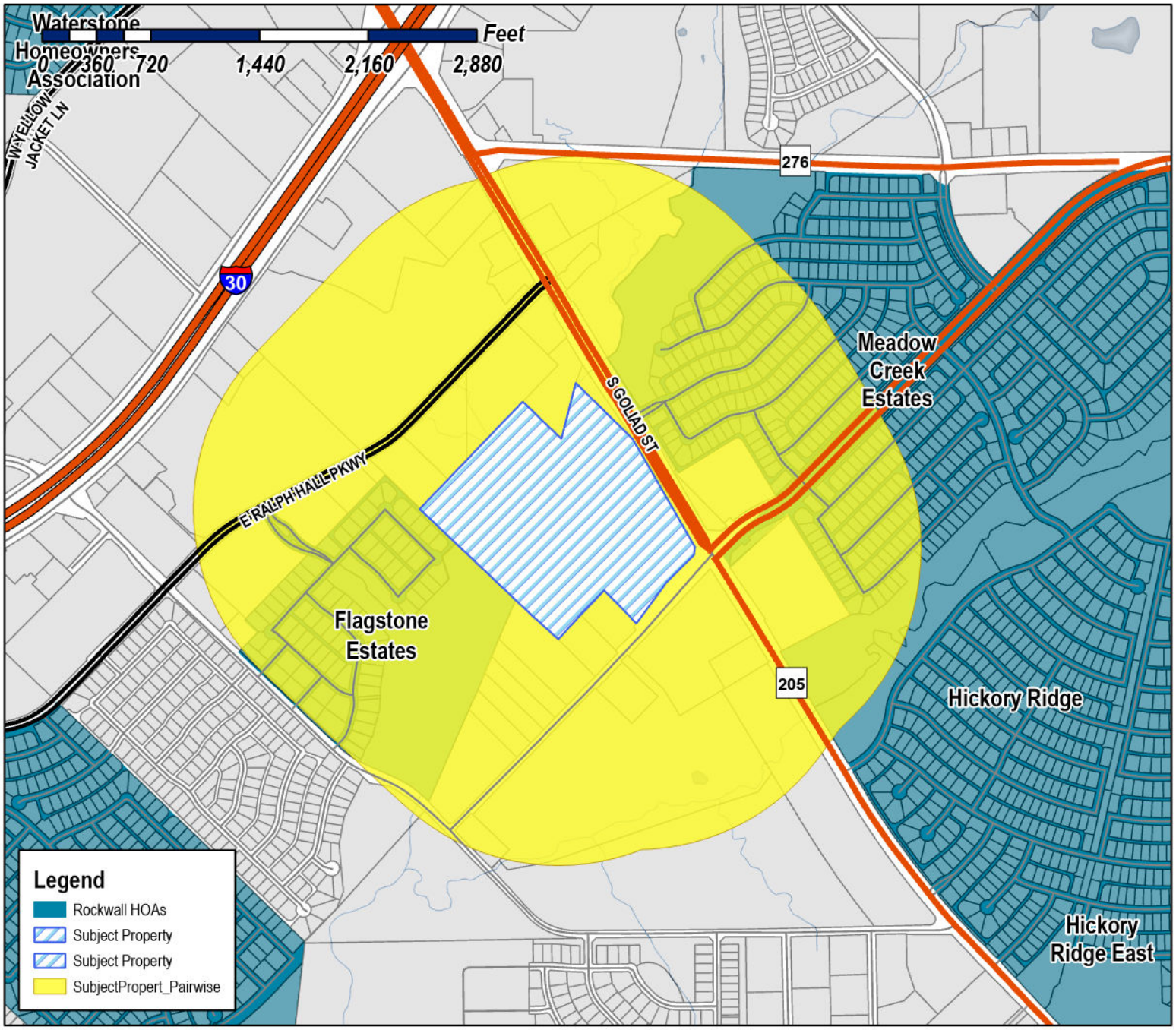

Case Number: Z2026-017
Case Name: SUP for Outdoor Commercial Amusement/Recreation
Case Type: Zoning
Zoning: Commercial (C) District
Case Address: NW Corner of Sids and SH 205

Date Saved: 4/21/2026
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 [Z2026-017]
Date:	Wednesday, April 22, 2026 9:01:34 AM
Attachments:	Public Notice (04.21.2026).pdf HOA Map (04.21.2026).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, April 24, 2026. The Planning and Zoning Commission will hold a public hearing on Tuesday, May 12, 2026 at 6:00 PM, and the City Council will hold a public hearing on Monday, May 18, 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.

Z2026-017: SUP for Outdoor Commercial Amusement/ Recreation
Hold a public hearing to discuss and consider a request by Anthony Winkler of Calabrese & Winkler Holdings on behalf of David Naylor of Rayburn Electric for the approval of a Specific Use Permit (SUP) for Outdoor Commercial Amusement/Recreation and a Structure Exceeding 60-Feet in Height in a Commercial (C) District for a Golf Driving Range on a 39.525-acre parcel of land identified as Lot 1, Block A, Rockwall Hospital Addition and Tract 18 of the J. D. McFarland Survey, Abstract No. 145, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, generally located at the northwest corner of the intersection of Sids Road and S. Goliad Street [SH-205], and take any action necessary.

Thank you,

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

City of Rockwall

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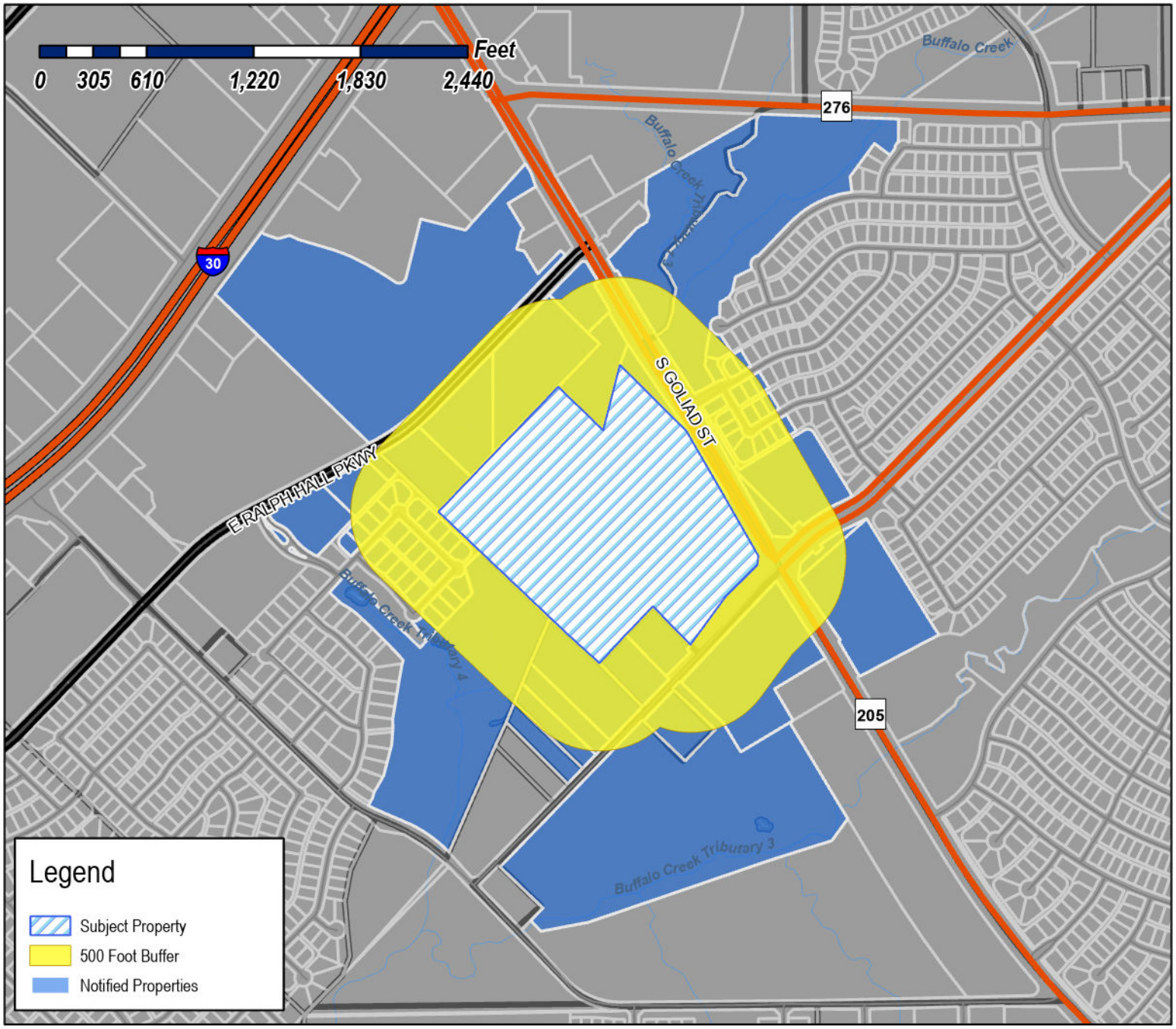

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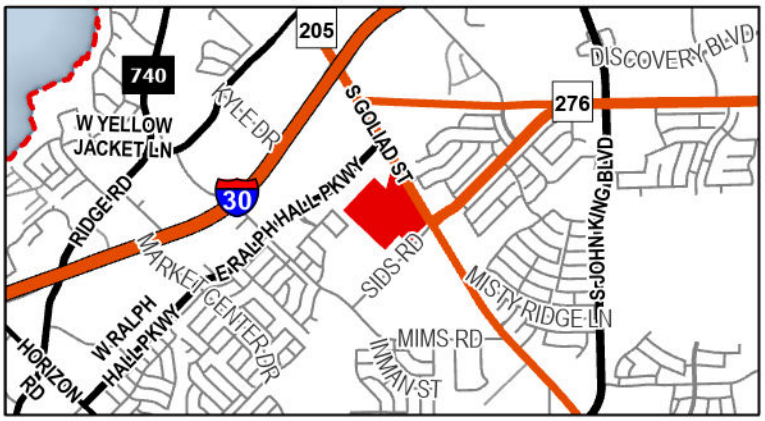

Date Saved: 4/21/2026
For Questions on this Case Call: (972) 771-7745

CRUZ ALBERTO
10 SIESTA CIR
HEATH, TX 75032

RESIDENT
1005 SIDS RD
ROCKWALL, TX 75087

OM RENTALS LLC
C/O NOEL F BRYANT
101 EAGLE PASS COVE
LITTLE ROCK, AR 72211

ROCKWALL ISD
1050 WILLIAMS ST
ROCKWALL, TX 75087

ROCKWALL ISD
1050 WILLIAMS ST
ROCKWALL, TX 75087

SERVIGNA FERNANDO &
MIGLIA VILLAOBOS
10625 MATADOR DR
MCKINNEY, TX 75070

JG SRYGLEY HOLDINGS, LLC
111 PIATT COURT
FATE, TX 75087

LA VIGNE CHRISTEN AND JUSTIN CHRISTOPHER
11320 81ST AVENUE NORTHEAST
KIRKLAND, WA 98034

CTO23 ROCKWALL LLC
1140 N Williamson Blvd Ste 140
Daytona Beach, FL 32114

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

RESIDENT
1280 E RAPLPH HALL PKWY
ROCKWALL, TX 75087

WOODS WILLIAM M & MILDRED R
1351 STEWART DR
ROCKWALL, TX 75032

RESIDENT
1361 STEWART DR
ROCKWALL, TX 75087

SAJEEV JULIE AND SAJEEV RAJAN
1367 STEWART DR
ROCKWALL, TX 75032

MCNEILL MARGARET JOANNE AND
LESLIE RENAY HOWARD
1373 STEWART DRIVE
ROCKWALL, TX 75032

WARD DAVID AND SAMANTHA
1377 STEWART DRIVE
ROCKWALL, TX 75032

PITT EMERIC & KHADIJA
1379 GLENWICK DR
ROCKWALL, TX 75032

CONFIDENTIAL
1380 LOCHSPRING DRIVE
ROCKWALL, TX 75032

ORTIZ JAIME AND
ARELI NAVARRO
1383 STEWART DRIVE
ROCKWALL, TX 75032

GUTIERREZ EFREN
1385 LOCHSPRING DR
ROCKWALL, TX 75032

RESIDENT
1386 STEWART DR
ROCKWALL, TX 75087

ERANA ABEBE REGASSA AND
FIKERTE MEBERAT KIDANE
1389 STEWART DRIVE
ROCKWALL, TX 75032

RESIDENT
1390 LOCHSPRING DR
ROCKWALL, TX 75087

RESIDENT
1391 LOCHSPRING DR
ROCKWALL, TX 75087

RESIDENT
1392 STEWART DR
ROCKWALL, TX 75087

RESIDENT
1395 STEWART DR
ROCKWALL, TX 75087

STARK ERIK ROMAN
1396 LOCHSPRING DR
ROCKWALL, TX 75032

RESIDENT
1397 LOCHSPRING DR
ROCKWALL, TX 75087

RESIDENT
1398 STEWART DR
ROCKWALL, TX 75087

RESIDENT
1401 STEWART DR
ROCKWALL, TX 75087

RESIDENT
1430 MADISON DR
ROCKWALL, TX 75087

DALLAS EAST
ATTN; JIM VAUDAGNA
1445 W SAN CARLOS ST
SAN JOSE, CA 95126

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SAN JOSE, CA 95126

BURKS GLEN
1612 AMESBURY LN
ROCKWALL, TX 75087

MEADOWCREEK ESTATES HOMEOWNERS ASSOC INC
1800 Preston Park Blvd Ste 101
Plano, TX 75093

CITY OF ROCKWALL
205 W RUSK ST
ROCKWALL, TX 75087

CUI WEI
23078 ASPEN KNOLL DR
DIAMOND BAR, CA 91765

RESIDENT
2400 S GOLIAD
ROCKWALL, TX 75087

RESIDENT
2410 S GOLIAD
ROCKWALL, TX 75087

HOPE AMBER
2495 WATERSTONE LANE
ROCKWALL, TX 75032

PATEL CHETANKUMAR & MANALI AND
DHIRAJLAL PATEL
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ROCKWALL, TX 75032

LOWE JEFFREY A & YUKO
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BRADY ASHLEY & TERRENCE II
2507 WATERSTONE LN
ROCKWALL, TX 75032

KAISER RONALD DEAN & KATHY L
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ROCKWALL, TX 75032

LISTER CHRISTY F
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ROCKWALL, TX 75032

MURRAY VALETA DENHAM
2518 CEDARWOOD TRL
ROCKWALL, TX 75032

RESIDENT
2519 WATERSTONE LN
ROCKWALL, TX 75087

TOWNSEND MARK H AND DAWN N
2524 CEDARWOOD TRL
ROCKWALL, TX 75032

WESTER JOHN B AND MARICRIS P
2530 CEDARWOOD TRAIL
ROCKWALL, TX 75032

RESIDENT
2655 S GOLIAD
ROCKWALL, TX 75087

RESIDENT
2670 S GOLIAD
ROCKWALL, TX 75087

ROCKWALL SALONS LLC
3066 WINDING OAKS CIRCLE
KAUFMAN, TX 75142

ROCKWALL SALONS LLC
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KAUFMAN, TX 75142

BOULOS LLC
3134 MARKET CENTER DR
ROCKWALL, TX 75087

ROCK TWO M LLC
3160 HOLBROOK RD
SPRINTOWN, TX 76082

LO WING FAI AND
MICKY SHING CHI TSUI
3220 SLEEPY HOLLOW DR
PLANO, TX 75093

ROBERTS MARLYN & BARBARA
323 JULIAN DRIVE
ROCKWALL, TX 75087

SFR OWNWR 2 LLC
401 E JACKSON ST STE 3000
TAMPA, FL 33602

ENTROP AUSTIN C AND AMY B
4602 TOLER ROAD
ROWLETT, TX 75089

GREENOAKS PROPERTIES INC
512 SUNSTONE DR
IRVING, TX 75060

RM3 SFR A LLC
600 GALLERIA PKWY SE STE 300
Dallas, GA 75240

HOPPLE JUSTIN A
760 PEBBLE CREEK LN
ROCKWALL, TX 75032

MABERY TREVOR L AND
LAUREN E BAILEY
766 PEBBLE CREEK LANE
ROCKWALL, TX 75032

BRADLEY DERRICK & ASHLEY
772 PEBBLE CREEK LN
ROCKWALL, TX 75032

JONES PAMELA S
776 RIVER ROCK LN
ROCKWALL, TX 75087

MOYA ELI C III
778 PEBBLE CREEK LN
ROCKWALL, TX 75032

RESIDENT
779 RIVER ROCK LN
ROCKWALL, TX 75087

RESIDENT
784 RIVER ROCK LN
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CHIVVIS DAVID
784 PEBBLE CREEK LN
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CARTER DAVID W AND JODI I
785 RIVER ROCK LANE
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MCCOY NICOLE M
790 RIVER ROCK LN
ROCKWALL, TX 75032

APRIL MONTEMAYOR LIVING TRUST
APRIL ELIZABETH MONTEMAYOR - TRUSTEE
791 RIVER ROCK LN
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ZILINSKAS MATTHEW & CAROL
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ROCKWALL I S D
801 E WASHINGTON ST
ROCKWALL, TX 75087

HENDERSON DAVID AND CHERYL
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COLE DONALD J AND LAUREL J
803 RIVER ROCK LANE
ROCKWALL, TX 75032

NELSON DAVID & TRACY D
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ROCKWALL, TX 75032

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810 E RALPH HALL PKWY
ROCKWALL, TX 75087

HERITAGE MONTESSORI ACADEMY OF ALLEN
LLC
811 S Central Expy Ste 306
Richardson, TX 75080

RESIDENT
860 E RALPH HALL PKWY
ROCKWALL, TX 75087

205 AND 276 PARTNERS
8750 N Central Expy Ste 1735
Dallas, TX 75231

RESIDENT
880 E RALPH HALL PKWY
ROCKWALL, TX 75087

STROTHER, CATHY
8935 CR 589
NEVADA, TX 75173

RESIDENT
950 SIDS RD
ROCKWALL, TX 75087

RAYBURN COUNTRY ELECTRIC COOPERATIVE,
INC
950 SIDS RD
ROCKWALL, TX 75032

RESIDENT
960 SIDS RD
ROCKWALL, TX 75087

RESIDENT
965 SIDS RD
ROCKWALL, TX 75087

RESIDENT
981 SIDS RD
ROCKWALL, TX 75087

RESIDENT
992 SIDS RD
ROCKWALL, TX 75087

RESIDENT
995 SIDS RD
ROCKWALL, TX 75087

BUFFALO COUNTRY PROPERTIES LLC
P.O. BOX 260288
PLANO, TX 75026

INTERMED SERVICES MANAGEMENT CO LP
PO BOX 1279
SULPHUR SPRINGS, TX 75483

RAYBURN COUNTRY ELECTRIC CORP INC
PO BOX 37
ROCKWALL, TX 75087

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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:

Z2026-017: SUP for Outdoor Commercial Amusement/Recreation

Hold a public hearing to discuss and consider a request by Anthony Winkler of Calabrese & Winkler Holdings on behalf of David Naylor of Rayburn Electric for the approval of a *Specific Use Permit (SUP)* for *Outdoor Commercial Amusement/Recreation* and a *Structure Exceeding 60-Feet in Height in a Commercial (C) District* for a *Golf Driving Range* on a 39.525-acre parcel of land identified as Lot 1, Block A, Rockwall Hospital Addition and Tract 18 of the J. D. McFarland Survey, Abstract No. 145, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, generally located at the northwest corner of the intersection of Sids Road and S. Goliad Street [*SH-205*], and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on *Tuesday, May 12, 2026 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, May 18, 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, May 18, 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. Z2026-017: SUP for Outdoor Commercial Amusement/Recreation

Please place a check mark on the appropriate line below:

☐ I am in favor of the request for the reasons listed below.

☐ I am opposed to the request for the reasons listed below.

Name:

Address:

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

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

ZONING & SPECIFIC USE PERMIT
INFORMATION FORM

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

CASE NUMBER Z2026-017

PLEASE PLACE A CHECK MARK ON THE APPROPRIATE LINE BELOW.

- ☐ I am in favor of the request
- ☑ I am in opposition of the request

NAME David Nelson

ADDRESS 808 River Rock Ln, Rockwall, TX, 75032, USA

PLEASE PROVIDE ANY ADDITIONAL INFORMATION CONCERNING YOUR SUPPORT OR OPPOSITION TO THE REQUEST.

As an original resident who built a on a lot immediately adjacent to the subject property, with the understanding that the wetland flood zone area where the subject property is proposed would not be used for any type of zoned infrastructure. The sole reason we built on this lot in Flagstone Creek Estates was to enjoy the benefits of this designated wetland, which the city fixed maintenance and upkeep of the "Nature Trail" and adjacent wetland designated areas noted on the plats as the responsibility of Flagstone Creek Estates Homeowners Association. (See the county records files, Plats, CCR's, Articles of Incorporation, By-Laws). Additional reasons for the objection would be the sheer amount of damage that would be done to the wetland creek areas. There will be legal challenges at all phases of construction where the use of heavy equipment in the designated wetland and the watershed issues the area already faces with heavy rain events at the Mims/Sids intersection. Huge NO!

PLEASE CHECK ALL THAT APPLY.

- ☐ I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- ☐ I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- ☑ I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- ☐ I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- ☐ Other:

HOW DID YOU HEAR ABOUT THIS ZONING OR SPECIFIC USE PERMIT (SUP) REQUEST?

- ☑ I received a property owner notification in the mail
- ☐ I read about the request on the City's website
- ☐ I saw a zoning sign on the property
- ☐ I read about the request in the Rockwall Herald Banner
- ☐ My neighbors told me about the request
- ☐ Other:

Case No. Z2026-017: SUP for Outdoor Commercial Amusement/Recreation

Please place a check mark on the appropriate line below:

☐ I am in favor of the request for the reasons listed below.

☑ I am opposed to the request for the reasons listed below.

I am opposed to having a golf driving range so close to my home. Golf courses greatly increase homeowner's chances of developing Parkinson's Disease and many cancers due to the pesticides & chemicals used on the grass. I have a child that survived lymphoma, s lives he

Name: Erik Stark

Address: 1396 Lochspring Dr. Rockwall, TX 75032

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

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

From:	Jeffrey Lowe
To:	Planning
Cc:	dmacalik@rockwallcountytexas.com
Subject:	FORMAL OBJECTION: Specific Use Permit (SUP) Case Z2026-017
Date:	Thursday, May 7, 2026 3:16:00 AM

To the Rockwall Planning and Zoning Commission and City Council,

I am the property owner of 2506 Cedarwood Trail in Flagstone Creek Estates. I am writing to express my **firm opposition** to the proposed development under SUP Z2026-017.

My property is uniquely impacted by this proposal. As a "front row" lot, my home sits directly adjacent to the site where the proposed forest clearing and construction would occur. When we built our home in 2009, we specifically chose this premium lot for its location on the greenbelt. We understood the back acreage to be a 100-year floodplain feeding Buffalo Creek, and we invested in this property with the reasonable expectation that the environmental constraints and Erosion Hazard Setbacks would preclude high-impact development.

The prospect of 60-foot netting and high-intensity spotlights glaring into our home at night is a direct contradiction to the "scenic views and natural character" emphasized in the "Rockwall County Open Space Master Plan." Beyond the aesthetic "eyesore," this project threatens to:

- **Devalue Residential Property:** The transition from a serene greenbelt to a commercial-scale recreation facility will negatively affect home values in Flagstone Creek Estates.
- **Displace Critical Wildlife:** This corridor is a thriving habitat for many including coyotes, bobcats, gray foxes, river otters, and even bald eagles. The "forest destruction" and potential toxic runoff from this project will irrevocably impact this riparian ecosystem.
- **Ignore Established Planning:** City and County master plans prioritize preserving the Buffalo Creek riparian corridor. Approving this SUP would favor short-term development over the city's long-term "Hometown Vision."

Primary Points of Contention:

- **Visual Blight:** 60-foot netting and light pollution in a previously dark-sky residential area.
- **Environmental Risk:** Development within a FEMA-rated Zone AE (High Risk) 100-year floodplain. Routine breaching of the Buffalo Creek banks makes this site unsuitable for the proposed scale of construction.
- **Infrastructure Stress:** Significant increase in vehicular traffic on residential-access roads.
- **Incompatibility:** The project contradicts the **Our Hometown Vision 2040** designation of this area as a "Southwest Residential District."

Policy/Plan/Vision References

Exhibit A: Rockwall Parks & Open Space Master Plan (2021–2031)

- **Context:** The Future Parks & Trails Map (p. 113) designates this greenbelt for conservation and future trail usage, not high-impact structures or netting.

- **Source:** https://issuu.com/mhsplanning/docs/rockwall_parks_open_space_master_plan_-_2021-203
- **Source:** View attached screenshot from "Our Hometown Vision 2040 Comprehensive Plan|2018 Update" from (https://rockwall.maps.arcgis.com/apps/webappviewer/index.html?id=e927e42ee0194fb188c3bac677cd29bc)

Exhibit B: Our Hometown Vision 2040 Comprehensive Plan

- **Context:** Page 1-30 (PDF slide 50) identifies Flagstone Creek Estates and the Buffalo Creek greenbelt within the "Southwest Residential District." This designation carries limited Commercial/Retail allowances, which the proposed SUP would exceed.
- **Source:** (https://www.rockwall.com/pz/Planning/Documents/Comprehensive%20Plan.pdf)

Exhibit C: Rockwall County Open Space Master Plan

- **Policy Priority (pp. 58–59):** Expressly recommends strategies to "preserve and enhance the riparian corridor along Buffalo Creek."
- **Source:** (https://www.rockwallosa.org/doc/Rockwall-County-Open-Space-Master-Plan-20151229_reduced.pdf)

Exhibit D: Precedent for Erosion Hazard Setbacks

- **Reference Case P2025-039:** Recent city codes require strict adherence to erosion setbacks near Buffalo Creek. These areas are historically dedicated as green space to manage drainage and environmental stability.
- **Reference Link:** (https://www.rockwall.com/pz/Planning/Development%20Case%20Log/2025/P2025-039.pdf)

Please reply to this email acknowledging receipt.

Regards,

Jeffrey Lowe
2506 Cedarwood Trl.
Rockwall, TX. 75032
(972)-742-7402
https://www.rockwallcad.com/property-detail/70641/2026

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

From: jvaudagna@comcast.net
To: Planning
Cc: Lee, Henry
Subject: Nearby Property Owner Comment - SUP Z2026-017 (Texas Social Development)
Date: Monday, April 27, 2026 1:57:07 PM

To the Planning and Zoning Commission,

I am the owner/operator of nearby commercial property along Ralph Hall Parkway (The Vault self-storage and associated businesses), and I appreciate the opportunity to review and comment on Case No. Z2026-017.

Having reviewed the submitted materials, I am generally supportive of this project. The proposed Texas Social development appears to be a well-conceived, organized recreational and entertainment use that will bring activity, investment, and positive visibility to this portion of the City. Thoughtful activation of this site—particularly given its natural drainage constraints—seems appropriate and beneficial to the surrounding commercial area.

As the project moves forward, I respectfully offer a few practical considerations to help ensure continued compatibility with nearby businesses:

Careful design and management of ingress and egress to maintain smooth traffic flow and avoid unintended impacts to surrounding commercial access, particularly along Ralph Hall Parkway;
Directional and shielded lighting design to minimize glare onto adjacent properties and preserve the effectiveness of existing security systems;
Consideration of operating characteristics (including peak hours and event activity) to remain consistent with the broader commercial context of the area.

I appreciate the effort that has gone into the planning of this project and look forward to seeing the site improved and brought into productive use. Thank you for your time and consideration.

Sincerely,

Thanks,

Jim Vaudagna
1445 W San Carlos Street
San Jose, CA 95126
408-998-1488

MORE INFORMATION ON THIS CASE CAN BE FOUND AT: https://sites.google.com/site/rockwallplanning/development/develop...

PLEASE RETURN THE BELOW FORM

Case No. Z2026-017: SUP for Outdoor Commercial Amusement/Recreation

Please place a check mark on the appropriate line below:

☐ I am in favor of the request for the reasons listed below.

☒ I am opposed to the request for the reasons listed below.

As a resident and HOA President in the affected area I STRONGLY oppose this change due to the proposed use. No one in my neighborhood wants to stare at this. Traffic around the side streets has gotten bad enough, this will make it worse

Name: Justin Hopple

Address: 760 Pebble Creek Ln, Rockwall, TX 75032

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

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Case No. Z2026-017: SUP for Outdoor Commercial Amusement/Recreation

Please place a check mark on the appropriate line below:

☑ I am in favor of the request for the reasons listed below.

☐ I am opposed to the request for the reasons listed below.

Name: Stephen Geiger

Address: 950 Sids Rd Rockwall TX 75087

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

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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:

Z2026-017: SUP for Outdoor Commercial Amusement/Recreation

Hold a public hearing to discuss and consider a request by Anthony Winkler of Calabrese & Winkler Holdings on behalf of David Naylor of Rayburn Electric for the approval of a *Specific Use Permit (SUP)* for *Outdoor Commercial Amusement/Recreation* and a *Structure Exceeding 60-Feet in Height in a Commercial (C) District* for a *Golf Driving Range* on a 39.525-acre parcel of land identified as Lot 1, Block A, Rockwall Hospital Addition and Tract 18 of the J. D. McFarland Survey, Abstract No. 145, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, generally located at the northwest corner of the intersection of Sids Road and S. Goliad Street [*SH-205*], and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on *Tuesday, May 12, 2026 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, May 18, 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, May 18, 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. Z2026-017: SUP for Outdoor Commercial Amusement/Recreation

Please place a check mark on the appropriate line below:

☐ I am in favor of the request for the reasons listed below.

☒ I am opposed to the request for the reasons listed below.

Possible cut-through traffic on residential streets.
Noises and crowd lead to inconvenience, more foot traffic lead to safety concerns

Name: Wei Cui

Address: 1401 Stewart Dr. Rockwall, TX 75032

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

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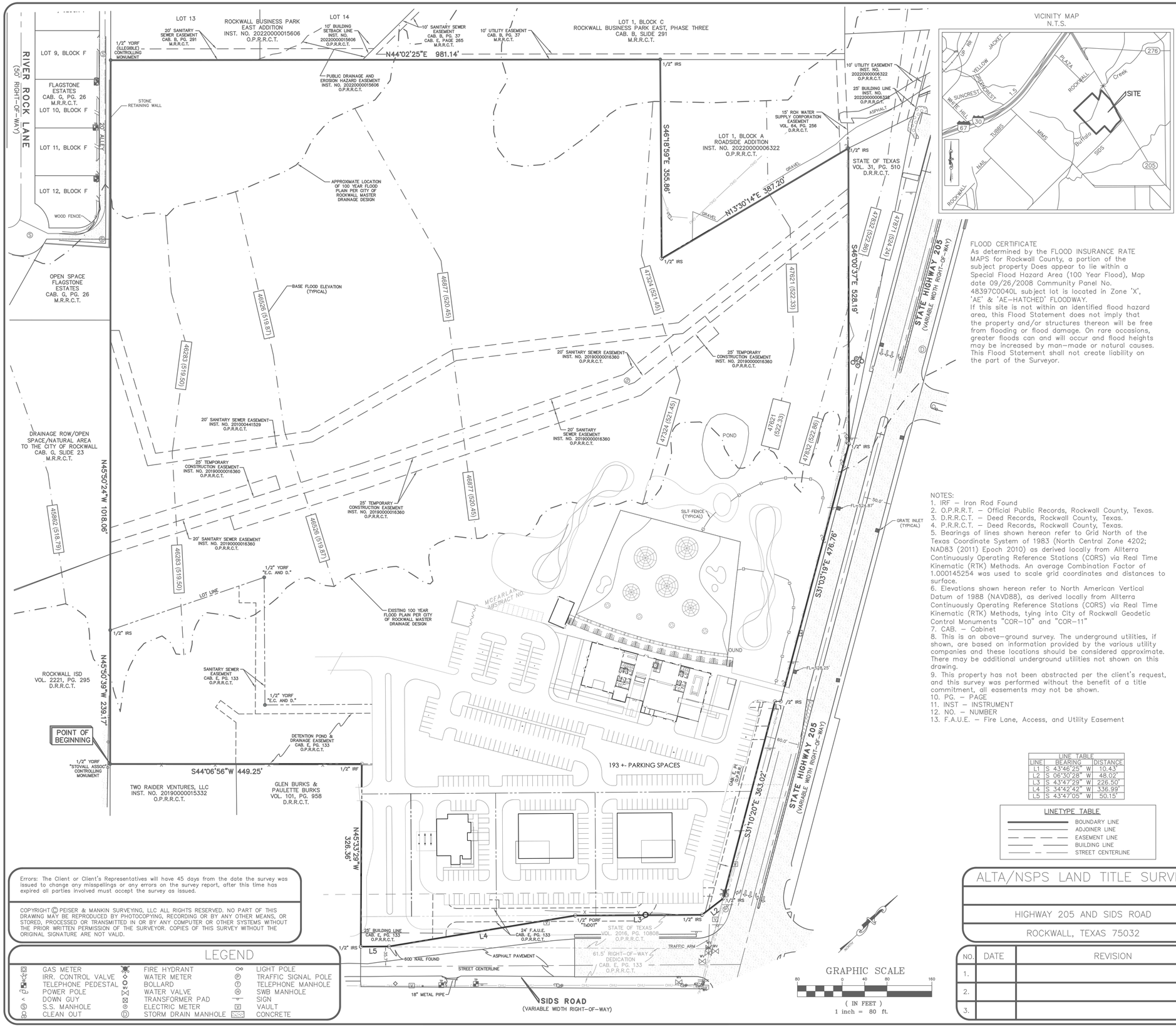

VICINITY MAP
N.T.S.

FLOOD CERTIFICATE

As determined by the FLOOD INSURANCE RATE MAPS for Rockwall County, a portion of the subject property Does appear to lie within a Special Flood Hazard Area (100 Year Flood), Map date 09/26/2008 Community Panel No. 48397C0040L subject lot is located in Zone 'X', 'AE' & 'AE-HATCHED' FLOODWAY. If this site is not within an identified flood hazard area, this Flood Statement does not imply that the property and/or structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This Flood Statement shall not create liability on the part of the Surveyor.

NOTES:
1. IRF - Iron Rod Found
2. O.P.R.R.C.T. - Official Public Records, Rockwall County, Texas.
3. D.R.R.C.T. - Deed Records, Rockwall County, Texas.
4. P.R.R.C.T. - Deed Records, Rockwall County, Texas.
5. Bearings of lines shown hereon refer to Grid North of the Texas Coordinate System of 1983 (North Central Zone 4202; NAD83 (2011) Epoch 2010) as derived locally from Allterra Continuously Operating Reference Stations (CORS) via Real Time Kinematic (RTK) Methods. An average Combination Factor of 1.000145254 was used to scale grid coordinates and distances to surface.
6. Elevations shown hereon refer to North American Vertical Datum of 1988 (NAVD88), as derived locally from Allterra Continuously Operating Reference Stations (CORS) via Real Time Kinematic (RTK) Methods, tying into City of Rockwall Geodetic Control Monuments "COR-10" and "COR-11"
7. CAB. - Cabinet
8. This is an above-ground survey. The underground utilities, if shown, are based on information provided by the various utility companies and these locations should be considered approximate. There may be additional underground utilities not shown on this drawing.
9. This property has not been abstracted per the client's request, and this survey was performed without the benefit of a title commitment, all easements may not be shown.
10. PG. - PAGE
11. INST - INSTRUMENT
12. NO. - NUMBER
13. F.A.U.E. - Fire Lane, Access, and Utility Easement

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 43°46'25" W	10.43'
L2	S 06°30'28" W	48.02'
L3	S 43°47'29" W	226.50'
L4	S 34°42'42" W	336.99'
L5	S 43°47'05" W	50.15'

LINETYPE TABLE
- BOUNDARY LINE
- ADJOINER LINE
- EASEMENT LINE
- BUILDING LINE
- STREET CENTERLINE

TO CARNEY ENGINEERING, PLLC:

This is to certify that I have, this date, made an on the ground survey of the property located on Highway 205 and Sids Road in the City of Rockwall, Texas, described as follows:

BEING that certain tract of land situated in the J.D. McFarland Survey, Abstract No. 145, City of Rockwall, Rockwall County, Texas and being all that certain tract of land conveyed to Howell MTN RE, LLC, by Special Warranty Deed recorded in Instrument Number 20180000021428, Official Public Records, Rockwall County, Texas, and being a portion of Lot 1, Block A, Rockwall Hospital Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet E, Page 133, Map Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod with "Stovall Assoc" yellow cap found for the most southerly corner of said Howell tract, same being the most southerly corner of said Lot 1, same being in the northeasterly line of that certain tract of land conveyed to Rockwall ISD, by deed recorded in Volume 2221, Page 295, Deed Records, Rockwall County, Texas, same being the west corner of that certain tract of land conveyed to Two Raider Ventures, LLC, by deed recorded in Instrument Number 20190000015332, said Official Public Records;

THENCE North 45 deg. 50 min. 39 sec. West, along the common line of said Howell tract and said Rockwall ISD tract, a distance of 239.17 feet to a 1/2 inch iron rod with "Peiser & Mankin SURV" red plastic cap set (hereinafter referred to as 1/2 inch iron rod set) for the most westerly corner of said Lot 1;

THENCE North 45 deg. 50 min. 24 sec. West, continuing along the common line of said Howell tract and said Rockwall ISD tract, passing the north corner of said Rockwall ISD tract, same being the east corner of a Drainage ROW/Open Space/Natural Area to The City of Rockwall per plat recorded in Cabinet G, Slide 23, aforesaid Map Records, and continuing along the common line of said Howell tract and said Drainage ROW, passing the north corner of said Drainage ROW, same being the east corner of Flagstone Estates, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet G, Page 26, said Map Records, and continuing along the common line of said Howell tract and said Flagstone Estates, a total distance of 1018.06 feet to a 1/2 inch iron rod with illegible yellow cap found for the west corner of said Howell tract, same being the south corner of Lot 13, Rockwall Business Park East Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Instrument Number 20220000015606, Official Public Records, Rockwall County, Texas;

THENCE North 44 deg. 02 min. 25 sec. East, along the common line of said Howell tract and said Lot 13, passing the east corner of said Lot 13, same being the south corner of Lot 14, said Rockwall Business Park East, and continuing along the common line of said Howell tract and said Lot 14, passing the east corner of said Lot 14, same being the south corner of Lot 1, Block C, Rockwall Business Park East, Phase Three, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet B, Slide 291, said Map Records, Rockwall County, Texas, and continuing along the common line of said Howell tract and said Lot 1, Block C, a total distance of 981.14 feet to a 1/2 inch iron rod set for a north corner of said Howell tract, same being the west corner of Lot 1, Block A, Roadside Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Instrument Number 20220000006322, said Official Public Records, Rockwall County, Texas;

THENCE along the common line of said Howell tract and said Lot 1 as follows:
South 46 deg. 18 min. 59 sec. East, a distance of 355.86 feet to a 1/2 inch iron rod set for corner, same being the south corner of said Lot 1;
North 13 deg. 30 min. 14 sec. East, a distance of 387.20 feet to a 1/2 inch iron rod set for the most easterly north corner of said Howell tract, same being the west corner of that certain tract of land conveyed to State of Texas, by deed recorded in Volume 31, Page 510, said Deed Records;

THENCE South 46 deg. 00 min. 37 sec. East, along the common line of said Howell tract and said State of Texas tract, a distance of 528.19 feet to a 1/2 inch iron rod set for corner, same being in the southwesterly right-of-way line of State Highway 205 (variable width right-of-way);

THENCE South 31 deg. 03 min. 19 sec. East, along the common line of said Howell tract and said State Highway 205, a distance of 476.76 feet to a 1/2 inch iron rod set for corner;

THENCE South 43 deg. 46 min. 25 sec. West, continuing along the common line of said Howell tract and said State Highway 205, a distance of 10.43 feet to a 1/2 inch iron rod set for corner, same being the north corner of aforesaid Lot 1, Block A;

THENCE South 31 deg. 10 min. 20 sec. East, continuing along the common line of said Howell tract and said State Highway 205, a distance of 363.02 feet to a 1/2 inch iron rod set for an east corner of said Howell tract, same being the north end of a corner clip in the intersection of said State Highway 205 and Sids Road (variable width right-of-way);

THENCE South 06 deg. 30 min. 28 sec. West, along the common line of said Howell tract and said corner clip, a distance of 48.02 feet, to a 1/2 inch iron rod set for the south end of said corner clip;

THENCE along the common line of said Howell tract and said Sids Road as follows:
South 43 deg. 47 min. 29 sec. West, a distance of 226.50 feet to a 1/2 inch iron rod with pink "TXDOT" plastic cap found for angle point;
South 34 deg. 42 min. 42 sec. West, a distance of 336.99 feet to a 60D nail found;
South 43 deg. 47 min. 05 sec. West, a distance of 50.15 feet to a 1/2 inch iron rod set for the south corner of said Howell tract, same being in a south line of aforesaid Lot 1, Block A, same being in the northeast line of that certain tract of land conveyed to Glen Burks & Paulette Burks, by deed recorded in Volume 101, Page 958, aforesaid Deed Records;

THENCE along the common line of said Howell tract and said Burks tract as follows:
North 45 deg. 33 min. 29 sec. West, a distance of 326.36 feet to a 1/2 inch iron rod found for corner, same being the north corner of said Burks tract;
South 44 deg. 06 min. 56 sec. West, passing the west corner of said Burks tract, same being the north corner of aforesaid Two Raider Venture tract, and continuing along the common line of said Howell tract and said Two Raider Venture tract, a total distance of 449.25 feet to the POINT OF BEGINNING and containing 39.525 acres of computed land, more or less.

To: _____, _____, _____:

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 1-4, 7(a), 7(b1), 7c, 8, 9, and 16, 17, 18 of Table A thereof. The latest field work was completed on 8/12/2025.
Date of Plat or Map: __/__/2025

LEGEND

GAS METER		FIRE HYDRANT		LIGHT POLE	
IRR. CONTROL VALVE		WATER METER		TRAFFIC SIGNAL POLE	
TELEPHONE PEDESTAL		BOLLARD		TELEPHONE MANHOLE	
POWER POLE		WATER VALVE		SWB MANHOLE	
DOWN GUY		TRANSFORMER PAD		SIGN	
S.S. MANHOLE		ELECTRIC METER		VAULT	
CLEAN OUT		STORM DRAIN MANHOLE		CONCRETE	

Errors: The Client or Client's Representatives will have 45 days from the date the survey was issued to change any misspellings or any errors on the survey report, after this time has expired all parties involved must accept the survey as issued.

COPYRIGHT © PEISER & MANKIN SURVEYING, LLC ALL RIGHTS RESERVED. NO PART OF THIS DRAWING MAY BE REPRODUCED BY PHOTOCOPYING, RECORDING OR BY ANY OTHER MEANS, OR STORED, PROCESSED OR TRANSMITTED IN OR BY ANY COMPUTER OR OTHER SYSTEMS WITHOUT THE PRIOR WRITTEN PERMISSION OF THE SURVEYOR. COPIES OF THIS SURVEY WITHOUT THE ORIGINAL SIGNATURE ARE NOT VALID.

ALTA/NSPS LAND TITLE SURVEY

HIGHWAY 205 AND SIDS ROAD

ROCKWALL, TEXAS 75032

NO.	DATE	REVISION
1.		
2.		
3.		

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE 8/21/2025

Timothy R. Mankin
Registered Professional Land Surveyor No. 6122

JOB NO.:	19-0904
DATE:	8/21/2025
FIELD DATE:	8/12/2025
SCALE:	1" = 80'
FIELD:	E.M.
DRAWN:	J.B.W.
CHECKED:	T.R.M.

PEISER & MANKIN SURVEYING, LLC
www.peisersurveying.com
1612 HART STREET
SUITE 201
SOUTHLAKE, TEXAS 76092
817-481-1806 (O)
tmankin@peisersurveying.com
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TOPOGRAPHY
MORTGAGE
FIRM No. 100999-00
Texas Society of Professional Surveyors
Member Since 1977

SHEET 1 OF 1

© 2026. Kenneth R. Killian_AIA - All rights reserved

EL. _ 200'-0"

NETTING & POLES

DRIVING RANGE **NETTING** and STRUCTURAL SUPPORTS BEYOND 200' TALL

DRIVING BAYS

MATERIAL SCHEME

INSPIRATION IMAGES

MINI-GOLF

35'-0" EL. - T.O. PARAPET

30'-0" EL. - T.O. PARAPET

28'-0" EL. - T.O. ROOF

DRIVING BAYS BEYOND

15'-0" EL. - 2nd FLOOR

EVENT CENTER

FENCED YARD

0'-0" EL.

STAGE

STONE

MAIN ENTRY

DECK

TxS

TxS

RECEIVING AREA SCREENS

the DONKEY

DRIVING BAYS BEYOND

FENCED YARD

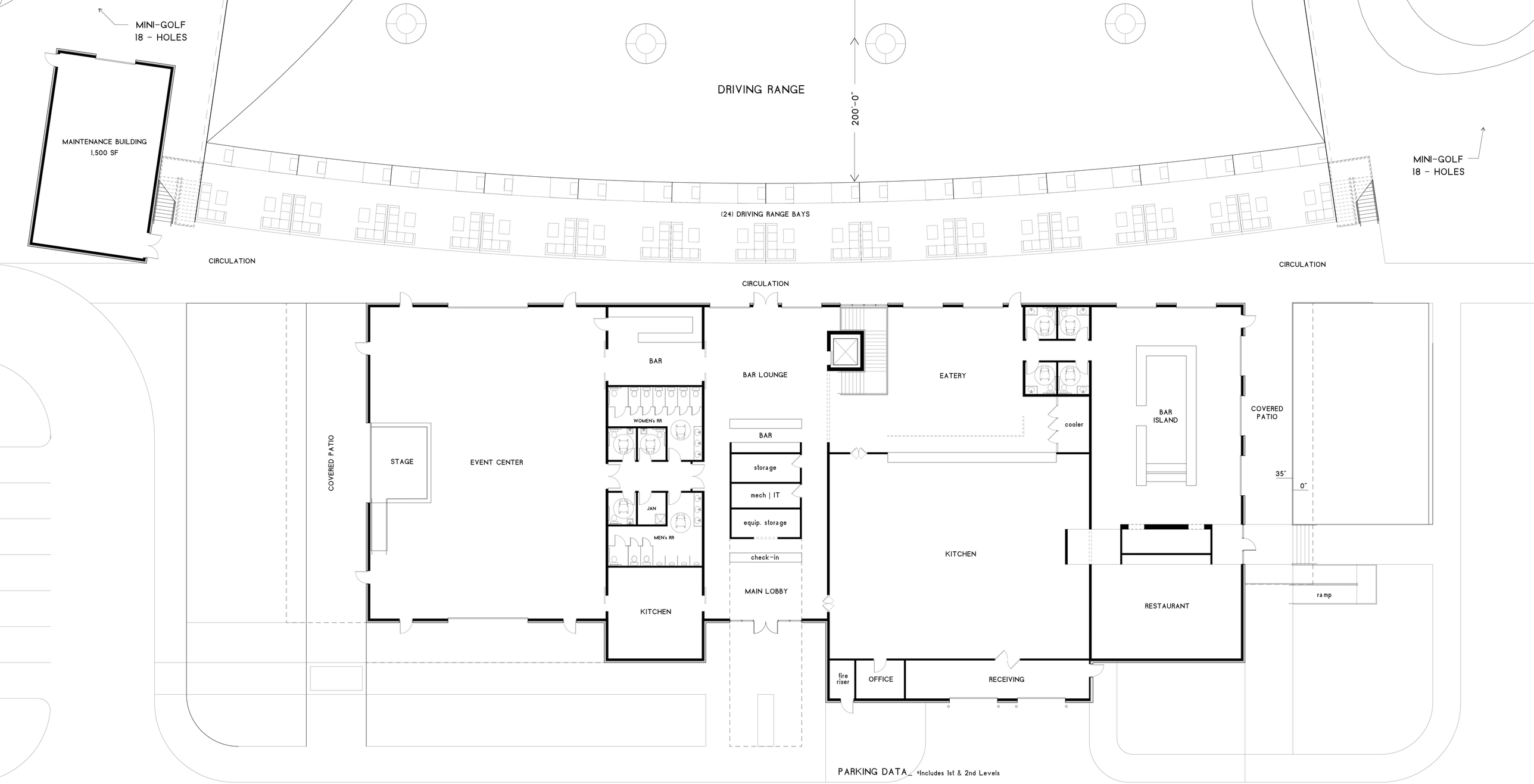
FRONT **ELEVATION**

TEXAS **SOCIAL _ 205** ROCKWALL TX _ CONCEPT **DESIGN**

THIS DRAWING IS FOR PRELIMINARY REFERENCE PURPOSES ONLY _ NOT TO BE USED FOR PERMITTING OR CONSTRUCTION

SCALE _ **3/32" = 1'-0"** @ 24"x36" FORMAT

KILLIAN
STUDIO OF ARCHITECTURE
WWW.KENKILLIAN.COM
TEL 214.457.3652 | EMAIL KRK@KENKILLIAN.COM
3400 N CENTRAL EXPY | STUDIO 110-307
RICHARDSON, TX 75080



01 **TEXAS SOCIAL _ ROCKWALL, TX**
CONCEPT FLOOR PLAN _ LEVEL 01 _ 19,570 GSF + 1,500 GSF MAINTENANCE
SCALE: 3/32" = 1'-0" @ 24"x36" PRINT

NORTH

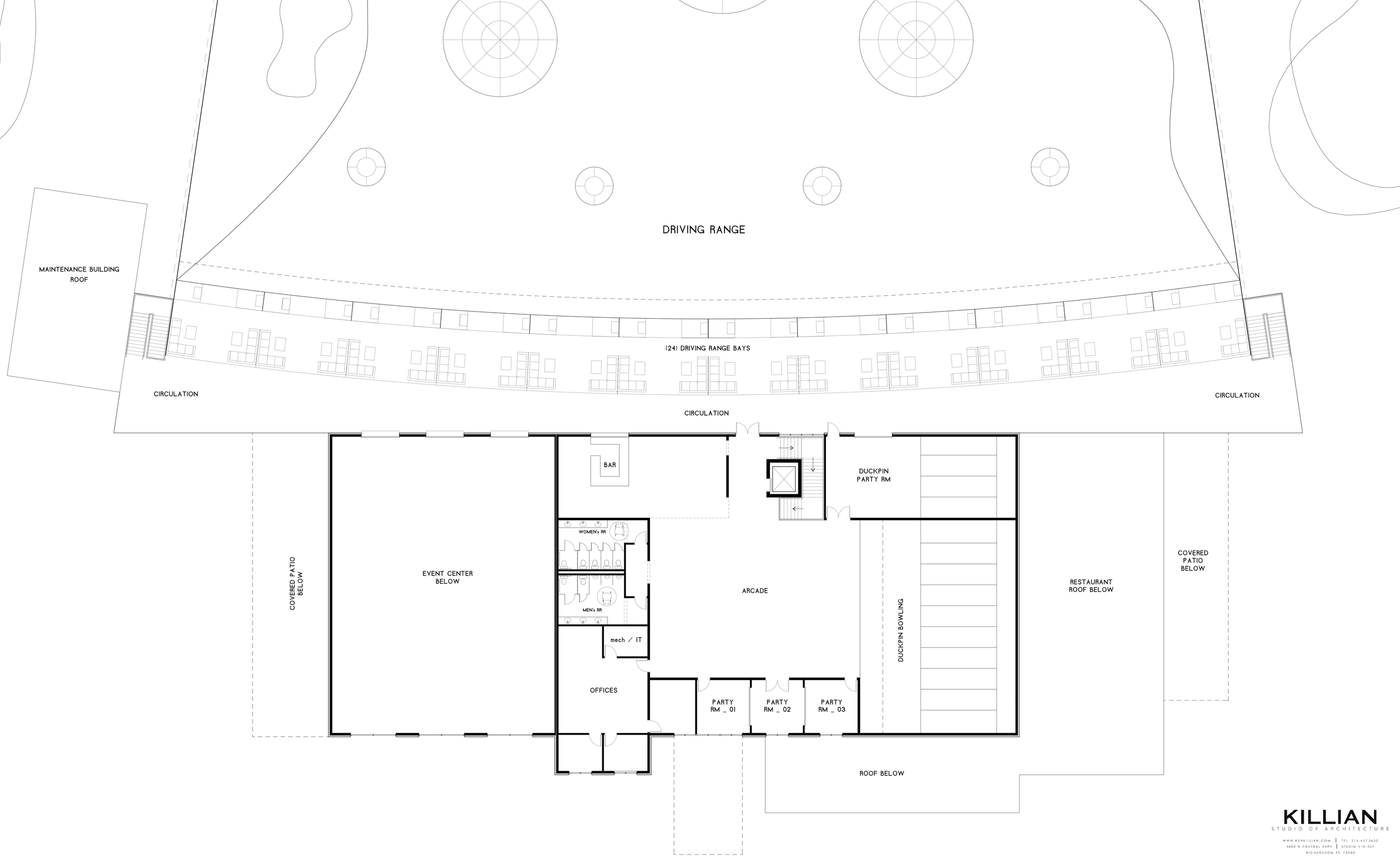
PARKING DATA _ *Includes 1st & 2nd Levels

	RATIO	SQUARE FOOTAGE	REQ'D PARKING
EVENT CENTER	1/100sf	4,606 SF	46
RESTAURANT | BAR	1/100sf	7,387 sf	74
KITCHEN		4,462 sf	
Includes Receiving			
DRIVING BAYS | RANGE	1/250sf	11,386 sf	46
DRIVING BAY CIRCULATION (Exterior)		5,550 sf	
LOBBY	1/250sf	612 sf	3
OFFICE	1/300sf	1,088 sf	4
OUTDOOR PATIOS		1,851 sf	
RESTROOMS | CIRCULATION		2,335 sf	
MINI-GOLF (36 HOLES)	1/Hole		36
MAINTENANCE | SHOP	1/250sf	1,500 sf	6
STORAGE | MECHANICAL RM.		509 sf	
Includes Fire Riser Rooms			
ARCADE | BOWLING	1/250sf	5,413 sf	22
PARTY ROOMS	1/100sf	1,127 sf	11
TOTAL			248 SPACES

*Reference civil site plan for provided spaces

KILLIAN
STUDIO OF ARCHITECTURE
WWW.KENKILLIAN.COM | TEL 214.457.3652
3400 N CENTRAL EXPY | STUDIO 110-307
RICHARDSON, TX 75080

CITY OF ROCKWALL PROJECT #:
Z2026-017



01 **TEXAS SOCIAL _ ROCKWALL, TX**
CONCEPT FLOOR PLAN _ LEVEL 02 _ 10,000 GSF
SCALE: 3/32" = 1'-0" @ 24"x36" PRINT

NORTH

KILLIAN
STUDIO OF ARCHITECTURE
WWW.KENKILLIAN.COM | TEL 214.457.3652
3400 N CENTRAL EXPY | STUDIO 110-307
RICHARDSON, TX 75080

CITY OF ROCKWALL PROJECT #:
Z2026-017

TO CARNEY ENGINEERING, PLLC:

This is to certify that I have, this date, made an on the ground survey of the property located on Highway 205 and Sids Road in the City of Rockwall, Texas, described as follows:

BEING that certain tract of land situated in the J.D. McFarland Survey, Abstract No. 145, City of Rockwall, Rockwall County, Texas and being all that certain tract of land conveyed to Howell MTN RE, LLC, by Special Warranty Deed recorded in Instrument Number 20180000021428, Official Public Records, Rockwall County, Texas, and being a portion of Lot 1, Block A, Rockwall Hospital Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet E, Page 133, Map Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod with "Stovall Assoc" yellow cap found for the most southerly corner of said Howell tract, same being the most southerly corner of said Lot 1, same being in the northeasterly line of that certain tract of land conveyed to Rockwall ISD, by deed recorded in Volume 2221, Page 295, Deed Records, Rockwall County, Texas, same being the west corner of that certain tract of land conveyed to Two Raider Ventures, LLC, by deed recorded in Instrument Number 20190000015332, said Official Public Records;

THENCE North 45 deg. 50 min. 39 sec. West, along the common line of said Howell tract and said Rockwall ISD tract, a distance of 239.17 feet to a 1/2 inch iron rod with "Pelser & Mankin SURV"red plastic cap set (hereinafter referred to as 1/2 inch iron rod set) for the most westerly corner of said Lot 1;

THENCE North 45 deg. 50 min. 24 sec. West, continuing along the common line of said Howell tract and said Rockwall ISD tract, passing the north corner of said Rockwall ISD tract, same being the east corner of a Drainage ROW/Open Space/Natural Area to The City of Rockwall per plat recorded in Cabinet G, Slide 23, aforesaid Map Records, and continuing along the common line of said Howell tract and said Drainage ROW, passing the north corner of said Drainage ROW, same being the west corner of Flagstone Estates, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet G, Page 26, said Map Records, and continuing along the common line of said Howell tract and said Flagstone Estates, a total distance of 1018.06 feet to a 1/2 inch iron rod with illegible yellow cap found for the most westerly corner of said Howell tract, same being the south corner of Lot 13, Rockwall Business Park East Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Instrument Number 20220000015606, Official Public Records, Rockwall County, Texas;

THENCE North 44 deg. 02 min. 25 sec. East, along the common line of said Howell tract and said Lot 13, passing the east corner of said Lot 13, same being the south corner of Lot 14, said Rockwall Business Park East, and continuing along the common line of said Howell tract and said Lot 14, passing the east corner of said Lot 14, same being the south corner of Lot 1, Block C, Rockwall Business Park East, Phase Three, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet B, Slide 291, said Map Records, Rockwall County, Texas, and continuing along the common line of said Howell tract and said Lot 1, Block C, a total distance of 981.14 feet to a 1/2 inch iron rod set for a north corner of said Howell tract, same being the west corner of Lot 1, Block A, Roadside Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Instrument Number 20220000006322, said Official Public Records, Rockwall County, Texas;

THENCE along the common line of said Howell tract and said Lot 1 as follows:
South 45 deg. 18 min. 59 sec. East, a distance of 239.17 feet to a 1/2 inch iron rod set for corner, same being the south corner of said Lot 1;
North 44 deg. 30 min. 14 sec. East, a distance of 387.20 feet to a 1/2 inch iron rod set for the most easterly north corner of said Howell tract, same being the west corner of that certain tract of land conveyed to State of Texas, by deed recorded in Volume 31, Page 510, said Deed Records;

THENCE South 46 deg. 00 min. 37 sec. East, along the common line of said Howell tract and said State of Texas tract, a distance of 528.19 feet to a 1/2 inch iron rod set for corner, same being in the southwesterly right-of-way line of State Highway 205 (variable width right-of-way);

THENCE South 31 deg. 03 min. 19 sec. East, along the common line of said Howell tract and said State Highway 205, a distance of 476.78 feet to a 1/2 inch iron rod set for corner;

THENCE South 31 deg. 46 min. 25 sec. West, continuing along the common line of said Howell tract and said State Highway 205, a distance of 10.43 feet to a 1/2 inch iron rod set for corner, same being the north corner of aforesaid Lot 1, Block A;

THENCE South 31 deg. 10 min. 22 sec. East, continuing along the common line of said Howell tract and said State Highway 205, a distance of 363.02 feet to a 1/2 inch iron rod set for an east corner of said Howell tract, same being the north end of a corner clip in the intersection of said State Highway 205 and Sids Road (variable width right-of-way);

THENCE South 85 deg. 30 min. 28 sec. West, along the common line of said Howell tract and said corner clip, a distance of 48.02 feet to a 1/2 inch iron rod set for the south end of said corner clip;

THENCE along the common line of said Howell tract and said Sids Road as follows:
South 43 deg. 47 min. 29 sec. West, a distance of 226.50 feet to a 1/2 inch iron rod with pink "TXDOT" plastic cap found for angle point;
South 34 deg. 42 min. 42 sec. West, a distance of 336.99 feet to a 60D nail found;
South 44 deg. 47 min. 05 sec. West, a distance of 50.15 feet to a 1/2 inch iron rod set for the south corner of said Howell tract, same being in a south line of aforesaid Lot 1, Block A, same being in the northeast line of that certain tract of land conveyed to Glen Burks & Paulette Burks, by deed recorded in Volume 101, Page 958, aforesaid Deed Records;

THENCE with the common line of said Howell tract and said Burks tract as follows:
North 45 deg. 49 min. 29 sec. West, a distance of 326.36 feet to a 1/2 inch iron rod found for corner, same being the north corner of said Burks tract;
South 44 deg. 08 min. 56 sec. West, passing the west corner of said Burks tract, same being the north corner of aforesaid Two Raider Venture tract, and continuing along the common line of said Howell tract and said Two Raider Venture tract, a total distance of 449.25 feet to the POINT OF BEGINNING and containing 39.528 acres of computed land, more or less.

To: _____;

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 1-4, 7(a), 7(b1), 7c, 8, 9, and 16, 17, 18 of Table A thereof. The latest field work was completed on 8/12/2025.

Date of Plat or Map: __/__/2025

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE

8/21/2025

Timothy R. Mankin
Registered Professional Land Surveyor No. 6122

VICINITY MAP
N.T.S.

FLOOD CERTIFICATE
As determined by the FLOOD INSURANCE RATE MAPS for Rockwall County, a portion of the subject property Does appear to lie within a Special Flood Hazard Area (100 Year Flood), Map date 09/26/2008 Community Panel No. 48397C0040L subject lot is located in Zone 'X', 'AE' & 'AE-HATCHED' FLOODWAY.
If this site is not within an identified flood hazard area, this Flood Statement does not imply that the property and/or structures thereon will be free from flooding or flood damage. On rare occasions greater floods can and will occur and flood heights may be increased by man-made or natural causes. This Flood Statement shall not create liability on the part of the Surveyor.

NOTES:
1. IRF – Iron Rod Found
2. O.P.R.R.C. – Official Public Records, Rockwall County, Texas.
3. D.R.R.C.T. – Deed Records, Rockwall County, Texas.
4. M.R.R.C.T. – Deed Records, Rockwall County, Texas.
5. Bearings of lines shown hereon refer to Grid North of the Texas Coordinate System of 1983 (North Central Zone 4202; NAD83 (2011) Epoch 2010) as derived locally from Allterra Continuously Operating Reference Stations (CORS) via Real Time Kinematic (RTK) Methods. An average Combination Factor of 1.0001452541 was used to scale grid coordinates and distances to surface.
6. Elevations shown hereon refer to North American Vertical Datum of 1988 (NAVD88), as derived locally from Allterra Continuously Operating Reference Stations (CORS) via Real Time Kinematic (RTK) Methods, tying into City of Rockwall Geodetic Control Monuments "COR-10" and "COR-11"
7. CAB. – Cabinet
8. This is an above-ground survey. The underground utilities, if shown, are based on information provided by the various utility companies and these locations should be considered approximate. There may be additional underground utilities not shown on this drawing.
9. This property has not been abstracted per the client's request, and this survey was performed without the benefit of a title commitment, all easements may not be shown.
10. PG. – PAGE
11. INST – INSTRUMENT
12. NO. – NUMBER
13. F.A.U.E. – Fire Lane, Access, and Utility Easement

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 43°46'25" W	10.43'
L2	S 06°30'26" W	48.02'
L3	S 43°47'29" W	226.50'
L4	S 34°42'42" W	336.99'
L5	S 43°47'05" W	50.15'

LINETYPE TABLE
- BOUNDARY LINE
- ADJOINER LINE
- EASEMENT LINE
- BUILDING LINE
- STREET CENTERLINE

Errors: The Client or Client's Representatives will have 45 days from the date the survey was issued to change any misspellings or any errors on the survey report, after this time has expired all parties involved must accept the survey as issued.

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LEGEND

GAS METER	FIRE HYDRANT	LP	LIGHT POLE
IRR. CONTROL VALVE	WATER METER	TS	TRAFFIC SIGNAL BOX
TELEPHONE PEDESTAL	DOLLARD	TM	TELEPHONE MANHOLE
POWER POLE	WATER VALVE	SMH	SWB MANHOLE
DOWN GUY	TRANSFORMER PAD		SIGN
S.S. MANHOLE	ELECTRIC METER	V	VAULT
CLEAN OUT	STORM DRAIN MANHOLE		CONCRETE

GRAPHIC SCALE
80 0 40 80 160
(IN FEET)
1 inch = 80 ft.

NO.	DATE	REVISION
1.		
2.		

ALTA/NSPS LAND TITLE SURVEY
HIGHWAY 205 AND SIDS ROAD
ROCKWALL, TEXAS 75032

JOB NO.:	19-0904
DATE:	8/21/2025
FIELD DATE:	8/12/2025
SCALE:	1" = 80'
FIELD:	E.M.
DRAWN:	J.B.W.
CHECKED:	T.R.M.

PEISER & MANKIN SURVEYING, LLC
www.peisersurveying.com
1612 HART STREET
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SOUTHLAKE, TEXAS 76092
817-481-1806 (O)
tmankin@peisersurveying.com
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MORTGAGE
Texas Society of Professional Surveyors
FIRM NO. 100959-00
Member Since 1977

SHEET 1 OF 1

CITY OF ROCKWALL

ORDINANCE NO. 26-XX

SPECIFIC USE PERMIT NO. S-XXX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING *ORDINANCE NO. 25-34* AND THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW FOR *OUTDOOR COMMERCIAL AMUSEMENT/RECREATION* AND A *STRUCTURE EXCEEDING 60-FEET IN HEIGHT IN A COMMERCIAL (C) DISTRICT* FOR A *GOLF DRIVING RANGE* ON A 39.525-ACRE PARCEL OF LAND IDENTIFIED AS LOT 1, BLOCK A, ROCKWALL HOSPITAL ADDITION AND TRACT 18 OF THE J. D. MCFARLAND SURVEY, ABSTRACT NO. 145, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OR FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, a request has been made by Anthony Winkler of Calabrese & Winkler Holdings on behalf of David Naylor of Rayburn Electric for the approval of a Specific Use Permit (SUP) for *Outdoor Commercial Amusement/Recreation* and a *Structure Exceeding 60-Feet in Height in a Commercial (C) District* for a *Golf Driving Range* on a 39.525-acre parcel of land, zoned Commercial (C) District, being identified as Lot 1, Block A, Rockwall Hospital Addition and Tract 18 of the J. D. McFarland Survey, Abstract No. 145, City of Rockwall, Rockwall County, Texas, generally located at the northwest corner of the intersection of Sids Road and S. Goliad Street [*SH-205*], and being more specifically described in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that *Ordinance No. 25-34* (*S-365*) and the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall should be amended as follows:

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

SECTION 1. That the approval of this ordinance shall supersede all requirements stipulated in *Ordinance No. 25-34* (*S-365*).

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

PLEASE REVIEW 05.12.26

the Unified Development Code [*Ordinance No. 20-02*] on the *Subject Property*; and

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

3.1 OPERATIONAL CONDITIONS

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

1) The development and operation of a *Golf Driving Range* and *Outdoor Commercial Amusement/Recreation* shall generally conform to the *Concept Plan* depicted in *Exhibit 'B'* of this ordinance.

2) The maximum height of the netting and support structures shall not exceed 200-feet and shall generally conform to *Exhibit 'C'* of this ordinance.

3.2 COMPLIANCE

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

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

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

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

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

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

DRAFT ORDINANCE 02.12.2026

SECTION 8. That this ordinance shall take effect immediately from and after its passage.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 1st DAY OF JUNE, 2026.

_____
Tim McCallum, *Mayor*

ATTEST:

_____
Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

1st Reading: *May 18, 2026*

2nd Reading: *June 1, 2026*

DRAFT ORDINANCE 05.12.2026

Exhibit 'A':
Legal Description

BEING that certain tract of land situated in the J. D. McFarland Survey, Abstract No. 145, City of Rockwall, Rockwall County, Texas and being all that certain tract of land conveyed to Howell MTN R.E., LLC, by Special Warranty Deed recorded in Instrument Number 2018000041248, Official Public Records, Rockwall County, Texas, and being a portion of Lot 1, Block A, Rockwall Hospital Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet E, Page 133, Map Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod with "Stovall Assoc" yellow cap found for the most southerly corner of said Howell tract, same being the most southerly corner of said Lot 1, same being in the northeasterly line of that certain tract of land conveyed to Rockwall ISD, by deed recorded in Volume 2221, Page 295, Deed Records, Rockwall County, Texas, same being the west corner of that certain tract of land conveyed to Two Raider Ventures, LLC, by deed recorded in Instrument Number 2019000015332, said Official Public Records;

THENCE North 45 deg. 50 min. 39 sec. West, along the common line of said Howell tract and said Rockwall ISD tract, a distance of 239.17 feet to a 1/2-inch iron rod with "Peiser & Mankin SURV" red plastic cap set (hereinafter referred to as 1/2-inch iron rod set) for the most westerly corner of said Lot 1;

THENCE North 45 deg. 50 min. 24 sec. West, continuing along the common line of said Howell tract and said Rockwall ISD tract, passing the north corner of said Rockwall ISD tract, same being the east corner of a Drainage ROW/Open Space/Natural Area to the City of Rockwall per plat recorded in Cabinet G, Slide 23, aforesaid Map Records, and continuing along the common line of said Howell tract and said Drainage ROW, passing the north corner of said Drainage ROW, same being the east corner of Flagstone Estates, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet G, Page 26, Map Records, and continuing along the common line of said Howell tract and said Flagstone Estates, a total distance of 1018.06 feet to a 1/2 inch iron rod with illegible yellow cap found for the west corner of said Howell tract, same being the south corner of Lot 13, Rockwall Business Park East Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Instrument Number 20220000015606, Official Public Records, Rockwall County, Texas;

THENCE North 44 deg. 02 min. 25 sec. East, along the common line of said Howell tract and said Lot 13, passing the east corner of said Lot 13, same being the south corner of Lot 14, said Rockwall Business Park East, and continuing along the common line of said Howell tract and said Lot 14, passing the east corner of said Lot 14, same being the south corner of Lot 1, Block C, Rockwall Business Park East, Phase Three, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet B, Slide 291, said Map Records, Rockwall County, Texas, and continuing along the common line of said Howell tract and said Lot 1, Block C, a total distance of 981.14 feet to a 1/2 inch iron rod set for the north corner of said Howell tract, same being the west corner of Lot 1, Block A, Roadside Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Instrument Number 20220000006522, said Official Public Records, Rockwall County, Texas;

THENCE along the common line of said Howell tract and said Lot 1 as follows:
South 46 deg. 18 min. 59 sec. East, a distance of 355.86 feet to a 1/2-inch iron rod set for corner, same being the south corner of said Lot 1;
North 13 deg. 30 min. 14 sec. East, a distance of 387.20 feet to a 1/2-inch iron rod set for the most easterly north corner of said Howell tract, same being the west corner of that certain tract of land conveyed to State of Texas, by deed recorded in Volume 31, Page 510, said Deed Records;

THENCE South 46 deg. 00 min. 37 sec. East, along the common line of said Howell tract and said State of Texas tract, a distance of 528.19 feet to a 1/2-inch iron rod set for corner, same being in the southeasterly right-of-way line of State Highway 205 (variable width right-of-way);

THENCE South 31 deg. 03 min. 19 sec. East, along the common line of said Howell tract and said State Highway 205, a distance of 476.76 feet to a 1/2-inch iron rod set for corner;

DRAFT
ORDINANCE
08.12.26

Exhibit 'A':
Legal Description

THENCE South 43 deg. 46 min. 25 sec. West, continuing along the common line of said Howell tract and said State Highway 205, a distance of 10.43 feet to a 1/2-inch iron rod set for corner, same being the north corner of aforesaid Lot 1, Block A;

THENCE South 31 deg. 10 min. 20 sec. East, continuing along the common line of said Howell tract and said State Highway 205, a distance of 363.02 feet to a 1/2-inch iron rod set for an east corner of said Howell tract, same being the north end of a corner clip in the intersection of said State Highway 205 and Sids Road (variable width right-of-way);

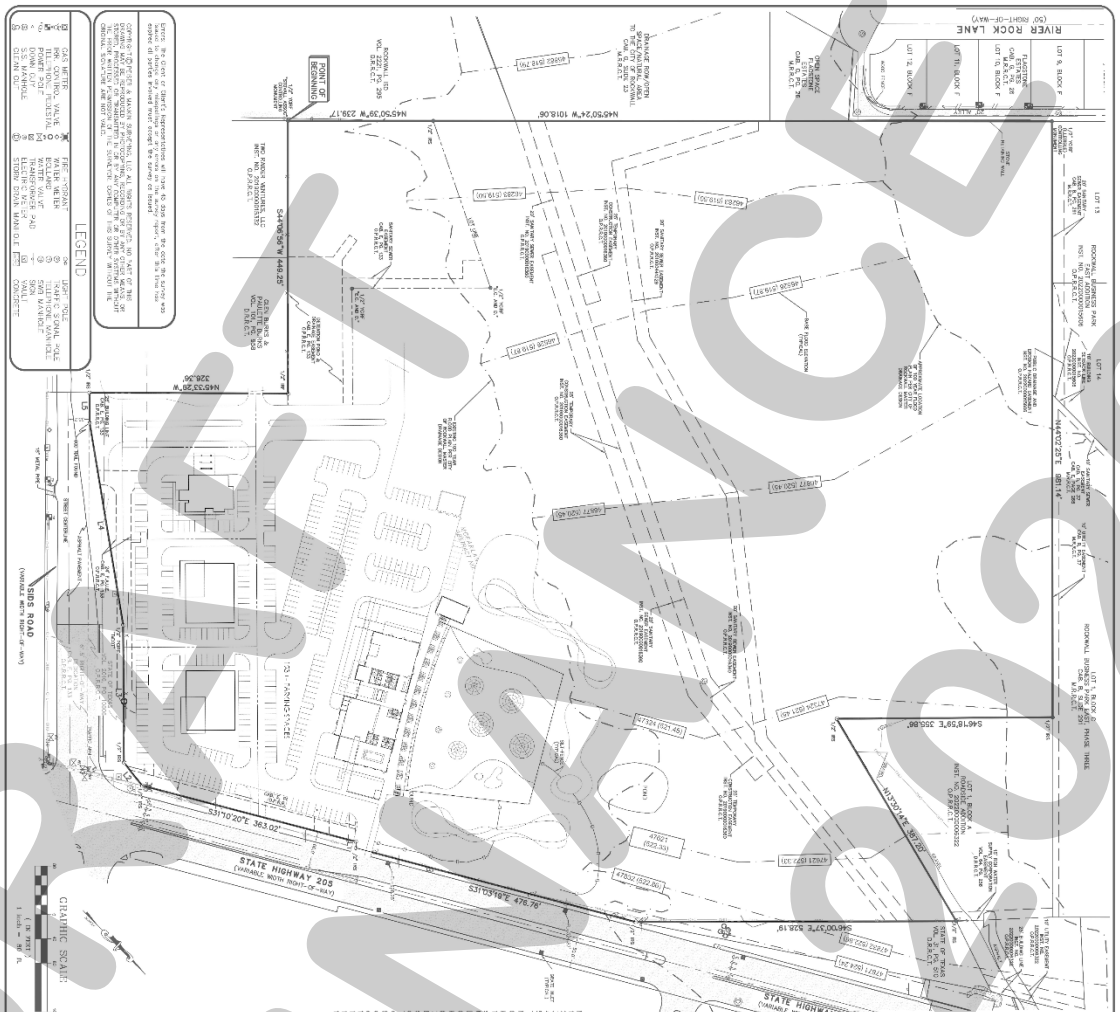
THENCE South 06 deg. 30 min. 28 sec. West, along the common line of said Howell tract and said corner clip, a distance of 48.02 feet, to a 1/2-inch iron rod set for the south end of said corner clip;

THENCE along the common line of said Howell tract and said Sids Road as follows:
South 43 deg. 47 min. 29 sec. West, a distance of 226.50 feet to a 1/2-inch iron rod with pink "TXDOT" plastic cap found for angle point;
South 34 deg. 42 min. 42 sec. West, a distance of 336.99 feet to a 60D nail found;
South 43 deg. 47 min. 05 sec. West, a distance of 50.15 feet to a 1/2-inch iron rod set for the south corner of said Howell tract, same being in a south line of aforesaid Lot 1, Block A, same being in the northeast line of that certain tract of land conveyed to Glen Burks & Paulette Burks, by deed recorded in Volume 101, Page 958, aforesaid Deed Records;

THENCE along the common line of said Howell tract and said Burks tract as follows:
North 45 deg. 33 min. 29 sec. West, a distance of 326.36 feet to a 1/2-inch iron rod found for corner, same being the north corner of said Burks tract;
South 44 deg. 06 min. 56 sec. West, passing the west corner of said Burks tract, same being the north corner of aforesaid Two Raider Ventures tract, and continuing along the common line of said Howell tract and said Two Raider Ventures tract, a total distance of 449.25 feet to the **POINT OF BEGINNING** and containing 39.525 acres of computed land, more or less.

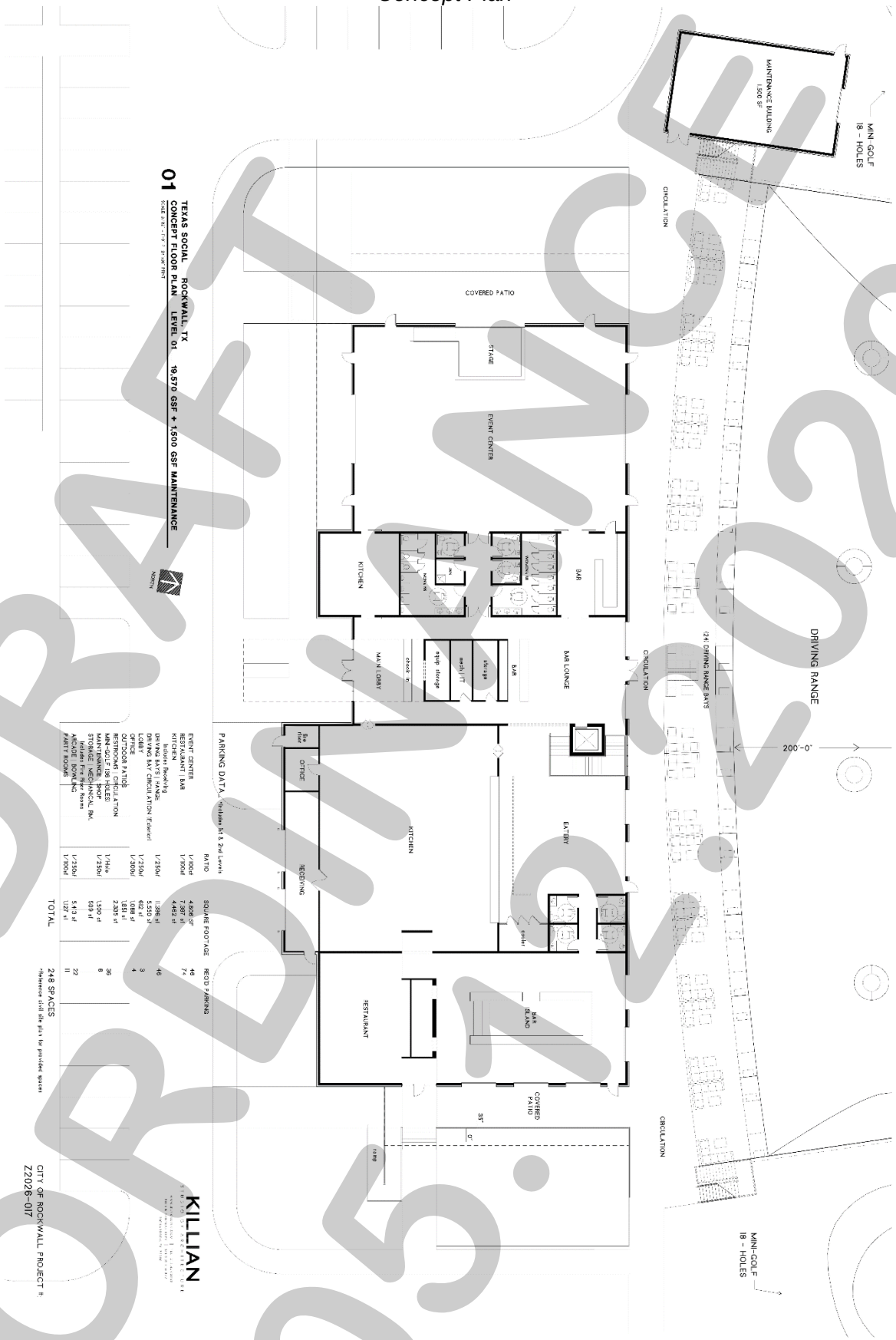
DRAFT ORDINANCE 05.12.2026

Exhibit 'B':
Concept Plan



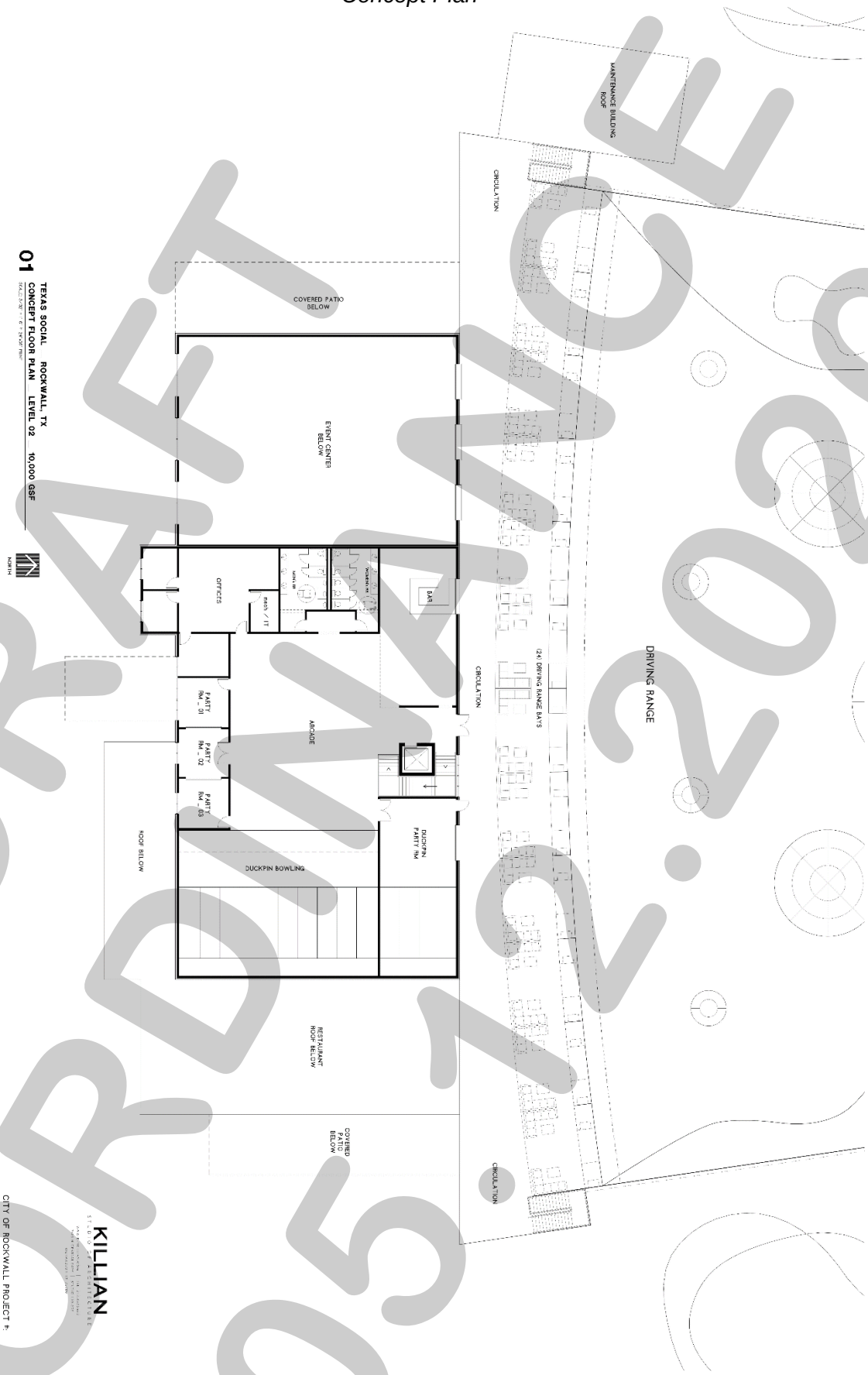
DRAFT
NOT FOR RECORDING
2026

Exhibit 'B':
Concept Plan



DRAFT
ORDINANCE
05.12.2026

Exhibit 'B':
Concept Plan



DRAFT
ORDINANCE
05.12.2026

Exhibit 'C':
Golf Netting Height

DRAFT
03.12.2026

CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

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

TO:	Planning and Zoning Commission
DATE:	May 12, 2026
APPLICANT:	Javier Silva; *JMS Custom Homes*
CASE NUMBER:	Z2026-018; *Specific Use Permit (SUP) for a Residential Infill Adjacent to an Established Subdivision at 804 Kernodle Street*

SUMMARY

Hold a public hearing to discuss and consider a request by Javier Silva of JMS Custom Homes for the approval of a *Specific Use Permit (SUP)* for *Residential Infill Adjacent to an Established Subdivision* for the purpose of constructing a single-family home on a 0.161-acre parcel of land identified as Lot 3, Block A, Kinsey Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 804 Kernodle Street, and take any action necessary.

BACKGROUND

The subject property was annexed prior to 1934 based on the August 25, 1934 Sanborn Map. On September 14, 1896, the subject property was platted with the F & M Addition, and was identified as a portion of Block 9 and Block 10, F & M Addition. According to the City's historic zoning maps, the subject property was zoned Single-Family 3 (SF-3) District as of January 3, 1972. This designation changed between January 4, 1972 and May 15, 1983 to a Single-Family 7 (SF-7) District based on the May 16, 1983 zoning map. On September 8, 2020, a demolition permit [*i.e. RES2020-3387*] was issued to remove an existing single-family home and a detached garage from the subject property. On December 20, 2021, the City Council approved a final plat [*i.e. Case No. P2021-058*], establishing the subject property as Lot 3, Block A, Kinsey Addition. The subject property is currently vacant.

PURPOSE

The applicant -- *Javier Silva of JMS Custom Homes* -- is requesting the approval of a Specific Use Permit (SUP) for the purpose of constructing a single-family home on the subject property in accordance with Subsection 02.03(B) (11), *Residential Infill in or Adjacent to an Established Subdivision*, and Subsection 02.03, *Conditional Land Use Standards*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC).

ADJACENT LAND USES AND ACCESS

The subject property is located at 804 Kernodle Street. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property are three (3) parcels of land [*i.e. 806, 808, & 810 Kernodle Street*] developed with single-family homes. Beyond this is Heath Street, which is classified as a R2 (*i.e. residential, two [2] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. North of this are various parcels that are a part of Phase 1 of the Harris Heights Addition, which consists of 58 lots, and has been in existence since February 1, 1970. All of these properties are developed with single-family homes and are zoned Single-Family 7 (SF-7) District.

South: Directly south of the subject property is one (1) parcel of land [*i.e. 802 Kernodle Street*] developed with a single-family home. Beyond this is Cornelia Street, which is classified as a R2 (*i.e. residential, two [2] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. South of this is one (1) parcel of land [*i.e. 704 Kernodle Street*], which is developed with a single-family home. All of these properties are zoned Single-Family 7 (SF-7) District.

East: Directly east of the subject property is one (1) parcel of land [*i.e. 803 Austin Street*] developed with a single-family home. Beyond this is Austin Street, which is classified as a R2 (*i.e. residential, two [2] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. East of this are various parcels developed with single-family homes that make up part of the F & M Addition. All of these properties are zoned Single-Family 7 (SF-7) District.

West: Directly west of the subject property is Kernodle Street, which is classified as a R2 (*i.e. residential, two [2] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is one (1) parcel of land [*i.e. 803 Kernodle Street*] developed with a single-family home. West of this is N. Fannin Street, which is classified as a R2 (*i.e. residential, two [2] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

MAP 1: LOCATION MAP
YELLOW: SUBJECT PROPERTY

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

Article 13, *Definitions*, of the Unified Development Code (UDC) defines *Residential Infill in or Adjacent to an Established Subdivision* as "(t)he new development of a single-family home or duplex on an existing vacant or undeveloped parcel of land or the redevelopment of a developed parcel of land for a new single-family home or duplex within an established subdivision that is mostly or entirely built-out." An *established subdivision* is further defined in Subsection 02.03(B) (11) of Article 04, *Permissible Uses*, of the UDC as "…a subdivision that consists of five (5) or more lots, that is 90% developed, and that has been in existence for more than ten (10) years." In this case, the subject property is within 500-feet of the F & M Addition, which consists of 63 lots, is 90.48% developed, and has been in existence since September 14, 1896. The *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the UDC, requires a Specific Use Permit (SUP) for *Residential Infill in or Adjacent to an Established Subdivision* in all single-family zoning districts, the Two-Family (2F) District, the Downtown (DT) District, and the Residential-Office (RO) District. This property, being within 500-feet of an established subdivision and being zoned Single-Family 7 (SF-7) District, requires a Specific Use Permit (SUP).

In addition, Subsection 02.03(B)(11) of Article 04, *Permissible Uses*, of the UDC states that, "…the Planning and Zoning Commission and City Council shall consider the proposed size, location, and architecture of the home compared to the existing housing … [*and*] (a)ll housing proposed under this section [*i.e. Residential Infill in or Adjacent to an Established Subdivision*] shall be constructed to be architecturally and visually similar or complimentary to the existing housing …" The following is a summary of observations concerning the housing on Kernodle and Austin Street compared to the house proposed by the applicant:

Housing Design and Characteristics	Existing Housing on Kernodle and Austin Street	Proposed Housing
Building Height	One (1) Story Homes and One (1), Two (2) Story Home	Two (2) Story
Building Orientation	All of the homes are oriented toward the street they are built along.	The front elevation of the home will face Kernodle Street
Year Built	1914-2022	*N/A*
Building SF on Property	1,080 SF – 3,825 SF	3,962 SF
Building Architecture	Single-Family Homes	Comparable Architecture to the Surrounding New Single-Family Homes
Building Setbacks:		
Front	20-Feet or Greater	20-Feet
Side	Estimated between zero (0) and greater than ten (10) feet.	6-Feet
Rear	The rear yard setbacks appear to be greater than ten (10) feet.	10-Feet
Building Materials	Brick and Siding	Board & Batten Siding
Paint and Color	Green, Brown, Red, Tan, Grey	N/A
Roofs	Composite & Asphalt Shingles	Composite Shingle
Driveways/Garages	Driveways all front the same street the single-family home faces. Front-facing and some with no garages.	The proposed garage will be front facing onto Kernodle Street.

According to Section 04, *Residential Parking*, of Article 06, *Parking and Loading*, of the Unified Development Code (UDC), "(i)n single-family or duplex districts, parking garages must be located at least 20-feet behind the front façade for front entry garages …" In this case, the applicant's proposed garage is oriented approximately 4¼-inches in front of the front façade of the of the proposed single-family home; however, staff should point out that this is not atypical for this area. A waiver to the garage orientation is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission. If this Specific Use Permit (SUP) request is approved by the Planning and Zoning Commission and City Council, the garage setback requirement will be waived. With the exception of the garage orientation, the proposed single-family home meets all of the density and dimensional requirements as stipulated by the Unified Development Code (UDC) for a property in a Single-Family 7 (SF-7) District.

For the purpose of comparing the proposed home to the existing single-family housing located adjacent to or in the vicinity of the subject property, staff has provided photos of the properties along Kernodle and Austin Street and also provided the proposed building elevations in the attached packet. The approval of this request is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission and a finding that the proposed house ***will not*** have a negative impact on the existing subdivision.

NOTIFICATIONS

On April 21, 2026, staff mailed 95 notices to property owners and occupants within 500-feet of the subject property. Staff also notified the Caruth Lakes Homeowner's Association (HOA), which is the only HOA within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). At the time this report was written, staff had received one (1) notice in opposition to the applicant's request.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the applicant's request for a *Specific Use Permit (SUP)* for *Residential Infill Adjacent to an Established Subdivision*, then staff would propose the following conditions of approval:

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

(a) The development of the *Subject Property* shall generally conform to the *Residential Plot Plan* as depicted in *Exhibit 'B'* of the draft ordinance.

(b) The construction of a *single-family home* on the *Subject Property* shall generally conform to the *Building Elevations* depicted in *Exhibit 'C'* of the draft ordinance; and,

(c) Once construction of the single-family home has been completed, inspected, and accepted by the City, the Specific Use Permit (SUP) shall expire, and no further action by the property owner shall be required.

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

DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

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

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

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

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

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	804 Kernodle St. 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	JMS Custom Homes LLC	☐ APPLICANT	Javier Silva
CONTACT PERSON	Javier Silva	CONTACT PERSON	
ADDRESS	[redacted]	ADDRESS	Same
CITY, STATE & ZIP		STATE & ZIP	
PHONE		PHONE	
E-MAIL		E-MAIL	

NOTARY VERIFICATION [REQUIRED]

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

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 16 *DAY OF* April *20* 26

OWNER'S SIGNATURE Susan Burt

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Susan Burt

SUSAN BURT
Notary ID #4585390
My Commission Expires
January 31, 2030

MY COMMISSION EXPIRES 1-31-2030

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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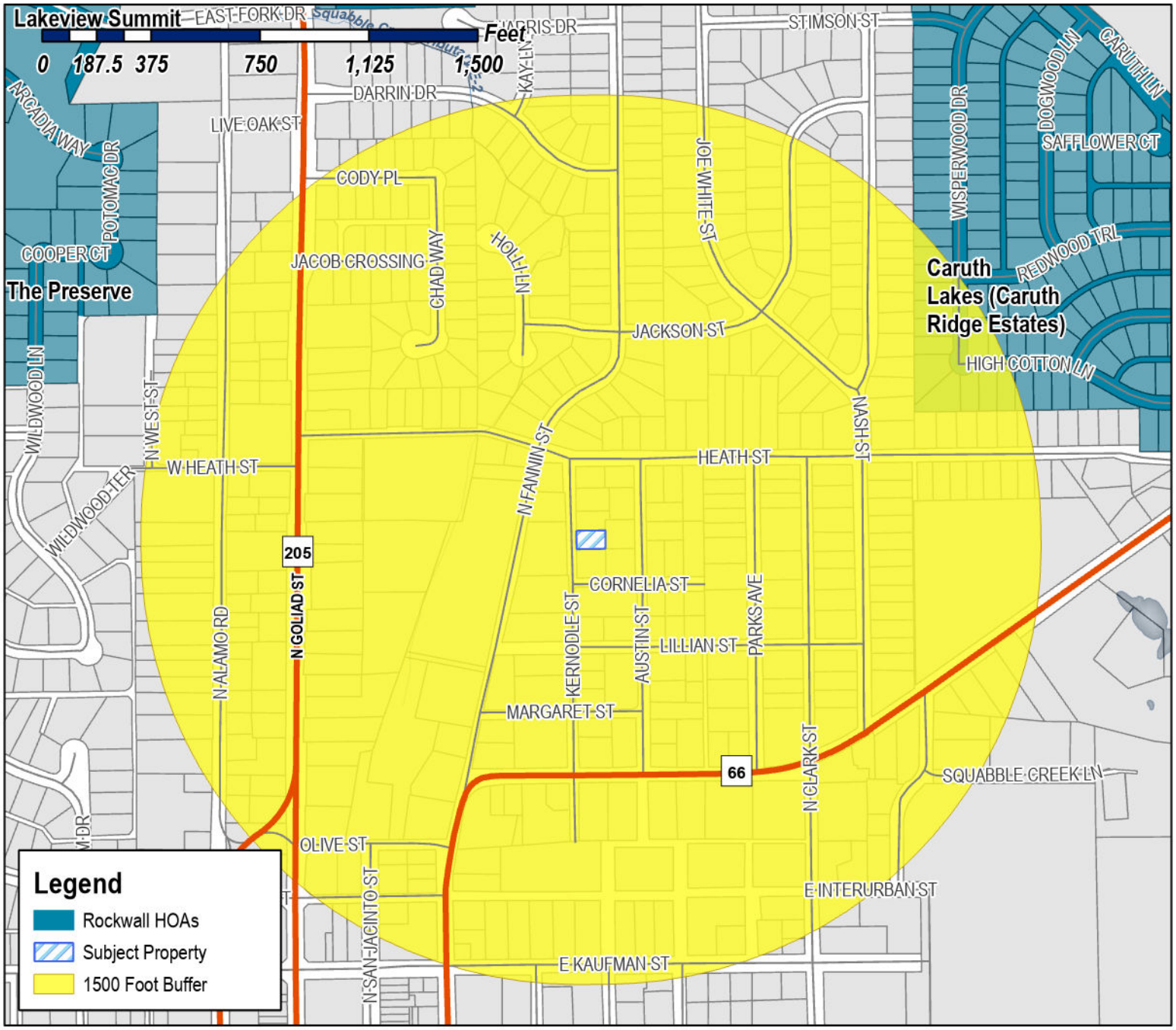

Case Number: Z2026-018
Case Name: SUP for Residential Infill
Case Type: Zoning
Zoning: Single-Family 7 (SF-7) District
Case Address: 804 Kernodle Street

Date Saved: 4/17/2026
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 [Z2026-018]
Date:	Wednesday, April 22, 2026 9:03:30 AM
Attachments:	Public Notice (04.20.2026).pdf HOA Map (04.17.2026).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, April 24, 2026. The Planning and Zoning Commission will hold a public hearing on Tuesday, May 12, 2026 at 6:00 PM, and the City Council will hold a public hearing on Monday, May 18, 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.

Z2026-018: SUP for Residential Infill
Hold a public hearing to discuss and consider a request by Javier Silva of JMS Custom Homes for the approval of a Specific Use Permit (SUP) for Residential Infill Adjacent to an Established Subdivision for the purpose of constructing a single-family home on a 0.161-acre parcel of land identified as Lot 3, Block A, Kinsey Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 804 Kernodle Street, and take any action necessary.

Thank you,

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

City of Rockwall

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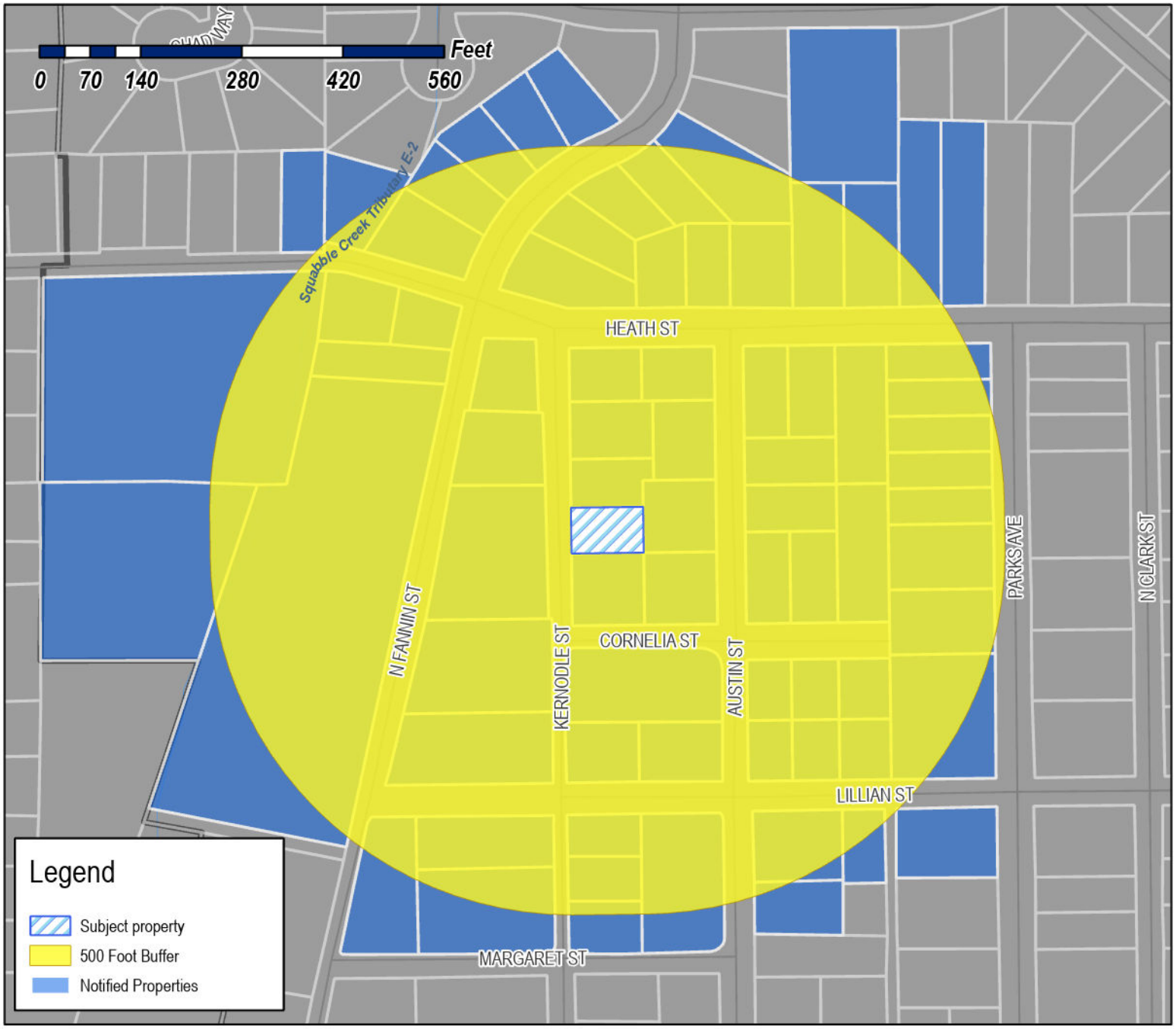


Case Number: Z2026-018
Case Name: SUP for Residential Infill
Case Type: Zoning
Zoning: Single-Family 7 (SF-7) District
Case Address: 804 Kernodle Street

Date Saved: 4/17/2026
For Questions on this Case Call: (972) 771-7745

RESIDENT
100 E HEATH
ROCKWALL, TX 75087

AUSTIN TRENTON C
1340 MEANDERING WAY
ROCKWALL, TX 75087

CELINE ESTATES INC
149 BRENTWOOD DRIVE
HEATH, TX 75032

CELINE ESTATES INC
1925 BROKEN LANCE LN
ROCKWALL, TX 75032

VANILLA BEAN PROPERTIES SERIES 10 LLC
2 MANOR COURT
HEATH, TX 75032

CITY LIFT STATION
201 E WASHINGTON ST
ROCKWALL, TX 75087

LOVELL CHRISTINE MARRE AND JOSHUA
202 E HEATH
ROCKWALL, TX 75087

BLANKENSHIP JAMES WISE & LISA
203 E HEATH ST
ROCKWALL, TX 75087

REDDEN POLLY PEOPLES
213 SOVEREIGN CT
ROCKWALL, TX 75032

THOMAS ANGELA
2200 Kings Pass
Heath, TX 75032

PARK T ALLEN & SANDRA M
2301 LAFAYETTE DRIVE
HEATH, TX 75032

CONRAD CURT E DDS & CAMILLA
2800 ROLLING MEADOWS DR
ROCKWALL, TX 75087

ORTAMOND DONALD J & JANA R
301 MARGARET ST
ROCKWALL, TX 75087

CAUBLE LINDA
301 S CLARK ST
ROCKWALL, TX 75087

ZYLKA PROPERTIES LLC
3021 RIDGE ROAD A66
ROCKWALL, TX 75032

ZYLKA PROPERTIES LLC
3021 RIDGE ROAD A66
ROCKWALL, TX 75032

CLARK APRIL N
313 NAKOMA DRIVE
ROCKWALL, TX 75087

ABEAR HOMES LLC SERIES 3
3400 N Central Expy Ste 110
Richardson, TX 75080

TIPPING VIVIAN E AND
EARNEST TIPPING
401 EAST HEATH STREET
ROCKWALL, TX 75087

DOLLINS ROBIN KAY AND GEORGE OEN
403 E HEATH
ROCKWALL, TX 75087

RESIDENT
405 E HEATH ST
ROCKWALL, TX 75087

KIRKPATRICK DAVID S & RHONDA D
500 E HEATH ST
ROCKWALL, TX 75087

RESIDENT
501 LILLIAN ST
ROCKWALL, TX 75087

HOLZHEIMER THOMAS RAY
501 CORNELIA ST
ROCKWALL, TX 75087

BARNETT GEORGE S
502 CORNELIA ST
ROCKWALL, TX 75087

MCINTIRE J M & ERLINDA
502 E HEATH ST
ROCKWALL, TX 75087

RESIDENT
503 CORNELIA
ROCKWALL, TX 75087

RESIDENT
503 LILLIAN ST
ROCKWALL, TX 75087

RESIDENT
504 CORNELIA
ROCKWALL, TX 75087

TANTON MELVIN V JR
504 E HEATH ST
ROCKWALL, TX 75087

RESIDENT
505 LILLIAN ST
ROCKWALL, TX 75087

ALSOBROOK HAROLD DAVID JR
505 CARRIAGE TR
ROCKWALL, TX 75087

ALSOBROOK HAROLD DAVID JR
505 CARRIAGE TRAIL
ROCKWALL, TX 75087

ALSOBROOK HAROLD DAVID JR
505 CARRIAGE TRAIL
ROCKWALL, TX 75087

MOJICA JOSE L
505 Cornelia St
Rockwall, TX 75087

RESIDENT
505 E HEATH ST
ROCKWALL, TX 75087

RESIDENT
506 CORNELIA
ROCKWALL, TX 75087

UC RUBEN & EDITH CORTE DE
506 LILLIAN ST
ROCKWALL, TX 75087

RESIDENT
509 E HEATH ST
ROCKWALL, TX 75087

DOROTIK DAVID W
509 PARKS AVE
ROCKWALL, TX 75087

RICHARDSON PATRICE
510 COVE RIDGE RD
HEATH, TX 75032

RESIDENT
511 E HEATH ST
ROCKWALL, TX 75087

COATS LOIS LOUISE
512 E HEATH ST
ROCKWALL, TX 75087

FANG PROPERTIES LLC
536 LOMA VISTA
HEATH, TX 75032

FANG PROPERTIES LLC
536 LOMA VISTA
HEATH, TX 75032

CORNERSTONE INVESTMENT PROPERTIES LLC
5900 BALCONES DR STE 100
, TX

BROWN JONATHAN R & CHRISTY A
601 KERNODLE ST
ROCKWALL, TX 75087

EICH CHRIS AND ELENA
601 PARKS AVENUE
ROCKWALL, TX 75087

RESIDENT
602 AUSTIN ST
ROCKWALL, TX 75087

GASKIN STEVE AND
MICHAEL FLANARY
602 KERNODLE STREET
ROCKWALL, TX 75087

LOFLAND JANA J
603 AUSTIN ST
ROCKWALL, TX 75087

FUNK TED FREDRICK AND REBECCA LYNN
604 KERNODLE
ROCKWALL, TX 75087

FUQUA MATTHEW D & STACY L
605 PARKS AVE
ROCKWALL, TX 75087

DANIEL RODNEY
606 AUSTIN ST
ROCKWALL, TX 75087

MILLS WENDY K & MARC A
606 KERNODLE ST
ROCKWALL, TX 75087

MULLINS CHRISTOPHER CHARLES AND ARYN
ELISE
607 KERNODLE ST
ROCKWALL, TX 75087

BELANGER CORKY
616 MONTROSE DR
ROCKWALL, TX 75087

MOONEY DAVID AARON
701 AUSTIN ST
ROCKWALL, TX 75087

CASTILLO AGAPITO & ESTELA
701 PARKS AVE
ROCKWALL, TX 75087

RESIDENT
702 KERNODLE ST
ROCKWALL, TX 75087

RESIDENT
703 PARKS AVE
ROCKWALL, TX 75087

TIBBETTS ELAINE
703 KERNODLE ST
ROCKWALL, TX 75087

FRASIER MICHAEL & MARY GRACE
704 JACKSON ST
ROCKWALL, TX 75087

THOMAS TRACY
704 KERNODLE ST
ROCKWALL, TX 75087

2021 B L GRAVES REVOCABLE TRUST
BRYAN JOSEPH GRAVES & LAUREN CHRISTINE
GRAVES - TRUSTEES
705 KERNODLE ST
ROCKWALL, TX 75087

RESIDENT
707 PARKS AVE
ROCKWALL, TX 75087

BARRON ARMANDO
709 PARKS AVE
ROCKWALL, TX 75087

SILVA REBECA BRIANA &
JAVIER SILVA
711 PARKS AVENUE
ROCKWALL, TX 75087

EMBRY ASHLEY
790 HANOVER DR
ROCKWALL, TX 75087

RESIDENT
801 AUSTIN ST
ROCKWALL, TX 75087

RESIDENT
802 KERNODLE ST
ROCKWALL, TX 75087

COLWILL DIANA MARIA AND JESSE DAVID
803 Austin St
Rockwall, TX 75087

JOHNSON BRADLEY K AND GINGER M
803 KERNODLE ST
ROCKWALL, TX 75087

RESIDENT
804 KERNODLE ST
ROCKWALL, TX 75087

BUSHNELL MICHAEL S & TIFFANIE C
805 KERNODLE ST
ROCKWALL, TX 75087

ORTIZ ENRIQUE AROZLA
805 N FANNIN ST
ROCKWALL, TX 75087

RESIDENT
806 AUSTIN ST
ROCKWALL, TX 75087

RESIDENT
806 KERNODLE ST
ROCKWALL, TX 75087

DEL BOSQUE MARIO ETUX
807 KERNODLE ST
ROCKWALL, TX 75087

MEJIA JULIO & MARIA R
807 N FANNIN ST
ROCKWALL, TX 75087

RESIDENT
808 AUSTIN ST
ROCKWALL, TX 75087

RESIDENT
808 KERNODLE ST
ROCKWALL, TX 75087

RESIDENT
809 AUSTIN ST
ROCKWALL, TX 75087

JOSEY BROOKE
810 KERNODLE ST
ROCKWALL, TX 75087

JENNINGS AMANDA L
811 AUSTIN ST
ROCKWALL, TX 75087

WIEHE JOHN THOMAS
900 N FANNIN ST
ROCKWALL, TX 75087

CROWDER GERALDINE
901 N FANNIN ST
ROCKWALL, TX 75087

SCHELLING BECKI
902 N FANNIN ST
ROCKWALL, TX 75087

HEMPHILL REBECCA AND TODD
903 NORTH FANNIN STREET
ROCKWALL, TX 75087

HALL WYNNE &
JOANN CAMPBELL
904 N FANNIN ST
ROCKWALL, TX 75087

ROSS THOMAS II & LACY
905 N FANNIN ST
ROCKWALL, TX 75087

WILLIAMS BROOKS
906 FANNIN STREET
ROCKWALL, TX 75087

ROE JOHN A AND PATRICIA K
907 N FANNIN ST
ROCKWALL, TX 75087

RESIDENT
908 N FANNIN ST
ROCKWALL, TX 75087

WILSON TERRY RENAE
909 N FANNIN 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:

Z2026-018: SUP for Residential Infill

Hold a public hearing to discuss and consider a request by Javier Silva of JMS Custom Homes for the approval of a *Specific Use Permit (SUP)* for *Residential Infill Adjacent to an Established Subdivision* for the purpose of constructing a single-family home on a 0.161-acre parcel of land identified as Lot 3, Block A, Kinsey Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 804 Kernodle Street, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on *Tuesday, May 12, 2026 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, May 18, 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, May 18, 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. Z2026-018: 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:

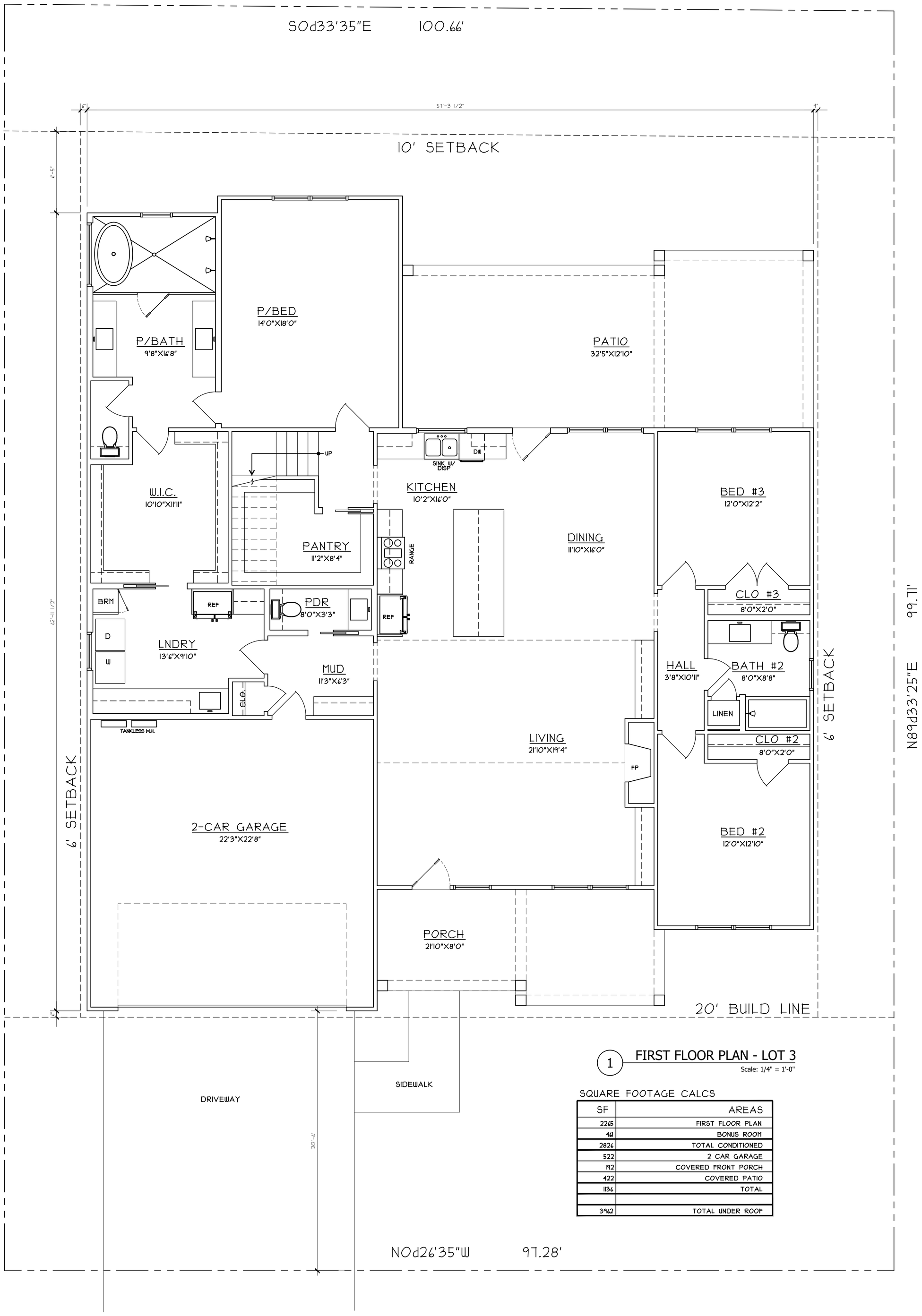
Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written 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

From: tiffanie bushnell
To: Planning
Subject: Case Z2026-018, Z2026-019
Date: Saturday, May 2, 2026 7:15:33 PM

We oppose the size of these two houses. They will not fit well in our neighborhood. There was one lot (one house torn down) without notification sent out. These houses are just to much for the lots and so close together. Please consider single level homes !
Thank you ,
Michael and Tiffanie Bushnell
[redacted]

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.



1 FIRST FLOOR PLAN - LOT 3

Scale: 1/4" = 1'-0"

SQUARE FOOTAGE CALCS

SF	AREAS
2265	FIRST FLOOR PLAN
461	BONUS ROOM
2826	TOTAL CONDITIONED
522	2 CAR GARAGE
192	COVERED FRONT PORCH
422	COVERED PATIO
1136	TOTAL
3962	TOTAL UNDER ROOF

FANNINGPHILIPS DESIGN
patra@fanningphilips.com
214.284.8734

LOT 3 - KERNOODLE STREET

NEW CONSTRUCTION

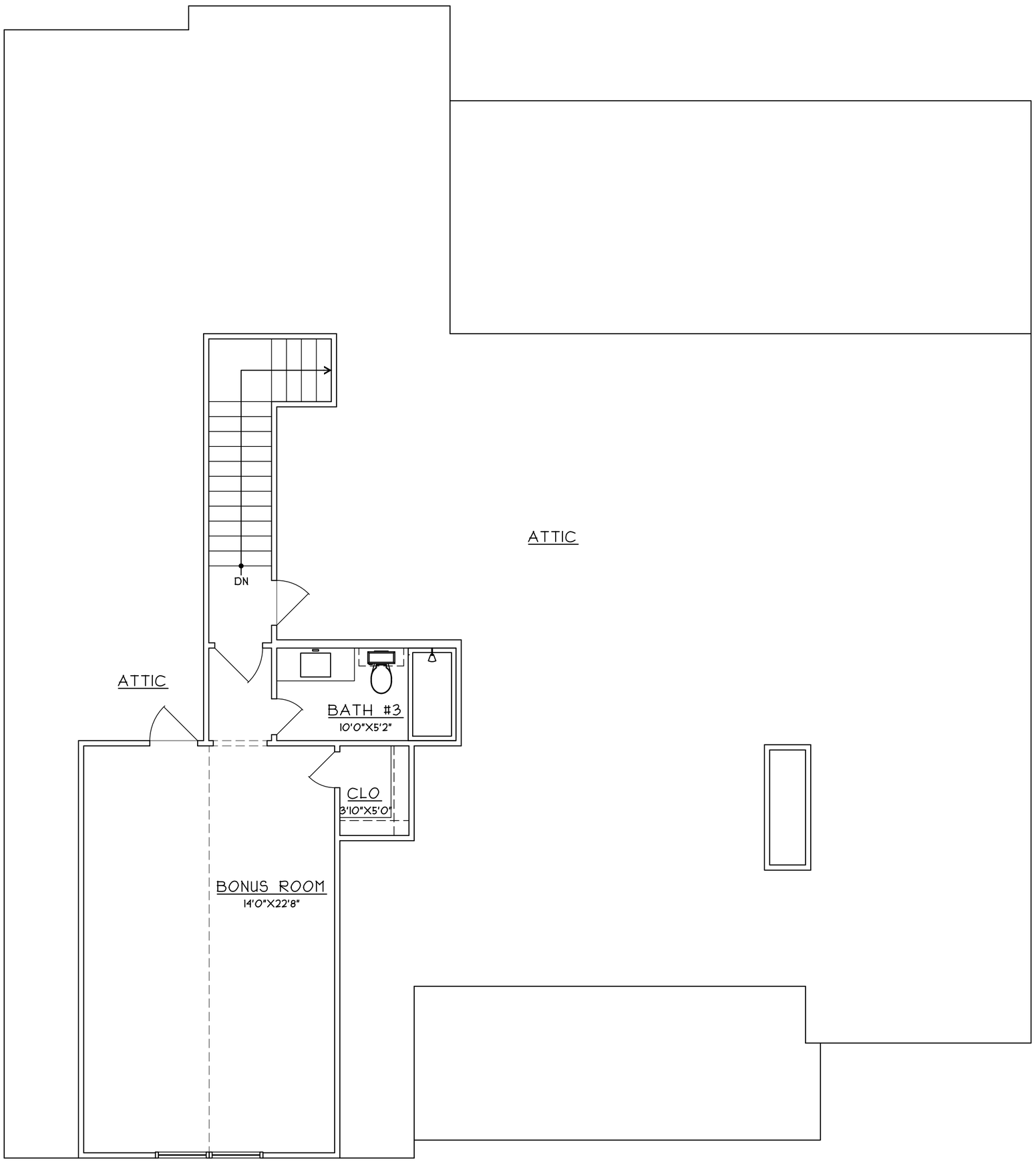
Rockwall, TX 75078

NORTH

Job Number: 26103
Date: 4/16/2026
Sheet Number:

A1

FIRST FLOOR PLAN



FANNINGPHILIPS DESIGN
patra@fanningphilips.com
214.284.8734

LOT 3 - KERNOODLE STREET

NEW CONSTRUCTION

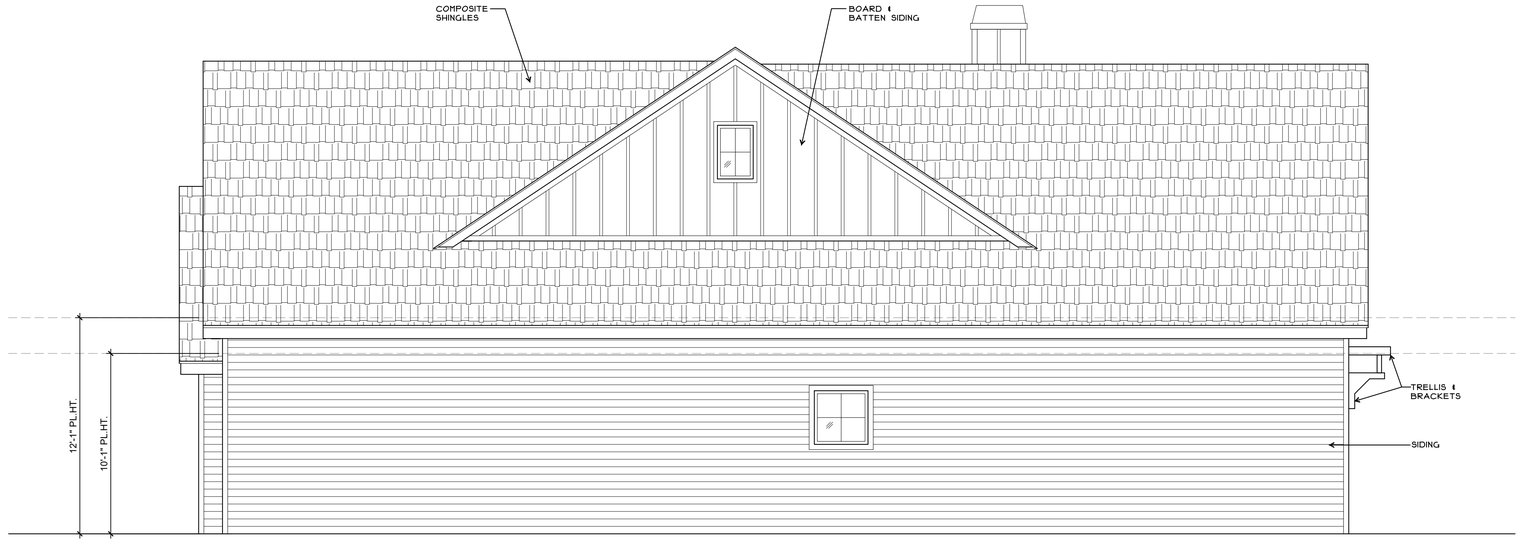
Rockwall, TX 75078

NORTH

Job Number: 26103
Date: 4/16/2026
Sheet Number:

A2

BONUS ROOM



2 LEFT ELEVATION
Scale: 1/4" = 1'-0"

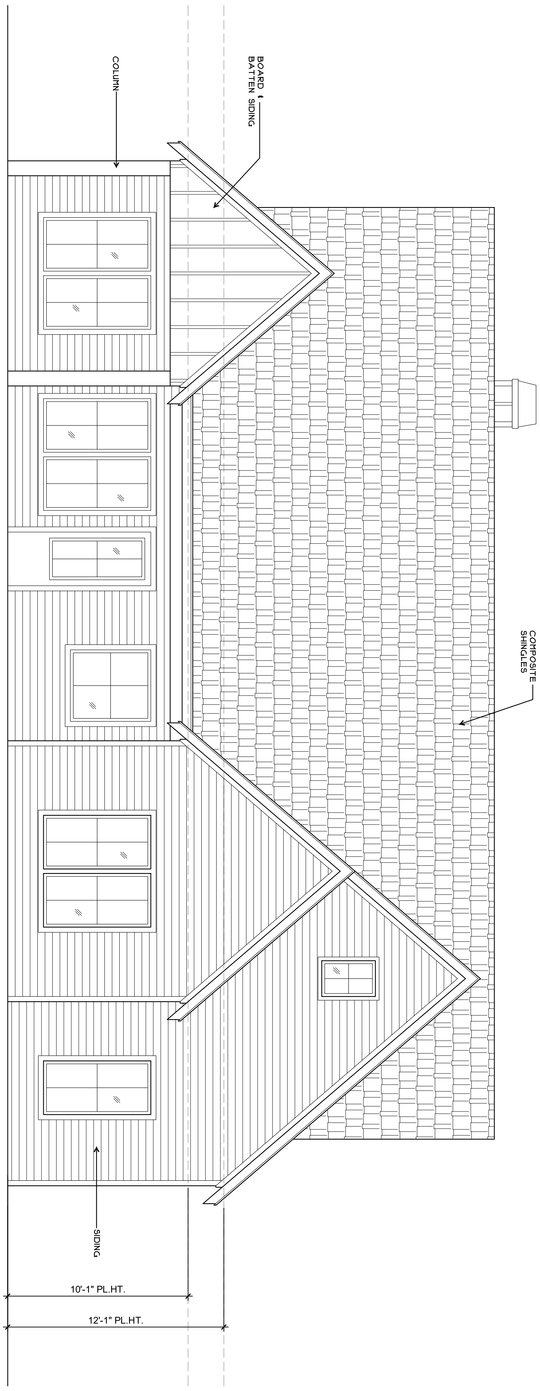
1 FRONT ELEVATION
Scale: 1/4" = 1'-0"

Job Number: 26103
Date: 4/16/2026
Sheet Number: E1
ELEVATIONS

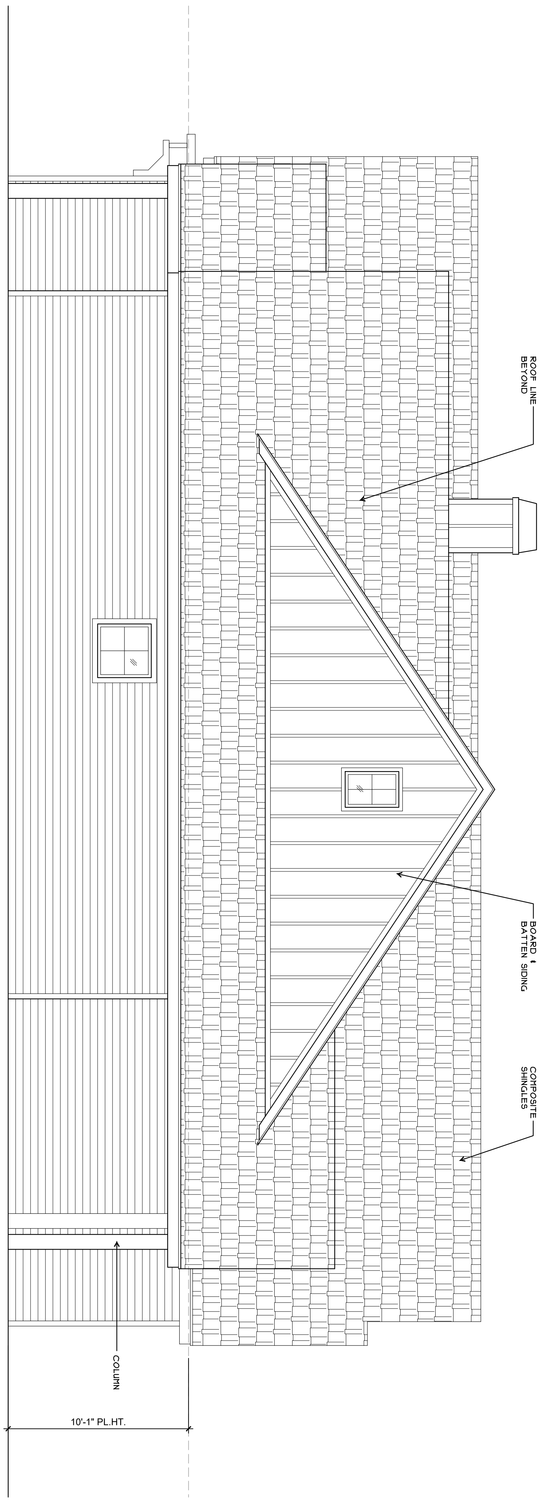
LOT 3 KERNOODLE
NEW CONSTRUCTION

ROCKWALL, TX 75078

FANNINGPHILIPS DESIGN
patra@fanningphilips.com
214.284.8734



1 REAR ELEVATION
Scale: 1/4" = 1'-0"



2 RIGHT ELEVATION
Scale: 1/4" = 1'-0"

FANNINGPHILIPS DESIGN
patra@fanningphilips.com
214.284.8734

LOT 3 KERNOODLE
NEW CONSTRUCTION

ROCKWALL, TX 75078

Job Number: 26103
Date: 4/16/2026
Sheet Number:

E2

ELEVATIONS

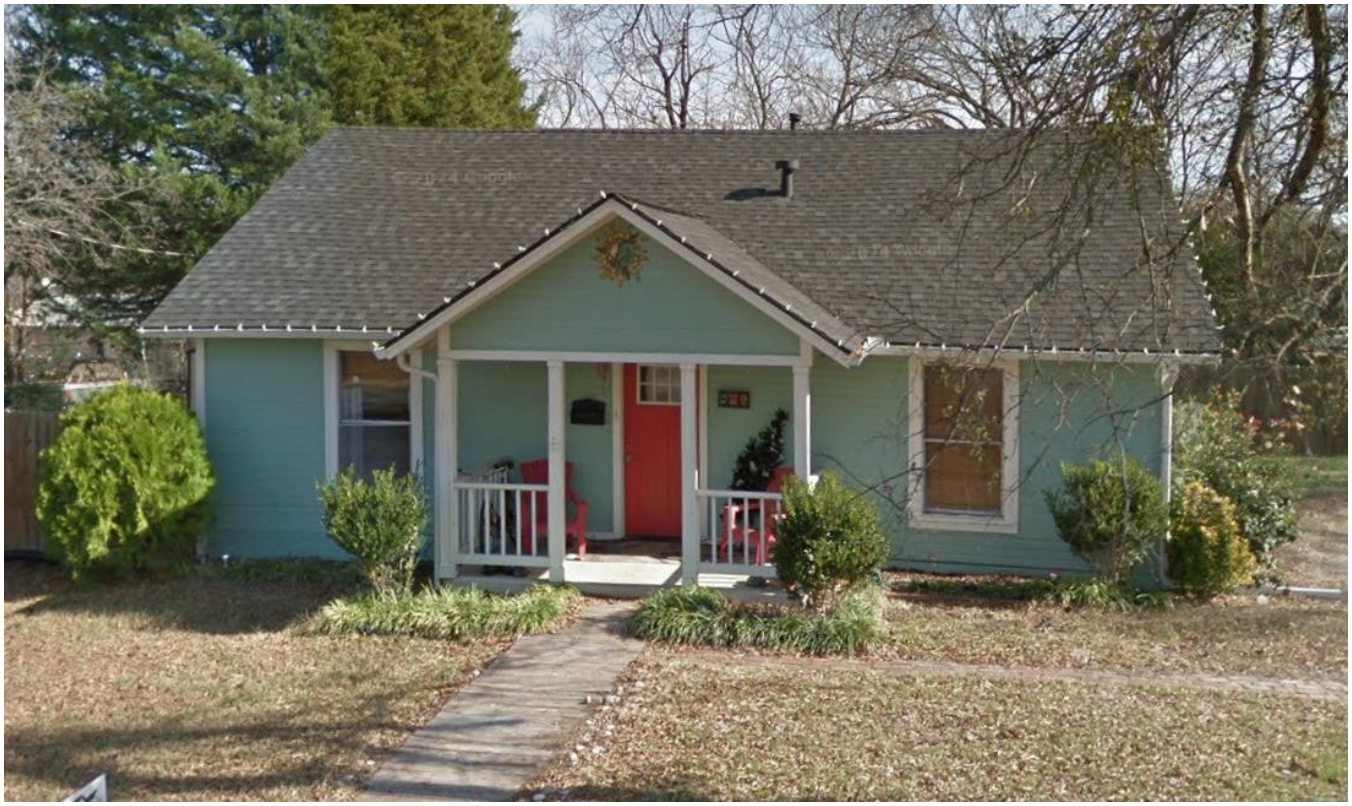
CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2026-018

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
802 Kernodle Street	Single-Family Home	1939	1,826	*80*	Siding
803 Kernodle Street	Single-Family Home	1964	2,862	*780*	Brick
804 Kernodle Street	Vacant	N/A	N/A	*N/A*	N/A
805 Kernodle Street	Single-Family Home	1980	2,184	*120*	Brick
806 Kernodle Street	Vacant	N/A	N/A	*N/A*	N/A
807 Kernodle Street	Single-Family Home	1986	2,398	*128*	Brick
808 Kernodle Street	Single-Family Home	1914	2,496	*N/A*	Siding
810 Kernodle Street	Single-Family Home	1986	2,313	*80*	Brick
801 Austin Street	Single-Family Home	1980	2,874	*N/A*	Brick
803 Austin Street	Single-Family Home	2022	3,825	*N/A*	Siding
809 Austin Street	Single-Family Home	1991	2,010	*N/A*	Siding
811 Austin Street	Single-Family Home	1985	1,080	*N/A*	Siding
	AVERAGES:	1975	2,387	238	

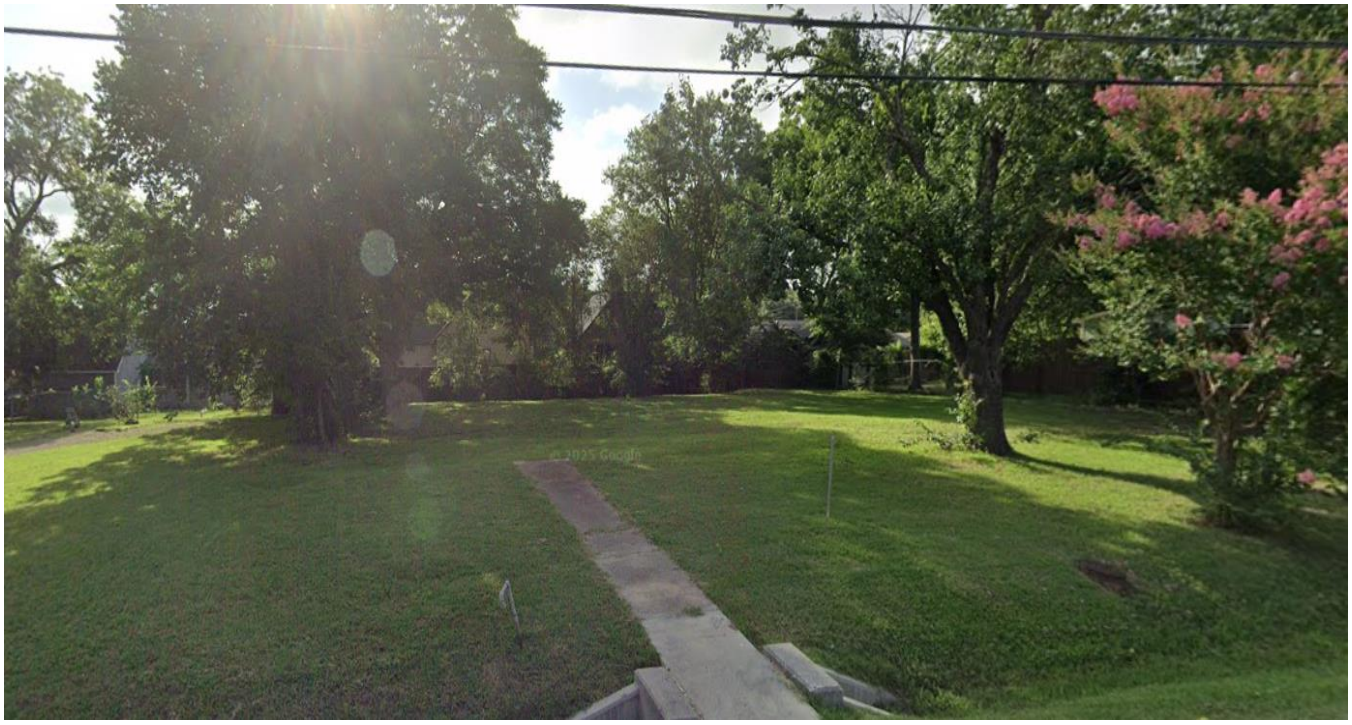


802 Kernodle Street

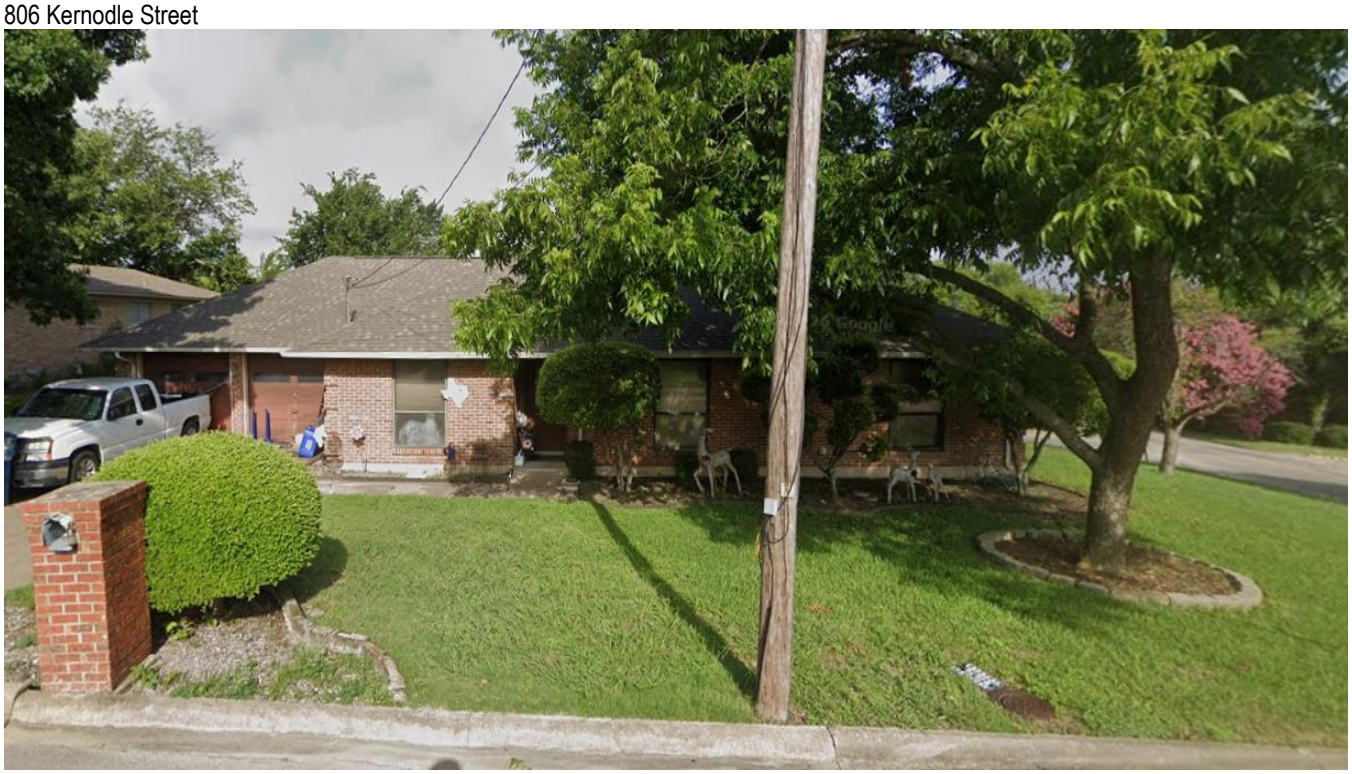
803 Kernodle Street

804 Kernodle Street

805 Kernodle Street



806 Kernodle Street



807 Kernodle Street

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

808 Kernodle Street

810 Kernodle Street

801 Austin Street

803 Austin Street

809 Austin Street

811 Austin Street

CITY OF ROCKWALL

ORDINANCE NO. 26-XX

SPECIFIC USE PERMIT NO. S-3XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING 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 ADJACENT TO AN ESTABLISHED SUBDIVISION TO ALLOW THE CONSTRUCTION OF A SINGLE-FAMILY HOME ON A 0.161-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 3, BLOCK A, KINSEY ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request by Javier Silva of JMS Custom Homes for the approval of a *Specific Use Permit (SUP)* for *Residential Infill Adjacent to an Established Subdivision* for the purpose of constructing a single-family home on a 0.161-acre parcel of land identified as Lot 3, Block A, Kinsey Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 804 Kernodle Street, and being more specifically described and depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

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

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

SECTION 1. That the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) for *Residential Infill Adjacent to 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 03.09, *Single-Family 7 (SF-7) District*, of Article 05, *District Development Standards*, of the Unified Development Code

DRAFT 05-12-2026

(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 03.12.26

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 1ST DAY OF JUNE, 2026.

_____
Tim McCallum, *Mayor*

ATTEST:

_____
Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

1st Reading: *May 18, 2026*

2nd Reading: *June 1, 2026*

DRAFT ORDINANCE 05.12.2026

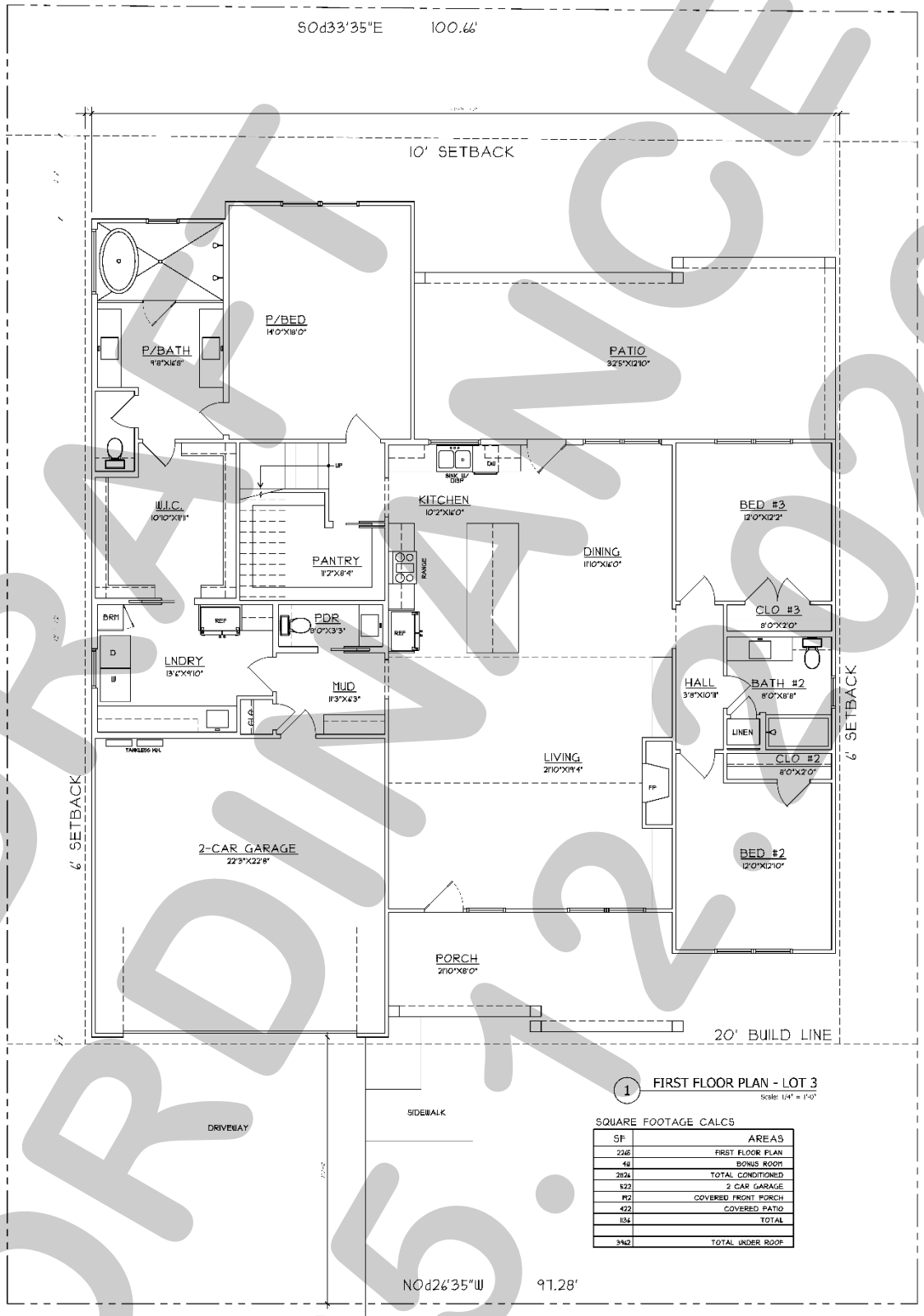
Exhibit 'A':
Location Map

Address: *804 Kernodle Street*

Legal Description: *Lot 3, Block A, Kinsey Addition*

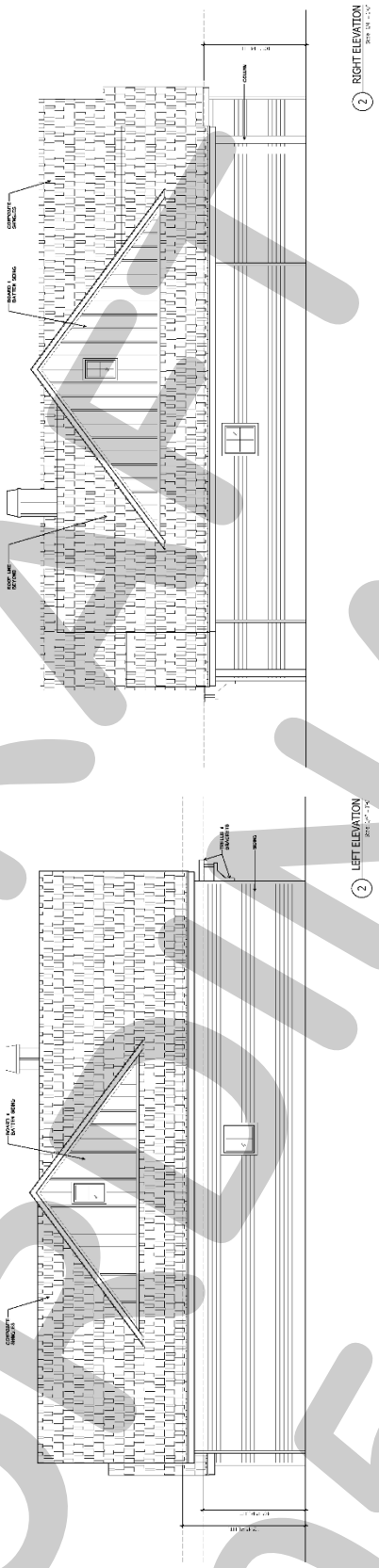
DRAFT
05/12/2026

Exhibit 'B':
Residential Plot Plan



DRAFT
ORDINANCE
05.12.2026

Exhibit 'C':
Building Elevations



DRAFT
ORDINANCE
05.2026

CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

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

TO:	Planning and Zoning Commission
DATE:	May 12, 2026
APPLICANT:	Javier Silva; *JMS Custom Homes*
CASE NUMBER:	Z2026-019; *Specific Use Permit (SUP) for a Residential Infill Adjacent to an Established Subdivision at 806 Kernodle Street*

SUMMARY

Hold a public hearing to discuss and consider a request by Javier Silva of JMS Custom Homes for the approval of a *Specific Use Permit (SUP)* for *Residential Infill Adjacent to an Established Subdivision* for the purpose of constructing a single-family home on a 0.161-acre parcel of land identified as Lot 2, Block A, Kinsey Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 806 Kernodle Street, and take any action necessary.

BACKGROUND

The subject property was annexed prior to 1934 based on the August 25, 1934 Sanborn Map. On September 15, 1896, the subject property was platted with the F & M Addition, and was identified as a portion of Block 9 and Block 10, F & M Addition. According to the City's historic zoning maps, the subject property was zoned Single-Family 3 (SF-3) District as of January 3, 1972. This designation changed between January 4, 1972 and May 15, 1983 to a Single-Family 7 (SF-7) District based on the May 16, 1983 zoning map. On September 8, 2020, a demolition permit [*i.e. RES2020-3387*] was issued to remove an existing single-family home and a detached garage on the subject property. On December 20, 2021, the City Council approved a final plat [*i.e. Case No. P2021-058*], establishing the subject property as Lot 2, Block A, Kinsey Addition. The subject property is currently vacant.

PURPOSE

The applicant -- *Javier Silva of JMS Custom Homes* -- is requesting the approval of a Specific Use Permit (SUP) for the purpose of constructing a single-family home on the subject property in accordance with Subsection 02.03(B) (11), *Residential Infill in or Adjacent to an Established Subdivision*, and Subsection 02.03, *Conditional Land Use Standards*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC).

ADJACENT LAND USES AND ACCESS

The subject property is located at 806 Kernodle Street. The land uses adjacent to the subject property are as follows:

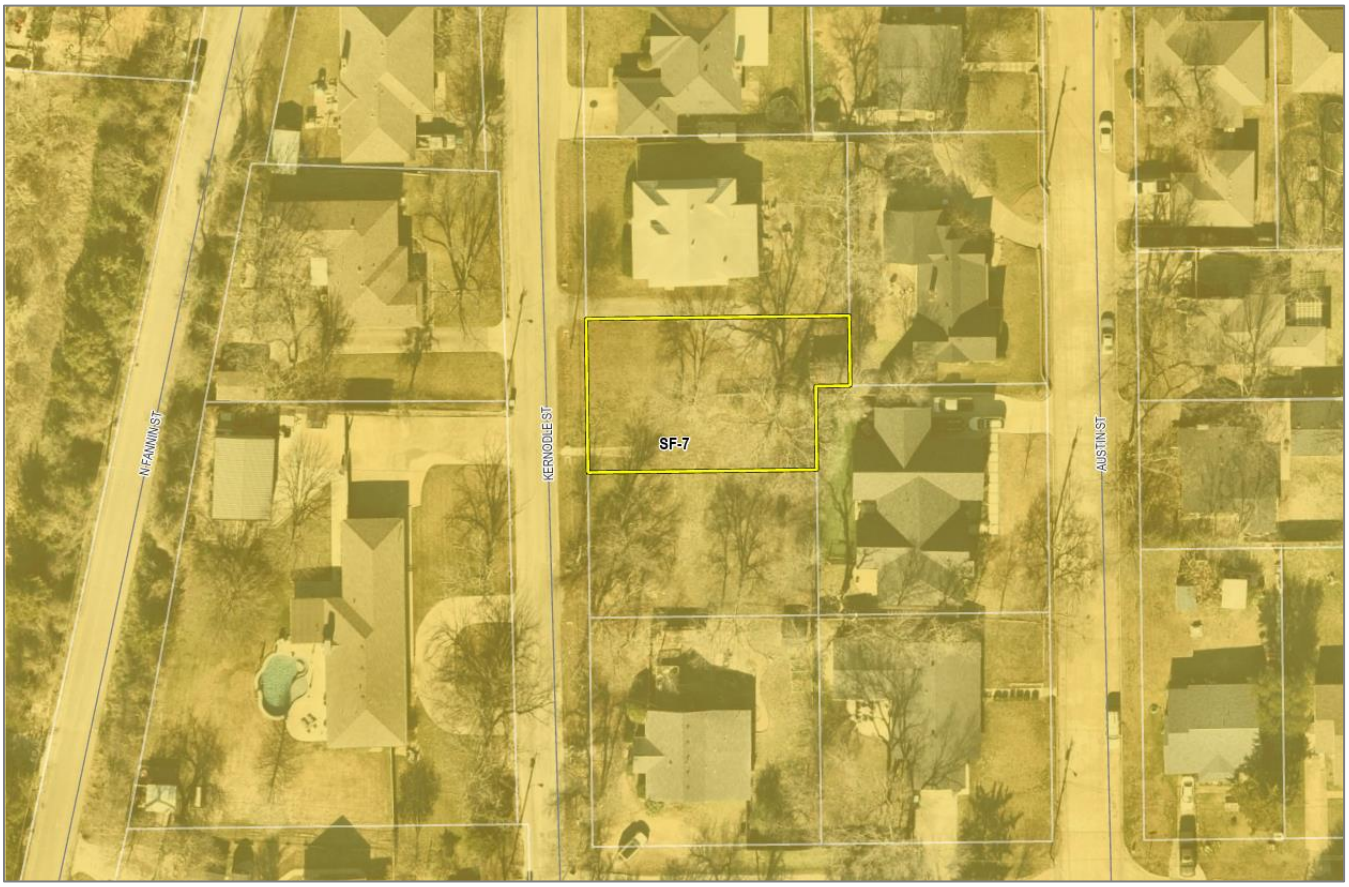
North: Directly north of the subject property are two (2) parcels of land [*i.e. 808, & 810 Kernodle Street*] developed with single-family homes. Beyond this is Heath Street, which is classified as a R2 (*i.e. residential, two [2] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. North of this are various parcels that are a part of Phase 1 of the Harris Heights Addition, which consists of 58 lots, and has been in existence since February 1, 1970. All of these properties are developed with single-family homes and are zoned Single-Family 7 (SF-7) District.

South: Directly south of the subject property is one (1) parcel of land [*i.e. 802 Kernodle Street*] developed with a single-family home and one (1) vacant lot [*i.e. 804 Kernodle Street*]. Beyond this is Cornelia Street, which is classified as a R2 (*i.e. residential, two [2] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. South of this is one (1) parcel of land [*i.e. 704 Kernodle Street*], which is developed with a single-family home. All of these properties are zoned Single-Family 7 (SF-7) District.

East: Directly east of the subject property are two (2) parcels of land [*i.e. 803 & 809 Austin Street*] developed with single-family homes. Beyond this is Austin Street, which is classified as a R2 (*i.e. residential, two [2] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. East of this are various parcels developed with single-family homes that make up part of the F & M Addition. All of these properties are zoned Single-Family 7 (SF-7) District.

West: Directly west of the subject property is Kernodle Street, which is classified as a R2 (*i.e. residential, two [2] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this are two (2) parcels of land [*i.e. 803 & 805 Kernodle Street*] developed with single-family homes. West of this is N. Fannin Street, which is classified as a R2 (*i.e. residential, two [2] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

MAP 1: LOCATION MAP
YELLOW: SUBJECT PROPERTY



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

Article 13, *Definitions*, of the Unified Development Code (UDC) defines *Residential Infill in or Adjacent to an Established Subdivision* as "(t)he new development of a single-family home or duplex on an existing vacant or undeveloped parcel of land or the redevelopment of a developed parcel of land for a new single-family home or duplex within an established subdivision that is mostly or entirely built-out." An *established subdivision* is further defined in Subsection 02.03(B) (11) of Article 04, *Permissible Uses*, of the UDC as "…a subdivision that consists of five (5) or more lots, that is 90% developed, and that has been in existence for more than ten (10) years." In this case, the subject property is within 500-feet of the F & M Addition, which consists of 63 lots, is 90.48% developed, and has been in existence since September 14, 1896. The *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the UDC, requires a Specific Use Permit (SUP) for *Residential Infill in or Adjacent to an Established Subdivision* in all single-family zoning districts, the Two-Family (2F) District, the Downtown (DT) District, and

the Residential-Office (RO) District. This property, being within 500-feet of an established subdivision and being zoned Single-Family 7 (SF-7) District, requires a Specific Use Permit (SUP).

In addition, Subsection 02.03(B)(11) of Article 04, *Permissible Uses*, of the UDC states that, "…the Planning and Zoning Commission and City Council shall consider the proposed size, location, and architecture of the home compared to the existing housing … [*and*] (a)ll housing proposed under this section [*i.e. Residential Infill in or Adjacent to an Established Subdivision*] shall be constructed to be architecturally and visually similar or complimentary to the existing housing …" The following is a summary of observations concerning the housing on Kernodle and Austin Street compared to the house proposed by the applicant:

Housing Design and Characteristics	Existing Housing on Kernodle and Austin Street	Proposed Housing
Building Height	One (1) Story Homes and One (1), Two (2) Story Home	Two (2) Story
Building Orientation	All of the homes are oriented toward the street they are built along.	The front elevation of the home will face Kernodle Street
Year Built	1914-2022	*N/A*
Building SF on Property	1,080 SF – 3,825 SF	3,942 SF
Building Architecture	Single-Family Homes	Comparable Architecture to the Surrounding New Single-Family Homes
Building Setbacks:		
Front	20-Feet or Greater	20-Feet
Side	Estimated between zero (0) and greater than ten (10) feet.	6-Feet
Rear	The rear yard setbacks appear to be greater than ten (10) feet.	10-Feet
Building Materials	Brick and Siding	Board & Batten Siding
Paint and Color	Green, Brown, Red, Tan, Grey	N/A
Roofs	Composite & Asphalt Shingles	Composite Shingle
Driveways/Garages	Driveways all front the same street the single-family home faces. Front-facing and some with no garages.	The proposed garage will be front facing onto Kernodle Street.

According to Section 04, *Residential Parking*, of Article 06, *Parking and Loading*, of the Unified Development Code (UDC), "(i)n single-family or duplex districts, parking garages must be located at least 20-feet behind the front façade for front entry garages …" In this case, the applicant's proposed garage is oriented approximately 6-feet, 3½-inches in front of the front façade of the of the proposed single-family home; however, staff should point out that this is not atypical for this area. A waiver to the garage orientation is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission. If this Specific Use Permit (SUP) request is approved by the Planning and Zoning Commission and City Council, the garage setback requirement will be waived. With the exception of the garage orientation, the proposed single-family home meets all of the density and dimensional requirements as stipulated by the Unified Development Code (UDC) for a property in a Single-Family 7 (SF-7) District.

For the purpose of comparing the proposed home to the existing single-family housing located adjacent to or in the vicinity of the subject property, staff has provided photos of the properties along Kernodle and Austin Street and also provided the proposed building elevations in the attached packet. The approval of this request is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission and a finding that the proposed house ***will not*** have a negative impact on the existing subdivision.

NOTIFICATIONS

On April 21, 2026, staff mailed 92 notices to property owners and occupants within 500-feet of the subject property. Staff also notified the Caruth Lakes Homeowner's Association (HOA), which is the only HOA within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). At the time this report was written, staff had received one (1) notice in favor and one (1) notice in opposition of the applicant's request.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the applicant's request for a *Specific Use Permit (SUP)* for *Residential Infill Adjacent to an Established Subdivision*, then staff would propose the following conditions of approval:

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

(a) The development of the *Subject Property* shall generally conform to the *Residential Plot Plan* as depicted in *Exhibit 'B'* of the draft ordinance.

(b) The construction of a *single-family home* on the *Subject Property* shall generally conform to the *Building Elevations* depicted in *Exhibit 'C'* of the draft ordinance; and,

(c) Once construction of the single-family home has been completed, inspected, and accepted by the City, the Specific Use Permit (SUP) shall expire, and no further action by the property owner shall be required.

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

DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

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

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

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

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

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	806 Kernodle st 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	JMS Custom homes LLC	☑ APPLICANT	Javier Silva
CONTACT PERSON	Javier Silva	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 Javier Silva [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 16 *DAY OF* April, 20 26

OWNER'S SIGNATURE [signature]

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Susan Court

SUSAN BURT
Notary ID #4585390
My Commission Expires
January 31, 2030

MY COMMISSION EXPIRES 1-31-2030

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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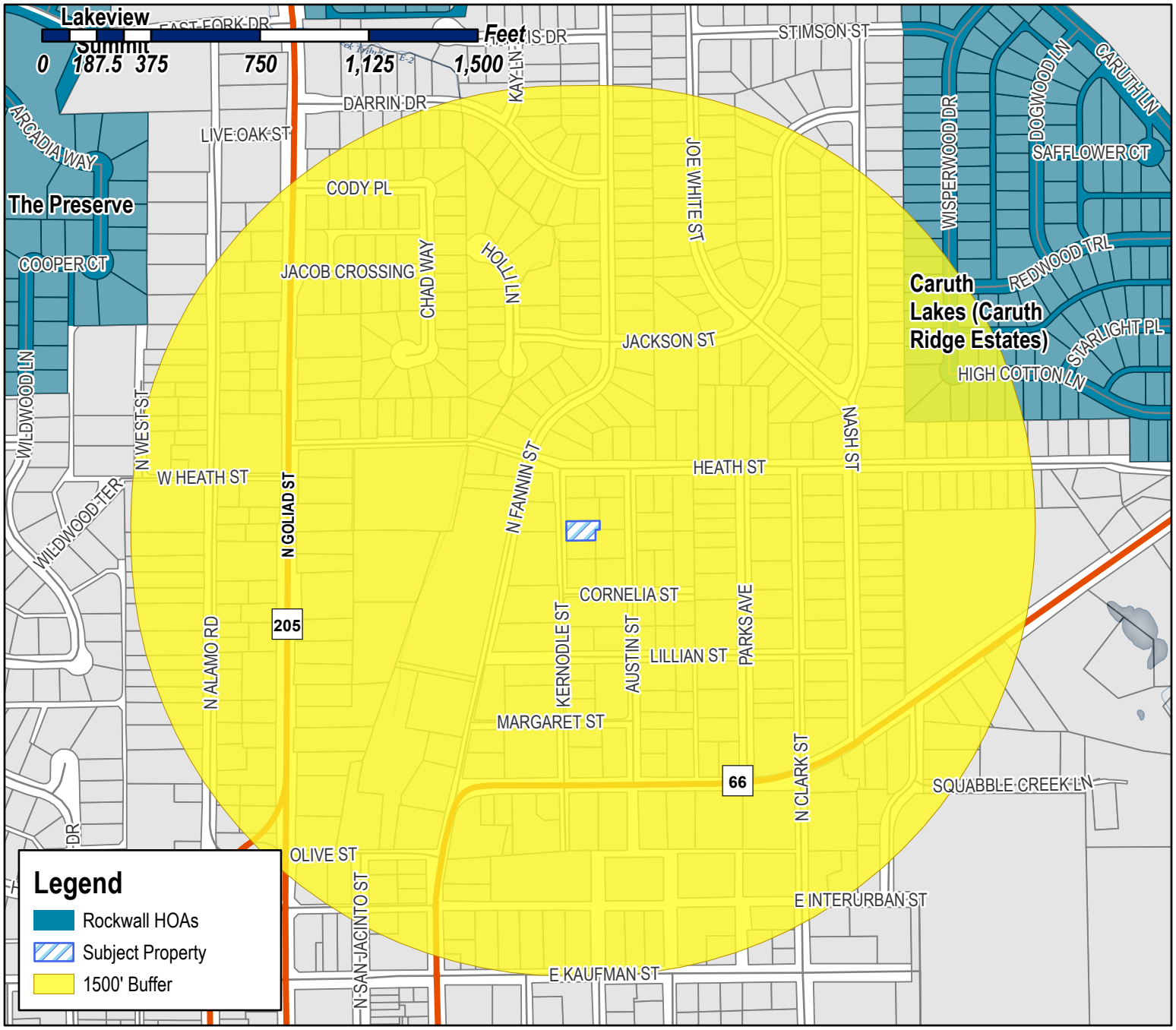
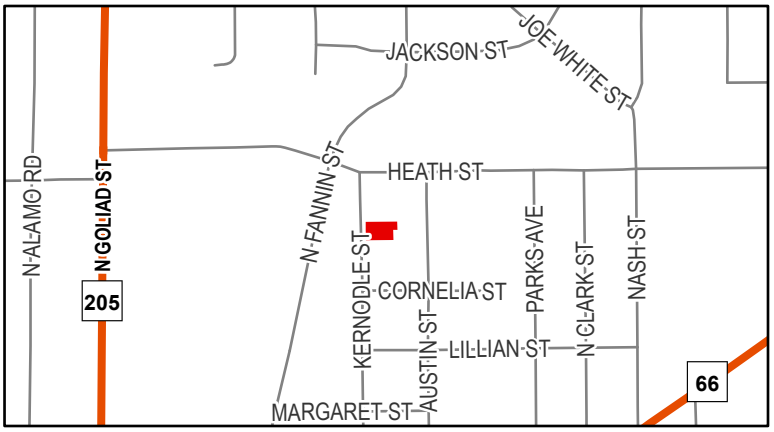


Case Number: Z2026-019
Case Name: SUP for Residential Infill
Case Type: Zoning
Zoning: Single-Family 7 (SF-7) District
Case Address: 806 Kernodle Street



Date Saved: 4/16/2026
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 {Z2026-019]
Date:	Wednesday, April 22, 2026 9:05:28 AM
Attachments:	Public Notice (04.20.2026).pdf HOA Map (04.16.2026).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, April 24, 2026. The Planning and Zoning Commission will hold a public hearing on Tuesday, May 12, 2026 at 6:00 PM, and the City Council will hold a public hearing on Monday, May 18, 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.

Z2026-019: SUP for Residential Infill
Hold a public hearing to discuss and consider a request by Javier Silva of JMS Custom Homes for the approval of a Specific Use Permit (SUP) for Residential Infill Adjacent to an Established Subdivision for the purpose of constructing a single-family home on a 0.161-acre parcel of land identified as Lot 2, Block A, Kinsey Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 806 Kernodle Street, and take any action necessary.

Thank you,

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

City of Rockwall

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

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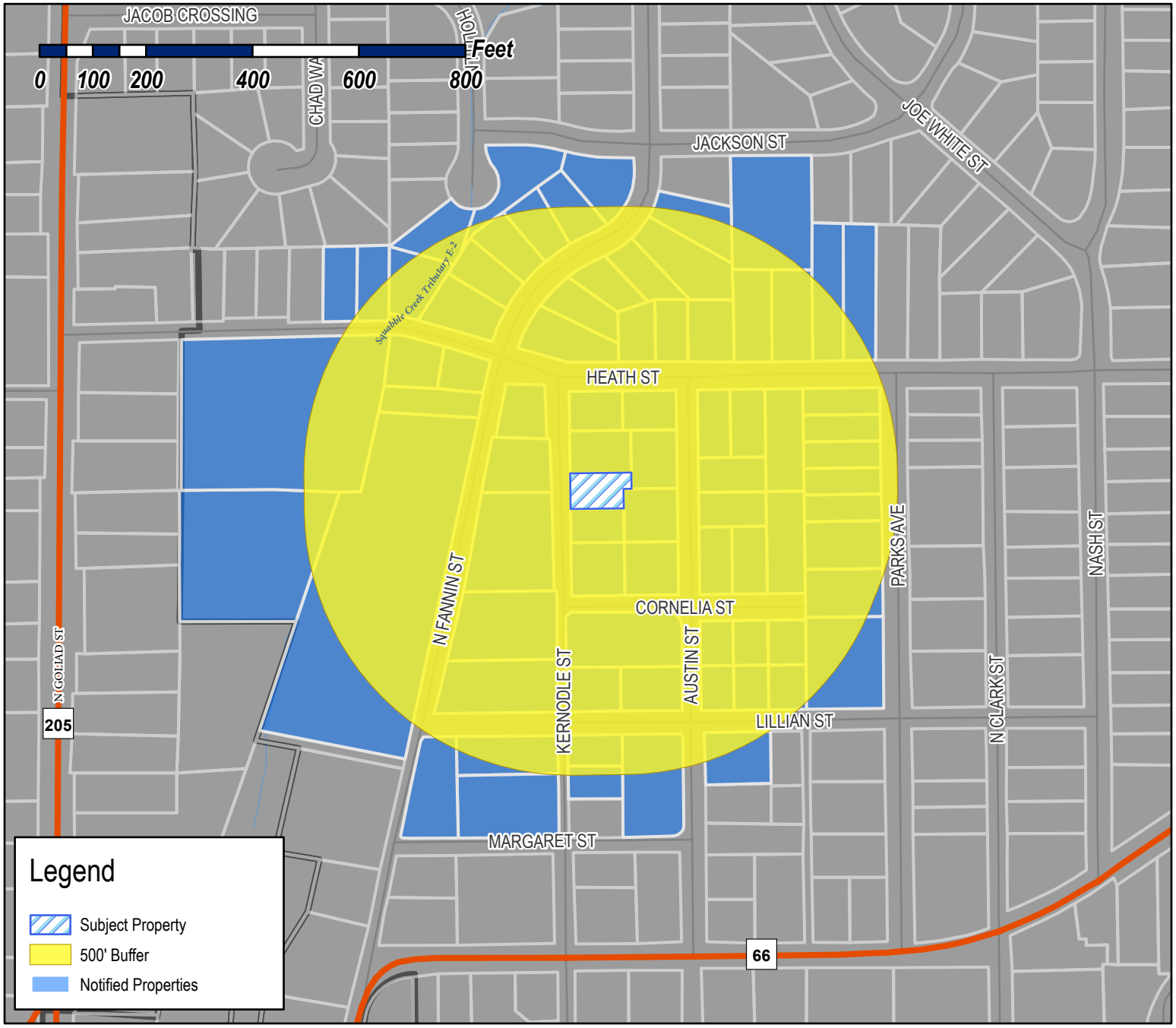
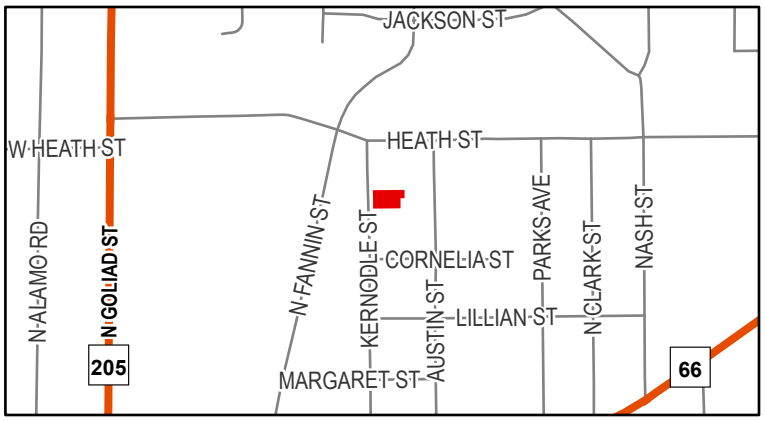


Case Number: Z2026-019
Case Name: SUP for Residential Infill
Case Type: Zoning
Zoning: Single-Family 7 (SF-7) District
Case Address: 806 Kernodle Street



Date Saved: 4/16/2026
For Questions on this Case Call: (972) 771-7745

RESIDENT
100 E HEATH
ROCKWALL, TX 75087

AUSTIN TRENTON C
1340 MEANDERING WAY
ROCKWALL, TX 75087

CELINE ESTATES INC
149 BRENTWOOD DRIVE
HEATH, TX 75032

CELINE ESTATES INC
1925 BROKEN LANCE LN
ROCKWALL, TX 75032

VANILLA BEAN PROPERTIES SERIES 10 LLC
2 MANOR COURT
HEATH, TX 75032

CITY LIFT STATION
201 E WASHINGTON ST
ROCKWALL, TX 75087

LOVELL CHRISTINE MARRE AND JOSHUA
202 E HEATH
ROCKWALL, TX 75087

BLANKENSHIP JAMES WISE & LISA
203 E HEATH ST
ROCKWALL, TX 75087

REDDEN POLLY PEOPLES
213 SOVEREIGN CT
ROCKWALL, TX 75032

THOMAS ANGELA
2200 Kings Pass
Heath, TX 75032

PARK T ALLEN & SANDRA M
2301 LAFAYETTE DRIVE
HEATH, TX 75032

CONRAD CURT E DDS & CAMILLA
2800 ROLLING MEADOWS DR
ROCKWALL, TX 75087

ORTAMOND DONALD J & JANA R
301 MARGARET ST
ROCKWALL, TX 75087

ZYLKA PROPERTIES LLC
3021 RIDGE ROAD A66
ROCKWALL, TX 75032

ZYLKA PROPERTIES LLC
3021 RIDGE ROAD A66
ROCKWALL, TX 75032

CLARK APRIL N
313 NAKOMA DRIVE
ROCKWALL, TX 75087

ABEAR HOMES LLC SERIES 3
3400 N Central Expy Ste 110
Richardson, TX 75080

TIPPING VIVIAN E AND
EARNEST TIPPING
401 EAST HEATH STREET
ROCKWALL, TX 75087

DOLLINS ROBIN KAY AND GEORGE OEN
403 E HEATH
ROCKWALL, TX 75087

RESIDENT
405 E HEATH ST
ROCKWALL, TX 75087

KIRKPATRICK DAVID S & RHONDA D
500 E HEATH ST
ROCKWALL, TX 75087

BAF ASSETS 5 LLC
5001 Plaza on the Lk Ste 200
Austin, TX 78746

RESIDENT
501 LILLIAN ST
ROCKWALL, TX 75087

HOLZHEIMER THOMAS RAY
501 CORNELIA ST
ROCKWALL, TX 75087

BARNETT GEORGE S
502 CORNELIA ST
ROCKWALL, TX 75087

MCINTIRE J M & ERLINDA
502 E HEATH ST
ROCKWALL, TX 75087

RESIDENT
503 CORNELIA
ROCKWALL, TX 75087

RESIDENT
503 LILLIAN ST
ROCKWALL, TX 75087

RESIDENT
504 CORNELIA
ROCKWALL, TX 75087

TANTON MELVIN V JR
504 E HEATH ST
ROCKWALL, TX 75087

RESIDENT
505 LILLIAN ST
ROCKWALL, TX 75087

ALSOBROOK HAROLD DAVID JR
505 CARRIAGE TR
ROCKWALL, TX 75087

MOJICA JOSE L
505 Cornelia St
Rockwall, TX 75087

RESIDENT
505 E HEATH ST
ROCKWALL, TX 75087

RESIDENT
506 CORNELIA
ROCKWALL, TX 75087

RESIDENT
509 E HEATH ST
ROCKWALL, TX 75087

RICHARDSON PATRICE
510 COVE RIDGE RD
HEATH, TX 75032

RESIDENT
511 E HEATH ST
ROCKWALL, TX 75087

COATS LOIS LOUISE
512 E HEATH ST
ROCKWALL, TX 75087

FANG PROPERTIES LLC
536 LOMA VISTA
HEATH, TX 75032

CORNERSTONE INVESTMENT PROPERTIES LLC
5900 BALCONES DR STE 100
, TX

BROWN JONATHAN R & CHRISTY A
601 KERNODLE ST
ROCKWALL, TX 75087

EICH CHRIS AND ELENA
601 PARKS AVENUE
ROCKWALL, TX 75087

LOFLAND JANA J
603 AUSTIN ST
ROCKWALL, TX 75087

FUNK TED FREDRICK AND REBECCA LYNN
604 KERNODLE
ROCKWALL, TX 75087

FUQUA MATTHEW D & STACY L
605 PARKS AVE
ROCKWALL, TX 75087

DANIEL RODNEY
606 AUSTIN ST
ROCKWALL, TX 75087

MILLS WENDY K & MARC A
606 KERNODLE ST
ROCKWALL, TX 75087

MULLINS CHRISTOPHER CHARLES AND ARYN ELISE
607 KERNODLE ST
ROCKWALL, TX 75087

BELANGER CORKY
616 MONTROSE DR
ROCKWALL, TX 75087

MOONEY DAVID AARON
701 AUSTIN ST
ROCKWALL, TX 75087

CASTILLO AGAPITO & ESTELA
701 PARKS AVE
ROCKWALL, TX 75087

RESIDENT
702 KERNODLE ST
ROCKWALL, TX 75087

RESIDENT
703 PARKS AVE
ROCKWALL, TX 75087

TIBBETTS ELAINE
703 KERNODLE ST
ROCKWALL, TX 75087

FRASIER MICHAEL & MARY GRACE
704 JACKSON ST
ROCKWALL, TX 75087

THOMAS TRACY
704 KERNODLE ST
ROCKWALL, TX 75087

2021 B L GRAVES REVOCABLE TRUST
BRYAN JOSEPH GRAVES & LAUREN CHRISTINE GRAVES - TRUSTEES
705 KERNODLE ST
ROCKWALL, TX 75087

RESIDENT
707 PARKS AVE
ROCKWALL, TX 75087

BARRON ARMANDO
709 PARKS AVE
ROCKWALL, TX 75087

SILVA REBECA BRIANA &
JAVIER SILVA
711 PARKS AVENUE
ROCKWALL, TX 75087

EMBRY ASHLEY
790 HANOVER DR
ROCKWALL, TX 75087

RESIDENT
801 AUSTIN ST
ROCKWALL, TX 75087

RESIDENT
802 KERNODLE ST
ROCKWALL, TX 75087

COLWILL DIANA MARIA AND JESSE DAVID
803 Austin St
Rockwall, TX 75087

JOHNSON BRADLEY K AND GINGER M
803 KERNODLE ST
ROCKWALL, TX 75087

RESIDENT
804 KERNODLE ST
ROCKWALL, TX 75087

BUSHNELL MICHAEL S & TIFFANIE C
805 KERNODLE ST
ROCKWALL, TX 75087

ORTIZ ENRIQUE AROZLA
805 N FANNIN ST
ROCKWALL, TX 75087

RESIDENT
806 AUSTIN ST
ROCKWALL, TX 75087

RESIDENT
806 KERNODLE ST
ROCKWALL, TX 75087

DEL BOSQUE MARIO ETUX
807 KERNODLE ST
ROCKWALL, TX 75087

MEJIA JULIO & MARIA R
807 N FANNIN ST
ROCKWALL, TX 75087

RESIDENT
808 AUSTIN ST
ROCKWALL, TX 75087

RESIDENT
808 KERNODLE ST
ROCKWALL, TX 75087

RESIDENT
809 AUSTIN ST
ROCKWALL, TX 75087

JOSEY BROOKE
810 KERNODLE ST
ROCKWALL, TX 75087

JENNINGS AMANDA L
811 AUSTIN ST
ROCKWALL, TX 75087

WIEHE JOHN THOMAS
900 N FANNIN ST
ROCKWALL, TX 75087

CROWDER GERALDINE
901 N FANNIN ST
ROCKWALL, TX 75087

SCHELLING BECKI
902 N FANNIN ST
ROCKWALL, TX 75087

HEMPHILL REBECCA AND TODD
903 NORTH FANNIN STREET
ROCKWALL, TX 75087

HALL WYNNE &
JOANN CAMPBELL
904 N FANNIN ST
ROCKWALL, TX 75087

ROSS THOMAS II & LACY
905 N FANNIN ST
ROCKWALL, TX 75087

WILLIAMS BROOKS
906 FANNIN STREET
ROCKWALL, TX 75087

ROE JOHN A AND PATRICIA K
907 N FANNIN ST
ROCKWALL, TX 75087

RESIDENT
908 N FANNIN ST
ROCKWALL, TX 75087

WILSON TERRY RENAE
909 N FANNIN ST
ROCKWALL, TX 75087

HAGENY MARY
910 N FANNIN STREET
ROCKWALL, TX 75087

HUME LINDA L
911 N FANNIN ST
ROCKWALL, TX 75087

RESIDENT
993 HOLLI LN
ROCKWALL, TX 75087

MESSENGER BARNARD A & BONNIE
998 HOLLI LN
ROCKWALL, TX 75087

PUBLIC NOTICE

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

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

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

Z2026-019: SUP for Residential Infill

Hold a public hearing to discuss and consider a request by Javier Silva of JMS Custom Homes for the approval of a *Specific Use Permit (SUP)* for *Residential Infill Adjacent to an Established Subdivision* for the purpose of constructing a single-family home on a 0.161-acre parcel of land identified as Lot 2, Block A, Kinsey Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 806 Kernodle Street, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on *Tuesday, May 12, 2026 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, May 18, 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, May 18, 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. Z2026-019: 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

Case No. Z2026-019: 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: G. Crowder

Address: [redacted]

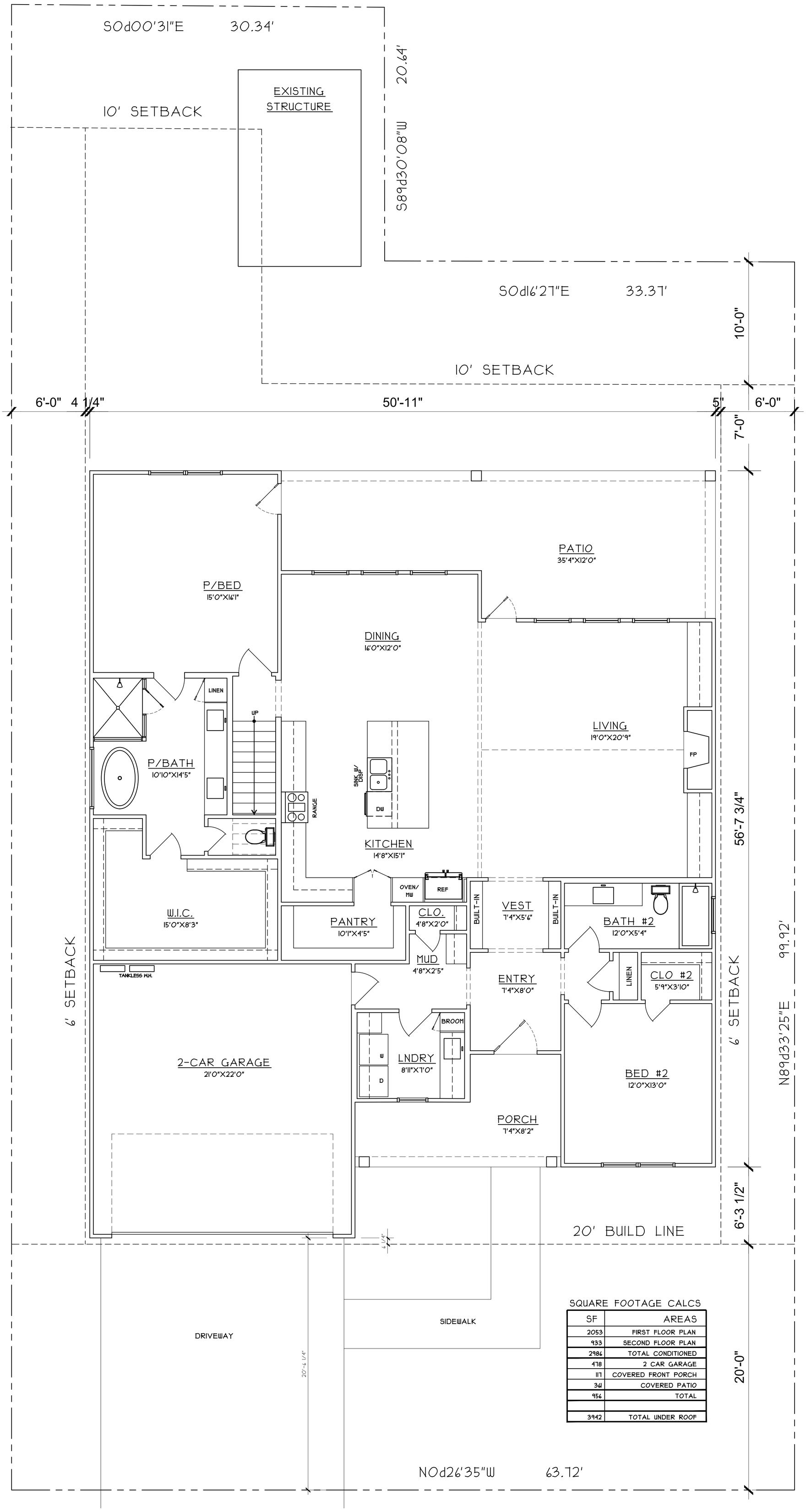
Tex. Loc. Gov. Code. Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written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

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

From: tiffanie bushnell
To: Planning
Subject: Case Z2026-018, Z2026-019
Date: Saturday, May 2, 2026 7:15:33 PM

We oppose the size of these two houses. They will not fit well in our neighborhood. There was one lot (one house torn down) without notification sent out. These houses are just to much for the lots and so close together. Please consider single level homes !
Thank you ,
Michael and Tiffanie Bushnell
[redacted]

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.



SQUARE FOOTAGE CALCS

SF	AREAS
2053	FIRST FLOOR PLAN
933	SECOND FLOOR PLAN
2986	TOTAL CONDITIONED
478	2 CAR GARAGE
117	COVERED FRONT PORCH
361	COVERED PATIO
956	TOTAL
3942	TOTAL UNDER ROOF

FANNINGPHILIPS DESIGN
patra@fanningphilips.com
214.284.8734

LOT 2 - KERNOODLE STREET

NEW CONSTRUCTION

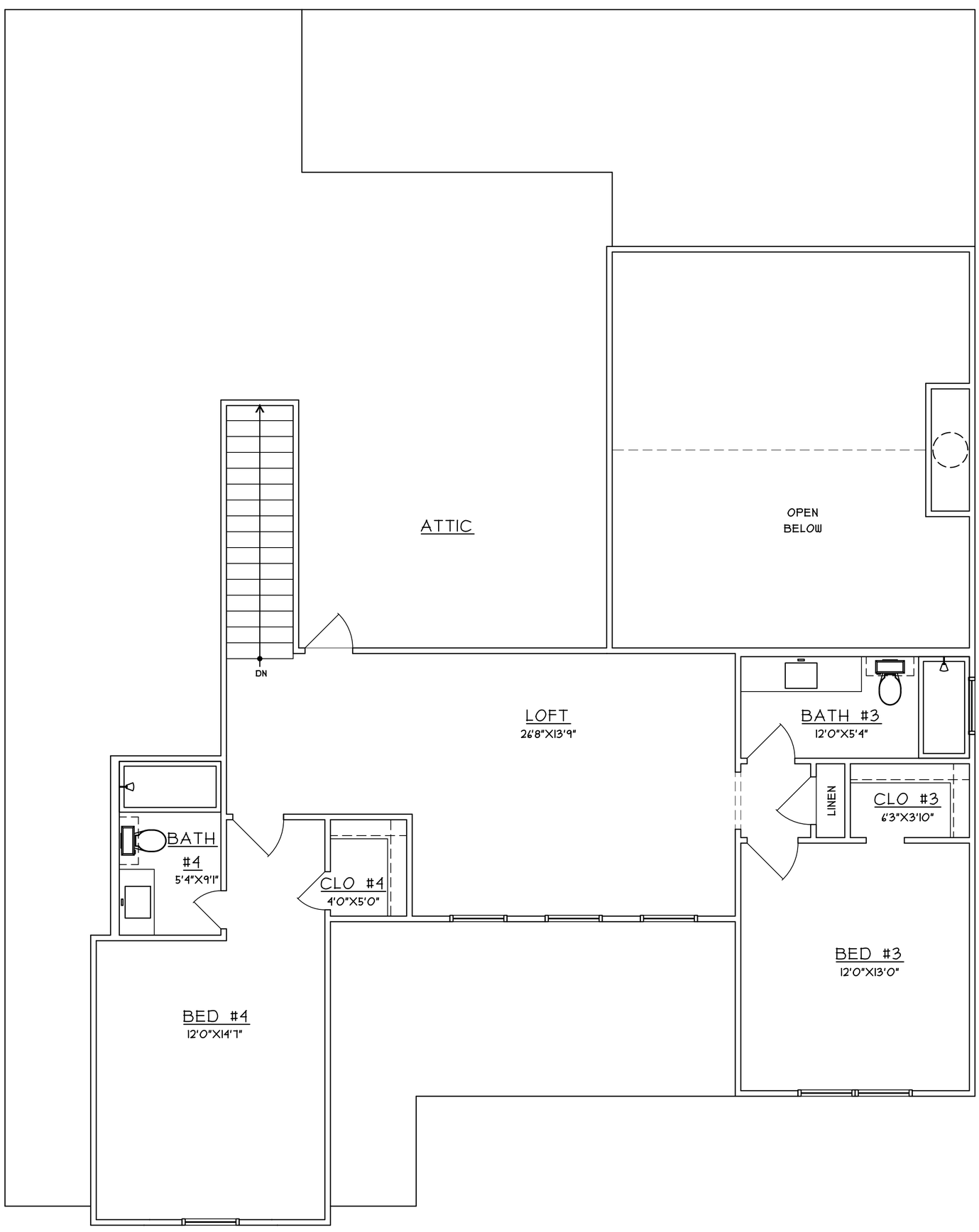
Rockwall, TX 75078

NORTH

Job Number: 26103
Date: 4/16/2026
Sheet Number:

A1

FIRST FLOOR PLAN



FANNINGPHILIPS DESIGN
patra@fanningphilips.com
214.284.8734

LOT 2 - KERNOODLE STREET

NEW CONSTRUCTION

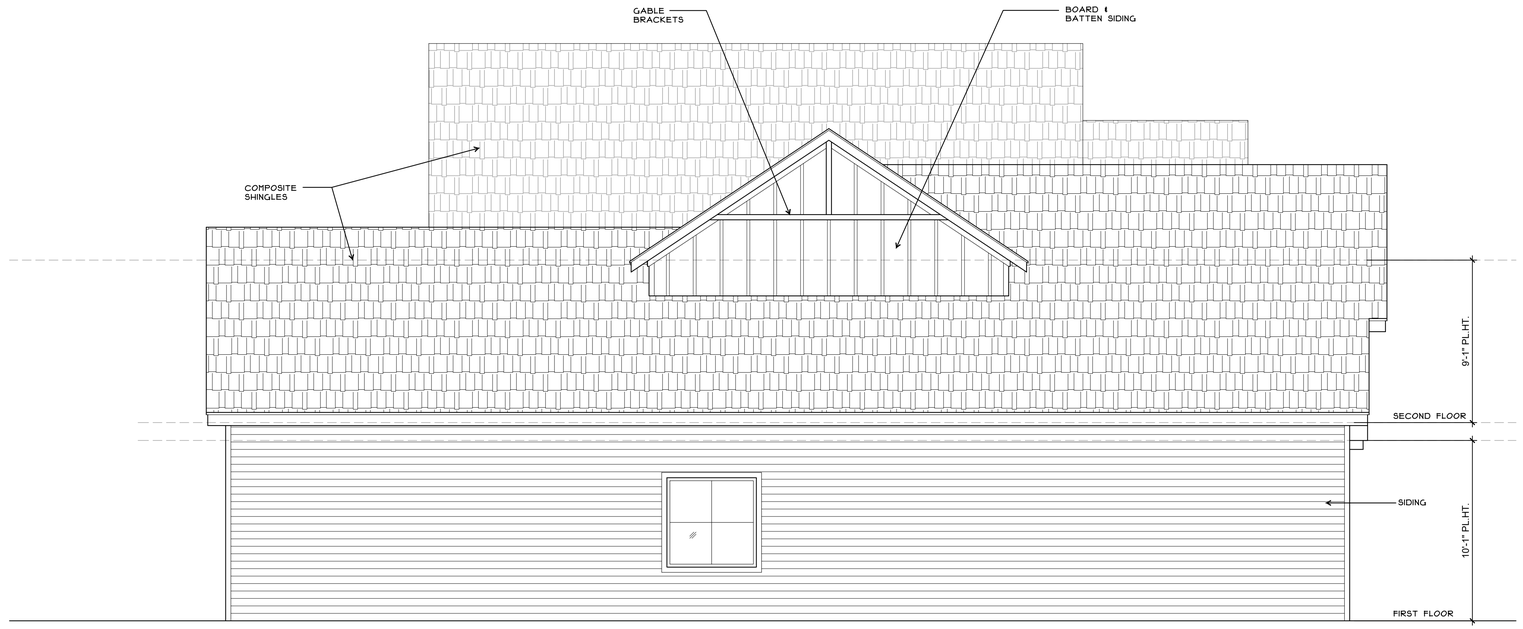
Rockwall, TX 75078

NORTH

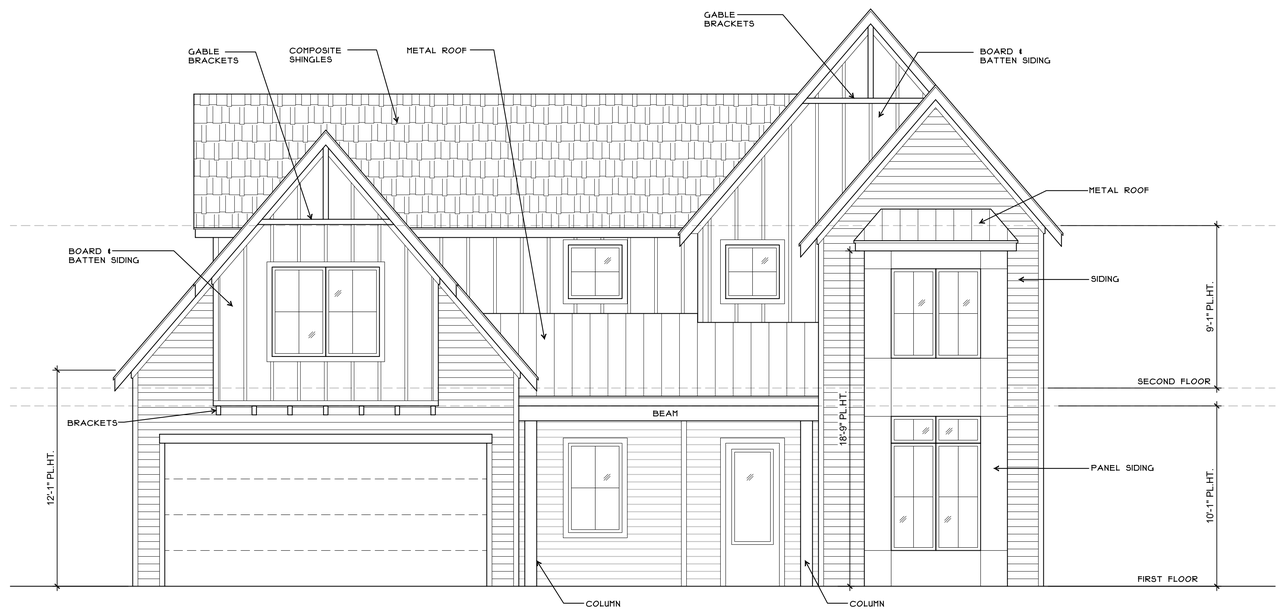
Job Number: 26103
Date: 4/16/2026
Sheet Number:

A2

SECOND FLOOR PLAN



2 LEFT ELEVATION
Scale: 1/4" = 1'-0"



1 FRONT ELEVATION
Scale: 1/4" = 1'-0"

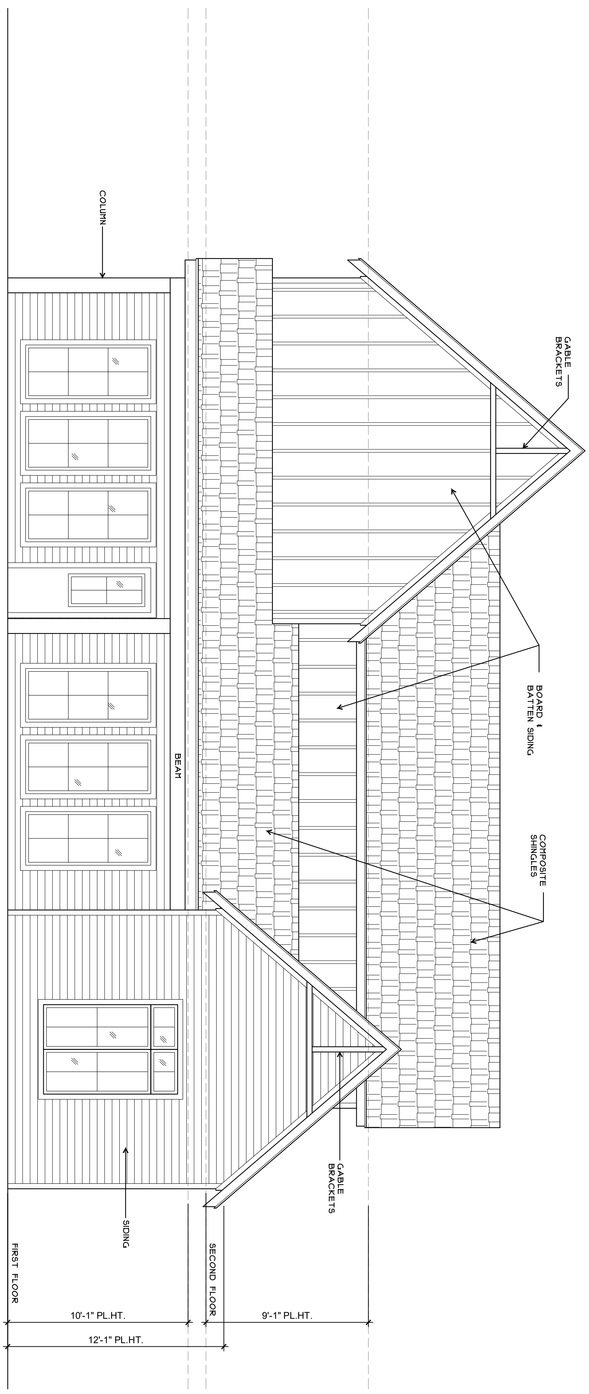
Job Number: 26103
Date: 4/16/2026
Sheet Number: E1

ELEVATIONS

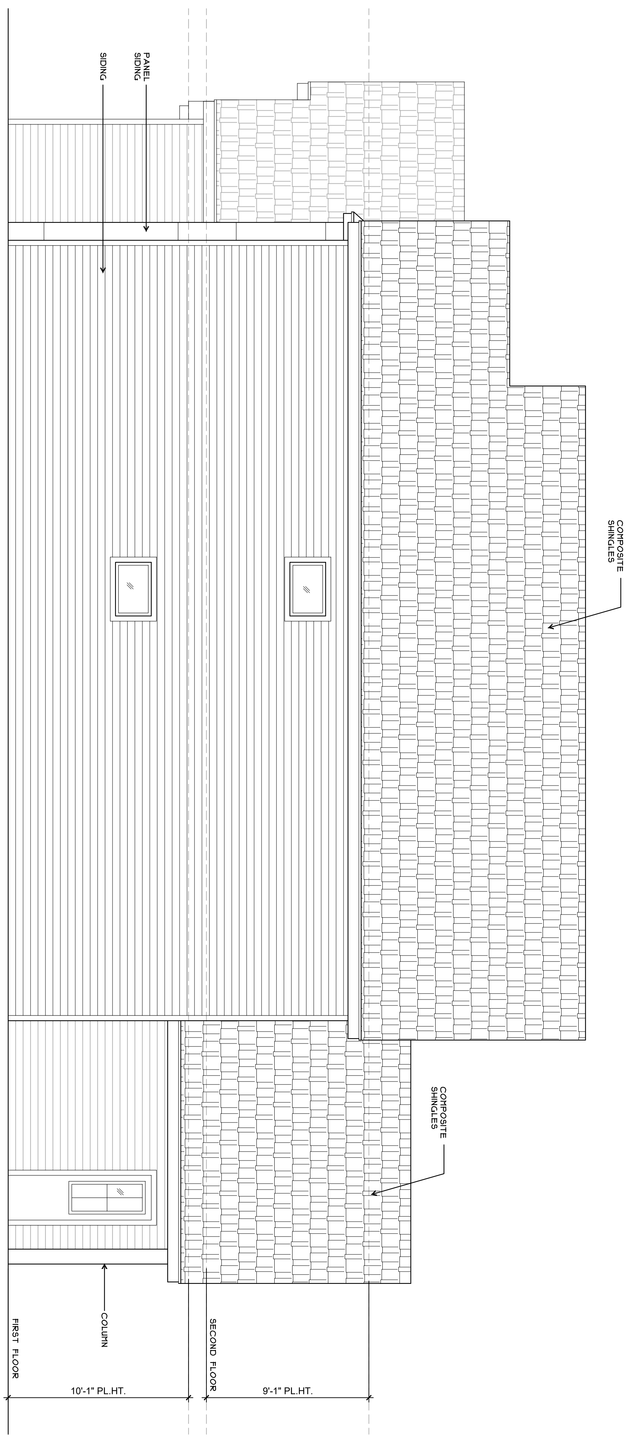
LOT 2 KERNOODLE
NEW CONSTRUCTION

ROCKWALL, TX 75078

FANNINGPHILIPS DESIGN
patra@fanningphilips.com
214.284.8734



1 REAR ELEVATION
Scale: 1/4" = 1'-0"



2 RIGHT ELEVATION
Scale: 1/4" = 1'-0"

FANNINGPHILIPS DESIGN
patra@fanningphilips.com
214.284.8734

LOT 2 KERNOODLE
NEW CONSTRUCTION

ROCKWALL, TX 75078

Job Number: 26103
Date: 4/16/2026
Sheet Number:

E2

ELEVATIONS

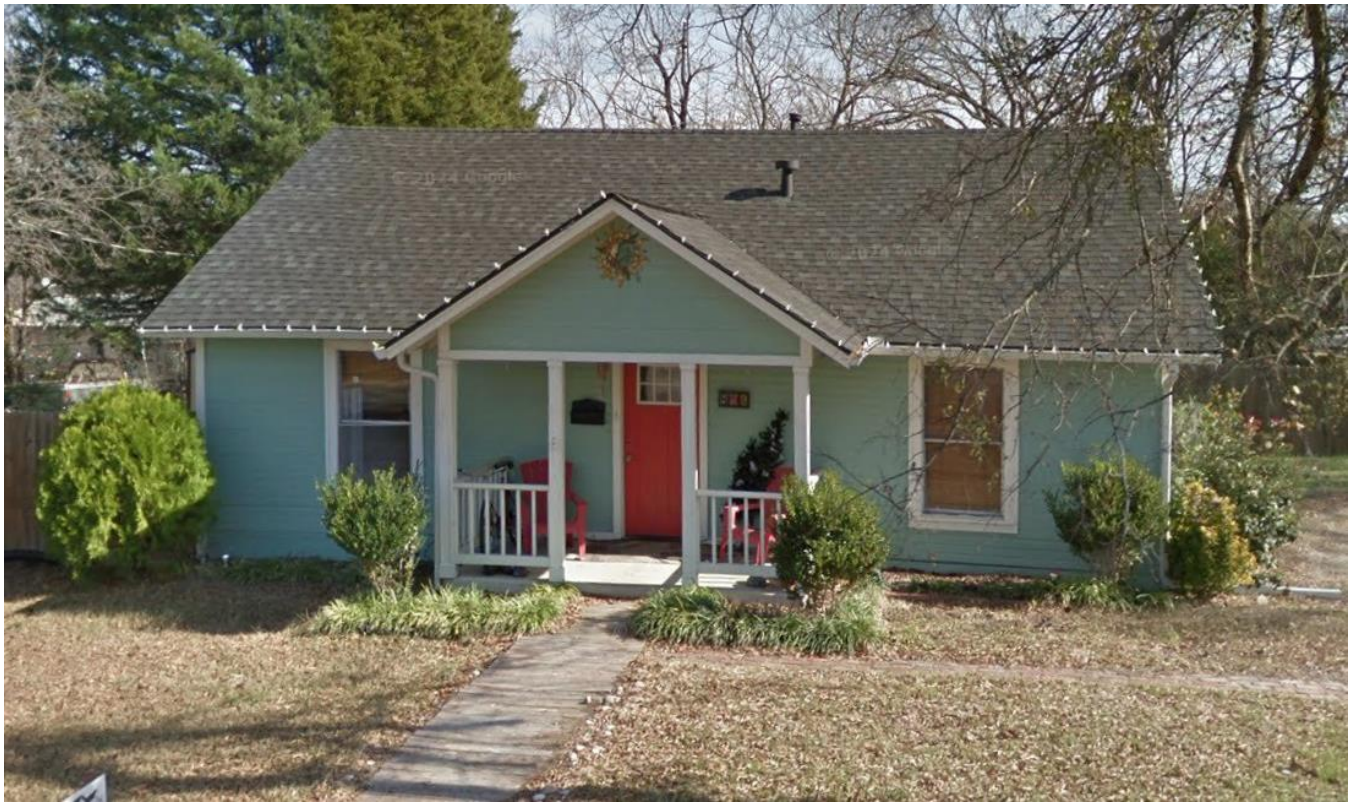
CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2026-019

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
802 Kernodle Street	Single-Family Home	1939	1,826	*80*	Siding
803 Kernodle Street	Single-Family Home	1964	2,862	*780*	Brick
804 Kernodle Street	Vacant	N/A	N/A	*N/A*	N/A
805 Kernodle Street	Single-Family Home	1980	2,184	*120*	Brick
806 Kernodle Street	Vacant	N/A	N/A	*N/A*	N/A
807 Kernodle Street	Single-Family Home	1986	2,398	*128*	Brick
808 Kernodle Street	Single-Family Home	1914	2,496	*N/A*	Siding
810 Kernodle Street	Single-Family Home	1986	2,313	*80*	Brick
801 Austin Street	Single-Family Home	1980	2,874	*N/A*	Brick
803 Austin Street	Single-Family Home	2022	3,825	*N/A*	Siding
809 Austin Street	Single-Family Home	1991	2,010	*N/A*	Siding
811 Austin Street	Single-Family Home	1985	1,080	*N/A*	Siding
	AVERAGES:	1975	2,387	238	



802 Kernodle Street

803 Kernodle Street

PLANNING AND ZONING DEPARTMENT
385 S. GOLIAD STREET • ROCKWALL, TX 75087
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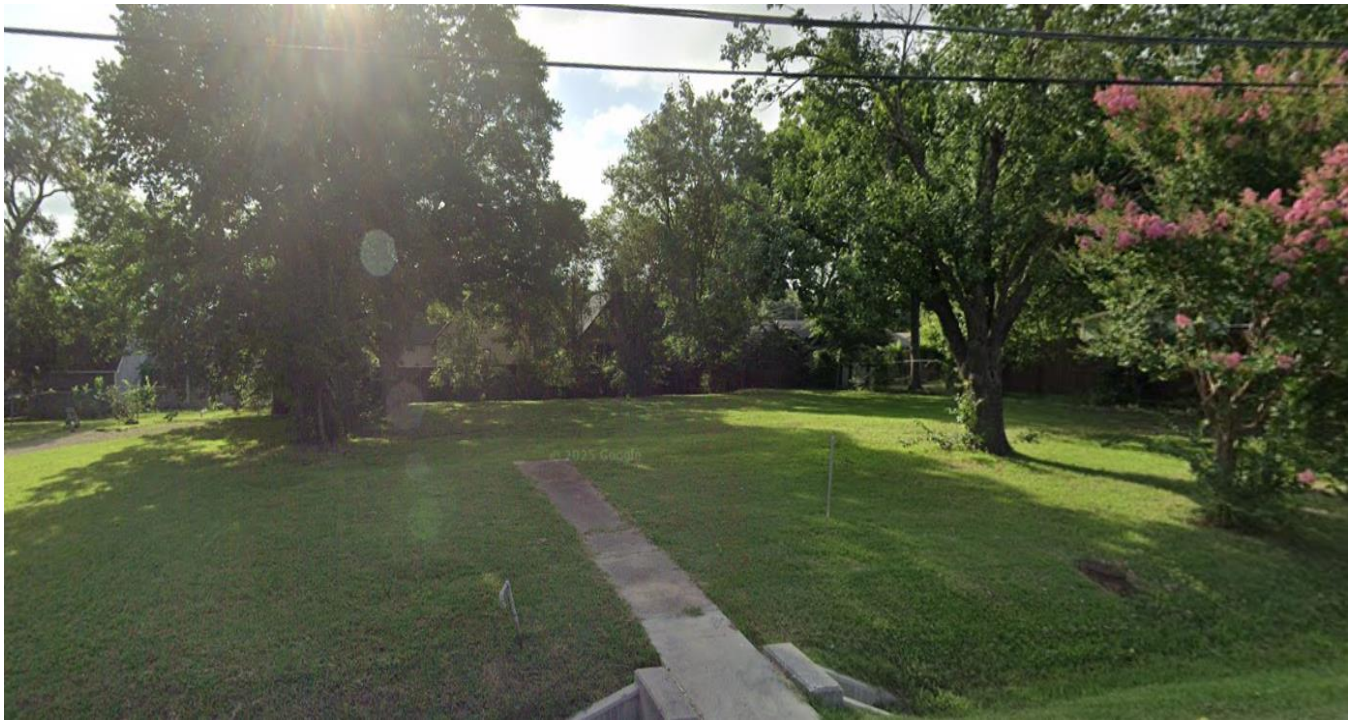
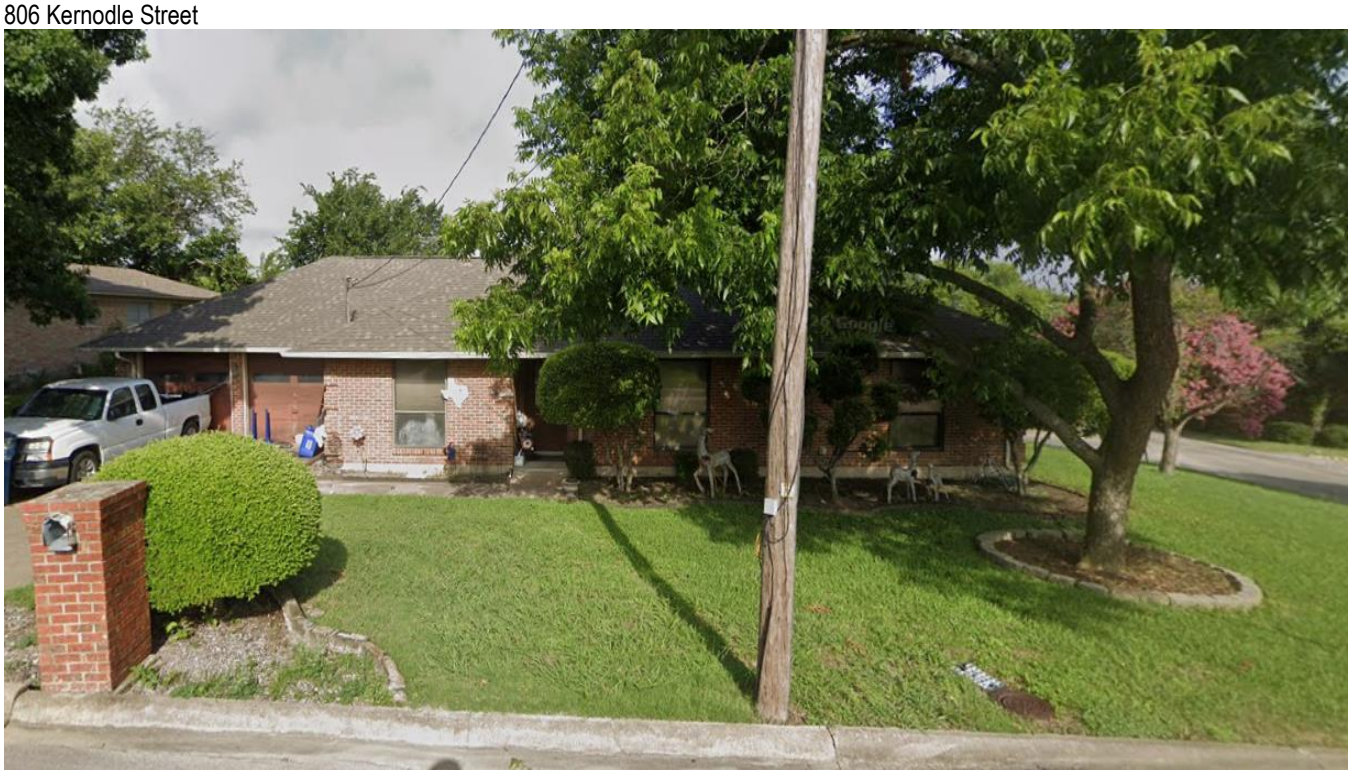
804 Kernodle Street

805 Kernodle Street



806 Kernodle Street



807 Kernodle Street

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

808 Kernodle Street

810 Kernodle Street

801 Austin Street

803 Austin Street

809 Austin Street

811 Austin Street

CITY OF ROCKWALL

ORDINANCE NO. 26-XX

SPECIFIC USE PERMIT NO. S-3XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING 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 ADJACENT TO AN ESTABLISHED SUBDIVISION TO ALLOW THE CONSTRUCTION OF A SINGLE-FAMILY HOME ON A 0.161-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 2, BLOCK A, KINSEY ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request by Javier Silva of JMS Custom Homes for the approval of a *Specific Use Permit (SUP)* for *Residential Infill Adjacent to an Established Subdivision* for the purpose of constructing a single-family home on a 0.161-acre parcel of land identified as Lot 2, Block A, Kinsey Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 806 Kernodle Street, and being more specifically described and depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

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

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

SECTION 1. That the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) for *Residential Infill Adjacent to 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 03.09, *Single-Family 7 (SF-7) District*, of Article 05, *District Development Standards*, of the Unified Development Code

DRAFT 05-12-2026

(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 03.12.26

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 1ST DAY OF JUNE, 2026.

_____
Tim McCallum, *Mayor*

ATTEST:

_____
Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

1st Reading: *May 18, 2026*

2nd Reading: *June 1, 2026*

DRAFT ORDINANCE 05.12.2026

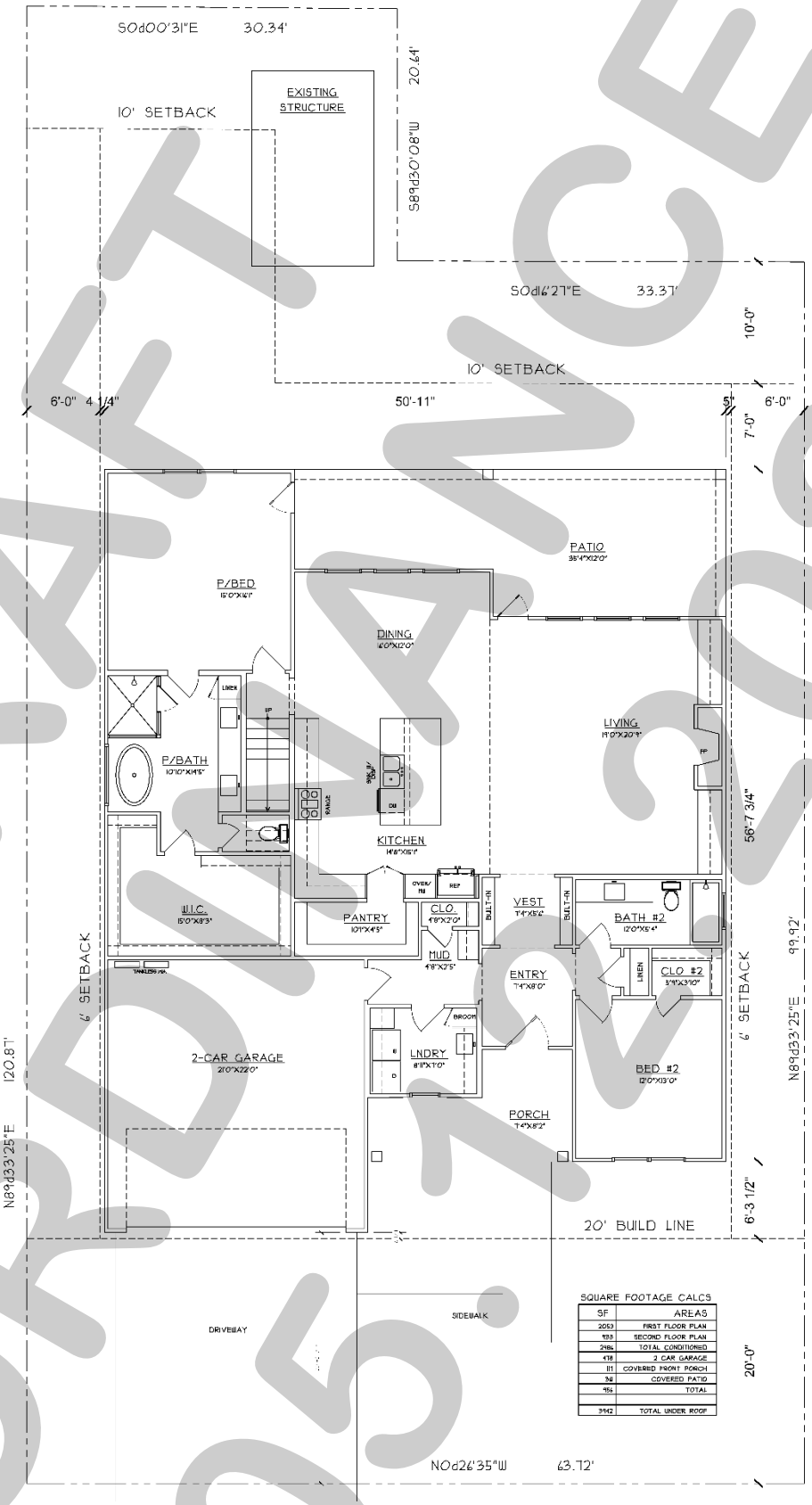
Exhibit 'A':
Location Map

Address: *806 Kernodle Street*

Legal Description: *Lot 2, Block A, Kinsey Addition*

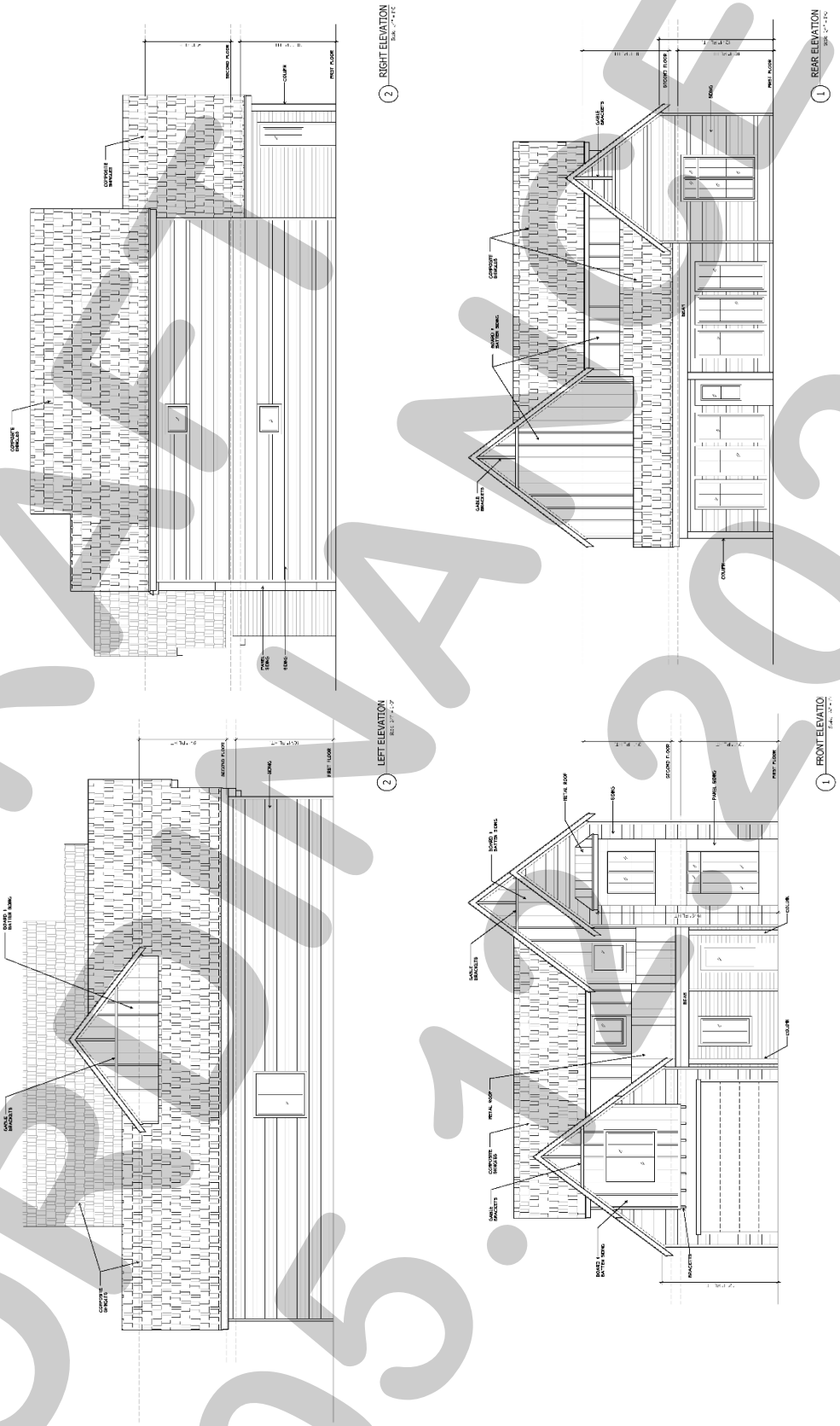
DRAFT
Do Not Sign

Exhibit 'B':
Residential Plot Plan



DRAFT ORDINANCE 05.12.2026

Exhibit 'C':
Building Elevations



DRAFT
05.12.2026

CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

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

TO:	Planning and Zoning Commission
DATE:	May 12, 2026
APPLICANT:	Javier Silva; *JMS Custom Homes*
CASE NUMBER:	Z2026-020; *Specific Use Permit (SUP) for a Residential Infill Adjacent to an Established Subdivision at 508 Munson Street*

SUMMARY

Hold a public hearing to discuss and consider a request by Javier Silva of JMS Custom Homes for the approval of a *Specific Use Permit (SUP)* for *Residential Infill Adjacent to an Established Subdivision* for the purpose of constructing a single-family home on a 0.138-acre tract of land identified as Block 52C of the B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 508 Munson Street, and take any action necessary.

BACKGROUND

The subject property was annexed prior to 1934 based on the April 1934 Sanborn Map. According to the City's historic zoning maps, the subject property was zoned Single-Family 3 (SF-3) District as of January 3, 1972. This designation changed to a Single-Family 7 (SF-7) District between January 3, 1972 and May 16, 1983. The subject property has remained zoned Single-Family 7 (SF-7) District since this change. Based on aerial images, an existing single-family home was situated on the subject property as of April 2013; however, this home and a metal building were removed from the property through a demolition permit [*i.e. DEM2015-0003*], which was issued on April 21, 2015. The subject property is currently vacant.

PURPOSE

The applicant -- *Javier Silva of JMS Custom Homes* -- is requesting the approval of a Specific Use Permit (SUP) for the purpose of constructing a single-family home on the subject property in accordance with Subsection 02.03(B) (11), *Residential Infill in or Adjacent to an Established Subdivision*, and Subsection 02.03, *Conditional Land Use Standards*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC).

ADJACENT LAND USES AND ACCESS

The subject property is located at 508 Munson Street. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is Munson Street, which is classified as a R2 (*i.e. residential, two [2] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this are various parcels of land that make up part of the Dawson Subdivision, which consists of 16 lots, and has been in existence for more than ten (10) years. All of these properties are developed with single-family homes and are zoned Single-Family 7 (SF-7) District.

South: Directly south of the subject property are various parcels of land that make up part of three (3) different subdivisions [*i.e. B.F. Boydstun, Shields, and Dodson Hardin Subdivisions*] developed with single-family homes. All of these properties are zoned Single-Family 7 (SF-7) District. South of this is Storrs Street, which is classified as a R2 (*i.e. residential, two [2] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. South of this is the Mill Co. Subdivision, which consists of 18 lots, and has been in existence for more than ten (10) years.

East: Directly east of the subject property is one (1) parcel of land [*i.e. 402 S. Clark Street*] developed with a single-family home that makes up the Danny Barker Subdivision. Beyond this is S. Clark, which is classified as a *Minor Collector* on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. East of this is a 0.7379-acre tract of land [*i.e. Block 105A-1 of the B.F. Boydston Addition*] developed with a single-family home. This property is zoned Single-Family 7 (SF-7) District.

West: Directly west of the subject property are three (3) parcels of land [*i.e. 502, 504, & 506 Munson Street*] developed with single-family homes. Beyond this is Tyler Street, which is classified as a R2 (*i.e. residential, two [2] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. West of this are various parcels of land that make up part of the Eppstein Subdivision. These properties are all developed with single-family homes and zoned Single-Family 7 (SF-7) District.

MAP 1: LOCATION MAP
YELLOW: SUBJECT PROPERTY

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

Article 13, *Definitions*, of the Unified Development Code (UDC) defines *Residential Infill in or Adjacent to an Established Subdivision* as "(t)he new development of a single-family home or duplex on an existing vacant or undeveloped parcel of land or the redevelopment of a developed parcel of land for a new single-family home or duplex within an established subdivision that is mostly or entirely built-out." An *established subdivision* is further defined in Subsection 02.03(B) (11) of Article 04, *Permissible Uses*, of the UDC as "…a subdivision that consists of five (5) or more lots, that is 90% developed, and that has been in existence for more than ten (10) years." In this case, the subject property is within 500-feet of the Dawson Subdivision, which has been in existence for more than ten (10) years, consists of 16 lots, and is 100% developed. The *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the UDC, requires a Specific Use Permit (SUP) for *Residential Infill in or Adjacent to an Established Subdivision* in all single-family zoning districts, the Two-Family (2F) District, the Downtown (DT) District, and the Residential-Office (RO) District. This property, being within 500-feet of an established subdivision and being zoned Single-Family 7 (SF-7) District, requires a Specific Use Permit (SUP).

In addition, Subsection 02.03(B)(11) of Article 04, *Permissible Uses*, of the UDC states that, "…the Planning and Zoning Commission and City Council shall consider the proposed size, location, and architecture of the home compared to the existing housing … [*and*] (a)ll housing proposed under this section [*i.e. Residential Infill in or Adjacent to an Established Subdivision*] shall be constructed to be architecturally and visually similar or complimentary to the existing housing …" The following is a summary of observations concerning the housing on Munson Street compared to the house proposed by the applicant:

Housing Design and Characteristics	Existing Housing on S. Clark and Munson Street	Proposed Housing
Building Height	One (1) Story	Two (2) Story
Building Orientation	All of the homes are oriented toward the street they are built along.	The front elevation of the home will face Munson Street
Year Built	1901-1987	*N/A*
Building SF on Property	748 SF – 2,720 SF	3,502 SF
Building Architecture	Single-Family Homes	Comparable Architecture to the Surrounding New Single-Family Homes
Building Setbacks:		
Front	20-Feet or Greater	20-Feet
Side	Estimated between zero (0) and greater than ten (10) feet.	6-Feet
Rear	The rear yard setbacks appear to be greater than ten (10) feet.	10-Feet
Building Materials	Brick and Siding	Board & Batten Siding
Paint and Color	Grey, Brown, Yellow, Red, Blue, White, Brown	N/A
Roofs	Composite & Asphalt Shingles	Composite Shingle
Driveways/Garages	Driveways all front the same street the single-family home faces. Front-facing and some with no garages.	The proposed garage will be front facing onto Munson Street.

According to Section 04, *Residential Parking*, of Article 06, *Parking and Loading*, of the Unified Development Code (UDC), "(i)n single-family or duplex districts, parking garages must be located at least 20-feet behind the front façade for front entry garages …" In this case, the applicant's proposed garage is oriented approximately 4-feet, 6½-inches behind the front façade of the of the proposed single-family home; however, staff should point out that this is not atypical for this area. A waiver to the garage orientation is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission. If this Specific Use Permit (SUP) request is approved by the Planning and Zoning Commission and City Council, the garage setback requirement will be waived. With the exception of the garage orientation, the proposed single-family home meets all of the density and dimensional requirements as stipulated by the Unified Development Code (UDC) for a property in a Single-Family 7 (SF-7) District.

For the purpose of comparing the proposed home to the existing single-family housing located adjacent to or in the vicinity of the subject property, staff has provided photos of the properties along Munson Street and also provided the proposed building elevations in the attached packet. The approval of this request is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission and a finding that the proposed house ***will not*** have a negative impact on the existing subdivision.

NOTIFICATIONS

On April 21, 2026, staff mailed 101 notices to property owners and occupants within 500-feet of the subject property. Staff also notified the Park Place Homeowner's Association (HOA), which is the only HOA within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). At the time this report was written, staff had received one (1) notice in favor of the applicant's request.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the applicant's request for a *Specific Use Permit (SUP)* for *Residential Infill Adjacent to an Established Subdivision*, then staff would propose the following conditions of approval:

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

(a) The development of the *Subject Property* shall generally conform to the *Residential Plot Plan* as depicted in *Exhibit 'B'* of the draft ordinance.

(b) The construction of a *single-family home* on the *Subject Property* shall generally conform to the *Building Elevations* depicted in *Exhibit 'C'* of the draft ordinance.

(c) The subject property shall be replatted prior to the issuance of a Building Permit; and,

(d) Once construction of the single-family home has been completed, inspected, and accepted by the City, the Specific Use Permit (SUP) shall expire, and no further action by the property owner shall be required.

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

DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

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

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

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

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

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	508 Munson ST 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	JMS Custom Homes LLC	☑ APPLICANT	Javier Silva
CONTACT PERSON	Javier Silva	CONTACT PERSON	
ADDRESS	[redacted]	ADDRESS	Same
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 Javier Silva [*OWNER*] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

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

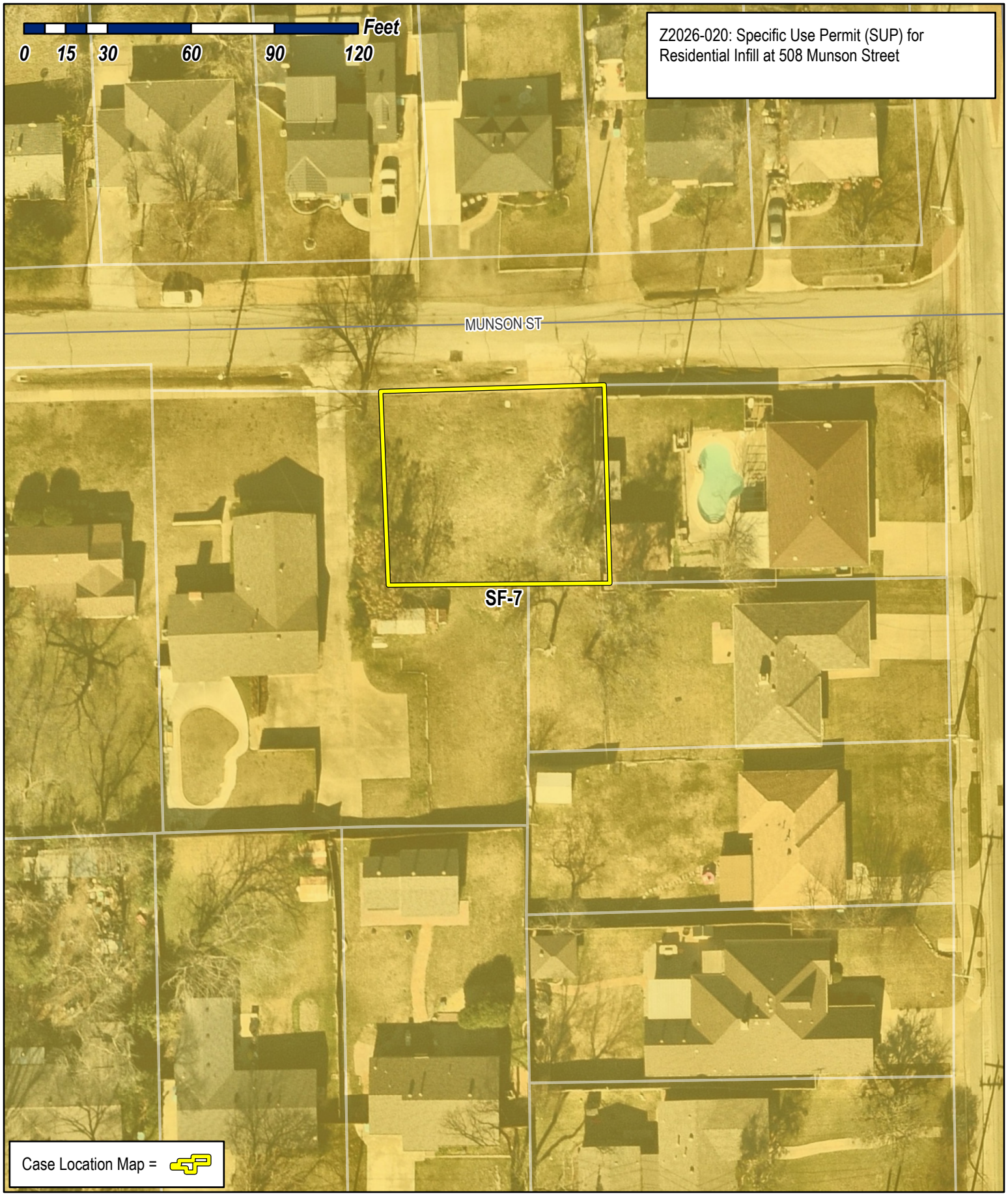
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 16 DAY OF April 20 26

SUSAN BURT
Notary ID #4585390
My Commission Expires
January 31, 2030

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Susan Burt

MY COMMISSION EXPIRES 1-31-2030



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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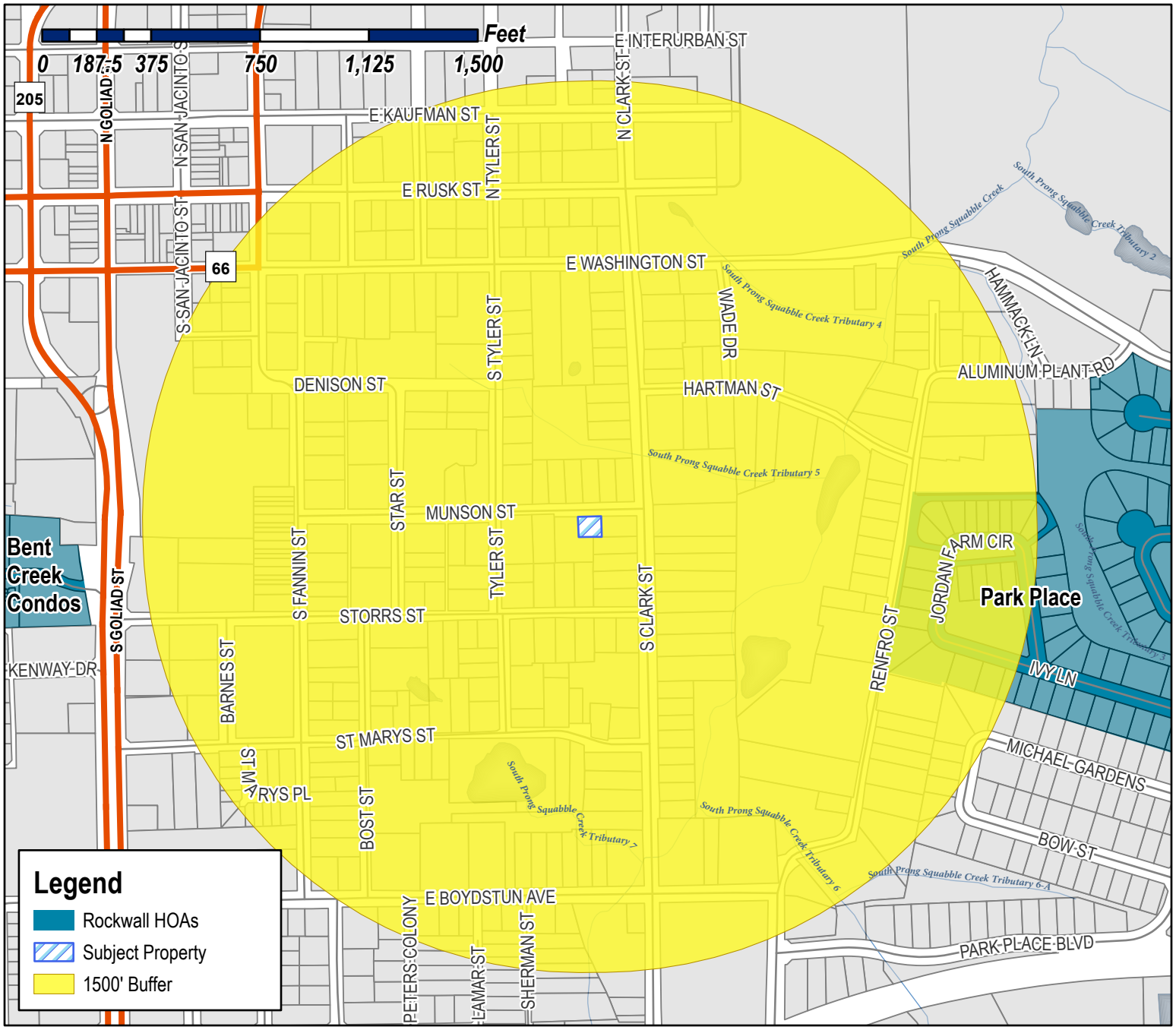
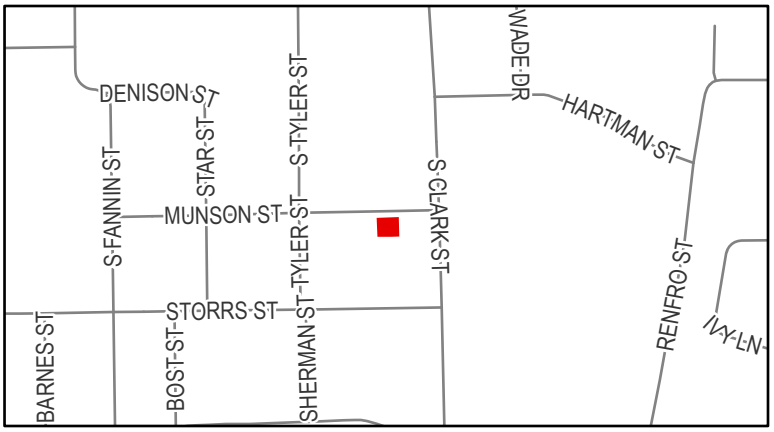


Case Number: Z2026-020
Case Name: SUP for Residential Infill
Case Type: Zoning
Zoning: Single-Family 7 (SF-7) District
Case Address: 508 Munson Street



Date Saved: 4/16/2026
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 [Z2026-020]
Date:	Wednesday, April 22, 2026 9:07:09 AM
Attachments:	Public Notice (04.20.2026).pdf HOA Map (04.16.2026).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, April 24, 2026. The Planning and Zoning Commission will hold a public hearing on Tuesday, May 12, 2026 at 6:00 PM, and the City Council will hold a public hearing on Monday, May 18, 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.

Z2026-020: SUP for Residential Infill
Hold a public hearing to discuss and consider a request by Javier Silva of JMS Custom Homes for the approval of a Specific Use Permit (SUP) for Residential Infill Adjacent to an Established Subdivision for the purpose of constructing a single-family home on a 0.138-acre tract of land identified as Block 52C of the B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 508 Munson Street, and take any action necessary.

Thank you,

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

City of Rockwall

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

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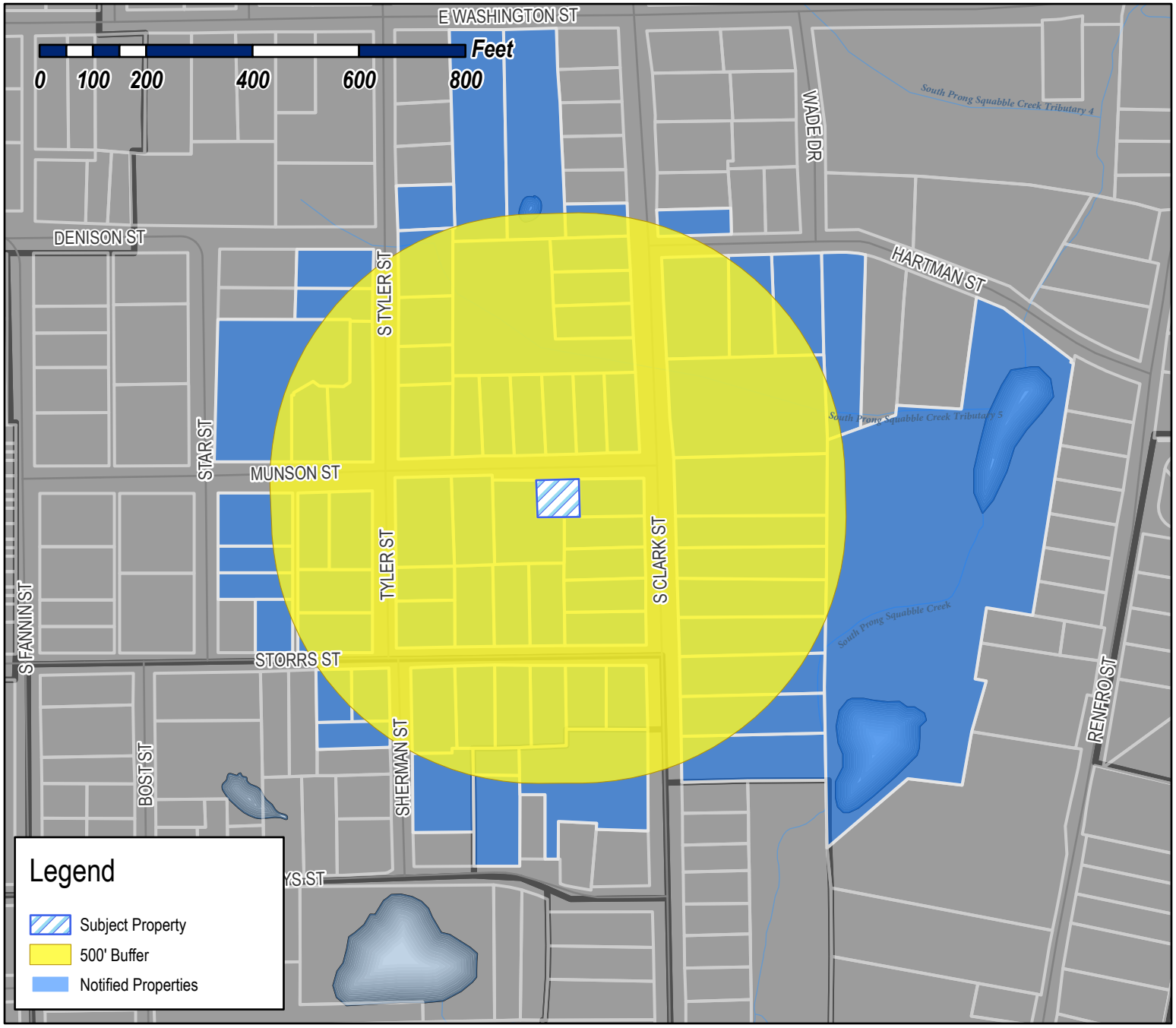

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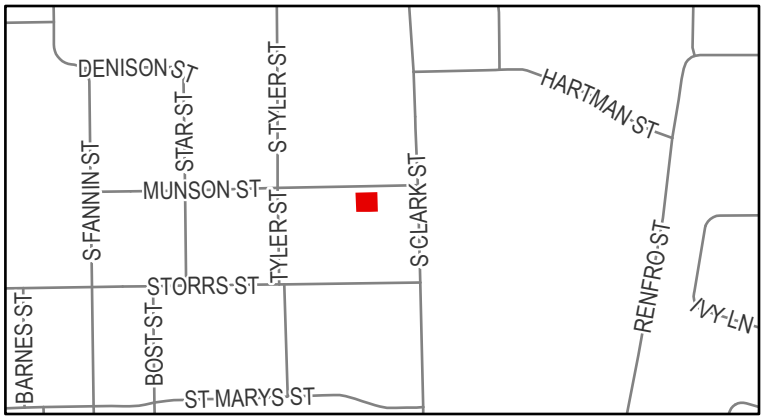


Date Saved: 4/16/2026
For Questions on this Case Call: (972) 771-7745

HALL BLAKELEY AND CATHERINE
1006 TIMBERLINE DRIVE
ROCKWALL, TX 75032

CROW SHERRY AND
DWAYNE RHEA
11507 WICKCHESTER LANE
ROCKWALL, TX 75087

GADDIS DANNY E
12922 EPPS FIELD RD
FARMERS BRANCH, TX 75234

SIXFOLD VENTURES LLC
1321 CRESCENT COVE DR
DALLAS, TX 75214

HOGUE MIKE
1498 HUBBARD DRIVE
FORNEY, TX 75126

TRES PUERTAS LLC
2002 Primrose Dr
Richardson, TX 75082

HALL BLAKELEY AND CATHERINE
207 EAST RUSK STREET
ROCKWALL, TX 75087

BOREN TERRY L ETUX
207 GNARLY OAKS WAY
LTL RVR ACAD, TX 76554

LOWREY SUSAN
2070 PONTCHARTRAIN DR
ROCKWALL, TX 75087

RICHARD HARRIS LIVING TRUST
RICHARD HARRIS - TRUSTEE
210 GLENN AVE
ROCKWALL, TX 75087

ZAKEM KYNSIE JO
212 S CLARK ST
ROCKWALL, TX 75087

RESIDENT
213 S CLARK ST
ROCKWALL, TX 75087

RESIDENT
214 S CLARK ST
ROCKWALL, TX 75087

RESIDENT
215 TYLER ST
ROCKWALL, TX 75087

MUNSON PARTNERS 1 LLC
2241 AUBURN AVE
DALLAS, TX 75214

CONFIDENTIAL
2420 Conrad Cir
Heath, TX 75032

CAUBLE LINDA
301 S CLARK ST
ROCKWALL, TX 75087

RESIDENT
302 TYLER ST
ROCKWALL, TX 75087

RESIDENT
302 S CLARK ST
ROCKWALL, TX 75087

YANEZ MARIA ISAURA
304 TYLER STREET
ROCKWALL, TX 75087

FLINCHUM RITA
305 TYLER ST
ROCKWALL, TX 75087

RESIDENT
306 S CLARK ST
ROCKWALL, TX 75087

RESIDENT
307 S CLARK ST
ROCKWALL, TX 75087

TWOMEY ELIZABETH
307 TYLER STREET
ROCKWALL, TX 75087

RESIDENT
309 TYLER ST
ROCKWALL, TX 75087

ROGGENKAMP KAREN
309 STAR ST
ROCKWALL, TX 75087

STARK ROBERT SCOTT
3090 N GOLIAD ST SUITE 102 #213
ROCKWALL, TX 75087

COMBS MARK HILTON AND VERONICA RUTH
401 SOUTH CLARK STREET
ROCKWALL, TX 75087

ALLEGRETTO RICHARD JR & SARAH ANN
402 MUNSON ST
ROCKWALL, TX 75032

SADLER LESLIE A
402 S CLARK ST
ROCKWALL, TX 75087

HANNA KIMBERLIE UPLEGER
4020 WINCREST DR
ROCKWALL, TX 75032

LIVINGSTON JUSTIN AND BROOKE
403 S CLARK STREET
ROCKWALL, TX 75087

COOK RENE COMPTON
403 STAR ST
ROCKWALL, TX 75087

RESIDENT
404 S CLARK ST
ROCKWALL, TX 75087

BRAMLETT DAVID KYLE & DEIDRE MONIQUE
405 S CLARK ST
ROCKWALL, TX 75087

COOK KASHONDRA RENE
405 Star St
Rockwall, TX 75087

TOVAR LUIS & MARICELA
405 TYLER ST
ROCKWALL, TX 75087

ROBERTSON BETHANY & JAKE
406 MUNSON ST
ROCKWALL, TX 75087

RESIDENT
406 S CLARK ST
ROCKWALL, TX 75087

LECOUR CARY &
MARISA SCHEXNAYDER
406 TYLER ST
ROCKWALL, TX 75087

RESIDENT
407 MUNSON ST
ROCKWALL, TX 75087

RESIDENT
407 S CLARK ST
ROCKWALL, TX 75087

MOSES MATTHEW & KENDRA
408 MUNSON ST
ROCKWALL, TX 75087

RESIDENT
408 S CLARK ST
ROCKWALL, TX 75087

GADDIS CAMILLE D
408 SOUTH CLARK STREET
ROCKWALL, TX 75087

RESIDENT
409 MUNSON ST
ROCKWALL, TX 75087

SIMS CHRIS AND TERESA
410 S CLARK ST
ROCKWALL, TX 75087

RESIDENT
500-502 SHERMAN ST
ROCKWALL, TX 75087

RESIDENT
501 SHERMAN ST
ROCKWALL, TX 75087

HUDSON KATIE
501 MUNSON ST
ROCKWALL, TX 75087

BRYAN KYLE AND HALEY BROOKE BOWEN
501 S CLARK ST
ROCKWALL, TX 75087

HOLLAND TRENTON A AND
ROD HOLLAND
502 MUNSON STREET
ROCKWALL, TX 75087

SAMPLES ELVA NELL
502 RENFRO ST
ROCKWALL, TX 75087

RICHARDSON JEANETTE
503 MUNSON ST
ROCKWALL, TX 75087

GARTH GARY AND CYNTHIA
503 SOUTH CLARK ST
ROCKWALL, TX 75087

RESIDENT
504 MUNSON ST
ROCKWALL, TX 75087

RESIDENT
505 MUNSON ST
ROCKWALL, TX 75087

MECA PHILIPPE
505 STORRS ST
ROCKWALL, TX 75087

EARNHEART JOHN L
506 MUNSON ST
ROCKWALL, TX 75087

WYCKOFF MICHELE M
507 MUNSON ST
ROCKWALL, TX 75087

LECOUR DAVID & RENEE
507 S CLARK ST
ROCKWALL, TX 75087

RESIDENT
508 MUNSON ST
ROCKWALL, TX 75087

CIELO BLUE FAMILY HOLDINGS LLC - SERIES 1
508 HIGHVIEW LANE
ROCKWALL, TX 75087

RESIDENT
509 MUNSON ST
ROCKWALL, TX 75087

RESIDENT
509 STORRS ST
ROCKWALL, TX 75087

RESIDENT
510 S CLARK
ROCKWALL, TX 75087

RESIDENT
510-512 STORRS ST
ROCKWALL, TX 75087

RESIDENT
511 MUNSON ST
ROCKWALL, TX 75087

RESIDENT
513 MUNSON ST
ROCKWALL, TX 75087

RESIDENT
514-516 STORRS ST
ROCKWALL, TX 75087

JMS CUSTOM HOMES, LLC
58 WINDSOR DR
ROCKWALL, TX 75032

RESIDENT
601 STORRS ST
ROCKWALL, TX 75087

LEE STEPHANIE
602 Storrs St
Rockwall, TX 75087

JONES PEGGY
604 STORRS ST
ROCKWALL, TX 75087

DAVIS JIMMY JACK
605 STORRS ST
ROCKWALL, TX 75087

CARSON HEATHER
606 E WASHINGTON ST
ROCKWALL, TX 75087

DAVIS AMY M AND WESLEY D
606 STORRS STREET
ROCKWALL, TX 75087

RESIDENT
607 ST MARY
ROCKWALL, TX 75087

HALDEMAN MICHAEL
607 STORRS ST
ROCKWALL, TX 75087

RESIDENT
608 STORRS ST
ROCKWALL, TX 75087

WALLACE KATHERINE
608 E WASHINGTON ST
ROCKWALL, TX 75087

RESIDENT
609 STORRS ST
ROCKWALL, TX 75087

JOHNSTON SHERRI A
610 STORRS ST
ROCKWALL, TX 75087

RESIDENT
612 STORRS ST
ROCKWALL, TX 75087

ROBINSON MARK A
DBA MARKS LAWN AND LANDSCAPING
6217 LOCUST ST
ROWLETT, TX 75089

RESIDENT
706 HARTMAN ST
ROCKWALL, TX 75087

MOORE LAKISHA Q AND JASON
708 HARTMAN ST
ROCKWALL, TX 75087

501 SHERMAN, A SERIES OF STARK FAMILY
PROPERTIES, LLC
710 AGAPE CIR
ROCKWALL, TX 75087

507-509 SHERMAN, A SERIES OF STARK FAMILY
PROPERTIES, LLC
C/O ROBERT STARK
710 AGAPE CIR
ROCKWALL, TX 75087

RENDON MARCELINO J JR
710 HARTMAN ST
ROCKWALL, TX 75087

SHIPMAN CLAY
742 Ridge Hollow Rd
ROCKWALL, TX 75087

SIMMONS JOHN V & JOAN M
802 AGAPE CIR
ROCKWALL, TX 75087

SOLID ROCK HOLDINGS LLC
904 CAMPTON CT
ROCKWALL, TX 75032

TUTTLE LEON ETUX
963 W Yellowjacket Ln Apt 122
Rockwall, TX 75087

514-516 STORRS A SERIES OF STARK FAMILY PROPERTIES, LLC
C/O ROBERT STARK 710 AGAPE CIR
ROCKWALL, TX 75087

500-502 SHERMAN, A SERIES OF STARK FAMILY PROPERTIES, LLC
C/O ROBERT STARK 710 AGAPE CIR
ROCKWALL, TX 75087

510-512 STORRS, A SERIES OF STARK FAMILY PROPERTIES, LLC
C/O ROBERT STARK 710 AGAPE CIRCLE
ROCKWALL, TX 75087

RESIDENT
N/A
ROCKWALL, TX 75087

POPE JOSHUA
P.O. BOX 2107
FORNEY, TX 75126

DEL BOSQUE RODOLFO
PO BOX 2437
ROCKWALL, TX 75087

AUBE JEAN-PAUL III
PO BOX 868
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:

Z2026-020: SUP for Residential Infill

Hold a public hearing to discuss and consider a request by Javier Silva of JMS Custom Homes for the approval of a *Specific Use Permit (SUP)* for *Residential Infill Adjacent to an Established Subdivision* for the purpose of constructing a single-family home on a 0.138-acre tract of land identified as Block 52C of the B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 508 Munson Street, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on *Tuesday, May 12, 2026 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, May 18, 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, May 18, 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. Z2026-020: 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

Case No. Z2026-020: SUP for Residential Infill

Please place a check mark on the appropriate line below:

[X] I am in favor of the request for the reasons listed below.

[ ] I am opposed to the request for the reasons listed below.

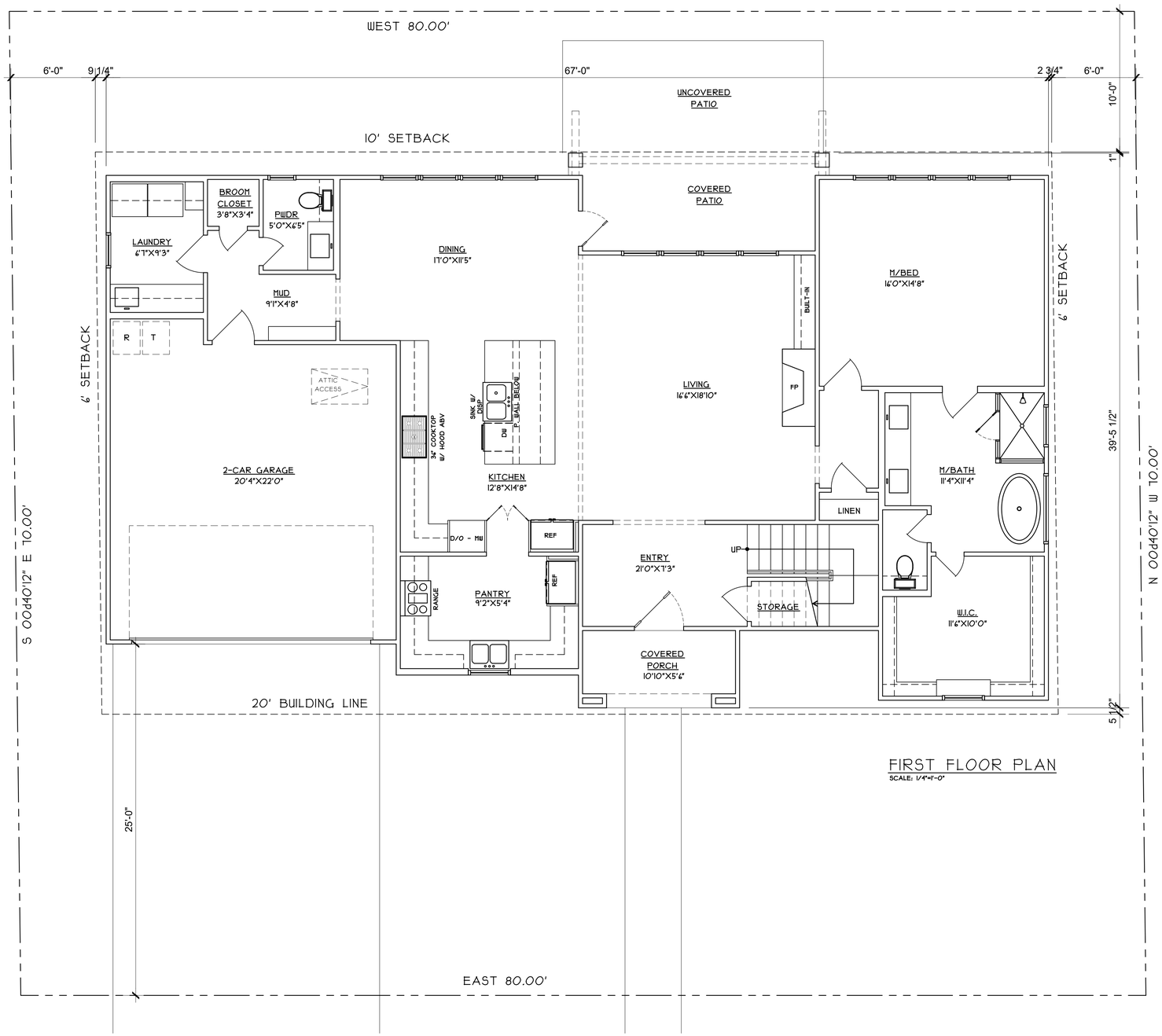
Having a new home built in an older neighborhood is always a problem. There are new two-story homes on Clark Street that make the older homes by them look bad. Hopefully this new home will "fit" into the neighborhood and will be a good option for home buyers.

Name: Sherri Johnston

Address: [redacted]

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

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



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

SQUARE FOOTAGE CALCS

SF	AREAS
1750	FIRST FLOOR PLAN
1120	SECOND FLOOR PLAN
2870	TOTAL CONDITIONED
452	2-CAR GARAGE
62	COVERED PORCH
118	COVERED PATIO
632	TOTAL
3502	TOTAL UNDER ROOF

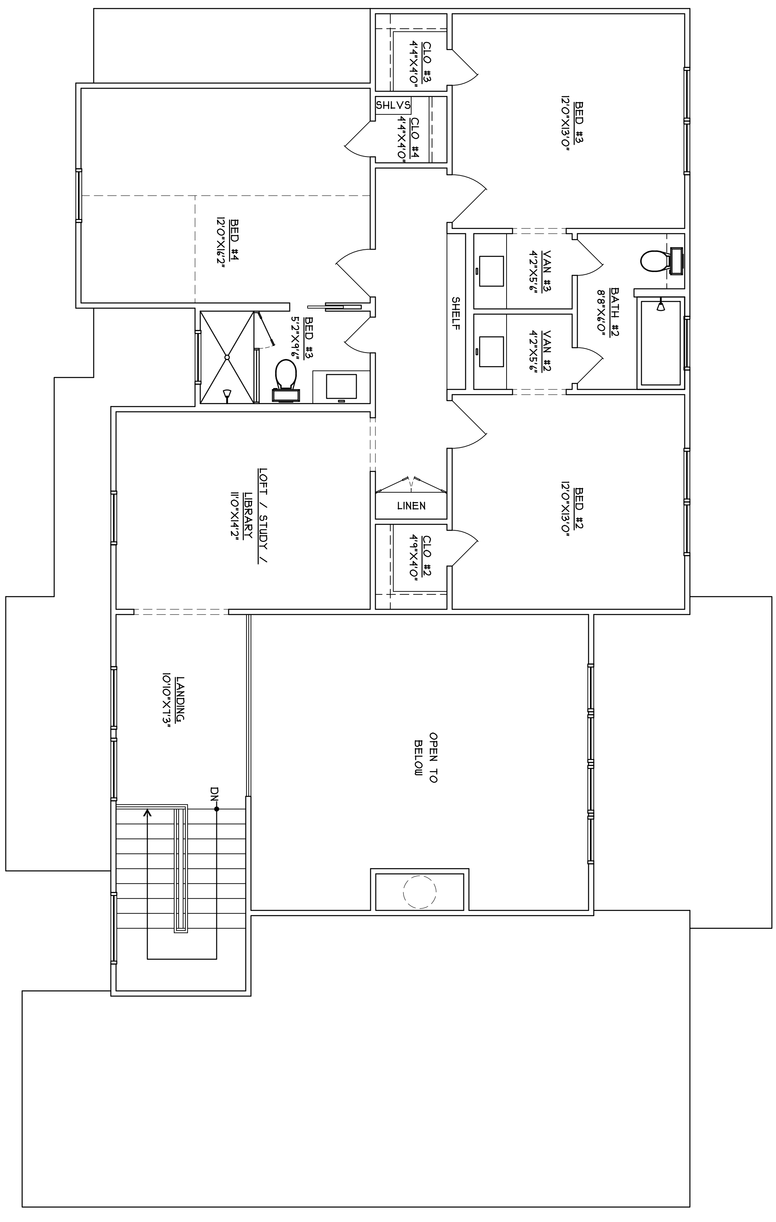
NORTH

01 FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"

Job Number: 26103
Date: 4/16/2026
Sheet Number: A1
FIRST FLOOR PLAN

MUNSON AVE
NEW CONSTRUCTION
Rockwall, TX 75078

FANNINGPHILIPS DESIGN
patra@fanningphilips.com
214.284.8734



NORTH

01 SECOND FLOOR PLAN
SCALE: 1/4"=1'-0"

FANNINGPHILIPS DESIGN
patra@fanningphilips.com
214.284.8734

MUNSON AVE
NEW CONSTRUCTION

Rockwall, TX 75078

Job Number: 26103
Date: 4/16/2026
Sheet Number:

A2

SECOND FLOOR PLAN

2 RIGHT ELEVATION
Scale: 1/4" = 1'-0"

1 FRONT ELEVATION
Scale: 1/4" = 1'-0"

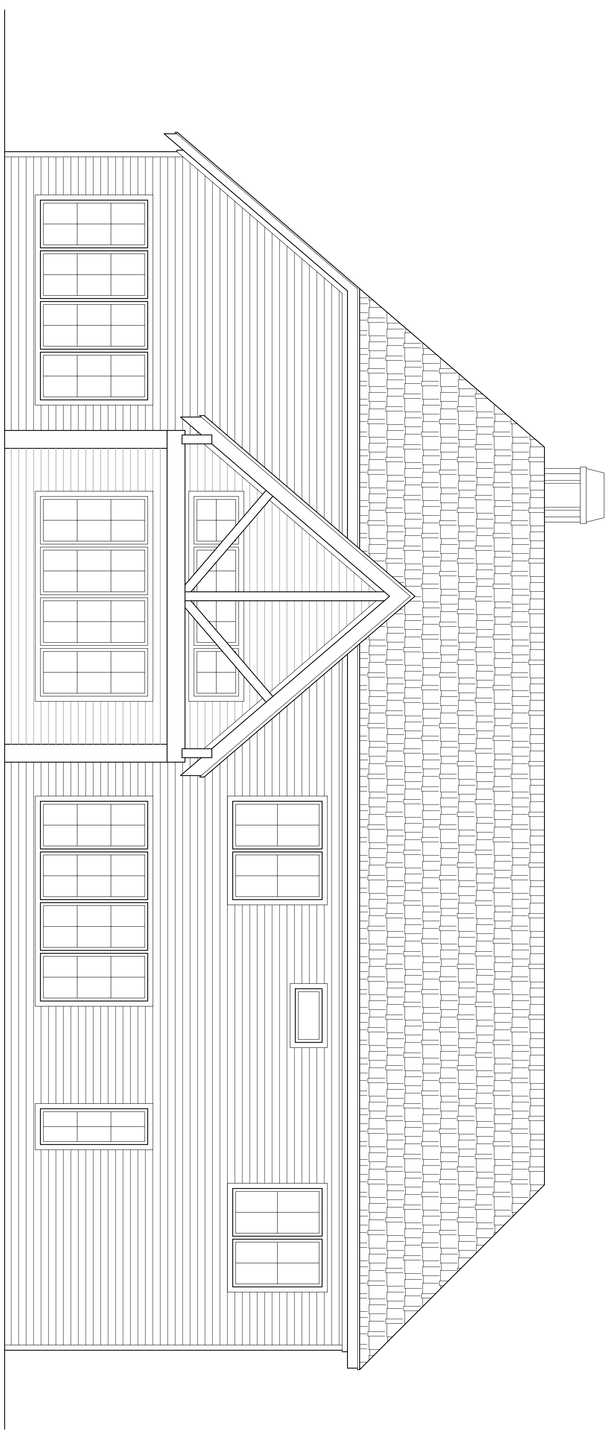
Job Number: 26103
Date: 4/16/2026
Sheet Number: E1

ELEVATIONS

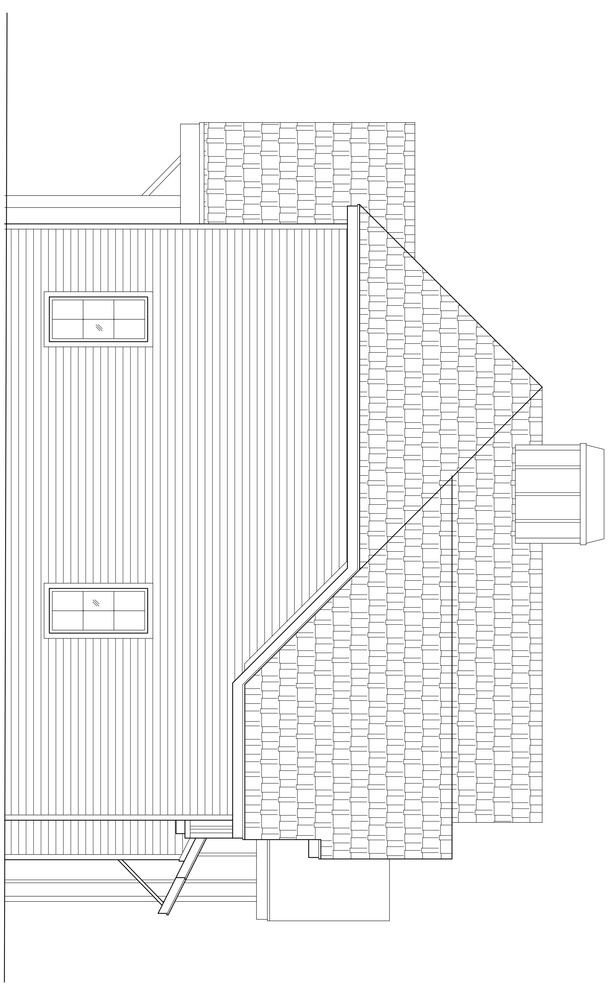
MUNSON AVE
NEW CONSTRUCTION

ROCKWALL, TX 75078

FANNINGPHILIPS DESIGN
patra@fanningphilips.com
214.284.8734



1 REAR ELEVATION
Scale: 1/4" = 1'-0"



2 LEFT ELEVATION
Scale: 1/4" = 1'-0"

FANNINGPHILIPS DESIGN
patra@fanningphilips.com
214.284.8734

MUNSON AVE
NEW CONSTRUCTION

ROCKWALL, TX 75078

Job Number: 26103
Date: 4/16/2026
Sheet Number:

E2

ELEVATIONS

CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2026-020

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
501 Munson Street	Single-Family Home	1901	2,720	*400*	Siding
502 Munson Street	Single-Family Home	1980	1,713	*N/A*	Brick
503 Munson Street	Single-Family Home	1980	1,214	*N/A*	Siding
504 Munson Street	Single-Family Home	1975	1,520	*N/A*	Siding
505 Munson Street	Single-Family Home	1954	1,803	*192*	Siding
506 Munson Street	Single-Family Home	1973	2,200	*152*	Brick
507 Munson Street	Single-Family Home	1985	2,104	*192*	Siding
508 Munson Street	Vacant	N/A	N/A	*N/A*	N/A
509 Munson Street	Single-Family Home	1980	748	*312*	Siding
511 Munson Street	Single-Family Home	1967	906	*N/A*	Siding
513 Munson Street	Single-Family Home	1982	1,032	*N/A*	Siding
402 S. Clark Street	Single-Family Home	1987	1,688	*374*	Siding
	AVERAGES:	1969	1,604	270	

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

501 Munson Street

502 Munson Street

503 Munson Street

504 Munson Street

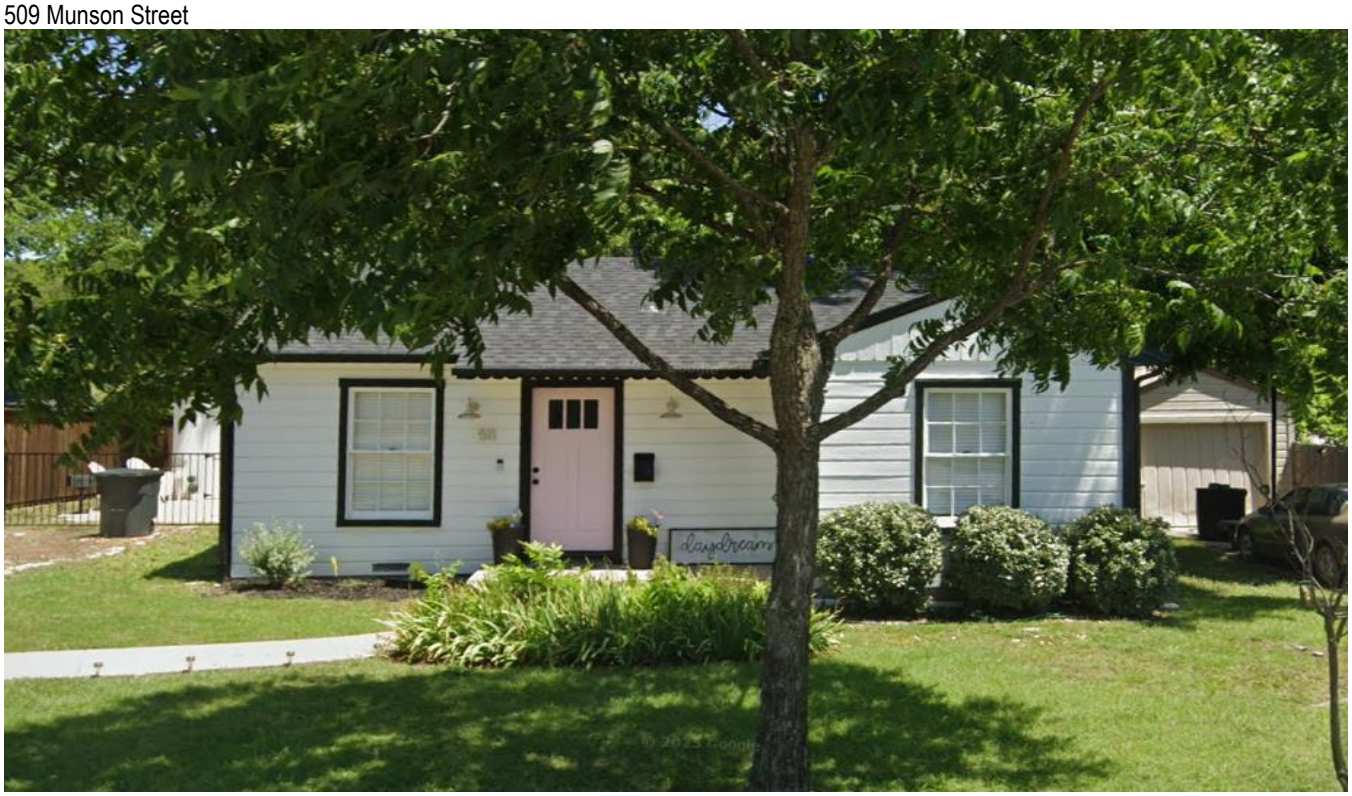
505 Munson Street

506 Munson Street

507 Munson Street

508 Munson Street

509 Munson Street



511 Munson Street

513 Munson Street

402 S. Clark Street

CITY OF ROCKWALL

ORDINANCE NO. 26-XX

SPECIFIC USE PERMIT NO. S-3XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING 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 ADJACENT TO AN ESTABLISHED SUBDIVISION TO ALLOW THE CONSTRUCTION OF A SINGLE-FAMILY HOME ON A 0.138-ACRE PARCEL OF LAND, IDENTIFIED AS BLOCK 52C OF THE B.F. BOYDSTON ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request by Javier Silva of JMS Custom Homes for the approval of a *Specific Use Permit (SUP)* for *Residential Infill Adjacent to an Established Subdivision* for the purpose of constructing a single-family home on a 0.138-acre parcel of land identified as Block 52C of the B.F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 508 Munson Street, and being more specifically described and depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

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

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

SECTION 1. That the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) for *Residential Infill Adjacent to 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 03.09, *Single-Family 7 (SF-7) District*, of Article 05, *District Development Standards*, of the Unified Development Code

DRAFT 05.12.2026

(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 subject property shall be replatted prior to the issuance of a Building Permit.

3) 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,

4) Once construction of the single-family home has been completed, inspected, and accepted by the City of Rockwall, this Specific Use Permit (SUP) shall expire, and no further action by the property owner shall be required.

2.2 COMPLIANCE

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

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

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

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

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

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

DRAFT ORDINANCE 03.12.2026

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

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 1ST DAY OF JUNE, 2026.

_____
Tim McCallum, *Mayor*

ATTEST:

_____
Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

1st Reading: *May 18, 2026*

2nd Reading: *June 1, 2026*

DRAFT ORDINANCE 05.12.2026

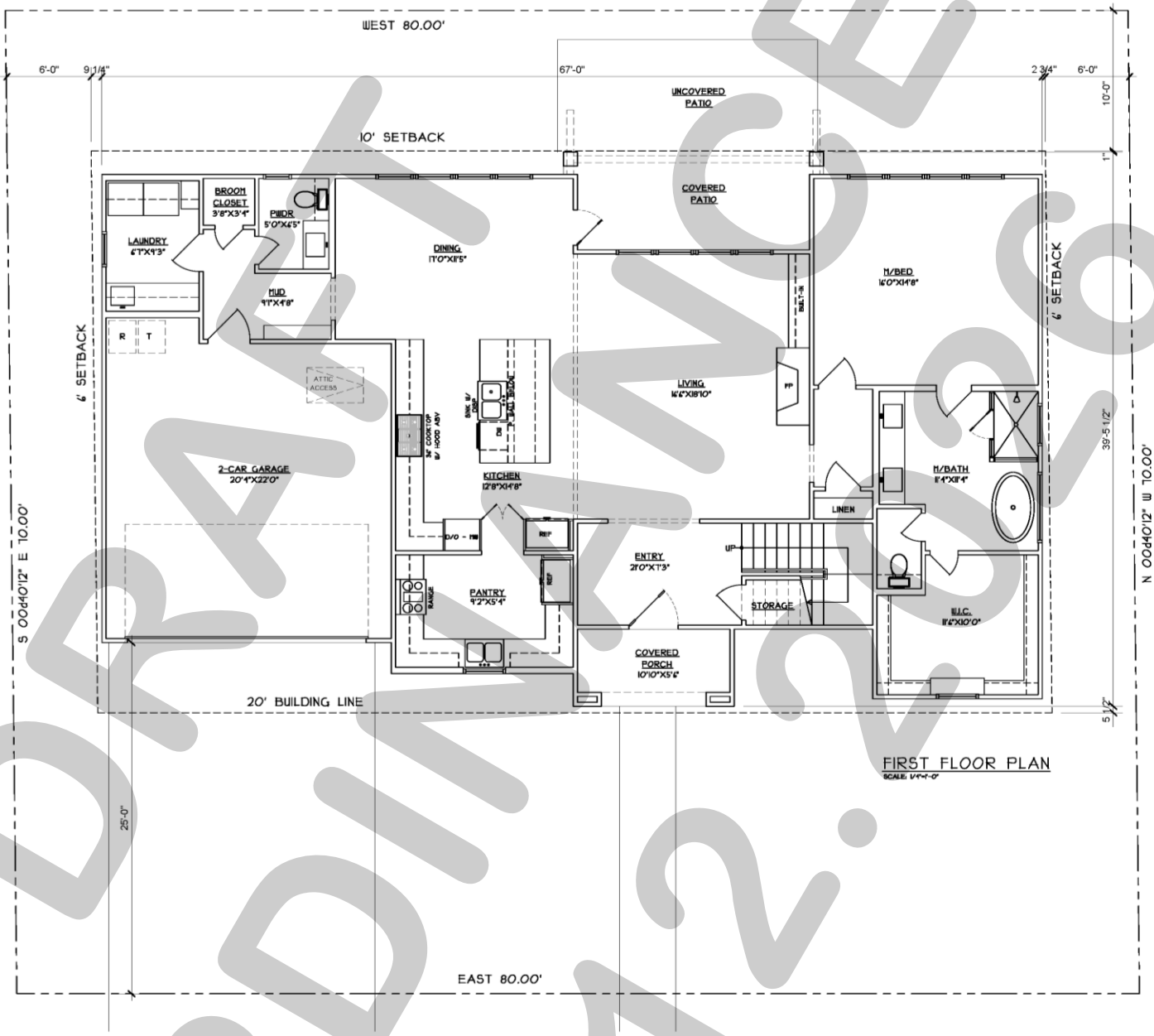
Exhibit 'A':
Location Map

Address: *508 Munson Street*

Legal Description: *Block 52C of the B. F. Boydston Addition*

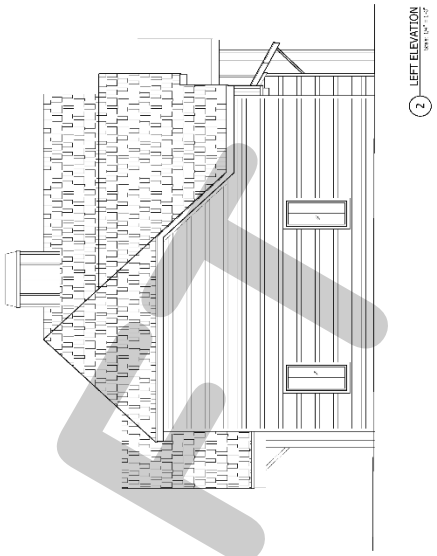
DRAFT
Do Not Sign

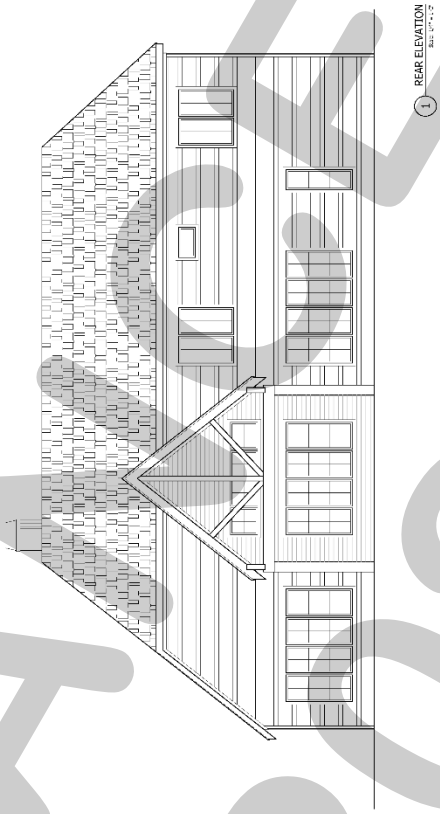
Exhibit 'B':
Residential Plot Plan

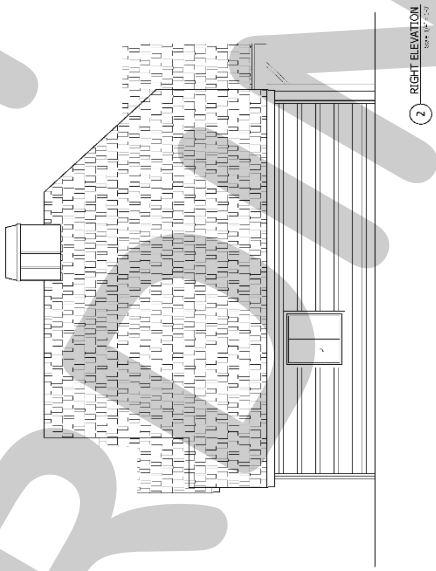


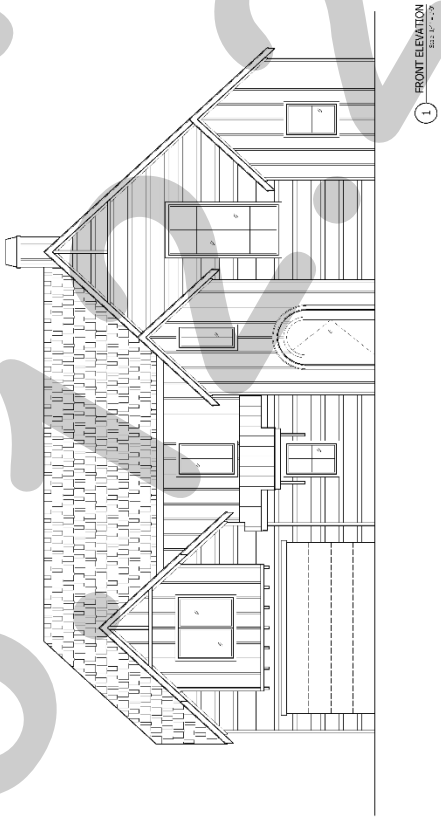
DRAFT ORDINANCE 05.12.2026

Exhibit 'C':
Building Elevations









DRAFT
ORIGINAL
05-12-2026

CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

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

TO:	Planning and Zoning Commission
DATE:	May 12, 2026
APPLICANT:	Ron Hawkins
CASE NUMBER:	Z2026-021; *Zoning Change (AG to LI) for 4571 SH-276*

SUMMARY

Hold a public hearing to discuss and consider a request by Ron Hawkins for the approval of a *Zoning Change* from an Agricultural (AG) District to a Light Industrial (LI) District for 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 Agricultural (AG) District, situated within the SH-276 Overlay (SH-276 OV) District, addressed as 4571 SH-276, and take any action necessary.

BACKGROUND

The subject property was annexed on December 22, 2008 by *Ordinance No. 08-65* [*Case No. A2008-003*]. At the time of annexation, the subject property was zoned Agricultural (AG) District and was occupied with a legally non-conforming *Garden Supply/Plant Nursery*. According to the Rockwall Central Appraisal District (RCAD), currently situated on the subject property is a 7,000 SF storage warehouse constructed in 1999; however, according to the Certificate of Occupancy (CO) -- *issued to the applicant on April 21, 2009* -- the land use on the subject property is a *Nursery/Office* that included the outside storage of "…plants, soils, irrigations parts, fertilizer (seasonal), [*and*] mulch." On December 11, 2025, following a proactive code enforcement case (*i.e. Case No. CE2025-6295*) initiated by the Neighborhood Improvement Services (NIS) Division, staff met with the property owner, Ron Hawkins of *Land Art of Rockwall* (*Honey Locus Farms*), regarding the establishment of a *banquet facility/event hall* and *coffee shop* on the subject property without a Certificate of Occupancy (CO). At that time of this meeting and currently, the property is zoned Agricultural (AG) District. The *banquet facility/event hall* and *coffee shop* are not permitted in the Agricultural (AG) District, while the existing *garden supply/plant nursery* is considered a legally non-conforming use predating annexation. Staff also discussed with the property owner that the property's Future Land Use designation of *Technology/Employment Center -- as indicated in the OURhometown Vision 2040 Comprehensive Plan* -- is most consistent with the Light Industrial (LI) District zoning designation when considering the surrounding land uses; however, the Light Industrial (LI) District did not permit a *banquet facility/event hall*. As a note, rezoning the property to a Commercial (C) District – *which would accommodating the desired land uses* -- would be inconsistent with the Future Land Use Map and could be considered *Spot Zoning*[1]. Based on these considerations, staff recommended initiating an amendment to the Unified Development Code (UDC) to allow the *banquet facility/event hall* land use in a Light Industrial (LI) District by Specific Use Permit (SUP). On January 5, 2026, the City Council reviewed this request, and directed staff to proceed with the amendment. On March 2, 2026, the City Council approved the amendment to allow the *banquet facility/event hall* land use in the Light Industrial (LI) District by Specific Use Permit (SUP).

PURPOSE

On April 17, 2026, the applicant -- *Ron Hawkins* -- submitted an application requesting to change the zoning of the subject property from an Agricultural (AG) District to a Light Industrial (LI) District.

[1]: *Spot Zoning* refers to the practice of applying a zoning classification to a specific parcel or small area that is inconsistent with the surrounding zoning pattern and is primarily for the benefit of a particular property owner, rather than to advance the public health, safety, morals, or general welfare. *Spot Zoning* is not expressly prohibited in Texas, but zoning actions that meet the classic definition of *Spot Zoning* are legally vulnerable and must be supported by a clear, defensible public-interest rationale to withstand judicial scrutiny.

ADJACENT LAND USES AND ACCESS

The subject property is addressed as 4571 SH-276. The land uses adjacent to the subject property are as follows:

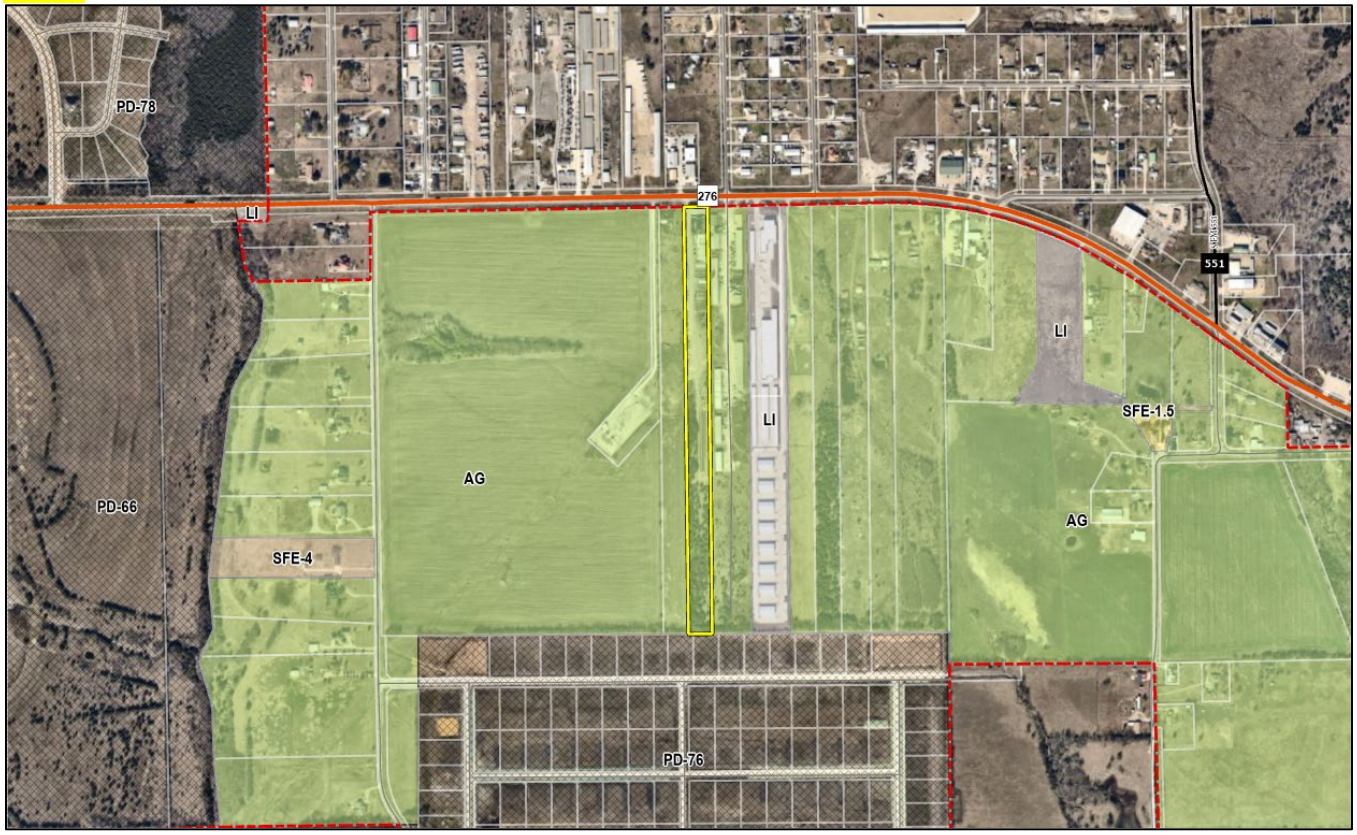
North: Directly north of the subject property are the corporate limits of the City of Rockwall. Beyond this is SH-276, which is identified as a P6D (*i.e. principal arterial, six [6] lane, divided roadway*] on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. North of this thoroughfare are multiple properties situated within the City's Extraterritorial Jurisdiction (ETJ) with residential and non-residential structures constructed on them.

South: Directly south of the subject property is the Emerson Farms Subdivision which consists of 116 single-family lots and was established in 2023. Emerson Farms is zoned Planned Development District 76 (PD-76) for Single-Family 1 (SF-1) District land uses. Beyond this are the corporate limits of the City of Rockwall. South of this are two (2) tracts of land (*i.e. Tracts 17 & 17-01 of the J. Lockhart Survey, Abstract No. 137*) situated within City's Extraterritorial Jurisdiction (ETJ) with residential structures constructed on them.

East: Directly east of the subject property is a is a 15-acre tract of land (*i.e. Tract 6 of the J. H. Bailey Survey, Abstract No. 34*), which has multiple non-residential structures situated on it. East of this is another 15-acre parcel of land (*i.e. Lot 1, Block A, Valk 276 Addition*). This lot is zoned Light Industrial (LI) District and developed with a *mini-warehouse facility* (*i.e. Storage 365*).

West: Directly west of the subject property is a ten (10) acre tract of land (*i.e. Tract 4 of the J. H. Bailey Survey, Abstract No. 34*), which has a single-family home situated on it. Beyond that is a 4.461-acre tract of land (*i.e. Lot 1, Block A, Substation Addition*), which is owned and operated by *Oncor Electric Delivery Company* and zoned Agricultural (AG) District. West of this is 106-acre tract of land (i.e. *Tract 1 of the J. H. Bailey Survey, Abstract No. 34*), which is zoned Agricultural (AG) District and is currently vacant. Beyond this is the corporate limits of the City of Rockwall. Beyond that are two (2) properties situated within the City's Extraterritorial Jurisdiction (ETJ) that have single-family homes situated on them.

MAP 1: LOCATION MAP
YELLOW: SUBJECT PROPERTY



CONFORMANCE TO THE CITY'S CODES

According to Subsection 05.02, *Light Industrial (LI) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), "(t)he Light Industrial (LI) District is a zoning district intended to create a limited industrial zone that provides for modern types of industrial land uses … [*and*] is intended for industrial parks and larger, cleaner types of industries." In this case, the applicant has a legally non-conforming *garden supply/plant nursery* and has been operating a *coffee shop* and *event hall/banquet facility* without a Certificate of Occupancy (CO). According to the Permissible Use Charts, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC), an *event hall/banquet facility* is permitted by Specific Use Permit (SUP) and the *coffee shop* is permitted by-right. If rezoned, the applicant will be required to request a Specific Use Permit (SUP) for the *event hall/banquet facility* and any further development on the property would be subject to the density and dimensional requirements for a property in a Light Industrial (LI) District as specified by Subsection 07.03, *Non-Residential District Development Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), and which are summarized as follows:

TABLE 1: LIGHT INDUSTRIAL (LI) DISTRICT STANDARDS

Minimum Lot Area	12,500 SF
Minimum Lot Width	100'
Minimum Lot Depth	125'
Minimum Front Yard Setback [1]	25'
Minimum Side Yard Setback [2] & [3]	15' + ½ Height Over 36'
Minimum Rear Yard Setback [2] & [3]	10'
Minimum Between Buildings [2] & [3]	15' + ½ Height Over 36'
Maximum Building Height [4]	60'
Maximum Building Size	*N/A*
Maximum Lot Coverage	60%
Minimum Landscaping	15%

General Notes:

[1]: From future right-of-way as shown on the adopted Master Thoroughfare Plan or as actually exists, whichever is greater.

[2]: Not to exceed 50-feet.

[3]: ½ Height Over 36-feet with a fire rated wall.

[4]: Building height may be increased up to 120-feet if approved through a Specific Use Permit (SUP) by the Planning and Zoning Commission and City Council.

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

CONFORMANCE WITH OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN

According to the *Land Use Plan* contained in the OURHometown Vision 2040 Comprehensive Plan, the subject property is located within the *South Central Estates District*, which -- *based on the District Description for the South Central Estates District* -- "…has the potential to have a mixture of land uses, but is currently relatively undeveloped." This section goes on to make the observation that "(a)long SH-276, there are currently some transitional commercial land uses and residential homes situated on long narrow lots." The subject property is one (1) of the transitional properties being referenced in this statement, having a lot depth of 2,678.33-feet and an existing 7,000 SF *garden supply/plant nursery* situated on it. The *Land Use Plan* for this district designates the subject property for *Technology/Employment* land uses, which is "…characterized by employment-oriented businesses, which are generally situated in larger centers (*i.e. Rockwall Technology Park*) with access to key transportation networks." In addition, the Light Industrial (LI) District is one (1) of the two (2) zoning districts permitted under this *Land Use Plan Designation*. Based on this, the applicant's request to change the zoning of the subject property from Agricultural (AG) District to a Light Industrial (LI) District conforms to the Comprehensive Plan.

NOTIFICATIONS

On April 21, 2026, staff mailed 28 notices to property owners and occupants within 500-feet of the subject property. There are no Homeowner's Associations (HOAs) or Neighborhood Organizations within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). At the time this report was drafted, staff has recieved one (1) notice in opposition of the applicant's request.

CONDITIONS OF APPROVAL

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

(1) The applicant shall be required to submit a *Specific Use Permit (SUP)* for the *banquet facility/event hall* prior to the submission of a Site Plan for the subject property.

(2) The applicant shall be required to submit a *Site Plan* for the subject property.

(3) The applicant shall be required to submit a *Final Plat* for the subject property.

(4) The applicant shall be required to submit a building permit for any unpermitted structures on the subject property.

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

DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

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

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

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

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

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	~~[illegible]~~ 4571 Hwy 267 Rockwall TX				
SUBDIVISION		LOT	1	BLOCK	A
GENERAL LOCATION					

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	AG	CURRENT USE	Nursery
PROPOSED ZONING	Light Industrial	PROPOSED USE	Nursery
ACREAGE	9.94	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	Ron Hawkins	☐ APPLICANT	
CONTACT PERSON	-	CONTACT PERSON	
ADDRESS	[redacted]	ADDRESS	
CITY, STATE & ZIP		CITY, STATE & ZIP	
PHONE		PHONE	
E-MAIL		E-MAIL	

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Ronald 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 $ 350.00 *, 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 15 *DAY OF* April *, 20*26

OWNER'S SIGNATURE [signature]

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Julie Thompson

JULIE THOMPSON
Notary Public, State of Texas
Comm. Expires 07-22-2028
Notary ID 126599769

MY COMMISSION EXPIRES 7/22/2028

City of Rockwall

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

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

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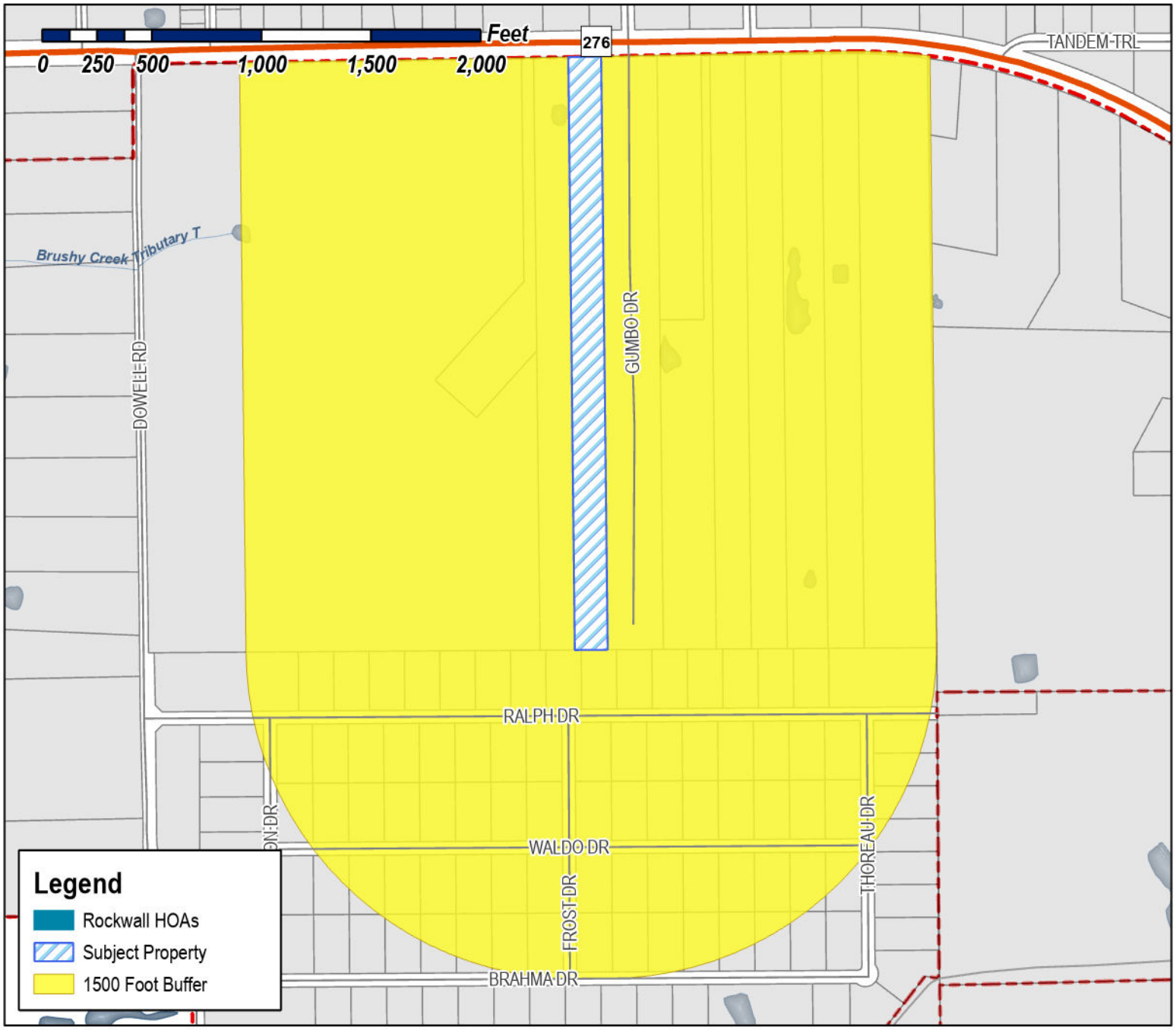
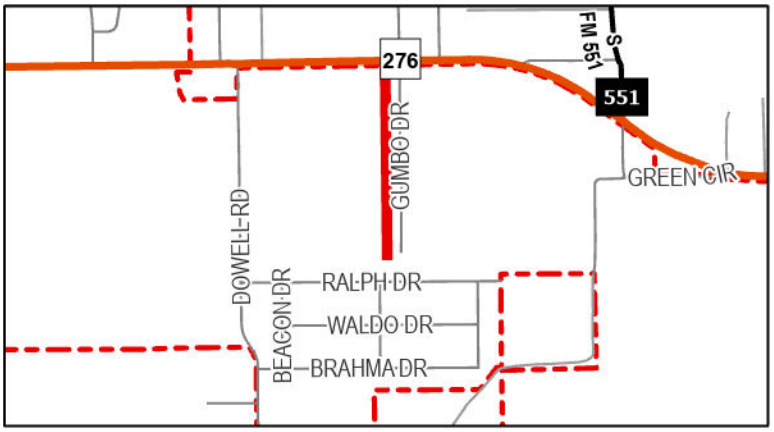


Case Number: Z2026-021
Case Name: Zoning Change from AG to LI
Case Type: Zoning
Zoning: Agricultural (AG) District
Case Address: 4571 SH 276



Date Saved: 4/21/2026
For Questions on this Case Call (972) 771-7745

City of Rockwall

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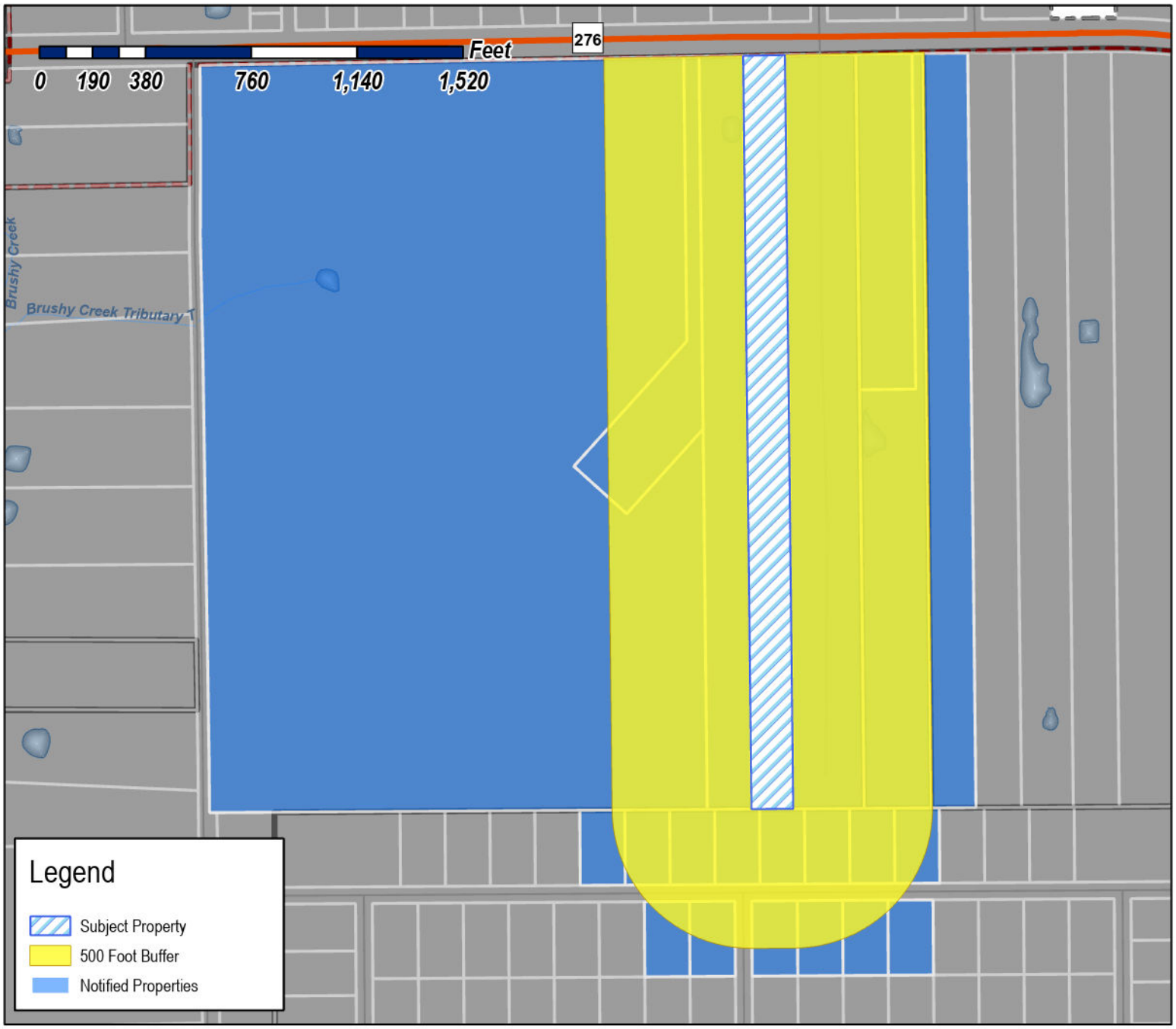

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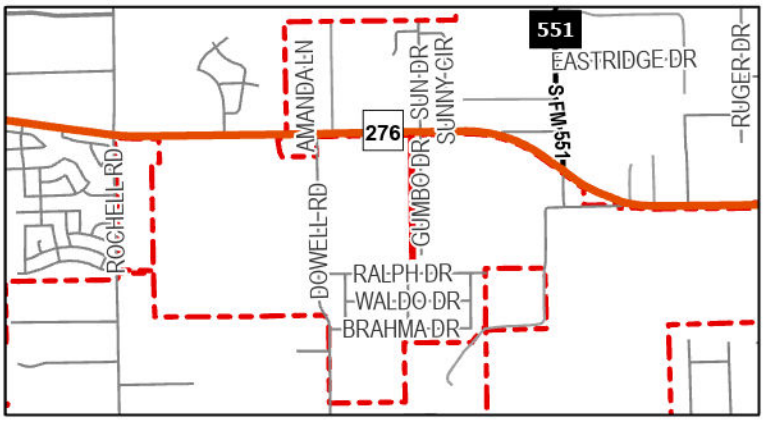


Date Saved: 4/21/2026
For Questions on this Case Call: (972) 771-7745

ONCOR ELECTRIC DELIVERY COMPANY
PO BOX 139100
DALLAS, TX 75313

SORRELLS ROBERT
8731 REXFORD DR
DALLAS, TX 75209

BOBALIK STEVE A
4521 STATE HIGHWAY 276
ROCKWALL, TX 75032

HAWKINS RONALD & JENIREE
4571 State Highway 276
Rockwall, TX 75032

ROMO DIANE
4695 STATE HIGHWAY 276
ROCKWALL, TX 75032

VALK PROPERTIES VII LLC
1450 T L Townsend Dr Ste A1
Rockwall, TX 75032

COMMERCIAL CONSTRUCTION SPECIALTIES LP
10961 LAKESIDE DRIVE
QUINLAN, TX 75474

SUMEER HOMES INC
2404 Texas Dr Ste 103
Irving, TX 75062

RESIDENT
4507 HWY276
ROCKWALL, TX 75087

RESIDENT
HWY276
ROCKWALL, TX 75087

RESIDENT
3290 HWY276
ROCKWALL, TX 75087

RESIDENT
4649 HWY276
ROCKWALL, TX 75087

RESIDENT
4649 HWY276
ROCKWALL, TX 75087

RESIDENT
114 GUMBO
ROCKWALL, TX 75087

RESIDENT
4503 RALPH DR
ROCKWALL, TX 75087

RESIDENT
4518 RALPH DR
ROCKWALL, TX 75087

RESIDENT
4476 RALPH DR
ROCKWALL, TX 75087

RESIDENT
4488 RALPH DR
ROCKWALL, TX 75087

RESIDENT
4452 RALPH DR
ROCKWALL, TX 75087

RESIDENT
4530 RALPH DR
ROCKWALL, TX 75087

RESIDENT
4542 RALPH DR
ROCKWALL, TX 75087

RESIDENT
4506 RALPH DR
ROCKWALL, TX 75087

RESIDENT
4464 RALPH DR
ROCKWALL, TX 75087

RESIDENT
4473 RALPH DR
ROCKWALL, TX 75087

RESIDENT
4485 RALPH DR
ROCKWALL, TX 75087

RESIDENT
4539 RALPH DR
ROCKWALL, TX 75087

RESIDENT
4527 RALPH DR
ROCKWALL, TX 75087

RESIDENT
4515 RALPH DR
ROCKWALL, TX 75087

PUBLIC NOTICE

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

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

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

Z2026-021: Zoning Change from AG to LI

Hold a public hearing to discuss and consider a request by Ron Hawkins for the approval of a *Zoning Change* from an Agricultural (AG) District to a Light Industrial (LI) District for 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 Agricultural (AG) 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, May 12, 2026 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, May 18, 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, May 18, 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. Z2026-021: Zoning Change from AG to LI

Please place a check mark on the appropriate line below:

☐ I am in favor of the request for the reasons listed below.

☐ I am opposed to the request for the reasons listed below.

Name:

Address:

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

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

ZONING & SPECIFIC USE PERMIT
INFORMATION FORM

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

CASE NUMBER All Zoning Requests

PLEASE PLACE A CHECK MARK ON THE APPROPRIATE LINE BELOW.

- ☐ I am in favor of the request
- ☑ I am in opposition of the request

NAME Seth Conner

ADDRESS 4518 Lorion Dr, Rockwall, TX, 75087, USA

PLEASE PROVIDE ANY ADDITIONAL INFORMATION CONCERNING YOUR SUPPORT OR OPPOSITION TO THE REQUEST.

I am writing to express my opposition to any rezoning of land currently designated as Agricultural (AG).

My family chose this area because of its rural character, open space, and lower density—qualities directly supported by AG zoning. These conditions are central to the quality of life we expected when we moved here.

Rezoning AG land for more intensive use would fundamentally change that character, bringing increased density, traffic, and strain on infrastructure. While growth is inevitable, it should align with the established intent of the area and respect existing zoning.

AG zoning provides an important buffer against urban encroachment. Once changed, it cannot be undone and sets a precedent for further erosion of the community's character.

I respectfully urge the Commission to deny such requests and preserve the integrity of existing AG zoning.

PLEASE CHECK ALL THAT APPLY.

- ☑ I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- ☐ I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- ☑ I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- ☐ I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- ☐ Other:

HOW DID YOU HEAR ABOUT THIS ZONING OR SPECIFIC USE PERMIT (SUP) REQUEST?

- ☐ I received a property owner notification in the mail
- ☐ I read about the request on the City's website
- ☑ I saw a zoning sign on the property
- ☐ I read about the request in the Rockwall Herald Banner
- ☐ My neighbors told me about the request
- ☐ Other:

Ron Hawkins
4571 SH-276, Rockwall, TX 75032
rjhawk6@aol.com
972-670-4293
04/16/26

Planning & Zoning Department
City of Rockwall
385 S. Goliad Street
Rockwall, TX 75087

RE: Zoning Change Request – AG to Light Industrial (LI)

Dear Planning & Zoning Commission,

I am requesting a zoning change for my property located at 4571 SH-276, Rockwall, TX 75032 from Agricultural (AG) to Light Industrial (LI).

I believe this request is appropriate for the area and aligns with the continued growth and development of the City of Rockwall.

Thank you for your time and consideration. Please let me know if any additional information is needed.

Sincerely,
Ron Hawkins

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 LOT 1, BLOCK A, RONALD HAWKINS 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 LOT 1, BLOCK A, RONALD HAWKINS 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 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 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.

_____
Ronald Hawkins, Owner

STATE OF TEXAS
COUNTY OF _____

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

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

_____
Notary Public in and for the State of Texas

My Commission Expires: _____

_____
Jeniree Hawkins, Owner

STATE OF TEXAS
COUNTY OF _____

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

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

_____
Notary Public in and for the State of Texas

My Commission Expires: _____

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

KNOW ALL MEN BY THESE PRESENTS:

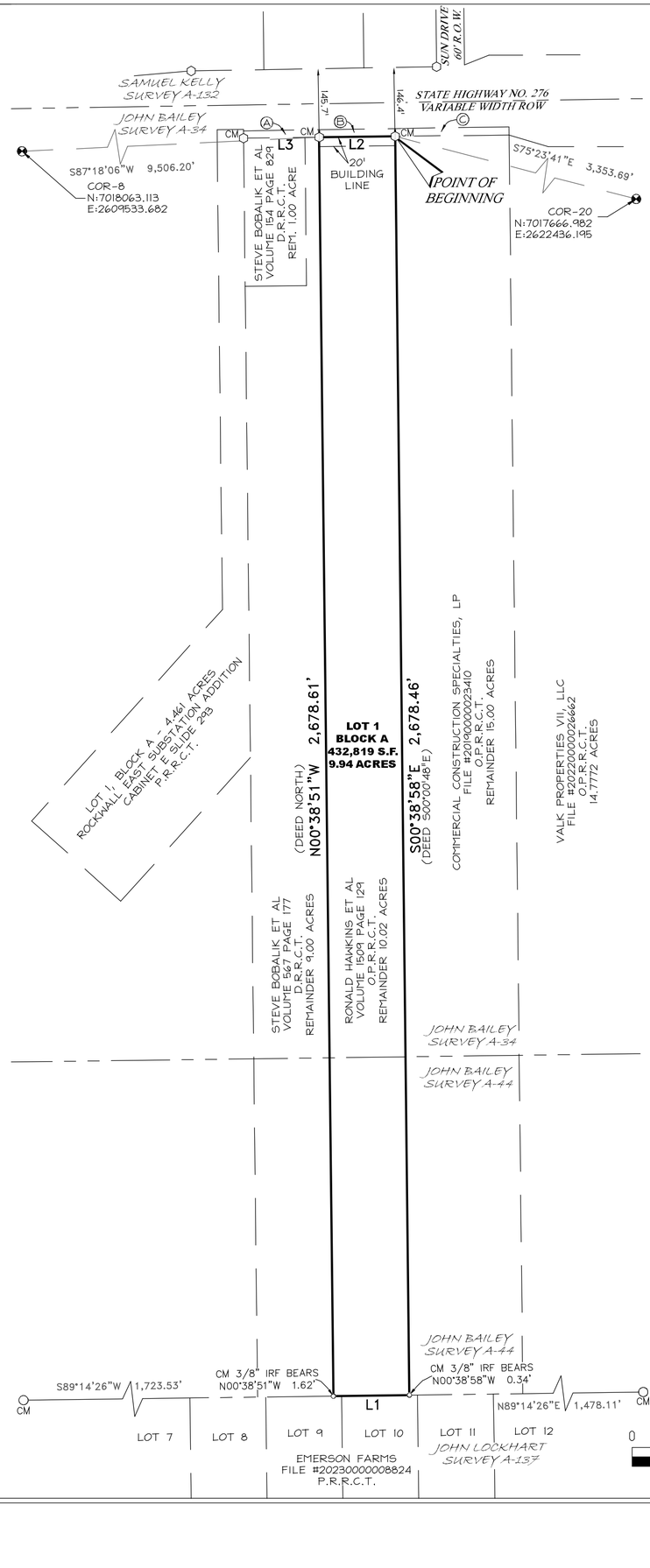
That I, Tina Y. Hague, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

This _____ day of _____, 2026

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

Tina Y. Hague
Registered Professional Land Surveyor No. 6746

NOTES:
1. Bearings based on Texas State Plane Coordinates, Texas North Central Zone 4202 as obtained by GPS observation.
2. Any structure new or existing may not extend across new property lines.
3. The purpose of this plat is to create one platted lot.
4. Coordinates shown are Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale, No Projection.
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 is shown as being located within Zone X by Flood Insurance Rate Map No. 48397C0045L, dated 09/26/2008. It is shown as not being located in a special flood hazard area inundated by 100-year flood.
7. No easement record search was made by this office concerning this property.
8. Abstract lines shown hereon are approximate in location.
9. This survey was made without the benefit of a current title commitment, and may be subject to record evidence which is not available for consideration at the time of this survey.
10. 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.
11. 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.
12. 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.
13. 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.
14. 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).



Ⓐ STATE OF TEXAS
FILE #20210000002709
O.P.R.R.C.T.
PARCEL 31 - 0.0586 ACRE

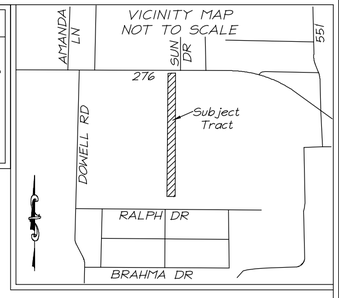
Ⓑ STATE OF TEXAS
FILE #20210000013521
O.P.R.R.C.T.
PARCEL 33 - 0.0602 ACRE

Ⓒ STATE OF TEXAS
FILE #20220000011525
O.P.R.R.C.T.
PARCEL 35 - 0.0934 ACRE

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S89°14'26"W	161.64'
L2	N89°17'39"E	161.54'
L3	S89°17'39"W	160.98'

(DEED N89°38'02"W 162.30')

LEGEND
CM CONTROLLING MONUMENT
O.P.R.R.C.T. - OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS
P.R.R.C.T. - PLAT RECORDS, ROCKWALL COUNTY, TEXAS
○ 1/2" IRON ROD FOUND
o POINT FOR CORNER
⬡ 5/8" IRON ROD FOUND WITH PINK CAP (TXDOT)



OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS DUANE PIERCY AND JENNIFER PIERCY, BEING THE OWNERS OF A TRACT OF land in the County of Rockwall, State of Texas, said tract being described as follows:

Being a lot, tract or parcel of land situated in the John H. Bailey Survey, Abstract No. 34 and in the John H. Bailey Survey, Abstract No. 44, Rockwall County, Texas, and being all of the remainder of that certain called 10.02 acre tract of land conveyed from Saiyed Mirza et ux to Ronald Hawkings et al, by Warranty Deed with Vendo's Lien, as recorded in Volume 1509, Page 129, Official Public Records, Rockwall County, Texas, (Bearings are based on NAD 83 (2011), Texas North Central 4202, as observed by GPS. Area and distances shown hereon are at grid), and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod found with a pink cap stamped (TXDOT) at the Southeast corner of a called 0.0602 acre tract of land, Parcel 33, conveyed to the State of Texas, by deed as recorded in File #20210000013521, Official Public Records, Rockwall County, Texas, at the Southwest corner of a called 0.0934 acre tract of land, Parcel 35, conveyed conveyed to the State of Texas, by deed as recorded in File #20220000011525, Official Public Records, Rockwall County, Texas, on the East line of said 10.02 acre tract, on the West line of the remainder of a called 15.00 acre tract of land conveyed to Commercial Construction Specialties, LP, by deed as recorded in File #20190000023410, Official Public Records, Rockwall County, Texas, and on the South right of way line of State Highway No. 276, a variable width right of way;

THENCE South 00 degrees 38 minutes 58 seconds East, with the East line of said 10.02 acre tract and with the West line of said 15.00 acre tract, a distance of 2,678.46 feet to a point for corner at the Southeast corner of said 10.02 acre tract, at the Southwest corner of said 15.00 acre tract, and on the North line of Lot 10 of Emerson Farms, an addition to the City of Rockwall, according to the plat thereof as recorded in File #20230000008824, Plat Records, Rockwall County, Texas, from which a 3/8 inch iron rod found bears North 00 degrees 38 minutes 58 seconds West, a distance of 0.34 feet and a 1/2 inch iron rod found bears North 89 degrees 14 minutes 26 seconds East, a distance of 1,478.11 feet;

THENCE South 89 degrees 14 minutes 26 seconds West, with the South line of said 10.02 acre tract and with the North line of Emerson Farms, a distance of 161.64 feet to a point for corner at the Southwest corner of said 10.02 acre tract and at the Southeast corner of the remainder of a called 9.00 acre tract of land conveyed to Steve Bobalik et al, by deed as recorded in Volume 567, Page 177, Deed Records, Rockwall County, Texas, from which a 3/8 inch iron rod found bears North 00 degrees 38 minutes 51 seconds West, a distance of 1.62 feet and a 1/2 inch iron rod found bears South 89 degrees 14 minutes 26 seconds West, a distance of 1,723.53 feet;

THENCE North 00 degrees 38 minutes 51 seconds West, with the West line of said 10.02 acre tract and with the East line of said 9.00 acre tract, a distance of 2,678.61 feet to a 5/8 inch iron rod found with a pink cap stamped (TXDOT) at the Southwest corner of said 0.0602 acre tract, at the Southeast corner of a called 0.586 acre tract of land, Parcel 31, conveyed to the State of Texas, by deed as recorded in File #20210000002709, Official Public Records, Rockwall County, Texas, and on the South right of way line of State Highway No. 276, from which a 5/8 inch iron rod found with a pink cap stamped (TXDOT) at the Southwest corner of said 0.586 acre tract bears South 89 degrees 17 minutes 39 seconds West, a distance of 160.98 feet;

THENCE North 89 degrees 17 minutes 39 seconds East, with the South line of said 0.0602 acre tract and with the South right of way line of State Highway No. 276, a distance of 161.54 feet to the POINT OF BEGINNING and CONTAINING 9.94 acres of land.

FINAL PLAT
LOT 1, BLOCK A
RONALD HAWKINS

BEING A FINAL PLAT OF A 9.94 ACRE TRACT OF LAND
BEING ONE (1) LOT,
9.94-ACRES OR 432,819 SQUARE FEET
SITUATED IN THE
J. H. BAILEY SURVEY, ABSTRACT NO. 34 &
J. H. BAILEY SURVEY, ABSTRACT NO. 44
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
CASE NO. P2026-_____

OWNER - RONALD & JENIREE HAWKINS
4571 STATE HIGHWAY 276, ROCKWALL, TX 75032
PHONE NUMBER: 972-670-4293

ADDRESS: 4571 HWY 276 ROCKWALL, TEXAS
ACREAGE: 9.94 ACRES
ZONING: AG
PREPARED: 4/13/2026
BY-LINE JOB NO: 2026-427
SCALE: 1" = 200'
TECHNICIAN: TYH

BY-LINE SURVEYING LLC
P.O. Box 834
Emory, Tx 75440
Ph: (903) 473-5150
Firm No: 10194233
www. bylinesurveying.com

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CASE NO. P2026-_____

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

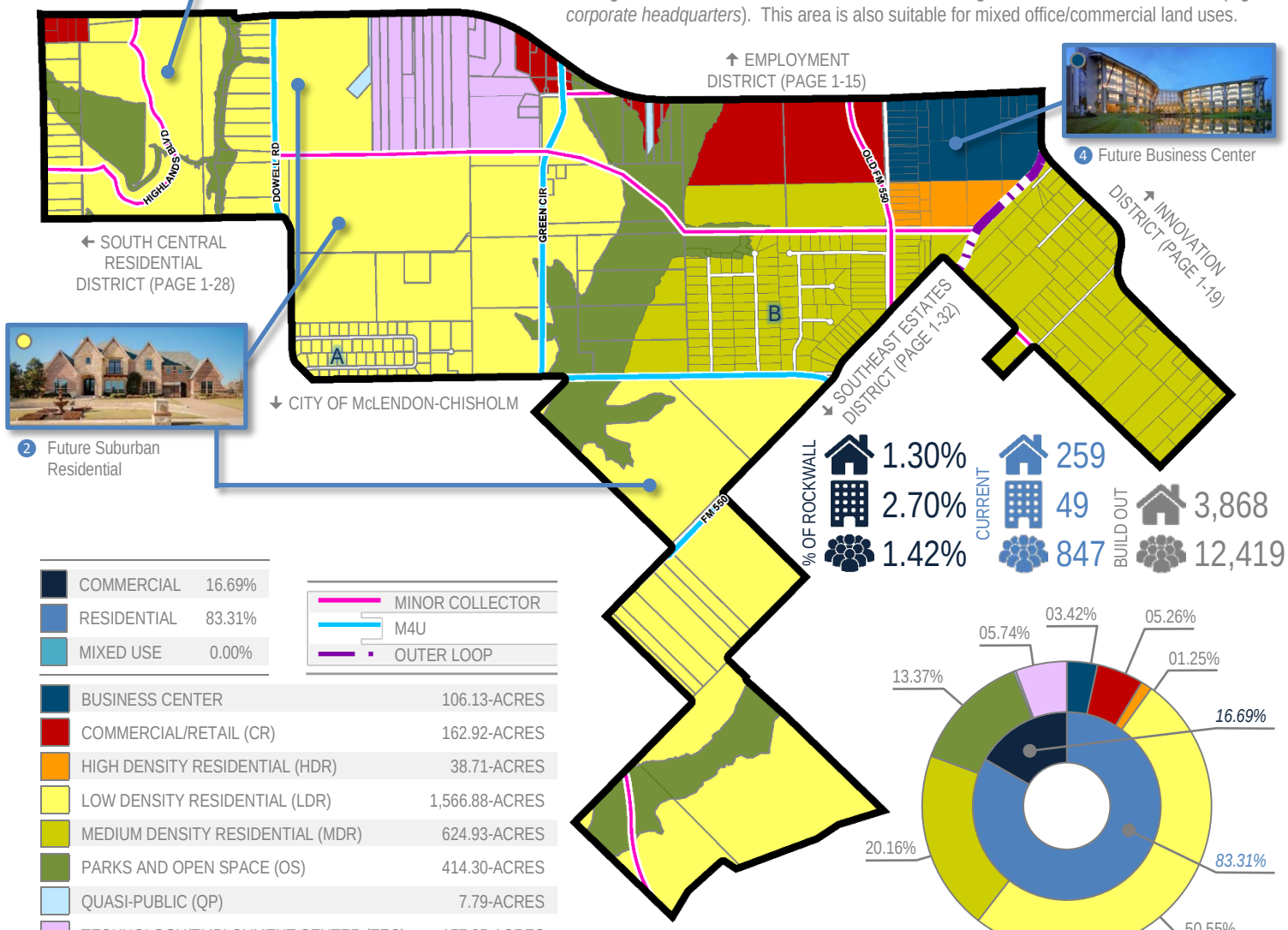
Taking into account that the *South Central Estates District* has a large amount of mostly vacant or raw land with limited access to infrastructure (*i.e. water and wastewater facilities*), the following are the recommended strategies for this district:

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	16.69%	
RESIDENTIAL	83.31%	
MIXED USE	0.00%	

- MINOR COLLECTOR
- M4U
- OUTER LOOP

BUSINESS CENTER	106.13-ACRES
COMMERCIAL/RETAIL (CR)	162.92-ACRES
HIGH DENSITY RESIDENTIAL (HDR)	38.71-ACRES
LOW DENSITY RESIDENTIAL (LDR)	1,566.88-ACRES
MEDIUM DENSITY RESIDENTIAL (MDR)	624.93-ACRES
PARKS AND OPEN SPACE (OS)	414.30-ACRES
QUASI-PUBLIC (QP)	7.79-ACRES
TECHNOLOGY/EMPLOYMENT CENTER (TEC)	177.95-ACRES

% OF ROCKWALL	CURRENT	BUILD OUT
1.30%	259	3,868
2.70%	49	
1.42%	847	12,419

LEGEND:	
	Land Use *NOT* Permitted
P	Land Use Permitted *By-Right*
P	Land Use Permitted with Conditions
S	Land Use Permitted Specific Use Permit (SUP)
X	Land Use Prohibited by Overlay District
A	Land Use Permitted as an Accessory Use

PERMITTED LAND USES IN AN LIGHT INDUSTRIAL (LI) DISTRICT

LAND USE SCHEDULE	LAND USE DEFINITION REFERENCE [Reference Article 13, *Definitions*]	CONDITIONAL USE REFERENCE Reference [Article 04, *Permissible Uses*]	LIGHT INDUSTRIAL (LI) DISTRICT
AGRICULTURAL AND ANIMAL RELATED LAND USES	2.02(A)	2.03(A)	
Agricultural Uses on Unplatted Land	(1)		P
Animal Boarding/Kennel without Outside Pens	(2)	(2)	P
Animal Clinic for Small Animals without Outdoor Pens	(3)	(3)	P
Animal Hospital or Clinic	(4)		P
Animal Shelter or Loafing Shed	(6)		P
Community Garden	(11)	(7)	S
Urban Farm	(12)	(8)	S
RESIDENTIAL AND LODGING LAND USES	2.02(B)	2.03(B)	
Caretakers Quarters/Domestic or Security Unit	(3)		P
Commercial Parking Garage	(6)		A
Limited-Service Hotel	(10)		S
Full-Service Hotel	(11)	(8)	S
Residence Hotel	(12)		S
Motel	(13)		S
INSTITUTIONAL AND COMMUNITY SERVICE LAND USES	2.02(C)	2.03(C)	
Assisted Living Facility	(1)	(1)	S
Blood Plasma Donor Center	(2)		P
Cemetery/Mausoleum	(3)		P
Church/House of Worship	(4)	(2)	S
College, University, or Seminary	(5)		P
Convalescent Care Facility/Nursing Home	(6)		S
Congregate Care Facility/Elderly Housing	(7)	(3)	S
Crematorium	(8)		S
Daycare with Seven (7) or More Children	(9)	(4)	S
Emergency Ground Ambulance Services	(10)		P
Government Facility	(12)		P
Hospice	(14)		S
Hospital	(15)		P
Public Library, Art Gallery or Museum	(16)		P
Mortuary or Funeral Chapel	(17)		P
Local Post Office	(18)		P
Regional Post Office	(19)		P
Prison/Custodial Institution	(20)		P
Public or Private Primary School	(21)	(7)	P
Public or Private Secondary School	(22)	(8)	P
Rescue Mission or Shelter for the Homeless	(24)		P
Social Service Provider (Except Rescue Mission or Homeless Shelter)	(25)		P
OFFICE AND PROFESSIONAL LAND USES	2.02(D)	2.03(D)	
Financial Institution with Drive-Through	(1)	(1)	P

LEGEND:

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

PERMITTED LAND USES IN AN LIGHT INDUSTRIAL (LI) DISTRICT

LAND USE SCHEDULE	LAND USE DEFINITION REFERENCE [Reference Article 13, *Definitions*]	CONDITIONAL USE REFERENCE Reference [Article 04, *Permissible Uses*]	LIGHT INDUSTRIAL (LI) DISTRICT
Financial Institution without Drive-Through	(1)		P
Office Building less than 5,000 SF	(2)		P
Office Building 5,000 SF or Greater	(2)		P
RECREATION, ENTERTAINMENT AND AMUSEMENT LAND USES	2.02(E)	2.03(E)	
Temporary Carnival, Circus, or Amusement Ride	(1)	(1)	P
Indoor Commercial Amusement/Recreation	(2)	(2)	P
Outdoor Commercial Amusement/Recreation	(3)	(3)	S
Public or Private Community or Recreation Club as an Accessory Use	(4)		P
Private Country Club	(5)		P
Golf Driving Range	(6)		P
Temporary Fundraising Events by Non-Profit	(7)	(4)	P
Indoor Gun Club with Skeet or Target Range	(8)	(5)	P
Health Club or Gym	(9)		P
Private Club, Lodge or Fraternal Organization	(10)	(6)	P
Private Sports Arena, Stadium, and/or Track	(11)		P
Public Park or Playground	(12)		P
Sexually Oriented Businesses [Art. XI; CH. 12; Municipal Code]	(13)	(7)	S
Tennis Courts (*i.e. Not Accessory to a Public or Private Country Club*)	(14)		P
Theater	(15)		P
RETAIL AND PERSONAL SERVICES LAND USES	2.02(F)	2.03(F)	
Portable Beverage Service Facility	(4)	(1)	S
Brew Pub	(5)		P
Business School	(6)		P
Catering Service	(7)		P
Temporary Christmas Tree Sales Lot and/or Similar Uses	(8)	(2)	P
Copy Center	(9)		P
Craft/Micro Brewery, Distillery and/or Winery	(10)	(3)	P
Incidental Display	(11)	(4)	P
Food Trucks/Trailers	(12)	(5)	P
Garden Supply/Plant Nursery	(13)		P
General Personal Service	(14)	(6)	S
General Retail Store	(15)		S
Hair Salon and/or Manicurist	(16)		S
Laundromat with Dropoff/Pickup Services	(17)		P
Self Service Laundromat	(18)		P
Private Museum or Art Gallery	(20)		P
Night Club, Discotheque, or Dance Hall	(21)		S
Pawn Shop	(22)		P
Permanent Cosmetics	(23)	(7)	A

LEGEND:

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

PERMITTED LAND USES IN AN LIGHT INDUSTRIAL (LI) DISTRICT

LAND USE SCHEDULE	LAND USE DEFINITION REFERENCE [Reference Article 13, *Definitions*]	CONDITIONAL USE REFERENCE Reference [Article 04, *Permissible Uses*]	LIGHT INDUSTRIAL (LI) DISTRICT
Temporary Real Estate Sales Office	(25)		P
Rental Store without Outside Storage and/or Display	(26)	(8)	P
Restaurant with less than 2,000 SF with Drive-Through or Drive-In	(27)	(9)	S
Restaurant with less than 2,000 SF without Drive-Through or Drive-In	(28)		P
Restaurant with 2,000 SF or more with Drive-Through or Drive-In	(27)	(10)	P
Restaurant with 2,000 SF or more without Drive-Through or Drive-In	(28)		P
Retail Store with Gasoline Sales that has Two (2) or less Dispensers (*i.e. a Maximum of Four [4] Vehicles*)	(29)		P
Retail Store with Gasoline Sales that has more than Two (2) Dispensers	(29)		P
Secondhand Dealer	(30)		P
Art, Photography, or Music Studio	(31)		P
Taxidermist Shop	(34)		P
COMMERCIAL AND BUSINESS SERVICES LAND USES	2.02(G)	2.03(G)	
Bail Bond Service	(1)		P
Building and Landscape Material with Outside Storage	(2)	(1)	P
Building and Landscape Material with Limited Outside Storage	(2)	(2)	P
Building Maintenance, Service, and Sales with Outside Storage	(3)	(3)	P
Building Maintenance, Service, and Sales without Outside Storage	(3)		P
Commercial Cleaners	(4)		P
Custom and Craft Work	(5)		P
Electrical, Watch, Clock, Jewelry and/or Similar Repair	(6)		P
Feed Store or Ranch Supply	(7)		S
Furniture Upholstery/Refinishing and Resale	(8)	(4)	P
Gunsmith Repair and Sales	(9)		P
Rental, Sales and Service of Heavy Machinery and Equipment	(10)	(5)	S
Locksmith	(11)		P
Machine Shop	(12)		P
Medical or Scientific Research Lab	(13)		P
Research and Technology or Light Assembly	(15)		P
Trade School	(17)		P
Temporary On-Site Construction Office	(18)	(6)	P
AUTO AND MARINE RELATED LAND USES	2.02(H)	2.03(H)	
Major Auto Repair Garage	(1)	(1)	S
Minor Auto repair garage	(2)	(2)	S
Automobile Rental	(3)		S
New or Used Boat and Trailer Dealership	(4)	(3)	S
Full Service Car Wash and Auto Detail	(5)	(4)	P
Self Service Car Wash	(5)	(4)	P
New and/or Used Indoor Motor Vehicle Dealership/Showroom	(6)	(5)	S
New Motor Vehicle Dealership-for Cars and Light Trucks	(7)	(6)	S

LEGEND:	
	Land Use *NOT* Permitted
P	Land Use Permitted *By-Right*
P	Land Use Permitted with Conditions
S	Land Use Permitted Specific Use Permit (SUP)
X	Land Use Prohibited by Overlay District
A	Land Use Permitted as an Accessory Use

PERMITTED LAND USES IN AN LIGHT INDUSTRIAL (LI) DISTRICT

LAND USE SCHEDULE	LAND USE DEFINITION REFERENCE [Reference Article 13, *Definitions*]	CONDITIONAL USE REFERENCE Reference [Article 04, *Permissible Uses*]	LIGHT INDUSTRIAL (LI) DISTRICT
Used Motor Vehicle Dealership for Cars and Light Trucks~~)~~	(7)	(7)	A
Commercial Parking	(8)		P
Non-Commercial Parking Lot	(9)		P
Recreational Vehicle (RV) Sales and Service	(10)		S
Service Station	(11)	(8)	P
Towing and Impound Yard	(12)	(9)	S
Towing Service without Storage	(13)	(10)	P
Truck Rental	(14)		S
Truck Stop with Gasoline Sales and Accessory Services	(15)	(11)	S
INDUSTRIAL AND MANUFACTURING LAND USES	2.02(I)	2.03(I)	
Asphalt or Concrete Batch Plant	(1)	(1)	S
Temporary Asphalt or Concrete Batch Plant	(2)	(2)	P
Bottle Works for Milk or Soft Drinks	(3)		P
Brewery or Distillery	(4)	(3)	P
Carpet and Rug Cleaning	(5)		P
Environmentally Hazardous Materials	(6)	(4)	S
Food Processing with No Animal Slaughtering	(7)		P
Light Assembly and Fabrication	(8)		P
Heavy Manufacturing	(9)		S
Light Manufacturing	(10)		P
Metal Plating or Electroplating	(11)		S
Mining and Extraction of ~~(~~Sand, Gravel, Oil and/or Other Materials~~)~~	(12)	(5)	S
Printing and Publishing	(13)		P
Salvage or Reclamation of Products Indoors	(14)		P
Salvage or Reclamation of Products Outdoors	(15)		S
Sheet Metal Shop	(16)		P
Tool, Dye, Gauge and/or Machine Shop	(17)		P
Welding Repair	(18)		P
Winery	(19)	(6)	P
WHOLESALE, DISTRIBUTION AND STORAGE LAND USES	2.02(J)	2.03(J)	
Cold Storage Plant	(1)		P
Heavy Construction/Trade Yard	(2)		P
Mini-Warehouse	(4)	(1)	P
Outside Storage and/or Outside Display	(5)	(2)	P
Recycling Collection Center	(6)		P
Warehouse/Distribution Center	(7)		P
Wholesale Showroom Facility	(8)		P
UTILITIES, COMMUNICATIONS AND TRANSPORTATION LAND USES	2.02(K)	2.03(K)	
Airport, Heliport or Landing Field	(1)		S
Antenna~~,~~ as an Accessory	(2)	(1)	P

LEGEND:	
	Land Use *NOT* Permitted
P	Land Use Permitted *By-Right*
P	Land Use Permitted with Conditions
S	Land Use Permitted Specific Use Permit (SUP)
X	Land Use Prohibited by Overlay District
A	Land Use Permitted as an Accessory Use

PERMITTED LAND USES IN AN LIGHT INDUSTRIAL (LI) DISTRICT

LAND USE SCHEDULE	LAND USE DEFINITION REFERENCE [Reference Article 13, *Definitions*]	CONDITIONAL USE REFERENCE Reference [Article 04, *Permissible Uses*]	LIGHT INDUSTRIAL (LI) DISTRICT
Commercial Antenna	(3)	(2)	S
Antenna~~,~~ for an Amateur Radio	(4)	(3)	A
Antenna Dish	(5)	(4)	A
Commercial Freestanding Antenna	(6)	(5)	P
Mounted Commercial Antenna	(7)	(6)	P
Bus Charter Service and Service Facility	(8)		P
Helipad	(9)		S
Utilities (*Non-Municipally Owned or Controlled*), Including Sanitary Landfill, Water Treatment, and Supply, and Wastewater Treatment	(10)		S
Municipally Owned or Controlled Facilities, Utilities and Uses	(11)		P
Private Streets	(12)		S
Radio Broadcasting	(13)		P
Railroad Yard or Shop	(14)		S
Recording Studio	(15)		P
Satellite Dish	(16)		A
Solar Energy Collector Panels and Systems	(17)	(7)	A
Transit Passenger Facility	(18)		S
Trucking Company	(19)		P
TV Broadcasting and Other Communication Service	(20)		P
Utilities Holding a Franchise from the City of Rockwall	(21)		P
Utility Installation Other than Listed	(22)		S
Utility/Transmission Lines	(23)		S
Wireless Communication Tower	(24)		S

CITY OF ROCKWALL

ORDINANCE NO. 26-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO APPROVE A CHANGE IN ZONING FROM AN AGRICULTURAL (AG) DISTRICT TO A LIGHT INDUSTRIAL (LI) DISTRICT FOR AN 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, AND BEING MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBIT 'A'* AND *EXHIBIT 'B'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Ron Hawkins for the approval of a *Zoning Change* from an Agricultural (AG) District to a Light Industrial (LI) District for 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 Agricultural (AG) District, situated within the SH-276 Overlay (SH-276 OV) District, and more fully described and depicted in *Exhibit 'A'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

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

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

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

SECTION 2. That the *Subject Property* shall be used only in the manner and for the purposes provided for a *Light Industrial (LI) District* as stipulated in Subsection 01.01*, Use of Land and Buildings,* of Article 04*, Permissible Uses*; and, Subsection 05.01*, General Industrial District Standards*, Subsection 05.02, *Light Industrial (LI) District,* and Subsection 06.02, *General Overlay District Standards*, of Article 05*, District Development Standards,* of the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall as heretofore amended, as amended herein by granting of this zoning change, and as maybe amended in the future;

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

DRAFT ORDINANCE 01-26-26

zoning described herein;

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

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

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

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

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 1st DAY OF JUNE, 2026.

_____
Tim McCallum, *Mayor*

ATTEST:

_____
Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

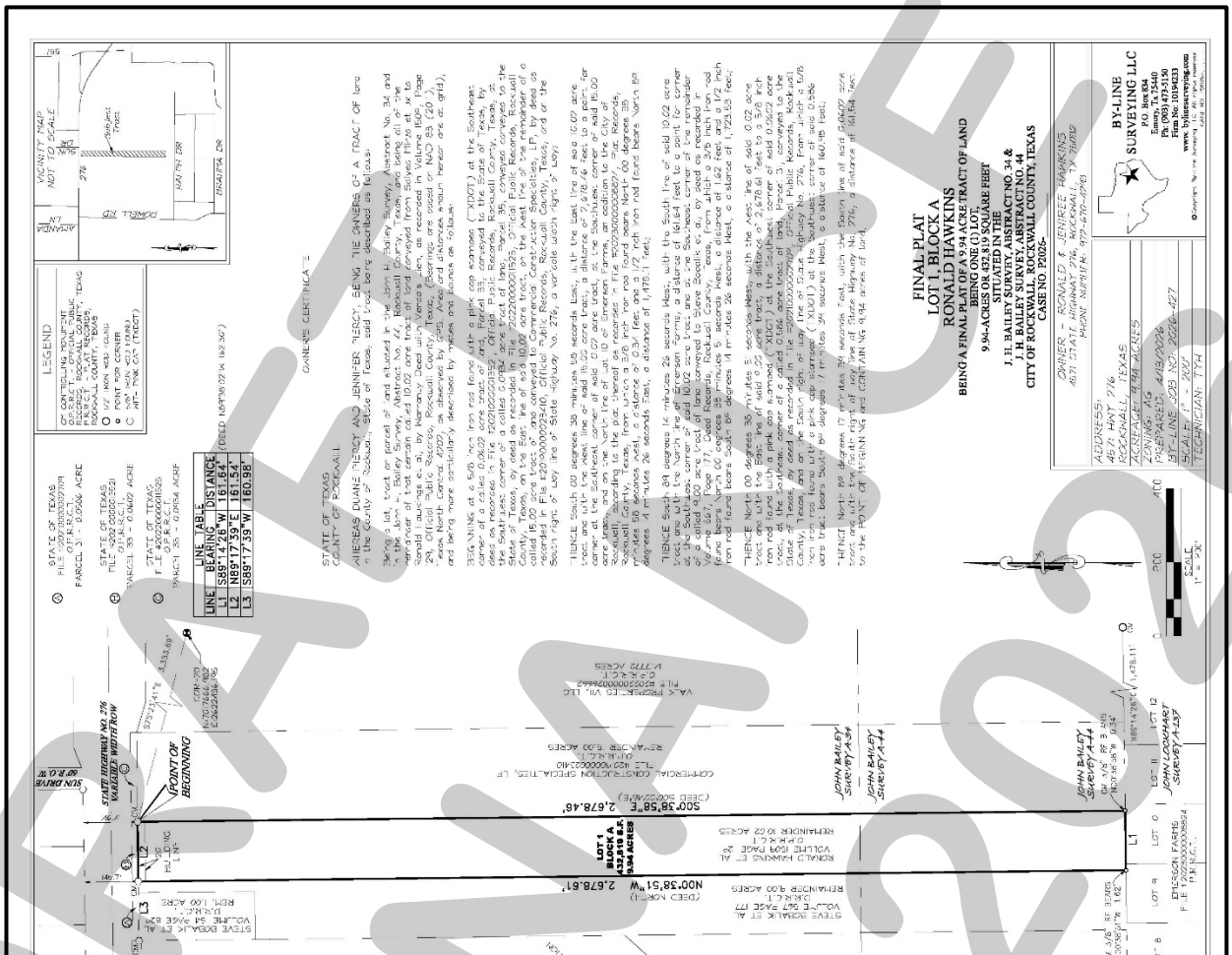
_____
Frank J. Garza, *City Attorney*

1st Reading: *May 18, 2026*

2nd Reading: *June 1, 2026*

DRAFT ORDINANCE 05.12.2026

Exhibit 'A'
Legal Description



DRAFT
05.12.2026

CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

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

TO:	Planning and Zoning Commission
DATE:	May 12, 2026
APPLICANT:	Ankit Parmar
CASE NUMBER:	Z2026-022; *Specific Use Permit (SUP) for a Residential Infill adjacent to an Established Subdivision at 401 Cornelius Road*

SUMMARY

Hold a public hearing to discuss and consider a request by Ankit Parmar for the approval of a *Specific Use Permit (SUP)* for *Residential Infill Adjacent to an Established Subdivision* for the purpose of constructing a single-family home on a 1.59-acre parcel of land identified as Lot 4, Block A, Peoples Tract Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family Estate 1.5 (SFE-1.5) District, addressed as 401 Cornelius Road, and take any action necessary.

BACKGROUND

The subject property was annexed into the City of Rockwall on January 4, 2010 by *Ordinance No. 10-01* [*i.e. Case No. A2009-005*]. At the time of annexation, the subject property was zoned Agricultural (AG) District. On May 6, 2024, the City Council approved a *Zoning Change* [*Case No. Z2024-015*] from Agricultural (AG) District to Single-Family Estate 1.5 (SFE-1.5) District for the Peoples Tract Addition, which included the subject property. On April 15, 2024, the City Council approved a *Final Plat* [*i.e. Case No. P2024-009*] for the Peoples Tract Addition establishing the subject property as Lot 4, Block A, Peoples Tract Addition. The subject property has remained vacant since rezoning.

PURPOSE

The applicant – *Ankit Parmar* -- is requesting the approval of a Specific Use Permit (SUP) for the purpose of constructing a single-family home on the subject property in accordance with Subsection 02.03(B) (11), *Residential Infill in or Adjacent to an Established Subdivision*, and Subsection 02.03, *Conditional Land Use Standards*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC).

ADJACENT LAND USES AND ACCESS

The subject property is located at 451 Cornelius Road. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is Cornelius Road, which is identified as a M4U (*i.e. major collector, four [4] lane, undivided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is the Maytona Ranch Estates Subdivision, which was established in 1983 and consists of 19 single-family residential lots. All of these properties are developed with single-family homes and are zoned Agricultural (AG) District.

South: Directly south of the subject property Phase I of the Terraces Subdivision, which consists of 263 lots and is zoned Planned Development District 93 (PD-93) for Single-Family 10 (SF-10) District land uses. Beyond that is a 55.08-acre tract of land (*i.e. Tract 11, of the W.M. Dalton Survey, Abstract 72*), which is zoned Agricultural (AG) District and developed with two (2) *Agricultural Accessory Structures*- (*i.e. a 7,448 SF barn and a 1,107 SF pole barn*) that were constructed in 1966.

East: Directly east of the subject property are four (4) parcels of land (*i.e. 451, 487, 525, and 555 Cornelius Road*) which are zoned Single-Family Estate 1.5 (SFE-1.5) District, currently vacant and part of the Peoples Tract Addition.

Beyond this is a 12.231-acre tract of land (*i.e. Tract 10, of the W.M. Dalton Survey, Abstract No. 72*) which is zoned Agricultural (AG) District and developed with a Single-Family home.

West: Directly west of the subject property are three (3) parcels of land (*i.e. 375, 333, and 291 Cornelius Road*) which are zoned Single-Family Estate 1.5 (SFE-1.5) District, currently vacant and part of the Peoples Tract Addition. West of this is a four (4) acre parcel of land owned by the City of Rockwall that is zone Agricultural (AG) District and developed with a *Public Park*.

MAP 1: LOCATION MAP
YELLOW: SUBJECT PROPERTY

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

Article 13, *Definitions*, of the Unified Development Code (UDC) defines *Residential Infill in or Adjacent to an Established Subdivision* as "(t)he new development of a single-family home or duplex on an existing vacant or undeveloped parcel of land or the redevelopment of a developed parcel of land for a new single-family home or duplex within an established subdivision that is mostly or entirely built-out." An *established subdivision* is further defined in Subsection 02.03(B) (11) of Article 04, *Permissible Uses*, of the UDC as "…a subdivision that consists of five (5) or more lots, that is 90% developed, and that has been in existence for more than ten (10) years." In this case, the subject property is located adjacent to the Meadowview Ranch Estates Subdivision, which has been in existence for more than ten (10) years, consists of 24 residential lots, and is 100% developed. The *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the UDC, requires a Specific Use Permit (SUP) for *Residential Infill in or Adjacent to an Established Subdivision* in all single-family zoning districts, the Two-Family (2F) District, the Downtown (DT) District, and the Residential-Office (RO) District. This property, being within 500-feet of an established subdivision and being zoned Single-Family Estate 1.5 (SFE-1.5) District, requires a Specific Use Permit (SUP).

In addition, Subsection 02.03(B)(11) of Article 04, *Permissible Uses*, of the UDC states that, "…the Planning and Zoning Commission and City Council shall consider the proposed size, location, and architecture of the home compared to the existing housing … [*and*] (a)ll housing proposed under this section [*i.e. Residential Infill in or Adjacent to an Established Subdivision*] shall be constructed to be architecturally and visually similar or complimentary to the existing housing …" The following is a

summary of observations concerning the housing along Cornelius Road and Marilyn Jane Road compared to the house proposed by the applicant:

Housing Design and Characteristics	Existing Housing	Proposed Housing
Building Height	One (1) & Two (2) Story	Two (2) Story
Building Orientation	All of the homes are oriented toward the street they are built along.	The front elevation of the home will face Cornelius Road
Year Built	1888 - 2012	*N/A*
Building SF on Property	2,046 SF – 7,986 SF	9,017 SF
Building Architecture	Mostly Single-Family Homes	Comparable Architecture to the Surrounding New Single-Family Homes
Building Setbacks:		
Front	20-Feet or Greater	210-Feet
Side	10-feet or Greater	25-Feet
Rear	10-feet or Greater	163-Feet
Building Materials	Brick and Siding	Stone, Stucco, Wood Siding, Metal Siding
Roofs	Composite & Asphalt Shingles	Composite and Asphalt Shingle

The Specific Use Permit (SUP) request for the single-family home does appear to be in conformance with the density and dimensional requirements stipulated by the Unified Development Code (UDC) except for the deviation to the minimum required roof pitch and garage orientation. According to Subsection 03.01, *General Residential District Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), "(a)ll residential structures shall be constructed with a minimum 3:12 roof pitch". In this case, the applicant is proposing a modern style home that uses a variation of roof pitches lower than the minimum 3:12 requirement. In addition, according to Subsection 04.01, *Lots Less Than Five (5) Acres*, of Article 06, *Parking and Loading*, of the Unified Development Code (UDC), "(i)n single-family or duplex districts, parking garages must be configured in a *J-Swing*, *Traditional Swing*, or *Recessed Front Entry* garage configuration…". In this case, the applicant is proposing a side-entry garage, which is typical of large estate lots. A waiver to the roof pitch and garage orientation requirements is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission. If this Specific Use Permit (SUP) request is approved by the Planning and Zoning Commission and City Council, the roof pitch and garage orientation requirements will be waived. With the exception of the roof pitch and side-entry garage, the proposed single-family home meets all of the density and dimensional requirements as stipulated by the Unified Development Code (UDC) for a property in a Single-Family Estate 1.5 (SFE-1.5) District.

For the purpose of comparing the proposed home to the existing single-family housing located adjacent to or in the vicinity of the subject property, staff has provided photos of the properties along Cornelius and Marilyn Jane Road and the proposed building elevations in the attached packet. If the applicant's Specific Use Permit (SUP) is approved, staff has included operational conditions in the Specific Use Permit (SUP) ordinance that tie down the size, height, and general architecture of the proposed single-family home. With this being said, the approval of a Specific Use Permit (SUP) request is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.

NOTIFICATIONS

On April 21, 2026, staff mailed 82 notices to property owners and occupants within 500-feet of the subject property. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). At the time this report was written, staff has not received any notices in favor or in opposition of the applicant's request.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the applicant's request for a *Specific Use Permit (SUP)* for *Residential Infill Adjacent to an Established Subdivision*, then staff would propose the following conditions of approval:

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

(a) The development of the *Subject Property* shall generally conform to the *Residential Plot Plan* as depicted in *Exhibit 'B'* of the draft ordinance.

(b) The construction of a *Single-Family Home* on the *Subject Property* shall generally conform to the *Building Elevations* depicted in *Exhibits 'C'*, the *Renderings* depicted in *Exhibits 'D',* and the *Floor Plan* depicted in *Exhibits 'E'* of the draft ordinance.

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(c) Once construction of the single-family home has been completed, inspected, and accepted by the City, the Specific Use Permit (SUP) shall expire, and no further action by the property owner shall be required.

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

DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

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

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

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

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

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	401 Cornelius Rd, Rockwall 75087				
SUBDIVISION	Peoples Tract Addition	LOT	4	BLOCK	
GENERAL LOCATION	Between Terraces Phase 2 and Cornelius R				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	SF-1.5	CURRENT USE	Vacant Land		
PROPOSED ZONING	SF- 1.5	PROPOSED USE	Single Family Home		
ACREAGE	1.59 Lot	LOTS [CURRENT]	Lot 4	LOTS [PROPOSED]	

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

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

☒ OWNER		☐ APPLICANT	
CONTACT PERSON	ANKIT PARMAR	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 Ankit Parmar (Applicant) [*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 $ 223.85 *, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 15th *DAY OF* April *, 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."*

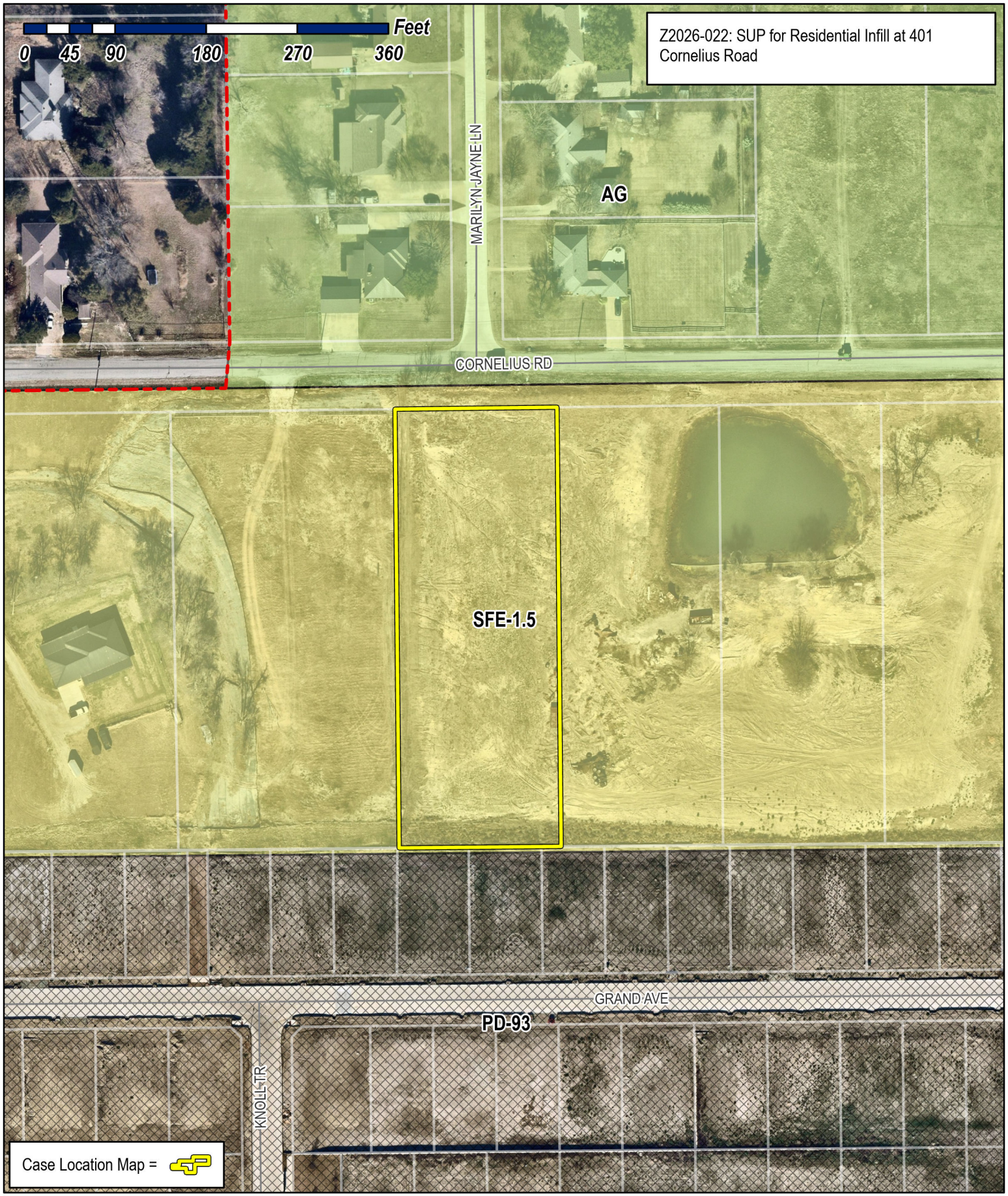
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 15 *DAY OF* April *, 20* 26

OWNER'S SIGNATURE [signature]

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Natalie Wall

NATALIE WALL
Notary Public
STATE OF TEXAS
ID# 135503881
My Comm. Exp. Feb. 23, 2026

MY COMMISSION EXPIRES NOTARY WITHOUT BOND



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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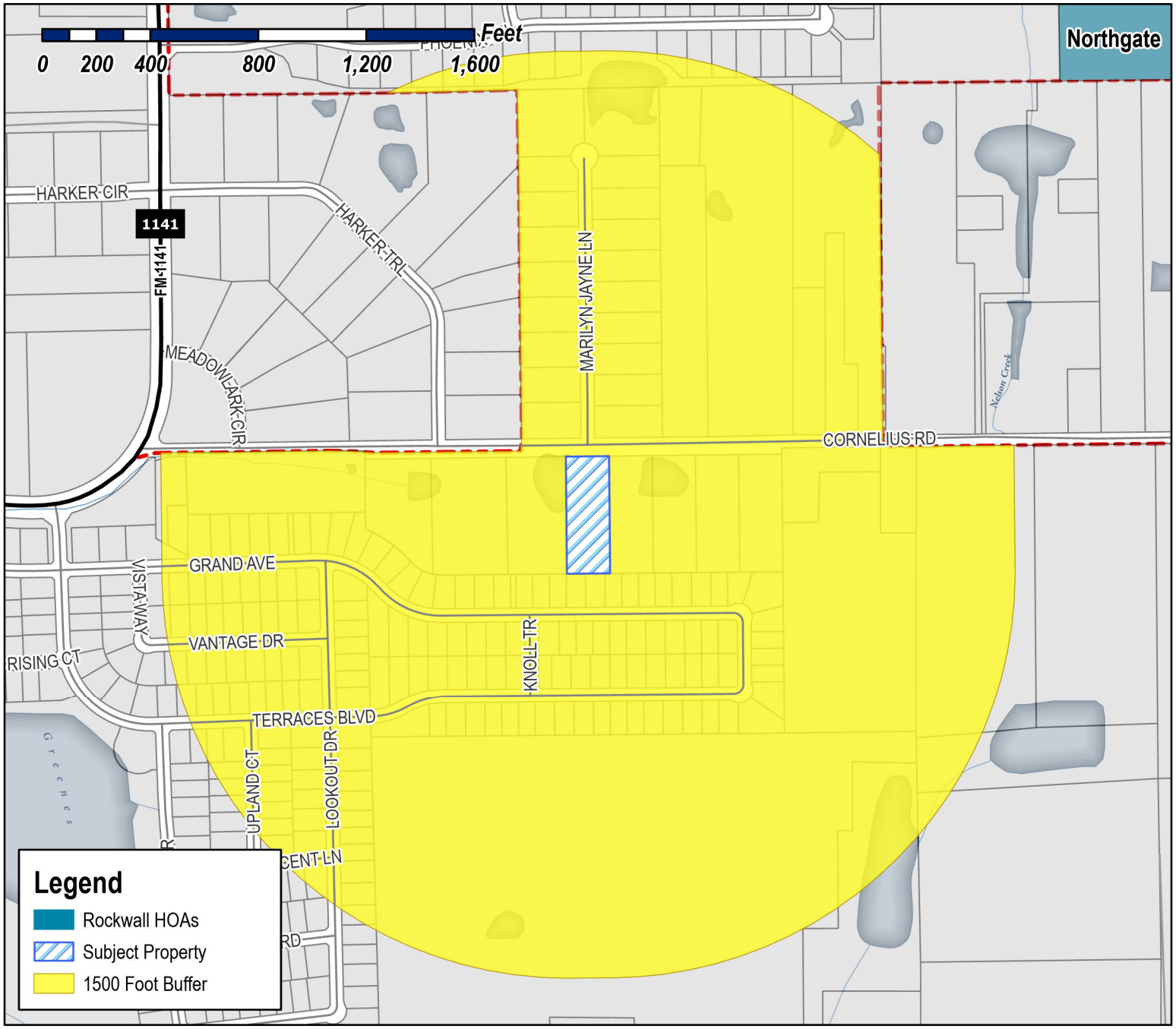
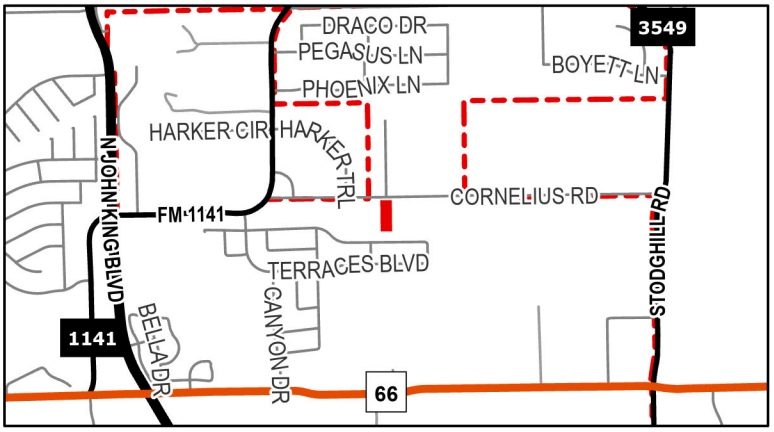


Case Number: Z2026-022
Case Name: SUP For Residential Infill at 401 Cornelius Road
Case Type: Zoning
Zoning: Single Family Estate 1.5 (SFE 1.5) District
Case Address: 401 Cornelius Road

Date Saved: 4/17/2026
For Questions on this Case Call (972) 771-7745



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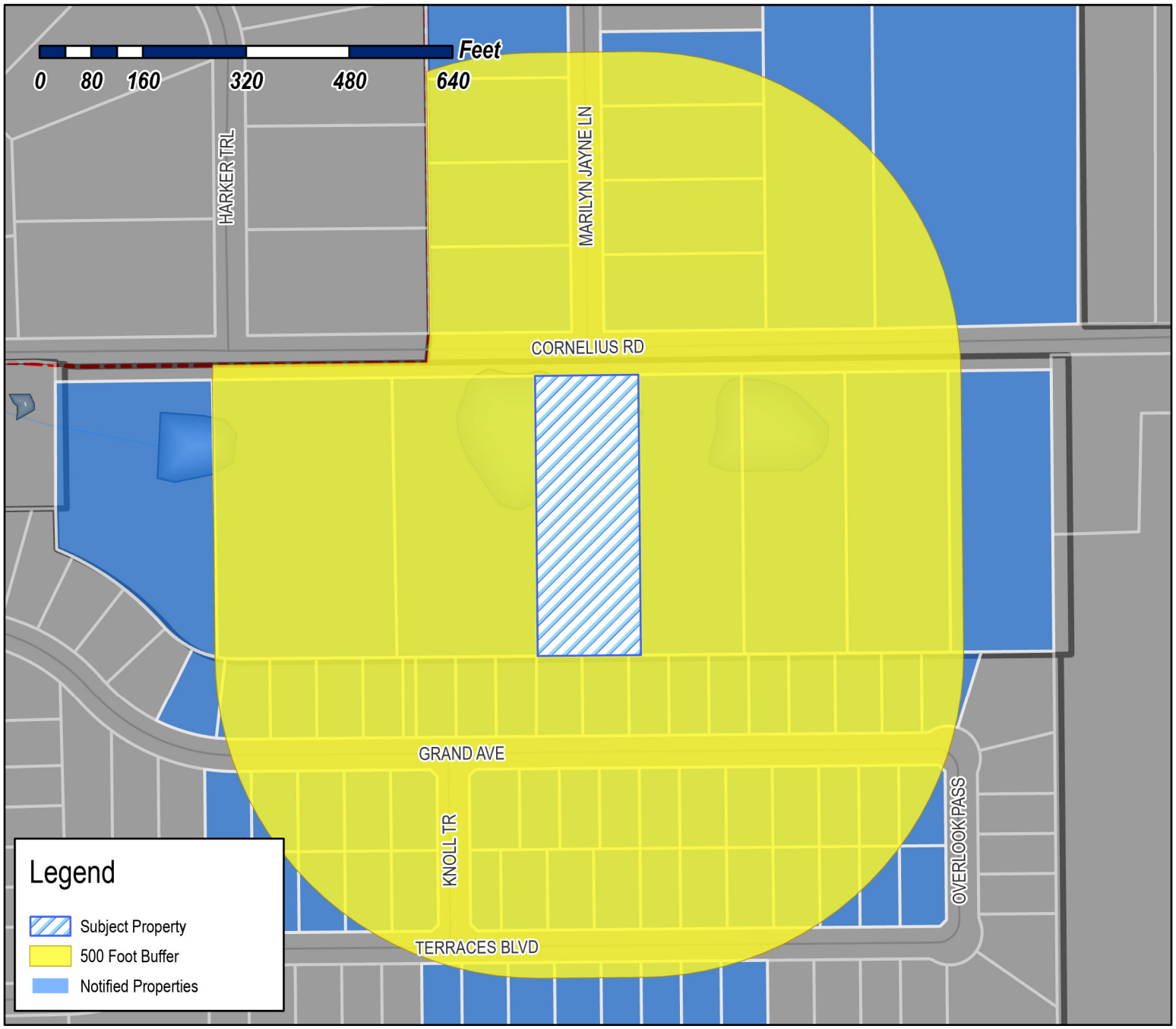

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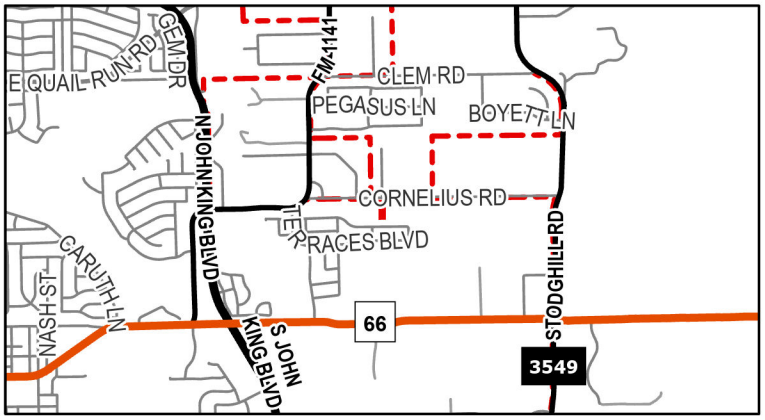


THOMAS STEPHEN R & SHARON C
1200 MARILYN JAYNE DR
ROCKWALL, TX 75087

RANDY AND KAY WILSON REVOCABLE TRUST
RANDY SCOTT WILSON AND KAY MARIE
WILSON- CO TRUSTEES
1201 MARILYN JAYNE
ROCKWALL, TX 75087

JAMES BRIAN & KIMBERLY
1202 MARILYN JAYNE DR
ROCKWALL, TX 75087

SMITH DANIEL T
1203 MARILYN JAYNE DR
ROCKWALL, TX 75087

WALKER GRACIE & LEON
1204 MARILYN JAYNE DR
ROCKWALL, TX 75087

JAMES DAVID L
1205 MARILYN JAYNE DRIVE
ROCKWALL, TX 75087

COOK ROBERT M ETUX
1206 MARILYN JAYNE DR
ROCKWALL, TX 75087

CANTRELL CARL DEAN
1207 MARILYN JAYNE DR
ROCKWALL, TX 75087

HARGROVE TODD & TONDA
1381 LEEWARD DR
ROCKWALL, TX 75087

SINGH GAGANPREET K AND PAWANPREET
151 STEVENSON DR
FATE, TX 75087

RESIDENT
2032 GRAND AVE
ROCKWALL, TX 75087

RESIDENT
2037 GRAND AVE
ROCKWALL, TX 75087

RESIDENT
2038 GRAND AVE
ROCKWALL, TX 75087

RESIDENT
2043 GRAND AVE
ROCKWALL, TX 75087

RESIDENT
2044 GRAND AVE
ROCKWALL, TX 75087

RESIDENT
2044 TERRACES BLVD
ROCKWALL, TX 75087

RESIDENT
2049 GRAND AVE
ROCKWALL, TX 75087

RESIDENT
2050 GRAND AVE
ROCKWALL, TX 75087

RESIDENT
2050 TERRACES BLVD
ROCKWALL, TX 75087

RESIDENT
2055 GRAND AVE
ROCKWALL, TX 75087

RESIDENT
2056 GRAND AVE
ROCKWALL, TX 75087

RESIDENT
2056 TERRACES BLVD
ROCKWALL, TX 75087

RESIDENT
2061 GRAND AVE
ROCKWALL, TX 75087

RESIDENT
2062 TERRACES BLVD
ROCKWALL, TX 75087

RESIDENT
2064 GRAND AVE
ROCKWALL, TX 75087

RESIDENT
2068 GRAND AVE
ROCKWALL, TX 75087

RESIDENT
2103 TERRACES BLVD
ROCKWALL, TX 75087

RESIDENT
2104 GRAND AVE
ROCKWALL, TX 75087

RESIDENT
2105 GRAND AVE
ROCKWALL, TX 75087

RESIDENT
2106 TERRACES BLVD
ROCKWALL, TX 75087

RESIDENT
2109 TERRACES BLVD
ROCKWALL, TX 75087

RESIDENT
2110 GRAND AVE
ROCKWALL, TX 75087

RESIDENT
2111 GRAND AVE
ROCKWALL, TX 75087

RESIDENT
2112 TERRACES BLVD
ROCKWALL, TX 75087

RESIDENT
2115 TERRACES BLVD
ROCKWALL, TX 75087

RESIDENT
2116 GRAND AVE
ROCKWALL, TX 75087

RESIDENT
2117 GRAND AVE
ROCKWALL, TX 75087

RESIDENT
2118 TERRACES BLVD
ROCKWALL, TX 75087

RESIDENT
2121 TERRACES BLVD
ROCKWALL, TX 75087

RESIDENT
2122 GRAND AVE
ROCKWALL, TX 75087

RESIDENT
2123 GRAND AVE
ROCKWALL, TX 75087

RESIDENT
2124 TERRACES BLVD
ROCKWALL, TX 75087

RESIDENT
2127 TERRACES BLVD
ROCKWALL, TX 75087

RESIDENT
2128 GRAND AVE
ROCKWALL, TX 75087

RESIDENT
2129 GRAND AVE
ROCKWALL, TX 75087

RESIDENT
2130 TERRACES BLVD
ROCKWALL, TX 75087

RESIDENT
2133 TERRACES BLVD
ROCKWALL, TX 75087

RESIDENT
2134 GRAND AVE
ROCKWALL, TX 75087

RESIDENT
2135 GRAND AVE
ROCKWALL, TX 75087

RESIDENT
2136 TERRACES BLVD
ROCKWALL, TX 75087

RESIDENT
2139 TERRACES BLVD
ROCKWALL, TX 75087

RESIDENT
2140 GRAND AVE
ROCKWALL, TX 75087

RESIDENT
2200 TERRACES BLVD
ROCKWALL, TX 75087

RESIDENT
2201 GRAND AVE
ROCKWALL, TX 75087

RESIDENT
2202 GRAND AVE
ROCKWALL, TX 75087

RESIDENT
2203 TERRACES BLVD
ROCKWALL, TX 75087

RESIDENT
2206 TERRACES BLVD
ROCKWALL, TX 75087

RESIDENT
2207 GRAND AVE
ROCKWALL, TX 75087

RESIDENT
2208 GRAND AVE
ROCKWALL, TX 75087

RESIDENT
2212 TERRACES BLVD
ROCKWALL, TX 75087

RESIDENT
2213 GRAND AVE
ROCKWALL, TX 75087

RESIDENT
2214 GRAND AVE
ROCKWALL, TX 75087

RESIDENT
2218 TERRACES BLVD
ROCKWALL, TX 75087

RESIDENT
2219 GRAND AVE
ROCKWALL, TX 75087

RESIDENT
2220 GRAND AVE
ROCKWALL, TX 75087

RESIDENT
2224 TERRACES BLVD
ROCKWALL, TX 75087

RESIDENT
2225 GRAND AVE
ROCKWALL, TX 75087

RESIDENT
2226 GRAND AVE
ROCKWALL, TX 75087

RESIDENT
291 CORNELIUS RD
ROCKWALL, TX 75087

POLK BALEY & BROOKE
333 CORNELIUS RD
ROCKWALL, TX 75087

RESIDENT
375 CORNELIUS RD
ROCKWALL, TX 75087

RESIDENT
401 CORNELIUS RD
ROCKWALL, TX 75087

TM TERRACES LLC
ANDREA DANLEY - INDEPENDENT EXECUTOR
4416 W. LOVERS LN SUITE 200
DALLAS, TX 75209

TM TERRACES LLC
4416 W. LOVERS LN SUITE 200
DALLAS, TX 75209

RESIDENT
451 CORNELIUS RD
ROCKWALL, TX 75087

RESIDENT
487 CORNELIUS RD
ROCKWALL, TX 75087

FLEMING HALLIE B
508 N ALAMO RD
ROCKWALL, TX 75087

RESIDENT
520 CORNELIUS RD
ROCKWALL, TX 75087

RESIDENT
525 CORNELIUS RD
ROCKWALL, TX 75087

RESIDENT
555 CORNELIUS RD
ROCKWALL, TX 75087

RESIDENT
588 CORNELIUS RD
ROCKWALL, TX 75087

ESTATE OF MICHAEL L PEOPLES SR
ANDREA DANLEY - INDEPENDENT EXECUTOR
PO Box 154
Fate, TX 75132

PUBLIC NOTICE

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

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

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

Z2026-022: SUP for Residential Infill

Hold a public hearing to discuss and consider a request by Akhil Parmar for the approval of a *Specific Use Permit (SUP)* for *Residential Infill Adjacent to an Established Subdivision* for the purpose of constructing a single-family home on a 1.59-acre parcel of land identified as Lot 4, Block A, People Tract Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family Estate 1.5 (SFE-1.5) District, addressed as 401 Cornelius Road, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on *Tuesday, May 12, 2026 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, May 18, 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, May 18, 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. Z2026-022: 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.

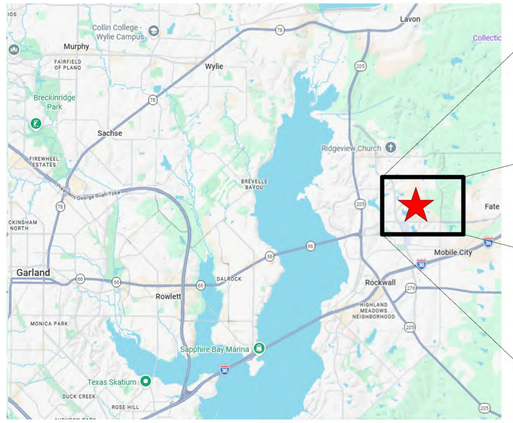
☐ I am opposed to the request for the reasons listed below.

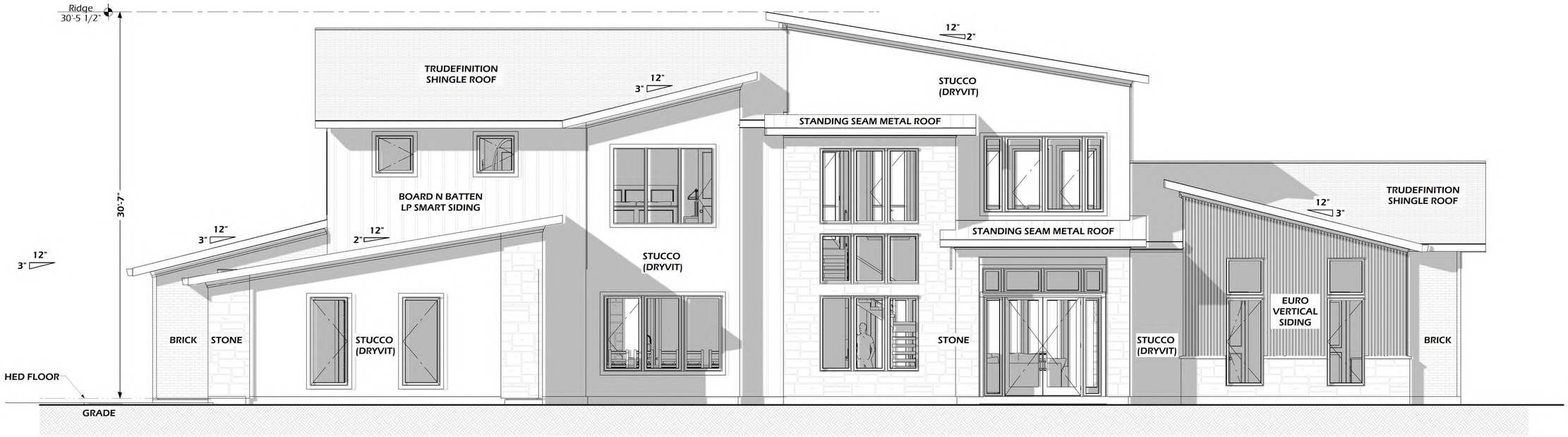
Name:

Address:

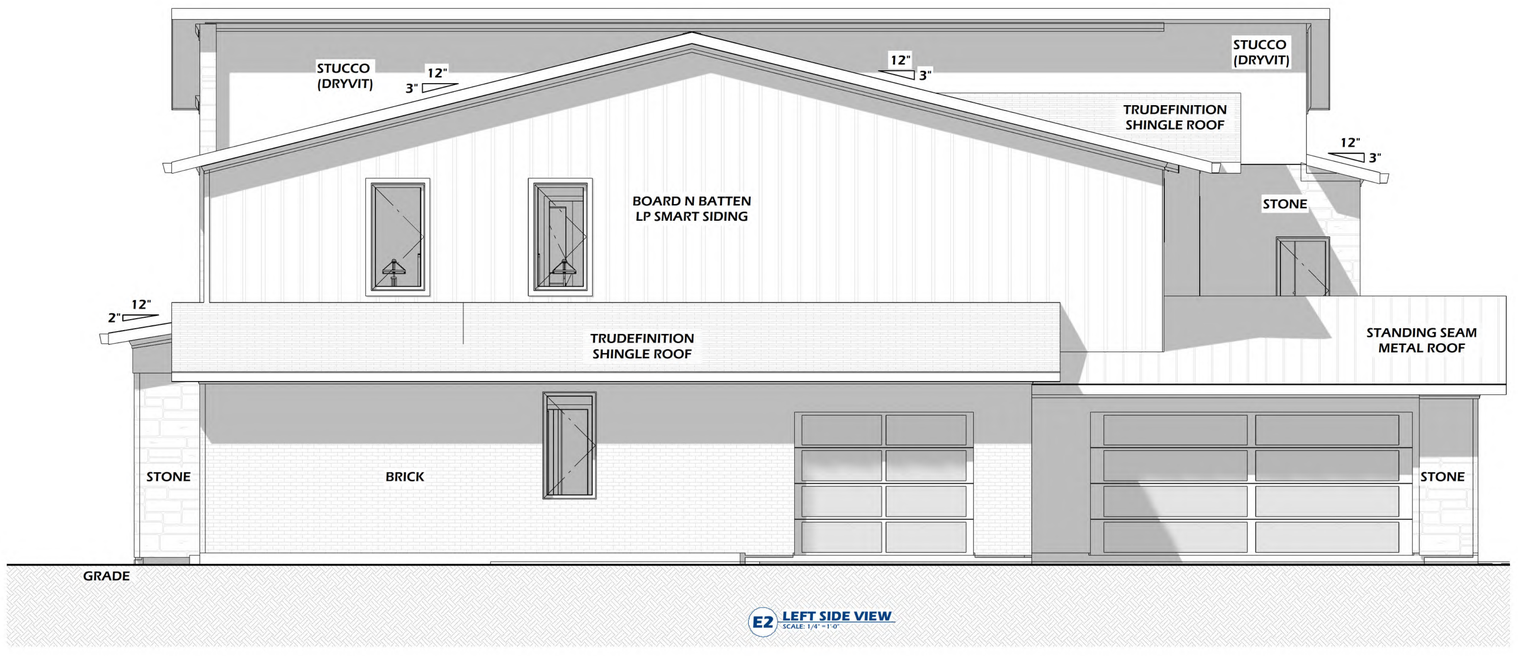
Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written 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


Collin College - Wylie Campus
Murphy
Wylie
Lavon
Collectic
FAIRFIELD OF PLANO
Breckinridge Park
Sachse
Ridgeview Church
FIREWHEEL ESTATES
BRUSHY CREEK
BRUSHY CREEK
BRUSHY CREEK



E1 FRONT ELEVATION
SCALE: 1/4" = 1'-0"



E2 LEFT SIDE VIEW
SCALE: 1/4" = 1'-0"

Case Number (Z2026-022)

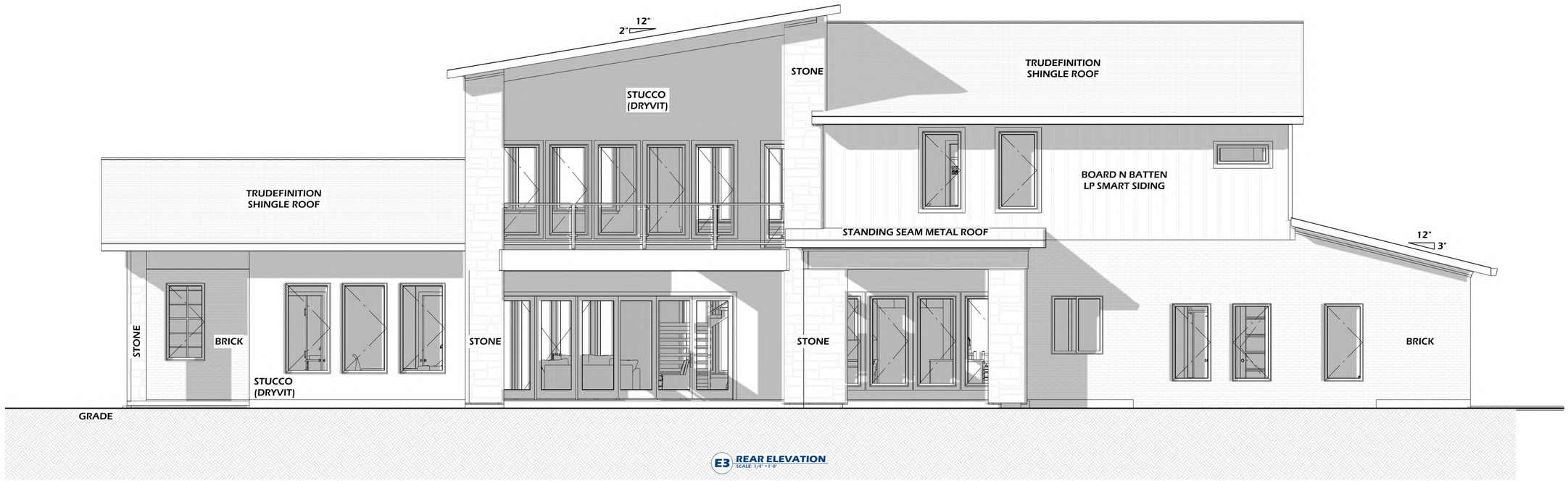
SHEET NUMBER A.03
REVISION #: F

NEW HOME FOR THE PARMAR FAMILY
401 Cornelius Rd, Rockwall, TX 75087
DRAWN BY: J. Scott Phillips | PROJECT #: 26030507 | DRAWN: 05/05/2026

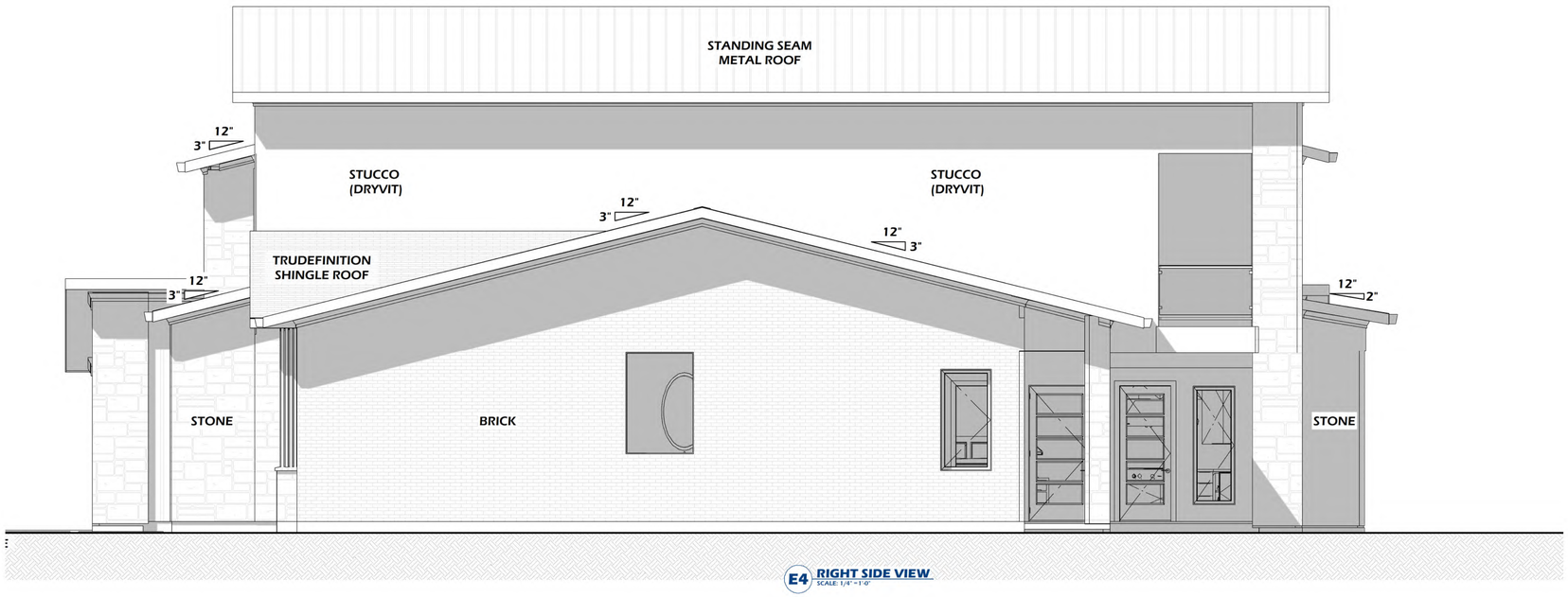
EXTERIOR ELEVATIONS
FRONT AND LEFT SIDE VIEWS

MEMBER AIBD AMERICAN INSTITUTE OF BUILDING DESIGN

7300 State Hwy 121, Suite 300
McKinney, TX 75070
(903) 413-5096
Scott@PhillipsPlans.com
PHILLIPSPLANS.COM
PHILLIPS DESIGN SERVICES INC.



E3 REAR ELEVATION
SCALE: 1/4" = 1'-0"



E4 RIGHT SIDE VIEW
SCALE: 1/4" = 1'-0"

Case Number (Z2026-022)

SHEET NUMBER **A.04** REVISION #: F

NEW HOME FOR THE PARMAR FAMILY
401 Cornelius Rd, Rockwall, TX 75087
DRAWN BY: J. Scott Phillips | PROJECT #: 26030507 | DRAWN: 05/05/2026

EXTERIOR ELEVATIONS
REAR AND RIGHT SIDE VIEW

MEMBER AIBD AMERICAN INSTITUTE OF ARCHITECTURAL DRAFTING

7300 State Hwy 121, Suite 300
McKinney, TX 75070
(903) 413-5096
Scott@PhillipsPlans.com
PHILLIPSPLANS.COM
PHILLIPS DESIGN SERVICES INC.

E3 REAR 3D RENDERING
SCALE: NOT TO SCALE

E1 FRONT 3D RENDERING
SCALE: NOT TO SCALE

E4 RIGHT SIDE 3D RENDERING
SCALE: NOT TO SCALE

E2 RIGHT SIDE 3D RENDERING
SCALE: NOT TO SCALE

Case Number (Z2026-022)

PHILLIPS DESIGN SERVICES INC.
7300 State Hwy 121, Suite 300
McKinney, TX 75070
(903) 413-5096
Scott@PhillipsPlans.com
PHILLIPSPLANS.COM

MEMBER AIBD AMERICAN INSTITUTE of BUILDING DESIGN

EXTERIOR RENDERINGS

FRONT, RIGHT, REAR AND LEFT VIEWS

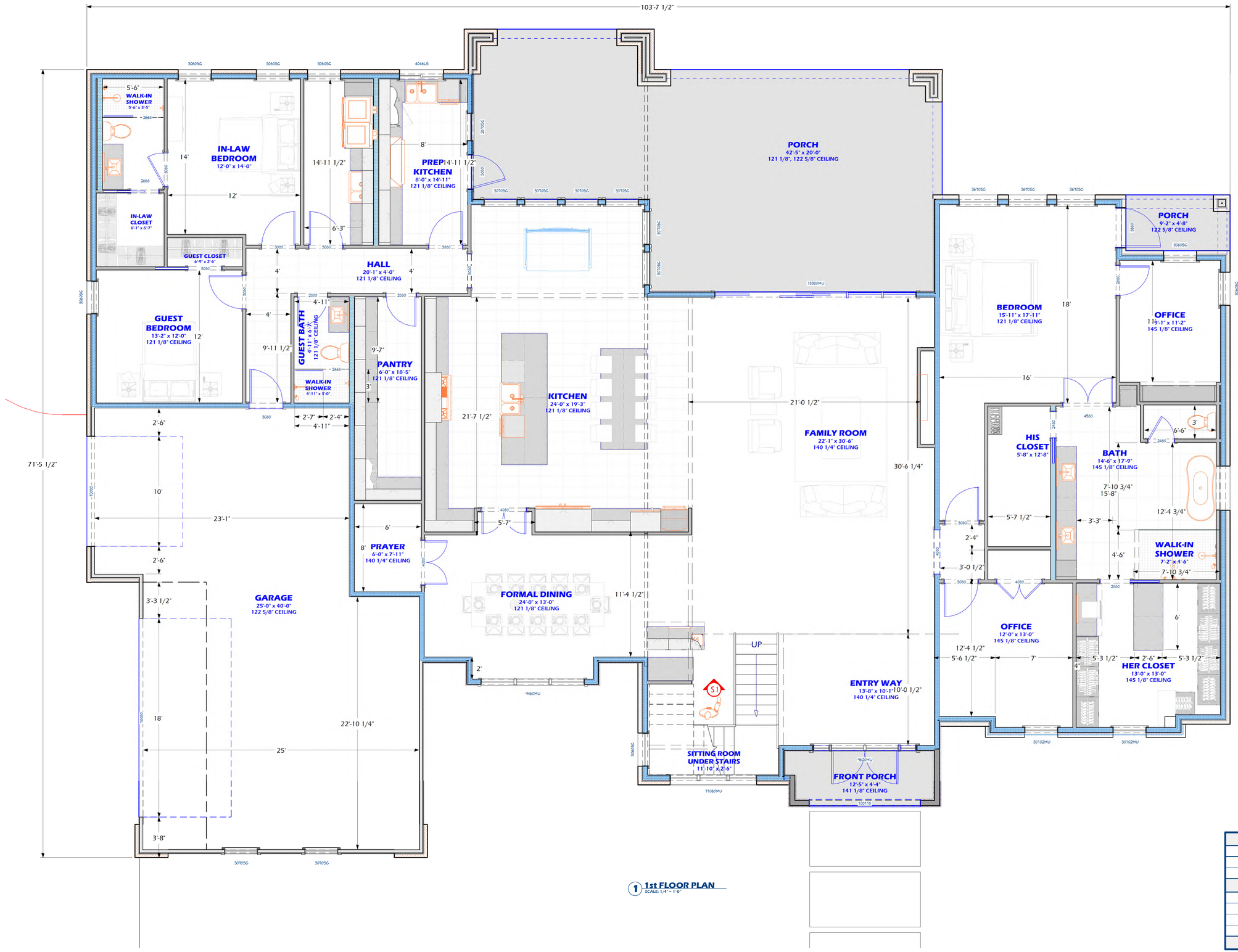
NEW HOME FOR THE PARMAR FAMILY

401 Cornelius Rd, Rockwall, TX 75087

DRAWN BY: J. Scott Phillips | PROJECT #: 26030507 | DRAWN: 05/05/2026

SHEET NUMBER **A.05**

REVISION #: F



1 **1st FLOOR PLAN**
SCALE: 1/4" = 1'-0"

SQUARE FOOTAGE	
DESCRIPTION	SQ. FEET
1st FLOOR PLAN	4,367
2nd FLOOR PLAN	2,077
TOTAL HEATED	**6,444**
FRONT PORCH ENTRY	70
LARGE BACK PORCH	781
2nd FLOOR PORCH	527
3 CAR GARAGE	1,057
TOTAL	**8,927**

Case Number (Z2026-022)

SHEET NUMBER **A.01** | REVISION #: F

NEW HOME FOR THE PARMAR FAMILY
401 Cornelius Rd, Rockwall, TX 75087
DRAWN BY: J. Scott Phillips | PROJECT #: 26030507 | DRAWN: 05/05/2026

1st FLOOR PLAN

MEMBER AIBD AMERICAN INSTITUTE OF BUILDING DESIGN

7300 State Hwy 121, Suite 300
McKinney, TX 75070
(903) 413-5096
Scott@PhillipsPlans.com
PHILLIPSPLANS.COM
PHILLIPS DESIGN SERVICES INC.

Case Number (Z2026-022)

PHILLIPS DESIGN SERVICES INC.
7300 State Hwy 121, Suite 300
McKinney, TX 75070
(903) 413-5096
Scott@PhillipsPlans.com
PHILLIPSPLANS.COM

MEMBER AIBD AMERICAN INSTITUTE of BUILDING DESIGN

2nd FLOOR PLAN

NEW HOME FOR THE PARMAR FAMILY

401 Cornelius Rd, Rockwall, TX 75087

DRAWN BY: J. Scott Phillips | PROJECT #: 26030507 | DRAWN: 05/05/2026

SHEET NUMBER **A.02**

REVISION #: F

CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2026-022

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

ADJACENT HOUSING ATTRIBUTES

ADDRESS	HOUSING TYPE	YEAR BUILT	HOUSE SF	EXTERIOR MATERIALS
1200 Marilyn Jane	Single-Family Home	1986	2,046	Brick
1201 Marilyn Jane	Single-Family Home	1986	2,046	Brick
487 Cornelius Road	Barn	1985	7,986	N/A
520 Cornelius Road	Vacant	N/A	N/A	N/A
525 Cornelius Road	Vacant	N/A	N/A	N/A
555 Cornelius Road	Single-Family Home	1960	2,450	Siding
588 Cornelius Road	Barn	2012	2,700	Metal
589 Cornelius Road	Single-Family Home	1880	4,507	Siding
614 Cornelius Road	Vacant	N/A	N/A	N/A
628 Cornelius Road	Single-Family Home	2018	2,632	Metal
635 Cornelius Road	Vacant	N/A	N/A	N/A
657 Cornelius Road	Vacant	N/A	N/A	N/A
	AVERAGES:	1975	3,481	

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

1200 Marilyn Jane

1201 Marilyn Jane

487 Cornelius Road

520 Cornelius Road

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

525 Cornelius Road

555 Cornelius Road

588 Cornelius Road

589 Cornelius Road

614 Cornelius Road

628 Cornelius Road

635 Cornelius Road

657 Cornelius Road

CITY OF ROCKWALL

ORDINANCE NO. 26-XX

SPECIFIC USE PERMIT NO. S-3XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING 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 ADJACENT TO AN ESTABLISHED SUBDIVISION* TO ALLOW THE CONSTRUCTION OF A SINGLE-FAMILY HOME ON A 1.59-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 4, PEOPLES TRACT 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 Ankit Parmar for the approval of a *Specific Use Permit (SUP)* for *Residential Infill Adjacent to an Established Subdivision* to allow the construction of a single family home on a 1.59-acre parcel of land identified as Lot 5, Peoples Tract Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family Estate 1.5 (SFE-1.5) District, addressed as 401 Cornelius Road, and being more specifically described and depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code (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 Adjacent to 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 03.02, *Single Family Estate 1.5 (SFE-1.5) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] -- *as heretofore amended and may be amended*

DRAFT 05-12-2026

in the future -- and with the following conditions:

3.1 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 *Exhibits 'C'*, the *Renderings* depicted in *Exhibits 'D',* and the *Floor Plan* depicted in *Exhibits 'E'* of this ordinance.

3) Once construction of the single-family home has been completed, inspected, and accepted by the City of Rockwall, this Specific Use Permit (SUP) shall expire, and no further action by the property owner shall be required.

3.2 COMPLIANCE

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

1) Upon obtaining a *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 4. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

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

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

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

SECTION 8. That this ordinance shall take effect immediately from and after its passage.

DRAFT ORDINANCE 03.12.26

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 1st DAY OF JUNE, 2026.

_____
Tim McCallum, *Mayor*

ATTEST:

_____
Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

1st Reading: *May 18, 2026*

2nd Reading: *June 1, 2026*

DRAFT ORDINANCE 05.12.2026

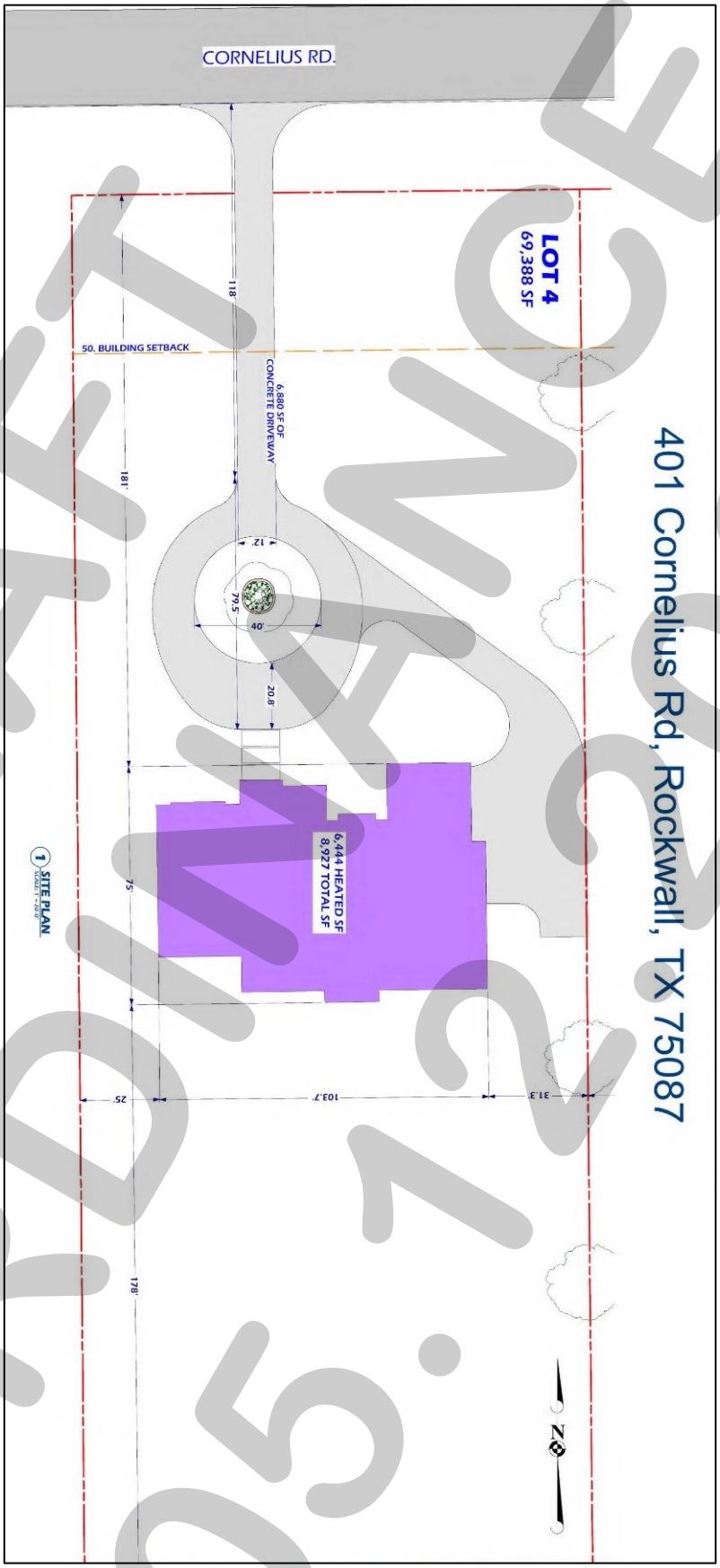
Exhibit 'A':
Location Map

Legal Description: Lot 4, Peoples Tract Addition
Address: 401 Cornelius Road

DRAFT 05/01/2026

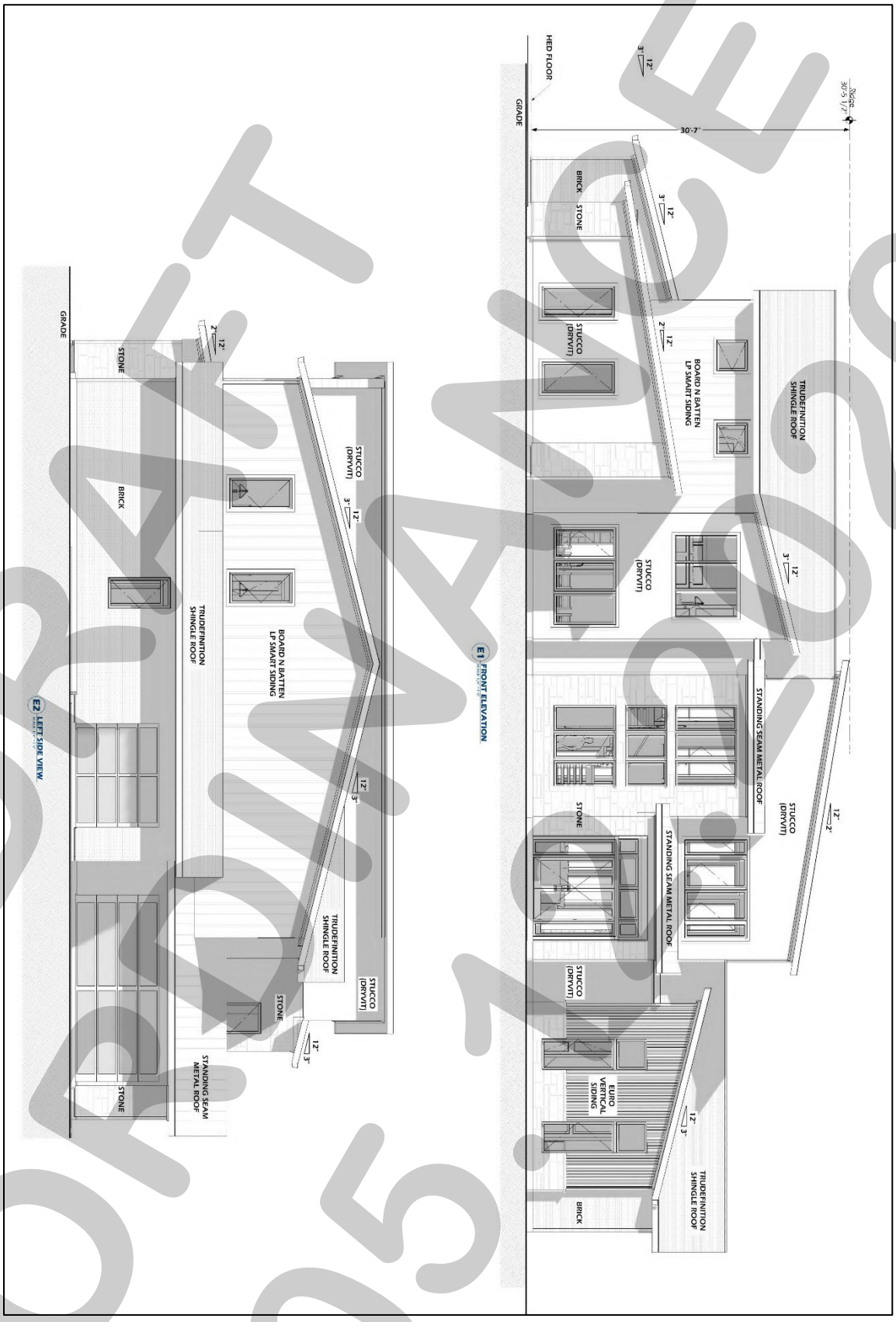
Exhibit 'B':

Residential Plot Plan



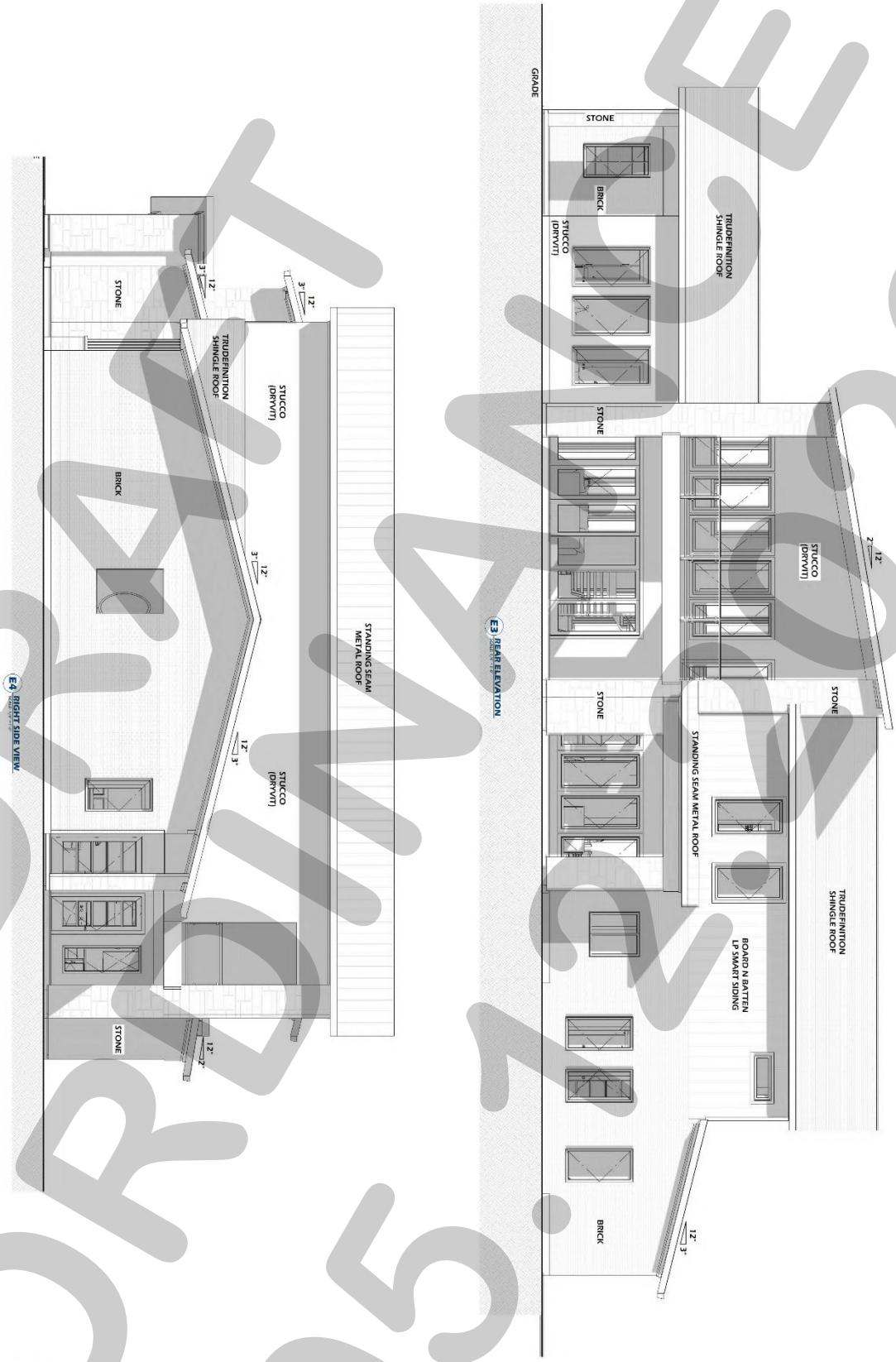
DRAFT ORDINANCE 05.12.2026

Exhibit 'C':
Building Elevations



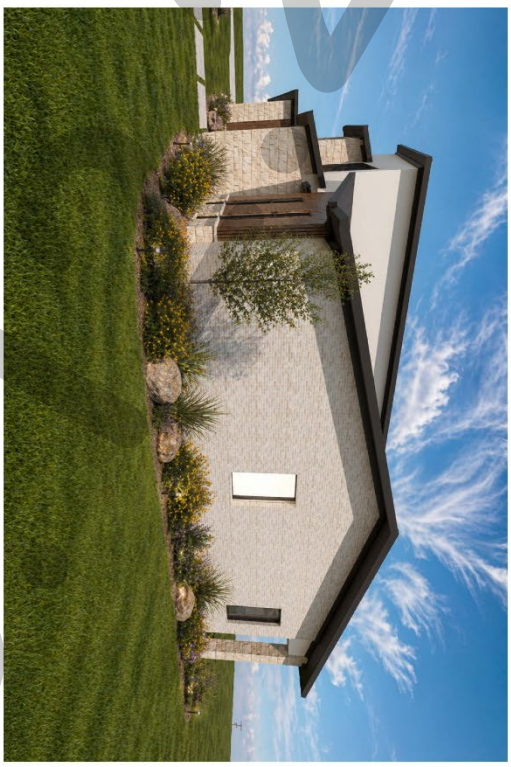
DRAFT ORDINANCE 05.19.2026

Exhibit 'C':
Building Elevations



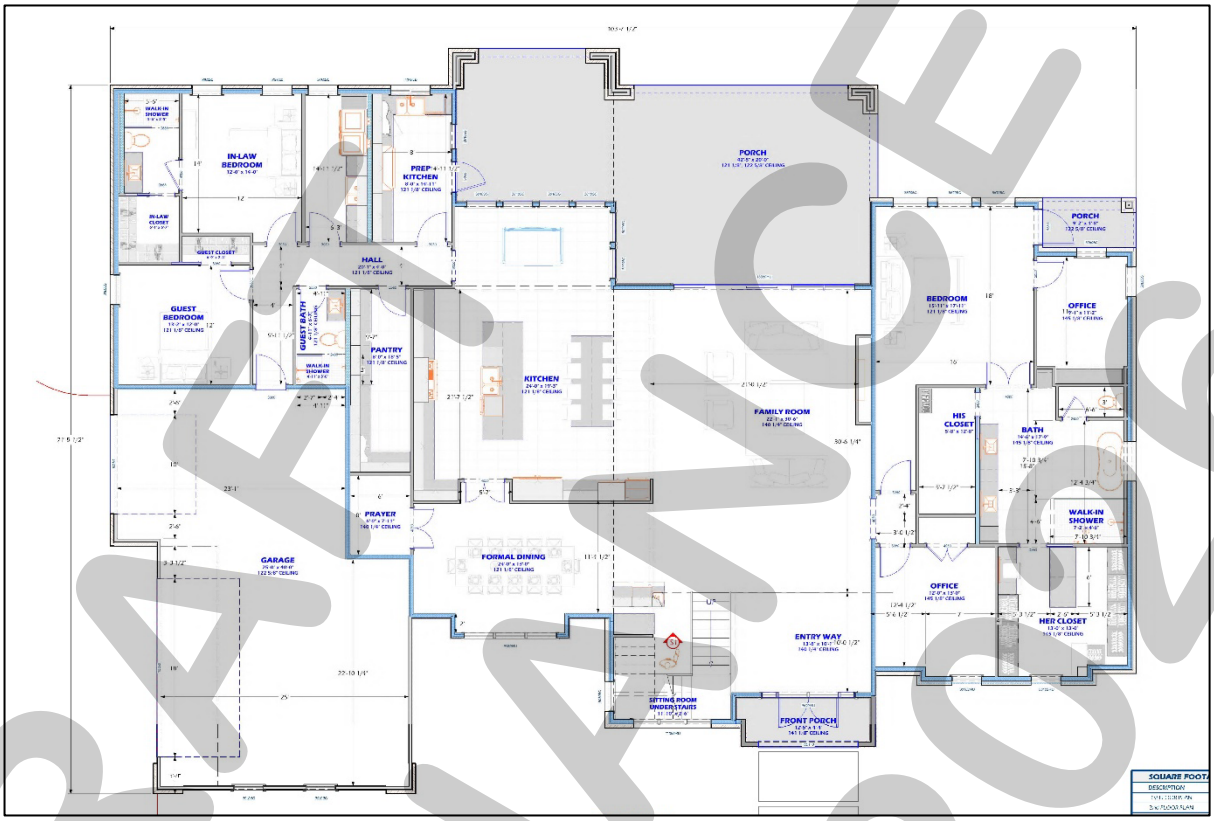
DRAFT ORDINANCE 05.12.2026

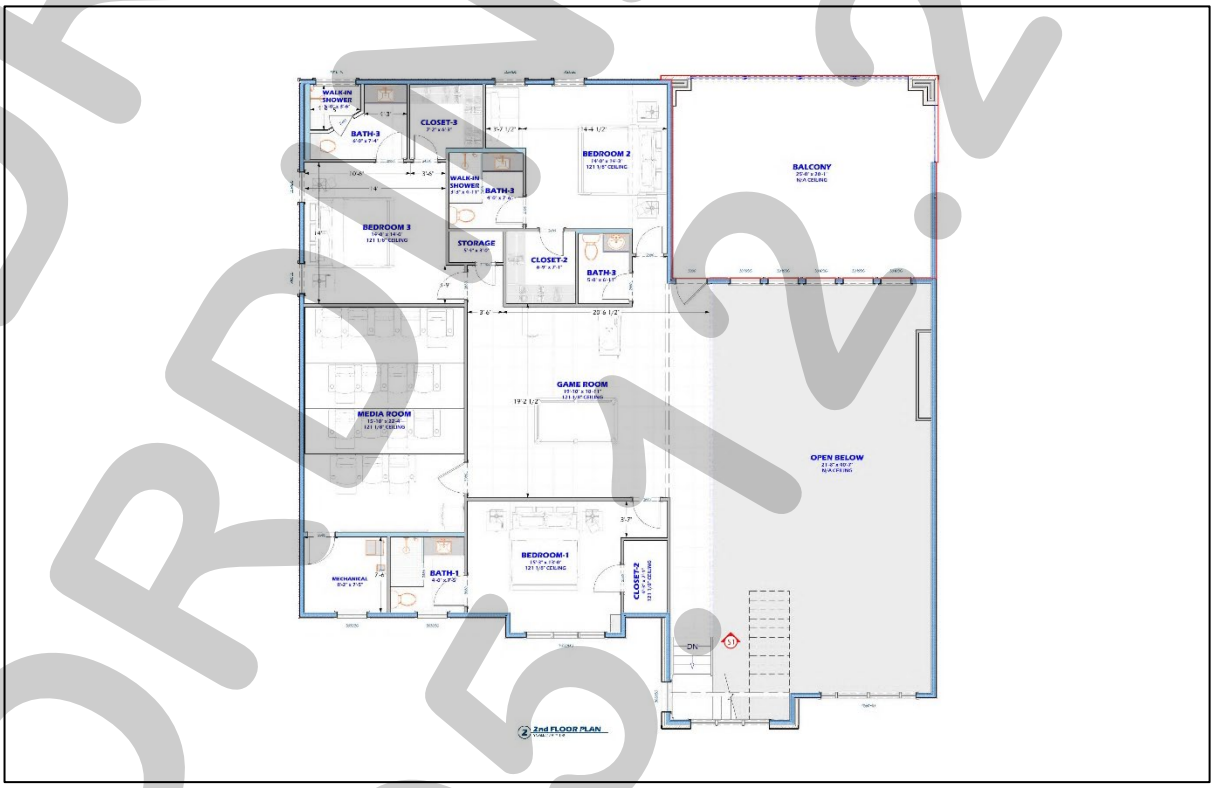
Exhibit 'D':
Renderings



DRAFT 05/21/2026

Exhibit 'E':
Floor Plan





DRAFT
ORDINANCE
05.12.2026

CITY OF ROCKWALL

PLANNING AND ZONING CASE MEMO

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

TO:	Planning and Zoning Commission
DATE:	May 12, 2026
APPLICANT:	Samuel Angel Hernandez Ramirez
CASE NUMBER:	Z2026-023; *Specific Use Permit (SUP) for an existing Accessory Structure at 304 E. Bourn Street*

SUMMARY

Hold a public hearing to discuss and consider a request by Samuel Angel Hernandez Ramirez for the approval of a *Specific Use Permit (SUP)* for an existing *Accessory Structure* on a 0.344-acre parcel of land identified as Lot 48 of the Canup Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Southside Residential Neighborhood Overlay (SRO) District, addressed as 304 E. Bourn Street, and take any action necessary.

BACKGROUND

Based on the *Dedication Deed* for the Canup Addition and *Ordinance No. 59-02*, the subject property was annexed sometime after December 4, 1944 and before July 6, 1959. The subject property was originally platted as Lot 48 of the Canup's Subdivision on December 1, 1944. According to the City's historic zoning maps, the subject property was zoned Commercial (C) District as of January 3, 1972. Between May 16, 1983 and December 7, 1993, the subject property was rezoned Single-Family 7 (SF-7) District. On January 4, 2021, the City Council approved a Specific Use Permit (SUP) [*i.e. Case No. Z2020-049*] allowing the construction of a single-family home on the subject property. According to Rockwall Central Appraisal District (RCAD), there is currently a 3,431 SF single-family home, a 288 SF pergola, and a 418 SF deck on the subject property; however, staff was notified by the Building Inspections Department that an unpermitted structure was under construction and exceeded the maximum size requirements. This prompted the applicant to submit an application for a Specific Use Permit (SUP) to bring the structure into conformance. During the review process, staff also became aware of an additional unpermitted structure on the property. The applicant has since submitted a building permit [*i.e. RES2026-1604*] for this structure.

PURPOSE

The applicant -- *Samuel Angel Hernandez Ramirez* -- is requesting the approval of a *Specific Use Permit (SUP)* for an existing accessory structure on the subject property.

ADJACENT LAND USES AND ACCESS

The subject property is addressed as 304 E. Bourn Street. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is E. Bourn Street, which is classified as a R2 (*i.e. residential, two [2] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is a house of worship (*i.e. New Caldonia Baptist Church; 301 E. Bourn Street*) zoned Single-Family 7 (SF-7) District. North of this are various parcels of land that make up a part of the Sanger Addition. All of these properties are zoned Single-Family 7 (SF-7) District.

South: Directly south of the subject property are two (2) parcels of land (*i.e. 905 & 907 Sam Buffington Street*) developed with single-family homes. Beyond this is Emma Jane Street, which is classified as a R2 (*i.e. residential, two [2] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this are several parcels of land that make up a part of two (2) subdivisions [*i.e. Kayce Lynn No. 1 & Canups Additions*]. All of these properties are zoned Single-Family 7 (SF-7) District.

East: Directly east of the subject property are three (3) parcels of land (*i.e. 306 & 308 E. Bourn Avenue and 902 Davey Crockett Street*) developed with single-family homes. Beyond this is Davy Crockett Street, which is classified as a R2 (*i.e. residential, two [2] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. East of this this is one (1) parcel of land (*i.e. 408 Bourn Avenue*) developed with a single-family home. All of these properties are zoned Single-Family 7 (SF-7) District.

West: Directly west of the subject property is one (1) parcel of land (*i.e. 901 Sam Buffington Street*) developed with a single-family home. Beyond this is Sam Buffington Street, which is classified as a R2 (*i.e. residential, two [2] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. West of this are four (4) parcels of land [*i.e. 202, 204, 206 & 208 E. Bourn Street*] developed with single-family homes. All of these properties are zoned Single-Family 7 (SF-7) District.

MAP 1: LOCATION MAP
YELLOW: SUBJECT PROPERTY

CHARACTERISTICS OF THE REQUEST

Based on the site plan and building elevations submitted by the applicant, the existing accessory structure measures 24-feet by ten (10) feet (*or 240 SF*), and is located within the rear yard of the subject property. The overall height of the structure is ten (10) feet and it is currently supported on concrete blocks. As previously noted, the structure was constructed without a permit and does not comply with the maximum size requirements. Additionally, it fails to meet the required separation distance between structures. To achieve compliance with the minimum distance requirement, the applicant has changed the site plan and will be reducing the structure's size by four (4) feet, which will reduce the overall size of the structure to 200 SF. These conditions, along with the current state of the structure, are illustrated in *Figure 1*.

Figure 1: Existing Structure

CONFORMANCE WITH THE CITY'S CODES

According to Subsection 07.04, *Accessory Structure Development Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), the Single-Family 7 (SF-7) District allows a maximum of two (2) accessory structures with a maximum square footage of 144 SF each. The existing accessory structure is a total of 200 SF and there is currently one (1) other accessory structures situated on the subject property that has a building footprint of 96 SF. In addition, the proposed *Accessory Building* is required to meet the density and dimensional requirements for Single-Family 7 (SF-7) District contained in Subsection 07.01, *Residential District Development Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), and which are summarized as follows:

Ordinance Provisions	*Zoning District Standards*	*Conformance to the Standards*
Number of Accessory Structures Permitted	*2*	*X=1; In Conformance*
Accessory Structure (Maximum Square Footage)	*144 SF*	*200 SF; Not in Conformance*
Minimum Rear Yard Setback	*3-Feet*	*5-Feet; In Conformance*
Minimum Side Yard Setback	*6-Feet*	*15-Feet; In Conformance*
Maximum Building Height	*15-Feet*	*10-Feet; In Conformance*
Distance Between Buildings	*6-feet*	*6-Feet; In Conformance*

STAFF ANALYSIS

In reviewing a Specific Use Permit (SUP), the Planning and Zoning Commission and City Council are asked to consider: [*1*] if the structure was constructed without a permit or under false pretenses, [*2*] the size of the proposed *accessory structure* compared to the size of other *accessory structures* in the area/neighborhood/subdivision, and [*3*] the size, architecture, and location of the proposed accessory structure compared to those of the primary structure. In this case, the accessory structure was constructed without a permit and exceeds the maximum size requirement by 56 SF. Additionally, there is another 96 SF, accessory structure that was also constructed without a permit on the subject property. If the applicant's request is approved, no additional accessory structures may be constructed on the subject property.

Although the request exceeds the size requirements stipulated by the Unified Development Code (UDC), it does not appear to negatively impact adjacent properties based on placement and/or scale of the structure. With all this being said, a Specific Use Permit (SUP) is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.

NOTIFICATIONS

On April 21, 2026, staff mailed 123 notices to property owners and occupants within 500-feet of the subject property. Staff also notified the Highridge Estates Homeowners Association (HOA), which is the only Homeowners Association (HOA) or Neighborhood Organization within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). At the time this report was written, staff had received one (1) notice in opposition to the applicant's request.

CONDITIONS OF APPROVAL

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

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

(a) The development of the *Accessory Structure* shall generally conform to the *Site Plan* as depicted in *Exhibit 'B'* of the Specific Use Permit (SUP) ordinance.

(b) The applicant shall modify the existing, unpermitted structure to meet the concept plan contained in the SUP ordinance.

(c) The *Accessory Structure* shall not exceed a maximum size of 200 SF.

(d) The *Accessory Structure* shall not be sold or conveyed separately from the single-family home without meeting the requirements of the zoning district and subdivision ordinance.

(e) No additional *Accessory Structures* may be constructed on the *Subject Property*.

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

DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

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

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

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

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

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	304 E. Bourn ST. Rockwall, TX 75087				
SUBDIVISION		LOT	48	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	Samuel Angel Hernandez Ramirez	☑ APPLICANT	Samuel Angel Hernandez Ramirez
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 Samuel Angel Hernandez Ramirez [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 $ 1215.00 *TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 6th *DAY OF* April, 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."*

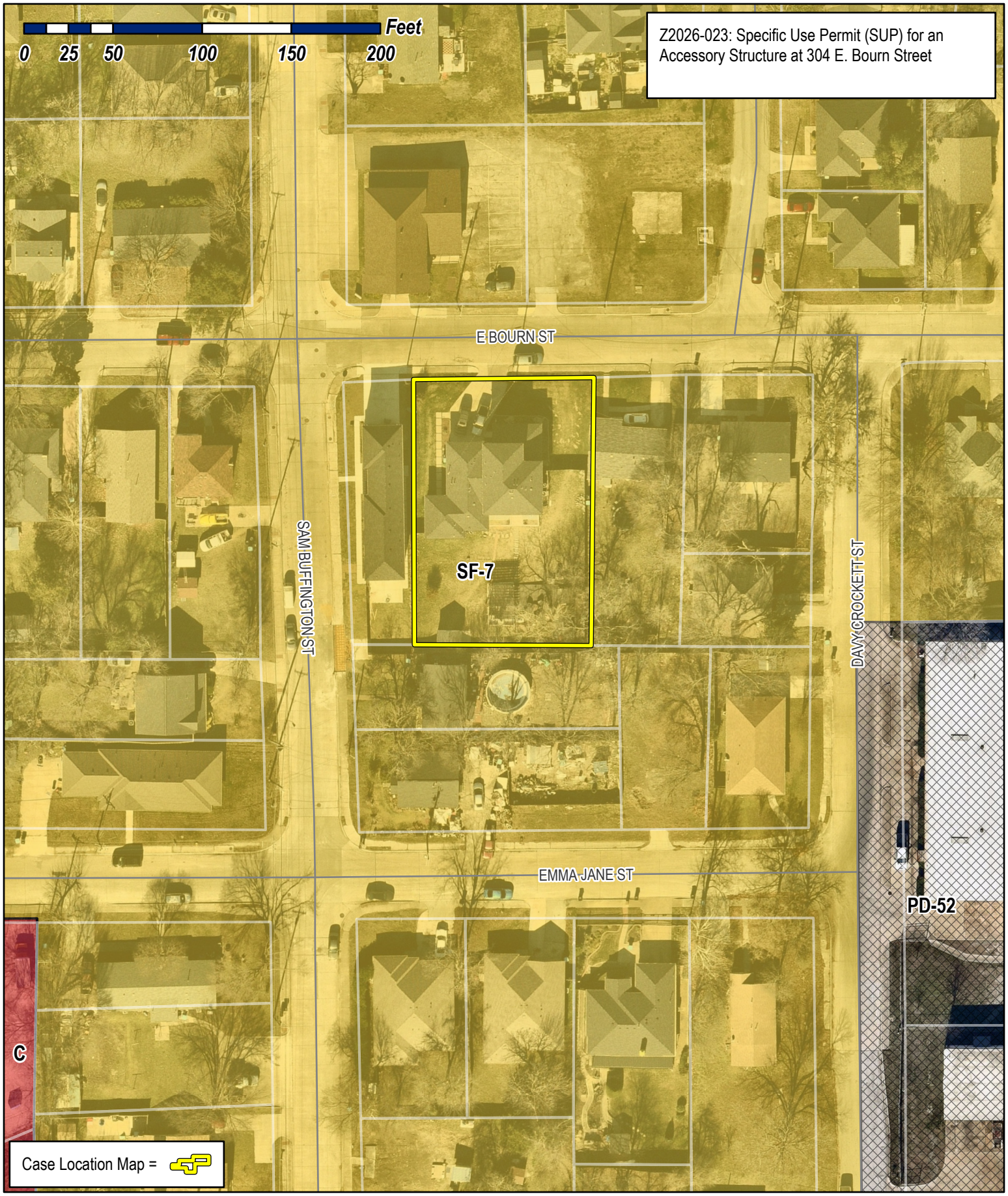
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 6th *DAY OF* April, 20 26.

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Sebastian Gutierrez-Olvera

SEBASTIAN GUTIERREZ-OLVERA
Notary Public, State of Texas
Comm. Expires 09-04-2028
Notary ID 135075371

MY COMMISSION EXPIRES 09-04-2028



City of Rockwall

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

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

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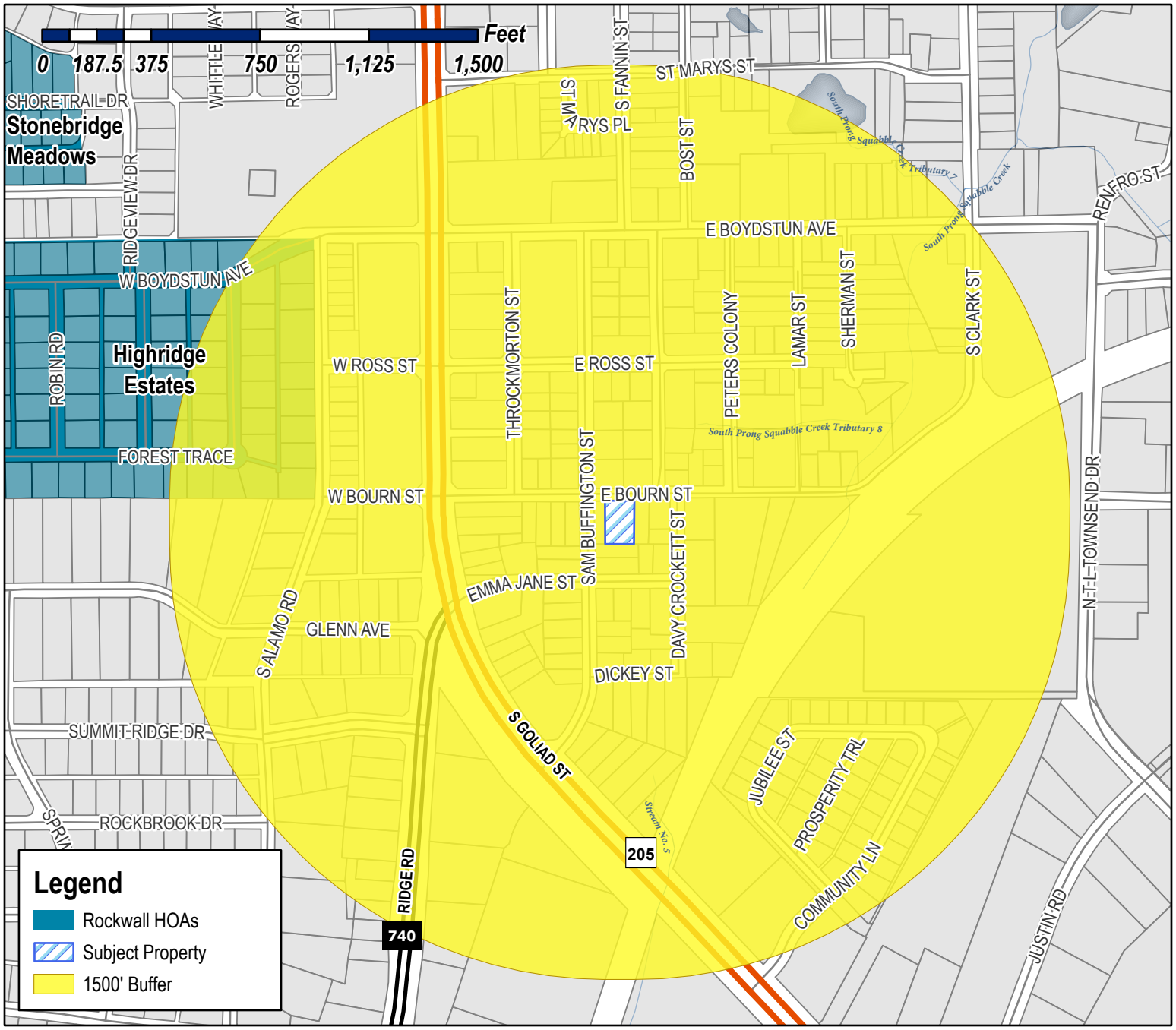
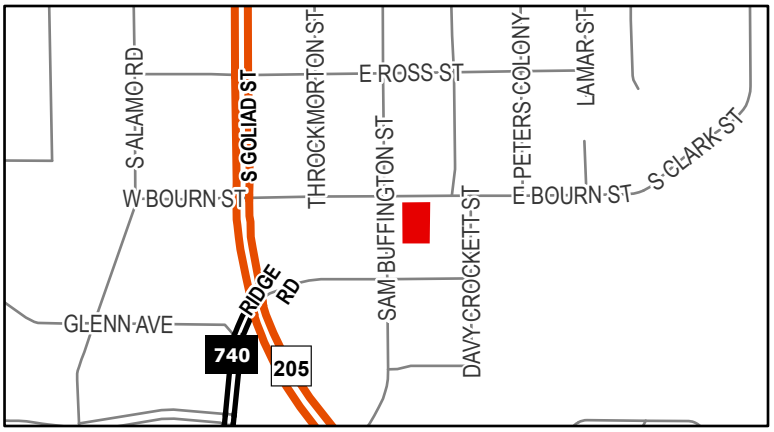


Case Number: Z2026-023
Case Name: SUP for an Accessory Structure
Case Type: Zoning
Zoning: Single-Family 7 (SF-7) District
Case Address: 304 E. Bourn Street



Date Saved: 4/17/2026
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 [Z2026-023]
Date:	Wednesday, April 22, 2026 9:15:33 AM
Attachments:	Public Notice (04.20.2026).pdf HOA Map (04.21.2026).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, April 24, 2026. The Planning and Zoning Commission will hold a public hearing on Tuesday, May 12, 2026 at 6:00 PM, and the City Council will hold a public hearing on Monday, May 18, 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.

Z2026-023: SUP for an Accessory Structure
Hold a public hearing to discuss and consider a request by Samuel Angel Hernandez Ramirez for the approval of a Specific Use Permit (SUP) for an existing Accessory Structure on a 0.344-acre parcel of land identified as Lot 48 of the Canup Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Southside Residential Neighborhood Overlay (SRO) District, addressed as 304 E. Bourn Street, and take any action necessary.

Thank you,

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

City of Rockwall

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

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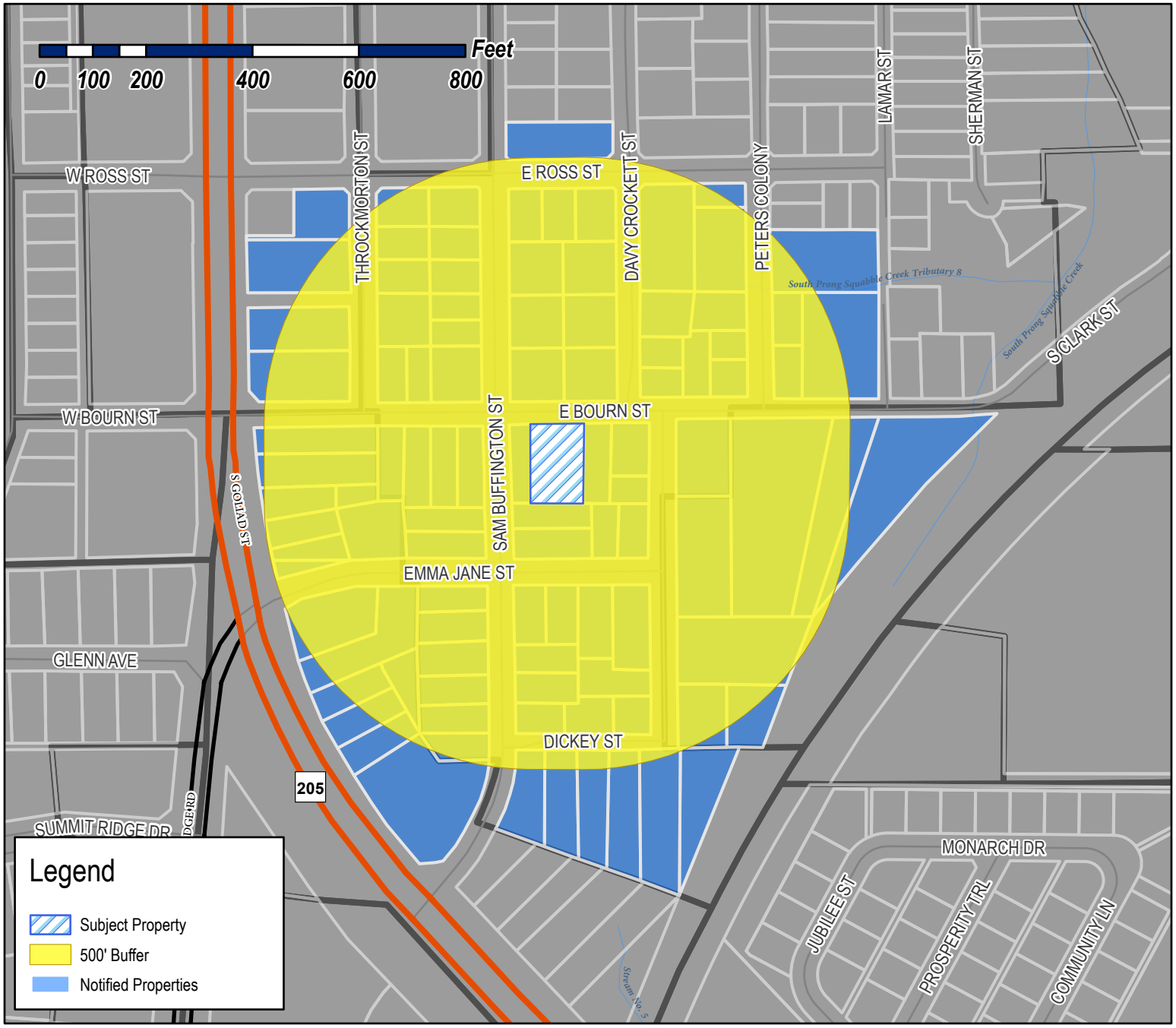
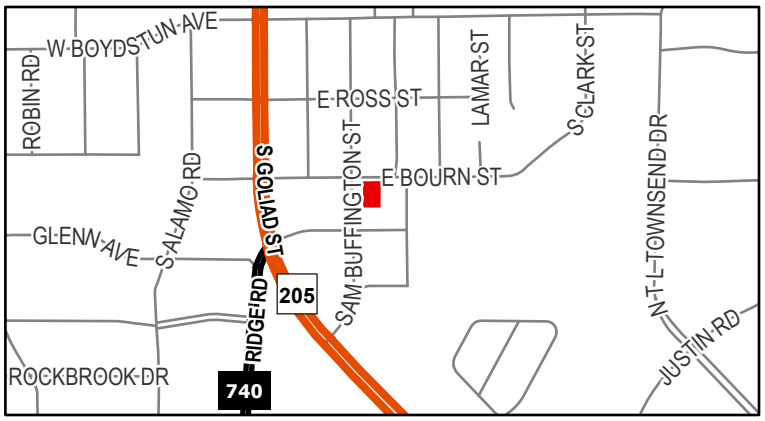


Case Number: Z2026-002
Case Name: SUP for an Accessory Structure
Case Type: Zoning
Zoning: Single-Family 7 (SF-7) District
Case Address: 304 E. Bourn Street



Date Saved: 4/17/2026
For Questions on this Case Call: (972) 771-7745

EDWARDS JASON
10 DANCING WATERS
ROCKWALL, TX 75032

RESIDENT
1001 S GOLIAD
ROCKWALL, TX 75087

RESIDENT
1003 S GOLIAD
ROCKWALL, TX 75087

RESIDENT
1005 SAM BUFFINGTON ST
ROCKWALL, TX 75087

RESIDENT
1006 DAVY CROCKETT
ROCKWALL, TX 75087

MALAVE BRENDA L
1006 SAM HOUSTON ST
ROCKWALL, TX 75087

RESIDENT
1007 SAM BUFFINGTON ST
ROCKWALL, TX 75087

RESIDENT
1008 DAVY CROCKETT
ROCKWALL, TX 75087

RESIDENT
1008 SAM BUFFINGTON ST
ROCKWALL, TX 75087

RESIDENT
1009 SAM BUFFINGTON ST
ROCKWALL, TX 75087

LIVAY LLC
1009 HOT SPRINGS DR
ALLEN, TX 75013

LIVAY LLC
1009 HOT SPRINGS DR
ALLEN, TX 75013

RESIDENT
1009 S GOLIAD
ROCKWALL, TX 75087

CASTILLO PEDRO
1009 SAM HOUSTON ST
ROCKWALL, TX 75087

RESIDENT
1010 SAM BUFFINGTON ST
ROCKWALL, TX 75087

RESIDENT
1011 S GOLIAD ST
ROCKWALL, TX 75087

RESIDENT
1012 SAM BUFFINGTON ST
ROCKWALL, TX 75087

RESIDENT
1013 S GOLIAD
ROCKWALL, TX 75087

RESIDENT
102 E ROSS AVE
ROCKWALL, TX 75087

BCL REAL ESTATE LLC
103 GROSS RD
MESQUITE, TX 75149

GE QIQING AND
JINGJING ZHANG
105 COYOTE BRUSH
IRVINE, CA 92618

ESTATE OF RHODA MAE HEARD
ANDREW HEARD JR - INDPENDENT EXECUTOR
10800 MCCOMBS ST APT 102
EL PASO, TX 79924

ERVIN PROPERTIES LLC
1155 W Wall St Ste 101
Grapevine, TX 76051

ANDERSON ALLEN
1208 S LAKESHORE DR
ROCKWALL, TX 75087

REVOLVER ROOFING LLC
1288 PETALUMA DR
ROCKWALL, TX 75087

MICHAEL WAYNE ROGERS GST TRUST DATED
MAY 16TH, 2017
MICHAEL WAYNE ROGERS- TRUSTEE
1404 RIDGE ROAD
ROCKWALL, TX 75087

EFENEY WILLIAM M
1406 S LAKESHORE DR
ROCKWALL, TX 75087

PARNES DROR
15 KESTREL COURT
ROCKWALL, TX 75087

SFR JV-1 2021-1 BORROWER LLC
C/O. TRICON AMERICAN HOMES LLC
15771 RED HILL AVE
TUSTN, CA 92780

NVH PROPERTY GROUP LLC
1705 BROOKRIDGE PATH
ROCKWALL, TX 75087

RERV ACQUISITIONS LLC
1748 BAY WATCH DR
ROCKWALL, TX 75087

BATRES MARIA DELL REFUGIO
202 BOURN STREET
ROCKWALL, TX 75087

LRG GROUP LLC
202 E RUSK ST
ROCKWALL, TX 75087

RESIDENT
203 E BOURN
ROCKWALL, TX 75087

RIVERA JAIME & MARIA
204 E BOURN ST
ROCKWALL, TX 75087

MIMS KATHY
206 E BOURN ST
ROCKWALL, TX 75087

RESIDENT
206-207 EMMA JANE ST
ROCKWALL, TX 75087

RESIDENT
207 BOURN AVE
ROCKWALL, TX 75087

RESIDENT
208 EMMA JANE ST
ROCKWALL, TX 75087

SCROGGINS BILLY & JOYCE
208 E BOURN ST
ROCKWALL, TX 75087

NEW CALDONIA BAPTIST CHURCH
301 E BOURNE AVE
ROCKWALL, TX 75087

RESIDENT
302 EMMA JANE
ROCKWALL, TX 75087

VILLALOBOS JOSE MARVIN & JACKELIN IZELA
302 E ROSS
ROCKWALL, TX 75087

RESIDENT
304 EMMA JANE
ROCKWALL, TX 75087

HERNANDEZ SAMUEL AND VANESSA TYSON-HERNANDEZ
304 E Bourn St
Rockwall, TX 75087

RESIDENT
304 E ROSS AVE
ROCKWALL, TX 75087

RESIDENT
306 BOURN AVE
ROCKWALL, TX 75087

RESIDENT
308 BOURN
ROCKWALL, TX 75087

ELLERD TERESA
308 EMMA JANE ST
ROCKWALL, TX 75087

RESIDENT
309 EMMA JANE ST
ROCKWALL, TX 75087

RESIDENT
310 EMMA JANE
ROCKWALL, TX 75087

MOORE TIMOTHY H & TRACEY PARK
313 STONEBRIDGE DR
ROCKWALL, TX 75087

RESIDENT
403 E BOURN ST
ROCKWALL, TX 75087

JONES LENA EST
C/O CHARLES R HUMPHREY
405 ER ELLIS
ROCKWALL, TX 75087

ESTATE OF MARY E WALTER
408 E BOURN ST
ROCKWALL, TX 75087

HONZELL DAVID AND PATRICIA
414 E. COACHLIGHT TRAIL
ROCKWALL, TX 75087

ANGULAR PIEDRA A/G
418 E BOURN ST
ROCKWALL, TX 75087

PIEDRA ANGULAR AG A CORP
418 E BOURN ST
ROCKWALL, TX 75087

LIU HOWARD HEYUN
4577 JAGUAR DR
PLANO, TX 75024

HECKARD ALLEN
4906 FREEMAN DR
ROWLETT, TX 75088

TEXAN MUTUAL LLC
5000 Riverside Dr Ste 100W Bldg 5
Irving, TX 75039

MARTIN HELEN
501 E BOURN ST
ROCKWALL, TX 75087

RESIDENT
504 ROSS
ROCKWALL, TX 75087

MATHIS DEBRA L
504 DICKEY ST
ROCKWALL, TX 75087

RESIDENT
505 E BOURN ST
ROCKWALL, TX 75087

RESIDENT
506 DICKEY ST
ROCKWALL, TX 75087

RODRIGUEZ MARIA
507 DICKEY ST
ROCKWALL, TX 75087

BROWN GEORGIA
508 DICKEY ST
ROCKWALL, TX 75087

SALGADO HAROLD G
510 DICKIE ST
ROCKWALL, TX 75087

WAFFER JULIUS
512 DICKEY ST
ROCKWALL, TX 75087

NUAMERICA PROPERTIES LLC
5657 SOUTHERN FERN RD
GARLAND, TX 75043

JMS CUSTOM HOMES, LLC
58 WINDSOR DR
ROCKWALL, TX 75032

STAR 2022 SFR3 BORROWER LP
591 WEST PUTNAM AVE
GREENWICH, CT 6830

ALLEN DONNA ANETTE AND
JACQUELINE YVETTE JACOBS AND JEFFREY
DWAYNE JACOBS
5961 CONNIE LANE
ROCKWALL, TX 75032

BRANNON ERMA LEE EST AND
MARVIN RAY BRANNON ETAL
6819 CLIFFWOOD DR
DALLAS, TX 75237

RESIDENT
710 DAVY CROCKETT
ROCKWALL, TX 75087

BENNETT A L EST
C/O OLIVER LINVELL
712 PETERS COLONY
ROCKWALL, TX 75087

ROCKWALL HOUSING DEV CORP
A TEXAS NON-PROFIT CORP OF RW
787 HAIL DR
ROCKWALL, TX 75032

EMMANUEL TABERNACLE CHURCH
7903 FERGUSON RD
DALLAS, TX 75228

RESIDENT
800 SAM BUFFINGTON ST
ROCKWALL, TX 75087

RESIDENT
801 DAVY CROCKETT
ROCKWALL, TX 75087

LAFAYETTE FAMILY TRUST
ESTELLE LAFAYETTE - TRUSTEE
801 THROCKMORTON ST
ROCKWALL, TX 75087

JACKSON CALVIN
802 SAM HOUSTON ST
ROCKWALL, TX 75087

DANIELS ANNIE L
803 THROCKMORTON ST
ROCKWALL, TX 75087

DIXON ALMA
804 SAM HOUSTON ST
ROCKWALL, TX 75087

RESIDENT
805 SAM BUFFINGTON ST
ROCKWALL, TX 75087

ST PAUL AFRICAN METHODIST
EPISCOPAL CHURCH
805 PETERS COLONY
ROCKWALL, TX 75087

ST PAUL AFRICAN METHODIST
EPISCOPAL CHURCH
805 PETERS COLONY
ROCKWALL, TX 75087

ESTATE OF FRANKIE MAE ALLEN
805 THROCKMORTON
ROCKWALL, TX 75087

RESIDENT
806 SAM BUFFINGTON ST
ROCKWALL, TX 75087

RESIDENT
807 THROCKMORTON
ROCKWALL, TX 75087

RESIDENT
808 SAM BUFFINGTON ST
ROCKWALL, TX 75087

RESIDENT
809 S GOLIAD
ROCKWALL, TX 75087

RESIDENT
809 SAM BUFFINGTON ST
ROCKWALL, TX 75087

JOHNSON MELDRIA
809 DAVY CROCKETT
ROCKWALL, TX 75087

STRANGE FREDERICK & PATRICIA
810 DAVY CROCKETT ST
ROCKWALL, TX 75087

BARRON BLAKELEIGH
811 DAVY CROCKETT ST
ROCKWALL, TX 75087

RESIDENT
811 S GOLIAD
ROCKWALL, TX 75087

RESIDENT
812 PETERS COLONY
ROCKWALL, TX 75087

RUSZKOWSKI SKYLER E
8127 E COLUMBUS AVE
SCOTTSDALE, AZ 85251

HALL WILLA O
815 DAVY CROCKETT ST
ROCKWALL, TX 75087

HERNANDEZ ALMA VELIA
815 THROCKMORTON ST
ROCKWALL, TX 75087

DENTON GLENDA K & LANCE
900 DAVY CROCKETT
ROCKWALL, TX 75087

JPH ROCKWALL LLC
901 DAVY CROCKETT STREET
ROCKWALL, TX 75087

RESIDENT
901 S GOLIAD
ROCKWALL, TX 75087

PORTER BRANDON &
NOELLE PELLECER
901 SAM HOUSTON ST
ROCKWALL, TX 75087

RESIDENT
902 DAVY CROCKETT
ROCKWALL, TX 75087

WALKER TOM H & SUE ANN
902 LAKE MEADOWS DR
ROCKWALL, TX 75087

RESIDENT
903 DAVY CROCKETT
ROCKWALL, TX 75087

GOAT GENERAL CONTRACTING LLC
KEVIN W. VICE
903 DAVY CROCKETT ST
ROCKWALL, TX 75087

G O A T GENERAL CONTRACTING, LLC
903 DAVY CROCKETT ST
ROCKWALL, TX 75087

RESIDENT
903 S GOLIAD
ROCKWALL, TX 75087

RESIDENT
905 S GOLIAD
ROCKWALL, TX 75087

VALENCIA MONICA L AND ALFREDO
906 SAM HOUSTON
ROCKWALL, TX 75087

RESIDENT
907 SAM BUFFINGTON ST
ROCKWALL, TX 75087

RESIDENT
907 S GOLIAD
ROCKWALL, TX 75087

PAIGE RYAN PROPERTIES LLC
P. O. BOX 853
WYLIE, TX 75098

DATIBRAN HOLDINGS LLC
PO Box 1137
Rockwall, TX 75087

JCK CONCRETE INC
PO BOX 311
FATE, TX 75132

PROGRESS RESIDENTIAL BORROWER 16 LLC
PO BOX 4090
SCOTTSDALE, AZ 85261

NEW CALDONIA BAPTIST CHURCH
PO BOX 481
ROCKWALL, TX 75087

D&A REAL ESTATE PARTNERS LTD
PO BOX 850
ROCKWALL, TX 75087

OWENS RICHARD DUANE
905 SAM HOUSTON
ROCKWALL, TX 75087

PUBLIC NOTICE

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

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

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

Z2026-023: SUP for an Accessory Structure

Hold a public hearing to discuss and consider a request by Samuel Angel Hernandez Ramirez for the approval of a *Specific Use Permit (SUP)* for an existing *Accessory Structure* on a 0.344-acre parcel of land identified as Lot 48 of the Canup Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Southside Residential Neighborhood Overlay (SRO) District, addressed as 304 E. Bourn Street, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on *Tuesday, May 12, 2026 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, May 18, 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, May 18, 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. Z2026-023: SUP for an Accessory Structure

Please place a check mark on the appropriate line below:

☐ I am in favor of the request for the reasons listed below.

☐ I am opposed to the request for the reasons listed below.

Name:

Address:

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

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

Case No. Z2026-023: SUP for an Accessory Structure

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: Frederick Patricia Strange

Address: [redacted]

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

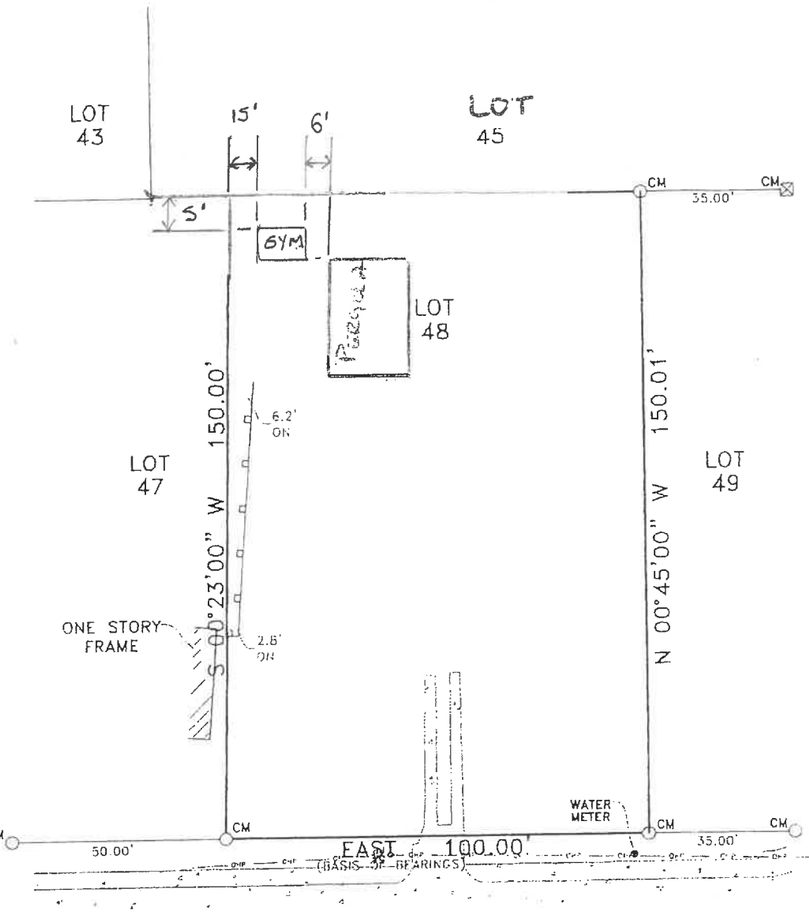
PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

C.B.G. Surveying, Inc.

Allegiance TITLE COMPANY

304 Bourn Street

Being Lot 48, of Canup Subdivision, an addition in Rockwall County, Texas, according to the plat thereof recorded in Volume 39, Page 244, Map Records, Rockwall County, Texas.



GYM
10X20

LEGEND

○ 1/2" ROD FOUND	□ FENCE POST FOR CORNER
⊗ 1/2" ROD SET	CM CONTROLLING MONUMENT
○ 1" PIPE FOUND	AC AIR CONDITIONER
⊠ "X" FOUND/SET	PE POOL EQUIPMENT
60d NAIL FOUND	● POWER POLE
T TRANSFORMER PAD	△ OVERHEAD ELECTRIC
■ COLUMN	—IF— IRON FENCE
▲ UNDERGROUND ELECTRIC	—X— BARBED WIRE
—OHP— OVERHEAD ELECTRIC POWER	EDGE OF ASPHALT
—OES— OVERHEAD ELECTRIC SERVICE	EDGE OF GRAVEL
—O— CHAIN LINK	CONCRETE
WOOD FENCE 0.5' WIDE TYPICAL	COVERED AREA

EXCEPTIONS:

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

FLOOD NOTE: According to the F.I.R.M. No. 48397C0040 L, this property does lie in Zone X and does not lie within the 100 year flood zone.

This survey is made in conjunction with the information provided by Allegiance Title Company. Use of this survey by any other parties and/or for other purposes shall be at user's own risk and any loss resulting from other use shall not be the responsibility of the undersigned. This is to certify that I have on this date made a careful and accurate survey on the ground of the subject property. The plat hereon is a correct and accurate representation of the property lines and dimensions are as indicated; location and type of buildings are as shown; and EXCEPT AS SHOWN, there are no visible and apparent encroachments or protrusions on the ground.

Accepted by: _____ Purchaser

Date: _____ _____ Purchaser

Drawn By: BM

Scale: 1" = 30'

Date: 04/13/15

GF NO.: 1550812-10GH

Job No. 1504703

C.B.G. Surveying, Inc.
12025 Shiloh Road, Ste. 230
Dallas, TX 75228
P 214.349.9485
F 214.349.2216
Firm No. 10168800
www.cbgdfw.com

STATE OF TEXAS REGISTERED THOMAS WILLIAM MAUK 5119 PROFESSIONAL SURVEYOR

THOMAS MAUK
R.P.L.S. NO. 5119

CITY OF ROCKWALL

ORDINANCE NO. 26-XX

SPECIFIC USE PERMIT NO. S-3XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR AN EXISTING *ACCESSORY STRUCTURE* ON A 0.344-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 48 OF THE CANUP 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 Samuel Hernandez for the approval of a *Specific Use Permit (SUP)* for an *Accessory Structure* on a 0.344-acre parcel of land identified as Lot 48 of the Canup Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 304 E. Bourn Street, and being more specifically described and depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

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

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

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

SECTION 2. That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 03.01, *General Residential Standards*, Subsection 03.09, *Single-Family 7 (SF-7) District*, and Subsection 07.04, A*ccessory Structure Development Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] -- *as heretofore amended and may be amended in the future* -- and with the following conditions:

2.1 OPERATIONAL CONDITIONS

DRAFT 03-24-26

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

1) The development of the *Accessory Structure* shall generally conform to the *Site Plan* as depicted in *Exhibit 'B'* of this ordinance.

2) The applicant shall modify the existing, unpermitted structure to meet the concept plan contained in this ordinance.

3) The *Accessory Structure* shall not exceed a maximum size of 200 SF.

4) The *Accessory Structure* shall not be sold or conveyed separately from the single-family home without meeting the requirements of the zoning district and subdivision ordinance.

5) No additional *Accessory Structures* may be constructed on the *Subject Property*.

2.2 COMPLIANCE

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

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

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

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

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

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

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

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 1ST DAY OF JUNE, 2026.

DRAFT ORDINANCE 05.12.2026

Tim McCallum, *Mayor*

ATTEST:

Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: *May 18, 2026*

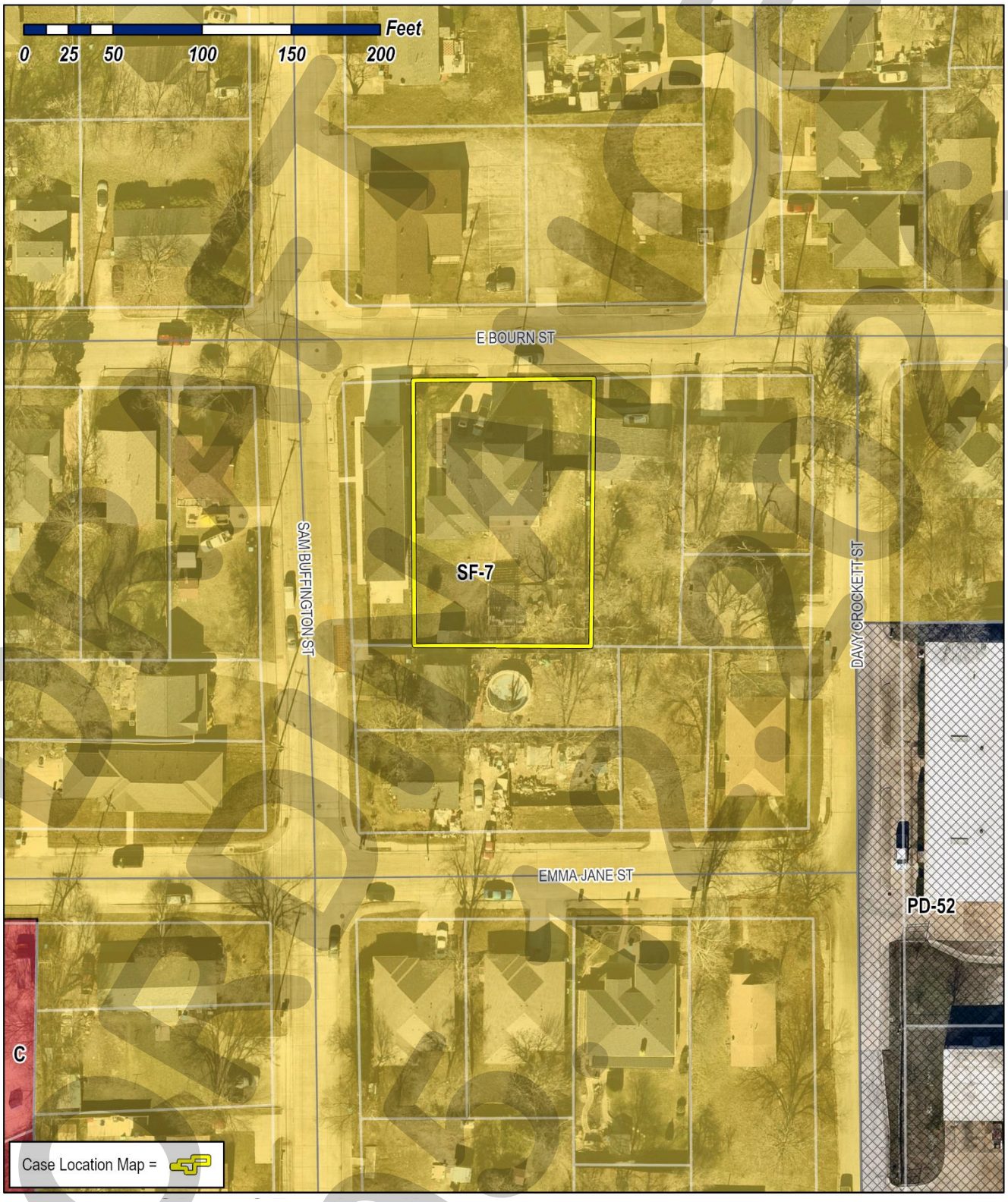
2nd Reading: *June 1, 2026*

DRAFT ORDINANCE 05.12.2026

Exhibit 'A':
Location Map

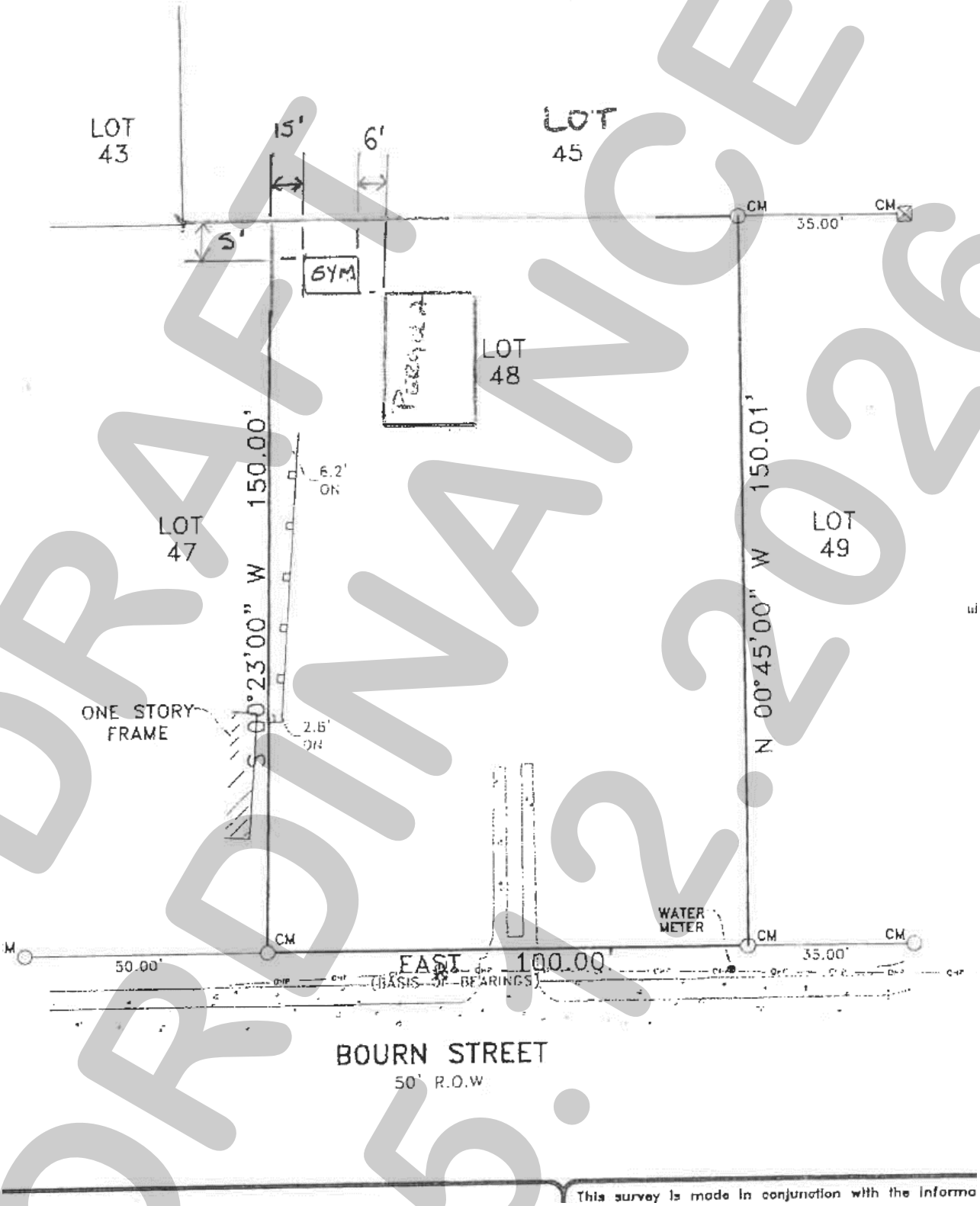
Address: *304 E. Bourn Street*

Legal Description: *Lot 48 of the Canup Addition*



Draft

Exhibit 'B':
Site Plan



DRAFT ORDINANCE 05.12.2026

CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

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

TO:	Planning and Zoning Commission
DATE:	May 12, 2026
APPLICANT:	Stephen Geiger
CASE NUMBER:	Z2026-024; *Zoning Change (C to HC)*

SUMMARY

Hold a public hearing to discuss and consider a request by Stephen Geiger for the approval of a *Zoning Change* from a Commercial (C) District to a Heavy Commercial (HC) District for a 1.50-acre tract of land identified as Tract 8-02 of the J. D. McFarland Survey, Abstract No. 145, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, addressed as 960 Sids Road, and take any action necessary.

BACKGROUND

The subject property was annexed into the City of Rockwall on May 19, 1986 by *Ordinance No. 86-37* [*Case No. A1986-005*]. At the time of annexation, the subject property was zoned Agricultural (AG) District. According to the Rockwall Central Appraisal District (RCAD), existing on the subject property is a 702 SF *office building*, an 80 SF storage building, and a 350 SF canopy, all of which were constructed in 1986. On April 6, 1998, the City Council approved a zoning change [*Case No. PZ1998-004-01*] changing the zoning of the property from an Agricultural (AG) District to a Commercial (C) District. No other changes have occurred to the subject property since annexation.

PURPOSE

On April 17, 2026, the applicant -- *Stephen Geiger* -- submitted an application requesting to change the zoning of the subject property from a Commercial (C) District to a Heavy Commercial (HC) District.

ADJACENT LAND USES AND ACCESS

The subject property is addressed as 960 Sids Road. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property are three (3) tracts of land (*i.e. 965, 967, & 981 Sids Road*) that serve as bus storage for the Rockwall Independent School District (RISD), and are zoned Heavy Commercial (HC) District. Beyond this are two (2) vacant tracts of land (*i.e. Lot 1, Block A, Rockwall Hospital Addition; Tract 18 of the J. D. McFarland Survey, Abstract No. 145*) zoned Commercial (C) District.

South: Directly south of the subject property is a 1.50-acre parcel of land (*i.e. Lot 1, Block A, Rayburn Electric Cooperative Office Addition*) developed with an *Office Building*, zoned Heavy Commercial (HC) District. Beyond this is a vacant five (5) acre tract of land (*i.e. Tract 8-1 of the J. D. McFarland Survey, Abstract No. 145*) zoned Agricultural (AG) District. Beyond this is Sids Road, which is identified as a *Minor Collector* on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

East: Directly east of the subject property is Sids Road, which is identified as a *Minor Collector* on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is a 31.380-acre parcel of land (*i.e. Lot 1, Block A, REC Campus Addition*) developed with office buildings, zoned Planned Development District 44 (PD-44) for Heavy Commercial (HC) District land uses.

West: Directly west of the subject property is vacant 20.562-acre parcel of land that serves as open space for the Flagstone Estates Subdivision. Beyond this the Flagstone Estates Subdivision, which consists of 81 single-family residential homes and is zoned Planned Development District 54 (PD-54) for Single-Family 10 (SF-10) District land uses. Following this is Mims Road, which is identified as a M4U (*i.e. major collector, four [4] land, undivided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

MAP 1: LOCATION MAP
YELLOW: SUBJECT PROPERTY

CONFORMANCE TO THE CITY'S CODES

According to Subsection 04.06, *Heavy Commercial (HC) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), "(t)he Heavy Commercial (HC) District is the proper zoning classification for commercial establishments that may involve uses that would not be suitable in the other commercial zoning districts. Included in this district are commercial uses that involve large volumes of commercial truck traffic, outside operations, outside storage of materials and equipment, excessive noise from heavy service operations, and/or any other possibly adverse operations. The Heavy Commercial (HC) District is commercial in nature, but has some aspects that are similar to industrial land uses. The zoning district allows noise, traffic, litter, late night hours, outside storage of materials and equipment, and other influences that could be harmful if directly adjacent to residential areas, and will require adequate buffering and other mitigating factors if such an adjacency exists." In this case, the applicant has stated that the request to rezone subject property is to provide consistent zoning with the adjacent tracts of land. According to Article 05, *District Development Standards*, of the Unified Development Code (UDC), the following is a summary of the density and dimensional requirements of the Heavy Commercial (HC) District:

TABLE 1: HEAVY COMMERCIAL (HC) DISTRICT STANDARDS

MINIMUM LOT AREA	12,500 SF
MINIMUM LOT WIDTH	100'
MINIMUM LOT DEPTH	125'
MINIMUM FRONT YARD SETBACK [1]	25'

MINIMUM SIDE YARD SETBACK [2]	15'
MINIMUM REAR YARD SETBACK [2]	20'
MINIMUM BETWEEN BUILDINGS [2]	20'
MAXIMUM BUILDING HEIGHT [3]	60'
MAXIMUM LOT COVERAGE	60.00%
MINIMUM LANDSCAPING	15.00%

GENERAL NOTES:

[1]: *FROM FUTURE RIGHT-OF-WAY AS SHOWN ON THE ADOPTED MASTER THOROUGHFARE PLAN OR AS ACTUALLY EXISTS, WHICHEVER IS GREATER.*

[2]: *NOT TO EXCEED 50-FEET.*

[3]: *BUILDING HEIGHT MAY BE INCREASED UP TO 240-FEET IF APPROVED THROUGH A SPECIFIC USE PERMIT (SUP) BY THE PLANNING AND ZONING COMMISSION AND CITY COUNCIL.*

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

CONFORMANCE WITH OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN

The Future Land Use Plan adopted with the OURHometown Vision 2040 Comprehensive Plan identifies the subject property as being situated in the *Southwest Residential District*. 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." *Strategy #2* in the *Southwest Residential District* indicates that the properties surrounding Sids Road and Mims Road contain some of the only land in the City for *Commercial/Industrial* land uses and that "…these areas should be protected from the encroachment of incompatible land uses." In this case, the applicant is proposing to change the zoning from a Commercial (C) District to a Heavy Commercial (HC) District, which is consistent with the surrounding properties on both sides of Sids Road. Based on this the applicant's proposal appears to conform with the goals and policies of the Comprehensive Plan.

INFRASTRUCTURE

Based on the proposed request, the Engineering Department will provide additional comments at the time of site plan if the zoning change is approved. In addition, when the subject property is developed, their portion of Sids Road must be constructed in conformance with the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. All water and sewer infrastructure must be installed per the Master Water and Sewer Plan, and detention shall be required.

STAFF ANALYSIS

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

NOTIFICATIONS

On April 21, 2026, staff mailed 14 notices to property owners and occupants within 500-feet of the subject property. Staff also notified the Flagstone Estates Homeowner's Association (HOA), which is the only HOA within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). At the time this report was drafted, staff had not received any returned notices with regard to the applicant's request.

CONDITIONS OF APPROVAL

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

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

DEVELOPMENT APPLICATION

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

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: 960 Sids Rd, Rockwall, TX 75032

SUBDIVISION: LOT: BLOCK:

GENERAL LOCATION: Sids Rd west of the SH205 intersection

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING: Commercial — CURRENT USE: N/A

PROPOSED ZONING: Heavy Commercial — PROPOSED USE: TBD

ACREAGE: 1.50 — LOTS [CURRENT]: — LOTS [PROPOSED]:

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

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

☑ OWNER	Stephen Geiger	☐ APPLICANT	
CONTACT PERSON		CONTACT PERSON	
ADDRESS	[redacted]	ADDRESS	
CITY, STATE & ZIP		CITY, STATE & ZIP	
PHONE		PHONE	
E-MAIL		E-MAIL	

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Stephen Geiger [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 $ 222.5 *TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 8 *DAY OF* April *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."*

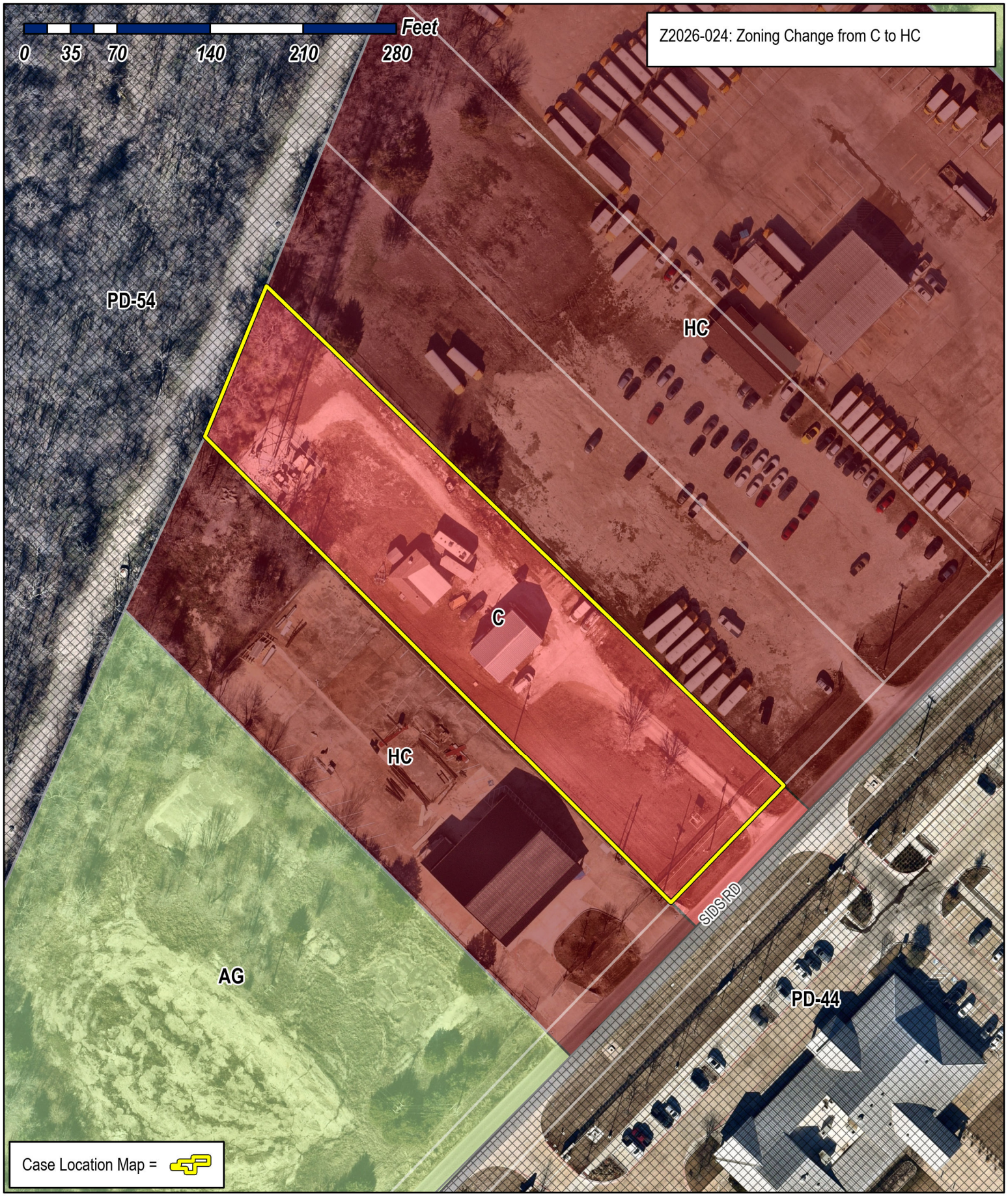
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 8 *DAY OF* April *20* 26

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS PBuie

MY COMMISSION EXPIRES

PAMELA BUIE
Notary Public, State of Texas
Comm. Expires 09-01-2026
Notary ID 133943018



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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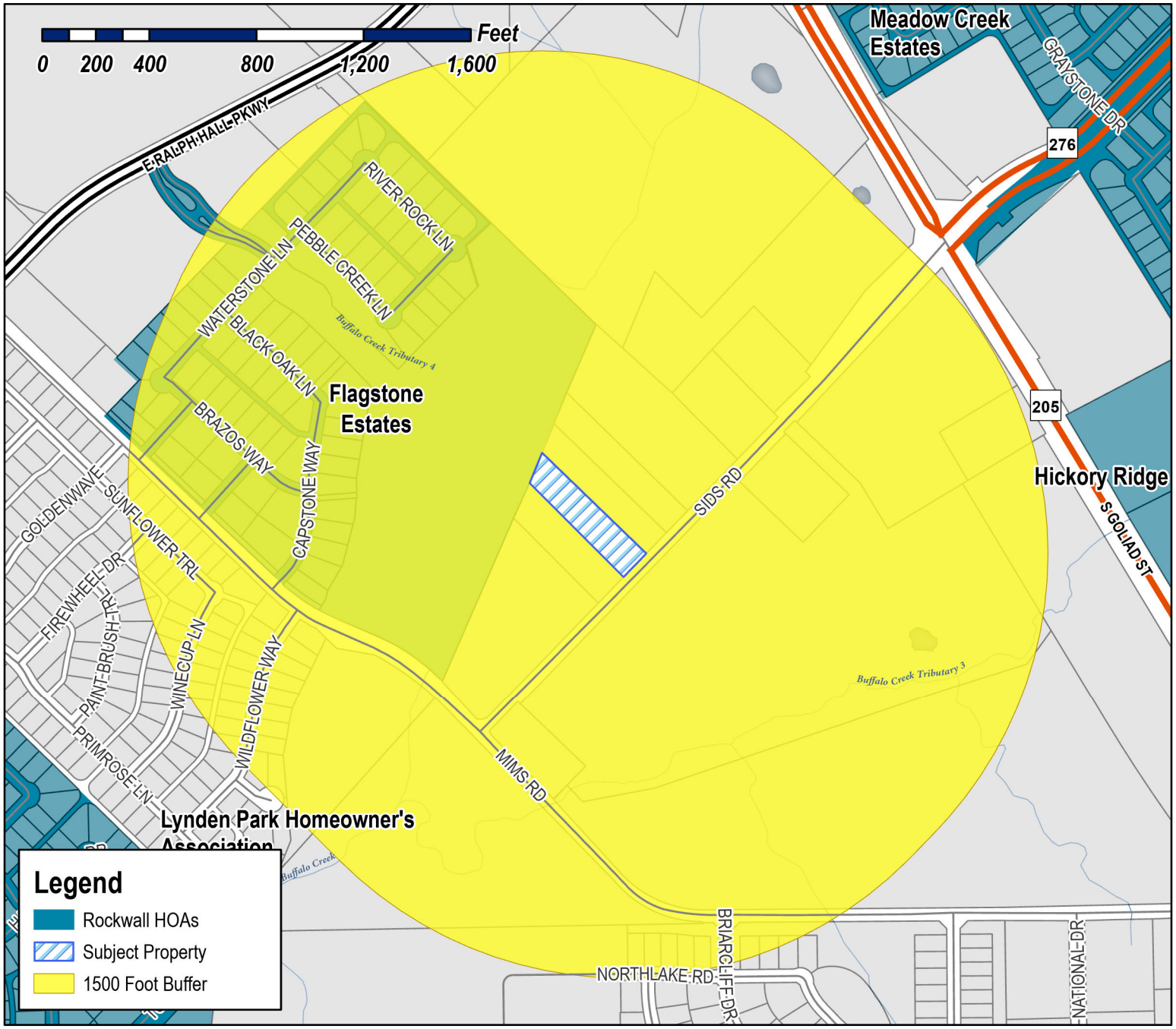
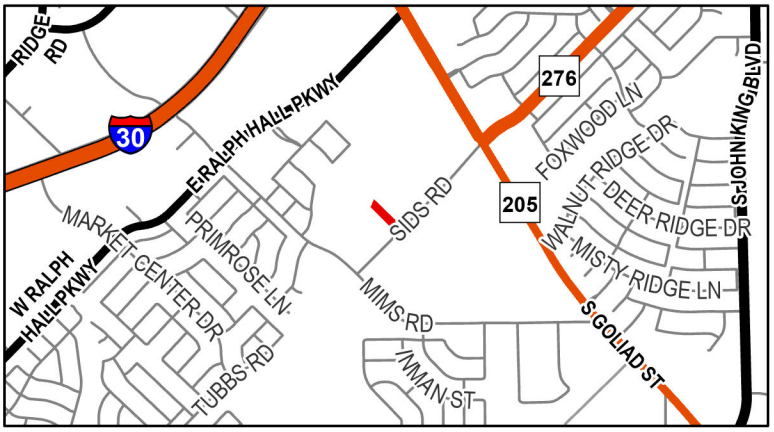


Case Number: Z2026-024
Case Name: Zoning Change from C to HC
Case Type: Zoning
Zoning: Commercial (C) District
Case Address: NE of Sids Road and Mims Road



Date Saved: 4/17/2026
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 [Z2026-024]
Date:	Wednesday, April 22, 2026 9:18:09 AM
Attachments:	Public Notice (04.20.2026).pdf HOA Map (04.17.2026).pdf

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HOA/Neighborhood Association Representative:

Per your participation in the Neighborhood Notification Program, you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning case that will be published in the Rockwall Herald Banner on Friday, April 24, 2026. The Planning and Zoning Commission will hold a public hearing on Tuesday, May 12, 2026 at 6:00 PM, and the City Council will hold a public hearing on Monday, May 18, 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.

Z2026-024: Zoning Change from C to HC
Hold a public hearing to discuss and consider a request by Stephen Geiger for the approval of a Zoning Change from a Commercial (C) District to a Heavy Commercial (HC) District for a 1.50-acre tract of land identified as Tract 8-02 of the J. D. McFarland Survey, Abstract No. 145, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, addressed as 960 Sids Road, and take any action necessary.

Thank you,

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

City of Rockwall

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

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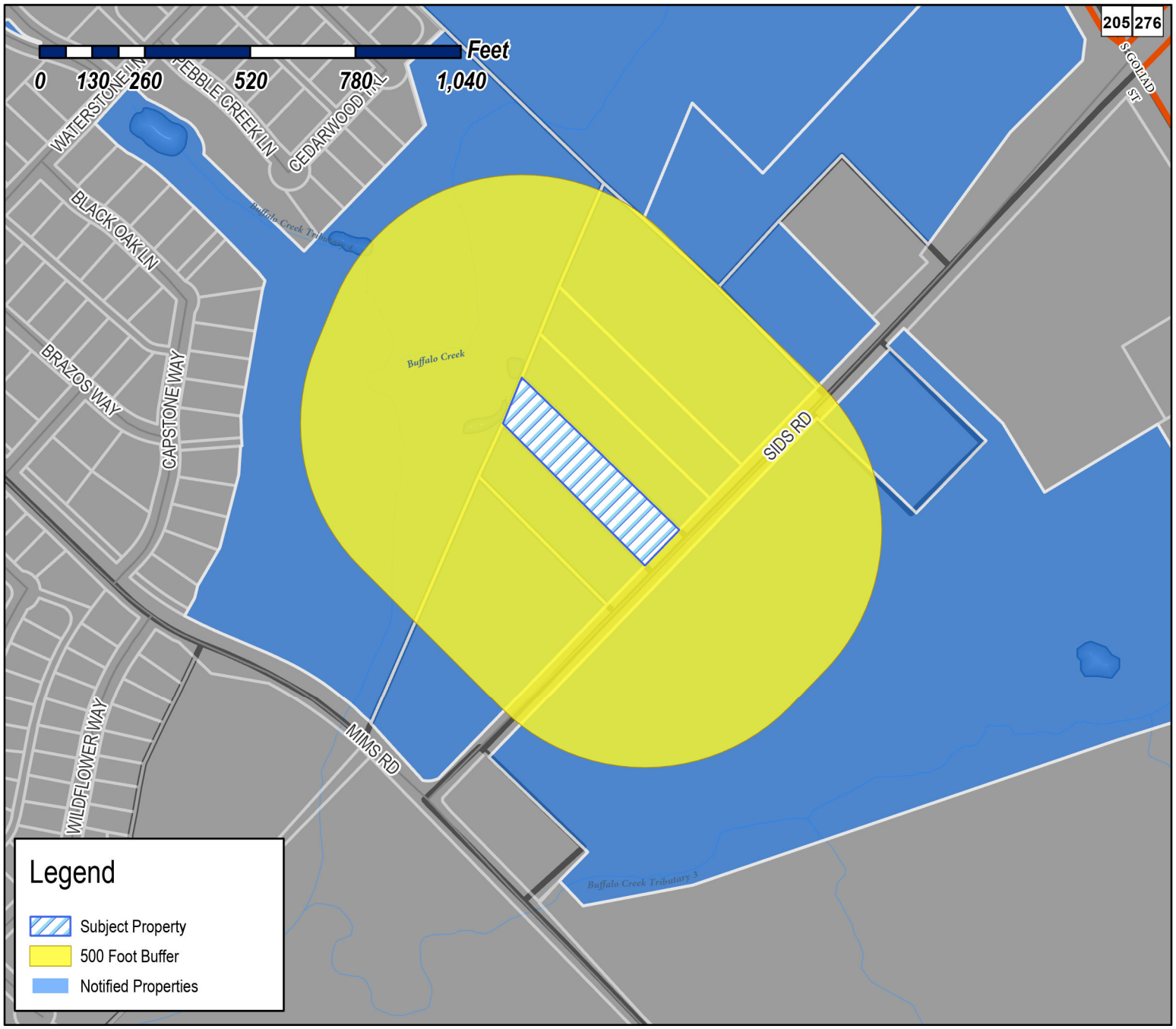

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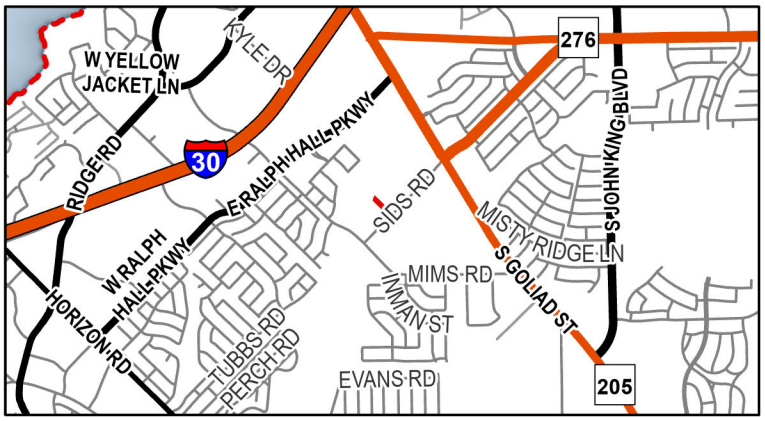


Date Saved: 4/17/2026
For Questions on this Case Call: (972) 771-7745

ROCKWALL ISD
1050 WILLIAMS ST
ROCKWALL, TX 75087

JG SRYGLEY HOLDINGS, LLC
111 PIATT COURT
FATE, TX 75087

CITY OF ROCKWALL
205 W RUSK ST
ROCKWALL, TX 75087

ROCKWALL I S D
801 E WASHINGTON ST
ROCKWALL, TX 75087

JS CONSTRUCTION GROUP ROCKWALL INC
9091 FM 2728
TERRELL, TX 75161

RESIDENT
950 SIDS RD
ROCKWALL, TX 75087

RAYBURN COUNTRY ELECTRIC COOPERATIVE INC
950 SIDS RD
ROCKWALL, TX 75032

RESIDENT
955 SIDS RD
ROCKWALL, TX 75087

RESIDENT
960 SIDS RD
ROCKWALL, TX 75087

RESIDENT
965 SIDS RD
ROCKWALL, TX 75087

RESIDENT
981 SIDS RD
ROCKWALL, TX 75087

RESIDENT
992 SIDS RD
ROCKWALL, TX 75087

RESIDENT
995 SIDS RD
ROCKWALL, TX 75087

RAYBURN COUNTY ELECTRIC COOPERATIVE INC
PO BOX 37
Plano, TX 75074

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:

Z2026-024: Zoning Change from C to HC

Hold a public hearing to discuss and consider a request by Stephen Geiger for the approval of a *Zoning Change* from a Commercial (C) District to a Heavy Commercial (HC) District for a 1.50-acre tract of land identified as Tract 8-02 of the J. D. McFarland Survey, Abstract No. 145, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, addressed as 960 Sids Road, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on *Tuesday, May 12, 2026 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, May 18, 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, May 18, 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. Z2026-024: Zoning Change from C to HC

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

4/7/2026

Rockwall Planning and Zoning Commission
385 South Goliad St
Rockwall, TX 75087

RE: Request for property Rezoning

This letter serves as a formal request for a zoning classification change for the property located at 960 Sids Road, Rockwall, Texas 75032. The property is currently zoned as Commercial; however, Rayburn Electric, the property owner, respectfully requests that the zoning designation be amended to Heavy Commercial.

Reclassifying this property to Heavy Commercial would align its zoning with that of the adjacent property at 950 Sids Road, which is also owned by Rayburn Electric. This change would promote consistency in land use across both parcels.

For any questions or concerns please contact Zach Schultz at zschultz@rayburnelectric.com.

Signed by:
Zach Schultz
D1065845BF8B40F...

BEING a 1.500-acre tract of land situated in the J.D. McFarland Survey, Abstract No. 145, City of Rockwall, Rockwall County, Texas, and being a portion of that called 15.020-acre tract of land as described in the CONTRACT OF SALE AND PURCHASE between Leonard D. Fostel and the Veterans' Land Board of Texas, recorded in Volume 71, at Page 592 of the Deed Records of Rockwall County, Texas, and being all of that called 1.50-acre tract of land as described in a Warranty Deed from W. H. Way and Buddy R. Haldeman to Eddie Kelley, dated May 1, 1985 and being recorded in Volume 225, at Page 414 of the Deed Records of Rockwall County, Texas, same now standing in the name of Rodd Hanna's Air Performance Heating and Air Conditioning, Inc. described in Warranty Deed with Vendor's Lien from Terry McKinney and wife, Deborah McKinney, dated June 24, 1999 and being recorded in Volume 1661, at Page 79 of the Official Public Records of Rockwall County, Texas, and being more particularly described as follows:

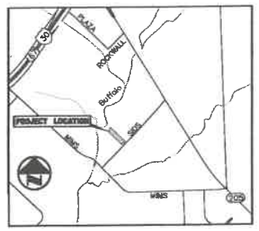
BEGINNING at a 2-inch aluminum disc stamped "R-DELTA ENGINEERS | FIRM #10155000" recovered in the Northwest margin of Sids Road (a called 40-foot Right-of-Way), said disc being East corner of a called 1.500-acre tract of land as described in a Warranty Deed from Eagle Ready Mix Concrete, Inc. to Farris Concrete Company, dated July 7, 1994 and being recorded in Volume 919, at Page 105 of the Real Property Records of Rockwall County, Texas, the South corner of said 1.50-acre Kelley tract, being the **POINT OF BEGINNING** and having grid coordinates of:
X = 2,598,412.69 feet,
Y = 7,015,163.81 feet;

THENCE N 45°20'13" W with the northeast line of said 1.500-acre tract a distance of 510.01 feet to 1/2-inch steel rod found for corner at the North corner of said 1.500-acre Farris Concrete Company tract;

THENCE N 24°04'55" E with the northwest line of the called 15.020-acre tract a distance of 131.08 feet to a 5/8-inch steel rod with a pink cap stamped "R-DELTA ENGINEERS | FIRM #10155000" set for corner;

THENCE S 45°20'13" E with the northeast line of said 1.50-acre Kelly tract a distance of 554.76 feet to a 5/8-inch steel rod with a pink cap stamped "R-DELTA ENGINEERS | FIRM #10155000" set in the northwest margin of Sids Road;

THENCE S 44°03'02" W with the northwest margin of Sids Road a distance of 122.72 feet to the **POINT OF BEGINNING** and containing 65,331 square feet or 1.500 acres of land.

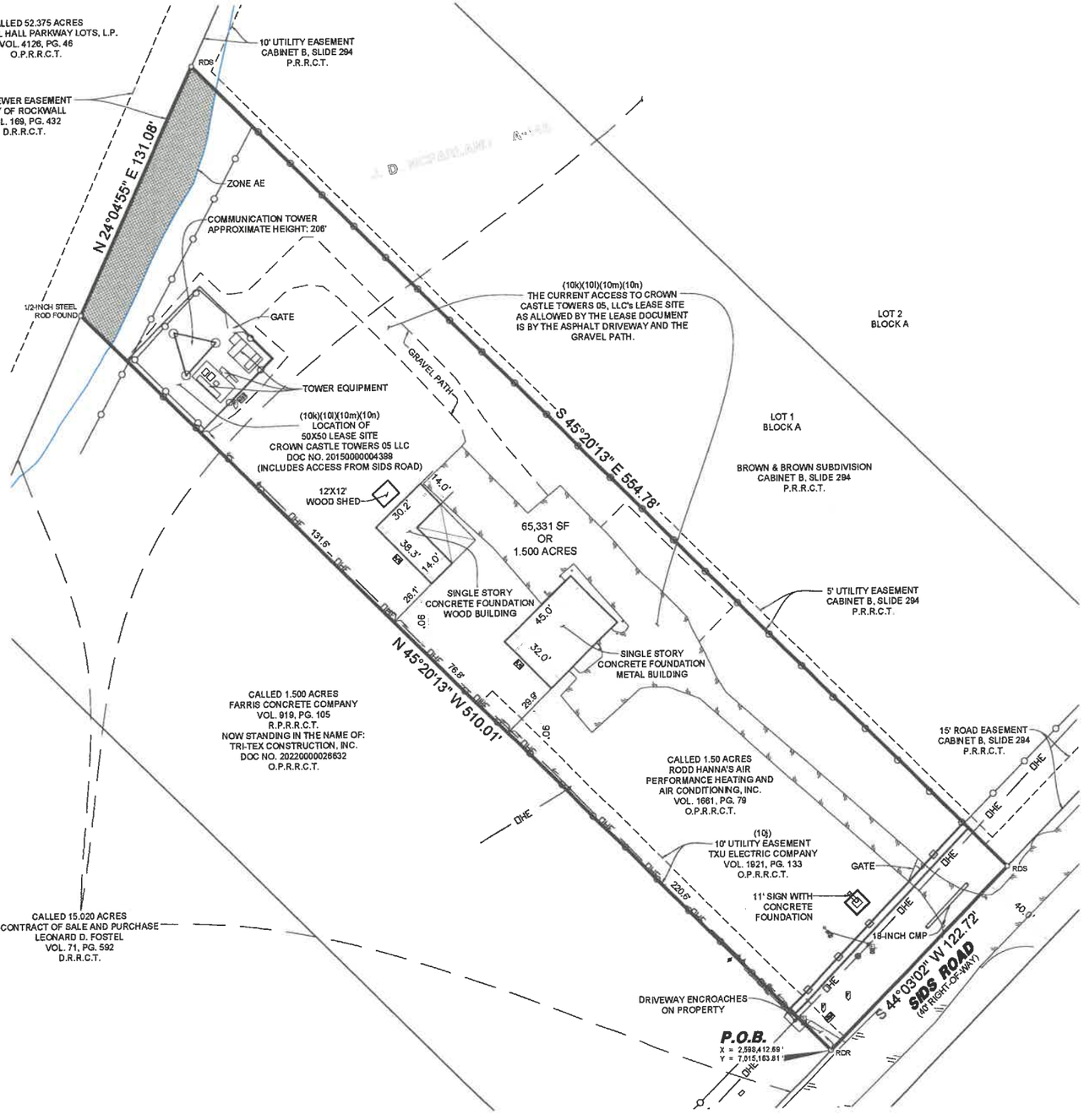


VICINITY MAP
NOT TO SCALE

0 30 60 90
SCALE - 1" = 30'

LEGEND

POB	= Point Of Beginning
R.O.W.	= Right-of-Way
PG.	= Page
NO.	= Number
VOL.	= Volume
DOC NO.	= Document Number
O.P.R.R.C.T.	= Official Public Records of Rockwall County, Texas
R.P.R.R.C.T.	= Real Property Records of Rockwall County, Texas
D.R.R.C.T.	= Deed Records of Rockwall County, Texas
P.R.R.C.T.	= Plat Records of Rockwall County, Texas
SF	= Square Feet
SRF	= Steel Rod Found
RDS	= 5/8-Inch Steel Rod Set with Pink Cap Stamped "R-DELTA ENGINEERS | FIRM 10155000"
RDR	= 2-Inch Aluminum Disc Recovered Stamped "R-DELTA ENGINEERS | FIRM 10155000"
CMP	= Corrugated Metal Pipe
	= Chain Link Fence
	= Wrot Iron Fence
	= Asphalt
	= Unimproved
	= Easement (as noted)
	= Floodplain Boundary
OHE	= Overhead Electric
	= Power Pole
	= Power Pole with Light Fixture
	= Guy Anchor
	= Telephone Pedestal
	= Fiber Cable Marker
	= Electric Meter
	= Water Meter
	= AT&T Vault
	= Air Conditioning Unit
	= Bollard
	= Covered Awning
	= Concrete
	= Special Flood Hazard Area: Zone AE



Notes:

The coordinates shown hereon are reported on the North Central Zone of the Texas Coordinate System of 1983's projection grid. The bearings shown hereon reference the grid Y-axis of the North Central Zone as the basis for north. All distances are reported on the surface by applying the published TxDOT county-wide grid to surface combined factor for Rockwall County is 1.000146135. R-Delta Engineers used the AllTerra Real-time Kinematic (RTK) Network to obtain the grid coordinates to which this survey is related.

DESCRIPTION OF PROPERTY SURVEYED:

BEING a 1.500-acre tract of land situated in the J.D. McFarland Survey, Abstract No. 145, City of Rockwall, Rockwall County, Texas, and being a portion of that called 15.020-acre tract of land as described in the CONTRACT OF SALE AND PURCHASE between Leonard D. Fostel and the Veterans' Land Board of Texas, recorded in Volume 71, at Page 592 of the Deed Records of Rockwall County, Texas, and being all of that called 1.50-acre tract of land as described in a Warranty Deed from W. H. Way and Buddy R. Haldeman to Eddie Kelley, dated May 1, 1985 and being recorded in Volume 225, at Page 414 of the Deed Records of Rockwall County, Texas, same now standing in the name of Rodd Hanna's Air Performance Heating and Air Conditioning, Inc. described in Warranty Deed with Vendor's Lien from Terry McKinney and wife, Deborah McKinney, dated June 24, 1999 and being recorded in Volume 1661, at Page 79 of the Official Public Records of Rockwall County, Texas, and being more particularly described as follows:

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THENCE S 44°03'02" W with the northwest margin of Sids Road a distance of 122.72 feet to the **POINT OF BEGINNING** and containing 65,331 square feet or 1.500 acres of land.

SURVEYOR'S COMMENTS ON SCHEDULE B ITEMS
FOR COMMITMENT No. R251530R-1 EFFECTIVE DECEMBER 3, 2025

Item	Document Description	Executed Date	Volume	Page	Surveyor's Comments
10g	Easement and/or Right-of-Way to Kaufman - VanZandt Soil Conservation District	June 28, 1954	51	110	Easement does affect the subject property but cannot be shown graphically.
10h	Easement and/or Right-of-Way to RCH Water Supply Corporation	September 26, 1961	64	316	Does not affect the subject property and is not shown graphically.
10i	Easement and/or Right-of-Way to Texas Power & Light Company	March 26, 1954	203	99	Does not affect the subject property and is not shown graphically.
10j	Easement and/or Right-of-Way to TXU Electric Company, a Texas corporation	June 14, 2000	1921	1388	Does affect the subject property and is shown graphically.
10k	Leasehold Estate created by that certain Memorandum of Lease and Option, executed by and between Rodd Hanna's Air Performance Heating and Air Conditioning, Inc., as Lessor, and Cook Inlet/VoiceStream, PCS, LLC, as Lessee	October 8, 1999	1758	93	Does affect the subject property and is shown graphically.
10l	Leasehold Estate created by that certain Assignment and Assumption of Ground Lease, executed by and between Cook Inlet/VoiceStream PCS, LLC, as Lessor, and Trinity Wireless Towers, Inc., as Lessee	May 2, 2000	1889	255	Does affect the subject property and is shown graphically.
10m	Leasehold Estate created by that certain Assignment and Assumption of Site Lease, executed by and between Trinity Wireless Towers, Inc., as Lessor, and Crown Castle Towers 05, LLC, as Lessee	September 26, 1961	4440	49	Does affect the subject property and is shown graphically.
10n	Leasehold Estate created by that certain Memorandum of First Amendment to Site Lease with Option, executed by and between Rodd Hanna's Air Performance Heating and Air Conditioning, Inc., as Lessor, and Crown Castle Towers 05, LLC, as Lessee	March 23, 2015	Clerk's File No. 20150000004399		Does affect the subject property and is shown graphically.

SURVEYOR'S CERTIFICATION

To: RAYBURN COUNTRY ELECTRIC COOPERATIVE, INC.
TITLE RESOURCES GUARANTEE COMPANY

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, 7a, 8, 9, 13, and 18 of the Table A thereof. The fieldwork was completed on September 29th, 2025.

According to surveyor's interpretation of information shown on the specific national flood insurance program (NFIP) "Flood Insurance Rate Map" (FIRM, referred to elsewhere on this survey, some portions of this property appear to lie within a "special flood hazard area (SFHA) inundated by 100-year flood" zone as defined by the U.S. Department Of Housing And Urban Development, Federal Insurance Administration, or The Federal Emergency Management Agency.

The above referenced "FIRM" map is for use in administering the "NFIP"; it does not necessarily show all areas subject to flooding, particularly from local sources of small size, which could be flooded by severe, concentrated rainfall coupled with inadequate local drainage systems. There may be other streams, creeks, low areas, drainage systems or other surface or subsurface conditions existing on or near the subject property which are not studied or addressed as part of the "NFIP".

The line indicated hereon depicts the approximate graphical location of the floodplain boundary for a "Special Flood Hazard Area Inundated By 100-Year Flood" Zone AE according to the surveyor's interpretation of the floodplain boundary graphically depicted on the National Flood Insurance Program (NFIP) "Flood Insurance Rate Map" (FIRM), Map Number 48397C0040L, Effective date September 26, 2008. (The approximate graphical location of the floodplain boundary shown on this survey has not been field verified or confirmed by current in-field surveys, and the actual location of the floodplain boundary may vary from the approximate location shown hereon).

Signed on this the 18th day of December, 2025.

STATE OF TEXAS REGISTERED WAYNE C. TERRY 4184 PROFESSIONAL LAND SURVEYOR

Wayne C. Terry, RPLS No. 4184

ALTA/NSPS LAND TITLE SURVEY
of a
1.500-ACRE TRACT
J. D. MCFARLAND SURVEY, ABSTRACT NO. 145
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

rdelta ENGINEERS
615 Main Street
Garland, TX 75040
Ph. (972) 494-5031
www.rdelta.com
TBPE No. F-1515
TBPLS No. 10155000

ENGINEERS, LAND PLANNERS AND LAND SURVEYORS

DRAWN BY:	CHECKED BY:	SCALE:	SHEET:
CBW	WCT	1"=30'	1 OF 1

DATE: DECEMBER 2025 | RDE Proj. No. 3473-25

CITY OF ROCKWALL

ORDINANCE NO. 26-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO APPROVE A CHANGE IN ZONING FROM A COMMERCIAL (C) DISTRICT TO A HEAVY COMMERCIAL (HC) DISTRICT FOR AN 1.50-ACRE TRACT OF LAND IDENTIFIED AS TRACT 8-02 OF THE J. D. MCFARLAND SURVEY, ABSTRACT NO. 145, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND BEING MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBIT 'A'* AND *EXHIBIT 'B'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Stephen Geiger for the approval of a *Zoning Change* from a Commercial (C) District to a Heavy Commercial (HC) District for a 1.50-acre identified as Tract 8-02 of the J. D. McFarland Survey, Abstract No. 145, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, and more fully described and depicted in *Exhibit 'A'* and *Exhibit 'B'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

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

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

SECTION 1. That the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall, Texas, as heretofore amended, be and the same are hereby amended by amending the zoning map of the City of Rockwall so as to change the zoning of the *Subject Property f*rom a Commercial (C) District to a Heavy Commercial (HC) District;

SECTION 2. That the *Subject Property* shall be used only in the manner and for the purposes provided for a *Heavy Commercial (HC) District* as stipulated in Subsection 01.01*, Use of Land and Buildings,* of Article 04*, Permissible Uses*; and, Subsection 04.01*, General Commercial District Standards*, and Subsection 04.06, *Heavy Commercial (HC) District*, of Article 05*, District Development Standards,* of the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall as heretofore amended, as amended herein by granting of this zoning change, and as maybe amended in the future;

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

DRAFT ORDINANCE 03.12.26

zoning described herein;

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

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

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

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

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 1st DAY OF JUNE, 2026.

_____
Tim McCallum, *Mayor*

ATTEST:

_____
Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

1st Reading: *May 18, 2026*

2nd Reading: *June 1, 2026*

DRAFT ORDINANCE 05.12.2026

Exhibit 'A'
Legal Description

BEING a 1.500-acre tract of land situated in the J.D. McFarland Survey, Abstract No. 145, City of Rockwall, Rockwall County, Texas, and being a portion of that called 15.020-acre tract of land as described in the CONTRACT OF SALE AND PURCHASE between Leonard D. Fostel and the Veterans' Land Board of Texas, recorded in Volume 71, at Page 592 of the Deed Records of Rockwall County, Texas, and being all of that called 1.50-acre tract of land as described in a Warranty Deed from W. H. Way and Buddy R. Haldeman to Eddie Kelley, dated May 1, 1985 and being recorded in Volume 225, at Page 414 of the Deed Records of Rockwall County, Texas, same now standing in the name of Rod Hanna's Air Performance Heating and Air Conditioning, Inc., described in Warranty Deed with Vendor's Lien from Terry McKinney and wife, Deborah McKinney, dated June 24, 1999 and being recorded in Volume 1661, at Page 79 of the Official Public Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 2-inch aluminum disc stamped "R-DELTA ENGINEERS | FIRM #10155000" recovered in the Northwest margin of Sids Road (a called 40-foot Right-of-Way), said disc being East corner of a called 1.500-acre tract of land as described in a Warranty Deed from Eagle Ready Mix Concrete, Inc. to Farris Concrete Company dated July 7, 1994 and being recorded in Volume 919, at Page 105 of the Real Property Records of Rockwall County, Texas, the South corner of said 1.50-acre Kelley tract, being the **POINT OF BEGINNING** and having grid coordinates of:
X = 2,598,412.69 feet,
Y = 7,015163.81 feet;

THENCE N 45°20'13" W with the northeast line of said 1.500-acre tract a distance of 510.01 feet to 1/2-inch steel rod found for corner at the North corner of said 1.500-acre Farris Concrete Company tract;

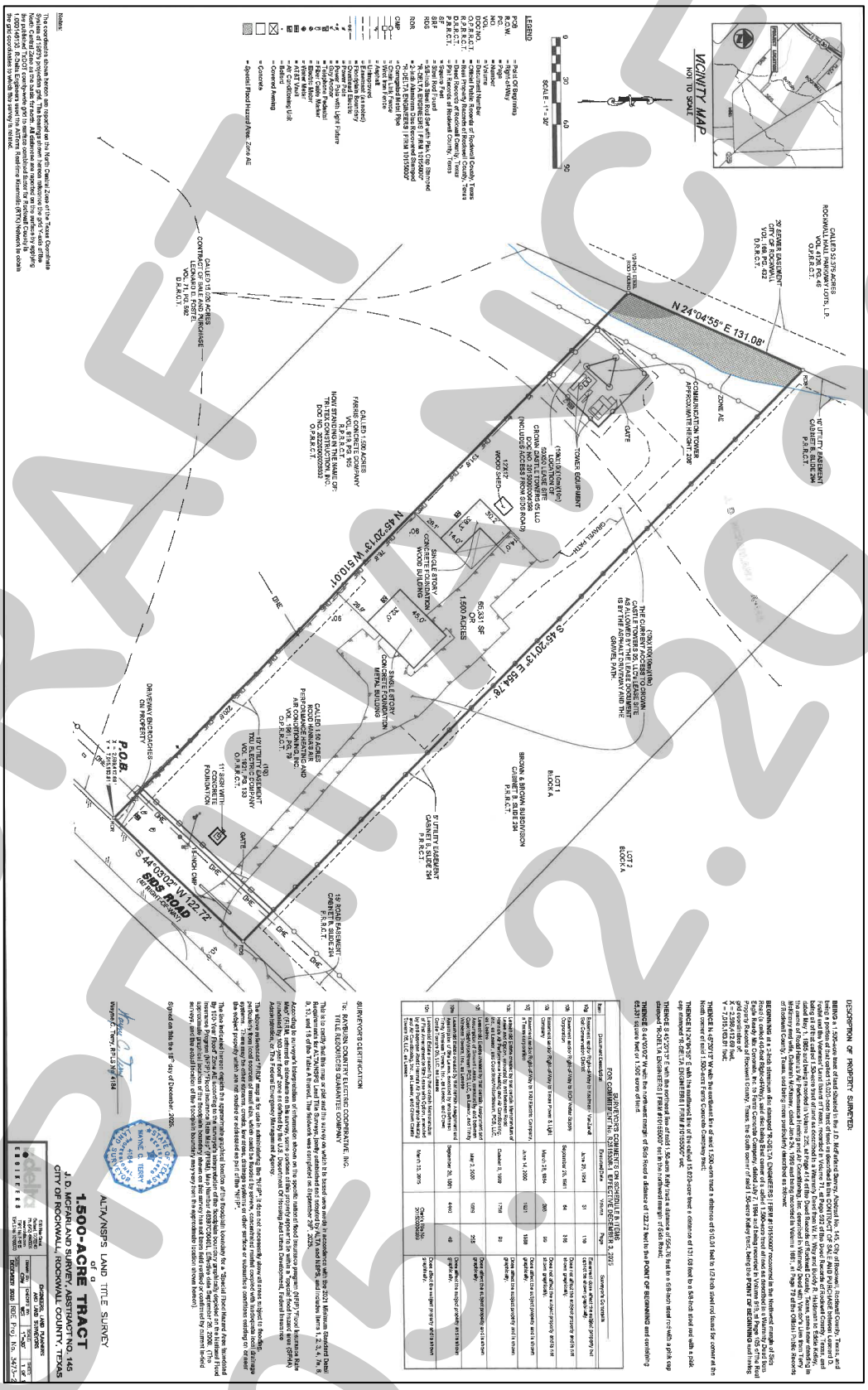
THENCE N 24°04'55" E with the northwest line of the called 15.020-acre tract a distance of 131.08 feet to a 5/8-inch steel rod with a pink cap stamped "R-DELTA ENGINEERS | FIRM #10155000" set for corner;

THENCE S 45°20'13" E with the northeast line of said 1.50-acre Kelley tract a distance of 554.76 feet to a 5/8-inch steel rod with a pink cap stamped "R-DELTA ENGINEERS | FIRM #10155000" set in the northwest margin of Sids Road;

THENCE S 44°03'02" W with the northwest margin of Sids Road a distance of 122.72 feet to the **POINT OF BEGINNING** and containing 65,331 square feet or 1.500 acres of land.

DRAFT ORDINANCE 05.12.2026

Exhibit 'B'
Zoning Exhibit



DRAFT
05/01/2026
2:

CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

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

TO:	Planning and Zoning Commission
DATE:	May 12, 2026
APPLICANT:	Eric Williams; *Teague, Nail, and Perkins*
CASE NUMBER:	Z2026-025; *SUP for a Commercial Freestanding Antenna Tower*

SUMMARY

Hold a public hearing to discuss and consider a request by Eric Williams of Teague, Nall, & Perkins on behalf of Elisa Cardona of the North Texas Municipal Water District (NTMWD) for the approval of a *Specific Use Permit (SUP)* for *Freestanding Commercial Antenna* on *Public Property* on a 0.40-acre tract of land identified as a portion of Tract 3 of the T. R. Bailey Survey, Abstract No. 30, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 80 (PD-80) for Single-Family 10 (SF-10) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, generally located on the west side of John King Boulevard north of the intersection of John King Boulevard and FM-552, and take any action necessary.

BACKGROUND

The subject property was annexed on February 4, 2008 by *Ordinance No. 08-12* [*Case No. A2004-003*]. At the time of annexation the subject property was zoned Agricultural (AG) District. On January 4, 2016, the City Council approved a zoning change (*i.e. Case No. Z2015-035; Ordinance No. 16-08*) changing the zoning from an Agricultural (AG) District to Planned Development District 80 (PD-80) [*Ordinance No. 16-08*] for Single-Family 8.4 (SF-8.4) land uses. On November 16, 2026, the City Council approved a *Preliminary Plat* [*i.e. Case No. P2020-044*] for Saddle Star North Subdivision. On December 20, 2021, the City Council approved a *Final Plat* [*i.e. Case No. P2021-060*] for the Saddle Star North Subdivision, which expired on June 18, 2022. On August 27, 2026, the Planning and Zoning Commission approved a *Site Plan* [*i.e. Case No. SP2024-038*] for a North Texas Municipal Water District's *Meter Vault* located on the subject property.

PURPOSE

On April 17, 2026, the applicant -- *Eric Williams of Teague Nail, and Perkins* -- submitted an application requesting Specific Use Permit (SUP) to allow the construction of a *Commercial Freestanding Antenna* on the subject property.

ADJACENT LAND USES AND ACCESS

The subject property is generally located on the west side of John King Boulevard, north of the intersection of John King Boulevard and FM-552. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is the remainder of a vacant 44.557-acre tract of land (*i.e. Tract 3 of the T. R. Bailey Survey, Abstract No. 30*) that is zoned Planned Development District 80 (PD-80) for Single-Family 8.4 (SF-8.4) District land uses. Beyond this is a vacant 44.5250-acre tract of land (*i.e. Tract 7-1, of the J Simmons Survey, Abstract No. 30*) zoned Planned Development District 74 (PD-74) for Single-Family 10 (SF-10) District land uses. Following this is John King Boulevard, which is identified as a P6D (*i.e. principal arterial, six [6] lane, divided roadway*] on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

South: Directly south of the subject property is the remainder of a vacant 44.557-acre tract of land (*i.e. Tract 3 of the T. R. Bailey Survey, Abstract No. 30*) that is zoned Planned Development District 80 (PD-80) for Single-Family 8.4 (SF-8.4) District land uses. Beyond this is FM-552 which is identified as a A4D (*i.e. arterial, four [4] lane, divided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. South of this is 12.362-acre parcel of land (*i.e. Lot 2, Block 1, Rockwall Middle School #4 Addition*), which is zoned Single-Family

16 (SF-16) District, owned by the City of Rockwall, and is currently vacant. South of this is the Stone Creek Subdivision, which is zoned Planned Development District 70 (PD-70) for Single-Family 10 (SF-10) District and General Retail (GR) District land uses. Beyond this is E. Quail Run Road which is identified as a A4D (*i.e. arterial, four [4] lane, divided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

East: Directly east of the subject property is John King Boulevard, which is identified as a P6D (*i.e. principal arterial, six [6] lane, divided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. East of this is 17.3750-acre tract of land (*i.e. Tract 7-05, T.R. Bailey Survey, Abstract No. 30*), which is zoned Planned Development District 74 (PD-74) for General Retail (GR) District land uses and is currently vacant. Beyond that is Phase 9 of the Breezy Hill Subdivision, which was established in 2016 and consists of 55 single family homes. This subdivision is zoned Planned Development District 74 (PD-74) for Single-Family 10 (SF-10) District land uses.

West: Directly west of the subject property is the remainder of a 44.557-acre tract land (*i.e. Tract 3 of the T.R. Bailey Survey, Abstract No. 30*) that is zoned Planned Development District 80 (PD-80) for Single-Family 8.4 (SF-8.4) District land uses. Beyond this is the corporate limits of the City of Rockwall. West of this is Phase 2 of the Hidden Valley Estates Subdivision, which is situated within the City's Extraterritorial Jurisdiction (ETJ).

MAP 1: LOCATION MAP
YELLOW: SUBJECT PROPERTY

CHARACTERISTICS OF THE REQUEST

The applicant is requesting approval for a *Freestanding Commercial Antenna on Public Property* consisting of a monopole structure with an overall height of approximately 50-feet. The installation is designed as a self-supporting monopole with attached antenna equipment and associated ground-mounted infrastructure.

Based on the submitted site plan, the monopole is located near the frontage along N. John King Boulevard and is integrated into the overall site layout, with access provided via internal drive aisles. The facility includes a dedicated equipment area at the base of the monopole, enclosed by a six (6) foot wrought-iron security fence to restrict access. Landscape elements, including trees and shrubs, are proposed around the perimeter to reduce visual impacts from adjacent public rights-of-way and surrounding properties.

Overall, the request represents a typical small-scale wireless communication facility intended to enhance service coverage while incorporating design elements aimed at maintaining compatibility with surrounding development.

CONFORMANCE TO THE CITY'S CODES

The proposed freestanding commercial antenna has been evaluated for compliance with the applicable provisions of the Unified Development Code (UDC), including use-specific standards, site design requirements, and adjacency criteria.

Pursuant to Subsection 02.03(K) of Article 04, *Commercial Freestanding Antennas* are required to be enclosed by a wrought-iron fence and screened with a continuous hedge. The applicant has provided a six (6) foot wrought-iron fence consistent with this requirement. While canopy trees, specifically dwarf southern magnolias, are proposed around the perimeter, staff notes that canopy trees alone may not fully satisfy the intent of a continuous, low-level opaque hedge without supplemental shrubbery. Parking requirements have also been met, as the previously approved *Site Plan* (*Case No. SP2024-038*) provides two (2) off-street parking spaces, exceeding the minimum requirement of one (1) space.

With respect to residential adjacency, the subject property abuts future residential uses along the western boundary. The Unified Development Code (UDC) requires three (3) tiers of landscaping (*i.e. canopy trees, understory trees, and shrub*) to ensure adequate screening. The submitted plan does *not* demonstrate full compliance with this standard; however, this condition was previously approved with the associated *Site Plan*.

Finally, the proposed monopole exceeds the maximum height permitted within the underlying Single-Family 10 (SF-10) District by approximately 14-feet. As such, the request does not conform to the base zoning height standards, necessitating consideration through a Specific Use Permit (SUP).

STAFF ANALYSIS

Pursuant to Subsection 02.03, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC), *Commercial Freestanding Antennas on Public Property* are permitted by right, regardless of the underlying zoning designation; however, such facilities remain subject to the development standards of the base zoning district, including height and setback requirements, unless modified through an agreement or approved by the City Council via a Specific Use Permit (SUP).

In this case, while the use itself is permitted, the proposed monopole exceeds the allowable height of the Single-Family 10 (SF-10) District by approximately 14 feet. Based on this the request requires Specific Use Permit (SUP) approval to allow for the deviation from the established height standard.

A Specific Use Permit (SUP) is a discretionary action by the City Council, following a recommendation from the Planning and Zoning Commission. In evaluating the request, consideration is typically given to compatibility with surrounding land uses, mitigation of visual impacts, and overall conformance with the intent of the Unified Development Code (UDC).

NOTIFICATIONS

On April 21, 2026, staff mailed eight (8) notices to property owners and occupants within 500-feet of the subject property. Staff also notified the Breezy Hill Estates Homeowner's Association (HOA), which is the only HOA/Neighborhood Organization within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). At the time this report was drafted, staff has not received any notices in favor or opposition of the request.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the applicant's request for a *Specific Use Permit (SUP)* to construct a *Commercial Freestanding Antenna*, then staff would propose the following conditions of approval:

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

(a) Any necessary equipment building shall be of a material allowed by the applicable zoning district, similar in color and character to the principal building on the site, or the necessary equipment shall be contained entirely within the principal building on the property or in an underground vault.

(b) No more than three (3) separate equipment buildings shall be located on a single lot.

(c) At least one (1) paved parking space with paved access thereto shall be provided at the antenna location. The parking space need not be reserved exclusively for use in conjunction with the antenna installation and may be one (1) of the spaces provided for the principal use on the property.

(d) All development associated with a *Freestanding Commercial Antenna* shall adhere to the *Engineering Department's Standards of Design and Construction Manual*.

(e) The height of the *Commercial Freestanding Antenna* shall not exceed a total height of 50-feet.

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

DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

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

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

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

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

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 3275 N John King Blvd. Rockwall, TX 75032

SUBDIVISION N/A LOT N/A BLOCK N/A

GENERAL LOCATION 450' NORTH OF THE INTERSECTION OF JOHN KING BLVD. & FM 552

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING SF-8.4 CURRENT USE AGRICULTURAL

PROPOSED ZONING SF-8.4 PROPOSED USE MUNICIPALLY CONTROLLED UTILITY

ACREAGE 0.4 LOTS [CURRENT] N/A LOTS [PROPOSED] N/A

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

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

☑ OWNER	NORTH TEXAS MUNICIPAL WATER DISTRICT	☑ APPLICANT	TEAGUE, NALL, & PERKINS
CONTACT PERSON	ELISA CARDONA	CONTACT PERSON	ERIC WILLIAMS
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 Mark A. Simon [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 $ 206 *TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 16th *DAY OF* April *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."*

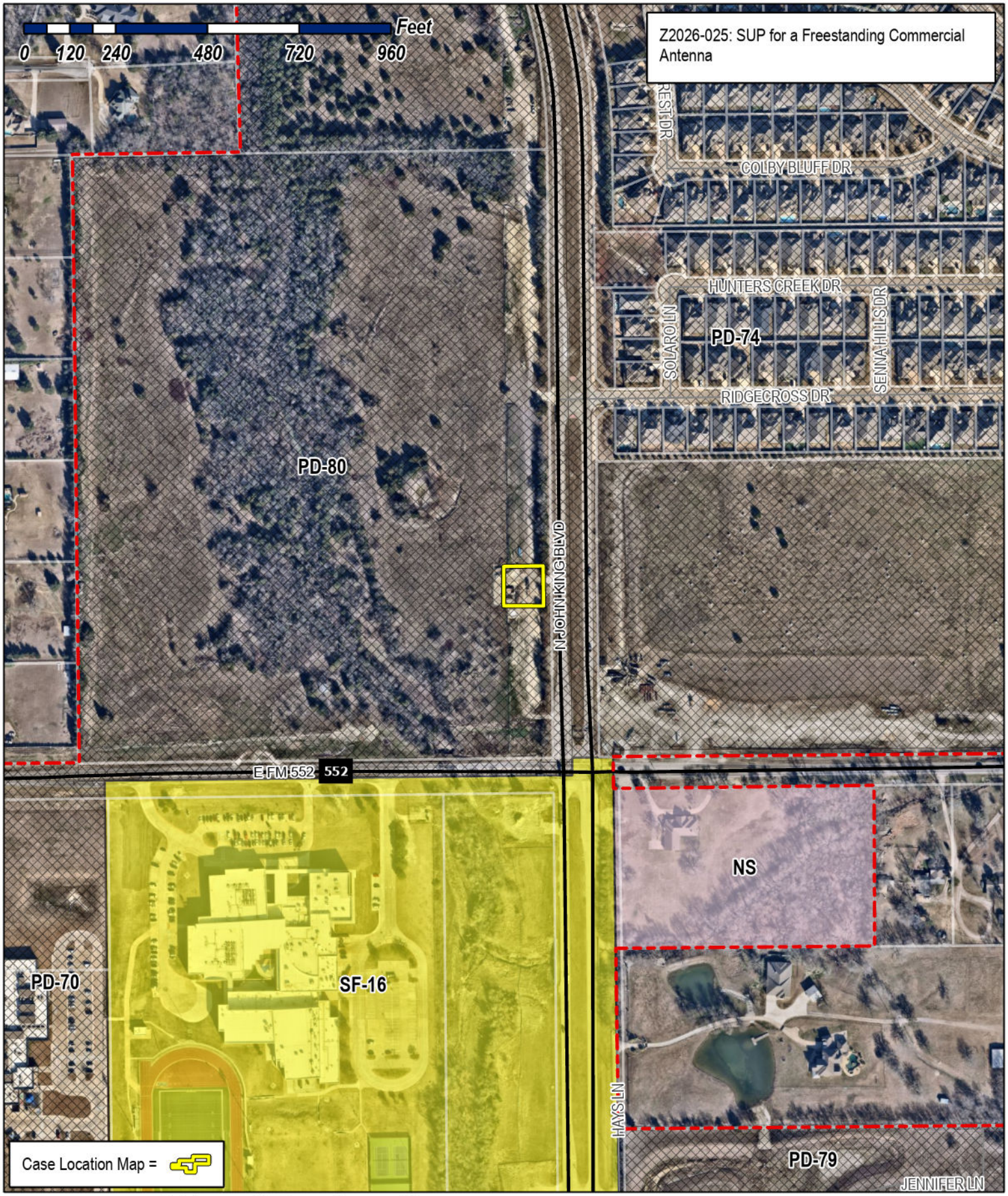
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 16 *DAY OF* April *20* 26

OWNER'S SIGNATURE Mark A. Simon

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Shawnna Helmberger

SHAWNNA HELMBERGER
Notary Public, State of Texas
Comm. Expires 06-29-2026
Notary ID 131626980

MY COMMISSION EXPIRES 6/29/2026



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

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

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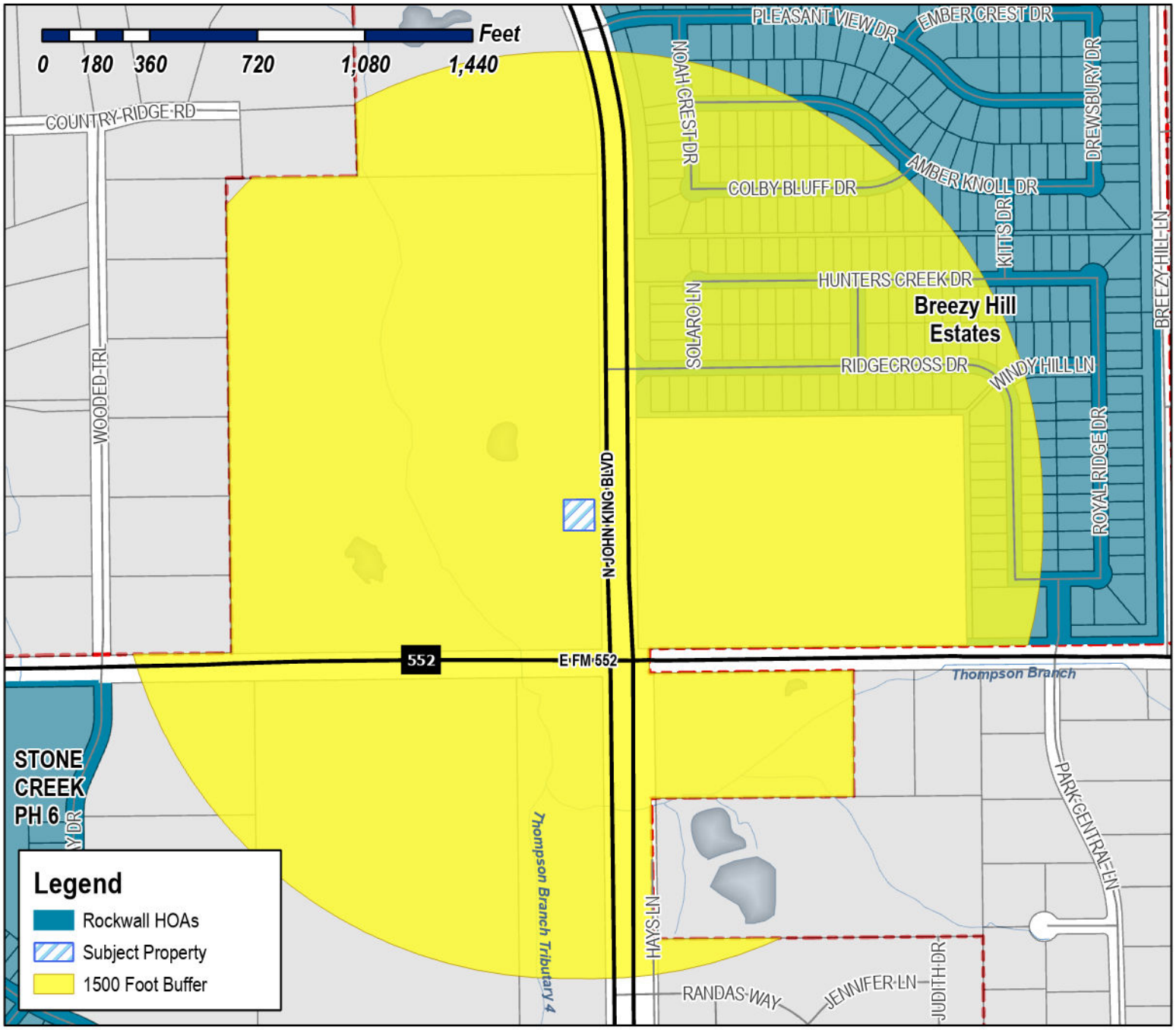
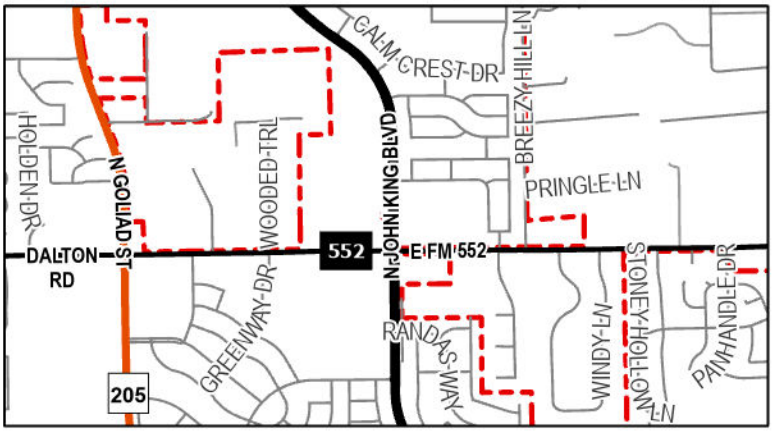


Case Number: Z2026-025
Case Name: SUP for a Freestanding Commercial Antenna
Case Type: Zoning
Zoning: Planned Development 80 (PD-80) District
Case Address: NW Corner of John King Blvd and 552

Date Saved: 4/21/2026

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 [Z2026-025]
Date:	Wednesday, April 22, 2026 9:19:52 AM
Attachments:	Public Notice (04.20.2026).pdf HOA Map (04.21.2026).pdf

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HOA/Neighborhood Association Representative:

Per your participation in the Neighborhood Notification Program, you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning case that will be published in the Rockwall Herald Banner on Friday, April 24, 2026. The Planning and Zoning Commission will hold a public hearing on Tuesday, May 12, 2026 at 6:00 PM, and the City Council will hold a public hearing on Monday, May 18, 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.

Z2026-025: SUP for a Freestanding Commercial Antenna
Hold a public hearing to discuss and consider a request by Eric Williams of Teague, Nall, & Perkins on behalf of Elisa Cardona of the North Texas Municipal Water District (NTMWD) for the approval of a Specific Use Permit (SUP) for Freestanding Commercial Antenna on Public Property on a 0.40-acre tract of land identified as a portion of Tract 3 of the T. R. Bailey Survey, Abstract No. 30, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 80 (PD-80) for Single-Family 10 (SF-10) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV)) District, generally located on the west side of John King Boulevard north of the intersection of John King Boulevard and FM-552, and take any action necessary.

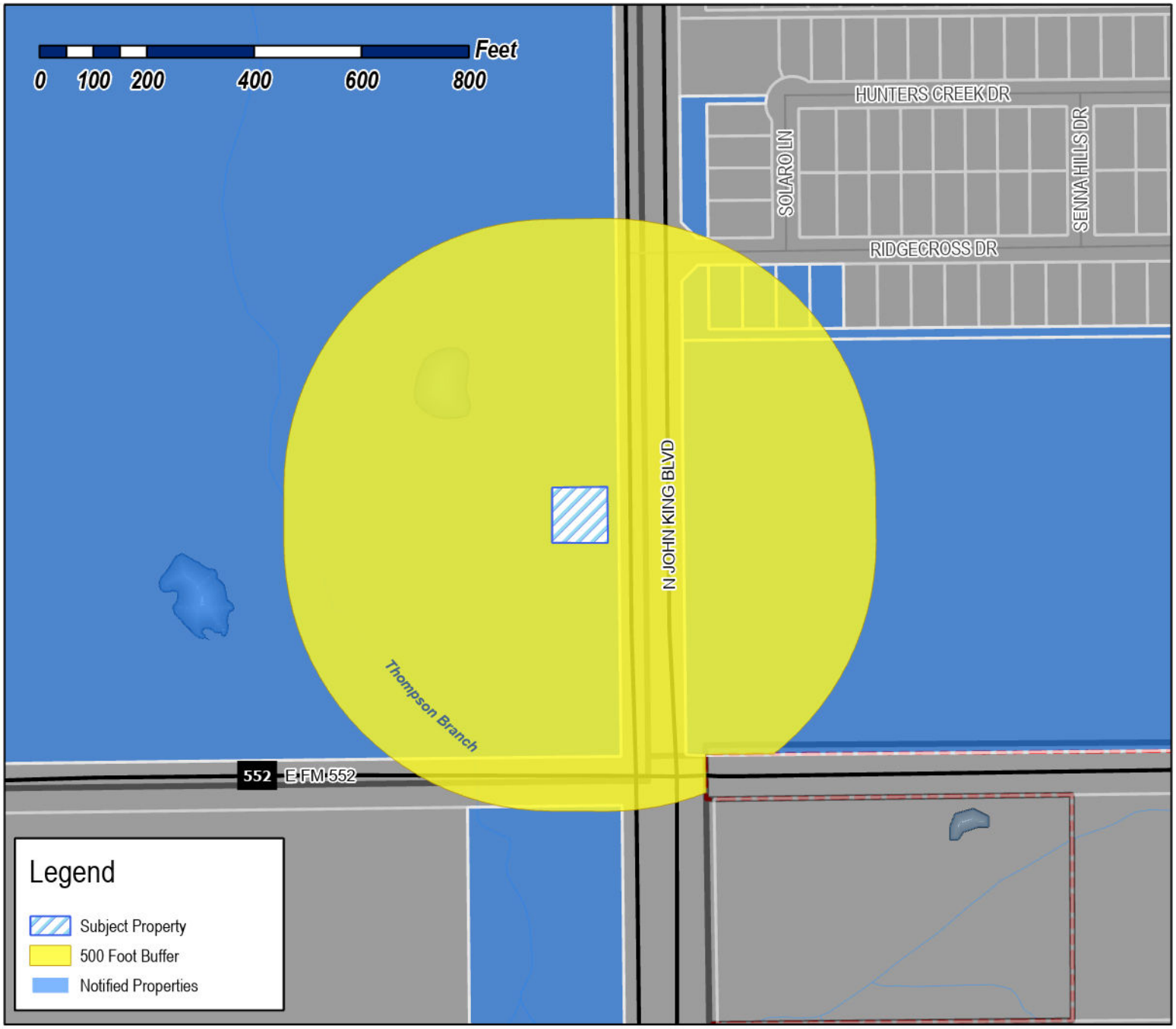
Thank you,

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

City of Rockwall

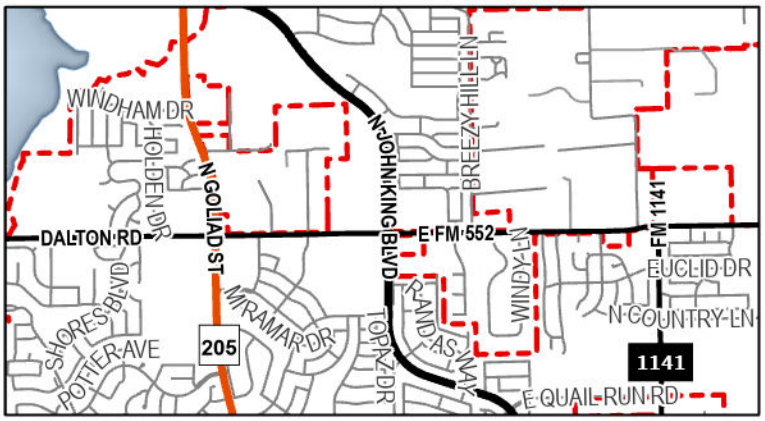
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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: Z2026-025
Case Name: SUP for a Freestanding Commercial Antenna
Case Type: Zoning
Zoning: Planned Development 80 (PD-80) District
Case Address: NW Corner of John King Blvd and 552
Date Saved: 4/21/2026

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



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

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

SHARMA DHAWAL &
SUNKET SHARMA
3529 RIDGE CROSS DR
ROCKWALL, TX 75087

CURTIS REGINALD BLAKE & ASHLEE BIANKA
3533 RIDGECROSS DR
ROCKWALL, TX 75087

BEERAM SAI SAGAR
3537 RIDGECROSS DR
ROCKWALL, TX 75087

ESQUIBEL DERRICK
3541 Ridgecross Dr
Rockwall, TX 75087

SADDLE STAR SOUTH HOLDINGS LL
C/O HINES INTERESTS LIMITED PARTNERSHIP
609 Main St Ste 2400
Houston, TX 77002

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

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:

Z2026-025: SUP for a Freestanding Commercial Antenna

Hold a public hearing to discuss and consider a request by Eric Williams of Teague, Nall, & Perkins on behalf of Elisa Cardona of the North Texas Municipal Water District (NTMWD) for the approval of a *Specific Use Permit (SUP)* for *Freestanding Commercial Antenna* on *Public Property* on a 0.40-acre tract of land identified as a portion of Tract 3 of the T. R. Bailey Survey, Abstract No. 30, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 80 (PD-80) for Single-Family 10 (SF-10) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV)) District, generally located on the west side of John King Boulevard north of the intersection of John King Boulevard and FM-552, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on *Tuesday, May 12, 2026 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, May 18, 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, May 18, 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. Z2026-025: SUP for a Freestanding Commercial Antenna

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

Designed Appurtenance Loading

Elev	Description	Tx-Line
45	3ft Standoff	
45	(1) 3' Yagi	(1) LMR 600

Design Criteria - ANSI/TIA-222-H

Wind Speed (No Ice)	105 mph
Wind Speed (Ice)	30 mph
Design Ice Thickness	1.50 in
Risk Category	II
Exposure Category	C
Topographic Factor Procedure	Method 1 (Simplified)
Topographic Category	1
Ground Elevation	518 ft
Seismic Importance Factor, Ie	1.00
0.2-sec Spectral Response, Ss	0.108 g
1-sec Spectral Response, S1	0.058 g
Site Class	D (DEFAULT)
Seismic Design Category	B
Basic Seismic Force-Resisting System	Telecommunication Tower (Pole: Steel)

Limit State Load Combination Reactions

Load Combination	Axial (kips)	Shear (kips)	Moment (ft-k)	Deflection (ft)	Sway (deg)
1.2 D + 1.0 Wo	2.92	1.32	36.02	0.29	0.45
0.9 D + 1.0 Wo	2.2	1.32	35.92	0.29	0.45
1.2 D + 1.0 Di + 1.0 Wi	4.54	0.27	8.06	0.07	0.11
1.2 D + 1.0 Ev + 1.0 Eh	2.98	0.19	5.45	0.04	0.06
0.9 D - 1.0 Ev + 1.0 Eh	2.13	0.19	5.44	0.04	0.06
1.0 D + 1.0 Wo (Service @ 60 mph)	2.44	0.39	10.52	0.08	0.13

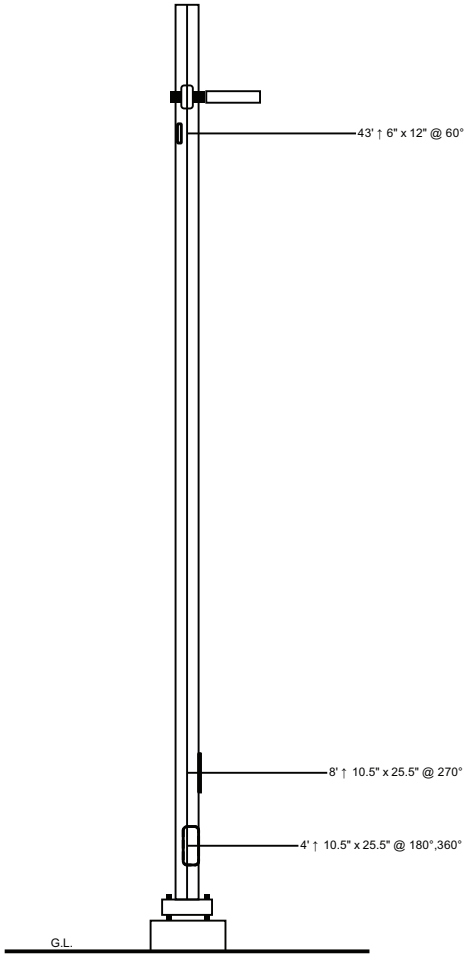
Base Plate Dimensions

Shape	Diameter	Thickness	Bolt Circle	Bolt Qty	Bolt Diameter
Round	21.75"	1"	19.25"	8	1"

Anchor Bolt Dimensions

Length	Diameter	Hole Diameter	Weight	Type	Finish
51"	1"	1.25"	113.6	F1554-105	Galv

Length (ft)	49'-0"
Number Of Sides	18
Thickness (in)	1/4"
Lap Splice (ft)	
Top Diameter (in)	16"
Bottom Diameter (in)	16"
Taper (in/ft)	0
Grade	A572-65
Weight (lbs)	2585
Overall Steel Height (ft)	49



Notes

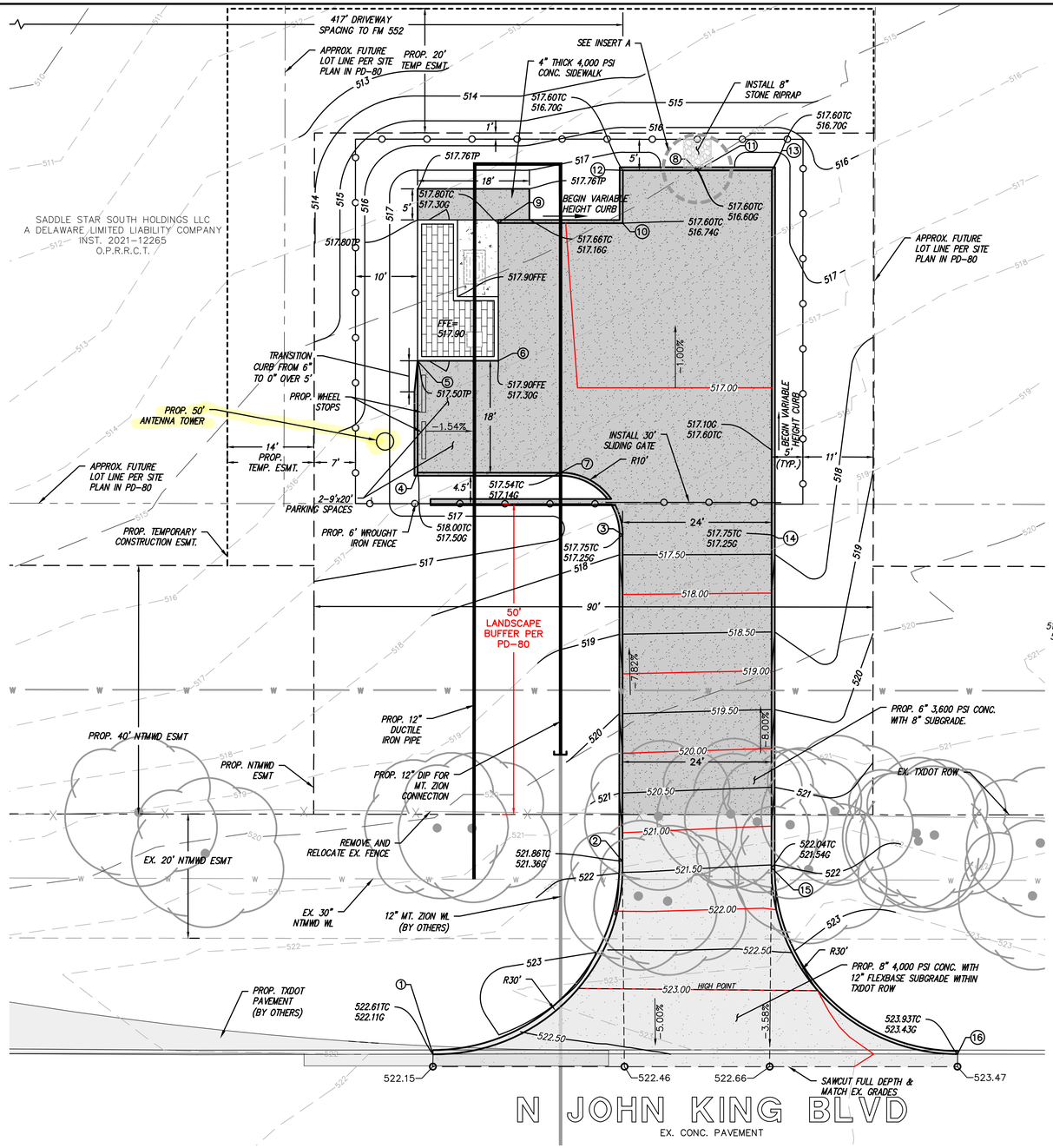
1) Antenna Feed Lines Run Inside Pole
2) All dimensions are above ground level, unless otherwise specified.
3) Weights shown are estimates. Final weights may vary.
4) Full Height Step Bolts
5) This tower design and, if applicable, the foundation design(s) shown on the following page(s) also meet or exceed the requirements of the 2021 International Building Code.
6) Tower Rating: 15.9%

Sabre Industries
INNOVATION DELIVERED

Sabre Industries
7101 Southbridge Drive
P.O. Box 658
Sioux City, IA 51102-0658
Phone: (712) 258-6690
Fax: (712) 279-0814

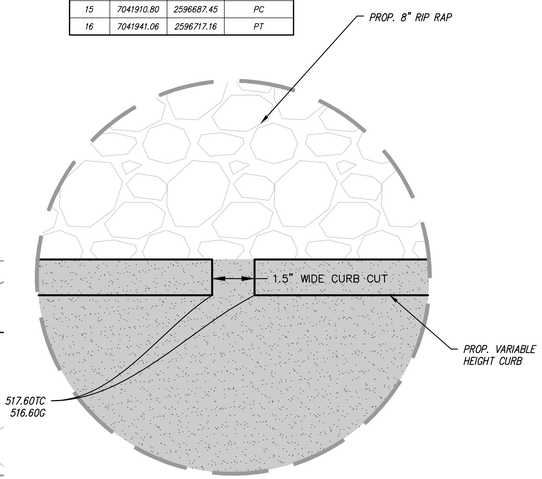
Information contained herein is the sole property of Sabre Communications Corporation, constitutes a trade secret as defined by Iowa Code Ch. 550 and shall not be reproduced, copied or used in whole or part for any purpose whatsoever without the prior written consent of Sabre Communications Corporation.

Job:	**566060**
Customer:	RLC CONTROLS, INC
Site Name:	NTMWD Waterline, TX
Description:	50' Monopole
Date:	8/26/2025 By: ARH



COORDINATE CONTROL TABLE			
Point #	Northing	Easting	DESCRIPTION
1	7041856.64	2596718.03	PC
2	7041886.80	2596686.68	PT
3	7041886.29	2596634.13	PT
4	7041853.19	2596624.45	PI
5	7041853.00	2596606.45	PI
6	7041866.00	2596606.31	PI
7	7041876.20	2596624.23	PC
8	7041897.66	2596575.33	PI
9	7041865.77	2596584.15	PI
10	7041885.80	2596583.96	PI
11	7041897.79	2596575.33	PI
12	7041885.73	2596575.45	PI
13	7041909.72	2596575.21	PI
14	7041910.29	2596633.88	PI
15	7041910.80	2596687.45	PC
16	7041941.06	2596717.16	PT

G=GUTTER ELEVATION
TC=TOP OF CURB ELEVATION
TP=TOP OF PAVEMENT ELEVATION
FF= FINISHED FLOOR ELEVATION



INSERT A
N.T.S.

UTILITY NOTE:

THE UTILITIES SHOWN ON THESE PLANS WERE COMPILED FROM VARIOUS SOURCES AND ARE INTENDED TO SHOW THE GENERAL EXISTENCE AND LOCATION OF UTILITIES IN THE AREA OF CONSTRUCTION. TNP ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE UTILITY INFORMATION SHOWN ON THESE PLANS. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL CONTACT UTILITY COMPANIES AND TEXAS 811 AT 800-344-8377 OR 811 AT LEAST 48 HOURS IN ADVANCE OF ANY CONSTRUCTION ACTIVITIES IN ORDER TO DETERMINE IF THERE ARE ANY CONFLICTS WITH THE PROPOSED FACILITIES. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY WHEN CONFLICTS WITH EXISTING UTILITIES ARE DISCOVERED.

LEGEND

- PROP. WATER LINE
- PROP. TEMPORARY ESMT.
- PROP. PERMANENT NTMWD ESMT.
- EX TXDOT ROW
- W EX WATER LINE
- PROP. 6' WROUGHT IRON FENCE
- 8" CONCRETE PAVEMENT
- 6" CONCRETE PAVEMENT
- PROP. TXDOT PAVEMENT (BY OTHERS)

NOTES:

1. CONTRACTOR SHALL UNCOVER AND FIELD VERIFY HORIZONTAL AND VERTICAL DIMENSIONS AND EXISTING JOINT LOCATIONS FOR CONNECTION TIE-INS PRIOR TO MANUFACTURING OF NEW PIPE AND CONSTRUCTION.
2. CONTRACTOR SHALL PREPARE A WRITTEN DESCRIPTION OF THE TIE-IN PROCEDURES AND SUBMIT TO THE OWNER AT LEAST TWO WEEKS PRIOR TO SHUTDOWN.
3. REBAR SHALL BE #4 BARS @ 18" C-C EACH WAY
4. SUBGRADE SHALL BE FLEXBASE, AND SHALL EXTEND 12" BEYOND THE EDGE OF CONCRETE.
5. WROUGHT IRON FENCE SHALL BE 6' TALL, WITH 8' C-C POST SPACING AND 4" C-C PICKET SPACING.

VICINITY MAP
N.T.S.

APPROVED:
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas was approved by the Planning and Zoning Commission of the City of Rockwall on the _____ day of _____, 2024.
Witness our hands this _____ day of _____, 2024.

Planning & Zoning Commission, Chairman *Director of Planning & Zoning*

GRAPHIC SCALE
10 0 5 10 20

no.	revision	by	date

teague nall and perkins, inc
825 Watters Creek Blvd., Suite M300
Allen, Texas 75013
214.461.9867 ph 214.461.9864 fx
www.tnpinc.com
TBPELS: ENGR F-230; SURV 10011600, 10011601, 10194381
GBPE: PEF007431; TBAE: BR 2673

This document is for interim review and is not intended for construction, bidding or permit purposes.
JUSTIN N. WALTON, P.E. Date: 8/27/2024
Tx. Reg. # 97267

scale
when bar is 1 inch long
horiz 1"= 10'
vert N/A
AUG 2024

NORTH TEXAS MUNICIPAL WATER DISTRICT

WYLIE ROCKWALL 20" WATER LINE, WYLIE ROCKWALL FARMERSVILLE 30" WATER LINE, EAST FORK CENTRAL SEGMENT 84" WATERLINE, ROCKWALL TO ROYSE CITY NO. 2 30" WATER LINE, AND ROYSE CITY 36" WATERLINE RELOCATIONS ALONG FM 552 IN ROCKWALL COUNTY

MT. ZION METER VAULT SITE PLAN

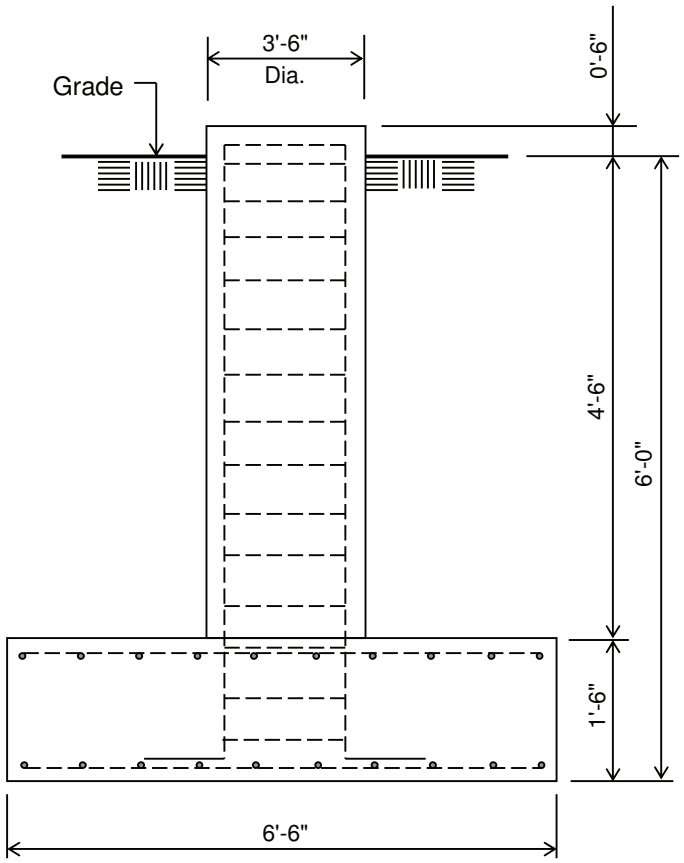
tnp project NTW22113
sheet 33

MT. ZION METER VAULT SITE PLAN
CASE NUMBER: SP2024-038

Drawing: C:\Users\EWILLI~1\AppData\Local\Temp\AcPublish_5752\Site Plan.dwg at Aug 27, 2024-9:36am by ewilliams
Layout: MT ZION METER VAULT SITE PLAN (2) Xrefs: XREF-BORDER.dwg - ZP-LAYOUT.dwg - ZE-BASE.dwg - DIS-JLM_LA.dwg

No.: 566060
Date: 08/26/25
By: TTW

Customer: RLC CONTROLS, INC
Site: NTMWD Waterline, TX
50’ Monopole



ELEVATION VIEW
(4.13 Cu. Yds.)
(1 REQUIRED; NOT TO SCALE)

Notes:

1) Concrete shall have a minimum 28-day compressive strength of 4,500 psi, in accordance with ACI 318-14.
2) Rebar to conform to ASTM specification A615 Grade 60.
3) All rebar to have a minimum of 3” concrete cover.
4) All exposed concrete corners to be chamfered 3/4”.
5) The foundation design is based on the geotechnical report by HVJ Associates, Project No. DG-21-10571-6, dated August 25, 2023.
6) See the geotechnical report for compaction requirements, if specified.
7) 4.5 ft of soil cover is required over the entire area of the foundation slab.
8) The bottom anchor bolt template shall be positioned as closely as possible to the bottom of the anchor bolts.

Rebar Schedule for Pad and Pier	
Pier	(12) #7 vertical rebar w/ hooks at bottom w/ #5 ties, (2) within top 5" of pier, then 4" C/C
Pad	(7) #5 horizontal rebar evenly spaced each way top and bottom (28 total)

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7101 Southbridge Drive - P.O. Box 658 - Sioux City, IA 51102-0658 - Phone 712.258.6690 - Fax 712.279.0814

CITY OF ROCKWALL

ORDINANCE NO. 26-XX

SPECIFIC USE PERMIT NO. S-3XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 80 (PD-80) [*ORDINANCE NO. 16-08*] AND THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW A *COMMERCIAL FREESTANDING ANTENNA* ON A 0.40-ACRE TRACT OF LAND IDENTIFIED AS A PORTION OF TRACT 3 OF THE T. R. BAILEY SURVEY, ABSTRACT NO 30, 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 by Eric Williams of Teague, Nall, & Perkins on behalf of Elisa Cardona of the North Texas Municipal Water District (NTMWD) for the approval of a *Specific Use Permit (SUP)* for *Freestanding Commercial Antenna* on *Public Property* on a 0.40-acre tract of land identified as a portion of Tract 3 of the T. R. Bailey Survey, Abstract No. 30, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 80 (PD-80) for Single-Family 10 (SF-10) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV)) District, generally located on the west side of John King Boulevard north of the intersection of John King Boulevard and FM-552, and being more specifically described in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that Planned Development District 80 (PD-80) [*Ordinance No. 16-08*] and the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall should be amended as follows:

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

SECTION 1. That Planned Development District 80 (PD-80) [*Ordinance No. 16-08*] and the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) allowing for the establishment of a *Commercial Freestanding Antenna* as stipulated by Planned Development District 80 (PD-80) [*Ordinance No. 16-08*] 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 Planned Development District 80 (PD-80) [*Ordinance No. 16-08*]; and Subsection 01.01*, Land*

DRAFT ORDINANCE 03.16.26

Use Schedule, of Article 04*, Permissible Uses*; and Subsection 03.07, *Single-Family 10 (SF-10) District Standards*; and Subsection 06.02*, General Overlay District Standards,* of Article 05*, District Development Standards,* of the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall -- *as heretofore amended and may be amended in the future* -- and with the following conditions:

2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the operation of a *Commercial Freestanding Antenna* on the *Subject Property* and conformance to these requirements is necessary for continued operations:

(1) Any necessary equipment building shall be of a material allowed by the applicable zoning district, similar in color and character to the principal building on the site, or the necessary equipment shall be contained entirely within the principal building on the property or in an underground vault.

(2) No more than three (3) separate equipment buildings shall be located on a single lot.

(3) At least one (1) paved parking space with paved access thereto shall be provided at the antenna location. The parking space need not be reserved exclusively for use in conjunction with the antenna installation and may be one (1) of the spaces provided for the principal use on the property.

(4) All development associated with a *Freestanding Commercial Antenna* shall adhere to the *Engineering Department's Standards of Design and Construction Manual*.

(5) The height of the *Commercial Freestanding Antenna* shall not exceed a total height of 50-feet.

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 franchise utility 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.

DRAFT ORDINANCE 05.12.2026

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

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

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 1st DAY OF JUNE, 2026.

_____
Tim McCallum, *Mayor*

ATTEST:

_____
Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

1st Reading: *May 18, 2026*

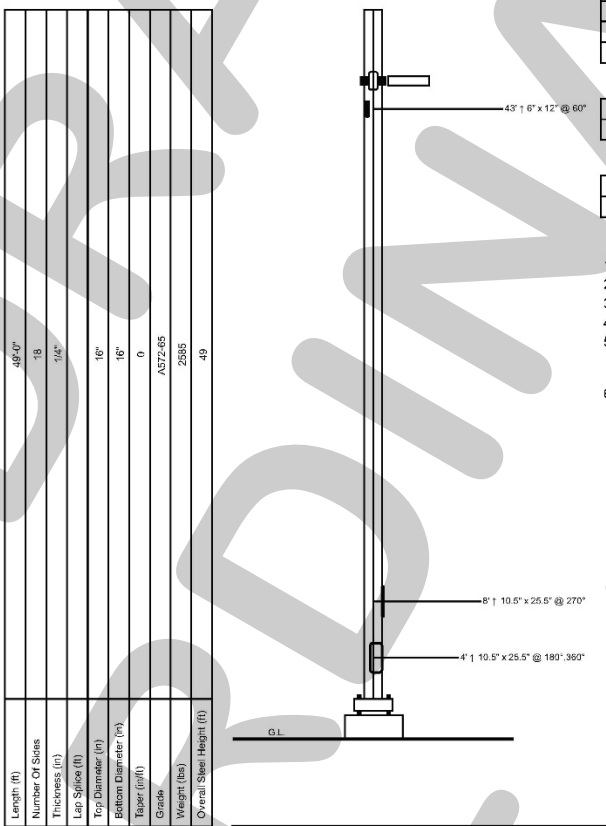
2nd Reading: *June 1, 2026*

DRAFT ORDINANCE 05.12.2026

Exhibit 'A':
Location Map

Legal Description: A portion of Tract 3 of the T. R. Bailey Survey, Abstract No. 30
General Location: West side of John King Boulevard, north of the intersection of John King Boulevard and FM-552

Exhibit 'B':
Concept Building Elevations



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Exposure Category	C
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Limit State Load Combination Reactions

Load Combination	Axial (kips)	Shear (kips)	Moment (ft-k)	Deflection (ft)	Sway (deg)
1.2 D + 1.0 Wo	2.92	1.32	36.02	0.29	0.45
0.9 D + 1.0 Wo	2.2	1.32	35.92	0.29	0.45
1.2 D + 1.0 Di + 1.0 Wi	4.54	0.27	8.06	0.07	0.11
1.2 D + 1.0 Ev + 1.0 Eh	2.98	0.19	5.45	0.04	0.06
0.9 D - 1.0 Ev + 1.0 Eh	2.13	0.19	5.44	0.04	0.06
1.0 D + 1.0 Wo (Service @ 60 mph)	2.44	0.39	10.52	0.08	0.13

Base Plate Dimensions

Shape	Diameter	Thickness	Bolt Circle	Bolt Qty	Bolt Diameter
Round	21.75"	1"	19.25"	8	1"

Anchor Bolt Dimensions

Length	Diameter	Hole Diameter	Weight	Type	Finish
51"	1"	1.25"	113.6	F1554-105	Galv

Notes

1) Antenna Feed Lines Run Inside Pole
2) All dimensions are above ground level, unless otherwise specified.
3) Weights shown are estimates. Final weights may vary.
4) Full Height Step Bolts
5) This tower design and, if applicable, the foundation design(s) shown on the following page(s) also meet or exceed the requirements of the 2021 International Building Code.
6) Tower Rating: 15.9%

Sabre Industries
INNOVATION DELIVERED

Sabre Industries
7101 Southbridge Drive
P.O. Box 658
Sioux City, IA 51102-0658
Phone: (712) 258-0690
Fax: (712) 279-0814

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Job:	566060
Customer:	RLC CONTROLS, INC
Site Name:	NTMWD Waterline, TX
Description:	50' Monopole
Date:	8/26/2025 By: ARH

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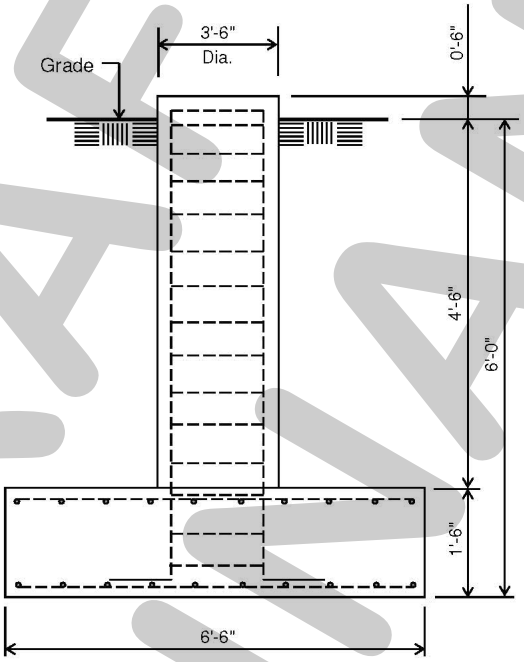
DRAFT ORDINANCE 09.12.2026

Exhibit 'B':
Concept Building Elevations

Sabre Industries™
INNOVATION DELIVERED

No.: 566060
Date: 08/26/25
By: TTW

Customer: RLC CONTROLS, INC
Site: NTMWD Waterline, TX
50' Monopole



ELEVATION VIEW
(4.13 Cu. Yds.)
(1 REQUIRED; NOT TO SCALE)

Notes:

1) Concrete shall have a minimum 28-day compressive strength of 4,500 psi, in accordance with ACI 318-14.
2) Rebar to conform to ASTM specification A615 Grade 60.
3) All rebar to have a minimum of 3" concrete cover.
4) All exposed concrete corners to be chamfered 3/4".
5) The foundation design is based on the geotechnical report by HVJ Associates, Project No. DG-21-10571-6, dated August 25, 2023.
6) See the geotechnical report for compaction requirements, if specified.
7) 4.5 ft of soil cover is required over the entire area of the foundation slab.
8) The bottom anchor bolt template shall be positioned as closely as possible to the bottom of the anchor bolts.

Rebar Schedule for Pad and Pier	
Pier	(12) #7 vertical rebar w/ hooks at bottom w/ #5 ties, (2) within top 5" of pier, then 4" C/C
Pad	(7) #5 horizontal rebar evenly spaced each way top and bottom (28 total)

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7101 Southbridge Drive - P.O. Box 658 - Sioux City, IA 51102-0658 - Phone 712.258.6690 - Fax 712.279.0814

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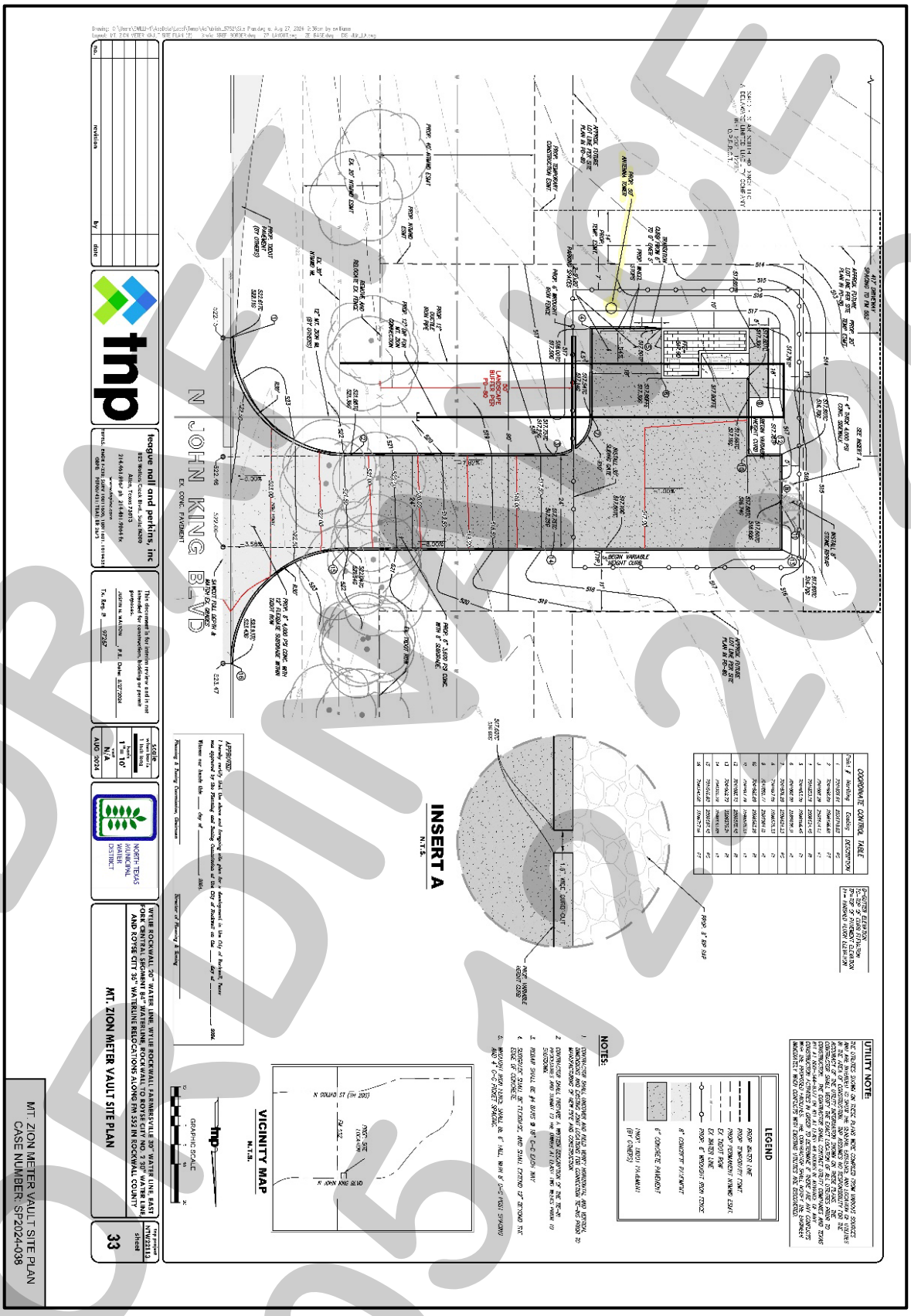
DRAFT ORDINANCE 03.12.2026

Exhibit 'C':
Site Plan



DRAFT
05/12/2026